

# PARTIALLY OPERATIVE WAIMAKARIRI DISTRICT PLAN HOW TO USE EPLAN



WAIMAKARIRI  
DISTRICT COUNCIL

# Contents

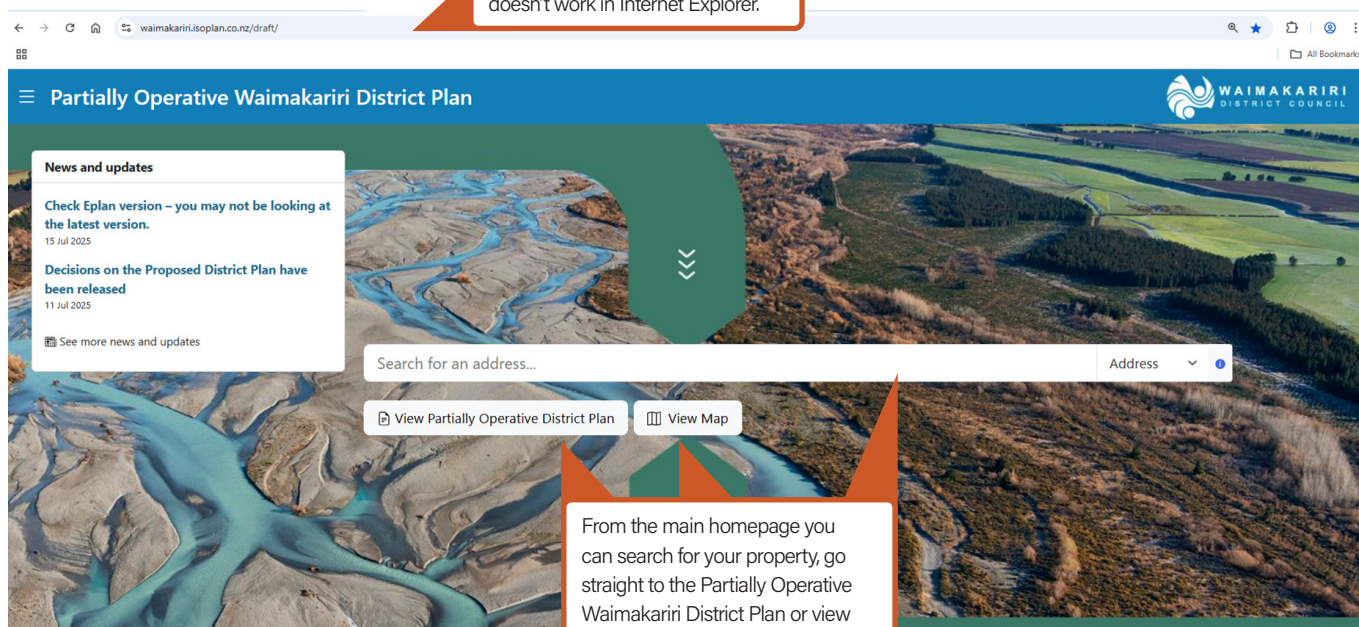
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# Navigating the ePlan

This guide aims to help you explore the Partially Operative Waimakariri District Plan (ePlan) and find relevant information about your property.

There are two main functions of the ePlan, searching for a property or viewing the Partially Operative Waimakariri District Plan.

Make sure you open the ePlan in Google Chrome, Edge, Safari or Firefox browser. Note that the ePlan doesn't work in Internet Explorer.



From the main homepage you can search for your property, go straight to the Partially Operative Waimakariri District Plan or view the planning map.



## Search for a property and use the District Plan map

You can Search for a Property one of three ways:

1. Type the property address into the search bar and select the correct property from the drop down menu.
2. Locate the property on the map by selecting 'View Map' on the homepage. Use the zoom function (+/-) or mouse scroll to locate the property and click on the property to select it. The map will highlight the property boundaries.
3. Click the symbol to 'find my location' on the map. The map will return a result based on your IP address location.

Map Tools allow you to select which layers of information are displayed on the map. The following regional information is shown by default: roads, property boundaries, District Plan zones, Area Specific Overlays and Development Areas. Use the tick boxes to select the layers of information you want to display. Select the arrow next to the layer name to select the display settings for the sub-layers.

Tips for using the ePlan map:

- On the map, click and hold the mouse button to drag the map and view other areas.
- Select/click on any property to view information about it.

