

**WAIMAKARIRI DISTRICT COUNCIL**  
**MEMO**

**FILE NO AND TRIM NO:** DDS-06-05-06-08 / 251113216359

**DATE:** 18 November 2025

**MEMO TO:** Kelly LaValley, General Manager Planning, Regulation & Environment

**FROM:** Jessica Manhire, Senior Policy Planner

**SUBJECT:** Minor amendments to the Partially Operative Waimakariri District Plan

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Since notification of decisions on the Partially Operative District Plan (PODP), a number of minor errors in the PODP have been identified and have been amended, or at the date of this memo, require amendment.

None of the amendments alter the substantive content of the PODP. As such, clause 16(2) and clause 20(A) of Schedule 1 of the Resource Management Act 1991 (RMA) can be used to make the amendments to the PODP provisions that are not yet operative and Variation 1 provisions that are operative, and operative Variation 1 provisions of the PODP respectively.

Clause 16(2) states:

*“A local authority may make an amendment, without using the process in this schedule, to its proposed policy statement or plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors.”*

Clause 20A states:

*“A local authority may amend, without using the process in this schedule, an operative policy statement or plan to correct any minor errors.”*

The amendments, and the reason for them, are outlined in the attached tables.

While we already obtained your approval to undertake the amendments in Table 1, this memo formalises those amendments with official sign off. It is intended to complete all the amendments in Table 2 when the next ePlan revision is undertaken.

**Recommendation:**

That the amendments are approved under clause 16(2) and clause 20A of Schedule 1 to the RMA under Waimakariri District Council delegation S-DM 1049A.













In accordance with Council resolution (250120008002), the Mayor, District Planning Portfolio Holder, and Chief Executive were consulted on the amendments.





Kelly LaValley  
**General Manager Planning, Regulation and Environment**

**Table 1: Clause 16 and Clause 20A minor amendments to PODP for period of 14 July to 29 September 2025**

Item	PODP Provision	Issue	Correction / amendment
1	Rail Vibration Alert Overlay	The overlay was measured from the edge of the rail designation boundary but should be from the centre of the rail centre line.	Amend Rail Vibration Alert Overlay so it is 100m from either side of the rail centre line.
2	GRUZ-R11(3) notification activity status	The notification clause for GRUZ-R11(3) refers to GRUZ-R11(4).	Amend notification clause for GRUZ-R11(3) to read GRUZ-R11(3) and not GRUZ-R11(4).
3	SUB-R5	<p>In the notified District Plan, SUB-R5 concerned subdivision in a cultural overlay. So the intention was that Maori Land owners subdividing their land within MR873 would not have to demonstrate that their development had any effects on Wahi Tapu and Wahi Taonga.</p> <p>In the PODP, this rule has been renumbered to SUB-R6, but unfortunately this wasn't carried through to the Appendices to the SPZ(KN).</p>	Renumber SUB-R5 to SUB-R6 within SPZ(KN) - APP1.
4	HS-R3 and ECO-R7	<p>New rules have been added to the HS and ECO chapters but the updated rule referencing wasn't carried through to the Appendices to the SPZ(KN).</p> <p>HS-R3 has been renumbered to HS-R4.</p> <p>ECO-R7 has been renumbered to ECO-R8.</p>	<p>Amend the following in the SPZ(KN) appendices:</p> <p>HS-R3 to HS-R4. ECO-R7 to ECO-R8.</p>
5	Planning map - Kaiapoi ODP (DEV-K-APP1)	It is difficult to interpret which roads are local vs collector.	Amend the colour of the local road in the Kaiapoi ODP so it is not black, blue or red to distinguish it.

