

PARTIALLY OPERATIVE WAIMAKARIRI DISTRICT PLAN HOW TO USE EPLAN



WAIMAKARIRI
DISTRICT COUNCIL

Contents

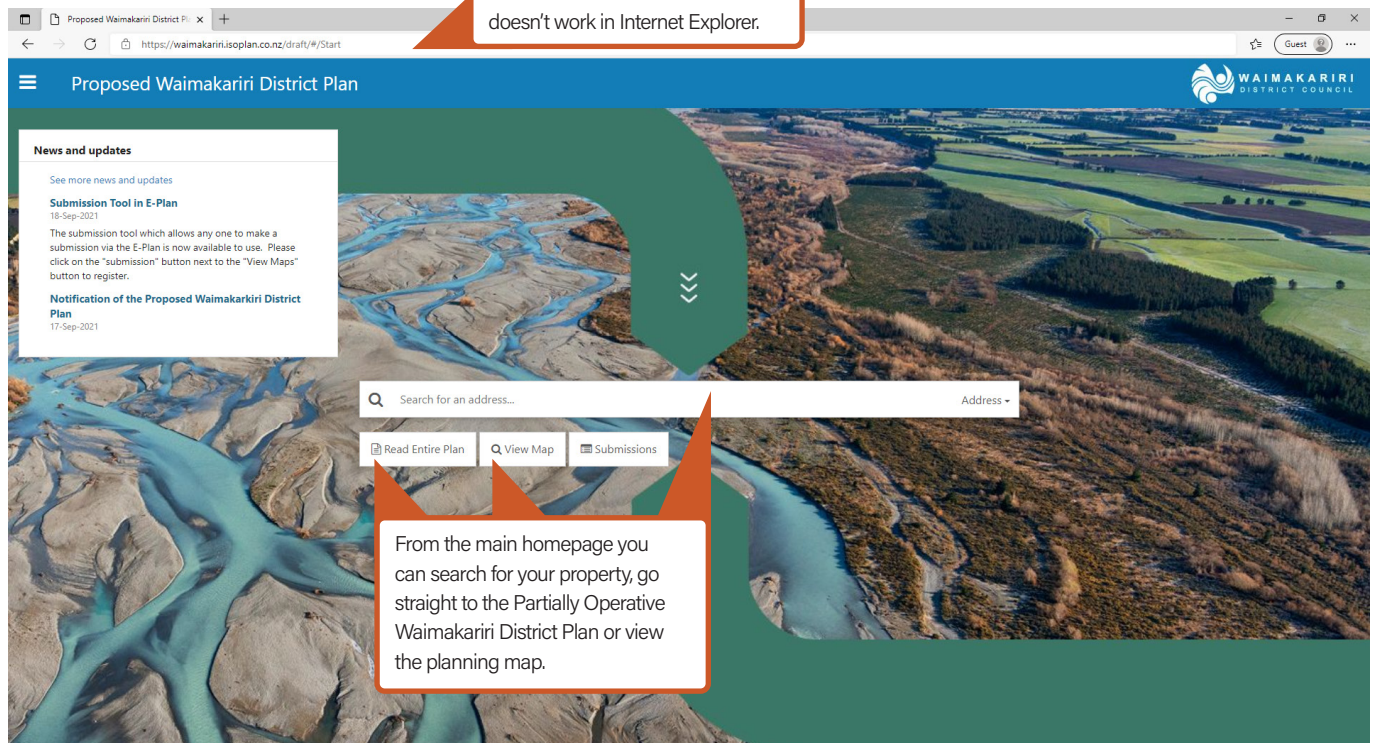
NAVIGATING THE EPLAN	3
Search for a property and use the District Plan map	4
About the property search results	6
Read the entire Proposed District Plan	7
How can I tell what has changed since the Proposed District Plan was notified?	7
Appeals	7
Variation 1 to the Proposed District Plan	8
Rules with legal effect	8
Do I need a Resource Consent?	9

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.

