The Waimakariri District Council would like to hear your views on the future of rural residential development in the District. This brochure summarises the full draft Waimakariri Rural Residential Development Strategy and we are inviting submissions on its content.

Rural residential development is the subdivision and use of land (to lots typically sized 2,500m² to 1 hectare) to cater for the needs of those wishing to live within a rural or semi-rural setting, enabling diverse living choices for the people of Waimakariri District. A Rural Residential Development Strategy proactively manages rural land for rural residential use by identifying ‘clustered’ locations for development. In this way it helps to protect the balance of rural land for primary production and rural character purposes.

Our District continues to grow and the number of households is set to increase over the next 30 years. As part of this growth, we are expecting a demand of about 385 rural residential homes over the next ten years.

In our role as a planning authority and key service/infrastructure provider, it is important to carefully plan for the growth of rural residential development to meet the community’s needs. In doing so, we take into account known environmental and other constraints and opportunities on a location-by-location basis, to safeguard people and land. We also need to be consistent with the wider planning framework within which Councils operate.

This draft Strategy proposes a number of growth locations for further rural residential development that are considered suitable for rezoning. These were determined by undertaking location assessments and have been guided by planning instruments such as the Canterbury Regional Policy Statement (CRPS).

Three primary areas are proposed, which represent preferred development locations due to a number of advantageous factors. Two secondary areas are also included, which generally face greater challenges, particularly in terms of natural hazard constraints. The proposed growth locations are:

**Primary:**
- Swannanoa  
- Oxford  
- Ashley / Loburn  

**Secondary:**
- Ohoka  
- Gressons Road (north of Woodend)

Your input is important to let us know if we got it right and if not, what needs to be changed and why. Please read this brochure and tell us what you think by 5pm, Friday 5 April 2019.

Copies of the full draft Strategy are available at Council service centres and libraries, or online at waimakariri.govt.nz/letstalk.
**Swannanoa**

**Key Strengths**
- Potential connectivity to reticulated water and wastewater services
- Close proximity to local school and domain
- Good transport connections via Tram Road.

**Key Constraints**
- Some low to medium flood hazard, particularly to the south and east
- High groundwater conditions and possible groundwater resurgence
- Medium soil drainage
- Versatile soils to south and east should be protected for productive rural activities

- Intensive poultry farm further to the south
- Outside rated drainage scheme.

**Proposed Growth Directions**
- To the north and west of existing Rural Residential Zone
- Directions largely avoid versatile soils and flood hazard areas
- Need to consider appropriate connectivity across Tram Road and Two Chain Road.
Oxford

Key Strengths
• Well served by Oxford's community and social infrastructure
• Close proximity to retail and services in Oxford and local employment opportunities
• Can connect to reticulated wastewater network and drainage rated area
• Good transport network connections via Oxford Road.

Key Constraints
• Low to medium localised flooding to east, west and north
• Versatile soils to north and northwest should be protected for productive rural activities
• Distance from District's main eastern towns with the likelihood of creating a larger community reliant on commuting
• High voltage transmission lines to south.

Proposed Growth Directions
• To the north and southeast of existing Rural Residential Zone
• Directions largely avoid flood hazard areas to southwest and northeast
• Directions avoid areas adjacent to existing urban Residential Zone of Oxford protected for long-term residential growth of the township
• Potential to improve urban form by joining fragmented rural residential zones
• Need to be mindful of potential reverse sensitivity issues from proximity to Wastewater Treatment Plant and business activities on Harewood Road.
**Ashley / Loburn**

**Key Strengths**
- Well connected to Rangiora via upgraded Ashley Bridge
- Existing local community hall and close to Rangiora’s community facilities and social infrastructure
- Close to Rangiora’s retail, services, industrial activities and employment opportunities
- Can connect to rated drainage area for Loburn Lea
- Can connect to reticulated wastewater (if enough lots).

**Key Constraints**
- Under Hurunui District Council water supply with minimal existing capacity
- Versatile soils in majority of this area that should be protected for productive rural activities
- Low soil drainage
- No existing rated drainage area.

**Proposed Growth Directions**
- To the east and west of Loburn Lea
- To the north, east and west of Ashley village
- Directions are relatively free from localised flood hazard
- Many underlying lots are large and in single ownership
- Directions do impact on land with versatile soils.
Secondary Rural Residential Development Growth Areas

Ohoka

Key Strengths
- Potential connectivity to reticulated water and wastewater services
- Can connect to rated drainage area
- Local community hall and domain
- Well connected via transport routes
- Close to Rangiora and Kaiapoi with abundant community facilities, social infrastructure, retail and employment.

Key Constraints
- High groundwater conditions
- Low soil drainage

- Subject to localised flooding
- Potential to affect Ohoka ‘English village’ character
- High voltage transmission lines nearby to west.

Proposed Growth Direction
- To the southwest of existing Residential 3 Zone
- Direction largely avoids versatile soils and flood hazard area.
**Gressons Road** (north of Woodend)

**Key Strengths**
- Within rated drainage area
- Close to Woodend and Pegasus with abundant community facilities and social infrastructure
- Fairly free from flood hazard.

**Key Constraints**
- Within Silent File Area to the south (indicating presence of significant wāhi tapu or wāhi taonga somewhere in this area and consultation with Ngāi Tūāhuriri is particularly important)
- Within Liquefaction Susceptibility Area
- Potential for coastal hazard issues such as groundwater level rise
- Higher relative costs to connect to wastewater and water reticulated network
- Low soil drainage to west
- Largely surrounded by versatile soils.

**Proposed Growth Direction**
- To the south of existing Rural Residential Zone
- Direction largely avoids flood hazard areas though does impact on versatile soils
- Direction is within Silent File Area.

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**Where to from here?**

Pull off the feedback form, fill it in, fold it and post it back to us for free. Or fill in a submission form online at waimakariri.govt.nz/letstalk. We need your comments by 5pm, Friday 5 April 2019.

To speak with one of the team, phone 0800 965 468 (0800 WMKGOV).
Feedback Form

Draft Waimakariri Rural Residential Development Strategy

What do you think about the growth direction(s) we have identified for additional rural residential development at:

• Swannanoa …………………………………………………………………………………………………………………………………………………………………………………..

• Ashley / Loburn …………………………………………………………………………………………………………………………………………………………………………………..

• Oxford ………………………………………………………………………………………………………………………………………………………………………………………

• Ohoka ………………………………………………………………………………………………………………………………………………………………………………………

• Gressons Road …………………………………………………………………………………………………………………………………………………………………………………

Have we missed anything or do you have any other comments relating to rural residential development in the Waimakariri District? (please use extra paper if necessary)

Please provide your details so we can keep you up to date as the project progresses:

Name: ................................................................. Business (if any): .................................................................
Address: ..................................................................................................................................................................................
Daytime phone: ................................................................. Mobile: .................................................................
Email: ..............................................................................................................................................................................

☐ Yes, I’d like to speak to my submission

Tell us what you think in person

We will hold informal hearings to allow submitters to speak to their written feedback to a Council hearing panel. If you’d like to speak to your feedback, please tick the box and we will contact you to arrange a time.
We want to know what you think of the Rural Residential Development Strategy.

Have your say using one of the following options:
- Complete this form and return freepost (please fold and staple closed)
- Email to records@wmk.govt.nz
- Online – waimakariri.govt.nz/letstalk
- Come to a drop-in session in March – check waimakariri.govt.nz/letstalk for dates and details
- Follow us on Facebook: WaimakaririDistrictCouncil

TELL US WHAT YOU THINK BY 5PM, FRIDAY 5 APRIL 2019