



South Ward Spatial Plan

2024 - 2054



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Mayor's Forward

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KEY TERMS AND GLOSSARY

Active transport

Transport that involves physical exercise, predominantly walking or cycling but also includes other forms of transport including skateboards and micro-mobility devices such as e-bikes and e-scooters.

Amenity

A feature that provides comfort, convenience or pleasure, such as calm streets, attractive buildings, public spaces and trees.

Coastal erosion

Loss of land due to coastal processes such as waves and tidal currents wearing away land suddenly or overtime.

Coastal inundation

Flooding from the sea.

Connectivity

Extent to which urban forms permit (or restrict) movement of people or vehicles in different directions.

Greenfield

Areas of undeveloped often rural land which is developed for industrial, commercial, residential or mixed use purposes.

Highly productive land

Land identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification. See NPSHPL for more detail <https://environment.govt.nz/publications/national-policy-statement-for-highly-productive-land/>.

Housing choice

A variety of housing typologies and tenure options to meet current or changing demand, e.g. standalone residential dwellings, townhouses/duplexes, papakāinga, private or communal ownership, rental or lease-hold.

Infill housing

Increasing the number of houses/dwellings on a property, either by building a secondary house/dwelling or by creating a new site through subdivision.

Intensification

Redevelopment of a property (site or building) to a higher density of residential dwellings, for example removing a single house from a large site and replacing with townhouses, duplexes or apartments, or converting an existing building into smaller residential dwellings.

Long Term Plan

Council's Long Term Plan (including the infrastructure strategy required to be included in it) adopted under section 93 of the Local Government Act 2002. It sets out Council's planned activities and finances for a 10 year period.

Statistics NZ growth scenarios

Population projections that give an indication of the future population usually living in the South Ward under two scenarios:

- mid range growth (medium growth scenario);
- higher growth, where the population grows faster (high growth scenario).

Medium density residential

Attached dwellings/houses, including duplexes and triplexes, terraced housing and low rise walk up apartments.

Mixed use development

A building, development or area that contains a mix of different activities or land uses, e.g. residential dwelling, offices, retail shops and cafes.

Pedestrianisation

A reduction or removal of vehicle access to a street or area to promote increased use by pedestrians.

Planning controls

The process by which Council makes decisions about the way land use, development and activities can occur through zoning and rules.

Spatial plan

A strategy or blueprint for where and how growth and development will occur over the next 30 years.

Structure plan

A plan that sets out how a particular area will be developed and may include requirements such as roads (including their location), infrastructure services and density requirements.

List of Acronyms

CRPS - Canterbury Regional Policy Statement 2021

LGA - Local Government Act 2002

LTP - Long Term Plan

LUC - Land Use Capability (see National Policy Statement for Highly Productive Land 2022)

NPSFM - National Policy Statement for Freshwater Management 2020

NPSHPL - National Policy Statement on Highly Productive Land 2022

NPSUD - National Policy Statement for Urban Development 2020

NZTA - New Zealand Transport Agency

RMA - Resource Management Act 1991

SWSP - South Ward Spatial Plan



MAYOR'S FORWARD

The South Ward Spatial Plan provides a blueprint for future growth and development within the communities of Amberley and Leithfield, this will ensure an alignment with maintaining what we already have in place with what is designed for the future. Amberley continues to grow, and despite the economic environment this prediction is set to continue.

Growth, however, comes with challenges particularly if growth comes faster than anticipated which can place more pressure on infrastructure and services. This Spatial Plan is a snapshot in time and has included scenarios ranging from high to very high growth. The South Ward Spatial Plan is however not a static document rather a document that has been designed to ebb and flex with growth demands as it presents by indicating directions for growth rather than fixed areas.

The Spatial Plan will continue to be informed by the Hurunui District Council Long Term Plan documents as this will ensure it remains connected and fit for purpose. An action plan is designed which will keep the community conversation at the heart of the process and the plan alive.

To date engagement with the residents of Amberley and Leithfield, the South Ward Community Committee and the wider public have shaped the vision and framework for how and where the community can grow.

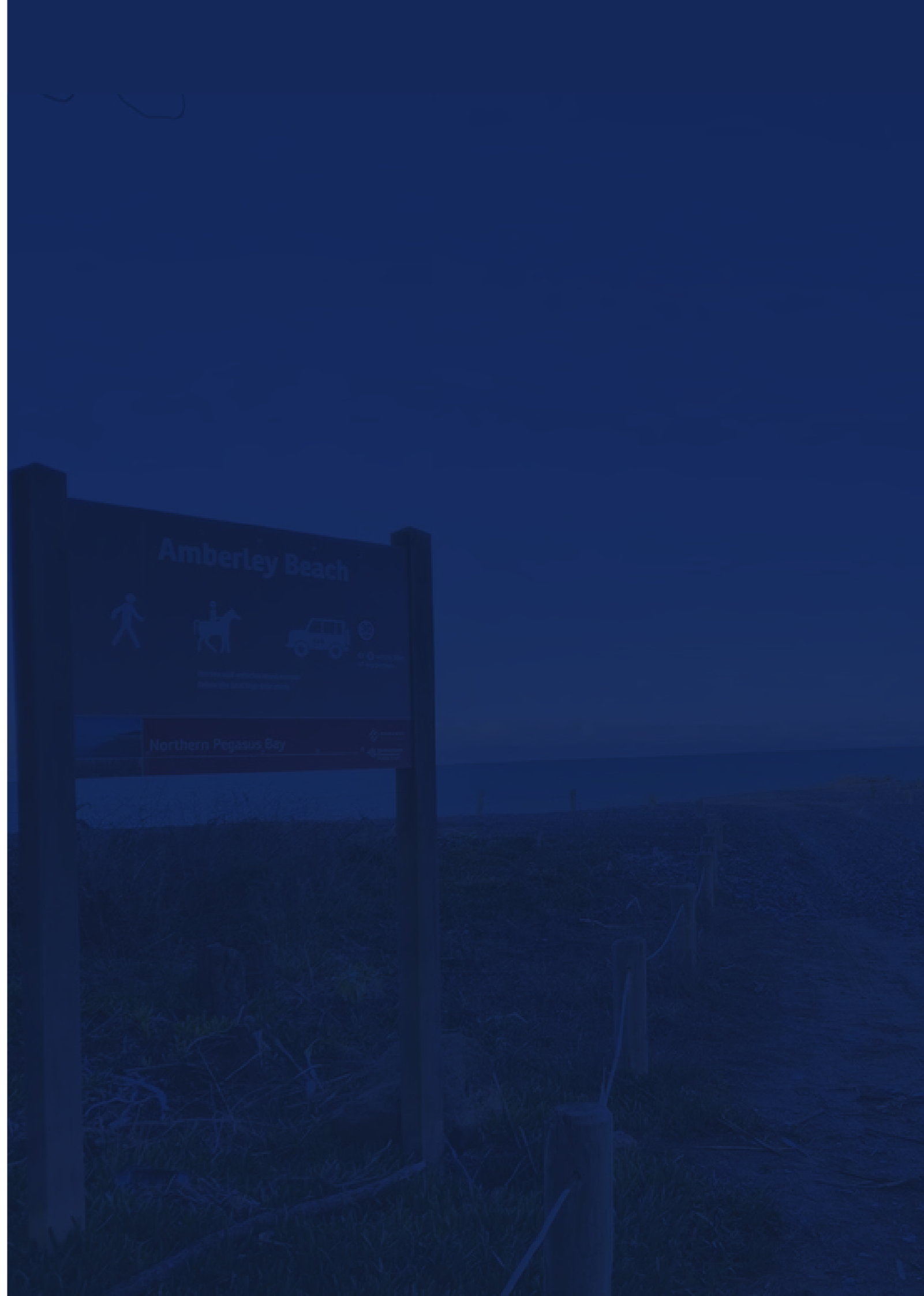
Let's get started and use this tool as a collaborative process for vision and action as we shape the South Ward as a great place to work, live and play.



Marie A Black.

Marie Black

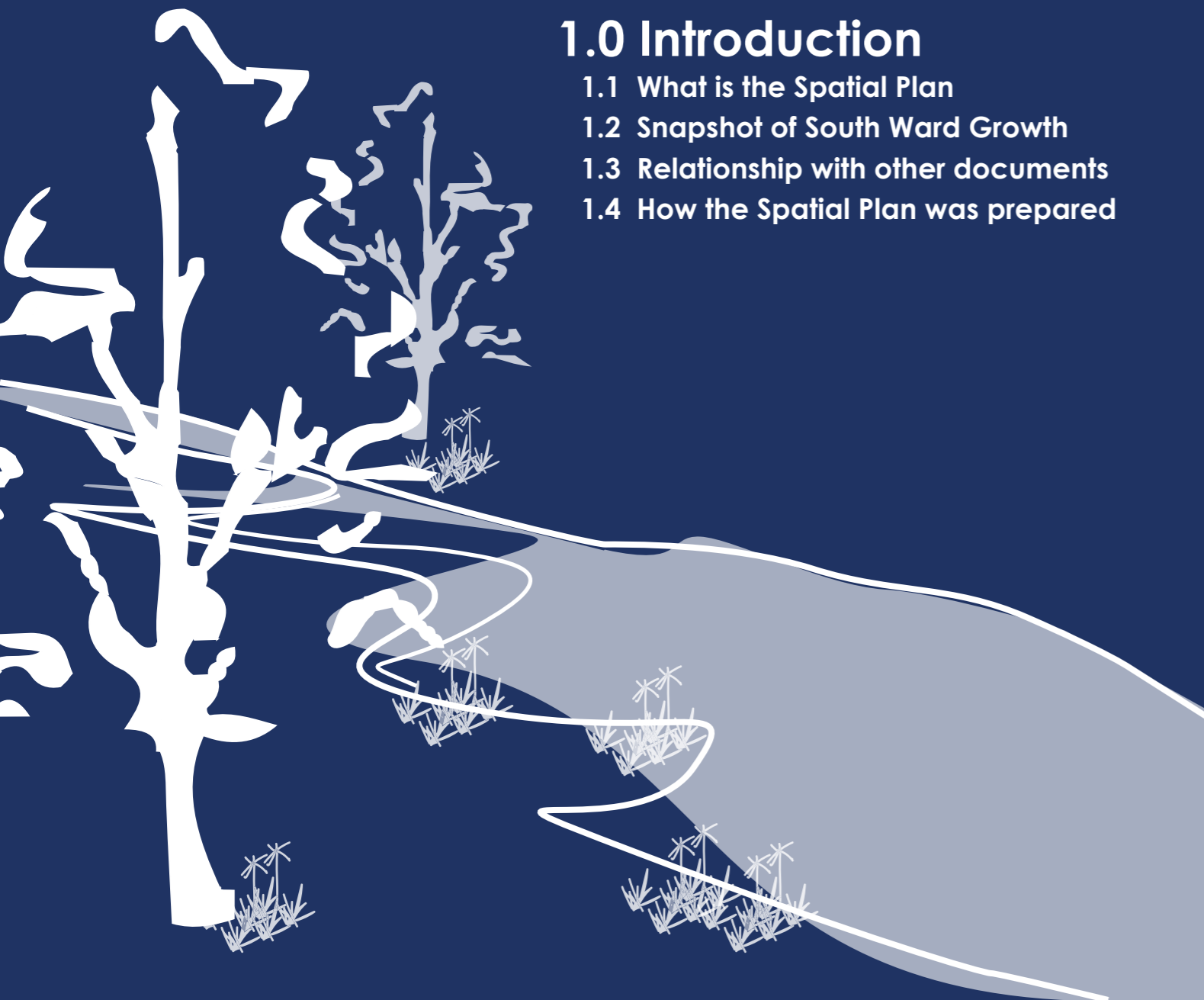
Mayor of Hurunui District Council





1.0 Introduction

- 1.1 What is the Spatial Plan
- 1.2 Snapshot of South Ward Growth
- 1.3 Relationship with other documents
- 1.4 How the Spatial Plan was prepared



1.1 What is the Spatial Plan

The South Ward Spatial Plan (**SWSP**) sets the blueprint for how and where the South Ward, in particular Amberley and Leithfield, will grow and develop over the next 30+ years, to meet the needs of these communities and the wider district and ensure the South Ward continues to be a great place to live, work and play into the future.

The SWSP allows us to get ahead of growth to plan and invest accordingly, so our townships and surrounding rural areas continue to support healthy and connected communities with sufficient infrastructure and services.

The SWSP visually sets out a direction for growth and development within and outside the existing town boundaries and identifies opportunities for future community and environmental enhancements, along with opportunities to improve connectivity.

It is important to remember that many of the outcomes described in this plan will not happen right away, some things like public transport and

other services require long term planning and investment which is why we need to identify these aspirations early.

The SWSP is accompanied by an action plan which sets out the steps the Council, partners and the community will take over the short, medium and long term to work towards delivering the spatial plan outcomes.

