

Appendix 3: Amendments to the Waimakariri District Plan

The amendment to the Waimakariri District Plan set out in this appendix cover:

Amendment 1: Rezoning Rangiora Priority Areas	3
Amendment 2: Māori Reserve 873	19
Amendment 3: Chapter 17. Residential	21
Amendment 4: Dwellinghouses in the Business 1 Zone	24
Amendment 5: Development Outside of Existing Urban Limits and Priority Areas	26
Amendment 6: Definition of Noise Sensitive Activity	54

Amendment 1: Rezoning Rangiora Priority Areas

Amend the Waimakariri District Plan as follows:

Chapter 27. Natural Hazards – Rules

Add new Rule 27.1.1.24 to read as follows:

27.1.1.24 Within the South West Rangiora Outline Development Plan area shown on District Plan Map 173 any dwellinghouse shall have a minimum floor level of 400mm above the 0.5% Annual Exceedance Probability flood event.

Cross Reference: Rule 32.1.1.76

Chapter 30. Utilities and Traffic Management – Rules

Delete Table 30.1: Road Design Attributes by Zone and insert new Table 30.1: Road Design Attributes by Zone.

Table 30.1: Road Design Attributes by Zone

	Strategic		Arterial		Collector/Urban Collector		Local		Cul-de-sac	
	Rural	Res & Bus	Rural	Res & Bus	Rural	Res & Bus	Rural	Res & Bus	Rural	Res & Bus
Min. width of road (m)		30	20	20	20	20	20	16	20	16
Min. lane width (m)	3.5	3.5	3.7	3.3	3.5	3.3	3	3	3	3
No. of lanes	2	2	2	2	2	2	2	2	2	2
Parking lanes width (m)		2.5		2.5		2.5		2		2
Min. no. of parking lanes		2		2		2		1		1
Min. sealed shoulders width (m)	1.5		0.75							
Min. footpath width (m)		1.5		1.5		1.5		1.5		1.5
Min. no. of footpaths		2		2		2		Res & Bus 2 = 1 (See Note)		1
								Bus 1 & adjoining roads = 2		
								Bus 3 = 0		
Street lighting		AS/NZS 1158 V3 lighting	No	AS/NZS 1158 V4 lighting	No	AS/NZS 1158 V4 lighting	No	NZS 6701 lighting	No	NZS 6701 lighting
Min. street trees per 20m		1		1		1		1		1
Cycleways	2	2	2	2	2	2				

Note: Except for the South West Rangiora Residential 2 Zone Outline Development Plan area shown on District Plan Map 173 where two footpaths shall be provided.

Add new Exemption Rule 30.6.2.6 to read as follows:

30.6.2.6 The intersections of roads within the South West Rangiora Outline Development Plan area shown on District Plan Map 173 are exempt from complying with Rule 30.6.1.24.

Chapter 31 Health, Safety and Wellbeing - Rules

Add new Rule 31.1.1.38 to read as follows:

31.1.1.38 Within the South West Rangiora Residential 2 Zone shown on District Plan Map 173 all fencing:

- a. where located between a residential property and reserve land shall have a maximum height of 1.5m and have a minimum visual permeability/openness of 45%; and
- b. where located on and between the road boundary and any part of a dwellinghouse shall have a maximum height of 1.2m.

Add new exemption Rule 31.17.2.2 to read as follows:

31.17.2.2 Any dwellinghouse erected within the South West Rangiora Residential 2 Zone Outline Development Plan area shown on District Plan Map 173 is exempt from complying with Rule 31.17.1.10.

Chapter 32. Subdivision – Rules

Insert new clause (aa) in Rule 32.1.1.21 to read as follows:

aa. South West Rangiora identified on District Plan Map 173.

Delete Rule 32.1.1.71 and **add** new Rule 32.1.1.71 to read as follows:

32.1.1.71 Accidental discovery protocol within the East Woodend, Waikuku Beach, West Kaiapoi, the North Woodend and South West Rangiora Outline Development Plan areas as shown on District Plan Maps 153, 158, 161, 164 and 173:

- a. Within the North Woodend Outline Development Plan area a suitably skilled and experienced cultural monitor or monitors nominated by the Rūnanga and agreed by the landowner shall be appointed to monitor all bulk earthworks on site.
- b. Where suspected urupā, wāhi tapu, wāhi taonga or any place associated with Human activity that occurred before 1900 and is, or may be able, through investigation by archaeological methods to provide evidence relating to the Māori history of the area is discovered:
 - earthworks shall stop immediately;
 - all machinery shall be shut down immediately;
 - all persons shall leave the area;
 - the land owner shall be advised of the discovery;
 - the NZ Historic Places Trust shall be advised of the discovery and either the Regional Archaeologist of the NZ Historic Places Trust has confirmed in writing that the archaeologist provisions of the Historic Places Act do not apply; or the requirements of the Historic Places Act have been met and, if required, an archaeological authority (consent) has been granted by the NZ Historic Places Trust;

- Where the place is associated with Māori activity that occurred before 1900 the land owner shall consult Te Ngāi Tūāhuriri Rūnanga to determine in consultation with the NZ Historic Places Trust, what further actions are appropriate to safeguard the site or its contents, and to avoid, reduce, remedy or mitigate any damage to the site; and
 - the Waimakariri District Council shall be notified.
- c. Where kōiwi tangata (human remains) are suspected:**
- steps shall be taken immediately to secure the area in a way that ensures the kōiwi tangata are untouched;
 - Te Ngāi Tūāhuriri Rūnanga, the Police, the Waimakariri District Council and the New Zealand Historic Places Trust shall be notified;
 - the land owner shall arrange for his/her representatives to be available to meet and guide kaumatua, Police, Waimakariri District Council and New Zealand Historic Places Trust staff to the site, assisting with any requests that they may make;
 - earthworks in the affected area shall remain halted until the kaumatua, the Police and Historic Places Trust staff have marked off the area around the site and have given approval for earthworks to recommence, including notification that the archaeological provisions of the Historic Places Act have been met and, if required, an archaeological authority (consent) has been granted by the NZ Historic Places Trust; and
 - where the kaumatua are satisfied that the kōiwi tangata are of Māori origin the kaumatua will decide in consultation with the NZ Historic Places Trust, what happens to the kōiwi tangata and will give their decision to the Police, the New Zealand Historic Places Trust and the land owner.

Add new Rule 32.1.1.76 to read as follows:

32.1.1.76 Within the South West Rangiora Outline Development Plan area shown on District Plan Map 173 all residential allotments shall have a finished ground level that avoids inundation in a 0.5% Annual Exceedance Probability flood event.

Cross Reference: Rule 27.1.1.24

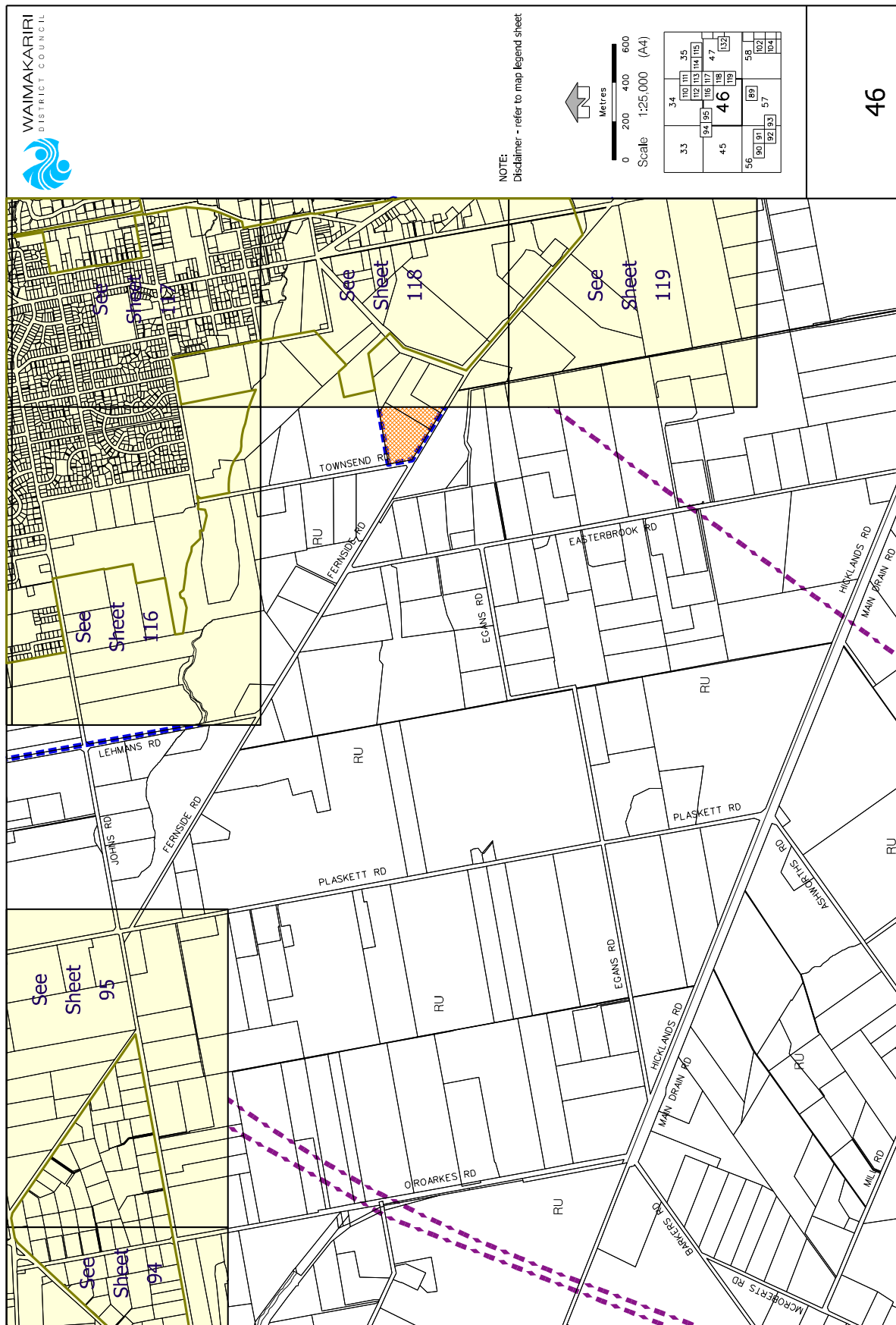
Add new Rule 32.4.6 to read as follows:

32.4.6 Any subdivision of land within the South West Rangiora Outline Development Plan area shown on District Plan Map 173 that does not comply with Rule 32.1.1.76 is a non-complying activity.

DISTRICT PLAN MAPS

Delete District Plan Maps 46 and 116 and **add** new District Plan Maps 46, 116 and 173 to rezone 11, 29, 39, 51 and 59 Pentecost Road; 131 and 137 Johns Road; and parts of 91 and 113 Townsend Road, Rangiora being Lot 1 DP 27779, PT RS 569, PT RS 474, Lot 1 DP 80253, Lot 2 80253, Lot 2 DP 434889 and Lot 1 DP 434889 to Residential 2.
Apply any consequential renumbering or amendments throughout the District Plan as necessary.

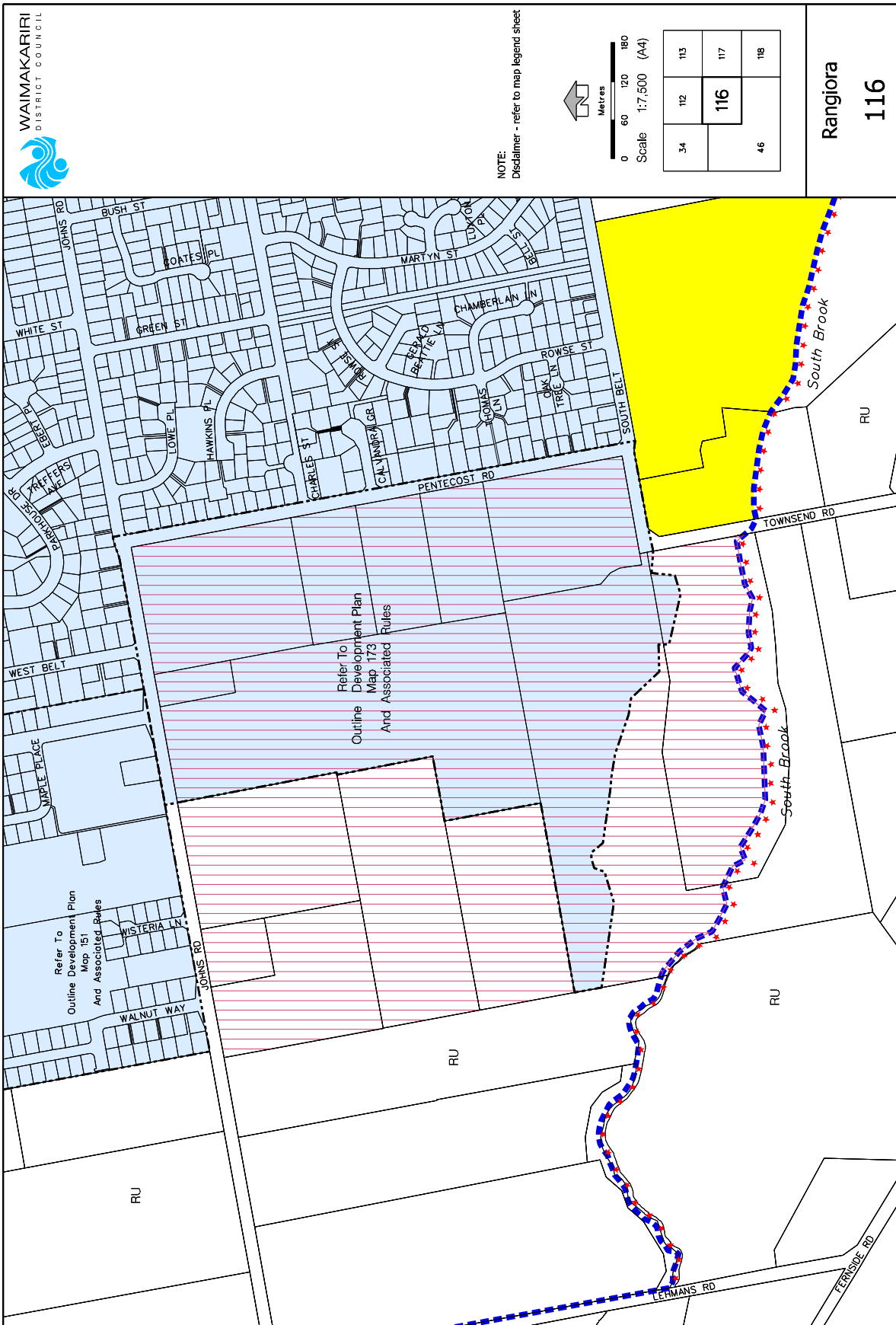
District Plan Map 46



1/11/2011

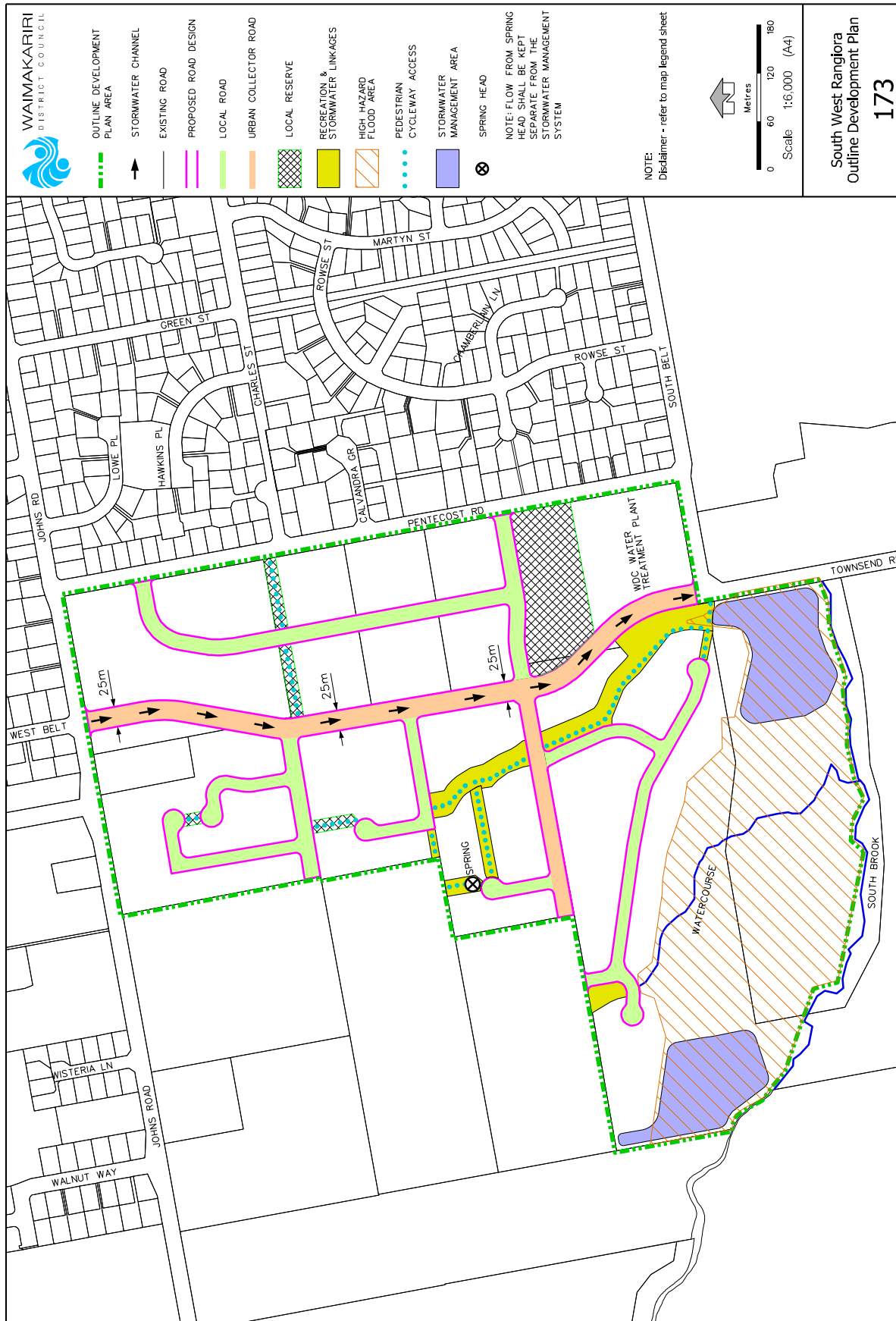
Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

District Plan Map 116



Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

ODP 173



Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

Chapter 17. Residential Zone

Add new Policy 17.1.1.4 to read as follows:

- 17.1.1.4** Ensure that subdivision and development within the Oxford Road, West Rangiora Outline Development Plan area achieve a minimum net density of 10 households per hectare averaged over the entire Outline Development Plan area.

