

## APPENDIX TWO

### • Engagement Summary

## ENGAGEMENT SUMMARY

### Background

The Council is undertaking a spatial planning process for the South Ward of the Hurunui district to spatially plan for how and where growth and development will occur over the next 30+ years to meet to ensure the South Ward continues to be a great place to live, work and play.

The South War Spatial Plan will show future zonings and indicative future growth directions, along with key placemaking, transportation and environmental actions to support the outcomes sought.

### The process

The Council is working with Barkers and Associates to deliver this project.

To better understand the type of growth we need to plan for, officers commissioned a background economics and population report from Property Economics. See link here for more detail: [https://www.hurunui.govt.nz/repository/libraries/id:23wyoavbi17q9ssstcjd/hierarchy/Regulatory\\_Services/Consultation/South-Ward-Spatial-Plan/Background-documents/Hurunui-South-Ward-Economic-Assessment-presentation-slides.pptx](https://www.hurunui.govt.nz/repository/libraries/id:23wyoavbi17q9ssstcjd/hierarchy/Regulatory_Services/Consultation/South-Ward-Spatial-Plan/Background-documents/Hurunui-South-Ward-Economic-Assessment-presentation-slides.pptx). Workshops were held with Councillors, Youth Council, South Ward Committee and the Leithfield Residents Association. The information received through these workshops, along with other background information, informed the maps created to aid the first round of engagement with the community.

### Engagement Round 1

The Council held the first round of engagement on the spatial plan from Monday September 11 to Monday 9 October 2023. The purpose of this was to provide:

1. The community with information about what spatial planning is; and
2. An opportunity for the community to provide initial feedback arranged by the three engagement themes: managed growth, improved connectivity and enhanced environment.

57 survey responses were received, two written pieces of feedback and lots of post-it notes. achieved right away.

The feedback was workshopped with Councillors and with the South Ward Committee to discuss the feedback received and to discuss changes to the draft maps.

The following key changes were made as a result of feedback:

- Moving the indicated industrial zoning from north of Amberley to the west of Amberley.
- Removing the potential future zoning changes for Leithfield, instead retaining the development status quo.
- Refining the long term direction for residential growth of Amberley to the east.

### Engagement Round 2

The Council held the second round of engagement on the spatial plan from Wednesday 27 March to Monday 29 April 2024. The purpose of this was to seek feedback on the draft spatial plan to see whether the spatial plan generally reflected what the community want for the future of South Ward.

41 responses were received.

The feedback was workshopped with Councillors to discuss the feedback received and to discuss changes to the draft spatial plan.

The following key changes were made as a result of feedback:

- Removal of the indicated potential future industrial zoning on Grays Road adjoining residential zoned properties.
- Clearer communication of the strategic actions regarding future enhancements to business and community spaces indicated for central Amberley.
- Changes to more strongly emphasise the importance to the community of road safety improvements associated with access to and crossing of State Highway 1.
- Inclusion of visual examples of the standard of medium density housing anticipated to be delivered via future plan changes to enable intensification and infill.

### Purpose of this summary of engagement

- This report provides an overview of the issues and ideas raised through the feedback.
- These issues and ideas do not always lead to consensus of thought, particularly on the where and how, however, where we asked check box questions, these show the general direction of thought.
- This report provides a summary of the feedback received. It is not a comprehensive document of all the feedback received.

## ENGAGEMENT ROUND 1

### How we engaged

A wide variety of approaches were utilized to promote the South Ward Spatial Plan and to allow members of the community to provide their views on what they would like the South Ward of the future to be like.

### Spreading the message

- Facebook posts.
- Information on Council website, including links to maps and survey form.
  - A copy of the maps can be found here [https://www.hurunui.govt.nz/repository/libraries/id:23wyoavbi17q9ssstcjd/hierarchy/Regulatory\\_Services/Consultation/South-Ward-Spatial-Plan/Background-documents/Maps.pdf](https://www.hurunui.govt.nz/repository/libraries/id:23wyoavbi17q9ssstcjd/hierarchy/Regulatory_Services/Consultation/South-Ward-Spatial-Plan/Background-documents/Maps.pdf).
- Emails sent to Councillors, South Ward Committee and Amberley Absolutely encouraging them to spread word through their networks.
- Press release, published in New North Canterbury News on 14 September (in short) and in the Amberley Hotline local newsletter on 26 September (in full).
- Compass FM on 13 September – introducing the spatial plan and encouraging people to get involved.
- Library display, including maps and post it notes for people to add their thoughts.

### In person

- Two drop-in sessions held. One at Amberley Library on 19 October, and another at Amberley Office on 28 October
- Stand at the Amberley Farmers Market on Saturday 16 and 30 October.
- Sessions with youth:
  - 29 October as part of the Hurunui Youth School Holiday Programme.
  - 11 October with Amberley School Year 7 & 8 students.
  - 12 October with Broomfield School Year 7 & 8 (plus some 5 & 6's).

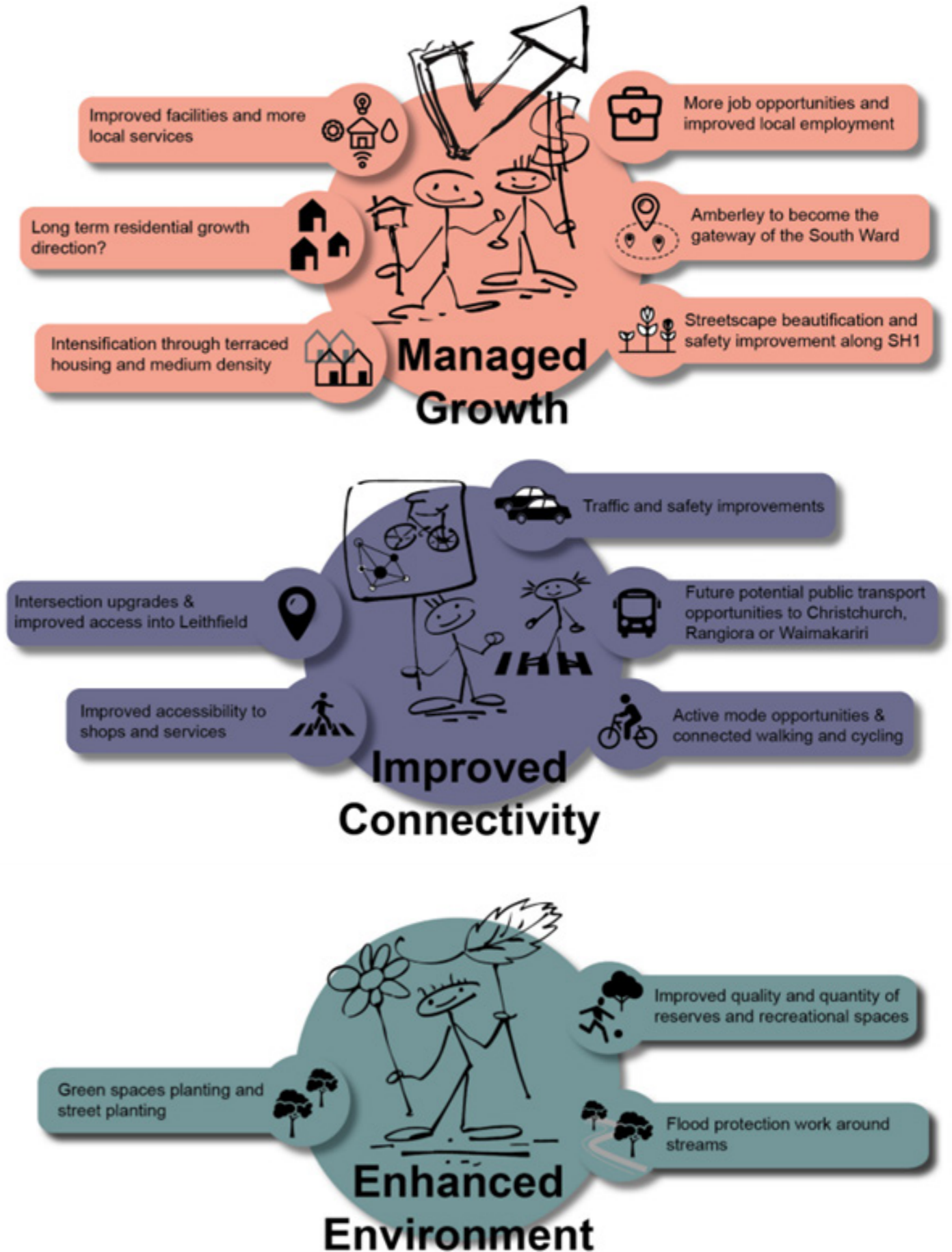
### Survey

The main tool to receive feedback was through a survey.