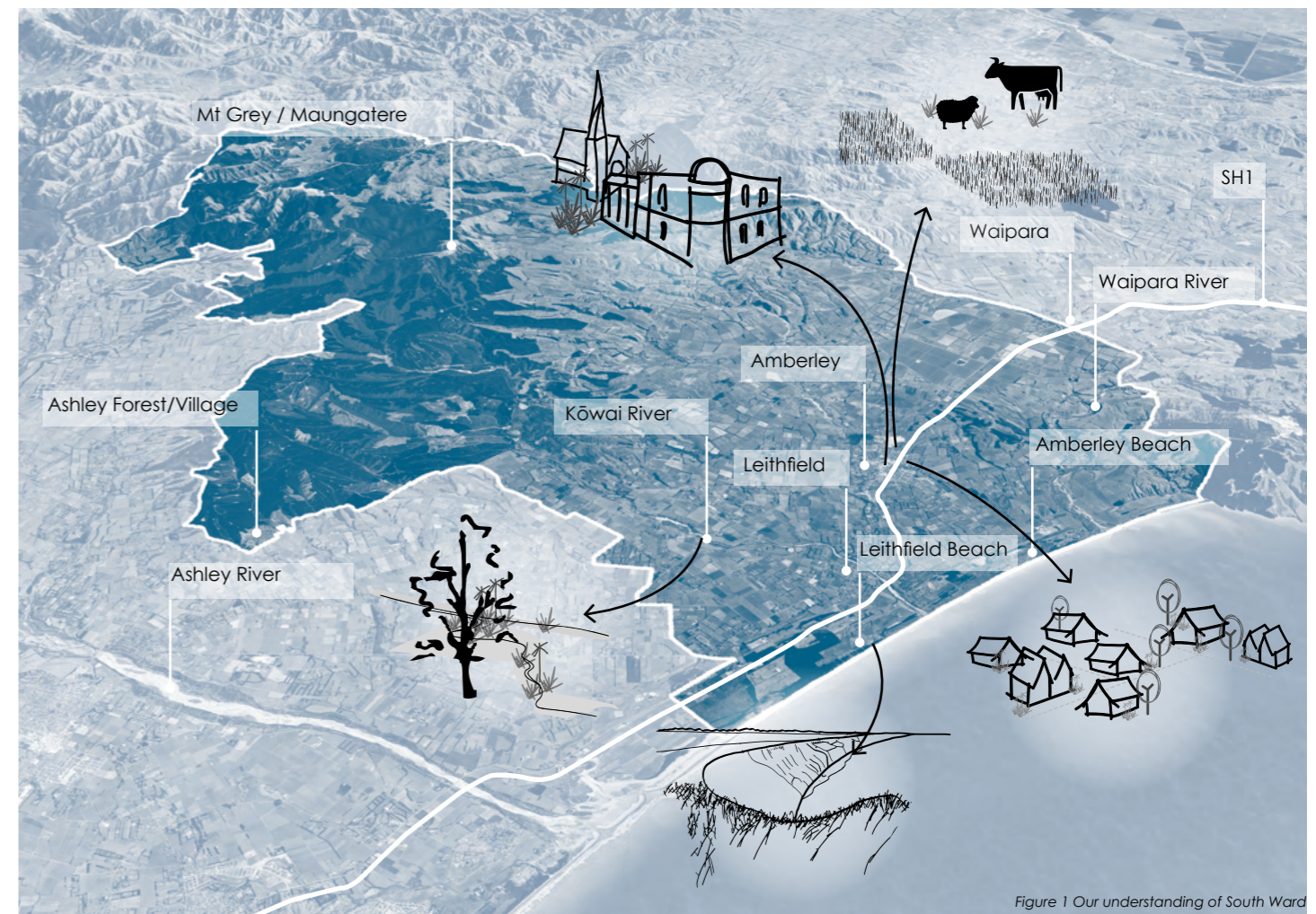


Figure 1 Our understanding of South Ward

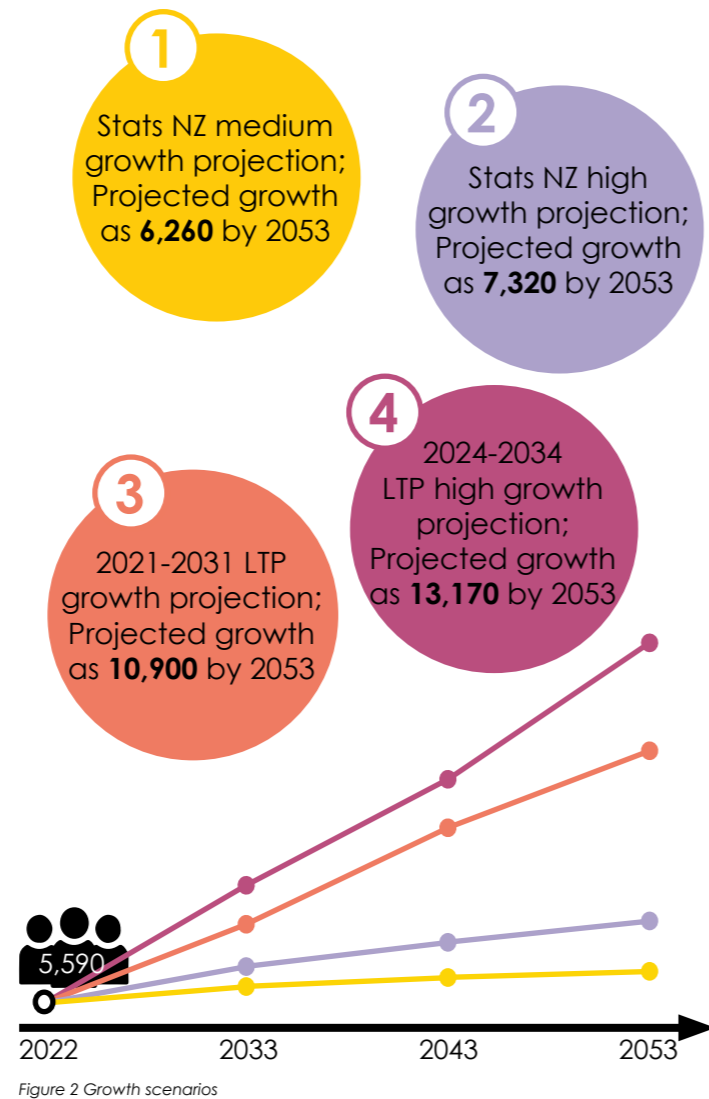
1.2 Snapshot of South Ward Growth

Over the past few years, there has been strong population growth in the South Ward, primarily focused in Amberley. With factors such as greater ability to work remotely, higher property prices in bigger centres, and a general shift towards living in regional New Zealand, more people are making lifestyle choices to move to smaller settlements such as Amberley.

This recent growth has placed pressure on our infrastructure services and has meant numerous infrastructure projects have been brought forward to match the rate of development. Newer subdivisions which have accommodated significant growth in Amberley such as Oakfields are nearing completion, and the last significant zoned greenfield subdivision, The Clearing, is starting construction.

As part of preparing the SWSP, the Council commissioned a report on the South Ward's current and future residential and business activities and subsequent land requirements to support this projected growth. (See link here for more information www.hurunui.govt.nz/swsp)

In developing the SWSP the four growth scenarios set out in Figure 2 to the right were considered.



The variation in these scenarios shows predicting future growth is challenging - we need to take into account factors that are anticipated, but there are also many unknowns that can directly influence the rate and nature of growth - this is why we have wide ranging growth scenarios.

Under each of the four scenarios the projected shortfalls of residential, commercial and industrial land are different:

Growth Scenarios		Short term	Medium term	Long term
Residential land	①	✓	✓	✗
	②	✓	✓	✗
	③	✓	✗	✗
	④	✓	✗	✗
Commercial land	①	✓	✓	✓
	②	✓	✓	✓
	③	✓	✓	✓
	④	✓	✓	✓
Industrial land	①	✓	✗	✗✗
	②	✓	✗	✗✗
	③	✗	✗	✗✗
	④	✗	✗	✗✗

✓ = Surplus; ✗ = Shortfall; ✗✗ = Significant shortfall

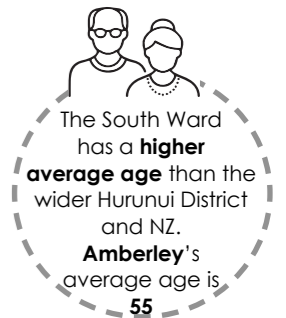
As demonstrated above, under both Stats NZ growth scenarios, residential capacity in the South Ward is sufficient in the short and medium terms, with a shortfall only experienced in the long term (see scenario 2). Under both of Council's long term plan (LTP) growth scenarios, the shortfall in residential capacity is brought forward into the medium term and would need to be given earlier consideration.

Amberley has sufficient residential capacity over the short and medium term. Over the longer term, if the LTP growth scenarios are experienced, the need for additional residentially zoned land arises.

For the 2024-2034 LTP, projected growth for the South Ward reaches 13,170 (approximately 3,000 more residents than the 2021-2031 LTP scenario). If growth follows this trajectory, shortfalls are likely to occur within a shorter timeframe.

The SWSP has been designed to be flexible and respond to any growth scenario that eventuates. Growth in the South Ward, and the wider district, will be monitored regularly and SWSP implementation actions can be brought forward as required to respond to changes in growth scenarios.

We need to plan for age friendly communities while also considering how we attract more families and younger people to live in the South Ward. The SWSP responds to this by supporting more housing choice, signalling town centre improvements and ensuring there is plenty of land supply to support affordability housing and job creation.



The goal of the SWSP is to set out at a strategic level how Amberley and the wider South Ward grows and develops in the future. It provides an opportunity to be responsive rather than reactive to opportunities and challenges that the South Ward and wider district will be presented with as we face a changing environment, due factors such as climate change, natural hazards, population changes and regulatory requirements.

What does this mean?

- We need to find **more industrial land**
- We have **sufficient commercial zoned land**
- If **growth continues** at a similar rate to recent years, we will need to find capacity for **more residential development in Amberley**, and/or look at changing current planning controls to allow smaller section sizes in Amberley.

1.3 Relationship with other documents

While the SWSP is a non-statutory document, it will influence other Council documents such as the District Plan and LTP.

Councils are required to prepare a LTP under the Local Government Act every three years. A LTP describes the community outcomes for the district, and what its priorities are over the next 10 years. The SWSP provides a longer term view of community aspirations and thereby informs the LTP, including the specific projects to be funded and delivered.

Overall, the SWSP will give effect to and align with central government legislation, which in turn directly informed by the Canterbury Regional Policy Statement (CRPS). The SWSP looks at how to accommodate intensification with an integrated land use, infrastructure and place-making approach. It will provide direction to future plan changes, as well as contribute to the development of infrastructure strategies and investment decision making.

