



WAIMAKARIRI DISTRICT COUNCIL

Private Plan Change P08

RESOURCE MANAGEMENT ACT 1991

PROPOSED PRIVATE PLAN CHANGE P08

**Northside Country Limited
Waikuku Beach Road, Waikuku Beach**

Notified: 21 November 2009

Proposed Private Plan Change P08 has been initiated by Northside Country Limited seeking to rezone 86 Waikuku Beach Road, Waikuku Beach, being Lot 4 DP 83190 from Rural to Residential 4A. The rezoning covers an area of 18.44ha with frontage onto Waikuku Beach Road. To enable the proposed Private Plan Change P08 a new Outline Development Plan is required along with amendments to associated planning maps, Rules, and clauses. The changes proposed are:

- Amend District Plan Maps 120 and 123;
- Insert new Outline Development Plan District Plan Map 161;
- Insert new Rule 27.1.1.18 and Figure 27.10 requiring a minimum floor level of 0.2% AEP flood level from a 0.2% AEP Ashley River Breakout plus 400mm free board for dwellinghouses in the Outline Development Plan area;
- Insert new Rule 32.1.1.11 setting a maximum number of allotments in the Outline Development Plan at 32. Renumber subsequent rules and cross references throughout the District Plan;
- Add new clause (t) to Rule 32.1.1.16 referring to the Outline Development Plan
- Insert new Rule 32.1.1.32 providing rules for landscaping, fencing, and building setbacks within the amenity strip marked on Waikuku Beach Outline Development Plan Map 161 and renumber subsequent rules.

The proposed Private Plan Change and the Section 32 Reports 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 this Plan Change. Submissions must be in writing and in the prescribed form (Form 5) in the Resource Management (Forms) Regulations 1991 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 change will not have effect under section 9 of the First Schedule 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 Friday 18 December 2009 at any Council office listed above. Submissions may also be lodged on the correct form via the Council's website.

If you have any questions in relation to the above, please contact Planning Officer, Matthew Bacon at the Rangiora Service Centre on 03-311-8900 ext: 8635.

Dated at Rangiora this day Friday 20 November 2009

Victoria Caseley
DISTRICT PLAN MANAGER