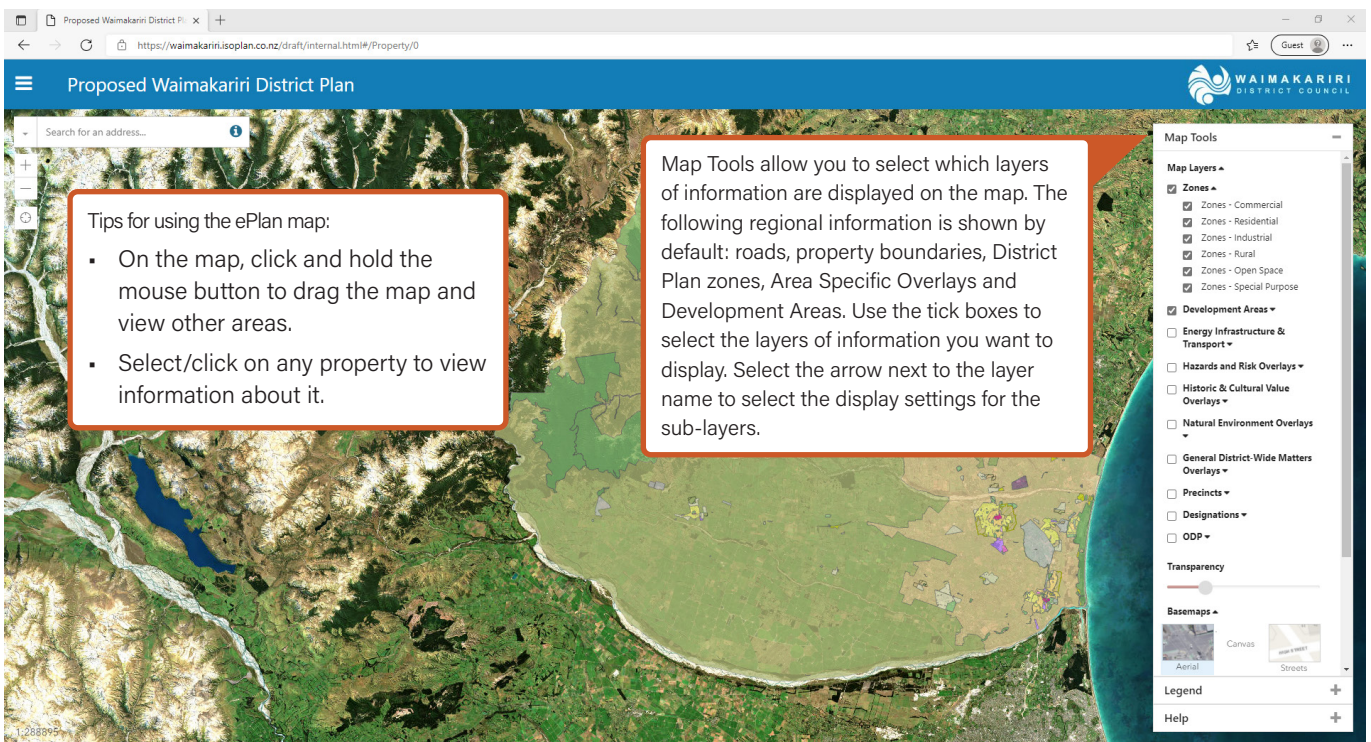
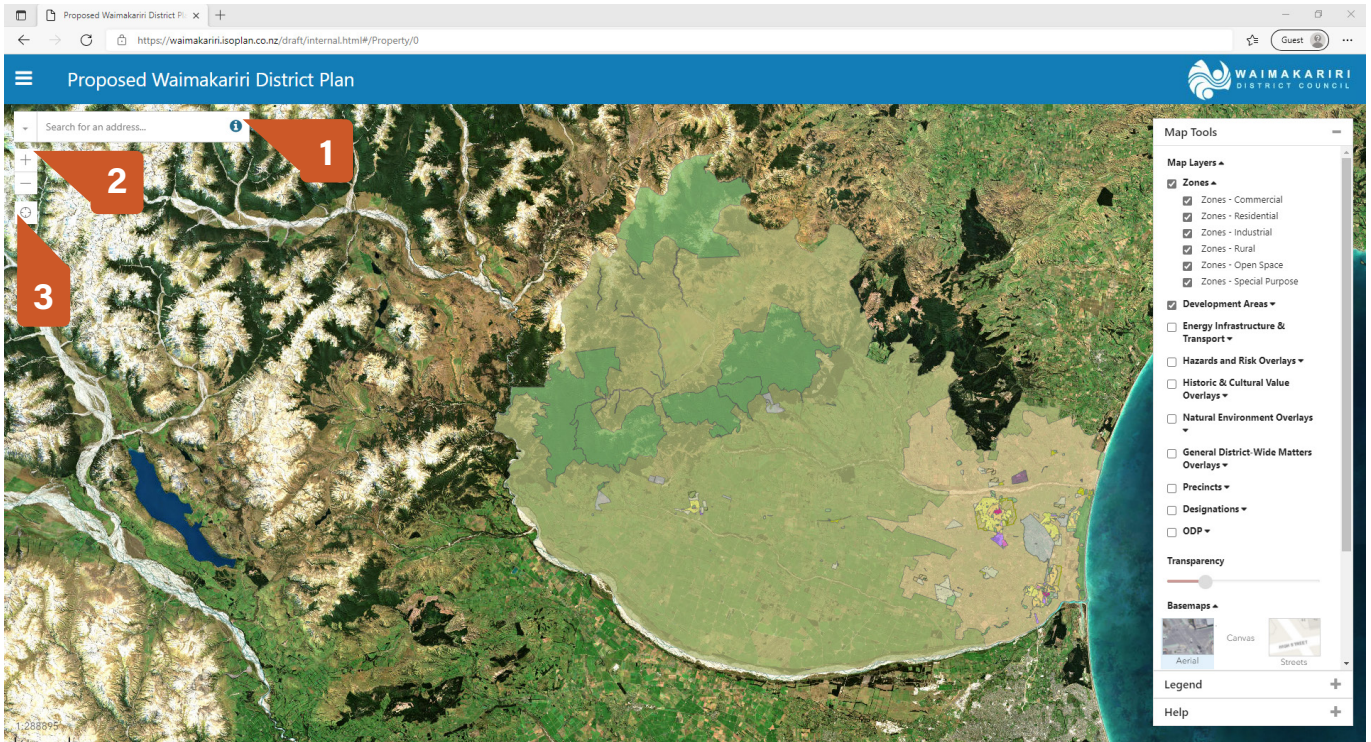