Partially Operative Waimakariri District Plan

Search for an address...

Legend displays the symbols and colour codes for those layers on the map that are ticked in the 'Map Tools' section. To see all layers on the legend, all boxes in the 'Map Tools' section must be ticked.

Map Tools

Legend

**Area Specific Overlays**

- ☐ Large Lot Residential Zone Overlay
- ☐ General Residential Zone Overlay

**Development Areas**

- ☐ Development Area

**Zones**

- ☐ General Residential Zone (GRZ)
- ☐ Medium Density Residential Zone (MRZ)
- ☐ Settlement Zone (SETZ)
- ☐ Large Lot Residential Zone (LLRZ)
- ☐ Mixed Use Zone (MUZ)
- ☐ Neighbourhood Centre Zone (NCZ)
- ☐ Local Centre Zone (LCZ)
- ☐ Large Format Retail Zone (LFRZ)
- ☐ Town Centre Zone (TCZ)
- ☐ Heavy Industrial Zone (HIZ)
- ☐ General Industrial Zone (GIZ)
- ☐ Light Industrial Zone (LIZ)
- ☐ General Rural Zone (GRUZ)
- ☐ Rural Lifestyle Zone (RLZ)
- ☐ Natural Open Space Zone (NOSZ)
- ☐ Open Space Zone (OSZ)
- ☐ Sport and Active Recreation Zone

Help

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Partially Operative Waimakariri District Plan

Search for an address...

In the Help section you can find useful information about searching and navigating the map, using the map layers and measuring tools.

Map Tools

Legend

Help

**Find Property**

To search for a property you have two options:

**Using text search**

Start typing an address into the search box, and you will start to see possible matches appear below. Possible matches will reduce the more you type.

Once you see the property you want, either click or use the up/down arrows keys to highlight it and hit enter.

**Using the Map**

To zoom in or out, either use the mouse wheel, or use the "+" or "-" buttons (top left of the map).

To scroll around the map, click and hold and drag the mouse in the desired direction.

Once you have found the property you want on the screen, click on it, and it will highlight the boundary.

Details for the selected property will display in the left hand panel next to the map.

**Map Tools**

You can turn map layers on and off using the check boxes. Click the black arrow next to a layer group to see the layers below it.

To change the transparency of the layers and see details from the basemaps, click and drag the Transparency slider.

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## About the property search results

After you have selected a property, the map will zoom in on the property and an information panel will appear on the left-hand side of your screen. This panel shows a list of the planning features associated with the property that you need to be aware of when considering purchase or development. Note: this does not replace a Land Information Memorandum (LIM) report.

The planning zones are shown as a coloured layer on the map with a short code (e.g. TCZ for Town Centre Zone). Refer to the Legend for a full list of zone short codes.

Click on the arrow to expand or collapse content under each of the planning features that apply to your property.

To see where exactly in the property the planning features apply, tick the boxes next to each of the features to turn them on or off on the map.

**Property Information:**  
 215 High Street, Rangiora  
 Property ID 8614  
 Area: 7,433.287 sqm  
 Legal Desc: LOT 1 DP 48377  
 0.455000 Ha

**Decision:** 14 Jul 2025  
**Revision:** 22 Jul 2025  
 Change

**Zones:**  
 TCZ (Town Centre Zone)

**Hazards and Risk Overlays:**

**Legend:**  
 Area Specific Overlays:  
 - Large Lot Residential Zone Overlay  
 - General Residential Zone Overlay  
 Development Areas:  
 - Development Area  
 Zones:  
 - General Residential Zone (GRZ)  
 - Medium Density Residential Zone (MRZ)  
 - Settlement Zone (SETZ)  
 - Large Lot Residential Zone (LLRZ)  
 - Mixed Use Zone (MUZ)  
 - Neighbourhood Centre Zone (NCZ)  
 - Local Centre Zone (LCZ)  
 - Large Format Retail Zone (LFRZ)  
 - Town Centre Zone (TCZ)  
 - Heavy Industrial Zone (HIz)  
 - General Industrial Zone (GIz)  
 - Light Industrial Zone (LIz)  
 - General Rural Zone (GRUZ)  
 - Rural Lifestyle Zone (RLZ)  
 - Natural Open Space Zone (NOSZ)  
 - Open Space Zone (OSZ)  
 - Sport and Active Recreation Zone

It's important to note that the information displayed in the left-hand information panel doesn't include all of the relevant property-specific information. ePlan users still need to check for any rules that may apply for features adjacent to a property that may not be displayed, for example, setbacks from overhead power lines. To understand all rules that apply to a property, we recommend reading the whole ePlan.