Chapter 27. Natural Hazards – Rules

Add new Rule 27.1.1.23 to read as follows:

- 27.1.1.23** Within the Oxford Road, West Rangiora Outline Development Plan area shown on District Plan Map 168, any dwellinghouse shall have a minimum floor level of 350mm above the 0.5% Annual Exceedance Probability flood event.

Cross Reference: Rule 32.1.1.75.

Chapter 31. Health, Safety and Wellbeing – Rules

Add new Rule 31.1.1.9 to read as follows:

- 31.1.1.9** Within the Oxford Road, West Rangiora Outline Development Plan area shown on District Plan Map 168, any dwellinghouse on a site greater than 1,200m² in area shall be contained within its own delineated area, where that delineated area:
- a. complies with the area and dimensions set out in Table 32.1 (Subdivision – Rules) as though the site was an allotment; and
 - b. is of an area and dimension, and located in such a position, that does not frustrate compliance with Rule 32.1.1.10.

Delete Rule 31.1.1.36 and add new Rule 31.1.1.36 to read as follows:

- 31.1.1.36** Within the Enverton Drive – Ballarat Road and Enverton Drive – Ashley Street, North Rangiora, and Oxford Road, West Rangiora Outline Development Plans shown on District Plan Maps 165, 166 and 168, fencing within 2 metres of the boundary of the walkway links shall have a maximum height of 1 metre.

Add new Rule 31.5.4 to read as follows:

- 31.5.4** Any land use that does not comply with Rule 31.1.1.9 (location of dwellinghouses within the Oxford Road, West Rangiora Outline Development Plan area) is a non-complying activity.

Chapter 32. Subdivision – Rules

Delete Table 32.1 and add new Table 32.1, to read as follows:

Zone	Minimum Allotment Area	Minimum Dimensions of Allotment (m)	
		Internal Square	Frontage
Business 2	700m²		
Residential 1	300m²	15 x 15	15
Residential 2	600m² NOTE: See Rules 32.1.1.4, 32.1.1.8 and 32.1.1.10	18 x 18	15
Residential 3	600m² NOTE: See Rules 32.1.1.6, 32.1.1.7	15 x 15	15
Residential 6	400m²	13 x 18	13
Residential 6A	137.5m² Maximum lot area on subdivision is 412.5m², other than where a balance area is created on subdivision which exceeds 4ha	Except for corner sites, the length of a road boundary of the lot shall be less than the depth of the lot, measured at right angles to that road boundary	
Residential 4A/4B	NOTE: See Rules 32.1.1.10 to 32.1.1.18		
Residential 5	Shall generally comply with the Concept Plan shown in District Plan Map 140		
Residential 7	Area A 150m² Area B 300m² Area C 500m² NOTE: See Rules 32.1.1.19 and 32.1.1.20	6 x 8m 15 x 15 m 15m x 15m	15m 15m
Rural	4ha NOTE: See Rule 32.1.1.5	120 x 120m	Allotments adjoining State Highways: minimum of 200m or no greater than 10m frontage to a formed road, provided that no more than two frontages of 10m shall be provided without a separation of 200m NOTE: See Rule 30.6.1.13
Mapleham Rural 4B Zone	Shall generally comply with the Concept Plan shown on District Plan Map 147		

CROSS REFERENCE: Rules 32.1.1.4, 32.1.1.5, 32.1.1.8 to 32.1.1.20

Add new Rule 32.1.1.10 to read as follows:

32.1.1.10 **Within the Oxford Road, West Rangiora Outline Development Plan area shown on District Plan Map 168, subdivision shall achieve a minimum net density of 10 allotments per hectare once the entire Outline Development Plan area has been developed and achievement of this shall be demonstrated for each stage of subdivision.**

Delete Rule 32.1.3 and add new Rule 32.1.3 to read as follows:

- 32.1.3** **In considering any application for a subdivision consent under Rules 32.1.1.1 to 32.1.1.74 the Council shall, in granting consent, and in deciding whether to impose conditions, exercise its control over the following matters:**
- i. Financial Contributions:**
- **financial contributions as set out in Chapter 20: Financial Contributions and Chapter 34: Financial Contributions – Rules and development contributions as set out in Waimakariri District Council’s Development Contributions Policy.**
- ii. Allotment Area and Dimensions:**
- **allotment area and dimensions of subdivisions in the Business 1 Zone;**
 - **area and dimensions of allotments for access, utilities, reserves and roads;**
 - **area and dimensions of allotments created for the purposes of conservation, restoration or enhancement of any vegetation and habitat site, notable plant or heritage resource listed in the District Plan, and any other area of significant indigenous vegetation or significant habitat of indigenous fauna, or any other heritage item, or wāhi taonga;**
 - **in the case of subdivision within the Oxford Road, West Rangiora Outline Development Plan area shown on District Plan Map 168, the need to ensure any balance land is able to achieve a minimum net density of 10 allotments per hectare once the entire area has been developed.**
- iii. Subdivision Design:**
- **the effects on the characteristics of the zone set out in Objective 14.1.1 and Policies 12.1.1.3, 12.1.2.1, 12.1.2.2, 12.1.2.3, 15.1.1.1, 16.1.1.1, 16.1.1.2, 16.1.1.3, 16.1.1.6, 17.1.1.1, 17.1.1.2 and 17.1.1.3;**
 - **standard of construction of roads, service lanes, and accessways in terms of Tables 30.1 to 30.4 and 32.2;**
 - **compliance with any relevant Outline Development Plan or concept plan;**
 - **relationship and orientation of allotments;**
 - **the provision and location of walkways and cycleways and their separation from the road by visual and/or physical means;**
 - **the provision and/or use of open stormwater channels, wetlands and water bodies, excluding aquifers and pipes;**
 - **the provision, location and design of reserves;**
 - **protection of areas of significant indigenous vegetation or significant habitats of indigenous fauna, other significant plants, heritage items, or wāhi taonga;**
 - **in the case of subdivision in the Residential 6, 6A and Business 1 Zones at Pegasus or Pegasus Rural Zone, the need to ensure consistency with Policies 2.1.3.5, 3.5.1.1, 6.1.1.8, 8.2.1.7, 11.1.1.8, 14.4.1.1 and 18.1.1.11 for Pegasus; and**
 - **in the case of areas that are associated with Outline Development Plans, the protection of future roads and other public features of the subdivision from being built on.**
- iv. Property Access:**
- **the location, design, alignment and pattern of roads in relation to lots in terms of Rules 30.1.1.9, 30.6.1.1 and 30.6.1.25;**
 - **the location, design and provision of access in terms of Rules 30.6.1.1 to 30.6.1.12;**
 - **the location, design and provision of vehicle crossings in terms of Rules 30.6.1.13 to 30.6.1.23;**
 - **the provision, location and design of cycleways to make them safe, including separation from roads by visual and/or physical means;**
 - **road reserves and provision for future subdivision on adjoining land;**
 - **the standard of construction required for vehicle crossings and accessways;**
 - **standard for street lighting;**

- naming of private vehicular access, roads, accessways and reserves; and
- standards for signs.

v. Esplanade Provision:

- in the case of the subdivision of land adjoining the Coastal Marine Area and rivers specified in Rule 33.1.1, and any other river under Rule 33.1.2, whether an esplanade reserve or strip should be provided and the matters to be included in the esplanade strip instrument.

vi. Hazards:

- provision of works, the location and type of services, location of structures and floor levels, and location and quantity of filling and earthworks that can be affected by the following hazards or that could affect the impact of those hazards on any allotment or other land in the vicinity:
 - a. erosion;
 - b. flooding and inundation;
 - c. landslip;
 - d. rockfall;
 - e. alluvion;
 - f. avulsion;
 - g. unconsolidated fill;
 - h. defensible space for fire safety;
 - i. soil contamination;
 - j. subsidence; and
 - k. liquefaction

vii. Contaminated Sites:

- the extent of the previous contamination of any site (whether it is in this Plan or not) and the remedial work that is to be undertaken on the site and in adjacent areas.

viii. Water Supply:

- the quantity, security and potability of the water and means, location and design of supply;
- water supplies for fire fighting purposes; and
- the location, scale, construction and environmental, including public health, effects of water supply infrastructure and the adequacy of existing supply systems outside the subdivision.

ix. Stormwater Disposal:

- the means, design, scale, construction and standard of stormwater disposal systems (including soakage areas and the means and location of any outfall);
- the effectiveness and environmental impacts of any measures proposed for mitigating the effects of stormwater runoff, including the control of water-borne contaminants, litter and sediments;
- the location, scale, construction and environmental effects of stormwater infrastructure;
- the effect on water quality; and
- within any area subject to an Outline Development Plan, provision for future connection from the boundary of each allotment to the stormwater management system, as shown on the relevant District Plan Map, is to be secured by a condition of subdivision consent imposed under section 222 of the Resource Management Act 1991.

x. Sewage Disposal:

- the means, design and standard of sewage treatment and disposal where a public reticulation and treatment system is not available; and

-
- the location, scale, construction, maintenance and environmental effects of the proposed sewerage system.
- xi. Waste Water Disposal:**
- the means, design, scale, construction and environmental effects of waste water disposal systems.
- xii. Energy Supply and Communications:**
- the adequacy and standard of energy utility installation; and
 - the adequacy and standard of communication utility installation.
- xiii. Special Features:**
- the positive effects arising from the retention and protection of vegetation and habitat sites, notable plants, and heritage resources listed in the District Plan, and other significant plants;
 - provision for planting and other landscape treatments on roads and land to be vested as reserves;
 - the effects on mineral resources;
 - provisions to safeguard the life supporting capacity of soils;
 - reverse sensitivity effects;
 - the effects of reverse sensitivity on Rangiora Racecourse; and
 - the downstream effects of sedimentation and ecological changes from the development of Ravenswood on the waterways and wetlands of the Taranaki Stream.
- xiv. Easements:**
- the need to create easements for any purposes; and
 - rights over access.
- xv. Structure Location:**
- the need to put constraints on the location of structures; and
 - the effects of aircraft noise.
- xvi. Tangata Whenua:**
- the protection of sites of significant value to tangata whenua including wāhi taonga identified through Policies 2.1.3.2, 2.1.3.3 and 2.1.3.5;
 - the appropriateness of providing for access along and in the vicinity of the Taranaki Stream; and
 - the effectiveness and environmental impacts of any measures proposed for mitigating the effects of subdivision on wāhi taonga identified by Ngāi Tūāhuriri (Appendix 2.1).
- xvii. Archaeological Sites:**
- provisions to identify and/or protect archaeological sites;
 - protocols to provide for wāhi taonga, wāhi tapu, urupā and other historic cultural sites; and
 - alternative processes and protocols that protect the interests of Te Rūnanga o Ngāi Tahu and Ngāi Tūāhuriri Rūnanga.
- xviii. Airport and Aircraft Noise:**
- the effect of the operation of the Christchurch International Airport on subdivision; and
 - the effects of aircraft noise.
- xix. Intensive Farming and Liquid Effluent Spreading:**
- the need to protect separation distances required by the Plan.
- xx. Fill**
- the need to ensure overland flow paths are maintained;
 - the effects of the fill on stormwater management on the site and adjoining properties;

- the appropriateness of the fill material;
- the effects of fill and difference in finished ground levels between adjoining properties; and
- timing and methodology.

Add new Clause (v) to Rule 32.1.1.21 to read as follows:

- v. The Residential 2 Zone Oxford Road, West Rangiora identified on District Plan Map 168.**

Add new Rule 32.1.1.75 to read as follows:

32.1.1.75 Finished Section Levels Oxford Road, West Rangiora Outline Development Plan area.

Within the Oxford Road, West Rangiora Outline Development Plan Area as shown on District Plan Map 168 all residential allotments shall have a finished ground level that avoids inundation in a 0.5% Annual Exceedance Probability flood event from the Ashley River.

Cross Reference: Rule 27.1.1.23.

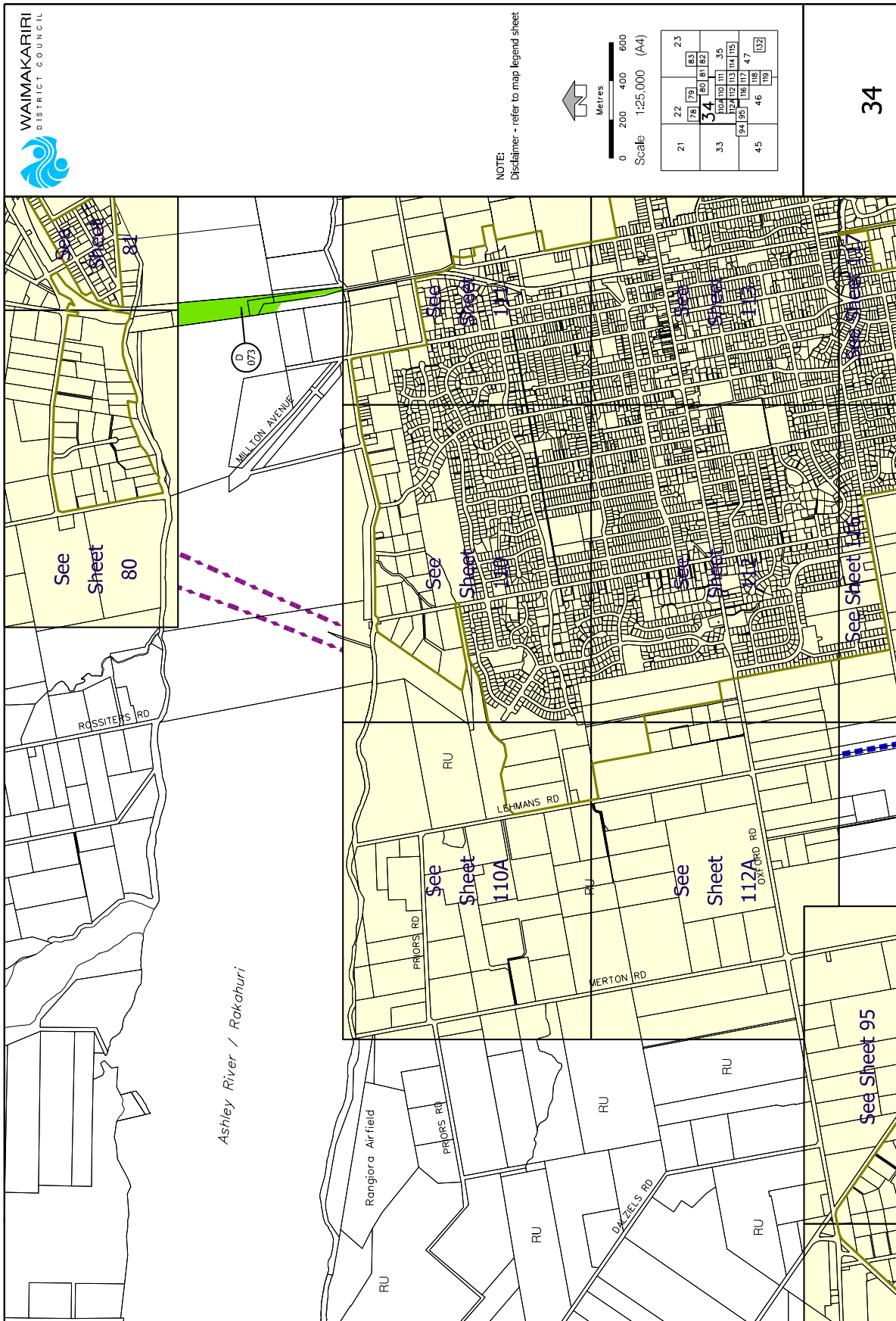
Add new Rule 32.4.5 to read as follows:

32.4.5 Any subdivision of land within the Oxford Road, West Rangiora Outline Development Plan area shown on District Plan Map 168 that does not comply with Rule 32.1.1.75 is a non-complying activity.