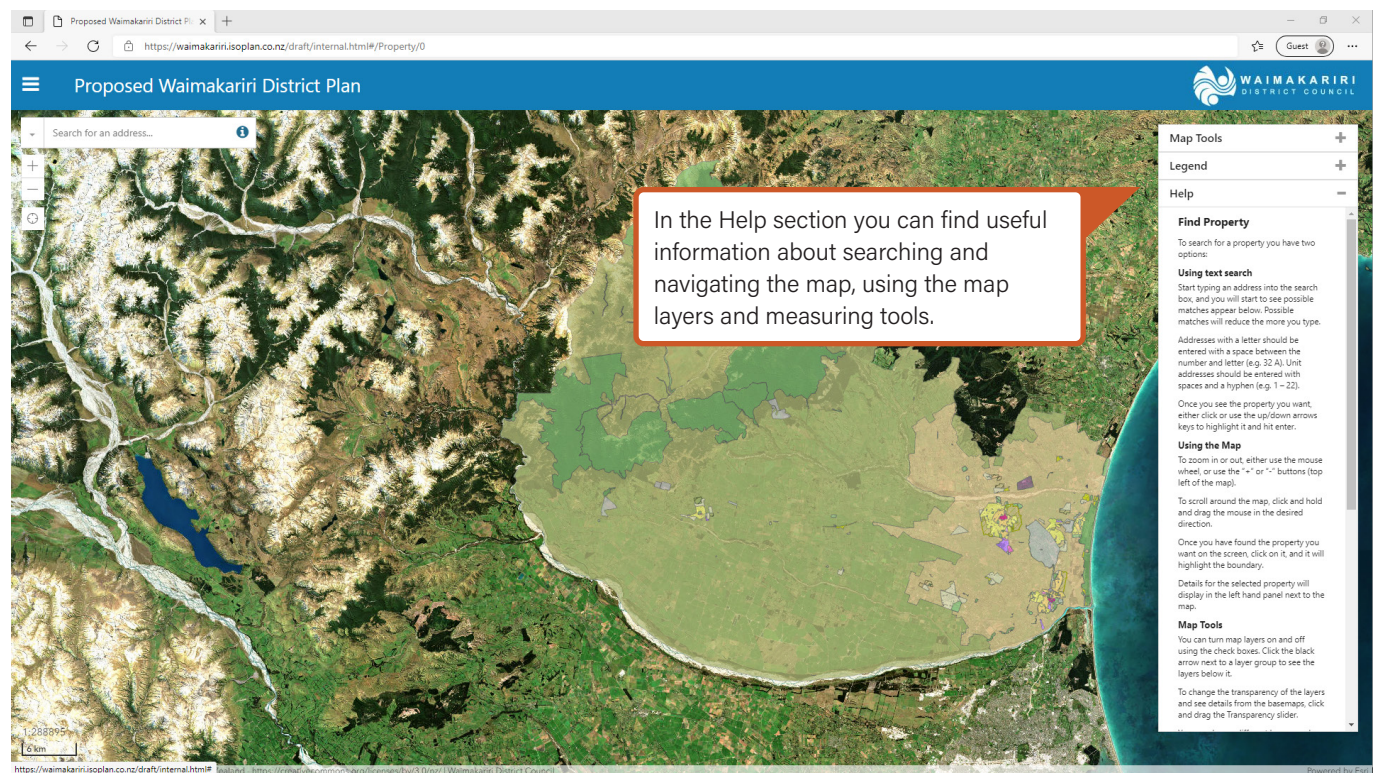
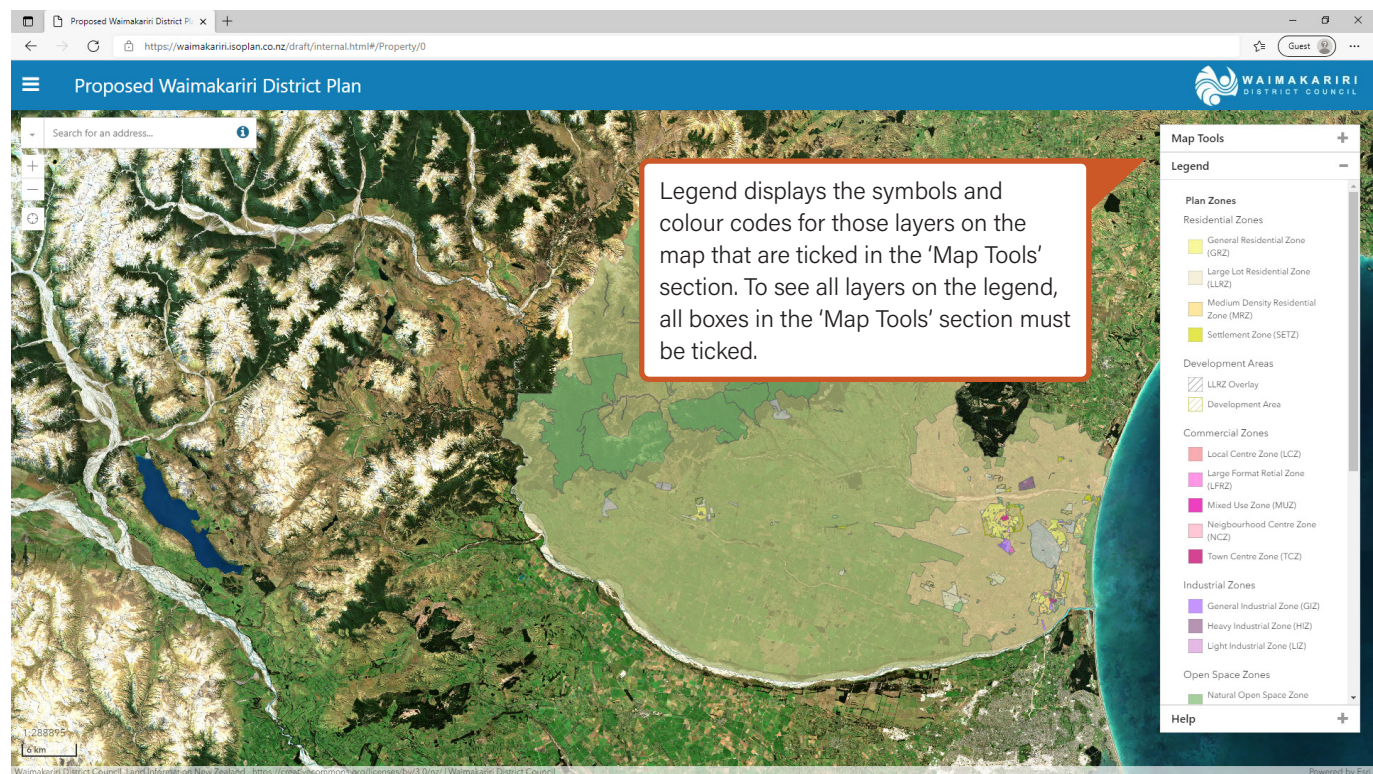
From the main homepage you can search for your property, go straight to the Partially Operative Waimakariri District Plan or view the planning map.