Item	PODP Provision	Issue	Correction / amendment										
6	Planning map - Precincts	The precincts are abbreviated on the planning map which causes confusion when trying to find the applicable rules in the plan text as they are not abbreviated in the plan text.	<div>Amend the naming of the following precincts in the planning map legend:</div> <table><tr><th>Existing precinct name</th><th>New name</th></tr><tr><td> Precinct (Tuahiwi)</td><td>Tuahiwi Precinct (T)</td></tr><tr><td> Precinct (Residential Commercial)</td><td>Residential Commercial Precinct (RCP)</td></tr><tr><td> Precinct (Residential Height Bonus Area)</td><td>Residential Height Bonus Area Precinct (RHBA)</td></tr><tr><td> Precinct (Large Lot Residential Zone)</td><td>Large Lot Residential Zone Precinct (LLR)</td></tr></table>	Existing precinct name	New name	 Precinct (Tuahiwi)	Tuahiwi Precinct (T)	 Precinct (Residential Commercial)	Residential Commercial Precinct (RCP)	 Precinct (Residential Height Bonus Area)	Residential Height Bonus Area Precinct (RHBA)	 Precinct (Large Lot Residential Zone)	Large Lot Residential Zone Precinct (LLR)
Existing precinct name	New name												
 Precinct (Tuahiwi)	Tuahiwi Precinct (T)												
 Precinct (Residential Commercial)	Residential Commercial Precinct (RCP)												
 Precinct (Residential Height Bonus Area)	Residential Height Bonus Area Precinct (RHBA)												
 Precinct (Large Lot Residential Zone)	Large Lot Residential Zone Precinct (LLR)												
7	NOISE-R16	There are two options to achieve the rule but “or” is missing after 1(a)(iii).	<div>Amend to add “or”:</div> <div>a. “... be designed, constructed, and maintained to not exceed the maximum values for indoor design sound levels:</div> <div><div>i. road traffic noise within any habitable room – 40 dB LAeq(24hr);</div><div>ii. rail noise inside bedrooms between 10:00pm and 7:00am – 35 dB LAeq(1h); and</div><div>iii. rail noise inside any habitable room excluding bedrooms – 40 dB LAeq(1h); or”</div></div>										

Item	PODP Provision	Issue	Correction / amendment
8	ECO-R6	ECO-R6 refers to SUB-R8 which is now the transmission lines rule. The two references should be to SUB-R10 Bonus lots.	Amend ECO-R6 to refer to SUB-R10 in both locations. The hyperlinks are fine and go to SUB-R10.
9	12 Williams Street, Kaiapoi	<p>This was rezoned under Variation 1, see submission (V1 65.1) in Appendix B of Peter Wilson's right of reply on Variation 1, <a href="https://www.waimakariri.govt.nz/_data/assets/pdf_file/0038/169778/STREAM-7B-VARIATION-1-APPENDIX-B.pdf">https://www.waimakariri.govt.nz/_data/assets/pdf_file/0038/169778/STREAM-7B-VARIATION-1-APPENDIX-B.pdf</a> (pg. 158) that states it was to be rezoned. The recommendation was to rezone it, as follows:</p> <p><i>"I had neglected to consider this submission in my s42A, I have addressed it in the Right of Reply, and recommend that the LIZ zoning on the northern part of the site is removed and replaced with MDRZ. It is a brownfields site in South Kaiapoi, formerly a scout camp. The site was already MDRZ as notified. Applying Mr Fowler's test would result in no change to the recommendation to accept"</i></p>	Remove LIZ zoning on northern portion of site and replace with MRZ zoning.
10	SUB-R2	SUB-R2(2a) and SUB-R2(2b) are listed as DIS. These two references meant to be SUB-R2(3a) and SUB-R2(3b) – consequential renumbering amendment.	<p><b>Activity status when compliance not achieved with SUB-R2(23a): DIS</b></p> <p><b>Activity status when compliance not achieved with SUB-R2(23b): DIS</b></p>
11	Table SUB-1	Medium Density, just above the line for Settlement Zone are the words 'also refer to rule SUB-R6'. This is meant to be SUB-R7 – consequential renumbering amendment.	also refer to rule SUB-R6 <del>7</del>
12	DEV-SER-APP1, Area C ODP Movement	The road between Northbrook Road and Boys Road (shown as red dashed line) is missing from the ODP movement network. It was on the notified planning maps, but mistakenly removed from the decision version ODP for Area C when the	Reinsert the road between Northbrook Road and Boys Road on DEV-SER-APP1, Area C ODP Movement.