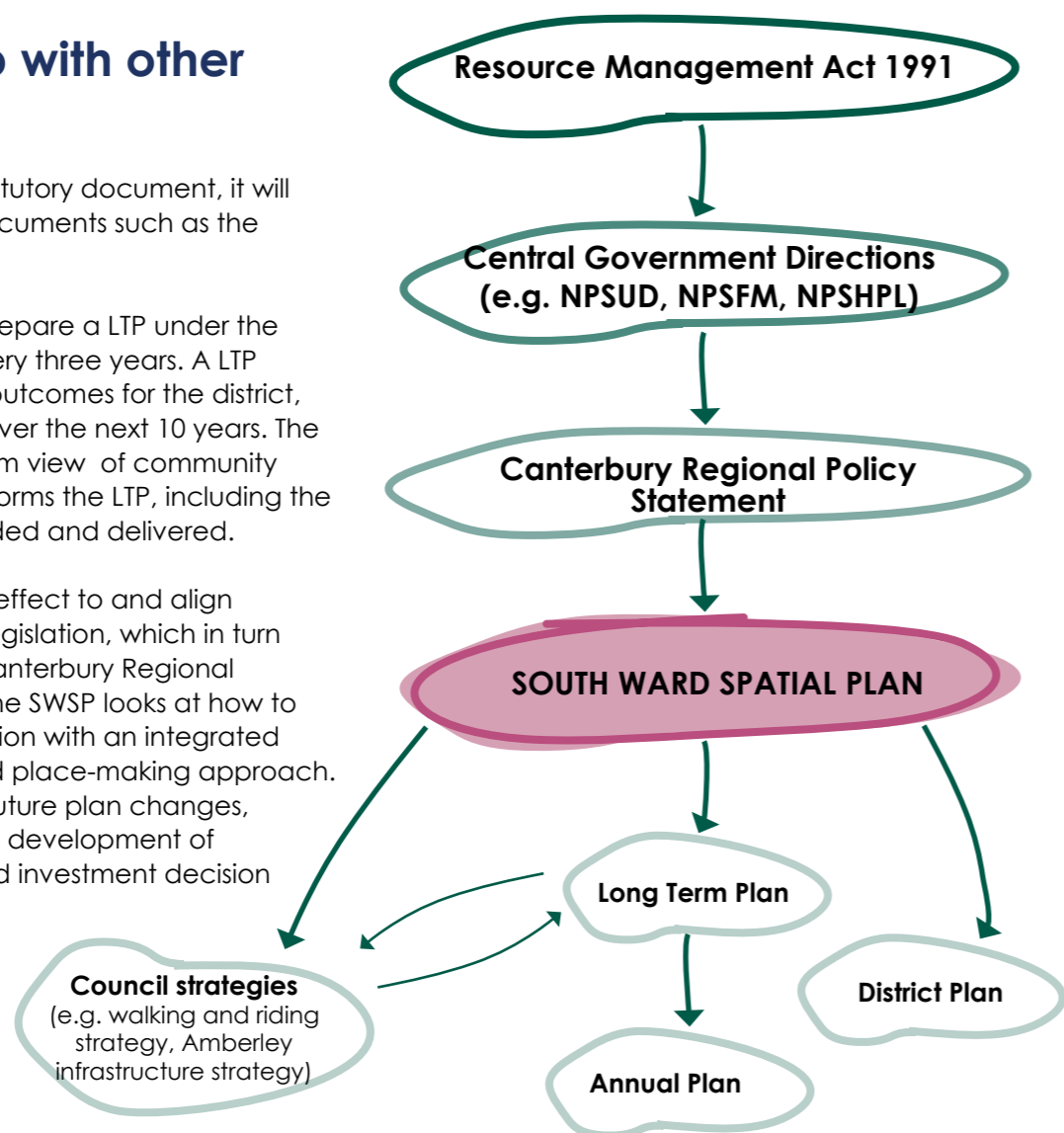


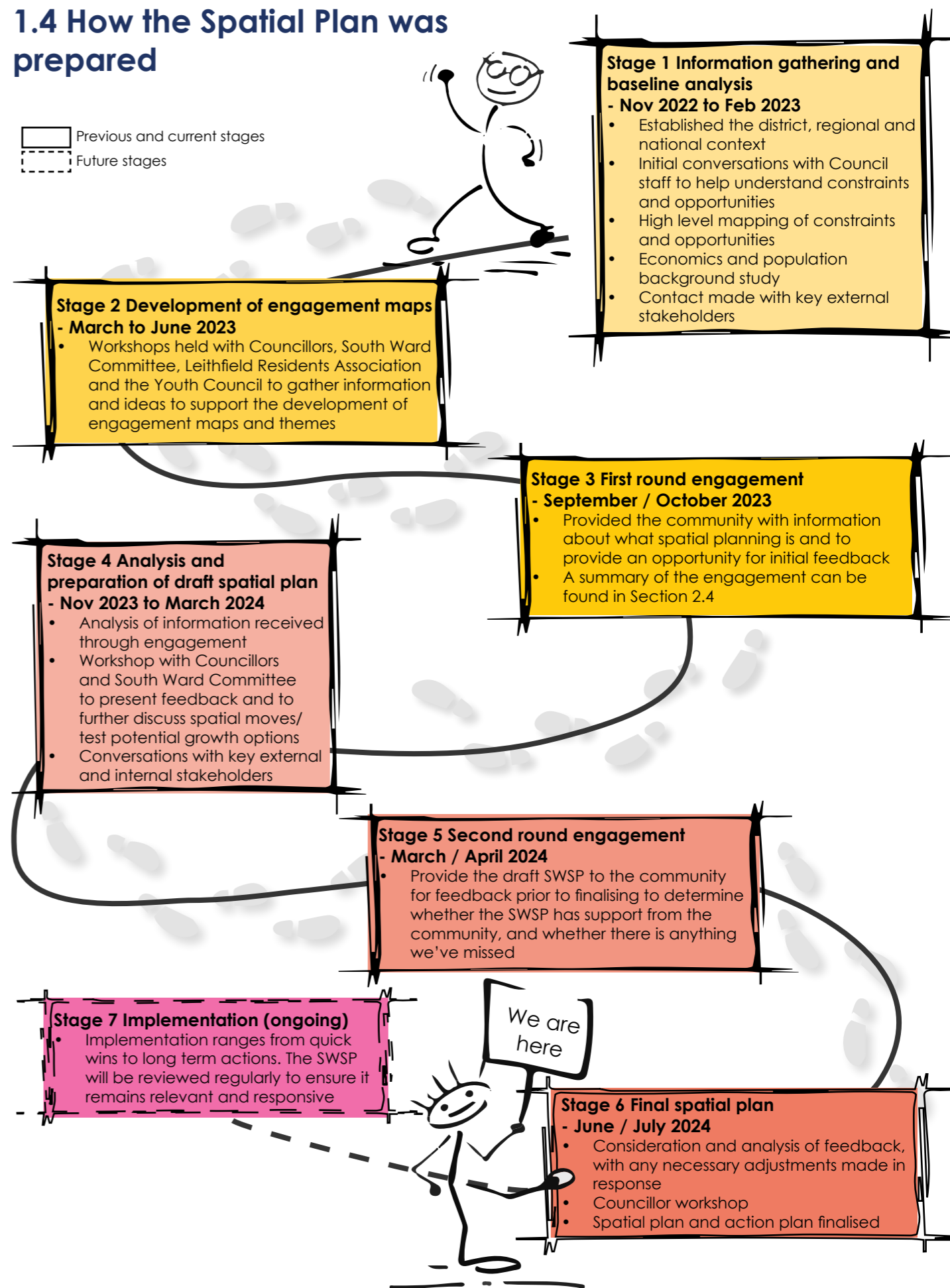
Figure 3 SWSP relationship with other documents



Image 2 Hurunui District council building

1.4 How the Spatial Plan was prepared

Previous and current stages
 Future stages





2.0 The South Ward

2.1 Context

2.1.1 Study area - South Ward Area

2.1.2 District context

2.1.3 Regional context

2.2 Key National Direction

2.3 Opportunities and Constraints

2.4 Engagement



2.1 Context

2.1.1 Study area - South Ward

The South Ward is located within the takiwā of Te Ngāi Tūāhuriri Rūnanga, encompassing the southern area of the Hurunui district, which is broadly from the Waipara River in the north to the Waimakariri district boundary in the south, extending to the Pacific Ocean in the east and to the foothills in the west, including Mount Grey/ Maukatere.

The South Ward includes the townships of Amberley and Leithfield along with the communities at Amberley and Leithfield beaches. There are also smaller rural settlements in Ashley Forest, Broomfield and Balcairn.

Amberley is the main centre within the South Ward and the wider Hurunui district and is expected to continue to support the majority of the district's population and provide a hub for services over the long term.

2.1.2 District context

There are approximately 13,058 residents who call the 8,646 km² of the Hurunui district home.

The Hurunui district is predominately rural land interspaced with small service towns. The economy is primarily reliant on primary production and tourism. The rural area to the north of Amberley is a well known viticulture area, with Amberley identified as the gateway to the North Canterbury wine region.

2.1.3 Regional context

The Hurunui district is located in north Canterbury between Kaikōura and Waimakariri districts. State Highway 1 runs through the district providing transport connections north and south, along with the Main North Trunk railway line. State Highway 7 provides access to the West Coast via the Lewis Pass.

Amberley is located approximately 35 minutes from Christchurch City and 20 minutes from Rangiora. There are no major air or sea connections within the South Ward or wider Hurunui.



Image 3 Kowai River



Image 4 South Ward viticulture



Image 5 View from Mt Grey/Maukatere

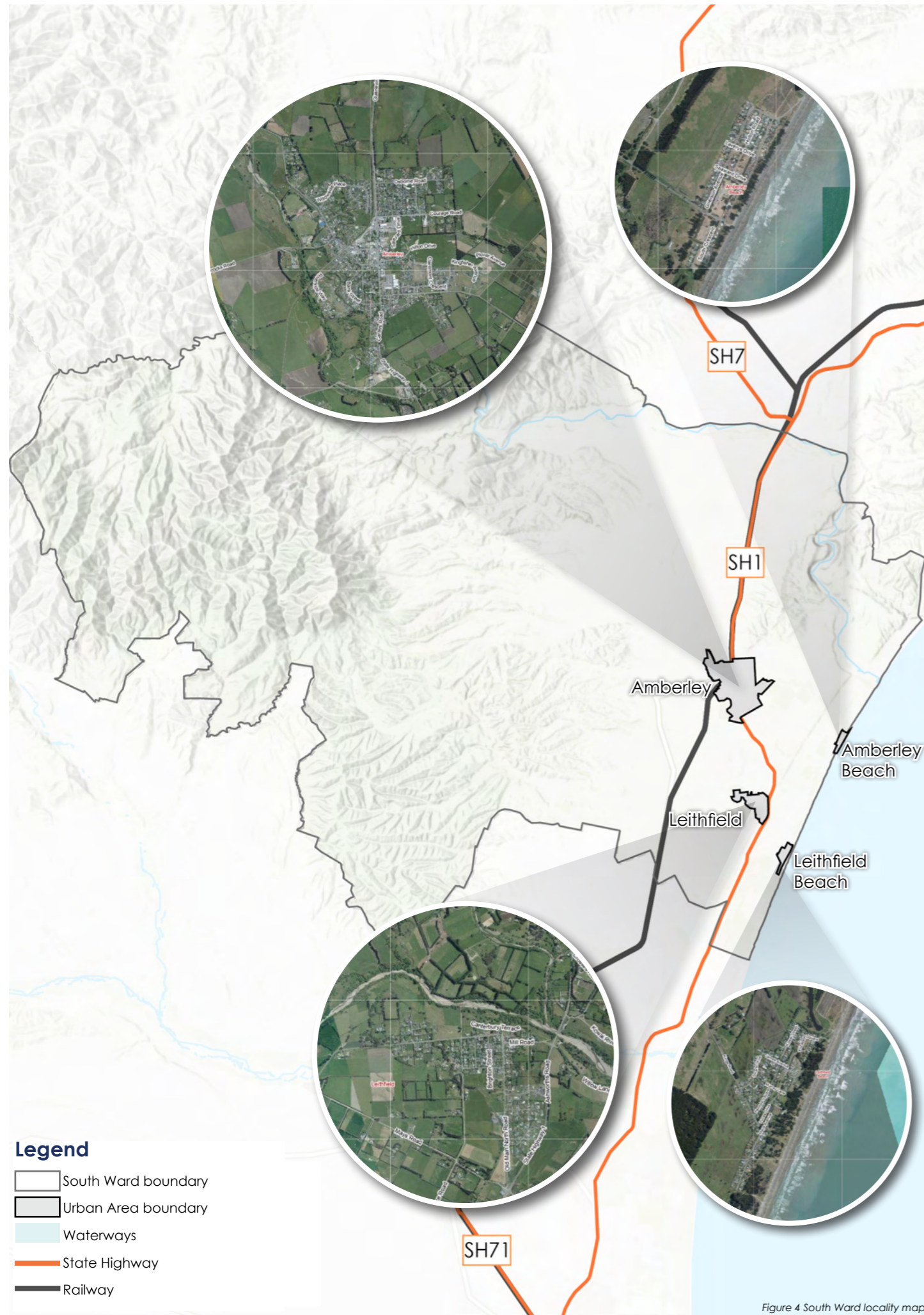


Figure 4 South Ward locality map

2.2 Key National Direction

The SWSP is an opportunity for the Council to respond to national direction, and be prepared at a strategic level for any changes in national direction.

Highly Productive Land

Of particular relevance to the South Ward is the National Policy Statement on Highly Productive Land 2022 (NPSHPL). The NPSHPL requires that highly productive land is protected for primary productive uses. This includes restricting rezoning of rural land for urban purposes, unless it can be demonstrated that it is required to provide sufficient development capacity to meet expected demand for housing and business land and there are no other alternatives.

Amberley and Leithfield are both surrounded by land that is classified as highly productive under the national mapping provided by Manaaki Whenua. The Canterbury Regional Council is currently underway with a review of highly productive land in the region.

At this stage, the Council must consider a range of other options before expanding town boundaries on to highly productive land. This includes looking at existing capacity and opportunities for more intensive housing within the current urban zoned land – this is discussed further in Section 4.1 of the SWSP.

Urban Development

While the National Policy Statement for Urban Development 2020 (NPSUD) does not directly apply to the Hurunui District, some of the principles are useful when looking at the spatial growth of an area. For example, we have completed accessibility mapping that looks at what parts of the existing urban area have good accessibility via walking or cycling to services, employment, and open spaces.

Freshwater Management

The National Policy Statement for Freshwater Management 2020 (NPSFM) sets out requirements to protect and enhance freshwater bodies. This is relevant to streams and wetlands within the South Ward, including the Kōwai River.