By clicking 'Property Specific Partially Operative Waimakariri District Plan Chapters' you can view all the chapters where there may be provisions that affect your property.

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Decision: 14 Jul 2025  
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**Part 1 – Introduction and general provisions**  
**Part 2 – District-wide matters**  
**Part 3 – Area specific matters**

**Part 3 – Area specific matters / Zones / CMUZ – Whaitua Arumoni - Commercial and Mixed Use Zones / TCZ – Town Centre Zone**

**TCZ - Town Centre Zone**

**PDP and Variation 2 (Financial Contributions) Decisions**  
Changes from the notified Proposed [District Plan](#) and Variation 2 provisions are a result of Council decisions on the Hearings Panel's recommendations. These recommendations can be found on the [District Plan](#) Review webpage on the [Waimakariri District Council](#) website.

**Variation 1 (Housing Intensification) Decisions**  
Changes from the notified Variation 1 provisions are a result of Council decisions on the Independent Hearings Panel's recommendations. These recommendations can be found on the [District Plan](#) Review webpage on the [Waimakariri District Council](#) website. 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**.

**Compare tool**  
The ePlan has a 'compare' tool which shows amendments to the ePlan as tracked changes. The compare tool can be selected when reading the Plan chapters via the following:

- At the top of a chapter, just above the chapter heading, you will find a 'Compare' tool.
- Click the 'Compare' tool and select a different version of the ePlan to compare against.
- This will show what has changed with struck-through red text showing where text has been removed and underlined green text showing where text has been added.

**Definitions & glossary**  
Words highlighted in blue can be clicked for further information or explanation. A full list of definitions can be found in the Interpretation chapter located in Part 1 of the ePlan.

**Introduction**  
The purpose of the Town Centre Zone is to provide for the [District's](#) principal employment and commercially focused areas. They are the primary focal points for community and other activities at the highest density of development. Town Centre Zones are located in Rangiora, Kaiapoi, Oxford and Woodend.

The Town Centre Zones of Rangiora, Kaiapoi and Oxford are Key Activity Centres. For the life of this [District Plan](#) the North Woodend Town Centre, which is an emerging [Key Activity Centre](#), will play a secondary role to the established centres of Rangiora and Kaiapoi, where there is significant existing public expenditure and community services.

The provisions in this chapter are consistent with the matters in Part 2 - [District Wide Matters](#) - Strategic Directions and give [effect](#) to matters in Part 2 - [District Wide Matters](#) - Urban Form and Development.

As well as the provisions in this chapter, [district wide](#) chapter provisions will also apply where relevant.

## Read the entire Partially Operative Waimakariri District Plan

The structure of the ePlan is directed by the Ministry for the Environment and set out in the National Planning Standards. You can access the ePlan from the homepage by selecting 'View Partially Operative District Plan.'

**Full Partially Operative Waimakariri District Plan**  
Decision: 14 Jul 2025  
Revision: 22 Jul 2025

**Part 1 – Introduction and general provisions**  
Kupu arataki - Introduction  
Mihi  
Foreword  
**Purpose**  
Description of the District  
Te whakamahi māhere - How the plan works  
Te whakāmāramatanga - Interpretation  
Ngā taputapu ahunga ā motu - National directions instruments  
Mana whenua

**Part 2 – District-wide matters**  
**Part 3 – Area specific matters**

**Purpose**  
**PDP and Variation 2 (Financial Contributions) Decisions**  
Changes from the notified Proposed [District Plan](#) and Variation 2 provisions are a result of Council decisions on the Hearings Panel's recommendations. These recommendations can be found on the [District Plan](#) Review webpage on the [Waimakariri District Council](#) website.

**Compare tool**  
The ePlan has a 'compare' tool which shows amendments to the ePlan as tracked changes. The compare tool can be selected when reading the Plan chapters via the following:

- At the top of a chapter, just above the chapter heading, you will find a 'Compare' tool.
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- This will show what has changed with struck-through red text showing where text has been removed and underlined green text showing where text has been added.

