



**WAIMAKARIRI DISTRICT COUNCIL**  
**DISTRICT PLAN**  
**PROPOSED COUNCIL PLAN CHANGE 33**  
**MANDEVILLE NORTH BUSINESS 4 AND**  
**RESIDENTIAL 4A ZONES**  
**RESOURCE MANAGEMENT ACT 1991**

Pursuant to clause 5 of the First Schedule to the Resource Management Act 1991 the Waimakariri District Council gives notice that it proposes Plan Change 33 to the Waimakariri District Plan.

Council Plan Change 33 seeks to rezone 6200m<sup>2</sup> of Lot 1 DP 312522 from Rural to Business 4, with the remainder of Lot 1 DP 312522, RS 4924 (Plantation Reserve), Lot 3 DP 312522, Lot 2 DP 312522 and a portion of Lot 31 DP 77464 rezoned from Rural/Residential 4B to Residential 4A. The purpose of the plan change is to provide a business area (Business 4) that fulfils a local convenience function of a limited size and manages potential effects. The Residential 4A Zone enables dwellinghouse development at an average lot density of 5000m<sup>2</sup>, met across the subdivision and the zone, with a minimum lot size of 2500m<sup>2</sup>. The area proposed to be rezoned is located between Tram Road, McHugh's Road, Mandeville Road and Ohoka Meadows.

To enable this, proposed Plan Change 33 introduces new or amended zone provisions within the District Plan. The changes proposed are:

- Amend the explanation of Policy 13.1.1.1 and reason for Policy 16.1.1.1 to recognise the new Business 4 Zone;
- Add new Objective 16.1.2 and Policy 16.1.2.1 providing for the new Business 4 Zone;
- Amend the Principle Reasons for Adopting Objectives, Policies and Rules 16.1.2 to include the new Business 4 Zone;
- Add new Rule 27.1.1.30 (minimum floor heights within the Residential 4A Zone);
- Add new Rule 30.6.1.10 and associated Figure 30.2 (additional Residential 4A vehicle crossings to Tram Road within the Outline Development Plan area);
- Add new Rule 30.6.1.15 and associated Rule 30.9.3 (no exit to Tram Road within the Business 4 Zone);
- Add new Rule 30.6.1.25 and associated exemption Rule 30.6.2.9 (site access and deceleration lane construction);
- Add new Rule 30.6.1.35 (setbacks for parking and manoeuvring space);
- Amend Rule 31.1.1.10 (structure coverage in the Business 4 area);
- Amend Rule 31.1.1.14 (setbacks within the Business 4 and Residential 4A Zones);
- Add new Rule 31.1.1.30 (maximum structure height within the Business 4 Zone);
- Add new Rule 31.1.1.39 (fencing requirements within the Residential 4A Zone);
- Amend Rule 31.4.1 (Discretionary Activities);
- Add new Rule 31.2.3 and associated Rules 31.5.6 and 31.1.2.13 (Comprehensive development controls within the Business 4 Zone);
- Add new Rule 32.4.10 (subdivision controls within the Business 4 Zone);
- Amend Rule 32.1.1.25 to make reference to Outline Development Plan Map 182;
- Add new District Plan Map 182 Mandeville Road – Tram Road Outline Development Plan;
- Amend District Plan Map 93 to include the new zonings; and
- Any other consequential amendments to numbering, rules, maps, or cross references in the District Plan.

Proposed Plan Change 33 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, 125 Raven Quay, 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](http://www.waimakariri.govt.nz).

Any person may make a submission on this Council 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: Objectives, policies, issues, reasons and methods have legal effect from the date of notification. Rules have legal effect once the plan change decision is publicly notified.*

Submissions will close at **5.00 p.m. on 16 February 2015** at any Council Service Centre 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, Matthew Bacon, at the Rangiora Service Centre on 03-311-8900 ext: 8635.

Dated at Rangiora this day Friday, 16 January 2015.

Victoria Caseley  
DISTRICT PLAN MANAGER