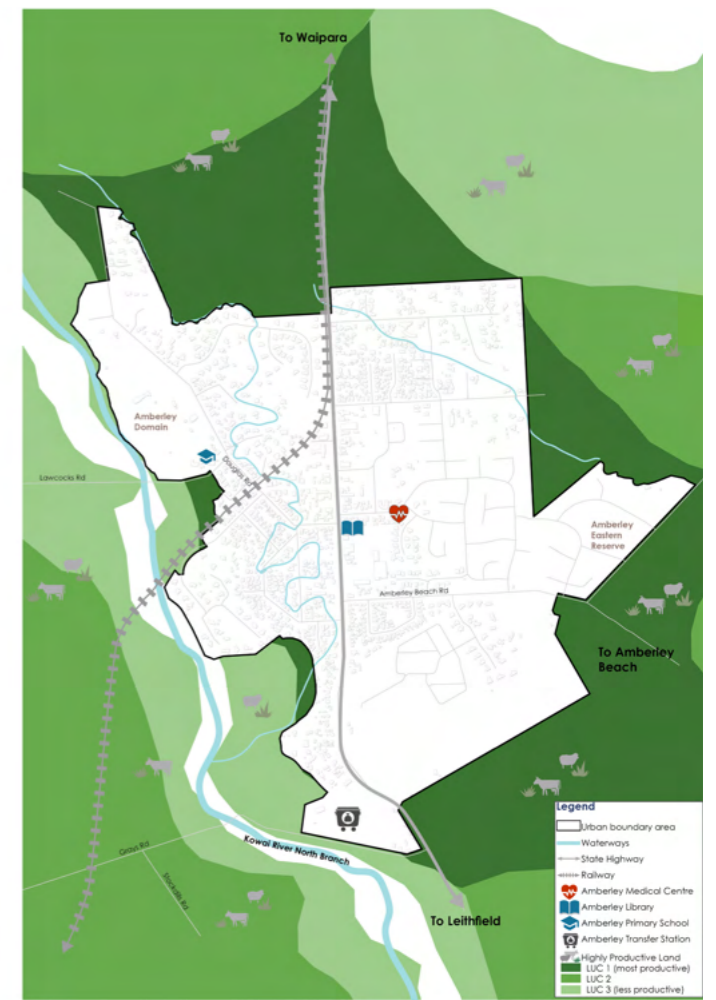


Figure 5 Amberley HPL map

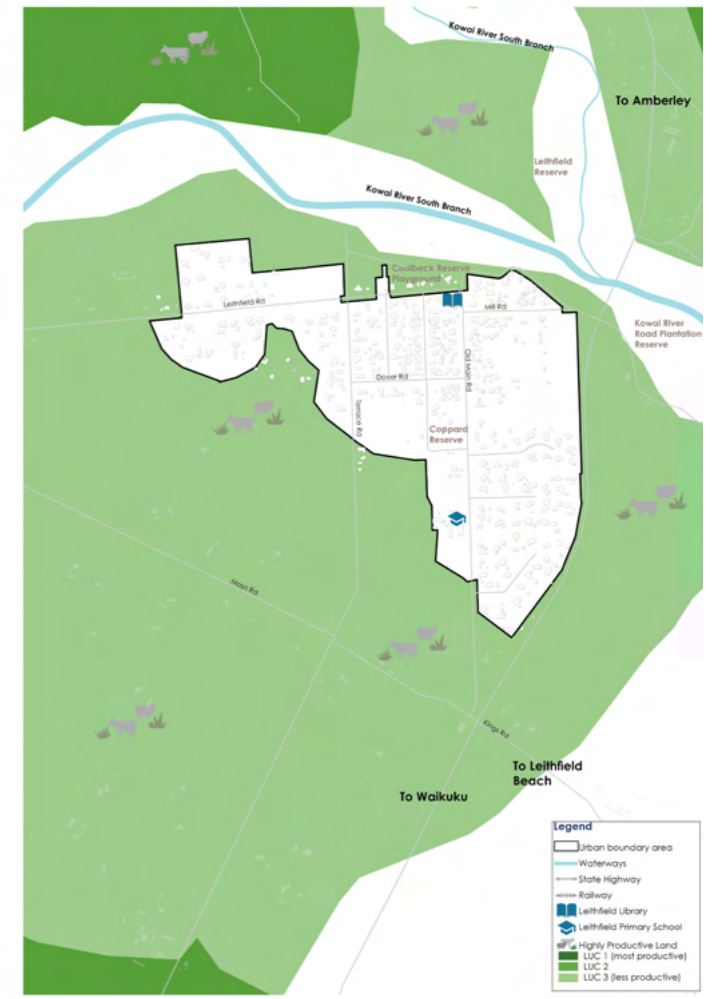


Figure 6 Leithfield HPL map

2.3 Key Opportunities and Constraints

Before we look forward, we need to take stock of the present situation and identify and understand the physical opportunities and constraints that will impact future development and growth of the South Ward.

Figure 7 identifies the physical opportunities and constraints in the South Ward. The SWSP provides a mechanism to respond to and take advantage of the opportunities and constraints.



Protect highly productive land which covers the majority of the South Ward (presence of LUC 1 – 3 soils), and retain it for primary production.

State Highway 1 runs through the centre of Amberley, and separates Leithfield Beach from Leithfield village creating safety and amenity issues. The State Highway also creates an east/west divide. Conversely the state highway provides an opportunity with respect to economic activity and transport.

Susceptibility to natural hazards, including flooding from the Kōwai River and coastal erosion and inundation at Amberley Beach and Leithfield Beach.

The infrastructure in the South Ward is ageing and there are also capacity issues in the stormwater network.

Sea level rise, rising groundwater and flood risk at Amberley and Leithfield Beaches.

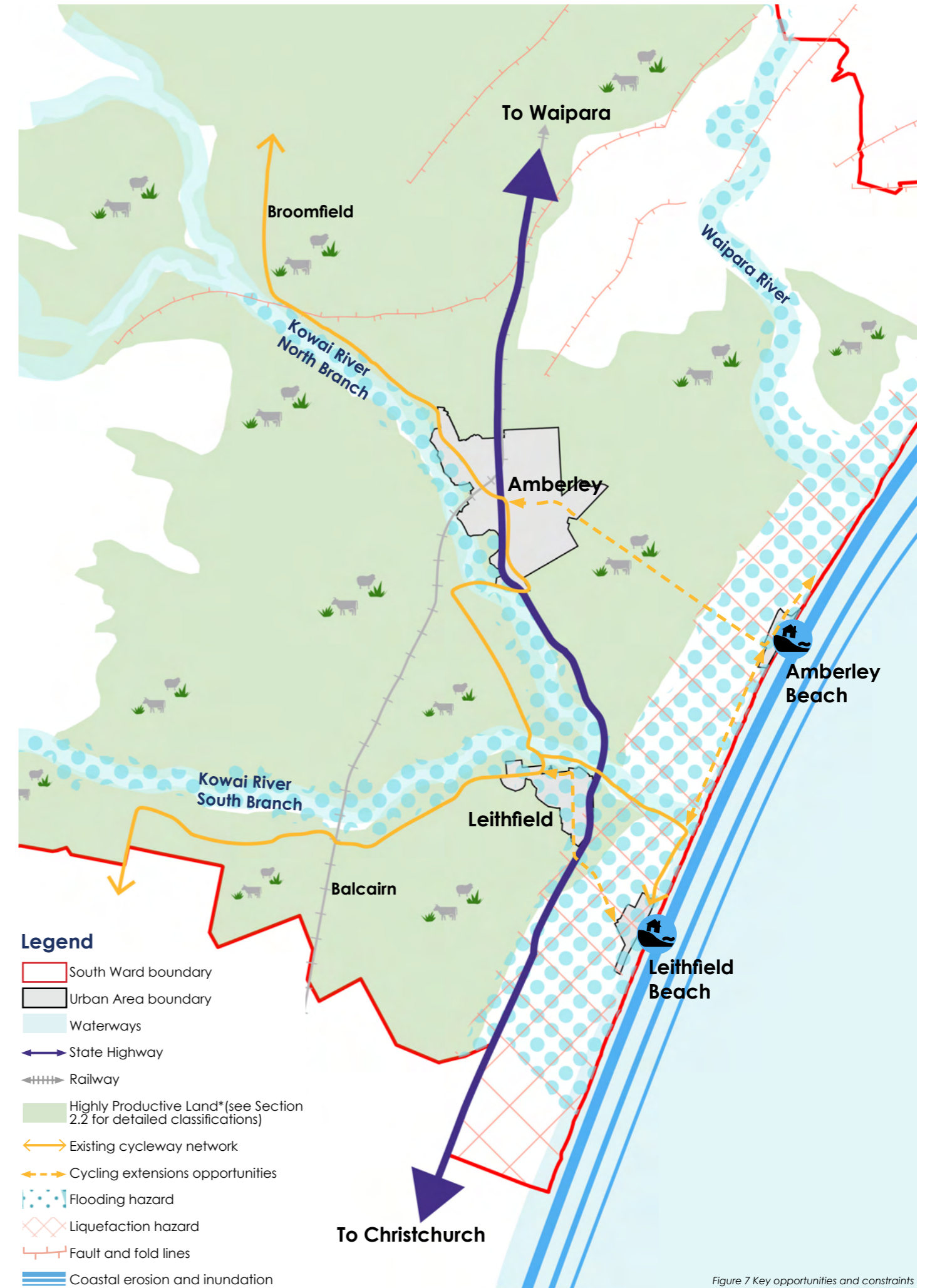


Figure 7 Key opportunities and constraints

2.4 Engagement

Engagement Round 1

Early engagement was undertaken with the community during September/October 2023.

The community were invited to provide their views on what they would like the South Ward of the future to be like. Draft spatial maps with initial ideas and a survey helped guide the areas where ideas and feedback were sought. Fifty-seven survey responses were received, along with post it note ideas from boards set up at Amberley Library and stands at the Amberley Farmers Market.



Image 6 Community engagement round 1



Image 7 Community engagement round 1 post-it

If you looked at Amberley 30 years ago compared to now we have come along way, the dream needs to be bigger!

Places to walk, spaces for our kids to play.

It needs to be a safe and pleasant space to live in that meets every age group needs.

I like that Amberley is growing rapidly and support anything that keeps this momentum going.

Celebrate our viticulture, celebrate our young people, celebrate our older people, reflect it.

Perhaps the cheapest and least resource-intensive way to create a town centre with heart would be to pedestrianise Markham Street. It says a lot for both the need for a town centre space, and the desirability of Markham Street as a solution, that closing Markham Street for a summer afternoon market and festival recently was such a success.

[I] Like the small uniqueness of Leithfield.

I feel Amberley has a great opportunity to grow and I am in favour of intensive housing to build a diverse community.



Walking and cycling tracks. Keep them coming! Be the council of change, encourage the next generation to not just drive everywhere.

Feedback from the community

Feedback was collected based on three engagement themes. A summary of the feedback in relation to these engagement themes is below.

-  **Managing Growth**
-  **Improving Connectivity**
-  **Enhancing Environment**

-  The general preference for residential growth was a combination of greenfield growth and intensification within the existing urban area (as shown in Figure 8). This was underpinned by opinions around township character, environment, housing affordability and urban design.
-  Feedback in relation to Leithfield was that respondents value the small, uniqueness of the township and do not want growth.
-  Industrial growth should not occur within the wine growing area and should be located in an easily accessible location away from residential areas and waterways.
-  Need to look after our ageing population while considering how families and young people can be attracted to live in the South Ward.
-  Concern was expressed that the rural character of our townships and community values would be lost or diluted through growth.
-  There was a general desire to encourage small business, rather than big box business. However, school aged children expressed desires for a mall or big box retailers.
-  Support for public and active transport linkages, alongside frustration with existing traffic issues and concern about the compounding effects of future growth was expressed.

-  The importance of green and open space was highlighted as shown in Figure 9. In general the community want more trees and access to open space within a walkable distance from residential areas, town centres and schools.
-  Suggestions for various types of recreational activities, particularly from the school children at Amberley and Broomfield Schools.