**Search**  
Use the search box to find specific content in the ePlan. The search results list all the chapters that contain your search term and list the times it occurs in the chapter.

The [District Plan](#) for the [District](#) is prepared under the requirements of the [RMA](#). The [District Plan](#) will assist the [District Council](#) in achieving the purpose of the [RMA](#), which is the [sustainable management](#) of [natural and physical resources](#).

The [District Council](#) must have a [District Plan](#) and review it every 10 years. This is an [RMA](#) requirement. However, it is expected that the [District Plan](#) will be changed over time in recognition of community and environmental issues.

The [District Plan](#) has been prepared recognising and providing for the relationship of [mana whenua](#) with their culture and traditions with ancestral lands, [water](#), [sites](#), [wahi tapu](#), and other [taonga](#). In administering the [District Plan](#), the [District Council](#) is required to have particular regard to [kaitiakitanga](#) and take into account the principles of the [Treaty of Waitangi](#) (Te Tiriti o Waitangi).

The [District Plan](#) sets out a framework for the integrated and [sustainable management](#) of [natural and physical resources](#). It includes objectives, policies and rules to manage the [effects](#) of [land](#) and resource use, the use of the surface of [water](#) and [subdivision](#) activities under the jurisdiction of the [District Council](#). The [District Plan](#) utilises zones that apply objectives, policies and rules for activities within each zone or [district wide](#) objectives, policies and rules for activities that apply throughout the [District](#) or in specific locations.

The policies and rules provide the basis for monitoring the efficiency and effectiveness of the [District Plan](#) in achieving [sustainable management](#) of resources in the [District](#).

## How can I tell what has changed since the Proposed District Plan was notified?

The ePlan has a 'compare' tool which shows amendments to the ePlan as tracked changes.

The compare tool can be selected when reading the Plan chapters via the following steps:

- At the top of a chapter, just above the chapter heading, you will find a 'Compare' tool.

The screenshot shows the 'Partially Operative Waimakariri District Plan' interface. On the left is a navigation menu with sections like 'Part 1 – Introduction and general provisions', 'Kupu arataki - Introduction', 'Mihi', 'Foreword', 'Purpose', and 'Description of the District'. The main content area is titled 'Part 1 – Introduction and general provisions / Kupu arataki - Introduction / Purpose'. At the top of this section, there are buttons for 'Download', 'Bookmark', 'Compare', and 'Reading mode'. The 'Compare' button is highlighted with a red box and a callout that says 'Compare tool'. Below this, the 'Purpose' section is visible, containing text about the 'PDP and Variation 2 (Financial Contribution)' and a 'Compare tool' section explaining how to use the tool to track changes between different versions of the plan.

- Click the 'Compare' tool and select a different version of the ePlan to compare against the Decisions version (e.g., compare against the Notification version of the Proposed District Plan).

The screenshot shows a 'Choose a Version' dialog box overlaid on the ePlan interface. The dialog asks 'Which version do you want to compare against?' and lists several versions with their effective dates and a 'Notified' status. The versions listed are:
 

- Version: Updated hyperlinks, Effective Date: 18 Sep 2021, Notified
- Version: Minor amendments - Schedule 1 Clause 16, Effective Date: 18 Sep 2021, Notified
- Version: Clause 16(2) minor amendments, Effective Date: 18 Sep 2021, Notified
- Version: Variation 1 - RMA s80H and sch. 1 cl.16 amendments. Removal of WDC-11 designation, Effective Date: 17 Sep 2021, Notified
- Version: Variation 1 and 2 - minor amendment, Effective Date: 18 Aug 2022, Notified

- This will show what has changed with struck-through red text showing where text has been deleted and underlined green text showing where text has been added.