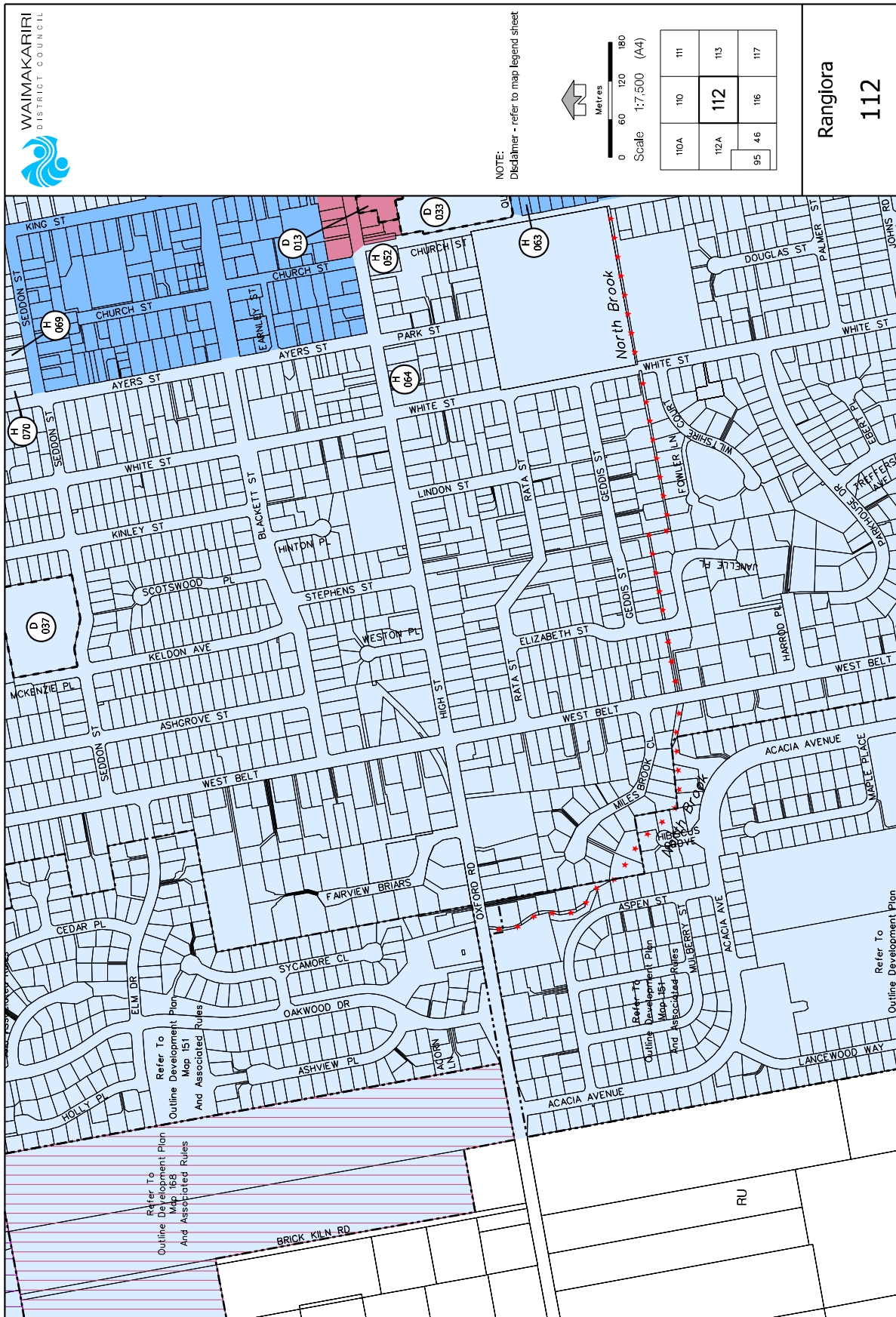
DISTRICT PLAN MAPS

Delete District Plan Maps 34, 110 and 112 and **add** District Plan Maps 34, 110, 112 and 168 to rezone 52 and 74 Oxford Road being RS 1133 and Pt RS 968 to Residential 2.
Apply any consequential renumbering or amendments throughout the District Plan as necessary.

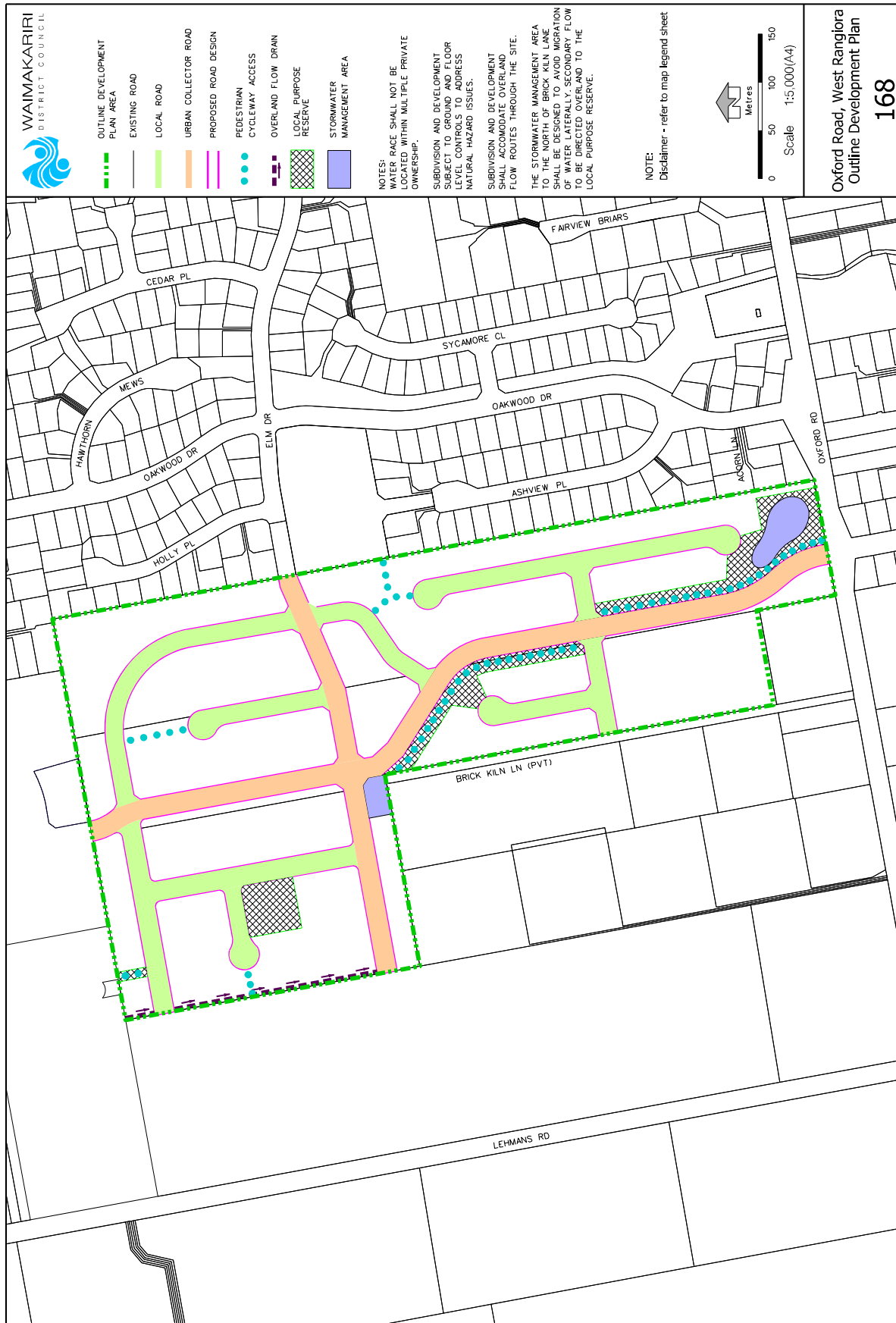
District Plan Map 34



District Plan Map 112



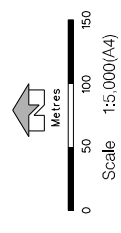
ODP 168



- OUTLINE DEVELOPMENT PLAN AREA
- EXISTING ROAD
- LOCAL ROAD
- URBAN COLLECTOR ROAD
- PROPOSED ROAD DESIGN
- PEDESTRIAN CYCLEWAY ACCESS
- OVERLAND FLOW DRAIN
- LOCAL PURPOSE RESERVE
- STORMWATER MANAGEMENT AREA

NOTES:
 WATER RACE SHALL NOT BE LOCATED WITHIN MULTIPLE PRIVATE OWNERSHIP.
 SUBDIVISION AND DEVELOPMENT SUBJECT TO GROUND AND FLOOR LEVEL CONTROLS TO ADDRESS NATURAL HAZARD ISSUES.
 SUBDIVISION AND DEVELOPMENT SHALL ACCOMMODATE OVERLAND FLOW ROUTES THROUGH THE SITE.
 THE STORMWATER MANAGEMENT AREA FOR THE PROPOSED BRICK KILN LANE SHALL BE DESIGNED TO FACILITATE LATERAL SECONDARY FLOW OF WATER TO BE DIRECTED OVERLAND TO THE LOCAL PURPOSE RESERVE.

NOTE:
 Disclaimer - refer to map legend sheet



Oxford Road, West Rangiora
 Outline Development Plan
168

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

Amendment 2: Māori Reserve 873

Amend the Waimakariri District Plan as follows:

Chapter 2. Māori

Delete Policy 2.1.3.4 and **add** new Policy 2.1.3.4 to read as follows:

Recognise the relationship of Ngāi Tūāhuriri with the land and associated resources in Māori Reserve 873 so as to enable the land to be used as intended by Kemps Deed of 1848 and the Crown Grants Act (No.2) of 1862, for places of residence and living activities for the original grantees and their descendants.

Add new Policy 2.1.3.5 to read as follows:

Policy 2.1.3.5

Provide for the use, development and protection of Māori Reserve 873 based on its unique character and cultural values by:

- a. maintaining and enhancing contained village areas that provide community facilities, convenience retail, recreational and business opportunities, residential housing and compact, walkable neighbourhoods;**
- b. providing for cluster housing whilst still maintaining and enhancing an extensive rural hinterland in immediate proximity to, and surrounding the clusters, within MR873 so that each cluster retains a rural outlook;**
- c. connecting to Council reticulated water and sewer;**
- d. avoiding land considered a high hazard risk including flood-prone land to the south;**
- e. protecting and ecologically enhancing the Cam River corridor;**
- f. re-establishing, protecting and ecologically enhancing the historic streams draining the eastern basin;**
- g. protecting and enhancing views from settlement areas to Maungatere and Ngā Tiritiri o te Moana;**
- h. recognising historic landscape and land use patterns; and**
- i. recognising a range of housing options.**

Chapter 13. Resource Management Framework

Add new Clause (h) to Policy 13.1.1.1 to read as follows:

- h. historical and cultural associations with Māori Reserve 873**

Chapter 14. Rural Zones

Add new Objective 14.1.2 to read as follows:

Objective 14.1.2

Recognise the historic and cultural significance of Māori Reserve 873 to Ngāi Tūāhuriri and the different rural character arising from settlement by the original grantees and their descendants.

Add new Policy 14.1.2.1 to read as follows:

Policy 14.1.2.1

Provide for subdivision and/or dwellinghouse development that enables Rural Zone land within Māori Reserve 873 to be used as intended by Kemps Deed of 1848 and the Crown Grants Act (No.2) of 1862 for places of residence for the original grantees and their descendants whilst:

- a. recognising, within the intensive development opportunities, a range of housing options, provided housing density of more than one dwellinghouse per 4ha is designed and constructed as part of an integrated comprehensive design for the whole site;
- b. connecting to Council reticulated water and sewer for residential development at a density less than one dwellinghouse per 4ha;
- c. avoiding residential development on land subject to hazards, including flooding from either breakouts or localised ponding;
- d. recognising the movement linkages, open space, outlook, rural character and physical separation between contained village areas and more intensive residential development in the Rural Zone;
- e. protecting and ecologically enhancing the Cam River corridor;
- f. re-establishing, protecting and ecologically enhancing the historic streams draining the eastern basin;
- g. maintaining the rural environment, including between any intensive development opportunities; and
- h. implementing an Outline Development Plan.

Amendment 3: Chapter 17. Residential

Amend the Waimakariri District Plan as follows:

Delete Table 17.1: Residential Zone Characteristics – Residential 3 and 4A/B and **add** new Table 17.1: Residential Zone Characteristics – Residential 3 and 4A/B to read as follows:

Residential 3	Residential 4A/B
<ul style="list-style-type: none"> - <u>predominant activity is living;</u> - <u>detached dwellings including a number of baches;</u> - <u>high proportion of smaller dwellings;</u> - <u>diverse styles and ages of dwellings;</u> - <u>range of housing options, including comprehensive housing development focused around village areas at Tuahiwi;</u> - <u>settlements are significantly smaller than other main towns;</u> - <u>wide range of lot sizes;</u> - <u>reduced size and nature of individual lots within Tuahiwi;</u> - <u>a rural outlook and setting;</u> - <u>access to public open space including the coastal environment</u> - <u>easy access to walking and cycling opportunities;</u> - <u>churches, local shops, reserves and camping grounds are important activities within the zone;</u> - <u>provision of a mixed use centre at Tuahiwi focusing on community facilities, convenience retail, recreational and business opportunities;</u> - <u>limited advertising;</u> - <u>intimate and informal streetscapes;</u> - <u>the streets are areas of community interaction;</u> - <u>limited footpaths;</u> - <u>minimal kerb and channels;</u> - <u>low noise levels;</u> - <u>low traffic volumes on side streets;</u> 	<ul style="list-style-type: none"> - <u>predominant activity is living;</u> - <u>detached dwellings and associated buildings;</u> - <u>some limited farming and horticulture;</u> - <u>dwelling density is lowest for Residential Zones;</u> - <u>dwellings in generous settings;</u> - <u>average lot size of 0.25-1.0 hectare;</u> - <u>limited number of lots located in a rural environment;</u> - <u>rural style roads or accessways;</u> - <u>opportunity for a rural outlook from within the zone;</u> - <u>few vehicle movements within the zone;</u> - <u>access to zones not from arterial roads;</u> - <u>community water and/or sewerage schemes; and</u> - <u>limited kerb, channelling and street lighting</u>
<ul style="list-style-type: none"> - <u>significant traffic levels on main roads, and during holidays; and</u> - <u>limited services and utility capacities in most zones</u> 	

Add new Policy 17.1.1.5 to read as follows:

Policy 17.1.1.5

Provide for subdivision and/or business and residential development that enables Residential 3 zoned land within Māori Reserve 873 to be used as intended by Kemps Deed of 1848 and the Crown Grants Act (No.2) of 1862 for places of residence and living activities for the original grantees and their descendants whilst:

- a. recognising a range of housing options and dwellinghouse densities providing for a variety of allotment sizes;

- b. creating compact, contained village areas;
- c. providing for a centrally located, mixed use centre that recognises the need for community facilities, convenience retail, recreational and business opportunities at a size and scale appropriate to the development of Tuahiwi;
- d. defining any increase in the Residential 3 Zone by natural features, landscape character areas and built features;
- e. implementing an Outline Development Plan;
- f. connecting to Council reticulated water and sewer;
- g. avoiding residential development on land subject to hazards, including flooding from either breakouts or localised ponding;
- h. maintaining a rural outlook and setting;
- i. providing good connectivity via walking and cycling linkages;
- j. providing active interaction with the street frontages;
- k. re-establishing, protecting and ecologically enhancing the historic streams draining the eastern basin; and
- l. protecting and enhancing views from village areas to Maungatere and Ngā Tiritiri o te Moana.