Snapshot of survey results

Figure 8 Preferred location for residential growth

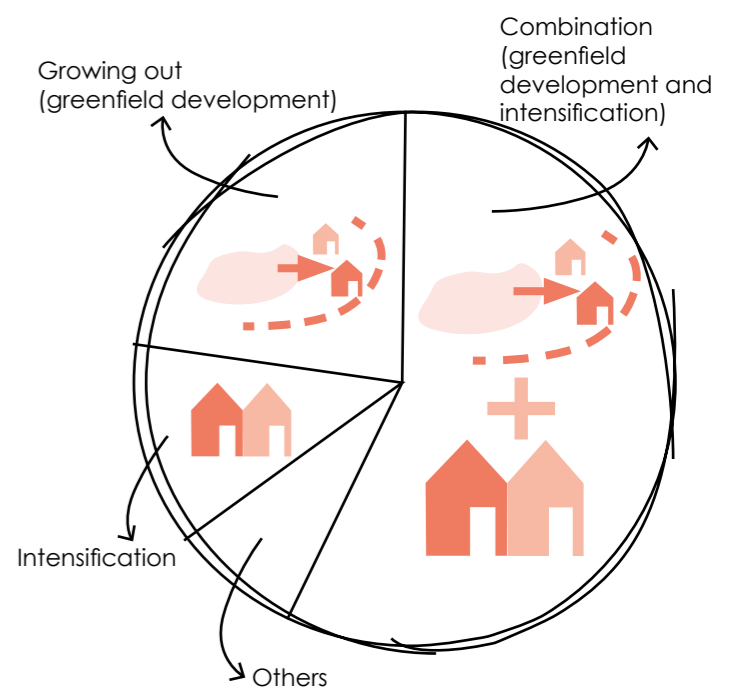
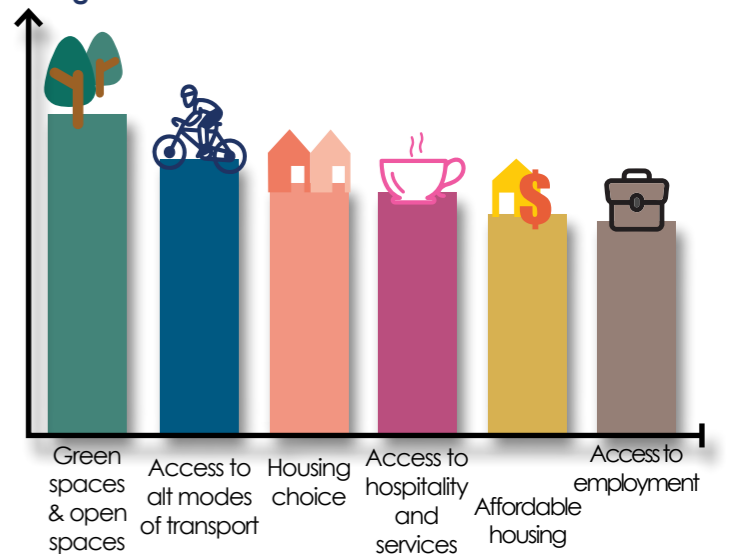


Figure 9 Key factors which contribute to a good neighbourhood



Engagement Round 2

In response to the feedback received from engagement round 1, changes were made to the draft spatial plan including:

- 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.

A second round of engagement was undertaken in April 2024. Feedback was sought via a survey to gauge whether the spatial plan generally reflected what the community want for the future of the South Ward. The survey asked six key questions and forty-one responses were received.



Image 8 Community engagement round 2



Image 9 Community engagement round 2 panels

Instead of reduce the minimum size of lots, maybe it is worth thinking about having a dedicated area where town houses can be built. The dream of owning a 1/4 acre of land seem to become more unrealistic in times where land is rare and expensive. Maybe instead of building outwards, we need to build upwards.

I think Amberley is a great community so I'd like to see it thrive and prosper so I would be in favour of more industry.

With the predicted population growth I believe it is vital to look for public transport options. It requires a shift in the way we go about our days. We can easily drop kids at school and hop on a train or bus that gets us to the city.

High density housing is not favourable in our township. The current amenities do not support this. Residents like the fact that we are still a rural township and don't want to hear their neighbours sneezing!

A distinct town centre is a common feature of most successful towns and cities. A town centre is place where all are welcome, where residents come to interact with each other, with visitors, and with the facilities and businesses of the town.

I believe reduced minimum lot sizes is vital. Homes do look crammed together which is ugly, but for affordability [...] this is required.

Leithfield is a bit of a North Canterbury jewel that should be kept polished for future generations to enjoy.

Feedback from the community

Feedback was collected based on three engagement themes. A summary of the feedback in relation to these engagement themes is below.

- Managing Growth**
- Improving Connectivity**
- Enhancing Environment**

- 64%** of respondents agreed with the proposed strategies to accommodate population growth in Amberley. Written feedback in relation to the reduction of minimum lot size ranged from those not in favour to those who considered it a pragmatic solution.
- All respondents either agreed (**55%**) or were neutral (**45%**) to retaining the status quo for development of Leithfield. Written feedback generally expressed the desire to keep the village a village. That this was a logical approach due to existing flood and stormwater issues. A couple of respondents expressed a desire to see controls to protect the special / heritage character of Leithfield.
- 68%** of respondents agreed with the proposed improvements to support and provide effective spaces for communities and businesses in Amberley. Written feedback included a mixed response to the proposed streetscape improvements to Markham Street – those who thought the concept ideas didn't go far enough, to others who were concerned about the potential for the redirection of heavy vehicle movements down Douglas Road.
- 57%** of respondents agreed with the indicated direction for future industrial zoning. Written feedback identified concerns from residential property owners adjoining part of the proposed area due to concerns of adverse effects in relation to noise, outlook and property values.

- 83%** of respondents agreed to the opportunities for improved connectivity. Written feedback on public transportation ranged from questions of whether it is really necessary to those who consider the spatial plan does not assign sufficient urgency. Written feedback highlighted safety concerns in relation to pedestrian and intersections associated with State Highway 1.
- 76%** of respondents agreed with the environmental enhancements identified. Written feedback noted the practical realities of street tree plantings, that green spaces are a great feature of any liveable city or town, while another considered we have already have under utilized recreational reserves.

Responding to Engagement Round 2

Key changes to the spatial plan as a result of feedback from the second round of engagement include:

- **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.

3.0 Spatial Plan Outcomes

3.1 Introduction

3.2 The Outcomes



3.1 Introduction

Throughout the preparation of the SWSP, a number of key themes have emerged:

- how growth should be accommodated while retaining the unique character of the South Ward towns and rural areas;
- the importance of the natural environment and open spaces and;
- how people move around the South Ward and beyond.

These themes represent the broad spatial plan outcomes, and are:



These outcomes represent what we want to protect and enhance in the South Ward, and what we need to work on to make the South Ward an even better place to live, work and play.

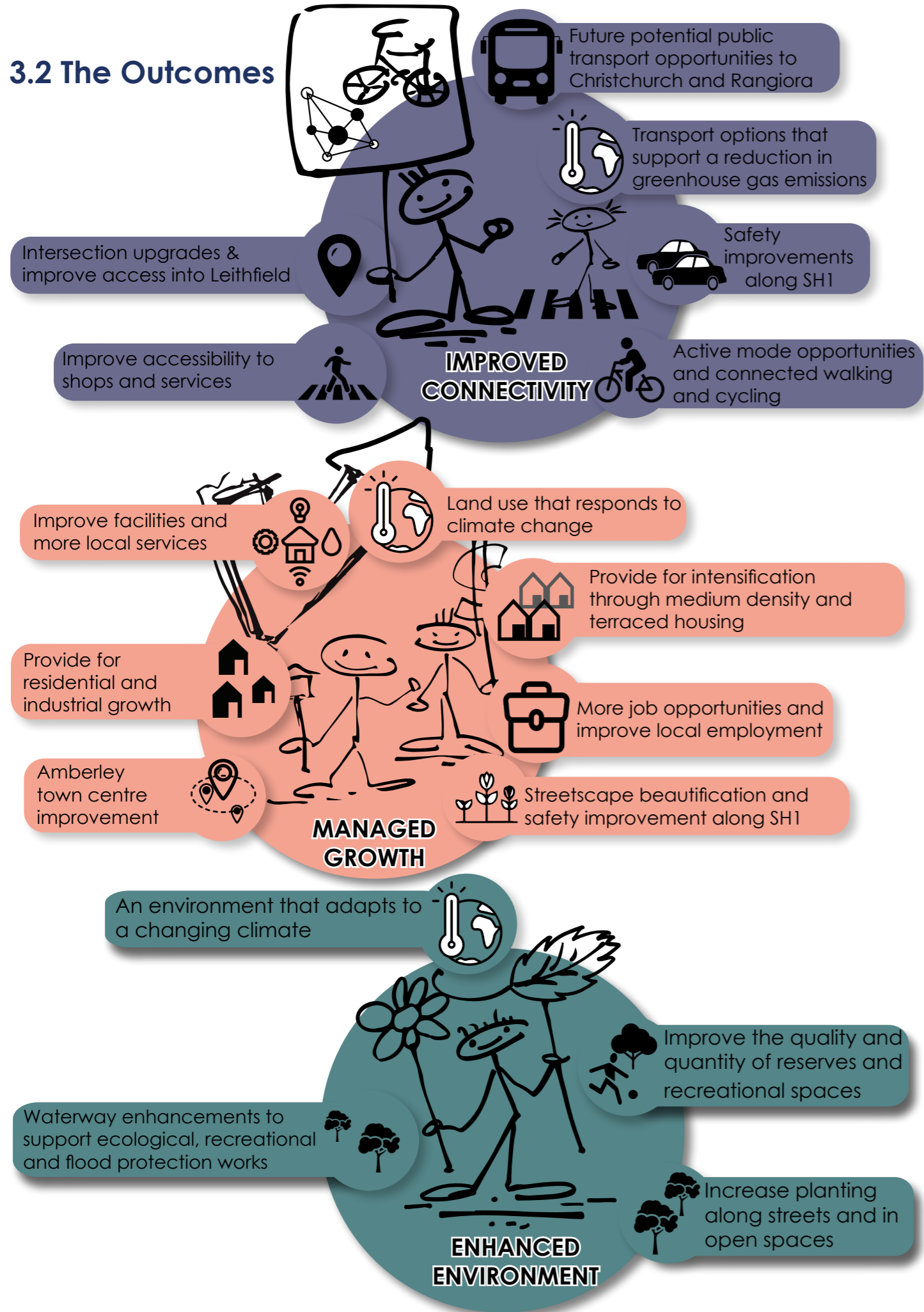
A key issue that the SWSP must contemplate is how the South Ward can respond to and adapt to the effects of climate change – all three outcomes therefore have a climate change component.

Achieving these outcomes will require a number of short, medium and long term actions. The next two sections cover spatial moves and key projects that need to happen for the South Ward to continue to align with and achieve the outcomes over the next 30+ years.



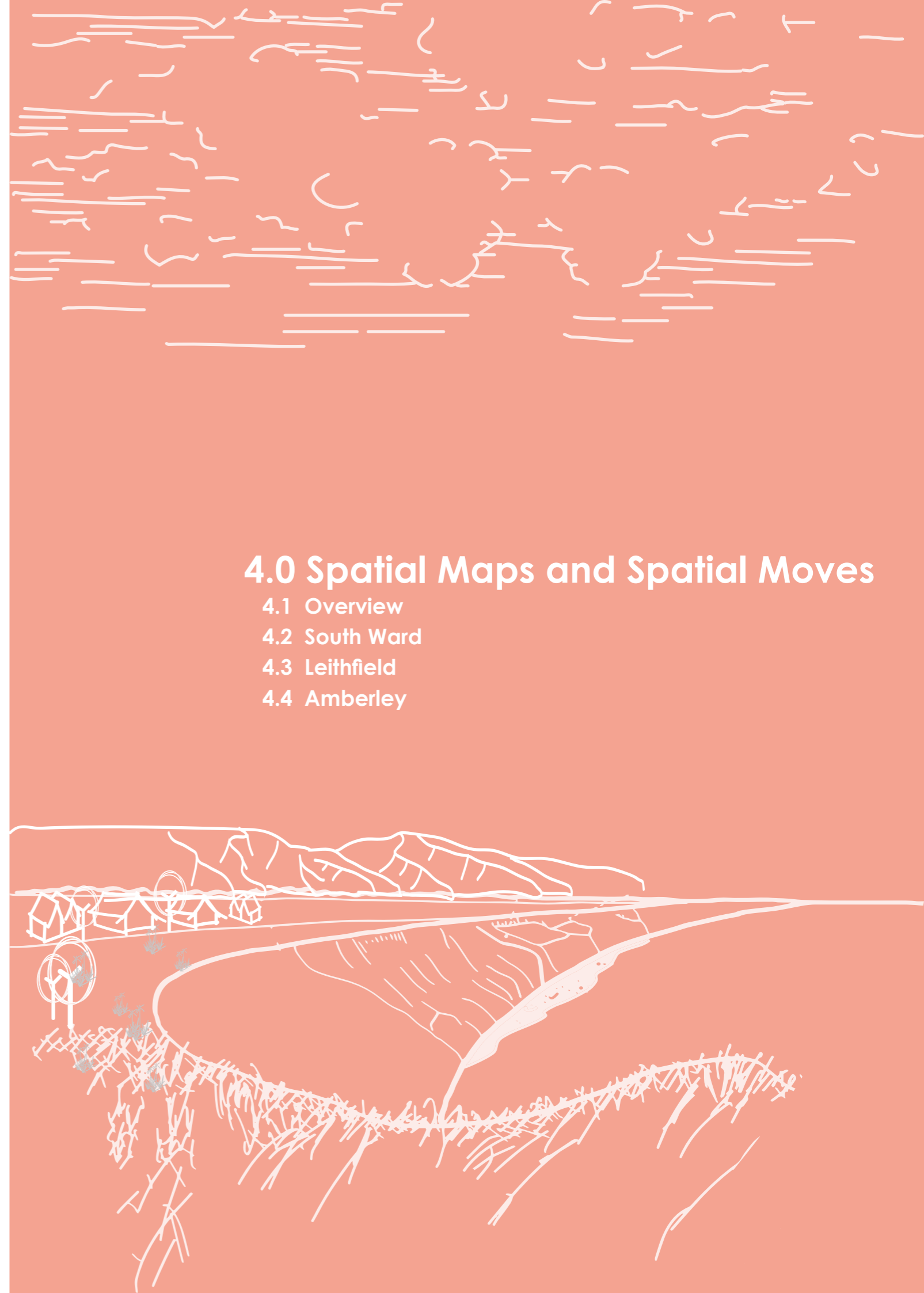
Image 10 State Highway 1 at Amberley town centre

3.2 The Outcomes



4.0 Spatial Maps and Spatial Moves

- 4.1 Overview
- 4.2 South Ward
- 4.3 Leithfield
- 4.4 Amberley



4.1 Overview

The spatial moves shown on the maps are organised by the three outcomes of **managed growth**, **improved connectivity** and **enhanced environment**. All the outcomes and spatial moves complement and build on each other to contribute to a great place to live, work and play.