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.





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.

215 High Street, RANGIORA
Property ID: 8614
Legal Desc: LOT 1 DP 48377 Q.455000
Ha

Proposed Waimakariri District Plan

Search for an address...

Map Tools
Legend

Plan Zones

- Residential Zones
 - General Residential Zone (GRZ)
 - Large Lot Residential Zone (LLRZ)
 - Medium Density Residential Zone (MRZ)
 - Settlement Zone (SETZ)
- Development Areas
 - LLRZ Overlay
 - Development Area
- Commercial Zones
 - Local Centre Zone (LCZ)
 - Large Format Retail Zone (LFRZ)
 - Mixed Use Zone (MUZ)
 - Neighbourhood Centre Zone (NCZ)
 - Town Centre Zone (TCZ)
- Industrial Zones
 - General Industrial Zone (GIZ)
 - Heavy Industrial Zone (HI2)
 - Light Industrial Zone (LI2)
- Open Space Zones
 - Natural Open Space Zone

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 black 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.

Zones

- Zone
- TCZ
- MRZ
- PREC (RCP)

Hazards and Risk Overlays

- Liquefaction Overlay
- Urban Flood Assessment Area
- Natural Environment Overlays

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.

Proposed Waimakariri District Plan

Search for an address...

Part 3 - Area specific matters / Zones / CMUZ - Whaitua Arumoni

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.

TCZ - Town Centre Zone

Introduction

The purpose of the Town Centre Zone is to provide for the District's principal town centres and other activities at the highest density of development. Town Centre Zones are identified in the District Plan as Key Activity Centres as identified in the District Plan. The life of this District Plan the emerging Woodend Town Centre located at North Woodend 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.