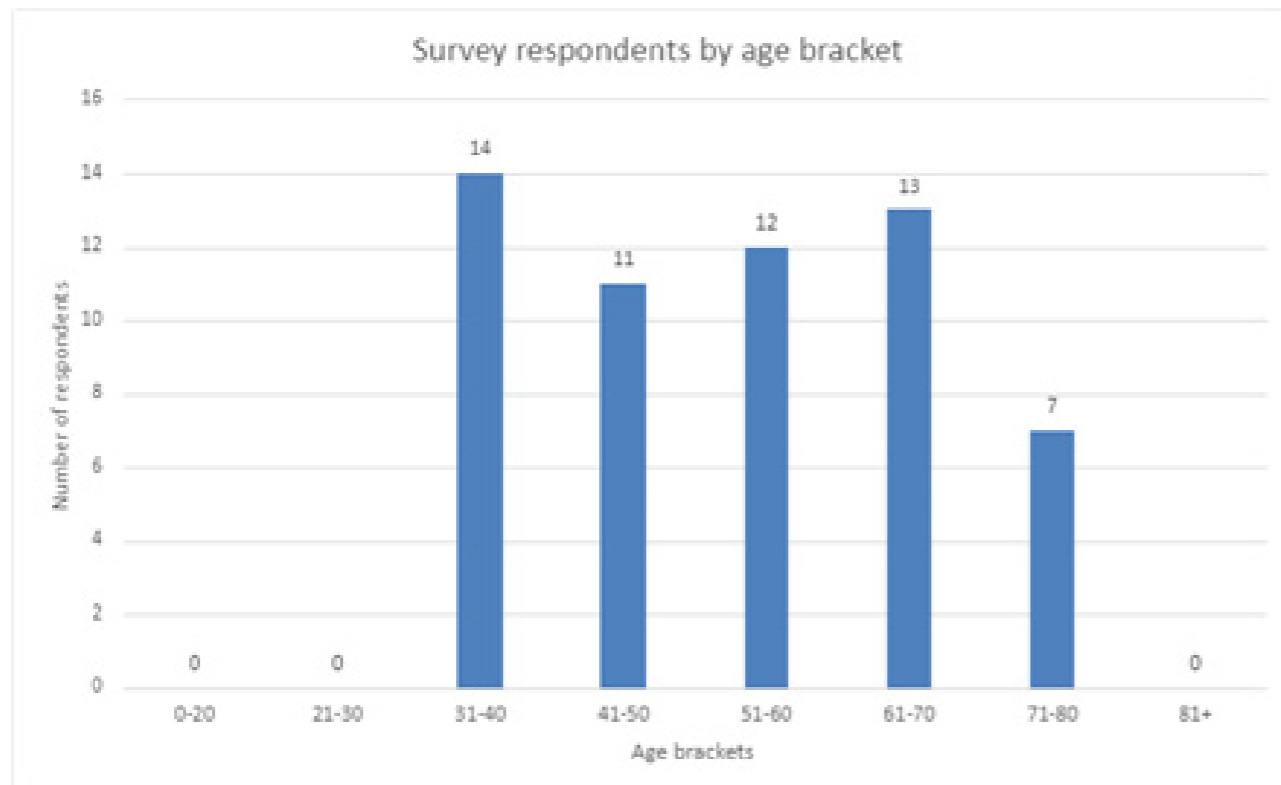
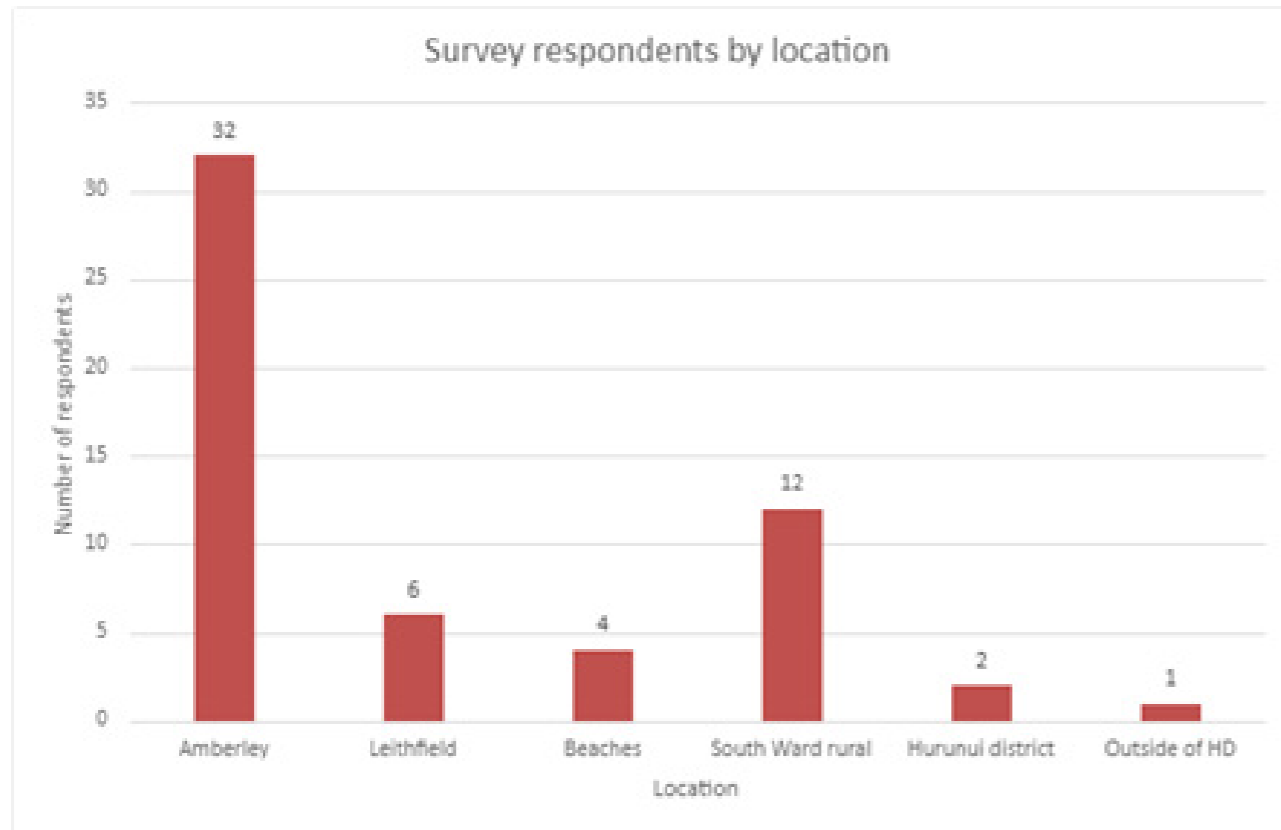
The survey was arranged around the three consultation themes and included a mixture of long and short form questions. Some of the short form questions posed six options, all of which are considered to be important options, and asked the respondents to choose the three options they considered to be of highest importance to them. The idea behind this was to get people to really think about what is important to them when they think about and growth and development of their community.

This idea was adapted from the Huihui mai engagement undertaken as part of the Greater Christchurch Spatial Plan.