Chapter 18. Constraints

Delete Policy 18.1.1.1 and **add** new Policy 18.1.1.1 to read as follows:

Policy 18.1.1.1

Growth and development proposals should provide an assessment of how:

- the use, development or protection of natural and physical resources affected by the proposal will be managed in a sustainable and integrated way; and
- the adverse effects on those resources and the existing community will be avoided, remedied or mitigated.

In particular, proposals should not be inconsistent with other objectives and policies in the District Plan, and show how and the extent to which they will:

- a. protect areas of significant indigenous vegetation and habitats of indigenous fauna including vegetation and habitat sites listed in Appendix 25.1;
- b. protect the outstanding landscape area as defined in the District Plan Maps;
- c. avoid or mitigate natural hazards including:
 - flooding as defined in the District Plan Maps;
 - flooding from the Waimakariri or Ashley/Rakahuri Rivers;
 - seismic conditions including the potential for liquefaction and amplification effects;
 - damage from the sea, including erosion, storm and tsunamis, and
 - land instability;
- d. protect the life supporting capacity of soils;
- e. maintain and enhance the environmental characteristics of adjoining zones, and the environment of the zone within which the proposal is located, as set out in Policies 14.1.1.2, 14.1.1.3, 14.1.2.1, 15.1.1.1, 16.1.1.1, 16.1.1.2, 16.1.1.6, 17.1.1.2, 17.1.1.3 and 17.1.1.25;
- f. retain the rural environment between Residential 4A and 4B Zones, between the Rangiora, Kaiapoi, Woodend, Pegasus and Oxford urban areas, and other Residential 3 Zones; between any rural intensive development opportunities and villages within Māori Reserve 873; and between Kaiapoi and the Christchurch City boundary;
- g. provide access to and along rivers, open spaces and reserves;
- h. maintain and enhance the form and function of the District's towns;

-
- i. avoid or mitigate significant adverse effects on the form and function of the Business 1 Zones including its role as a dominant community focal point within the four main towns;**
 - j. Avoid noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport as defined in this Plan, with the exception of those areas within Kaiapoi defined in Chapter 6 of the Canterbury Regional Council Policy Statement.**
 - k. provide infrastructure for services and roading in a manner consistent with this District Plan;**
 - l. ensure the efficient and effective integration of any new infrastructure into the existing network, or ensure the efficient and effective ongoing working of a stand-alone system;**
 - m. avoid or mitigate potential adverse effects from sites and facilities using, storing and/or disposing of hazardous substances;**
 - n. protect groundwater quality and quantity;**
 - o. protect surface water quality and quantity;**
 - p. protect wāhi taonga;**
 - q. avoid adverse effects on heritage sites and protect those sites listed in Appendix 28.1;**
 - r. avoid adverse effects on significant plants and protect those notable plants listed in Appendix 29.1;**
 - s. avoid adverse effects on the Business 3 Zone;**
 - t. provide for efficiency in energy use;**
 - u. enable local communities to be more self-sustaining;**
 - v. affect the demand for transport;**
 - w. provide choice in transport mode, particularly modes with low adverse environmental effects; and**
 - x. avoid or mitigate for adverse impacts on the habitat of trout and salmon; and**
 - y. recognise the historical and cultural associations of Ngāi Tūāhuriri with the land in Māori Reserve 873 to provide for residential development opportunities for the original grantees and their descendants.**

Apply any consequential renumbering or amendments throughout the District Plan as necessary.

Amendment 4: Dwellinghouses in the Business 1 Zone

Chapter 16. Business Zones

Delete Policy 16.1.1.2 and **add** new Policy 16.1.1.2 to read as follows:

Policy 16.1.1.2

Provide for development and activities within the Business 1 Zones where the following characteristics of the zone are observed:

Location	<ul style="list-style-type: none"> - Defines the town centres of Kaiapoi, Rangiora, Pegasus, Oxford and Woodend - Redevelopment and intensification opportunities within Kaiapoi, Rangiora, Oxford and Woodend - Compact, including medium to high building density
Pedestrian focus on primary shopping streets	<ul style="list-style-type: none"> - Interconnected network of public car parking, pedestrian areas, lanes and footpaths - Public open spaces - High level of safety, taking into account Crime Prevention Through Environmental Design (CPTED) principles - Buildings and businesses directly accessed from the street, lanes and public spaces - Verandahs and covered shopping areas
Vehicle focus	<ul style="list-style-type: none"> - Provision for car parking, private and public - Interconnected network of roads, car parking, pedestrian areas, footpaths, lanes and public spaces - Public off-street parking - Little on-site parking
Amenities	<ul style="list-style-type: none"> - Landscaping, plantings and public open spaces - Street and pedestrian treatments, including street furniture - Lighting, taking into account Crime Prevention Through Environmental Design (CPTED) principles - Minimal odour - Low level noise - Signage mostly small scale - Public facilities
Parking	<ul style="list-style-type: none"> - Public off-street parking - Limited private off-street parking - Limited duration on-street parking - Public parking pedestrian connections with footpaths, lanes and public spaces

Built environment and built form	<ul style="list-style-type: none"> - <u>Defined building heights, predominantly two storey</u> - <u>Absence of setbacks on identified streets and limited setbacks on other streets</u> - <u>Mostly continuous business display frontages on primary shopping streets</u> - <u>High intensity of use from the street side</u> - <u>Historic buildings and settings defined by heritage values within Kaiapoi, Rangiora, Woodend and Oxford</u> - <u>Mostly older buildings on main shopping streets, with the exception of Pegasus</u> - <u>New buildings sympathetic to existing built form and building styles</u> - <u>Functional and adaptable buildings</u> - <u>In Pegasus new buildings and development within a compact and identifiable centre</u> - <u>In the commercial centre of Pegasus, no building setback, with development required to be along the full street frontage with verandahs</u> - <u>In the outer commercial area of Pegasus, building setback is required</u> - <u>Dwellinghouse development within Kaiapoi, Rangiora and Woodend located only at upper floor levels</u>
Distribution of floorspace	<ul style="list-style-type: none"> - <u>Largest total area of retail, office and administrative floorspace in each town</u>
Function	<ul style="list-style-type: none"> - <u>Community focal point for:</u> <ul style="list-style-type: none"> - <u>government services;</u> - <u>professional services;</u> - <u>office/finance;</u> - <u>retail;</u> - <u>emergency services; and</u> - <u>household services</u> - <u>An area with safe, convenient, pleasant, attractive environments where people can enjoy extended visits to gather, socialise and do business</u>

Add new Policy 16.1.1.3 to read as follows:

Policy 16.1.1.3

Provide for dwellinghouse development within the Business 1 Zones of Kaiapoi, Rangiora and Woodend that:

- a. ensures business activities are predominant within the site and across the zone;
- b. locates above buildings used for business activities to maximise ground floor business space; and
- c. achieves high levels of amenity, including mitigation of reverse sensitivity effects between business and residential activity.

Chapter 31. Health, Safety and Wellbeing – Rules

Add new Rule 31.5.5 to read as follows:

- 31.5.5** The erection of any dwellinghouse at ground floor level within the Business 1 Zone at Kaiapoi, Rangiora and Woodend is a non-complying activity.

Amendment 5: Development Outside of Existing Urban Limits and Priority Areas

Insert new Objective 14.5.1 as follows:

To facilitate the rebuild and recovery of Greater Christchurch by directing future developments to existing urban areas, priority areas, identified rural residential development areas and MR873 for urban and rural residential activities and development.

Insert new Policy 14.5.1.1 as follows:

To avoid new residential and rural residential activities and development outside of existing urban areas and priority areas as set out in the Land Use Recovery Plan and Chapter 6 of the Canterbury Regional Policy Statement; rural residential development areas identified in the Rural Residential Development Plan and MR873.

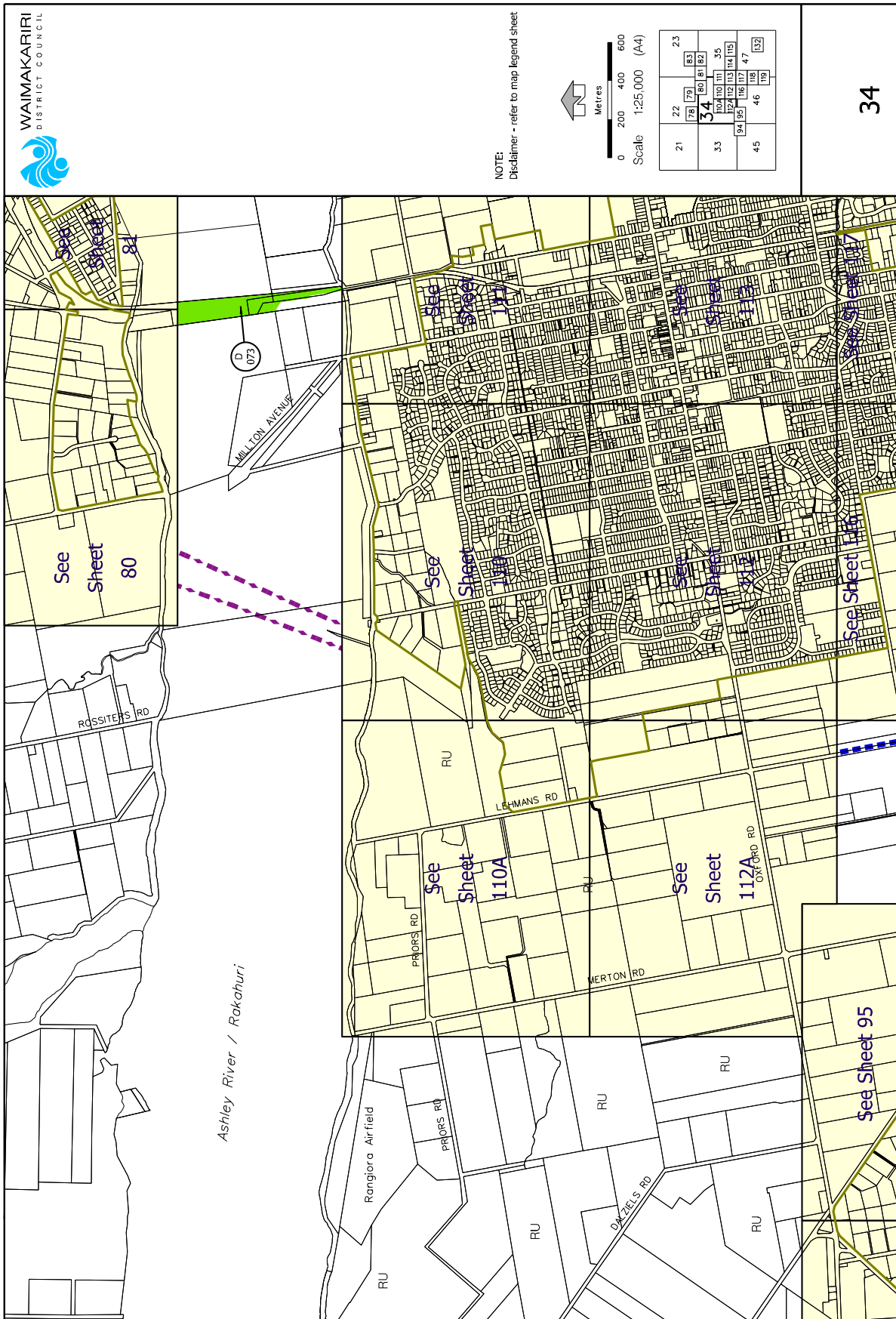
Add new Rule 21.7.2 as follows:

Any erection of a dwelling and/or subdivision of land, except for designation purposes, that does not meet the existing or required density of the zone is a non-complying activity.

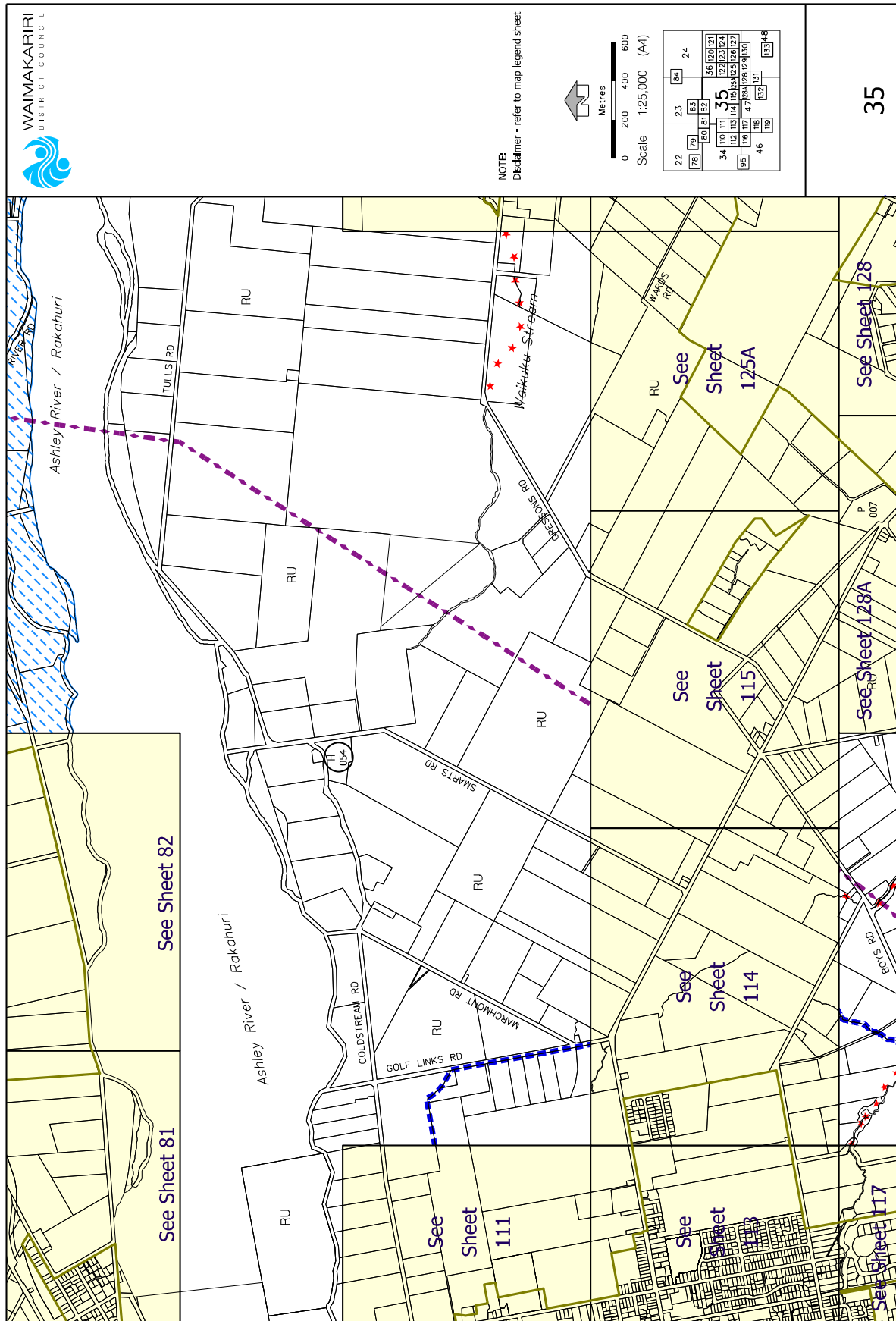
District Plan Maps

Delete Planning Maps 34, 35, 46, 47, 58, 59, 101, 102, 103, 104, 105, 105A, 110, 110A, 111, 112, 113, 114, 116, 117, 118, 119, 125, 125A, 128, 128A and 131 and **add** new Planning Maps 34, 35, 46, 47, 58, 59, 101, 102, 103, 104, 105, 105A, 110, 110A, 111, 112, 113, 114, 116, 117, 118, 119, 125, 125A, 128, 128A and 131 to identify where rebuilding and development should and should not occur before 2028.
Any other consequential changes to the District Plan as necessary.

