LURP Action 28/26 – Precinct Plan

Amend the Waimakariri District Plan as follows:

Chapter 16. Business Zones

Add new Objective 16.1.2 to read as follows:

Objective 16.1.2

Intensification of activities, comprehensive development of sites and regeneration of buildings within the Key Activity Centre at Rangiora.

Add new Policy 16.1.2.1 to read as follows:

Policy 16.1.2.1

Provide for development within the Rangiora Central Outline Development Plan area by:

a. integrating buildings, structures and public open space with surrounding sites and buildings;
b. prioritising commercial floorspace development and use;
c. facilitating opportunities for a range of travel modes;
d. enabling loading and manoeuvring within identified locations, including limited ground level car parking; and
e. site amalgamation.

Chapter 12. Health Safety and Wellbeing

Add new Policy 12.1.1.10 to read as follows:

Policy 12.1.1.10

Ensure development and use of the Rangiora Central Outline Development Plan area:

a. achieves high standards of urban design;
b. provides for functional and attractive public open space; and
c. maximises safety and security through use of Crime Prevention Through Environmental Design Principles.

Chapter 30. Utilities and Traffic Management

Add new exemption Rule 30.1.2.10 to read as follows:

30.1.2.10 The proposed road shown within the Rangiora Central Outline Development Plan area is exempt from complying with the road width, lane width and number of lanes under Rule 30.1.1.9, Table 30.1, provided the road generally complies with District Plan Map 178.
Add new exemption Rule 30.6.2.8 to read as follows:

30.6.2.8 The intersection of the proposed road with Blake Street within the Rangiora Central Outline Development Plan area shown on District Plan Map 178 is exempt from complying with Rule 30.6.1.26, Table 30.7.

Delete Rule 30.6.1.28 and Add new Rule 30.6.1.28 to read as follows:

30.6.1.28 Except as provided for by Rule 30.6.1.33, all parking spaces shall be provided on-site for the activity and in accordance with Tables 30.8 and 30.9.

Add new Rule 30.6.1.33 to read as follows:

30.6.1.33 Within Sub-Areas A to D of the Rangiora Central Outline Development Plan area, shown on District Plan Map 178, car parking for activities specified by Rule 30.6.1.28, Table 30.8, shall only be provided for in a public car parking building within Sub-Area C.

Chapter 31. Health, Safety and Wellbeing - Rules

Delete Rule 31.21.1.1 and Add new Rule 31.21.1.1 to read as follows:

31.21.1.1 Buildings in the Business 1 Zones (Rangiora and Kaiapoi), with road frontage shown by Figure 31.2 and District Plan Map 178 shall:

a. be built up to the road boundary;
b. occupy the full frontage of the site, except where necessary to provide pedestrian access to the rear of the site;
c. contain clear glazing to a minimum of 60% and a maximum of 90% of the ground floor frontage for the display of goods and services;
d. contain clear glazing to a minimum of 20% and a maximum of 90% on any upper floor frontage;
e. include a verandah on the road frontage for the full width of the building;
f. include pedestrian access directly from the road boundary and any public open space; and
g. demonstrate modulation where frontages exceed 8m in length.

Add new Rule 31.21.1.4 to read as follows:

31.21.1.4 Buildings and development within Sub-Areas A to D of the Rangiora Central Outline Development Plan Area, shown on District Plan Map 178, shall be limited to:
a. **Sub-Area A:**
   i. retail activities, including hospitality at identified building corner ground floor locations; and
   ii. public open space.

b. **Sub-Area B:**
   i. retail activities; and
   ii. loading and manoeuvring for service vehicles.

c. **Sub-Area C:**
   i. retail activities at the ground floor; and
   ii. public car parking on upper floors within a purpose built parking building; and
   iii. loading and manoeuvring for service vehicles.

d. **Sub-Area D:**
   i. retail activities, including hospitality at identified building corner ground floor locations; and
   ii. loading and manoeuvring for service vehicles.

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**Chapter 32. Subdivision – Rules:**

**Delete** Rule 32.1.1.25 and **Add** new Rule 32.1.1.25 to read as follows:

32.1.1.25 Subdivision within the following areas shall generally comply with the Outline Development Plan for that area.

a. The **Residential 4B Zone of Mandeville** identified on District Plan Maps 91 to 3 and the Mandeville Outline Development Plan on District Plan Map 141.

b. The **Residential 2 and Residential 4B Zones of North Rangiora** on District Plan Maps 110 and 111 and the North Rangiora Outline Development Plan on District Plan Map 146.

c. **Southbrook Business 2 Zone** identified on District Plan Maps 118 and 119.

d. **East Rangiora** identified on District Plan Maps 113, 114 and 117.

e. **West Rangiora (North of Oxford Rangiora Road)** identified on District Plan Maps 110 and 112.

f. **West Rangiora (South of Oxford Rangiora Road)** identified on District Plan Maps 112 and 116.

g. **East Woodend** identified on District Plan Maps 128 and 131 and the East Woodend Outline Development Plan on District Plan Map 153.

h. **Residential 5 Lees Road** identified on District Plan Map 140.

i. **Pegasus** identified on District Plan Map 142.

j. **Mapleham Rural 4B Zone** identified on District Plan Map 147.

k. **North Kaiapoi** identified on District Plan Map 156.

l. **The Residential 2 and 4A Zones of North West Rangiora** identified on District Plan Map 155.

m. **The Residential 2 Zone Ashley Street – Enverton Drive, North Rangiora** identified on District Plan Map 165.
n. The Residential 2 Zone Northbrook Road, Rangiora identified on District Plan Map 157.
o. The Residential 4A Zone North Eyre Road, Mandeville North on District Plan Map 159.
p. The Residential 4A Zone Waikuku Beach identified on District Plan Map 161.
q. The Residential 4A Zone Wards Road, Mandeville North identified on District Plan Map 162.
r. The Residential 2 Zone Enverton Drive - Ballarat Road North Rangiora identified on District Plan Map 166.
s. The Residential 7 Zone West Kaiapoi, identified on District Plan Map 164.
t. North Woodend identified on District Plan Map 158.
u. The Residential 2 Zone East Kaiapoi identified on District Plan Map 163.
v. The Residential 2 Zone Oxford Road West, Rangiora identified on District Plan Map 168.
w. The Residential 4A Zone, Bradleys Road, Ohoka, identified on District Plan Map 169 and more particularly described in Appendix 32.2.
x. The Residential 4A Zone, Woodend Beach Road, Woodend, as identified on District Plan Map 171.
y. The Residential 2 Zone North East Woodend identified on District Plan Map 172.
za. South West Rangiora identified on District Plan Map 173.
h. The Residential 4A Zone Mill Road, Ohoka identified on District Plan Map 160.
ac. The Residential 4A Zone McHughs Road, Mandeville North identified on District Plan Map 174.
ad. The Todds Road Business 2 Zone identified on District Plan Map 175.
ae. The Business 6 Zone identified on District Plan Map 180.
af. Central Rangiora, identified on District Plan Map 178.


Delete District Plan Map 113 and Add new District Plan Map 113.

Apply any consequential renumbering or amendments throughout the District Plan as necessary.