### Survey themes



Demographics of survey respondents



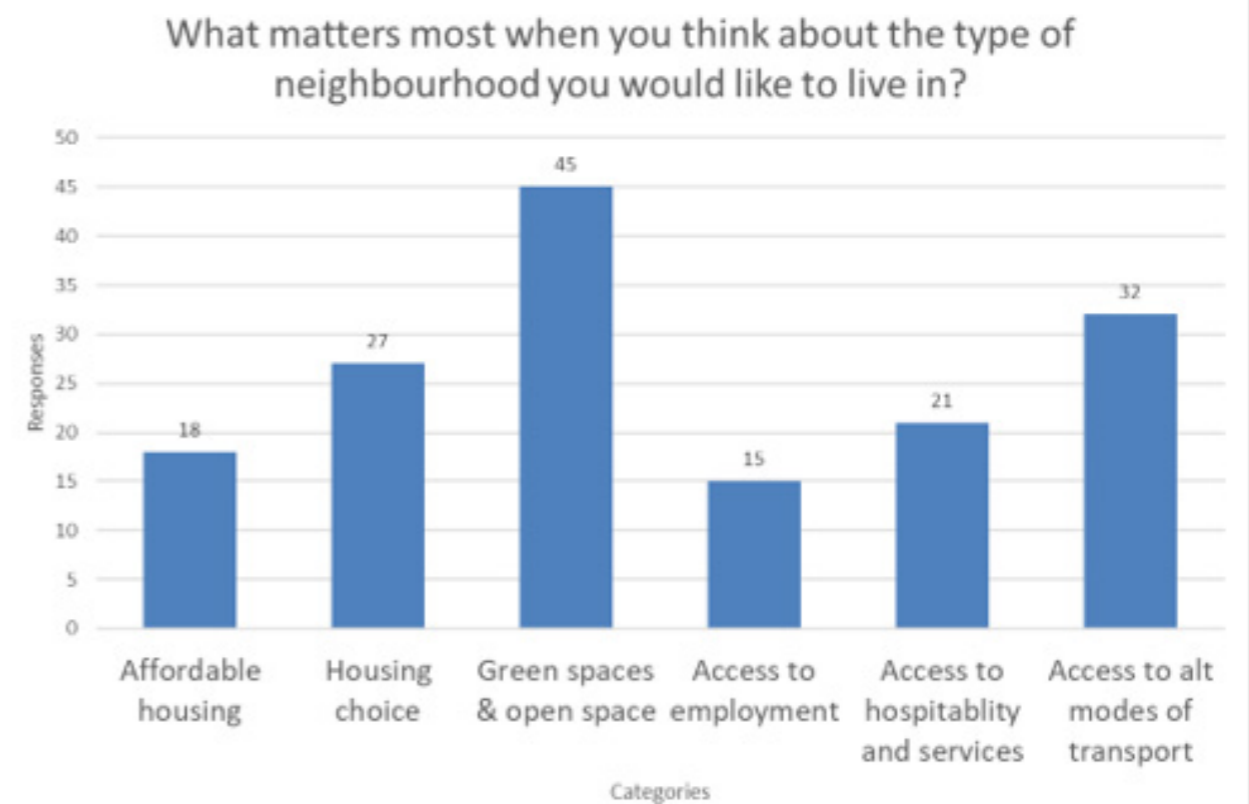
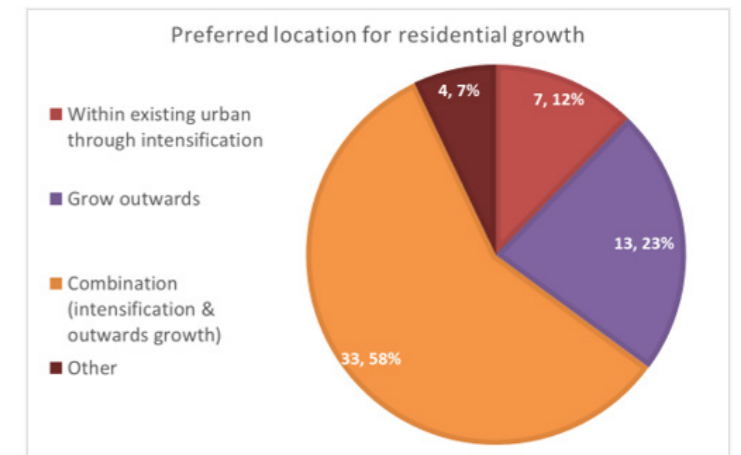
Managed Growth

Residential growth

In answering the question on the preferred location for residential growth, the majority of respondents (58%, or 33 of 57) identified that their preference was a combination of growth within the existing urban area through intensification and outwards growth. Only 7 of the 57 respondents (or 12%) want to solely grow outwards.

Written feedback demonstrated a wide spectrum of views on the provision of housing in the South Ward and a glimpse at the value sets underpinning these opinions around township character, environment, housing affordability and urban design.

The respondents identified open and green space, access to alternative modes of transport and highly productive land as the matters that are most important to them when they think about the type of neighbourhood they would like to live in.



### Intensification

- Positive feedback on intensification outlined benefits such as more affordable housing, potential to attract a more diverse community, and keeping the urban area tight to retain surrounding nature and open space.
- Suggestions included promoting medium density housing within the existing urban area of Amberley; that any intensification should be located in proximity to shops/ the heart of town, and reference was made to the 15 minute cities concept.
- Negative feedback on intensification outlined that some respondents were less keen on the concept of intensification, considering small sections/big houses only provide cheap housing, while others didn't want to see infill encouraged on our older sections in town and that tiny sections are what 'city living' is for.
- A specific suggestion included the lowering of section sizes on Douglas Road from 2000m<sup>2</sup> to 600m<sup>2</sup>, and further reductions of other residential section sizes.
- Suggestions of mixed-use development were received, where small businesses could be interweaved with housing, allowing for a mix of residential, retail and café.
- Specific to Leithfield was that development shouldn't be undertaken within the flood prone areas of Leithfield.

### Greenfields growth

- Feedback was received that highly productive land should be protected to maintain our food production, and therefore that development should not occur on greenfields or should be the last resort to avoid urban sprawl and the loss of this HPL.
- Regional minimum lot size and house footprint to lot ratio to keep the region spaced.
- More consideration of actual and potential reverse sensitivity effects on the boundary between urban areas and rural when considering rezoning greenfields sites.
- No decisive direction for future greenfields growth came through in the written feedback received, however the suggestions included:
  - North of Amberley /not north of Amberley as too far from the town centre to walk
  - Along Amberley Beach Road – a lot of smaller holdings already
- Rural triangle of land adjoining the Oakfields and Tekoa developments up to Courage Road
- Douglas Road, opposite Newton Place
- Double Corner Road
- Terrace Road – west of existing town boundary
- Within Leithfield Village / not in Leithfield Village
- On the terrace above Leithfield
- Utilise existing towns and expand around these areas rather than scattered lifestyle blocks
- More growth to west for families so they don't need to cross SH1 for school.

### Rural growth

- Minimal feedback on specific rural growth was received. Suggestions included allowing 4 hectare lots to subdivide into smaller lots to free up land for more housing, removal of requirements for minor dwellings to be located within 30 metres of the main dwelling onsite, and for further development within the Ashley Forest Comprehensive Development Zone.
- A respondent noted that they consider there has already too much lifestyle development (loss of HPL) and another considered it would become increasingly important to retain productive land in the peri-urban zones to ensure food security.

### Township character

- The value of rural character and community values of the townships is highly important to a number of respondents, why they moved there in the first place and our point of difference to other townships within commuting distance to Christchurch. Worries about how future growth might affect these values were noted. This arose mainly in regard to Leithfield but was also noted in regard to Amberley Township.
- The rural identity of Amberley and Leithfield should be celebrated, and steps taken to retain the small town/ village atmosphere.
- One person noted they do not want growth anywhere as they consider it would ruin the rural, slower pace in Amberley.
- Open and green spaces were identified as a key factor contributing to a good neighbourhood, feedback provided that

### Community spaces

- Creation of a youth hub and community centre/ community hall, along with upgrades to the library.
- Concern about pressure on schools and medical resources as a result of growth.
- A secondary school in Amberley.
- Establish a high tech hub.

