



WAIMAKARIRI DISTRICT COUNCIL
PROPOSED
PRIVATE PLAN CHANGE 26
WESTPARK RANGIORA LIMITED
LEHMANS & OXFORD ROADS
RESOURCE MANAGEMENT ACT 1991

Waimakariri District Council has accepted for public notification privately initiated District Plan change request P026 under clause 25 of the first schedule of the Resource Management Act 1991.

Proposed Private Plan Change 26 seeks to rezone 198 Lehmans Road (Pt RS 1175) and 100 Oxford Road (Pt RS 1175), Rangiora, from Rural to Residential 2. The rezoning covers an area of approximately 14.9734 hectares located at the corner of Oxford Road and Lehmans Road and generally defined by those roads and the properties located to the west of Brick Kiln Lane.

To enable this, Proposed Private Plan Change 26 introduces a new Outline Development Plan and amends the associated maps and rules of the District Plan. The changes proposed are:

- Amend District Plan Maps 34, 110A and 112A to give effect to the proposed rezoning;
- Insert new District Plan Map 183 (Lehmans Road, West Rangiora, Outline Development Plan);
- Amend Policy 17.1.1.4 to include reference to the Outline Development Plan;
- Amend existing Rules 27.1.1.24 (minimum floor level), 31.1.1.9 and 31.5.4 (delineated areas), 31.1.1.11 (structure coverage), 31.1.1.19 (recession planes), 31.1.2.4 (exemption for fencing), 31.3.2 (comprehensive residential activity), 32.1.1.8 (comprehensive residential development), 32.1.1.10 (minimum net density), 32.1.1.25 (Outline Development Plan), and 32.1.3 (minimum net density);
- Insert new Rules 31.1.1.10, 31.5.6, 32.1.1.9 (comprehensive residential development) and 31.1.1.44 (Lehmans Road fence height and permeability);
- Any other consequential amendments to numbering, rules, maps, or cross references in the District Plan.

Proposed Private Plan Change 26 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.

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 privately requested Plan Change will have no legal effect until the Council gives public notice of its decision on the plan change and matters raised in submissions.*

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, Garry Blay, at the Rangiora Service Centre on 03-311-8900 ext: 8886.

Victoria Caseley
DISTRICT PLAN MANAGER