Objectives

TCZ-01 Town Centre Zone activities and function

Town Centres:

1. are the District's key activity centres and are the principal focal point for a wide range of commercial and community activities, supported by recreation, residential and service activities;
2. provide the primary retail destination for comparison and convenience shopping in the district with the greatest mix and concentration of activities;
3. provide the greatest scale of built form of all zones; and
4. are accessible by a range of modes of transport including public transport.

Policies

TCZ-P1 Town Centre Zone hierarchy

Recognise that:

1. Rangiora and Kaiapoi are the District's principal town centres with significant established community services and public expenditure;
2. North Woodend is a new emerging centre that will provide opportunities over time for town centre activities in the Woodend/Pegasus commercial catchment.

TCZ-P2 Town Centre Zone activities and form

Part 1 - Introduction and general provisions

Part 2 - District-wide matters

Part 3 - Area specific matters

Zones

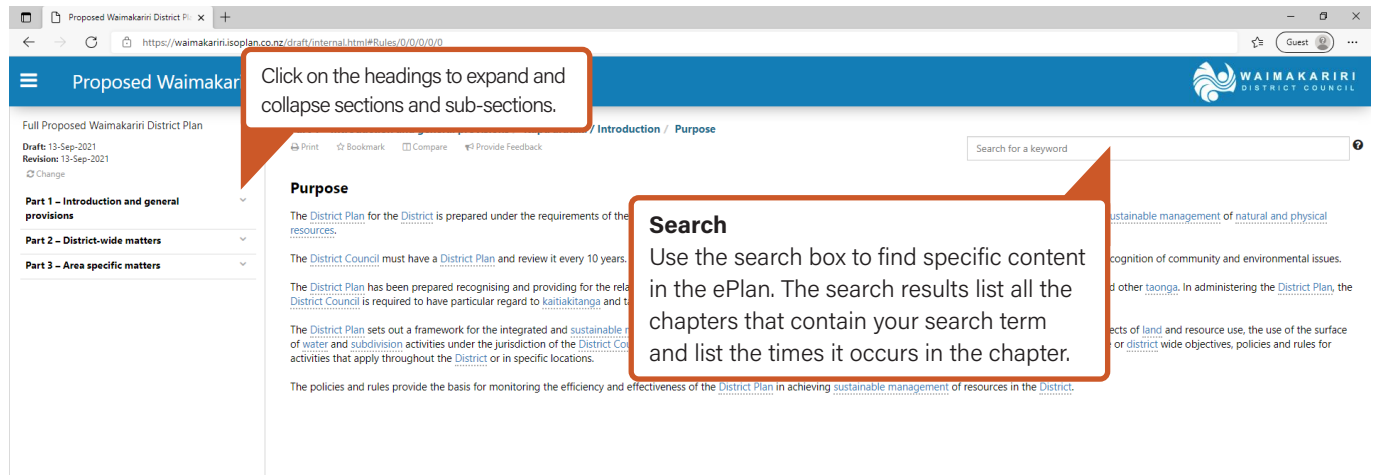
- RESZ - Whaitua Nohonoho / Residential Zones
- CMUZ - Whaitua Arumoni / Commercial and Mixed Use Zones
- CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones
- TCZ - Town Centre Zone
- CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones
- Wahanga waihanga / Development Areas
- Tautapa / Designations
- Apitihanga / Appendices

Hazards and Risk Overlays

- Liquefaction Overlay
- Urban Flood Assessment Area
- Natural Environment Overlays

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'.



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.
- 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).
- 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.

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 and the submission process, 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

WEBSITE

waimakariri.govt.nz

SERVICE CENTRES:

Rangiora service centre

Address: 215 High Street, Rangiora

Email: 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

Opening hours: Monday to Friday 9 am to 5 pm

Oxford service centre

Address: 34 Main Street, Oxford

Email: oxford@wmk.govt.nz

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