The screenshot shows the 'Partially Operative Waimakariri District Plan' interface with the 'Subdivision' section selected. The left navigation menu shows 'Part 2 – District-wide matters' expanded, with 'SUB - Wāwāhia whenua - Subdivision' selected. The main content area shows 'Objectives' and 'Policies' for 'Subdivision design'. The 'Objectives' section includes 'SUB-O1 Subdivision design' and 'SUB-O2 Infrastructure and transport'. The 'Policies' section includes 'SUB-P1 Design and amenity'. The text in the 'Objectives' and 'Policies' sections is shown with tracked changes: red text indicates deletions and green text indicates additions. For example, in the 'SUB-O2' objective, the text 'Efficient Subdivision is designed and located in a way that supports the efficient and sustainable provision, use and maintenance of infrastructure; and a legible, accessible, safe, well connected transport system for all transport modes.' is shown with 'Efficient' and 'safe' underlined in green. In the 'SUB-P1' policy, the text 'Enable subdivision that: 1. within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles; 2. minimises reverse sensitivity effects on infrastructure including through the use of setbacks; 3. in respect to the National Grid and Major Electricity Distribution Lines, a. avoids subdivision potential that reverse restricts sensitivity effects on them; and b. does not compromise their operation, maintenance, upgrading and development of the National Grid; 4. recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and 5. supports the character, amenity values, anticipated form and function for the relevant zone.' is shown with 'in respect to the National Grid and Major Electricity Distribution Lines' underlined in green and 'does not compromise their operation, maintenance, upgrading and development of the National Grid' underlined in green.



## Appeals

Submitters who do not agree with the decision(s) made on their submission to the Proposed District Plan may appeal to the Environment Court. Appeals must be lodged within 30 working days after notification of decisions. Once appeals are lodged and their scope and intent is fully understood, Council will work on updating the ePlan so any provisions subject to appeal can be easily identified.

Appeals lodged against provisions in the plan will be signalled by an exclamation icon next to the affected provision. In time, you will be able to click on the icon to find out more about the appeal, and link through to the Environment Court website.

## Variation 1 to the Proposed District Plan

Note that those parts of the Proposed District Plan modified by the Council's Intensification Planning Instrument to incorporate medium density residential standards (Variation 1) are operative from the date when decisions are notified. There is no right of appeal to the Environment Court on Variation 1.

## Rules with legal effect

Until the new plan replaces the existing Plan, both the Operative and Partially Operative District Plans apply.

## Do I need a resource consent?

The ePlan uses a traffic light system to show which activities are likely to be permitted and which require resource consent. Follow these steps to help work out which activity status applies to your proposal. More information on the traffic light system is explained in the 'How the plan works' section under Part 1.

**Search for your property in ePlan.** Select your property on the map and check the information and features that apply to the property. For example, what zone that property is in, any overlays (e.g. liquefaction) or any other features such as historical or cultural?



Once you know which features are relevant to your property, find the corresponding area-specific or district-wide chapters in the ePlan. The relevant chapter will have information on what a certain feature means for your property. You can find them easily by selecting the 'Property Specific Partially Operative Waimakariri District Plan Chapters' link in the left-hand sidebar.



Within the relevant chapter check the listed activities and provisions under the 'Activity Rules' section to find the ones that may affect you.



Use the traffic light system when checking the rules and provisions for that activity to determine whether you need a resource consent under the Partially Operative Waimakariri District Plan. Green means you don't need a consent. Activities that do require a consent are coloured yellow for controlled or restricted discretionary, orange for discretionary, and light red for non-complying activities. Red means the activity isn't permitted and a consent may not be applied for.

# Contact Us

## HAVE QUESTIONS?

If you have further questions about the Partially Operative Waimakariri District Plan, please contact us directly or attend one of our drop-in sessions around the district for a one-on-one discussion with a Council team member.

### PHONE

0800 965 468  
(0800 WMK GOV)

### EMAIL

[developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz)

### WEBSITE

[waimakariri.govt.nz](http://waimakariri.govt.nz)

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## SERVICE CENTRES:

### Rangiora service centre

Address: 215 High Street, Rangiora

Email: [office@wmk.govt.nz](mailto:office@wmk.govt.nz)

Opening hours: Monday to Friday 8.30 am to 5 pm

### Kaiapoi service centre

Address: Ruataniwha Kaiapoi Civic Centre, 176

Williams Street, Kaiapoi

Email: [kaiapoi@wmk.govt.nz](mailto:kaiapoi@wmk.govt.nz)

Opening hours: Monday to Friday 9 am to 5 pm

### Oxford service centre

Address: 34 Main Street, Oxford

Email: [oxford@wmk.govt.nz](mailto:oxford@wmk.govt.nz)

Opening hours: Monday to Friday 9 am to 5 pm,  
Saturday 10 am to 12 noon (limited services)