The spatial moves indicate a direction of movement, rather than a hard boundary. The SWSP has been purposefully developed in this manner to provide flexibility depending on what level of growth Amberley and the South Ward experience – noting the potential different growth scenarios described in Section 1.2. More defined boundaries for potential growth will be determined through plan change processes to rezone the land in the district plan.

Expanding Amberley beyond the existing urban boundary will be subject to meeting further tests under the NPSHPL. As shown in the map on Section 2.2, land to the east of Amberley is identified as having LUC 1 soils, and to the west there are LUC 3 soils. This means we need to explore all options for meeting demand for additional residential capacity in particular, as under some growth scenarios there is sufficient capacity within the existing urban boundary. This includes reducing the minimum lot size and providing for infill housing.

All three broad spatial plan outcomes contribute to how the South Ward will need to adapt to effects from a changing climate. Actions that will support meeting the outcomes include:

- increased tree planting and ecological enhancements;
- consideration of risk from natural hazards including how risk will increase with climate change;
- consolidated growth supported by improvements to accessibility via active transport and;
- support for public transport.

'How we get there' popouts highlight key actions required to implement spatial moves. Further detail is provided in the action plan in Section 5 on how the spatial moves will be implemented over the next 30+ years by the Council working in collaboration with the community and other partners.



Image 11 Image of Amberley

Infill potential analysis

Infill potential within Amberley township has been identified as an opportunity. To inform the spatial plan a high level review of where this could occur was completed. This involved identifying areas of older housing stock, the location of dwellings, and potential for infill to the rear of sites. Areas where there is an opportunity for infill are identified on the spatial maps.

Industrial land suitability analysis

A high level desktop analysis of various sites within the South Ward was undertaken to determine the ability to support future potential industrial activity. Sites were analysed in terms of location, transportation and infrastructure connections, and constraints such as natural hazards and highly productive land. The most suitable site at present has been shown on the spatial maps in section 5, this will be subject to further analysis and feasibility.

Reserves and open spaces analysis

A high level desktop analysis of Amberley was undertaken to understand whether there are areas in the township with particularly low accessibility to parks and reserves, and therefore where the future potential for a park or reserve should be indicated on the spatial maps. A gap in north eastern Amberley has been identified, with the requirement for new open space in this area shown on the spatial maps.



4.2 South Ward

Managed growth

- No growth of the beach settlements at Amberley and Leithfield beaches has been provided for. This is due to the known natural hazard constraints facing these settlements. Coastal Adaptation Plans have recently been formalised for these two settlements. (For more information, see www.hurunui.govt.nz/coastal).
- A proactive relocation proposal is being worked through with Amberley Beach residents which may result in a new Amberley Beach settlement being established within the South Ward.
- Further growth of the rural communities such as Balcairn or Broomfield, or the creation of new settlement areas has not been provided for. Consolidating growth in Amberley where there are already services and reticulated infrastructure is considered the most efficient and effective option. Broomfield and Balcairn are also located upon highly productive land.
- No further growth of Ashley Forest has been proposed as there is already a significant area of land zoned for residential development yet to be developed.

Improved connectivity

- Active transport linkages connecting Amberley with Leithfield via the Kōwai River North Branch, and connections between Amberley, Amberley Beach, Leithfield and Leithfield Beach promote active transport connections for work and pleasure.
- An opportunity to define Amberley as the gateway to the Hurunui is identified through investment in improved wayfinding information, encouraging more people to stop in Amberley.

Enhanced environment

- Potential waterway enhancement of the Kōwai River and the Waipara River, and improvements of the reserve area adjacent to the Kōwai River to the east of the State Highway, and Stanton Road wetland.



How we get there

- Continue to work with beach communities to implement the Coastal Adaptation Plans.
- Investigate wayfinding and gateway improvements for Amberley.
- Continue to develop active transport links throughout the South Ward.
 - Develop the Stanton Road wetland.



Image 12 Image of South Ward

South Ward- Thinking 30 years ahead



Figure 8 Spatial moves for South Ward

4.3 Leithfield

Managed growth

- No growth is proposed in Leithfield for a number of reasons. Firstly it is not required to meet anticipated demand, and secondly based on a review of the constraints affecting the township. In particular, it is located within a flood assessment area on the district planning maps which is compounded by known stormwater issues. Feedback during early engagement also indicated a preference for no change at Leithfield.



Image 13 Image of Leithfield

Improved connectivity

- Intersection upgrades and safety improvements on State Highway 1 should be undertaken to improve the functioning and safety of these intersections. This will require working with Waka Kotahi/NZTA.

Enhanced environment

- Opportunity to enhance the environment of Leithfield Village through additional street plantings, and improvements to the existing reserves.
- Waterway enhancements for ecological, recreational and flood management purposes of both branches of the Kōwai River.

How we get there

- Continue to develop active transport links between Leithfield and Amberley, and along the Kōwai River.
- Advocate to Waka Kotahi/NZTA for safety improvements at the State Highway 1 intersections.





Image 14 Aerial photo of Leithfield

Leithfield - Thinking 30 years ahead

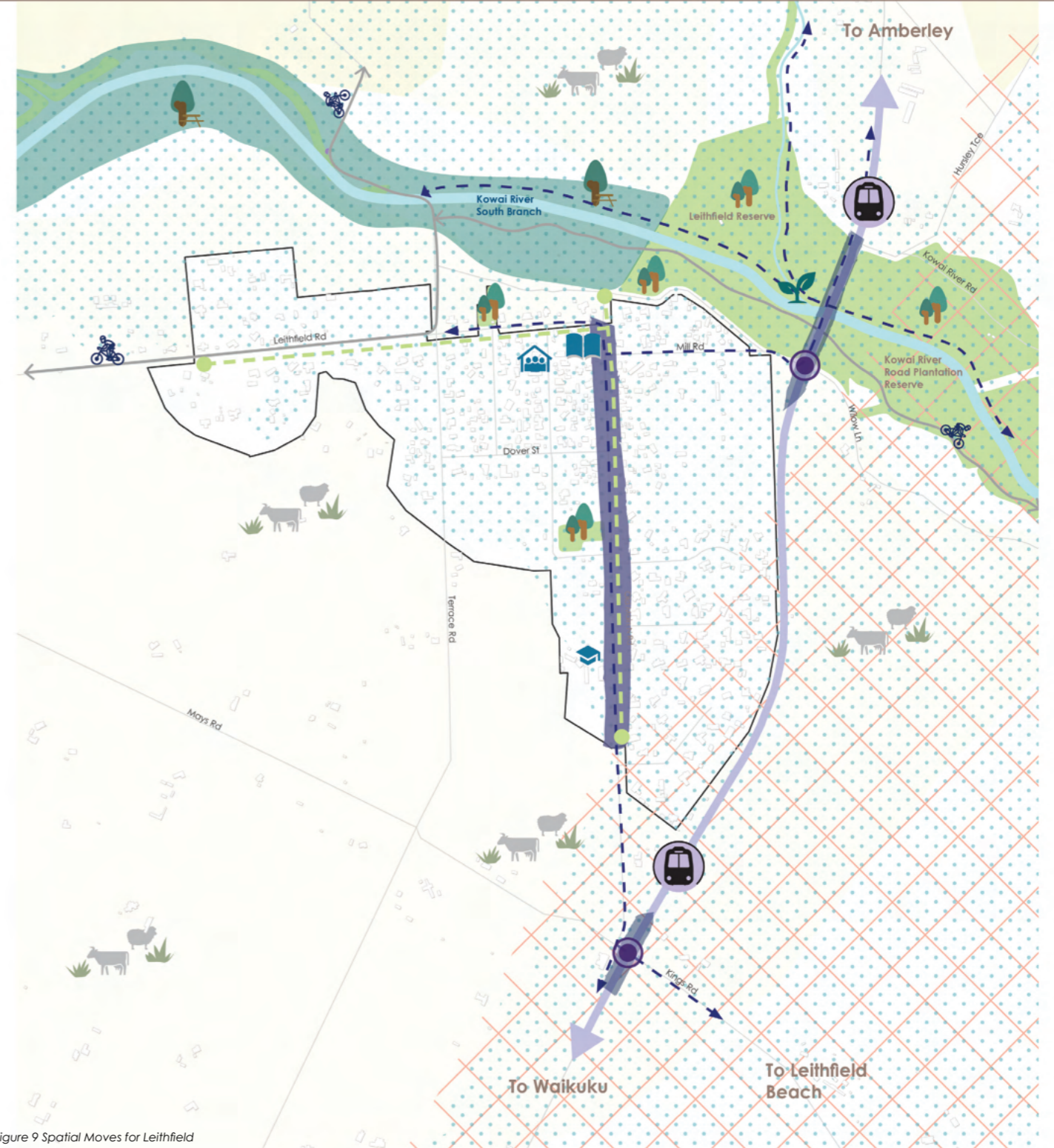


Figure 9 Spatial Moves for Leithfield

Legend	Spatial Moves/Actions - Managed Growth	Spatial Moves/Actions - Improved Connectivity	Spatial Moves/Actions - Enhanced Environment
<ul style="list-style-type: none"> Urban boundary area Public parks and reserves State Highway Flood Hazard Liquefaction Hazard Waterways Heartland Cycle Trail and Kōwai River Track Leithfield Library Leithfield Community Hall Leithfield Primary School Highly Productive Land LUC 1 (most productive) LUC 2 LUC 3 (less productive) 	<ul style="list-style-type: none"> Maintain existing Leithfield residential character 	<ul style="list-style-type: none"> Public transport opportunities (commuter train/commuter bus) Active mode opportunities and improve accessibility and connections to north and east of Leithfield Traffic and safety improvement Intersection upgrade/improved access into Leithfield 	<ul style="list-style-type: none"> Maintenance and improvement to existing parks and reserves Opportunities for additional public parks and reserves Waterways enhancement for ecological, recreational and flood protection purposes Green spaces and street planting opportunities

4.4 Amberley

Managed growth

Residential growth

- Growth is proposed to be concentrated within Amberley. Four strategies to accommodate future residents have been identified:
 - A reduction in the minimum lot sizes in Amberley township, with the exception of the existing large lot residential areas.
 - Providing for more intensive housing through infill and medium density development.
 - Providing for mixed use development along Markham Street and along the eastern side of State Highway 1 between Anderson Street and Amberley Beach Road.
 - Indicating long term residential expansion of the township to the east.
 - Develop clear design guidelines.
- This mix of strategies is intended to promote a diversity of housing typologies and contribute to housing choice and affordability, promote a compact and well-planned township, and provide for efficient use of infrastructure.
- A long term residential growth opportunity is shown to the east, see Figure 12 on page 35. Further growth to the east from Courage Road down to Tekoa Estate and The Clearing developments is a natural extension to the existing urban area, providing for good accessibility to many services and amenities and an efficient use of infrastructure. One challenge is the separation that State Highway 1 creates for development on this side of Amberley. Separate actions under the 'improved connectivity theme' will work to minimise this.

Industrial growth

- Potential industrial growth opportunities are shown to the west of the existing industrial zoned land. This location will minimise the requirement for heavy vehicles through Amberley township and is strategically located to future proof potential future rail freight opportunities. The proposed location will require upgrades to Grays Road and future rezoning under the district plan will need to ensure that risk from flood hazards can be avoided as there is a flood assessment overlay in this location.