### Economic growth

#### Retail

- Encourage small businesses and hospitality venues rather than 'big box business' and chains – with big box business Amberley then becomes just like any other township.
  - Interestingly, the feedback from young people was more in line with big box business – presumably where they can spend their money and get 'more' for it.
- Feedback in relation to Leithfield went in both directions – that it is fine there are no shops in Leithfield, while another saw opportunity for this.
- The potential of Markham Street as a central high street to provide a heart / central high street for Amberley.
  - Pedestrianize
  - Plant trees
  - More cafes
  - Space for kids to play
  - Encouragement of a better use of the area next to Sally Macs
  - Move state highway designation to Douglas Road
- Ensure that easy access to cafes and shops is retained.

connection to greenspaces should be given more consideration at subdivision. This is covered off in more detail under the 'enhanced environment' section.

- Spatial planning should aim to attract families and young people to our district.
- Plan for sufficient recreation and work opportunities so people can stay in town rather than have empty houses and busy roads with people commuting. As one respondent noted 'residential growth alone can be soulless'.
- Embrace more culture and diversity. One respondent suggested reclaiming the Māori name of Kōwai instead of Amberley.
- Consideration given to crime prevention measures and safety.

- Create art spaces, e.g: a designated community artspace, collective art gallery space, murals, performing arts centre.
- A covered permanent market space, or upgrades to the current site [outside Council offices] to better accommodate the farmers market.

### Tourism

- Developments to create a 'strong town identity' as one respondent described it to 'put Amberley on the map for more than toilets and Countdown' and to give people a reason to stop here. Suggestions included:
  - Decorative bridge over the State Highway
  - New public toilets
  - Increased beautification
  - Recreational and biodiversity hub at Ashworths Beach and Ponds
  - Butterfly House (a unique attraction)

### Industrial growth

The majority of respondents (53%, or 29 of 57) preferred that industrial growth be located close to adjoining urban areas, while 31% (17 of 57) just preferred it was somewhere outside of urban areas. Only 16% or 9 of 57 respondents preferred that industrial growth occurred within the existing urban areas.

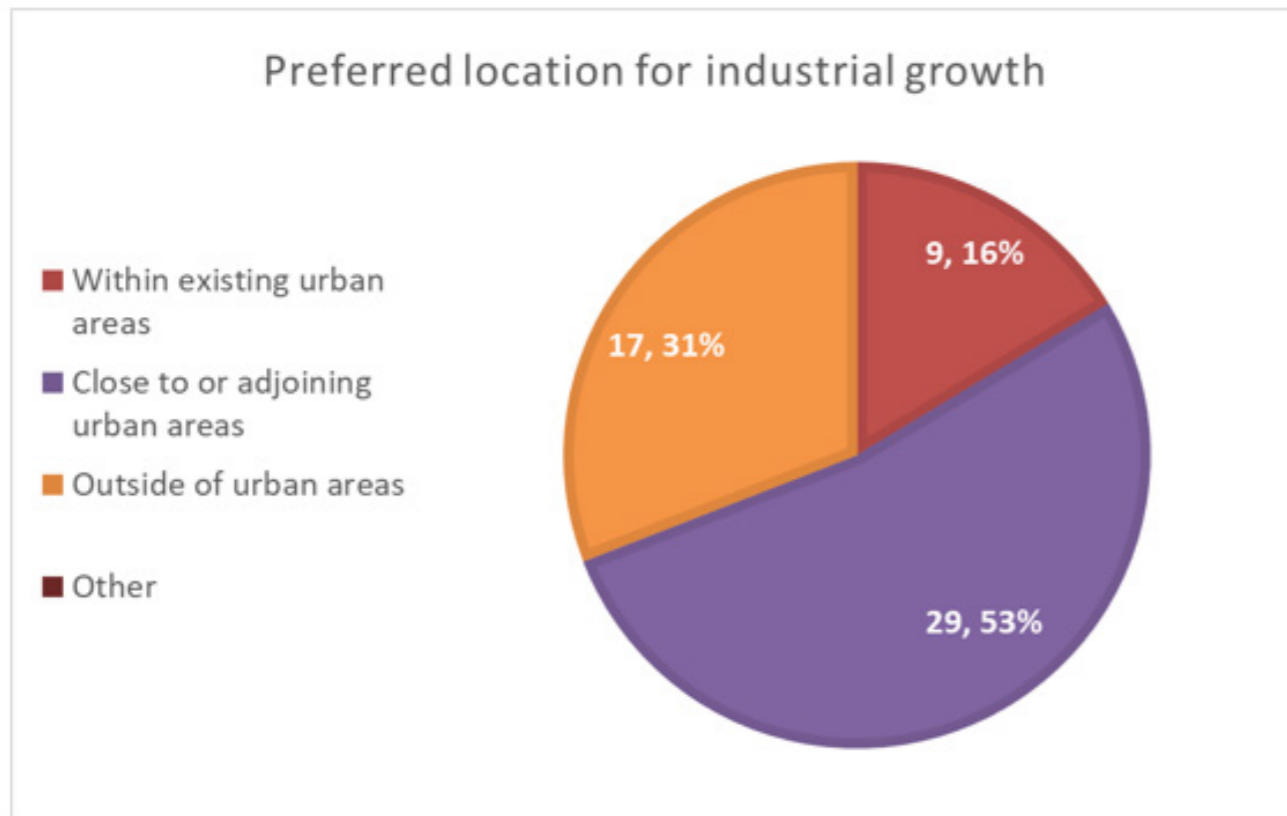
#### Potential locations

- The industrial area should not be located within the wine growing area:
  - It could tarnish the reputation of the Waipara Valley and a lot of effort by the wine growing community has gone into creating the character of this area.
  - It would be at odds with ratepayer money spent promoting tourism of the Waipara Valley wine growing area.
- The area [north of Amberley] should be protected for future vineyard expansion and associated tourist and residential areas and that an industrial zone as an entrance to this area would negatively impact on the value of this area.
- One respondent suggested the industrial area should be located no further north than Purchas Road.
- If looking to make the South Ward the gateway for tourism, then don't make the entry through an industrial area as this won't make visitors feel like they are entering a place to stay, play and spend their money.

- An industrial area should not be located in residential areas or near waterways, or in areas with other desirability e.g coastal or mountain views.
- Another respondent had no objections to mixing industrial within the urban areas as this is a country area and has always had a good mix.
- In terms of specific locations for a future industrial zone, suggestions included:
  - Saleyard Drive area
  - On lefthand side going to Waipara
  - On Lawcocks Road, over the Kōwai River North Branch
  - To north and northwest [of Amberley]
  - To the south or southeast of Amberley
  - Near transfer station
  - On terrace above Leithfield

