



WAIMAKARIRI DISTRICT COUNCIL
PROPOSED
PRIVATE PLAN CHANGE 27
CLARKE FAMILY TRUST
SOUTHBELT & TOWNSEND ROADS
RESOURCE MANAGEMENT ACT 1991

Waimakariri District Council has accepted for public notification privately initiated District Plan change request 27 under clause 25 of the first schedule of the Resource Management Act 1991.

Proposed Private Plan Change 27 seeks to rezone part of Lot 1 DP 45826 and part of Lot 3 DP 73557 from Residential 4B (minimum lot size 5000m²) to Residential 2 (minimum lot size 600m²). The rezoning covers an area of approximately 14 hectares located at Rangiora in an area generally defined by Townsend Road, South Belt, Southbrook Park and Southbrook Stream.

To enable this, Proposed Private Plan Change 27 introduces a new Outline Development Plan into the District Plan and amends the associated maps and adds or amends rules. The changes proposed are:

- Insert District Plan Map 184 (South West Rangiora Townsend Road Outline Development Plan);
- Amend District Plan Maps 116 and 117 to show the proposed Residential 2 Zone;
- Amend exemption Rule 30.6.2.6 as it applies to Rule 30.6.1.26 (Road intersection spacing);
- Add new clause (af) to Rule 32.1.1.25 (requirement to comply with Outline Development Plans);
- Amend Rule 31.1.1.43 (reserve and road boundary fencing);
- Amend Rule 33.1.4 and add new Rule 33.1.7 (esplanade widths adjoining Southbrook Stream);
- Amend exemption Rule 31.17.2.2 as it applies to Rule 31.17.1.10 (liquid farm effluent spreading setbacks);
- Add new Rule 32.1.1.85 (requirement to achieve minimum finished ground level);
- Amend Rule 32.4.1 (non-complying activities);
- Consequential amendments to numbering, maps and cross references.

Proposed Private Plan Change 27 is available from the following Council Service Centres and Libraries:

- Rangiora Service Centre, 215 High Street, Rangiora,
- Rangiora Library, 141 Percival Street, Rangiora,
- Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi,
- Oxford Service Centre/Library, 34 Main Street, Oxford.

A copy can also be viewed online on the Council's website: www.waimakariri.govt.nz.

Any person may make a submission on this Private Plan Change. Submissions must be in writing and in the format prescribed by Form 5 of 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. A Council hearing 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: *This Private Plan Change request has no effect until the Council makes any changes to the District Plan operative.*

Submissions will close at 5.00 p.m. on **Monday, 23 February 2015** at any Council Service Centres 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 the Planning Officer, Shelley Thompson, at the Rangiora Service Centre on 03-311-8900 Ext: 8707.

Dated at Rangiora this day: 23 January 2015

Victoria Caseley

DISTRICT PLAN MANAGER