Planning Map 34



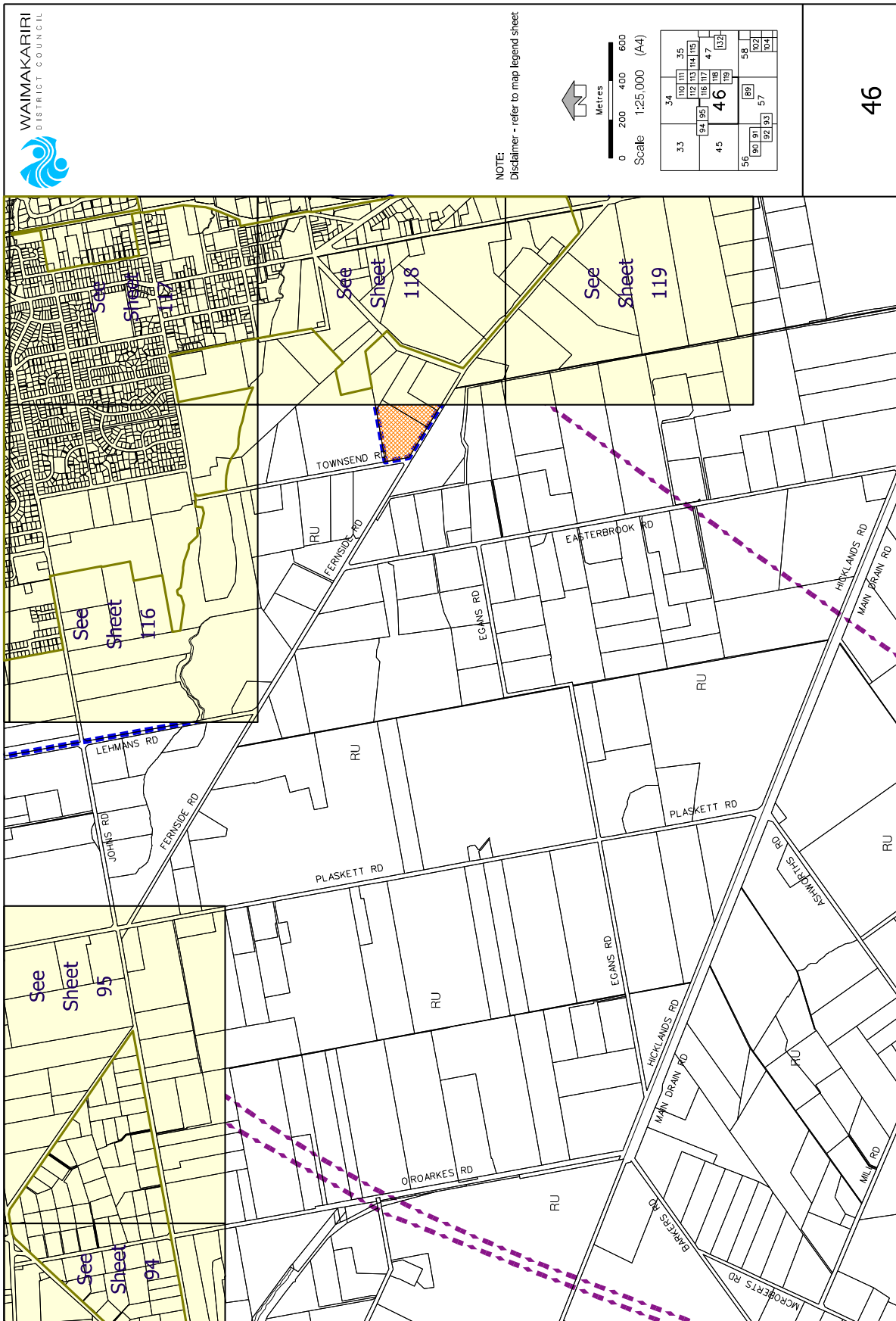
Planning Map 35



Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

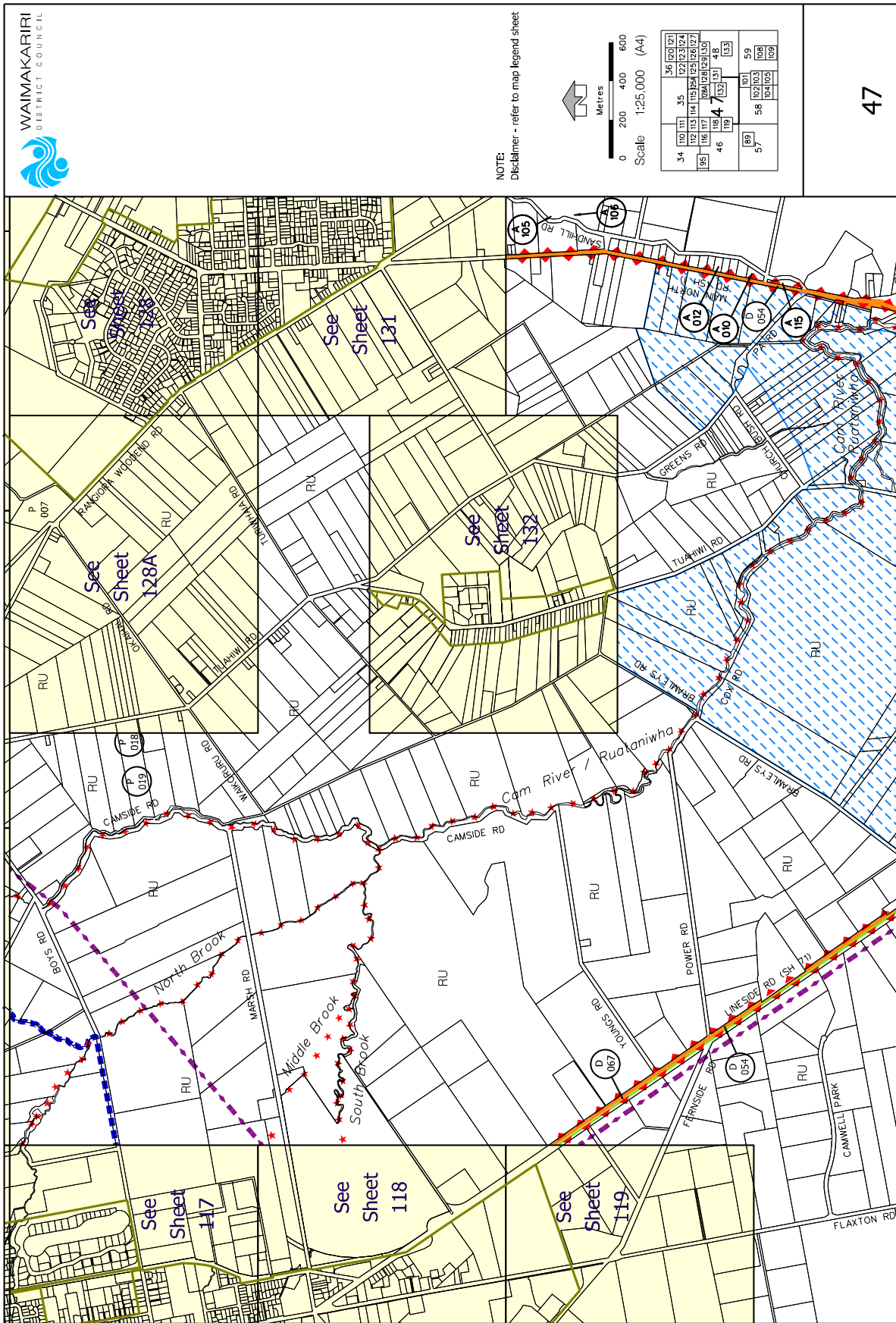
22/04/2013

Planning Map 46



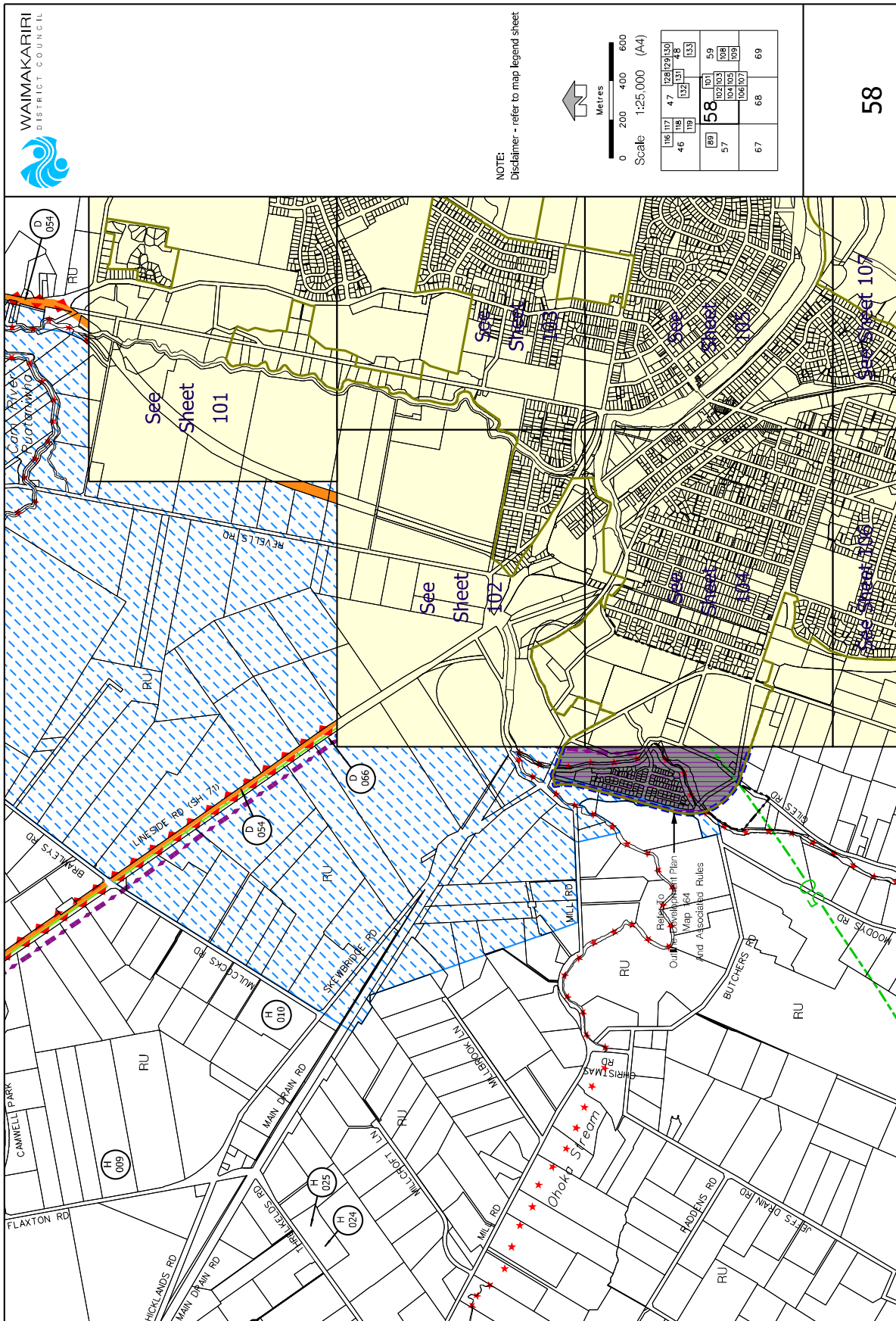
Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

Planning Map 47



Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

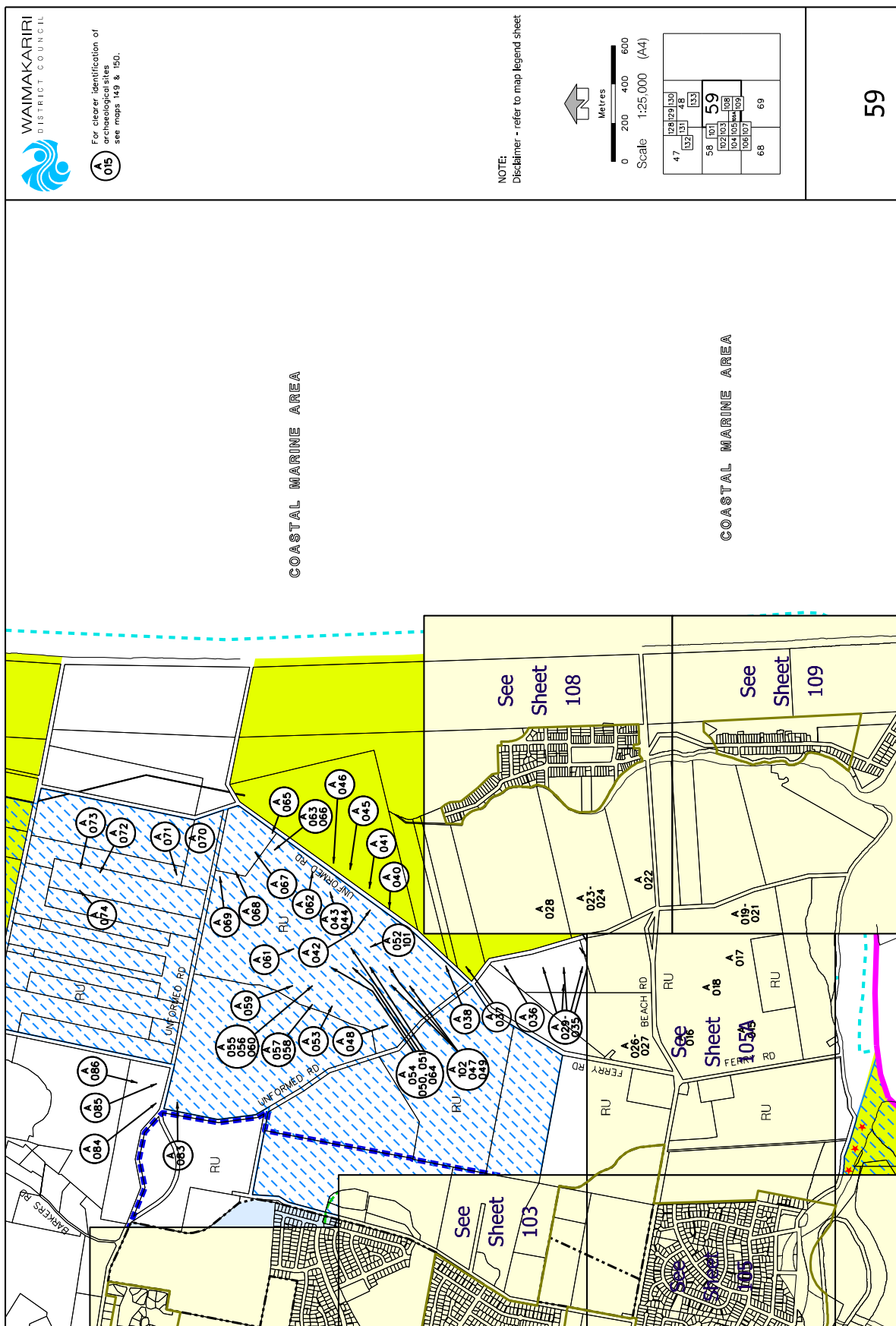
Planning Map 58



22/04/2015

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

Planning Map 59



For clearer identification of archaeological sites see maps 149 & 150.



NOTE:
Disclaimer - refer to map legend sheet.