#### Transport connections

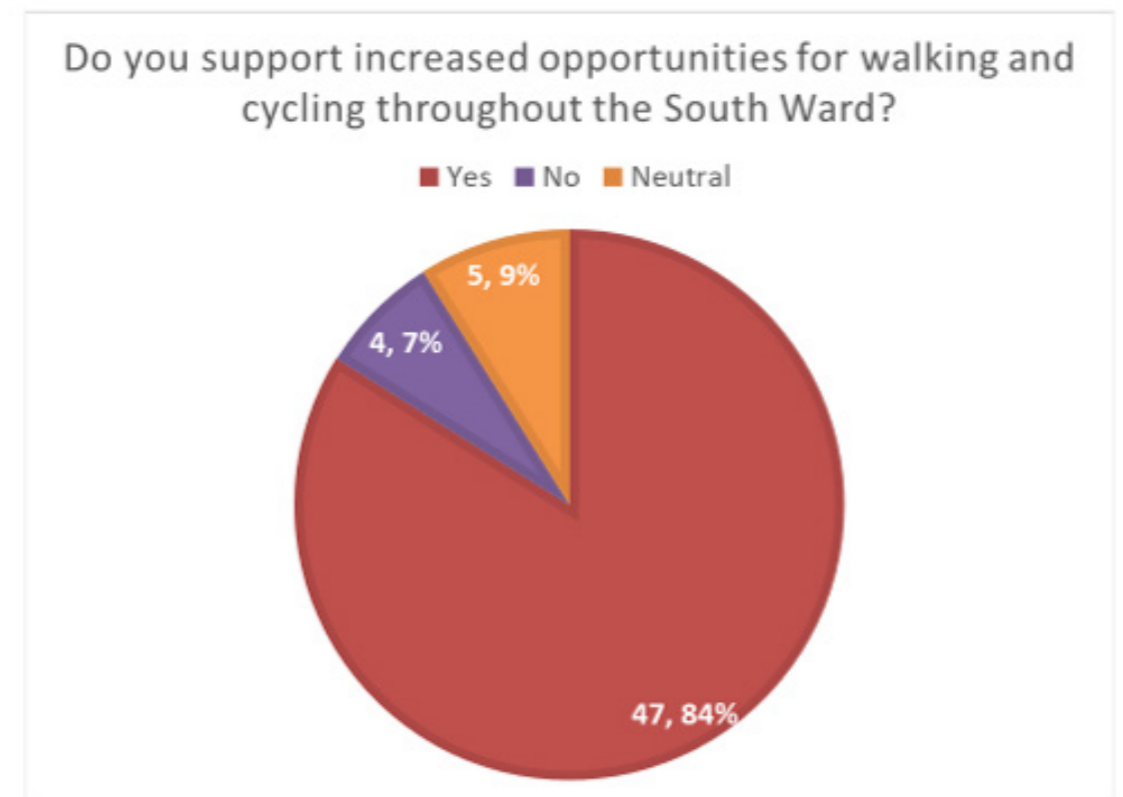
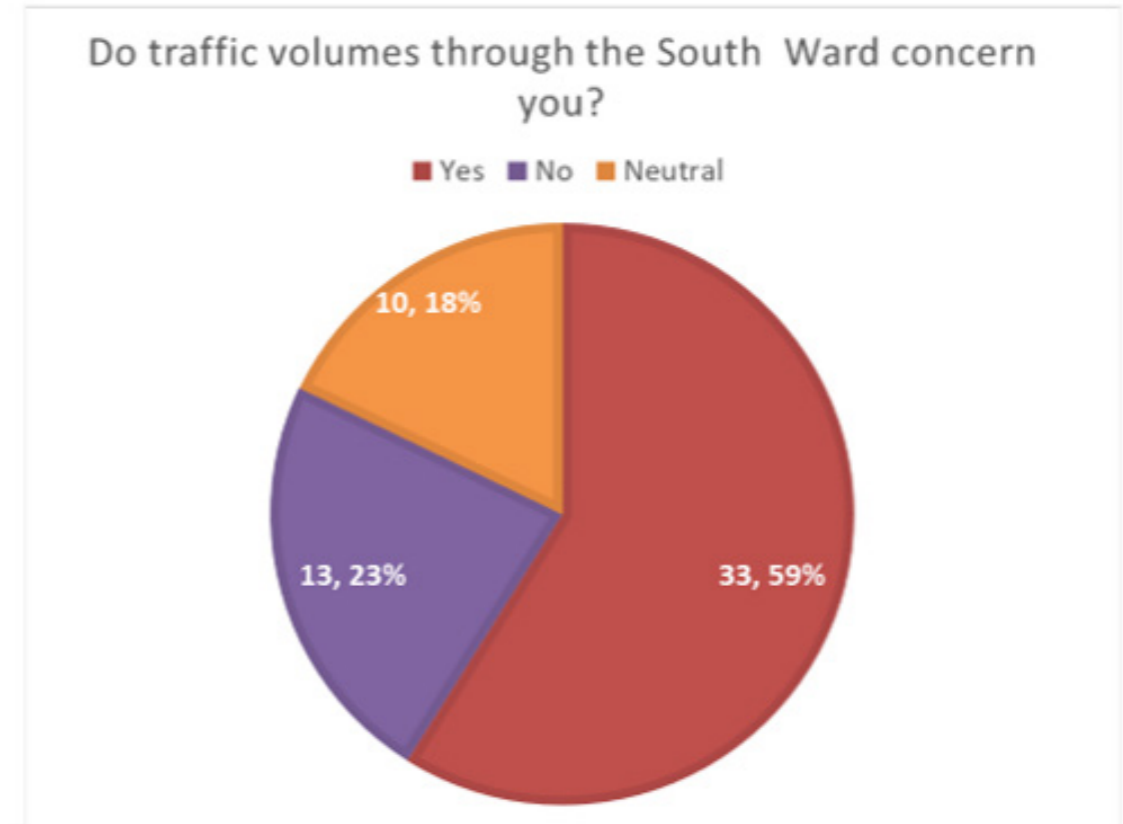
- Zoned away from urban areas to avoid potential congestion as a result of more vehicle and truck movements, road upgrades may be required to link such a zone.
- Locate near railway line and easily accessible, but not located right on the main street.



### Improved Connectivity

#### Transportation

The majority of respondents asserted that traffic volumes through the South Ward concern them (59% or 33 of 57) and that they support increased opportunities for walking and cycling throughout the South Ward (84% or 47 of 57).



**Public transportation**

- Train to Christchurch, Rangiora and Christchurch.
- Buses to Rangiora and Christchurch in particular.
  - Transport to Rangiora daily would be helpful for the elderly.
  - Needed especially with the view on existing population growth and making Amberley an attractive option for people working in Christchurch.

- One respondent suggested that while alternatives to the car don't seem 100% necessary now, they will in the not so distant future.

**State Highway traffic**

- Safer crossing for children and elderly
  - Controlled crossing, overbridge/underpass
- Safe cycle routes along SH1
- Bypass Amberley
- Safer speed limits
- Make the township feel like a place you stop rather than drive through – planting, roundabouts, traffic calming and shared roads could aid this.

- Comment on the following intersections with State Highway 1, including difficulties faced and concern that growth will make these intersections more difficult and/or dangerous:
  - Mill Road
  - Old Main North Road
  - Amberley Beach Road
  - Hursley Terrace Road
  - Douglas Road
  - Markham Street

**Walking and cycling connections**

- The general feedback on enhancing and increasing walking and cycling connections was positive, however there were also respondents who did not support money spent on this.
- Co-ordinate cycleway and roadway construction.
  - Roads need to support safe cycling.
- Plan walking and cycling connections into subdivisions.

- Provide to encourage the next generation to not just drive everywhere.
- Create more off road walking and cycling connections.
- Enhancement of safe cycling between Amberley and Leithfield, and Broomfield.
- Link amenities such as the beaches and townships.
- More accessibility for horse riders.

