



WAIMAKARIRI DISTRICT COUNCIL

PROPOSED PRIVATE PLAN CHANGE P021

**P AND A BAGRIE
BRADLEYS ROAD
OHOKA**

RESOURCE MANAGEMENT ACT 1991

NOTIFIED: 23 June 2012

Proposed Private Plan Change P021 has been initiated by P and A Bagrie seeking to rezone parts of 494 Bradleys Road (RS2010) and 474 Bradleys Road (Pt RS 2561). The rezoning covers an area of approximately 53.78ha located at Ohoka adjoining Bradleys Road to the west, an un-named and unformed road to the south, farmland to the east and Cust River/Main Drain to the north. The proposed Private Plan Change will rezone the area from Rural to Residential 4A. To enable this Private Plan Change, P021 introduces a new Outline Development Plan to the District Plan, amendments to the associated planning maps and amendments to Chapters 18, 31, and 32. The changes proposed are:

- Insertion of new District Plan Map 169 (Bradleys Road, Ohoka Outline Development Plan);
- Amendment to District Plan Maps 57 and 89 to give effect to the proposed rezoning;
- Amendment of Policy 18.1.1.9 to include the area of this proposed Private Plan Change within the Ohoka settlement limits;
- Amendment clause “c” and insert new clause “k” to Rule 31.1.1.9 to provide for a specific site coverage;
- Amendment of Table 31.1 to provide for specific road and boundary setbacks;
- Insertion of new Rules 31.1.1.37 and 31.1.1.38 to provide for screening and landscaping requirements;
- Insertion of new Rule 31.5.4 to provide for controls in relation to the odour control setback from the pig farming operation;
- Insertion of new Rule 32.1.1.16 to provide for a maximum allotment number and different density areas;
- Addition of new clause “w” to Rule 32.1.1.22 to make reference to proposed District Plan Map 169;
- Insertion of new Rule 32.1.1.40 to provide for road construction standards;
- Amendment to Rule 32.3.1 to provide for Discretionary Activity status where Rule 32.1.1.40 is not met.
- Any consequential amendments and renumbering.

The proposed Private Plan Change P021 application is available at the following Council Service Centres:

Rangiora Service Centre, 215 High Street, Rangiora;

Kaiapoi Service Centre, 24 Sewell Street, Kaiapoi; and

Oxford Service Centre/Library, 34 Main Street, Oxford.

Copies can also be viewed online on the Council's website www.waimakariri.govt.nz and at the Rangiora Library, 139 Percival Street, Rangiora and Kaiapoi Library, 9 Cass Street, Kaiapoi.

Any person may make a submission on this Private Plan Change. Submissions must be in writing and in the prescribed form (Form 5) in 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 requests has no effect until the Council makes any changes to the District Plan operative in relation to these requests.

Submissions will close at 5.00 p.m. on Friday, 20 July 2012 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, Garry Blay, at the Rangiora Service Centre on 03-311-8900 ext: 8886.

Dated at Rangiora this day 22 June 2012.

Victoria Caseley
DISTRICT PLAN MANAGER