Metres
0 200 400 600
Scale 1:25,000 (A4)

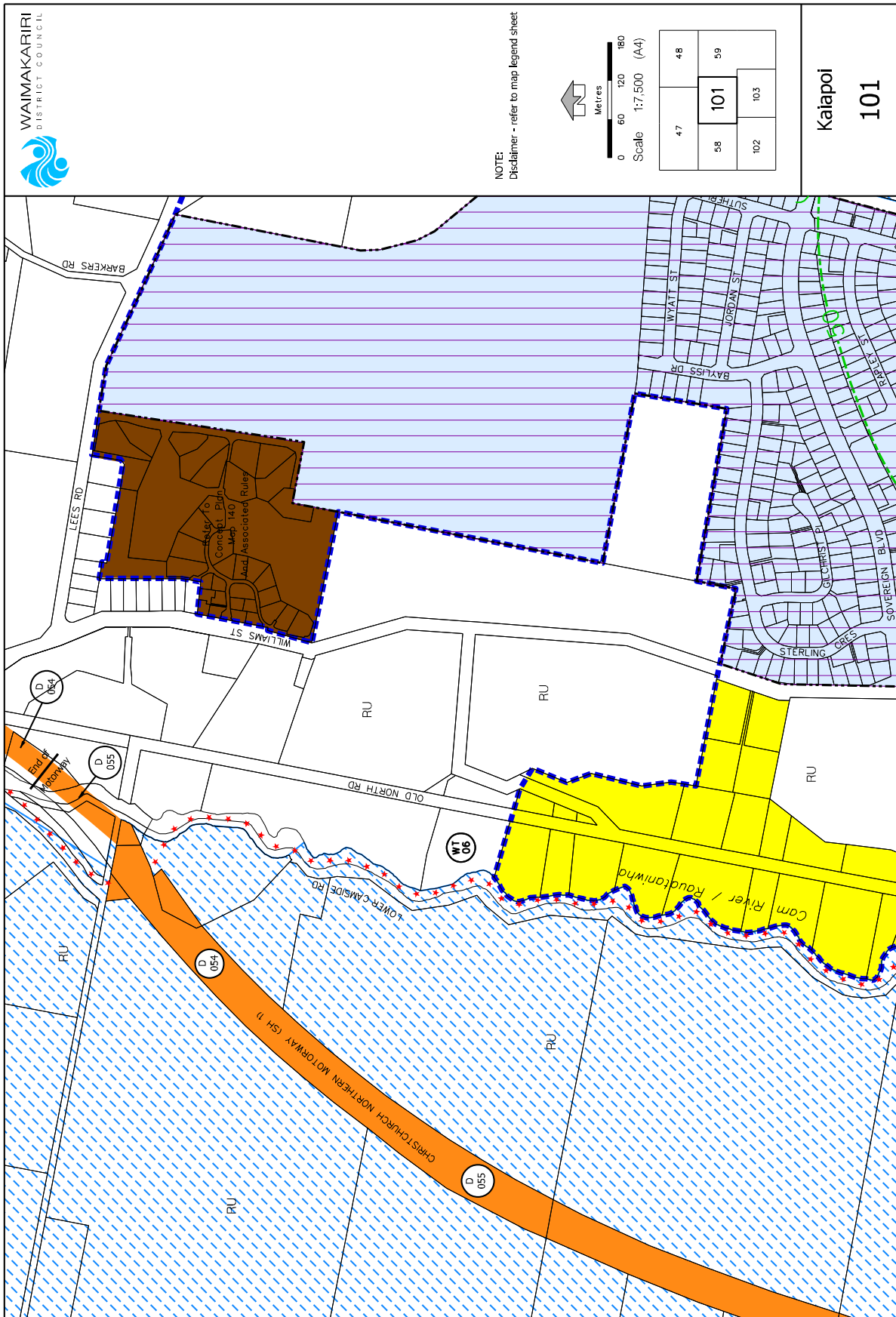
47	128	129	130
132	131	133	48
58	101	59	
102	103	104	105
106	107	109	
68		69	

59

22/04/2013

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

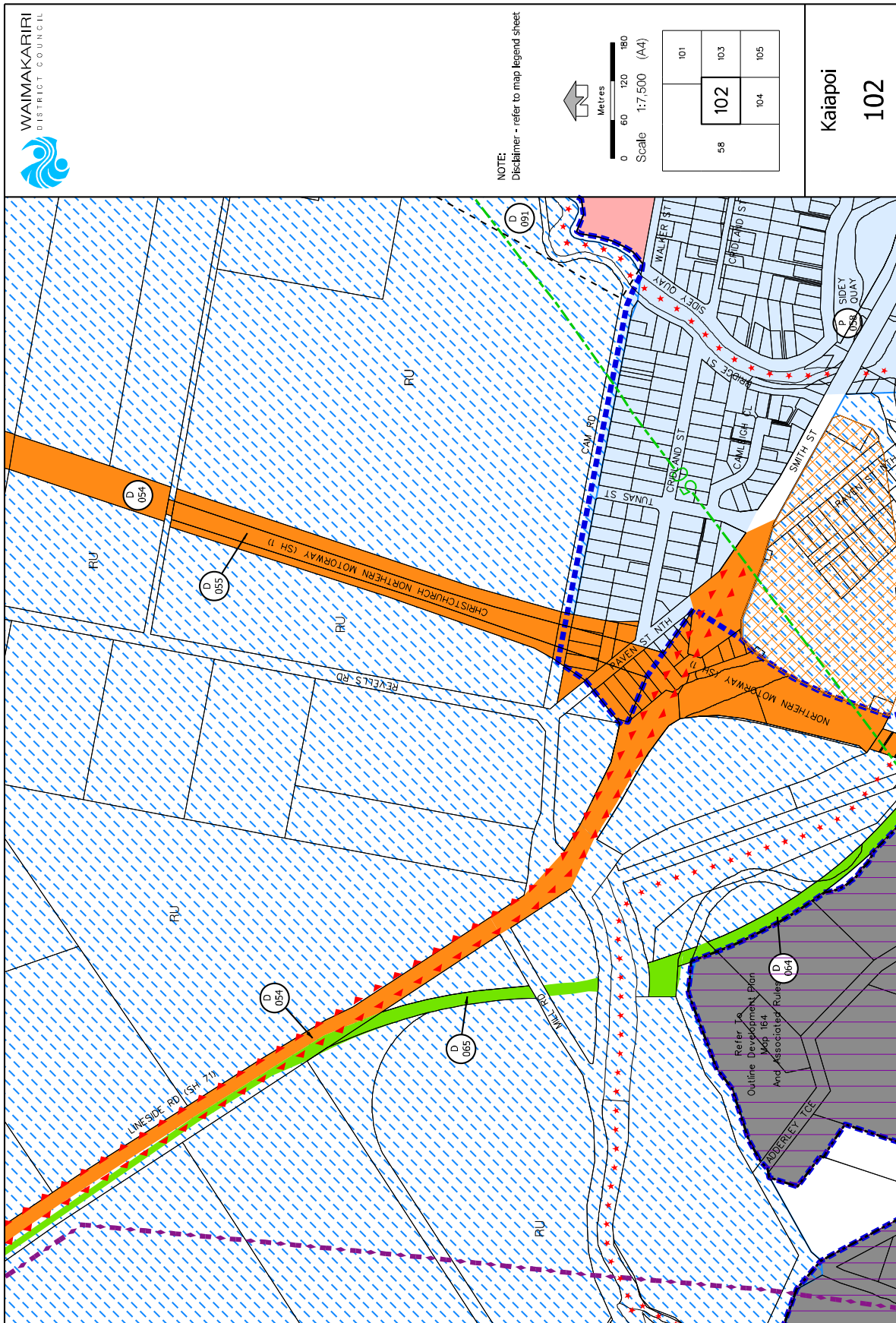
Planning Map 101



22/04/2015

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

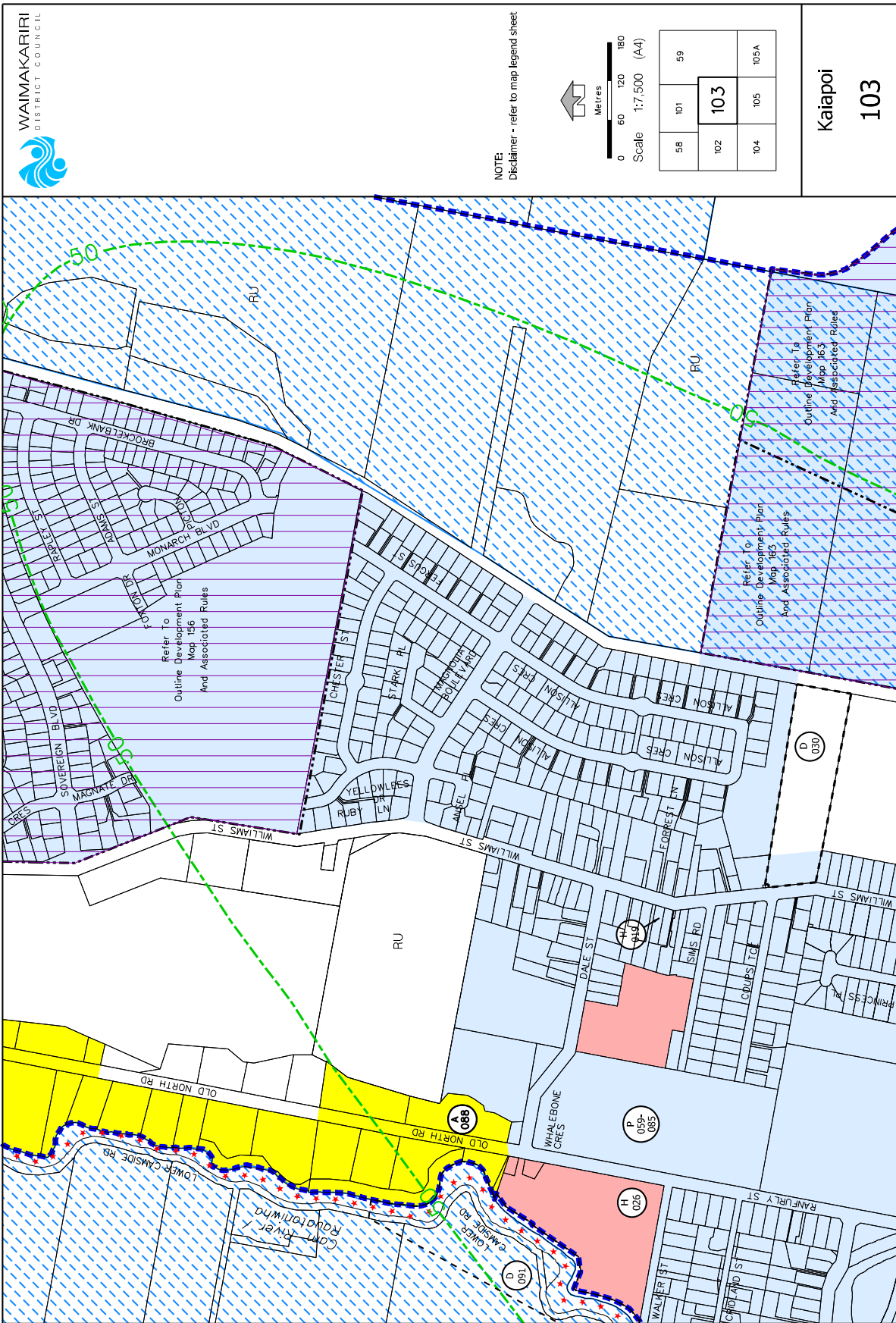
Planning Map 102



22/04/2013

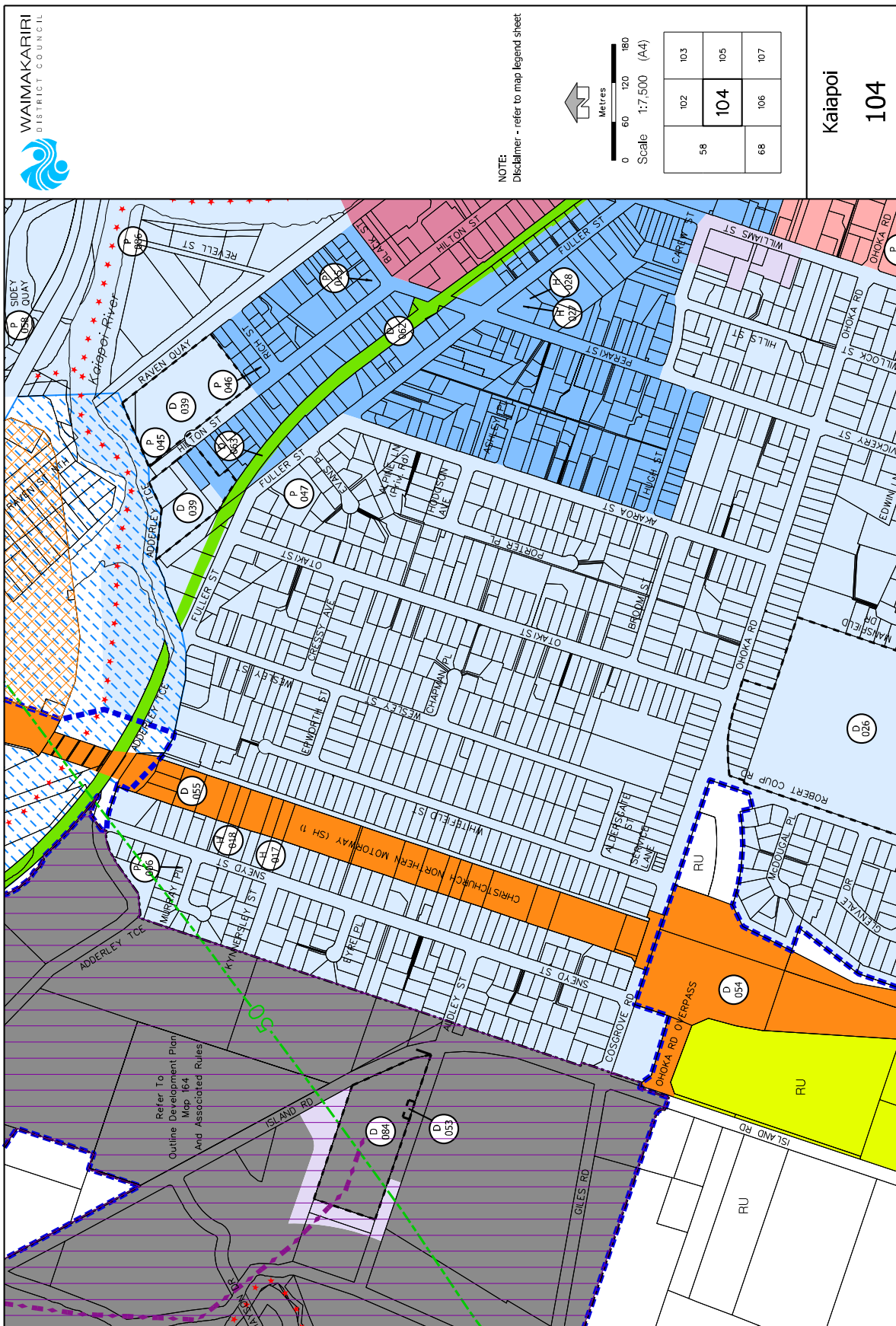
Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