**Road improvements**

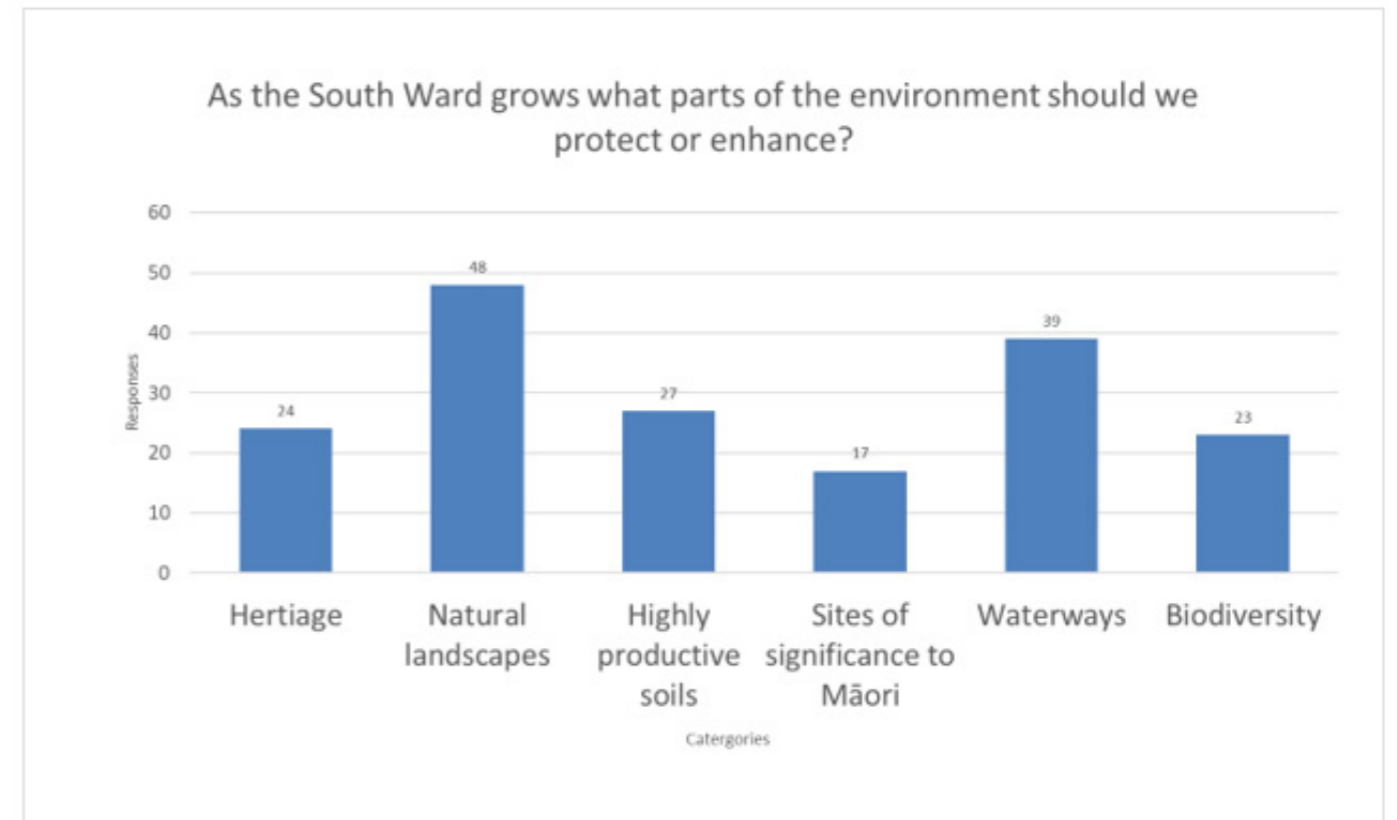
- A number of specific road improvements were brought up in the responses. This is not relevant to the spatial planning project and so are not summarised in this report.

**Enhanced environment**

**Environment**

Respondents identified our natural landscapes, waterways and highly productive soils as the matters most important to them when they think what parts of the environment should be protected and enhanced as the South Ward grows.

As shown earlier in the managed growth section, survey respondents identified that open and green spaces were the most important matter to them as the South Ward grows.



**Open space/ reserves – urban green**

- Responses received included requests for more open and green spaces ranging from large multi-use spaces similar to the domain, to smaller parks where children can play that are walkable from people's homes.
- Continue to encourage and plan for more trees and greenspaces as part of development.
- Respondents also pointed to the contrast between the older and newer parts of Amberley, noting the differences in the number

- of mature trees and greenery, while another wanted our townships to have amenity more like Hanmer Springs.
- A number of respondents suggested an off leash dog park in Amberley.
- Lack of parks in north-east Amberley.
- More trees was a common refrain, and more plants and trees along walking paths to provide shade in summer, while noting maintenance issues for existing trees.

### Walking and cycling connections

- Comments included that walkways and cycleways through reserves and swales are good, and that more off road cycle and walking paths to link our townships and amenities would be good. One respondent was more specific and suggested that it would be amazing if there was a plan to create overtime more shaded walks of length to mitigate sunburn and heat from rising temperatures.

### Environment

- Respondents made suggests of how the environment could be enhanced through the development process, such as:
  - Encouraging (if not mandating) developers to adhere to biodiversity best practice.
  - Building in developed green and recreational space as part of subdivision development plans.
  - Every subdivision should have walking tracks through or around.
  - Ensure reserves are planned to occur with or before residential development and not after.
  - Encourage more off grid development and save on infrastructure costs.
- The importance of the taonga of our rivers was highlighted with a number of respondents stating they would like to see native plantings to reduce flooding effects, weed free riverbanks, walkways along our rivers, discouragement of vehicles in our rivers.

### Recreation

- Numerous suggestions for various recreation activities and spaces were received, for example a skate park, crazy golf, fitness trails, obstacle course in domain
- Install a disability friendly playground
- More mountain bike trails and a pump track
- Create horse only trails along the beach and/or river.

- Respondents wished it was easier to access to Amberley Beach as there are many activities and recreation opportunities there, more links to Heartland Cycle trail and to better enable access to Leithfield Village from the north side of the Kōwai River.
- Consider an opt in for local farmers who may be supportive of walking tracks through their property.

- Comments in relation to climate change included a that the Council should lead rural climate change mitigation and that there should be district wide policies to promote the establishment of local businesses and to discourage work commutes of over 20km. This respondent considers this would be a start in establishing a proactive role in addressing climate breakdown and its impact in Canterbury.
- Food security and production was raised in responses from support for a community garden to suggestion that small scale food production from a planning perspective to encourage resilience in the face of global uncertainty, climate change and other supply chain shocks.

## Youth

The questions posed to youth at the school sessions were slightly different to those asked in the survey.

- How do you get to school now, how would you like kids to be able to get to school in the future?
  - There were differences in how the kids get to Amberley and Broomfield schools which generally reflect the contexts as Broomfield is a rural school, while Amberley School is located within Amberley township.
  - For Amberley School, while the majority said they came to school by car, there were far more students that were able to utilize active transport methods than at Broomfield School.
  - Distance, lack of footpaths, high traffic speeds/ big trucks were mentioned as barriers for young people at Broomfield who live within a walking/ cycling distance to the school.
  - The Broomfield kids were very imaginative in their suggestions on how kids might be able to get to school. A number these suggestions would probably bankrupt the council.
- What do you go to Rangiora for that you'd like to be able to do in Amberley?
  - Various shops were mentioned, tending towards big box/chain stores, suggestions of various fast food places and chain eateries were also popular.
  - A number of outdoor activities and facilities were mentioned, mountain bike tracks were particularly popular.
  - In terms of community facilities a sports stadium (like MainPower Stadium in Rangiora), a youth centre was mentioned and a high school. A reason given for a high school was to avoid a long bus trip to the surrounding high schools.
  - Various activities were also mentioned included an animal park, movie theatre and trampoline park, mini putt etc.
  - Transport also came up, in particular buses or trains to Christchurch, Kaikoura and Rangiora. E-scooter share schemes were also suggested.

- How many playgrounds should we have?/ what type of playground?
  - Again mountain biking facilities were are popular suggestion
  - Bigger skatepark and playground in Seadown Crescent.
  - Playground in Broomfield.
  - Dog park
  - Many others

## ENGAGEMENT ROUND 2

### How we engaged

Engagement was undertaken as part of wider Council engagement under the banner 'Here to listen'. The main method for response was through an online survey.

#### Spreading the message

- Facebook posts
- Information on Council website, including links to the draft spatial plan and maps.
- Display board in Council foyer

### Survey Questions and Findings

#### Question 1

The draft spatial plan signals a mixture of strategies to accommodate population growth in Amberley including:

- Reduction of minimum lot sizes (excluding large lot residential lifestyle lots).
- Mixed use development in central Amberley (mixed business and residential uses).
- Longer term outwards growth to the east.
- How do you feel about the proposed future growth of Amberley?

#### Impacts of growth

- Impact of growth on SH traffic/ functioning
- Growth requires long term planning for a heavy vehicle bypass – consider history shows traffic problems develop as towns grow e.g. Belfast, Woodend and Kaiapoi.
- Need to ensure infrastructure planning is addressed in advance of need and ready to cope with growth.