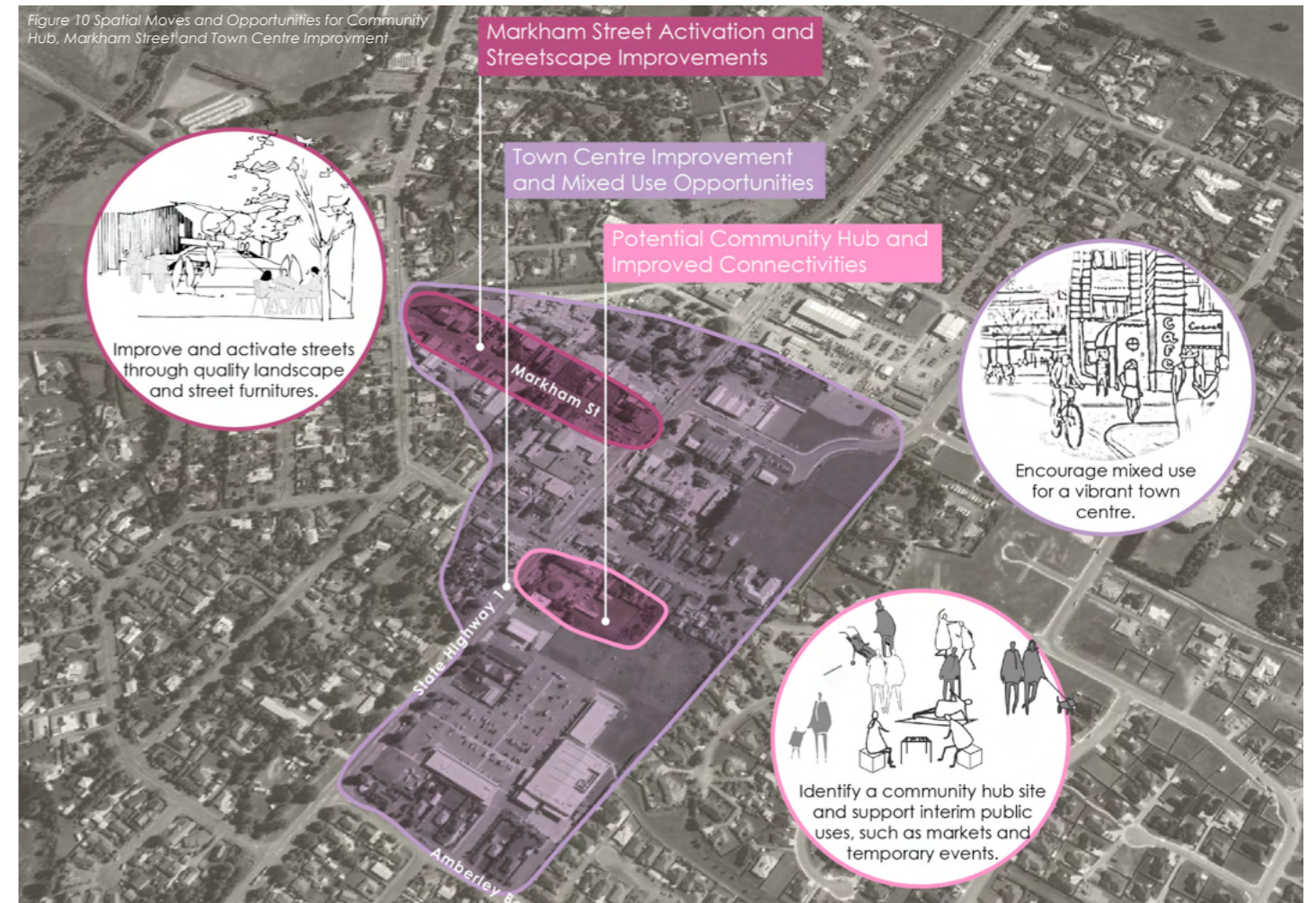
1: Laneway development in Havelock North.
 2: Recent infill development in Christchurch.
 3: Recent low rise infill development in Christchurch.
 4: Recent infill development at Silverstream.

Community Hub, Markham Street and Town Centre Improvements

- The SWSP outlines three key areas within the Amberley Town Centre area, as shown in Figure 10 below. These provide a focus for more specific future developments, based on a wide range of information and a 'placemaking' approach. Each of these areas has their specific desired outcomes and opportunities identified to achieve the overall vision.
- Development of a community space and community hub on Council owned land behind the library has been identified. A community hub and youth centre were popular ideas in the first round of engagement. Figure 11 on page 36 shows some initial thinking on a potential link between Brackenfields and the library, and how a community space could be created that eventually transitions into a community hub.
- Streetscape and activation improvements along Markham Street and along State Highway 1 will need to be undertaken to further enhance the spaces for community and retail offerings in Amberley. Figure 12 on page 37 shows concept ideas for improving the streetscape and creating activation opportunities along

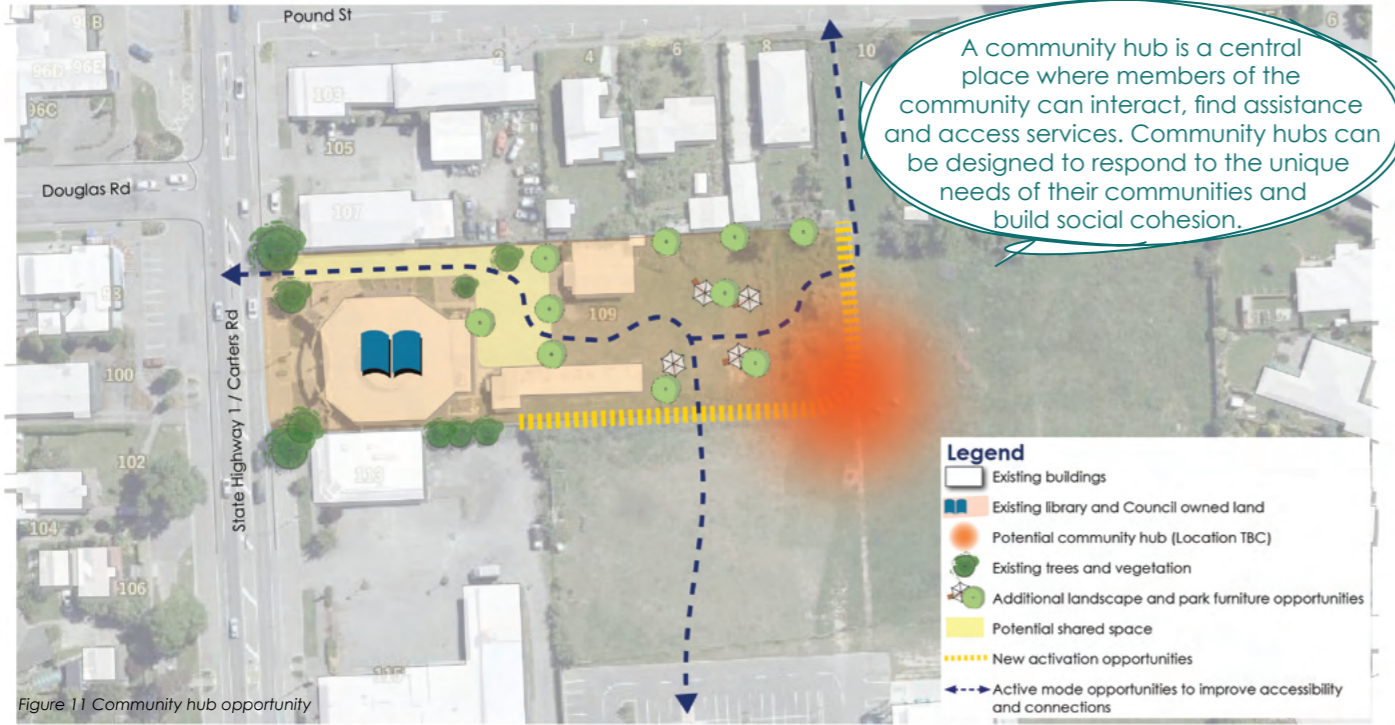
Markham Street. These options and their feasibility will be explored through a central Amberley masterplanning process. Any streetscape and activation improvements will be balanced with consideration of the use of Markham Street as a key transportation route.

- A long term opportunity to undertake town centre improvements and improve community amenities has been identified. This will include identifying opportunities for future linkages and open space improvements between Brackenfields shopping centre and the library. Opportunities to mix the uses often help to achieve a prosperous town centre. When different uses intersect, communities begin to establish, public spaces are lively and vibrant, ground floors are active, and connectivity with quality open space is prioritised. This diversity of offerings is what attracts users to invest, live, work, visit and linger.
- Two locations for potential future education facilities are identified on the maps. This is to indicate a future opportunity to establish an educational facility (not necessarily a primary or secondary school) as Amberley and the South Ward grows.



Amberley Community Hub - Thinking 30 years ahead

An opportunity for a community space, and improved connections to the shopping centre.



The community hub could be a space for...

Recreational and Leisure Activities Temporary Events and Exhibitions Local Markets and Festivals Supporting Existing Childcare and Library Facilities

Short Term and Medium Term Aspirations

Public space beautification and landscape improvement

Public furniture for gathering and sitting

Temporary shop stalls for events and weekend markets

Long Term Community Hub Precedent Studies

Quality landscaping treatments, including long-lasting pavement and easy-to-maintain planting

Quality architectural design with active frontage and quality facade design

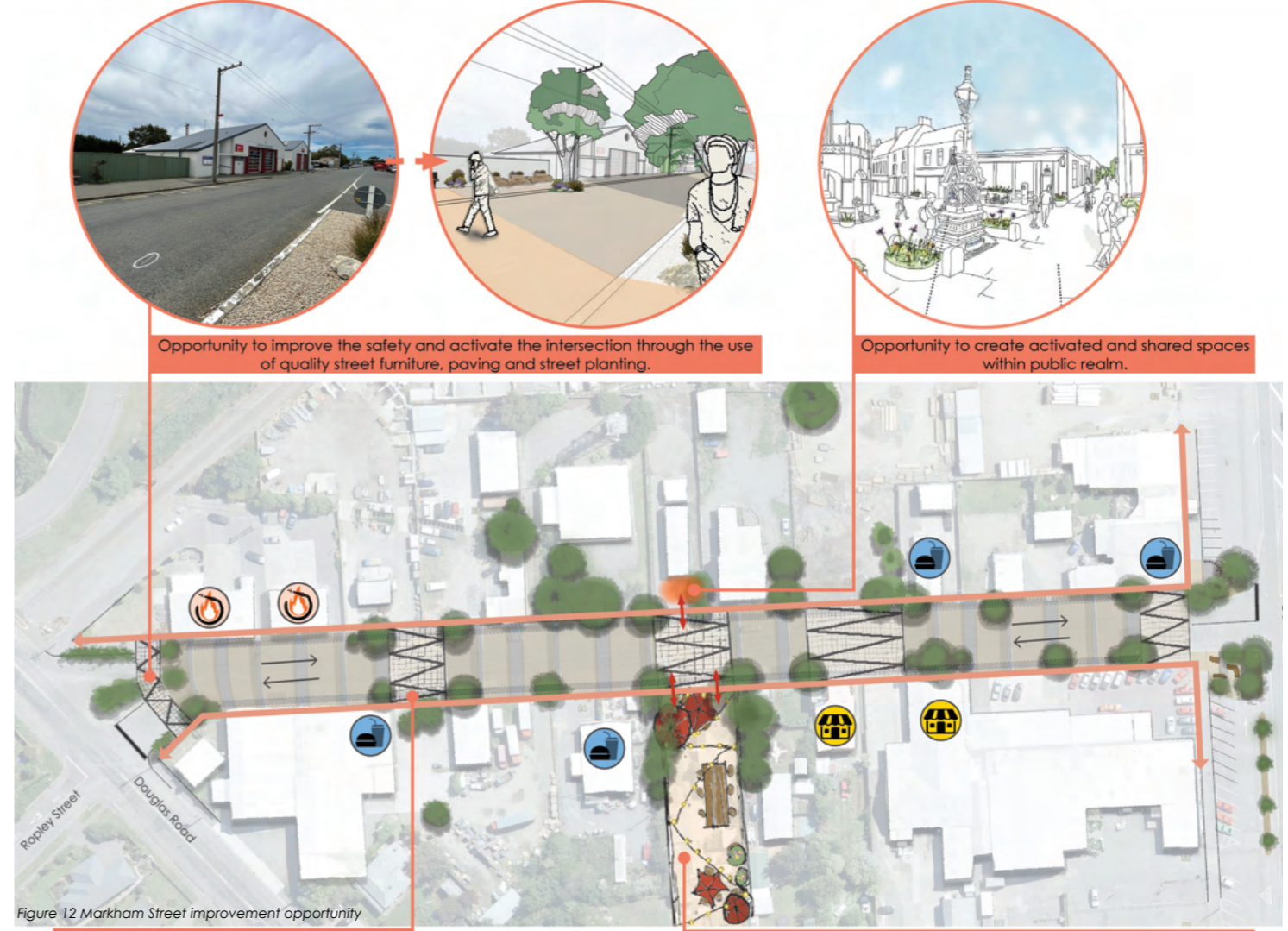
Public furniture for gathering and sitting

Facilities to support active modes and new sustainable technology

Markham Street - Thinking 30 years ahead

An opportunity to activate the street, improve streetscape and users experience.