Planning Map 103



Cadastral Data from LINZ's DCDB. Crown Copyright Reserved 22/04/2013

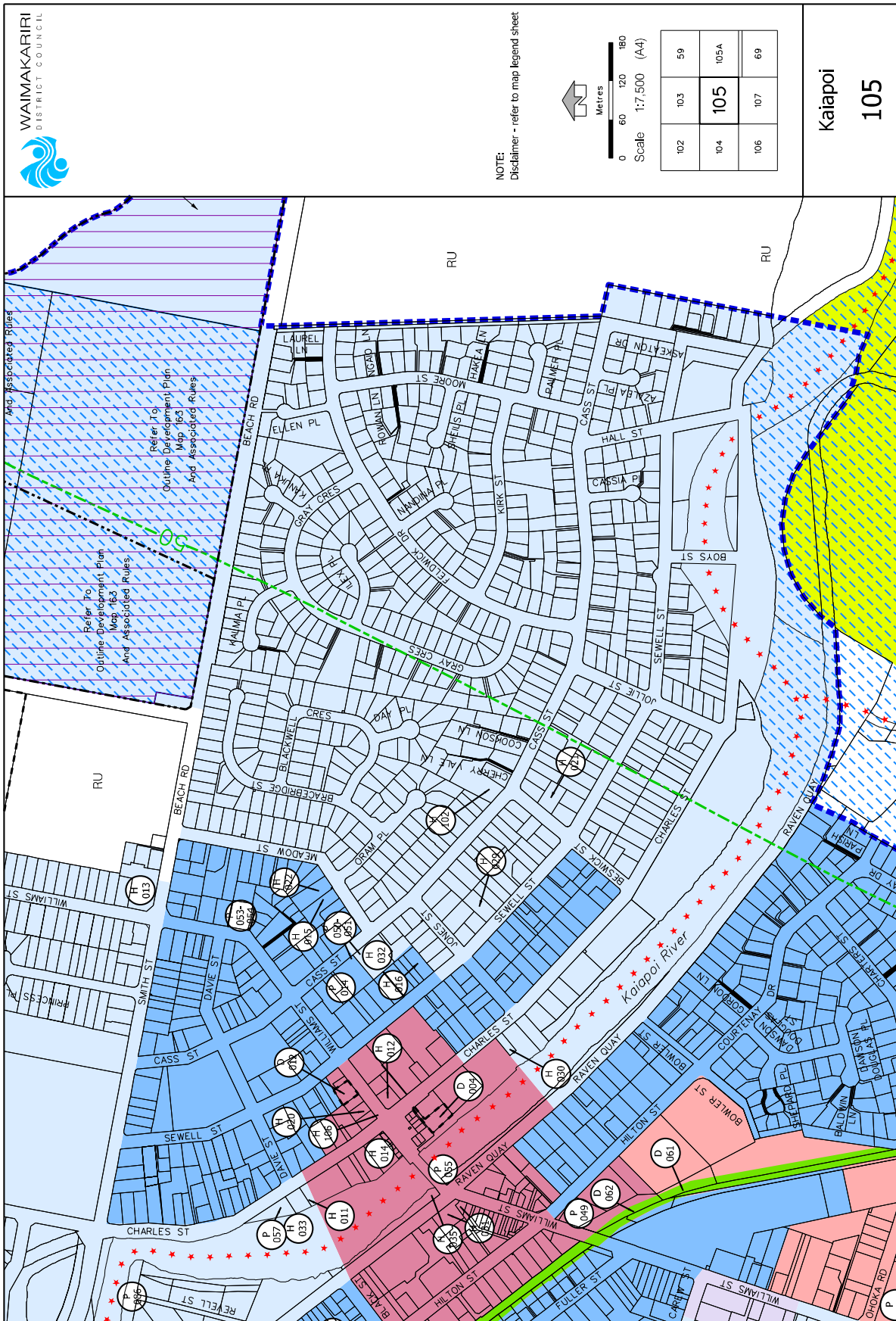
Planning Map 104



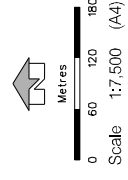
22/04/2013

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

Planning Map 105



NOTE: Disclaimer - refer to map legend sheet



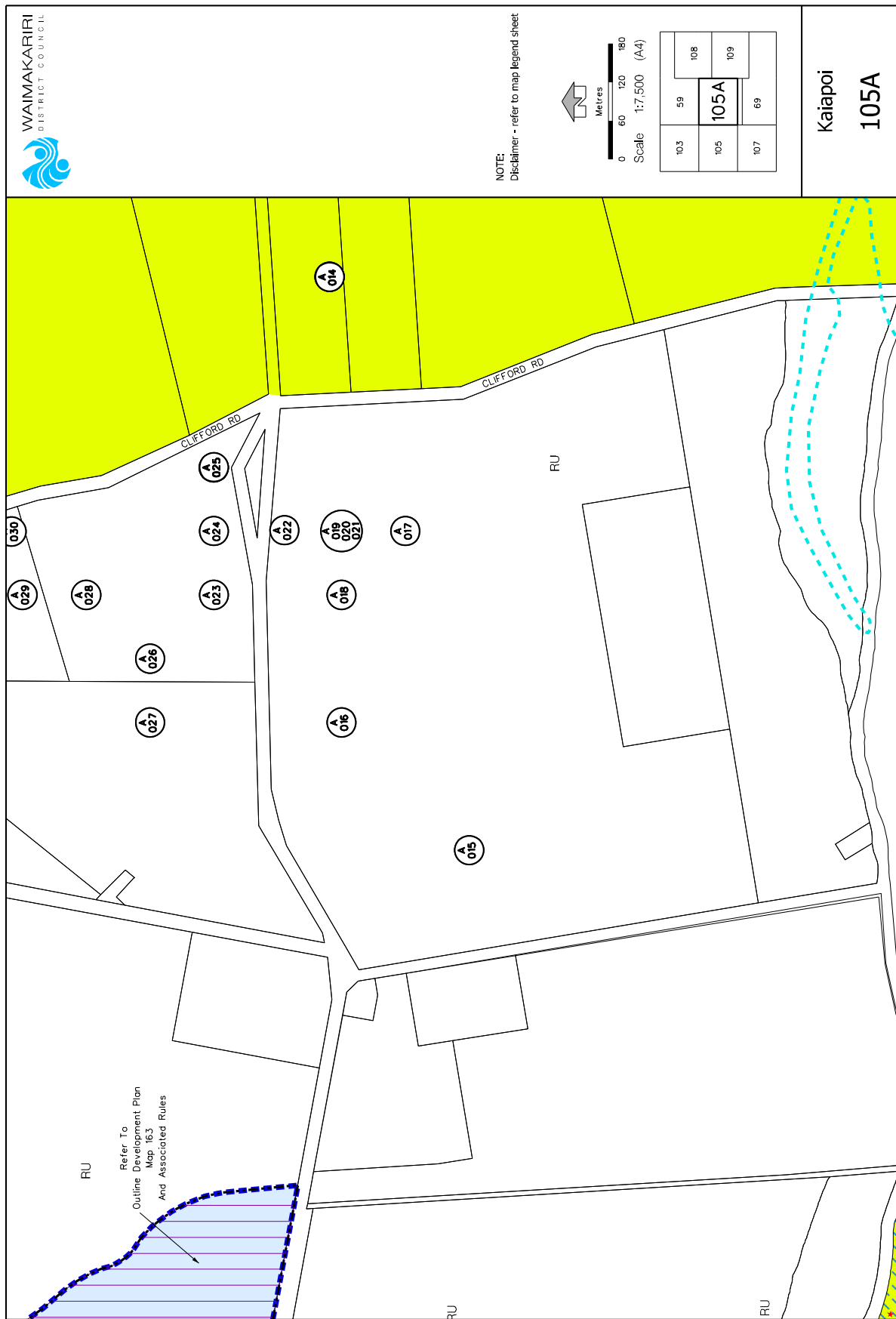
102	103	59
104	105	105A
106	107	69

Kaiapoi
105

22/04/2013

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

Planning Map 105A



22/04/2013

Planning Map 110A

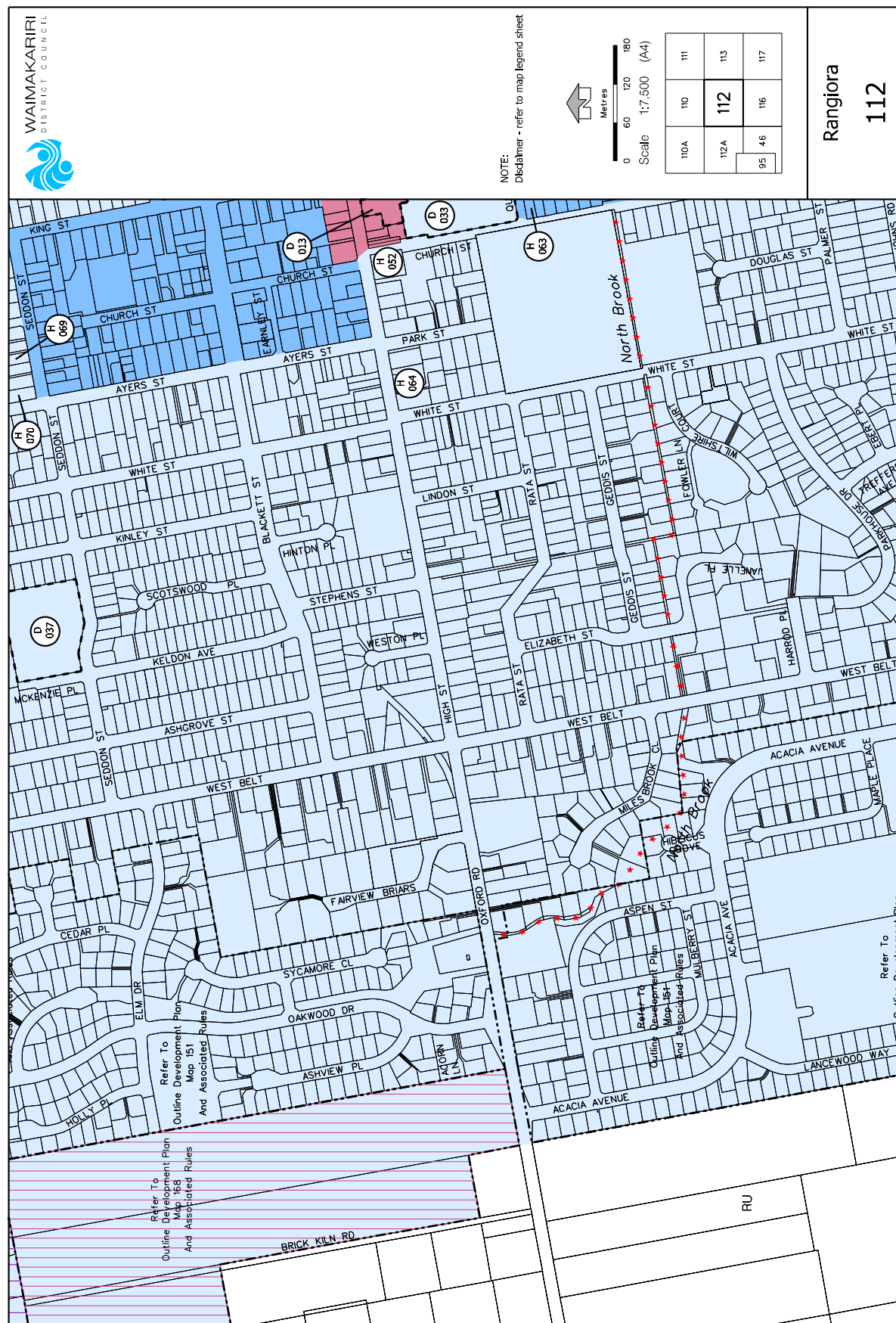


Planning Map 111

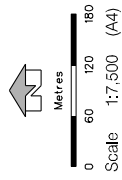


Cadastral Data from LINZ's DCDB, Crown Copyright Reserved 22/04/2015

Planning Map 112



NOTE: Disclaimers - refer to map legend sheet

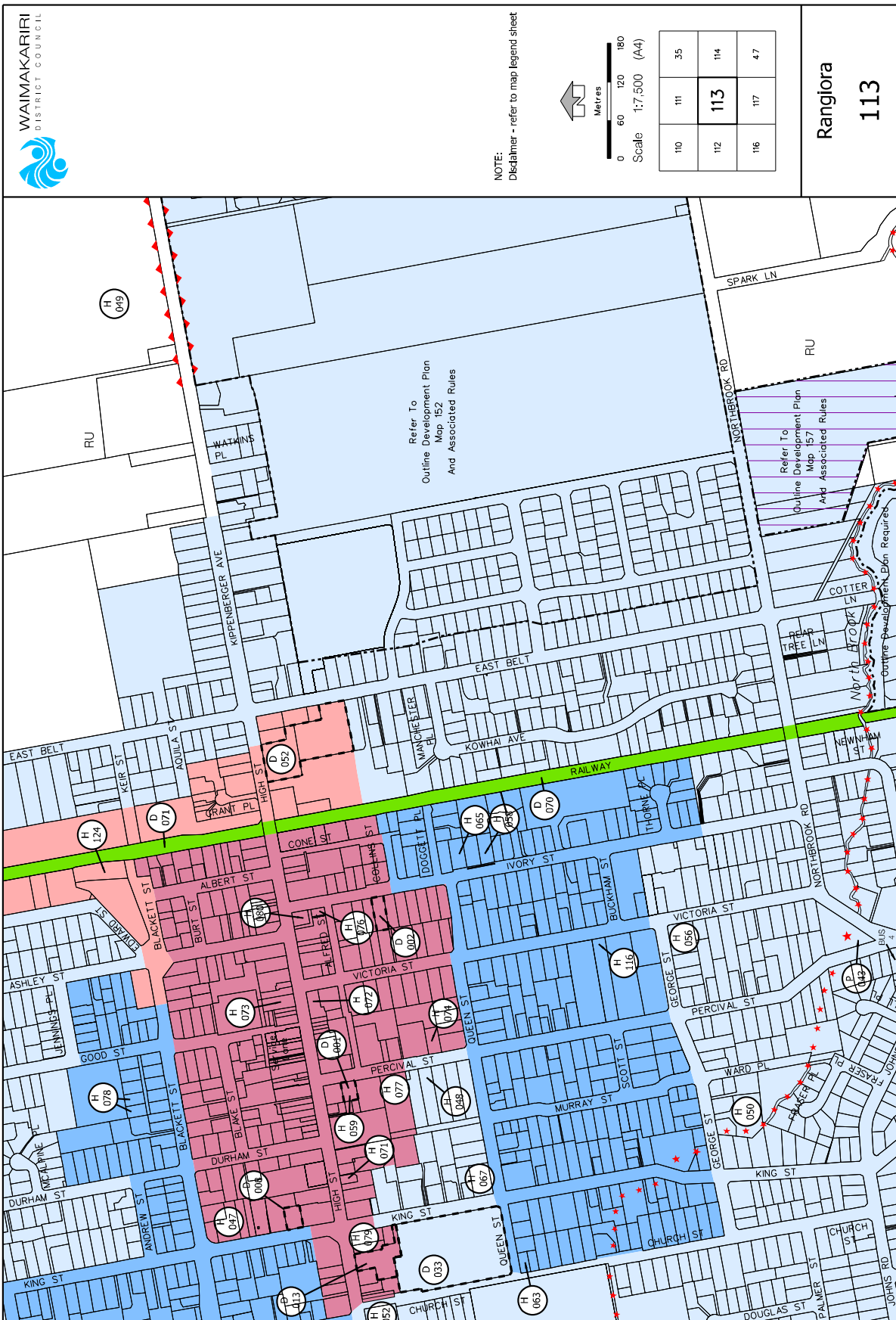


110A	110	111
112A	112	113