#### Reduction of lot sizes

Respondents not keen on townhouses/ high density housing/reduction of lot sizes.

- Not keen on rampant growth
- Current amenities don't support
- Unnecessary – lot sizes should be maintained unless there is real, serious, well evidenced demand for higher density housing in Amberley. Current density standards should be maintained for the wellbeing of residents both in and around them.
- Step backwards in terms of promoting quality of life for Amberley residents. Amberley is not central Christchurch, there is no demand for this type of housing (consider this is evidenced by the excess property on the market in Amberley). Unless there is a real, serious and well evidenced demand for

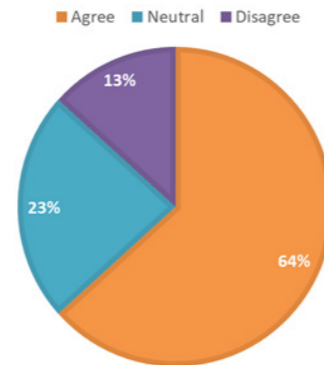
#### In person

- One drop in session was held at the Amberley Library.
- Part of the Hurunui District Council 'here to listen' stand at the Amberley Farmers Market throughout the engagement period.

#### Survey

The survey was the main tool to receive feedback. The survey asked six key questions asking respondents whether they agreed, were neutral or disagreed before providing a free text box for any elaboration on views.

How do you feel about the proposed growth of Amberley?



- Amberley stormwater runoff impacting on Amberley Beach – ongoing issue and would only be exacerbated as Amberley grows.
- Consider a junior school must be a consideration – school kids crossing SH1 is a ticking time bomb.

higher density housing in Amberley, minimum lot sizes should be maintained for the wellbeing of residents both in and around them.

- Considers that an advantage of semi-rural living is the availability of green space – benefits for physical and mental health.
- Like the fact Amberley is still a rural township and don't hear neighbours sneezing.
- Concerned about the indicated intensive housing indicated at Seadown Crescent.
  - Consider the potential for multi storey dwellings would have negative effects on privacy, block sun and social problems.
  - Asks that if intensification is considered it be single level with adequate off street carparking.

#### Alternative suggestions

- Reducing the minimum lot size to 500sqm or larger to help maintain country feel but still allow room for more houses which might help maintain the country feel, while still allowing room for more houses.
- Instead of wholesale reduction in minimum lot sizes consider a dedicated area where townhouses can be built.
- Consider subdivision down to 1000 m2 in R3 Zone
- Suggest expansion to the north – gentle slopes attractive for development.

#### Highly productive land

- Suggest there should be an assessment on the relative value of 'highly productive land' to the north compared to the east. Consider development to the north may be required as well as development to the east.

#### Miscellaneous

- Could have space for a community garden.
- People move to Amberley for lifestyle change/ because more affordable.

#### Question 2

For Leithfield the draft spatial plan does not propose any changes to the current planning framework to increase density or to provide for expansion of the township. This would continue the status quo.

How do you feel about the proposed future growth of Leithfield?

- Keep village a village it doesn't need to grow. Retain this character.
- Heritage village concept.
- Limited infill.
- Consider logical move given the town is located within a flood hazard zone. Not wise to increase density unless a solution to that is found.

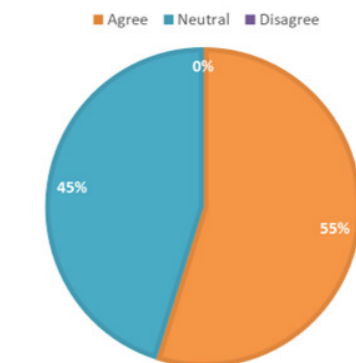
#### Supportive comments

- Agree a mixture of lot sizes as the town grows East is appropriate.
- Mixed development and smaller section sizes is good as it uses the space that exists.
- Reduction of minimum lot sizes is vital
  - Notes houses crammed together looks ugly, but
  - Considers that this is a vital move to improve affordability for new homeowners and down-sizers.
- Have smaller sections – have mixed developments and use the space
- Have more housing developments to the east
- Retain the west of Amberley in farmland – develop more housing to the east.
- Agree with growth on eastern side.

- Please do not use good quality farmland for residential properties.

- Sewerage pond location – flood hazard zone - no mention of relocation or improvement for flood resilience.
- Proposals make sense given constraints.

How do you feel about the proposed future growth of Leithfield?



- Stormwater works to improve drainage and movement of stormwater into the Leithfield outfall drain.
- Footpath down Leithfield Road.
- Suggestion that instead of allowing the subdivision of sections, allow the building of small cottages up to approx. 90 sqm for close families on 2000 sqm plus sections.



**Question 3**

To support and provide effective spaces for our communities and businesses in Amberley the draft spatial plan signals:

- Streetscape improvements to Markham Street.
- Town centre improvements.
- Development of a community hub.

How do you feel about the proposed improvements?

**Community hub**

- Support concept, but wonders how this links up to the tin shed.
- Make sure library and staff don't become admin of community hub.
- Make sure it's not just a sports facility.
- Reference to a community centre building in Woodend.
- Suggests repurposing Eastern Reserve – have a smaller mixed use sports field and a community hub building – good access and parking areas.

**Markham Street**

- Opportunity for more retail businesses to set up – give people driving through a reason to stop.
- Support for proposal.
- Support for full pedestrianization – shift state highway designation to Douglas Road.
- Disagree – would divert a lot of traffic and freight down Douglas Road which is fully residential. Not logical. Markham Street should remain open.

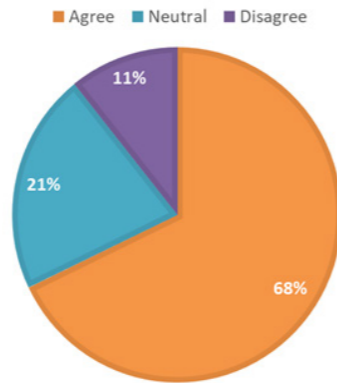
**Town centre**

- Linking paths great idea
- Should have seating, open space, trees and a sense of calm – organised to encourage interaction.

**General**

- Consider needs of market – where future development might allow a suitable space to operate from.
- More medical options/facilities
- Indoor courts for pickleball, badminton.
- Note potential for these locations host weekly market, but would like to see upgrades to current site.
- Pedestrian bridge
- Suggestions for defining Amberley as the 'gateway to the Hurunui' - signposting, gateway improvements and planting in the town centre would offer quick wins

How do you feel about the proposed improvements?



- Potential expansion of Brackenfields could include a community hub.
- Parking provisions consideration
- Library too small.
- Amberley has no heart – requires a central community space.
- Proposal too modest – suggest two stage plan.
- Would encourage businesses to locate in Markham Street (consideration of impact on Brackenfields).
- Would need to address parking.

- Keep chipping away on making Amberley attractive don't let it all wait for grand plans that will only see the light over the medium term.
- Rather than isolating specific areas for improvement, any proposed development in Amberley should be viewed holistically, including assessment of how they would affect the character of Amberley and its desirability as a town, both for local residents and in terms of encouraging tourism in and around the region.

**Question 4**

The draft spatial plan signals the rezoning of land to the west of the Amberley township adjoining Grays Road for industrial use.

How do you feel about the proposed industrial zoning?

- Grays Road/ SH1 intersection
  - Reduction of speed limits
  - Sealing and bridge upgrades Grays Road
- Set aside space now for a transportation hub (note this would be better to the north of the township)
- Provide land for a high school or consider zoning for higher education e.g. Lincoln University viticulture studies – satellite campus
- Makes sense as there is already industrial activity there.
- Will need to factor in flood protection from the Kowai River.
- Adverse effects on adjoining residential properties (with particular regard to 58 Grays Road) – noise, property values – too close to

**Question 5**

In terms of getting around our townships and for access into and out of the district the draft spatial plan promotes:

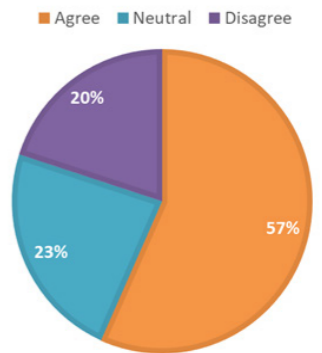
- Future public transport opportunities.
- Future active transport opportunities and improvements (e.g. walking and cycling).
- Traffic and safety improvements to intersections with the State Highway.
- Amenity improvements along the State Highway through Amberley.