(These options and their feasibility will be explored through a central Amberley masterplanning process. Any streetscape and activation improvements will be balanced with consideration of the use of Markham Street as a key transportation route.)



Create a safe environment for all users to enjoy.

Opportunity for public space to hold temporary events, performances, gatherings and create points of interests.

Legend

- Existing buildings
- Opportunities for active building edges
- Potential new activation points
- Existing Markham Street on-street parking (*Future layout and number of parking spaces required will be subject to the central Amberley Masterplan in the future)
- Amberley Fire Station
- Food and beverage land uses
- Retail land uses
- Council owned land for shared space upgrade opportunities

Improved connectivity

- Opportunity for future public transport connections, either via bus or train, connecting Amberley with centres in Waimakariri and Christchurch City. As our population increases, the economies of scale increase the potential for a viable public transport system.
- Active mode linkages indicate opportunities to improve accessibility and connections to shops, services and the Amberley Lifestyle Village by methods such as walking and cycling. This will help mitigate climate change effects by reducing the vehicle kilometers travelled within our townships.
- Potential to form a shared use path along the north branch of the Kōwai River to create an off-road connection between Amberley and Leithfield.
- Further streetscape, beautification and safety improvements are shown along the length of State Highway 1 running through Amberley. The wide road reserve provides potential to improve safety and amenity.

- Safety improvements of intersections and pedestrian crossings with state highway are indicated.

How we get there

- Advocate to Waka Kotahi/NZTA for State Highway safety improvements.
- Advocate to Environment Canterbury to consider public transport to the South Ward in the long term.
- Continue to develop active transport links throughout Amberley.




Image 15 Kōwai River active transport

Enhanced environment

- Amberley has a number of parks and reserves that are well used by the community. These will continue to require maintenance and improvements over the next 30 years to ensure they continue to be fit for purpose and service the needs of the community.
- An opportunity for new park or reserve in the north-east of Amberley has been identified, as there are no easily accessible open spaces serving the residents in this part of the township.
- Locations to enhance waterways for ecological, recreational and flood protection purposes are identified for the key waterways within Amberley – Dock Creek and the Eastern Drain, along with the potential for enhancement along the river margins of the Kōwai River North Branch.

How we get there

- Identify a suitable location for a park in the north east of Amberley.
- Work with the community and landowners to support enhancements to existing waterways.

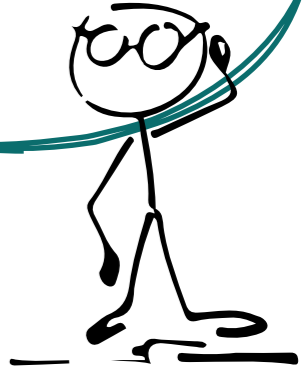



Image 16 Planting day - Leithfield

Amberley - Thinking 30 years ahead



Figure 13 Spatial Moves for Amberley

<p>Legend</p> <ul style="list-style-type: none"> Urban boundary area Public parks and reserves Public stormwater detention/drainage State Highway Railway Flood Hazards Waterways Heartland Cycle Trail Amberley Medical Centre Amberley Library Amberley Primary School Amberley Transfer Station Highly Productive Land LUC 1 (most productive) Highly Productive Land LUC 2 Highly Productive Land LUC 3 (less productive) 	<p>Spatial Moves/Actions - Managed Growth</p> <ul style="list-style-type: none"> Markham St streetscape improvements Town centre improvement Community hub opportunity Reduction of minimum lot size opportunities Future mixed use opportunity - Markham St, community hub and shopping centre Residential intensification growth opportunities Potential long-term residential growth opportunities (subject to NPS-HPL and structure planning) 	<p>Potential industrial growth opportunities (subject to further investigation of constraints, including flood risk and HPL)</p> <ul style="list-style-type: none"> Opportunities for future education facilities (location indicative only) <p>Spatial Moves/Actions - Improved Connectivity</p> <ul style="list-style-type: none"> Public transport opportunities (commuter train/commuter bus) Active mode opportunities and improvements accessibility and connections to shops and services, and Amberley Lifestyle Village Safety improvement along SH 1 	<p>Spatial Moves/Actions - Enhanced Environment</p> <ul style="list-style-type: none"> Street beautification through green space and street plantings Maintenance and improvement to existing parks and reserves Opportunities for additional public parks and reserves - indicative only and location TBC Waterways enhancement for ecological, recreational and flood protection purposes
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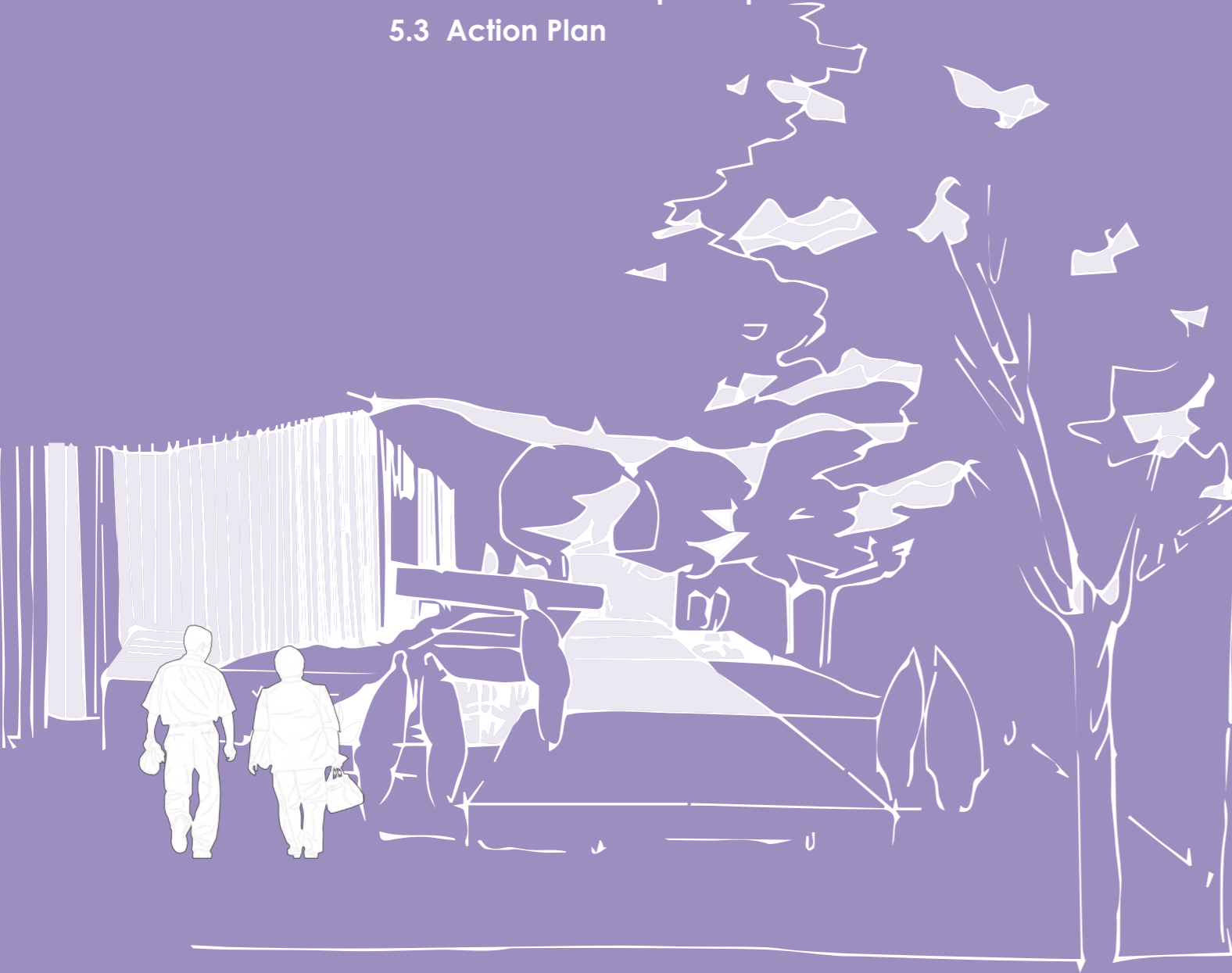


5.0 Implementing the Spatial Plan

5.1 Introduction

5.2 Review of the spatial plan

5.3 Action Plan



5.1 Introduction

This section sets out a series of key actions to enable the spatial moves outlined above to be achieved over the next 30+ years.

These actions will require the Council to work with the community and other stakeholders to deliver on the spatial plan outcomes. As this is a long term plan all the outcomes will not be achieved immediately. There are a number of key actions to be taken early on, for example studies to inform changes to the district plan, and where investment needs to be made (e.g. through the long term planning process). Implementing the actions also sends a clear signal to business and other partners and stakeholders of the Council's commitment to the spatial plan outcomes, providing confidence to invest in the future of the South Ward. All the actions contribute towards ensuring that the South Ward continues to be a great place to live, work and play in the future.

A number of the actions align with outcomes sought in the 2024 – 2034 LTP. SWSP actions will continue to be incorporated into future long term planning processes.

5.2 Review of the spatial plan

The spatial plan is not a static document. It will be reviewed every three years at the same time as the LTP in order to inform the next LTP. This review period will ensure it remains current with respect to responding to key issues and any changes in growth projections. It is important that the spatial plan continues to support the community and decision makers to make informed decisions about growth and investment in the South Ward and realise the spatial plan outcomes.











Image 17 View of Amberley Beach

5.3 Action plan











Relevant outcome:  **Managed Growth**  **Improved Connectivity**  **Enhanced Environment**

Timeframe: Short term = 1-3 years; Medium term = 3-10 years; Long term = 10+ years

Note: The South Ward Committee (or its successor) will be involved in achieving these actions.

Ref.	Action	Relevant outcome ¹	Timeframe ²	Relevant Organisation
1	Review all existing council plans, strategies and policies for opportunities to align with the Spatial Plan.		Quick win/short term	HDC
2	Strongly advocate to Waka Kotahi NZ Transport Agency for safety improvements to State Highway 1, in particular safety improvements to the intersections with local roads in Amberley and Leithfield and to improve pedestrian safety. A plan will be developed to underpin this approach.		Ongoing	HDC/NZTA
3	Advocate to Environment Canterbury to consider public transport options (including fixed routes and on-demand services) to support future growth and mode shift.		Ongoing/long term	HDC/Environment Canterbury
4	Complete a walking and riding strategy and action plan.		Short term	HDC/Hurunui Trails Trust
5	Development of a shared use path along the true left bank of the north branch of the Kowai River. This will be included as an action in the Walking and Riding Strategy.		Medium to long term Short term	HDC/Ngā Tūāhuriri Rūnanga
6	Continually review zoned capacity to ensure sufficient land is available to accommodate anticipated residential growth.		Ongoing	HDC
7	Initiate a structure plan and plan change to rezone rural land to the east of Amberley for residential development. Noting that this will happen in response to demand and population projections given NPSHPL constraints.		Medium term	HDC
8	Plan change to the district plan to allow for: <ul style="list-style-type: none"> A reduction in minimum lot sizes and provision for medium density housing within Amberley Residential 1A and 2 Zones. Mixed use development within central Amberley. 		Short to medium term	HDC



Ref.	Action	Relevant outcome ¹	Timeframe ²	Relevant Organisation
9	Prepare design guidelines for medium density development in Amberley.		Short to medium term	HDC
10	Initiate a plan change to the district plan to rezone land for industrial use to support economic development.		Short to medium term	HDC/Ngā Tūāhuriri Rūnanga
11	Engage an urban designer to develop a masterplan for development of central Amberley, including consideration of Markham Street and a potential community hub development.		Short term	HDC
12	Development of a community hub. Key actions include: <ul style="list-style-type: none"> Complete a feasibility study to understand demand, the type of space required by the community, potential partners, a location and any potential funding sources. Subject to feasibility, include in the 2027 Long Term Plan. Development of an implementation/ project plan. 		Short term Short to medium term Long term	HDC/Community providers/groups
13	Plan for and implement the central Amberley masterplan.		Medium to long term	HDC/FENZ/Markham Street businesses
14	Continue to work with beach communities to implement the Coastal Adaptation Plans.		Ongoing	HDC/Community groups
15	Plan for the development of the Stanton Road wetland to improve stormwater control and enhance ecological and recreational values.		Short to medium term	HDC/Community groups/Ngā Tūāhuriri Rūnanga
16	Develop a reserves strategy for Amberley.		Short to medium term	HDC
17	Regularly (every three years at the same time as LTP review) review growth projections and residential, commercial and industrial capacity to ensure planning and infrastructure occurs ahead of growth.		Ongoing	HDC
18	Review South Ward Spatial Plan every three years at the same time as LTP process.		Ongoing	HDC