



**RESOURCE MANAGEMENT ACT 1991**  
**WAIMAKARIRI DISTRICT PLAN – DISTRICT PLAN REVIEW**  
**PROPOSED COUNCIL PLAN CHANGE PC43**  
**OXFORD TOWN CENTRE URBAN DESIGN**

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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 43 to the Waimakariri District Plan.

Council Plan Change 43 reviews existing District Plan provisions and seeks to amend or add provisions to Chapter 16 (Business Zones) and Chapter 31 (Health, Safety and Wellbeing – Rules) that relate to building and development including height limits, boundary setbacks, landscaping, location of car parking, glazing, building size, erection of dwellings on ground floor, fencing, site frontage, pedestrian access and modulation in the Oxford Business 1 Zone.

The purpose of the plan change is to provide the Oxford Business 1 Zone with greater urban design guidance in order to encourage good urban built outcomes that reflect the distinctive built form and character of the Oxford town centre (Business 1 Zone) when future development occurs.

To enable this, proposed Council Plan Change 43 introduces new or amended provisions within the District Plan. The changes proposed are:

- Add 'Environmental Results Expected' to Chapter 16 (Business Zones) for the Oxford Business Zone 1;
- Amend Policy 16.1.1.3 (Business 1 Zone characteristics) to exclude reference to Oxford;
- Add Policy 16.1.1.4 to define characteristics of the Oxford Business 1 Zone;
- Amend Method 16.1.1.3.2 to include standards for built form on nominated frontages;
- Amend Method 16.1.1.3.3 to include reference to the Oxford Town Centre Strategy and Oxford town centre;
- Amend Policy 16.1.1.4 (dwelling development in Key Activity Centres) to include Oxford Business 1 Zone;
- Amend Policy 18.1.1.1(e) (maintain and enhance environmental characteristics of zones) to include Policy 16.1.1.4;
- Amend Table 31.1 (minimum building structure setback from adjoining zones) to clarify application of 10m setback;
- Amend Rule 31.1.1.27 and add Rule 31.1.1.28 (maximum structure heights) to provide for a 15m height limit;
- Amend Rule 31.1.2.9 (exemptions from maximum structure height) with consequential renumbering;
- Amend Rule 31.1.2.10 (exemption from screening requirement) and 31.1.2.11 (exemption from maximum structure height) to include reference to the Oxford Business 1 Zone;
- Amend Rule 31.3.1 (Discretionary Activity) with consequential renumbering;
- Amend Rule 31.4.5 (dwellings on ground floor only) to include reference to Oxford Business 1 Zone;
- Add new Rule 31.20.1.6 which specifies boundary setbacks, landscaping, location of car parking, glazing, building size, erection of dwellings on ground floor, fencing, site frontage, pedestrian access and modulation requirements for buildings with road frontage in the Oxford Business 1 Zone;

- Add new Figure 31.3 which shows road frontages within the Oxford Business 1 Zone that Rule 31.20.1.6 would apply to;
- Amend Rule 31.23.2 (buildings larger than 450m<sup>2</sup> or with a road or public space frontage of more than 20m in length discretionary activity) to include reference to Oxford Business 1 Zone;
- Amend Rule 31.23 (x) (Characteristics of Business Zones) with consequential renumbering;
- Amend Rule 31.23 (xvi) (matters to consider for Key Activity Centres) to include reference to the Oxford Business 1 Zone;
- Any other consequential amendments to numbering, rules, maps, or cross references in the District Plan.

Proposed Council Plan Change 43 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 full copy of the proposed changes 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 the 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, including an online option.

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 Friday, 14 August 2015** at any Council office listed above.

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.

Victoria Caseley  
DISTRICT PLAN MANAGER