How do you feel about the proposed opportunities and improvements?

**Public transport**

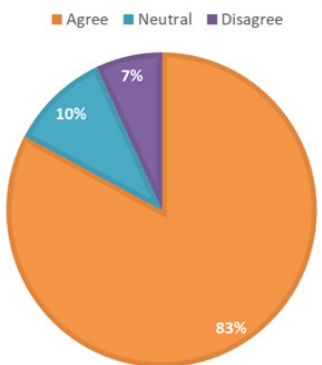
- Various support for public transport, one respondent noted there are often questions on the community page on how to get transport to other hubs without a car.
- Other comments note that demand may not be sufficient, or that smaller shuttles could be compromise. That public transport should be demand related, not a feel good operation as it is very expensive to operate.
- A passenger station would be required to facilitate railway transport and a suitable location on the railway line should be part of this process.

How do you feel about the proposed industrial zoning?



- residential properties
- Adverse effects on tranquility of area and bird life
- Zoning makes sense but unclear what type of industrial operations might be established.
- Has any assessment been made on how to attract industry to Amberley.
- Good that it has been moved away from Waipara and the wine growing area.
- Assessment of future agricultural values of any land is a must. Land is high producing and building on it would further shrink our ability to feed ourselves.
- Should incorporate a possible bypass, no use having an industrial area with no heavy traffic access.

How do you feel about the proposed opportunities and improvements for connectivity?



- Continued discussion on public transport required, while others consider the spatial plan does not provide any urgency on development.
- Suggest the action plan makes provision for investigating short term options alongside feasibility studies for long term solutions.
- Public transport analysis should not focus on Amberley but consider possibilities around the Ward – e.g. connection to Waipara for commuting and tourism. Consideration should be made for the beaches and Leithfield.

**Active transport connectivity**

- Written feedback voiced support for the indicated active transport connections often picking out specific routes. In particular one respondent wanted more active transport connections such as the one created at the end of Foster Place linking Osborne and Courage Roads.
  - Additional suggestions made: form the unformed section of Hursley Terrace Road to provide connection from the end of Webbs Road to Amberley Beach Road/ Amberley Beach.
  - Walkway along eastern drain.

- Consideration needs to be given to crossing the Kowai other than using the traffic bridge.
- Repair required of existing more quality footpaths – fissures.

**SH safety**

- Various suggestions and concerns around the safety of the SH.
  - Movement of speed limit at the southern entrance to Amberley (50km to Grays Road – basically remove 80km section).
  - That a bypass should be considered. Push the Government to start planning and the Council should start drawing some lines on a map to show options of where this could be located.
  - Concern in relation to Mill Road and Pukeko Junction intersections.

- Concern noted re the future intersection with the retirement village and SH – unsafe slip road access near Catholic Church and Red Dairy and residential properties in that area.
- No plantings on SH as it is a good wide road with good visibility.
- Pedestrian overbridge – statement piece with design competition and philanthropic investors.

**General**

- These considerations are well thought out.
- The funding and timeframe is the headache.
- Hopefully future growth will provide increased funding opportunities.

**Question 6**

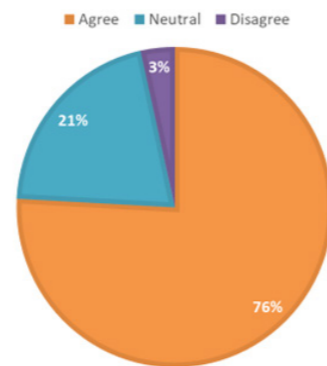
For an enhanced environment the draft spatial plan promotes:

- Maintenance and improvements to existing parks and reserves, along with seeking opportunities for new parks.
- Openspace and street tree planting and beautification opportunities within Leithfield and Amberley.
- Waterway enhancement for ecological, recreational and flood protection purposes.

**Street tree plantings**

- Street tree planting needs to consider the safety of the road, loss of sun to nearby dwellings and reduction in parking, being within a high wind zone.
- Be careful plantings don't create nuisance on surrounding residents.
- No to open space and street tree planting – leads to future maintenance problems and costs.

How do you feel about the promoted environmental enhancements?



**Green spaces and playgrounds**

- Green spaces are a great feature of any livable town or city.
- There is only one playground on the eastern side of town – which is relatively hidden.
- There are two large recreational parks under utilized - therefore consider spending to purchase land for additional parks is not needed.

**Waterway enhancement**

- Whether or not a shared use path along Kowai North Branch and eastern drain there is potential to enhance and beautify those areas are well as enhancing those waterways for ecological and flood protection purposes.

**General**

- The Waipara Wine Region is a significant tourism draw for Hurunui, featuring culture & history as well as wine tourism. Despite this, no enhanced beautification, ecological, recreational or other enhancement is considered for this region.
- Suggestion around mandatory water storage.
- Recommend a quality tree planting programme along with watering tanks.

- Supportive of the clean up and beautification of the waterway running through Leithfield.

- Community involvement should be part of ongoing maintenance.
- Plenty of scope for beautification – plantings, art and sculpture/ murals/ mosaic

**Note:** Comments regarding Eastern Reserve and dog parks have been provided to the Reserves Management Plan process.

**Agency Feedback**

**Ministry of Education (MOE)**

- Have noted that most residential growth opportunities are to the east (and south) of Amberley – acknowledge there may be some accessibility challenges to get across both SH1 and railway line. MOE is interested in any further work to identified in the South Ward Spatial Plan to improve accessibility and movement networks across the Amberley urban area.
- Noted highly productive land regulations and proposal to change current planning rules to allow smaller section sizes in Amberley – MOE would welcome being involved.
- Based on MOE current population monitoring for growth MOE would first look to accommodate school roll increases at the existing primary location. However, note that overtime there are a number of factors which mean that Amberley could grow beyond that, and MOE may alter the current position in terms of accommodating students at the existing school long term.
  - Seek to be kept informed of population and demographics work to assist with future planning for school network growth.

- Would like to be involved in future structure planning to accommodate residential growth – both intensification and greenfields growth.
- MOE seek to be involved in a number of actions and informed of others.
- As part of explaining the symbols on the map that notates "Opportunities for future education facilities (location indicative only)", The MOE seeks HDC include the additional wording from Section 4.4 on page 16"
  - Two locations for potential future education facilities are shown on the maps. This is to indicate a future opportunity to host an educational facility (not necessarily a primary or secondary school) as Amberley and the South Ward grows.
- As an advisory note the MOE also recommends including:
  - No commitment to providing additional education facilities has been confirmed by the MOE. If required in the future MOE have their own evaluation and assessment methodology.

### **New Zealand Transport Agency Waka Kotahi (NZTA)**

- Consolidating growth in Amberley makes best use of existing services to maximise accessibility of them.
- That the severance impacts of severance of the South Ward by SH1 are balanced against the function of the state highway as New Zealand's primary state highway for moving good and people (and the economic prosperity it provides as a result).
- Note that growth is directed further away from SH1 rather than along it.
- Good to ensure the spatial plan positions Hurunui well for quickly responding to future

funding opportunities that may arise to make incremental improvements, for example through future low cost low risk funding or special purpose crown funds.

- Council should be cognizant of the growth of intermodal freight hubs in New Zealand over the past few years – but note that these have typically been private developments.
- Notes around natural hazards and resilience.

### **Waimakariri District Council**

- No issues identified with integration of the identified transport or planning elements.

### **Environment Canterbury**

- Provide a number of technical responses and questions with respect to highly productive land, natural hazards, consolidated growth and public transportation.