Item	PODP Provision	Issue	Correction / amendment
		<p>ODP was split into three – Areas, A, B and C. See snip below. There was no direction in the hearing panel decision to remove this road.</p> <div> <div>Notified SER ODP (2021)</div>  </div> <div> <div>PODP (Decisions SER ODP) (2021)</div>  </div>	
13	RLZ-R5	Spelling error	Correct the spelling in the rule title to workers accommodation.
14	GRUZ-R5	Incorrect terms used.	<p>GRUZ-R5 Workers Accommodation Unit</p> <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1.no minor residential unit exists on the site;</li> <li>2.the maximum GFA of the workers' accommodation unit shall be 120m2 (excluding any area required for a car vehicle garage or carport up to a maximum of 40m2); and</li> <li>3.there is only one workers' accommodation unit per <u>property site</u>, with a single kitchen facility.</li> </ol>

Item	PODP Provision	Issue	Correction / amendment
15	Table APP2-1 (in APPENDIX 2)	Reference to 'mapped SNA' is no longer relevant as this term has been deleted and 'SNA' or 'Significant Natural Area' is used instead. The references in this table to 'mapped SNA' were not updated as a consequential amendment due to an oversight. There is no consequence of this change.	Delete 'mapped' as shown below:  <i>*** An additional bonus allotment or bonus residential unit may be considered where the <del>mapped</del> SNA area to be protected and restored is at least twice the minimum area required by Appendix APP2, if the protection and restoration would provide significant additional long-term benefits to the <del>mapped</del> SNA; or support further ongoing indigenous biodiversity restoration and enhancement activities elsewhere on the site; as set out in ECO-P3.</i>
16	ODPs	It is challenging finding the correct ODPs in the maps.	Insert the ODPs into the applicable chapters and update the ODP naming in the Map Layers to include the name of the ODP, as well as the ODP reference.
17	Historic Heritage chapter Introduction	In the part of the Introduction that refers to 'Other Potentially Relevant Provisions', the bullet point regarding Energy and Infrastructure includes reference to HH-P7 as notified but this is now incorrect as HH-P7 as notified has since been deleted (with renumbering of subsequent policies).	Amend as follows: <i>"Energy and Infrastructure: rules within this chapter are relevant, <del>in the context of HH-P7</del>, as this chapter contains controls on some types of infrastructure in places with heritage values."</i>
18	SUB-R7(1)	Rule SUB-R7(1) was amended to read: <i>"1. a building platform is identified on the subdivision plan that is outside of the National Grid <del>Yard</del> Subdivision Corridor, to be secured by way of a consent notice; and ..."</i> . This has the effect of making the rule more stringent than was intended by Transpower's submission and may have been a misunderstanding. The intention of the Rule is to control subdivision in the Corridor but provide for building platforms within the Corridor so long as they are outside the Yard. The change made incorrectly requires building platforms to be	Amend as follows: <i>"1. a building platform is identified on the subdivision plan that is outside of the National Grid <del>Subdivision Corridor</del> <u>Yard</u>, to be secured by way of a consent notice; and...</i>

Item	PODP Provision	Issue	Correction / amendment
		outside the Corridor. The correct wording should be “1. a building platform is identified on the subdivision plan that is outside of the National Grid Yard, to be secured by way of a consent notice; and...	
19	Chorus designations	Chorus is incorrectly referred to as “CNZ - Chorus New Zealand” but should be “CNZ- Chorus New Zealand <u>Ltd</u> ”. Additionally, in designation schedule CNZ-3, in the address “Loburn” has been misspelt as “Lobur”.	At the top of the page containing Chorus designations, amend requiring authority reference to read: “CNZ- Chorus New Zealand <u>Ltd</u> ”.  In in designation schedule CNZ-3, amend address to read: “211 Loburn Whiterock Road, Loburn.”
20	SUB-R5	Outdated cross reference to rule, needs to be updated.	In ‘activity status when compliance not achieved’ reference to SUB-R4 needs to be updated to SUB-R5
21	Definition of ‘Landscaped permeable surface’	Definition of ‘Landscaped permeable surface’ has a few typos that need correcting. It currently states:  <i>means any <del>any</del> surface that allows for stormwater to infiltrate into the underlying ground.</i> <i>For the purpose of calculating the landscaped permeable surface does not include:</i> <ul style="list-style-type: none"> <li>a. any area <del>calculated</del> <u>calculated</u> as part of building coverage;</li> <li>b. any <del>impermeable</del> <u>impermeable</u> surface;</li> <li>c. any <del>artificial</del> <u>artificial</u> grass area;</li> <li>d. compacted or loose metal driveways; or</li> <li>e. pools under 1m in height above ground level.</li> </ul>	<ul style="list-style-type: none"> <li>• Delete one of the ‘any’</li> <li>• Correct typos for spelling of ‘calculated’, ‘impermeable’ and ‘artificial’</li> </ul>
22	HH045 – Historic Heritage Item Record form for	Heritage expert, Ann McEwan, noted that there is a minor correction needed for the HH045 (Former Kaiapoi Railway Station) heritage item record form.	Amend record form’s ‘History’ section as shown below:

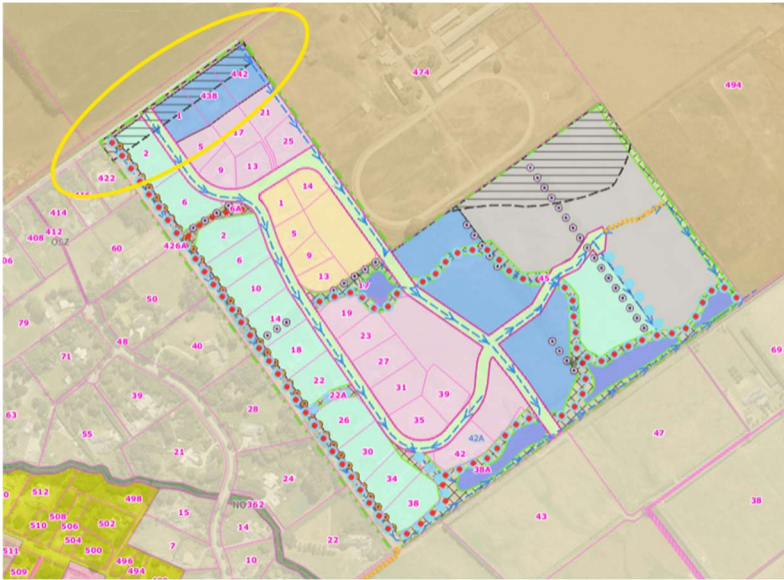
Item	PODP Provision	Issue	Correction / amendment
	Former Kaiapoi Railway Station		<p><i>"The Christchurch to Kaiapoi railway line opened on 29 April 1872. <del>The</del> Erected at the end of the same year, the first station was located on the east side of the rail corridor <del>on the land parcel directly to the south-west</del> east of the intersection of Williams and Fuller Streets."</i></p> <p>Refer to 250821155012 for details including the updated record form (word and pdf) and the reference maps from Archives NZ.</p>
23	HH099 on Planning Map	Heritage Building or Item overlay and Heritage Area overlay not showing on planning map but are listed in HH-SCHED2 (1664 Cust Rd, church). It needs to be added to planning map.	Add Heritage Building or Item overlay to church at 1664 Cust Rd, Cust and add Heritage Area overlay around property boundary
24	HH120 in HH-SCHED2	There is not a hyperlink to the record form – needs to be added in	Add in hyperlink to record form for HH120
25	NATC-SCHED4	Amend Schedule table at end of Natural Character chapter for last column to change from UNSCHEDULED to NATC-SCHED4. Table NATC-1 was amended from Unscheduled to NATC-SCHED4 in Hearing Panel Report but this was not reflected in list of scheduled water bodies at the end of the chapter.	Change UNSCHEDULED to NATC-SCHED4
26	SUB-R5	Activity status compliance clause references SUB-R4 when it should reference SUB-R5.	<p><b>Activity status when compliance with SUB-R45 (1) not achieved: NC</b></p> <p><b>Activity status when compliance with SUB-R45 (2) or SUB-R45 (3) not achieved: NC</b></p> <p><b>Activity status when compliance with SUB-R45 (4) not achieved: as set out in the relevant subdivision standards</b></p>





