



WAIMAKARIRI
DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991
WAIMAKARIRI DISTRICT PLAN - PROPOSED PRIVATE PLAN CHANGE
PRIVATE PLAN CHANGE RCP031
ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED
535 MILL ROAD OHOKA
(RESIDENTIAL 3, 4A AND BUSINESS 4, NEW RESIDENTIAL 8 ZONE)

NOTIFIED: 9 July 2022

Proposed Private Plan Change RCP031 has been initiated by Rolleston Industrial Developments Limited seeking to rezone land located at 511, 531, 535 and 547 Mill Road and 290 and 344 Bradleys Road and is for the most part bounded by Whites, Mill and Bradleys roads, Ohoka. The rezoning covers an area of approximately 155.9 hectares. The proposed Private Plan Change will rezone the area from Rural to Residential 3, 4A and Business 4, and create a Residential 8 zone.

The residential development will comprise of up to 700 new households within the Residential 3 Zone; 150 new households within the Residential 4A Zone; and a new Residential 8 Zone to provide for a possible school or retirement village or residential activities commensurate with a Residential 3 Zone if neither activity is developed. The new commercial area (Business 4 Zone) will provide for approximately 5700m² to 6900m² of commercial floor space and car parking.

To enable this Private Plan Change, RCP031 seeks to amend the Operative Waimakariri District Plan to introduce a new Outline Development Plan, amend the associated planning maps, and amend definitions, policies and rules within Chapters 16, 18, 30, 31 and 32, and any consequential renumbering required.

These changes can be found on pages 3 to 20 of the proposed Private Plan Change RCP031 application on the Council Website (<https://www.waimakariri.govt.nz/privateplanchange>), or it is available to be viewed at any Waimakariri District Council Service Centre or Library:

Rangiora Library, 139 Percival Street, Rangiora;
Rangiora Service Centre, 215 High Street, Rangiora;
Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi; and
Oxford Service Centre/Library, 34 Main Street, Oxford.

Council is proposing to use a friend of submitter process to provide independent support for anyone who wants to make a submission on the private plan change request (RCP031). A friend of submitter can help to explain the plan change process, provide general advice on how to lodge a submission and provide good practice tips on completing submissions. The friend of submitter is Emma Frazer, who can be contacted on:

Emma Frazer
Cell: 021 303 394
Email: emma@planningnorthcanterbury.co.nz

Emma will be available at the following times (please call/email Emma to arrange a 15 minute time slot):

Bookable 15 minute time slots at the Ohoka Pavilion:

13 July between 6pm – 8pm

19 July between 6pm – 8pm

Bookable time slots at Rangiora Council office:

14 July between 9am – 12pm

20 July between 9am – 12pm

Once submissions have closed and processed, the Council will prepare and publicly notify a summary of the submissions. All the submissions will be available for public inspection on line. There will be an opportunity for certain persons 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 their submission should they wish to do so. Generally, anyone who has made a submission also has the right of appeal against a Council decision to the Environment Court.

Submissions will close at 5.00 p.m. on Friday, 5 August 2022

Any person may make a submission on this Private Plan Change by the following:

- Fill out your submission directly into the ePlan at <https://waimakariri.isoplan.co.nz/eplan/>;
- The submission can be made via the Council website via (<https://www.waimakariri.govt.nz/planning/district-plan/district-plan-changes/plan-change-submission>);
- PDF forms are available on line for downloading (<https://www.waimakariri.govt.nz/privateplanchange>); or
- Alternatively, submission forms are available from all Council Offices listed above.

Submissions must be in writing and on the prescribed form (Form 5) in the Resource Management (Forms) Regulations 1991 or similar.

Submissions can be lodged via any of the following methods:

On line: Using the correct form via the Council's website (as above)

Email: developmentplanning@wmk.govt.nz - Subject line: Submission RCP031 Mill Road, Ohoka

Post: Waimakariri District Council, Private Bag 1005, Rangiora 7440

Hand Deliver: To a Council Service Centre in Rangiora, Kaiapoi or Oxford.
















If you have any questions in relation to the above, please contact Audrey Benbrook, at the Rangiora Service Centre on 0800 965 468 or email developmentplanning@wmk.govt.nz

Dated at Rangiora this 9 July 2022.

Matthew Bacon
Development Planning Manager

Proposed Private Plan Change RCP031

Legend

-  Existing Pond
-  Existing Spring
-  Intersection Threshold/Gateway
-  Stormwater Management Area
-  Extent of Road Frontage Upgrade
-  Groundwater Seep
-  Green Network
-  Indicative Road
-  Landscape Treatment A
-  Landscape Treatment B
-  Overhead 66kv
-  Pedestrian Network
-  Stormwater Conveyance Flowpath
-  Waterway
-  Business 4 Zone
-  Residential 3
-  Residential 4a
-  Residential 8

NOTE:
Disclaimer - refer to map legend sheet.



Meters
0 60 120 180

Scale 1:10,000 (A4)

535 Mill Road, Ohoka
Outline Development Plan

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