



WAIMAKARIRI DISTRICT COUNCIL

PROPOSED PRIVATE PLAN CHANGE P05 – Ravenswood Developments Limited, North Woodend (Residential 6, 6A and Business 1)

RESOURCE MANAGEMENT ACT 1991

NOTIFIED: 21 March 2009

Proposed Private Plan Change P05 – Ravenswood Developments Limited, North Woodend

Proposed Private Plan Change P05 has been initiated by Ravenswood Developments Limited seeking to rezone 56, 58, 126, 128B, 136 and 142 Chinnerys Road; 174 Rangiora Woodend Road; and 155C and part of 1211 Main North Road, Woodend, being Pt RS 3171, Lot 1 DP 72463, Lot 2 DP 33504, Lot 1 DP 57316, Lot 1 DP 36880, Lot 2 DP 332890, Lot 1 DP 332890, Pt RS 358, and Lot 2 DP 327014, from Rural to Residential 6, Residential 6A, and Business 1. The rezoning covers an area of approximately 125 hectares adjacent to, and immediately north and north-west of, Woodend, and generally between Rangiora Woodend Road and Main North Road. To enable this, proposed Private Plan Change P05 introduces an Outline Development Plan to the District Plan, amendments to the associated planning maps and amendments to Issues; Objectives; Policies; explanations; Methods; principal reasons for adopting Objectives, Policies and Methods; Rules and clauses. The changes proposed are:

- Amendments to Planning Maps 35, 47, 125 and 128;
- Insert new Outline Development Plan 158;
- Amend Issue 3.5; Objective 3.5.1; Policy 3.5.1.1 and associated explanation; Methods 3.5.1.1.2, 3.5.1.1.4 and 3.5.1.1.5, and principal reasons for adopting Objectives; Policies and Methods 3.5.2;
- Amend Policy 8.2.1.7 and associated explanation; Method 8.2.1.7.2; and principal reasons for adopting Objectives, Policies and Methods 8.2.2;
- Amend Policy 11.1.1.8 and associated explanation; and Methods 11.1.1.8.1 and 11.1.1.8.4;
- Amend the explanation to Policy 12.1.1.1;
- Amend the explanation to Policies 13.1.1.1 and 13.1.1.4;
- Amend the explanation to Policy 15.1.1.1;
- Amend the explanation to Policy 16.1.1.1; Methods 16.1.1.1.1 and 16.1.1.1.2; Issue 16.2; Objective 16.2.1; Policy 16.2.1.2; and principal reasons for adopting Objectives, Policies and Methods 16.2.2;
- Amend the explanation to Policy 17.1.1.2; Table 17.1; and Method 17.1.1.2.1;
- Amend Rule 23.3.4 and 23.3.5;
- Amend Rules 31.1.1.8; 31.1.1.9; 31.1.1.14;
- Add new clause(s) to Rule 32.1.1.15;
- Amend Rules 32.1.1.20 and 32.1.1.26.

The proposed Private Plan Change P05 and the Section 32 Report are available from the following Council Service Centres:

Rangiora Service Centre, 215 High Street, Rangiora;

Kaiapoi Service Centre/Library, 176 Williams Street, Kaiapoi; and

Oxford Service Centre/Library, 34 Main Street, Oxford.

A copy can also be viewed online on the Council's website www.waimakariri.govt.nz and at the Rangiora Library, 139 Percival Street, Rangiora.

Any person may make a submission on a Plan Change. Submissions must be in writing and in the prescribed form (Form 5) in the Resource Management (Forms) Regulations 2003 or similar. Forms are available from the Council Offices listed above and on the Council's website.

Once all submissions have been received, the Council will prepare and publicly notify a summary of the submissions. All the submissions will be available for public inspection. There will be an opportunity for anyone to make a further submission in support of, or in opposition to any of these submissions. Council hearings will then be arranged to consider all submissions, and decisions will be made. Anyone who has made a submission will have the right to attend the hearings and present his or her submission. Generally, anyone who has made a submission also has the right of appeal against a Council decision to the Environment Court.

Note: That from the date of notification the changes will not have effect under section 9 of the Resource Management Act 1991 and is subject to submissions and will not be in full effect until it is made operative.

Submissions will close at 5.00 p.m. on Tuesday 21 April 2009 at any Council office listed above. Submissions may also be lodged on the correct form via the Council's website.

Dated at Rangiora this 20th day of March 2009.

Victoria Caseley
DISTRICT PLAN MANAGER