**Table 2: Clause 16 and clause 20A minor amendments to PODP (Appeals Version) from 30 September 2025 to 18 November 2025**

Item	PODP Provision	Issue	Proposed correction / amendment
1	HIZ Processing Noise Contour	It is incorrectly labelled on Planning Map as “45 dB Ldn”. “dB Ldn” is the appropriate noise metric for air noise contours (such as for Christchurch Airport or Rangiora Airfield), not for a land use. Also, the applicable noise limits for this site under NOISE-R1 have a different noise metric (dB LAeq) and allowable noise levels vary depending on the circumstances and is not one set level.	Amend the “45 dB Ldn” label from the HIZ Processing Noise Contour from 45 dB Ldn to 45 Db LAeq.
2	DEV-SOX-APP1 heading	The heading refers to Southeast Oxford rather than South Oxford which is inconsistent with the ODP and the chapter as a whole.	Amend the Appendix heading in the South Oxford Development Area Chapter to DEV-SOX-APP1 Southeast Oxford ODP.
3	Timber Processing Noise Overlay	The legend for the Timber Processing Noise Overlay incorrectly refers to the HIZ Processing Noise Contour.	Amend the legend for the Timber Processing Noise Overlay, which is associated with the McAlpines site in Southbrook, to refer to the <b><u>Timber Processing Noise Overlay</u></b> (not HIZ Processing Noise Contour as that is the name for the one on the Daiken site).
4	SUB-R2	SUB-MCD9 – Reverse sensitivity should be SUB-MCD10 – Reverse sensitivity. This means the hyperlinking doesn’t work.	Amend the reference to SUB-MCD9 in SUB-R2 to from SUB-MCD9 to SUB-MCD10.
5	TEMP Chapter rules	The matters of discretion in the rules are incorrectly referenced as MD instead of MCDs. This means the hyperlinking doesn’t work.	Correct references to matters of discretion in TEMP rules from MD to MCD.
6	LIZ-BFS4	The matter of discretion is referenced as INZ-MD4 instead of INZ-MCD4. This means the hyperlinking doesn’t work.	Correct reference to matter of discretion in LIZ-BFS4 to from INZ-MD4 to INZ-MCD4.

Item	PODP Provision	Issue	Proposed correction / amendment
7	DEV-NWD-R4	The matter of discretion is referenced as DEV-NW-MD1 instead of DEV-NWD-MD1. This means the hyperlinking doesn't work.	Correct reference to matter of discretion in DEV-NWD-R4 from DEV-NW-MD1 to DEV-NWD-MD1
8	Bradleys Road Ohoka ODP	Poultry Odour Control Setback Area to the northwest end of the Bradleys Rd Ohoka ODP has reappeared on both the map and the ODP JPG. This task was completed in 2021 and the setback area was not on the notified Proposed District Plan ODP.	Remove the Poultry Odour Control Setback Area from the Bradleys Road Ohoka ODP on both the map and ODP in the Bradleys Road Ohoka Development Area Chapter circled below: 
9	Yellow highlighting for Variation 1 provisions in SUB-R2 and SUB-R14	All provisions notified as part of the Intensification Planning Instrument (Variation 1) and all provisions inserted and/or amended as part of the Variation 1 hearing and decision-making process, are shown with yellow highlight.	Remove yellow highlighting from these provisions as they do not relate to Variation 1.

Item	PODP Provision	Issue	Proposed correction / amendment
		<p>However, due to what appears to be an ePlan error, this yellow highlighting is also showing on parts of provisions that do not relate to Variation 1; these are:</p> <ul style="list-style-type: none"> <li>• The non-Medium Density Residential Zones in the first column of SUB-R2 (being <i>Commercial and Mixed Use Zones, Rural Zones, Industrial Zones, Open Space and Recreation Zones, Special Purpose Zones, Large Lot Residential Zone, General Residential Zone, Settlement Zone</i>)</li> <li>• The first column of SUB-R14 '<i>Rural Lifestyle Zone within the 50 dB Ldn Noise Contour for Christchurch International Airport</i>'.</li> </ul>	