95	46	117

Rangiora
112

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

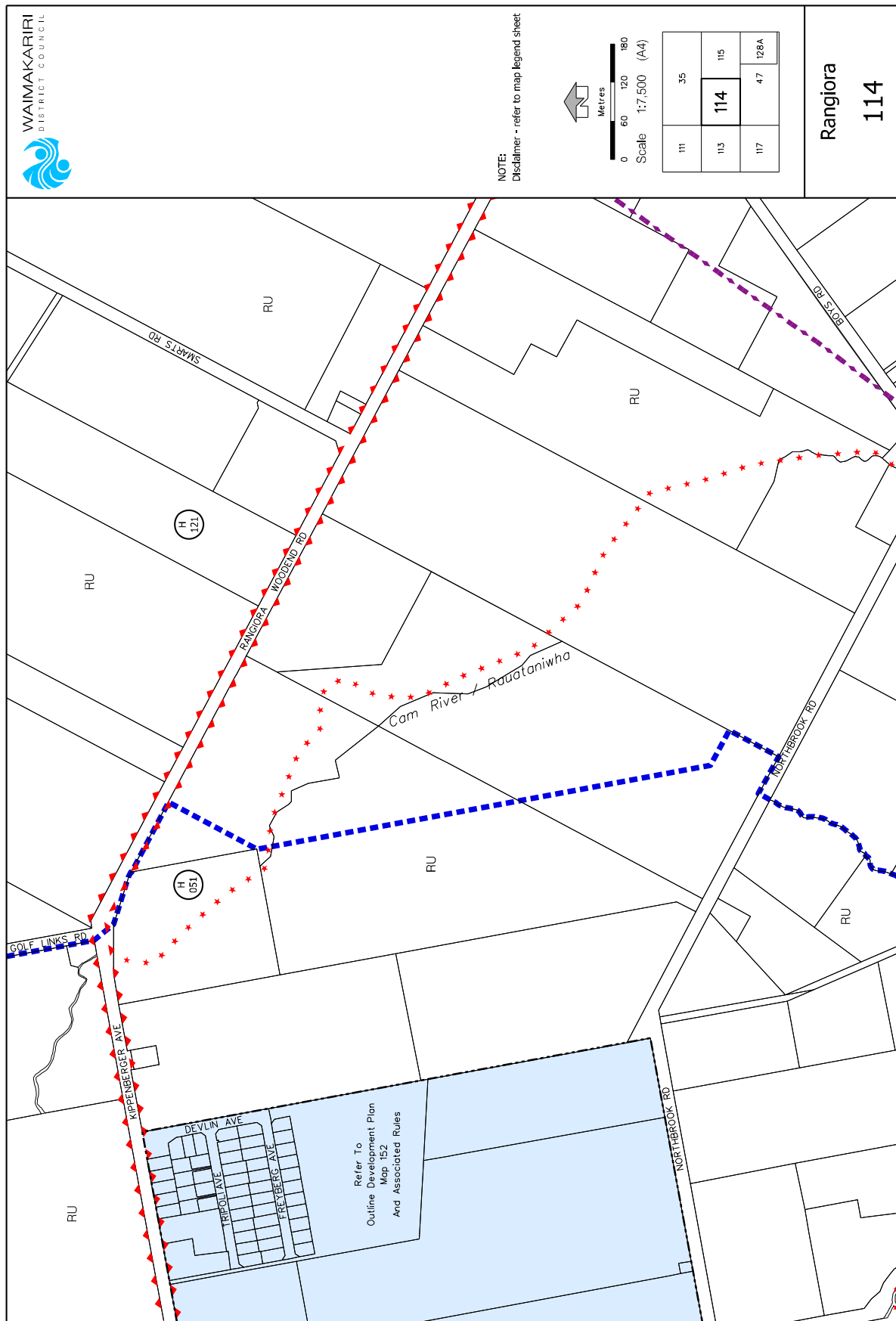
Planning Map 113



22/04/2013

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

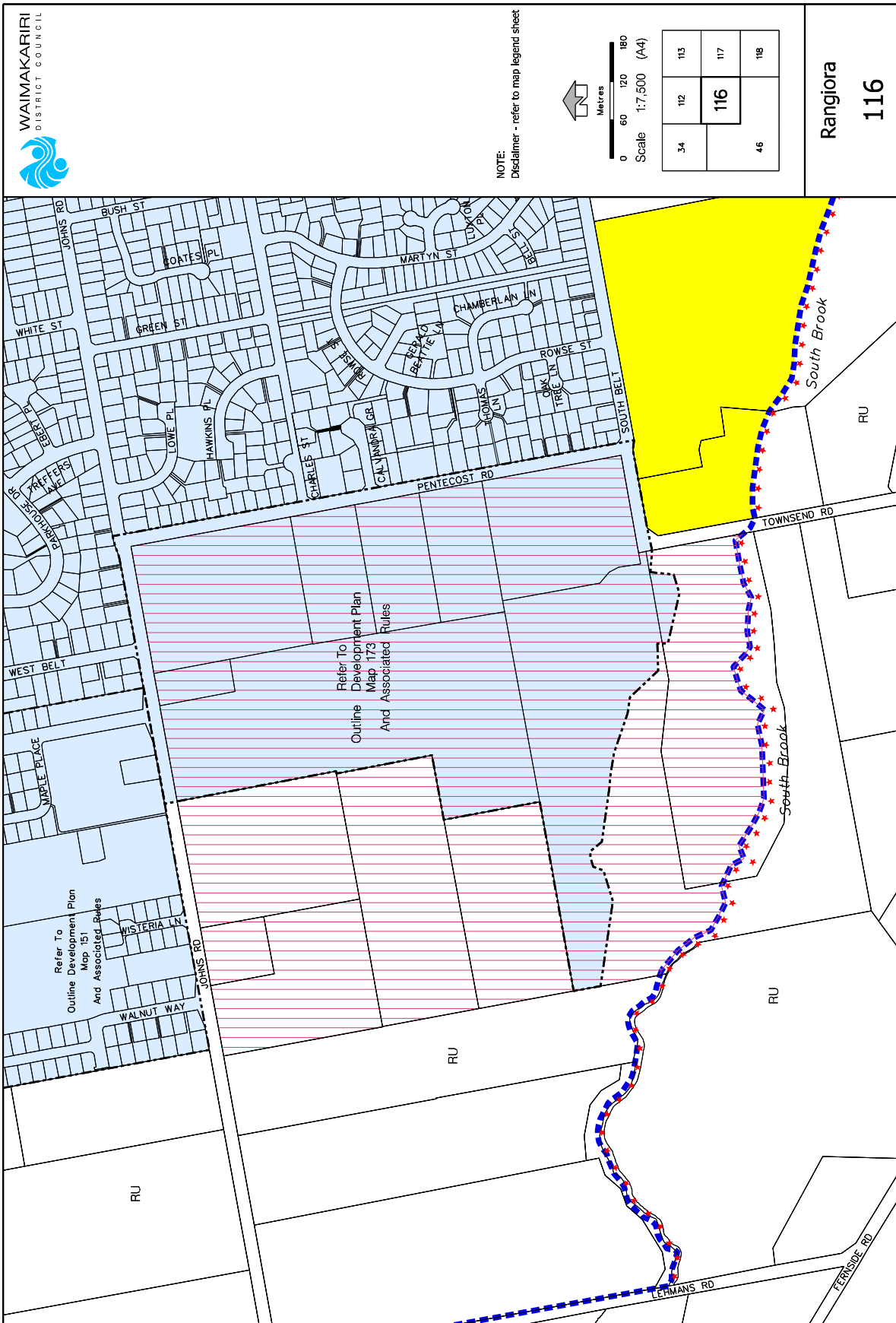
Planning Map 114



Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

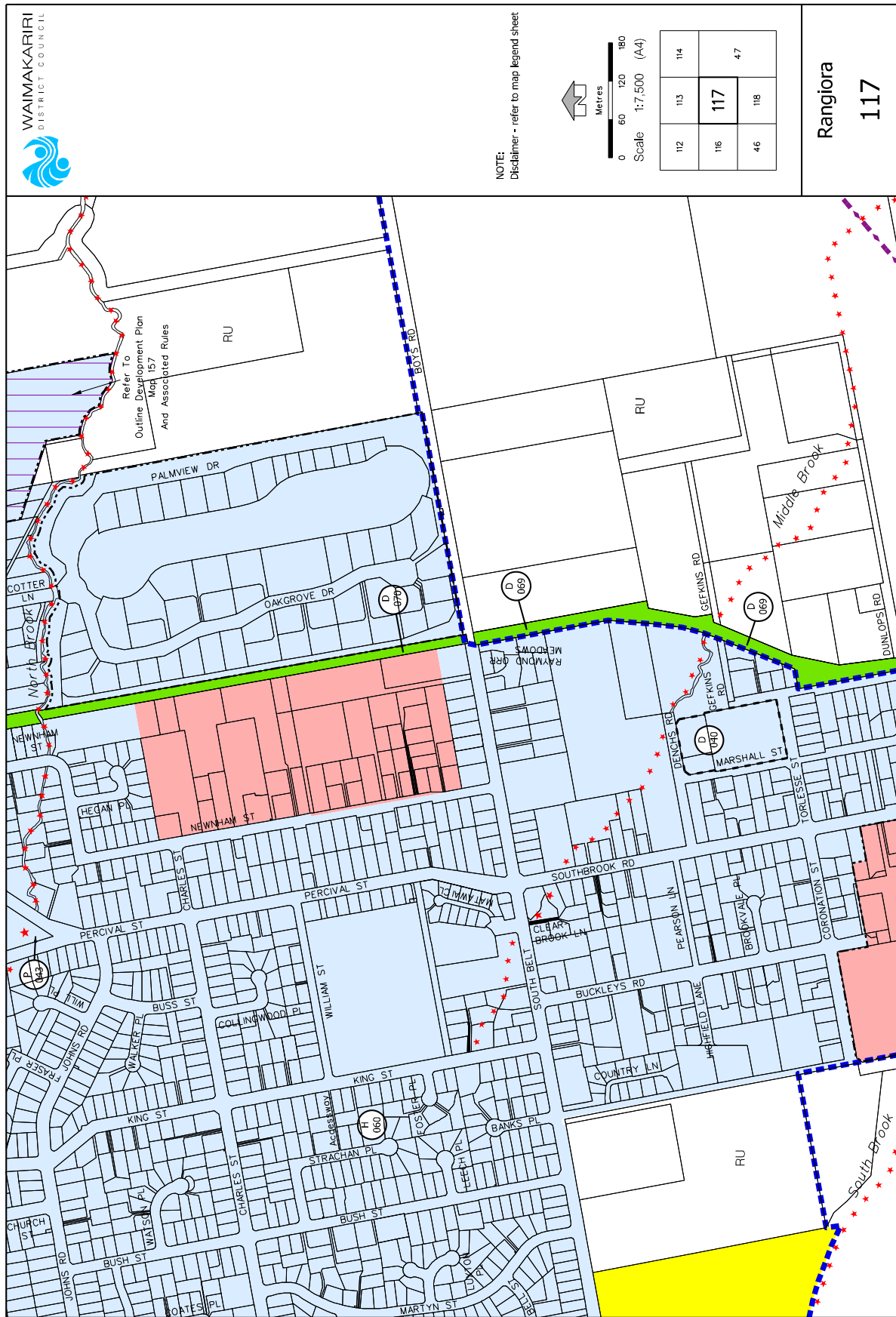
22/04/2013

Planning Map 116



Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

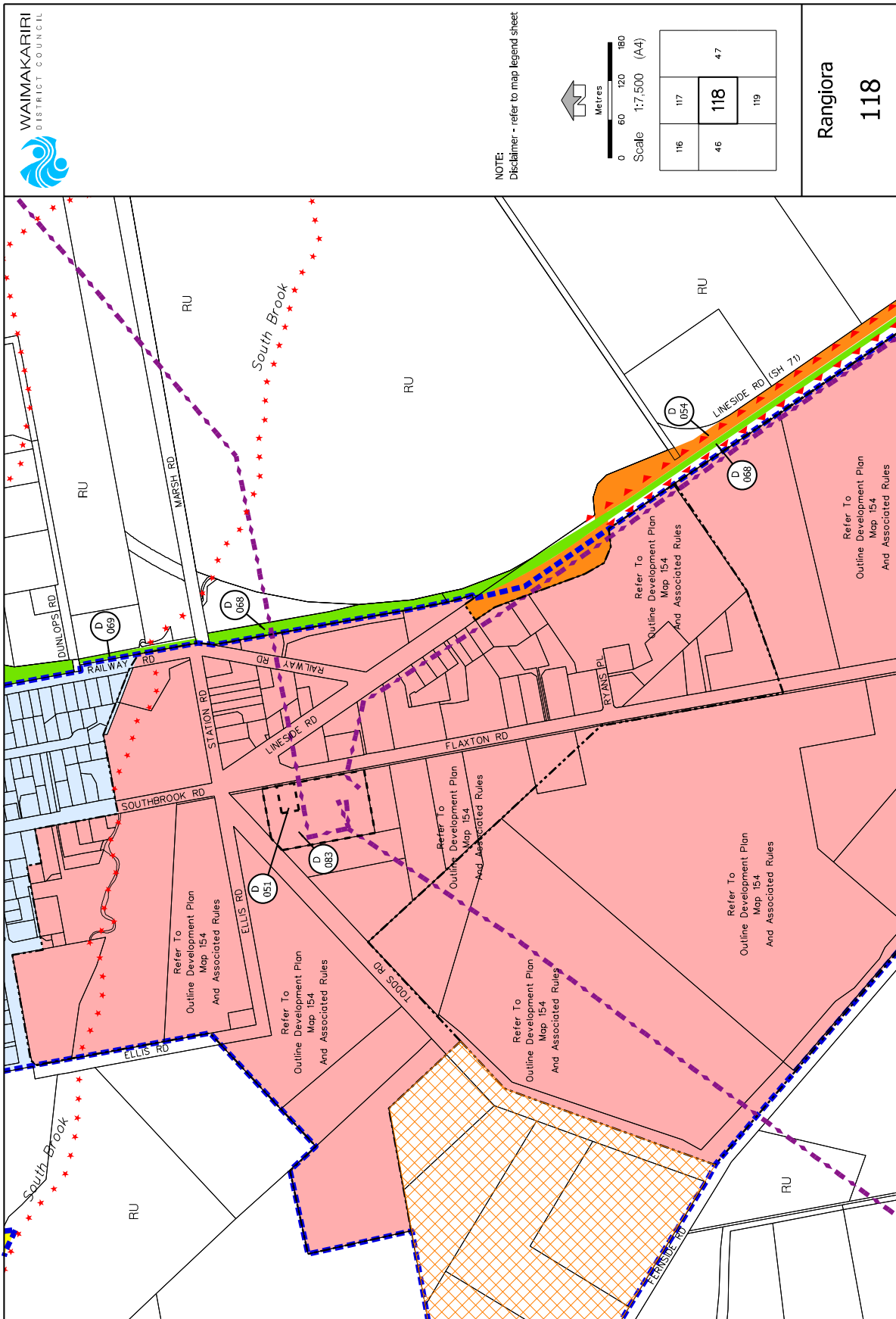
Planning Map 117



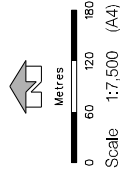
22/04/2013

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

Planning Map 118



NOTE:
Disclaimer - refer to map legend sheet



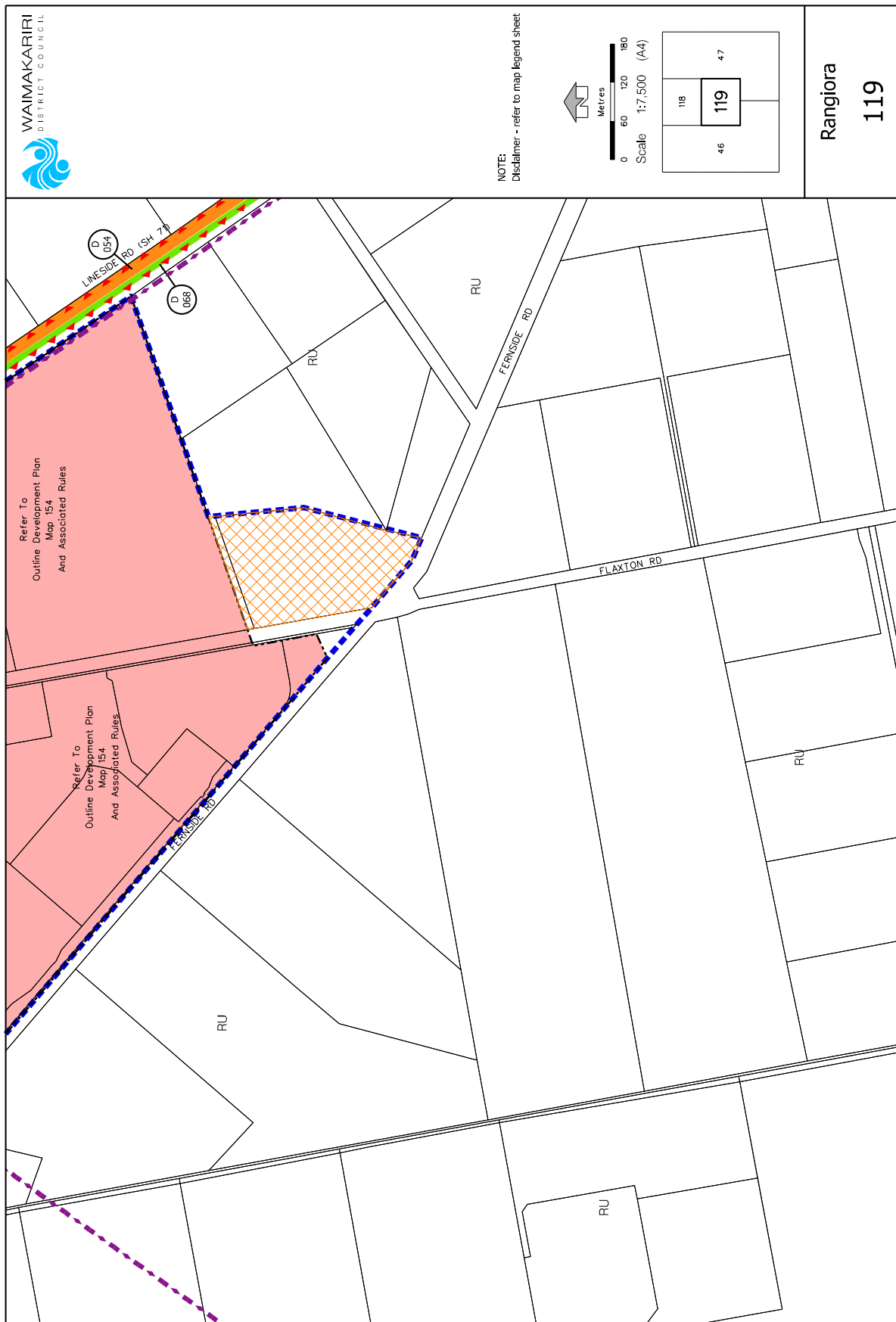
116	117	47
46	118	119

Rangiora
118

22/04/2013

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

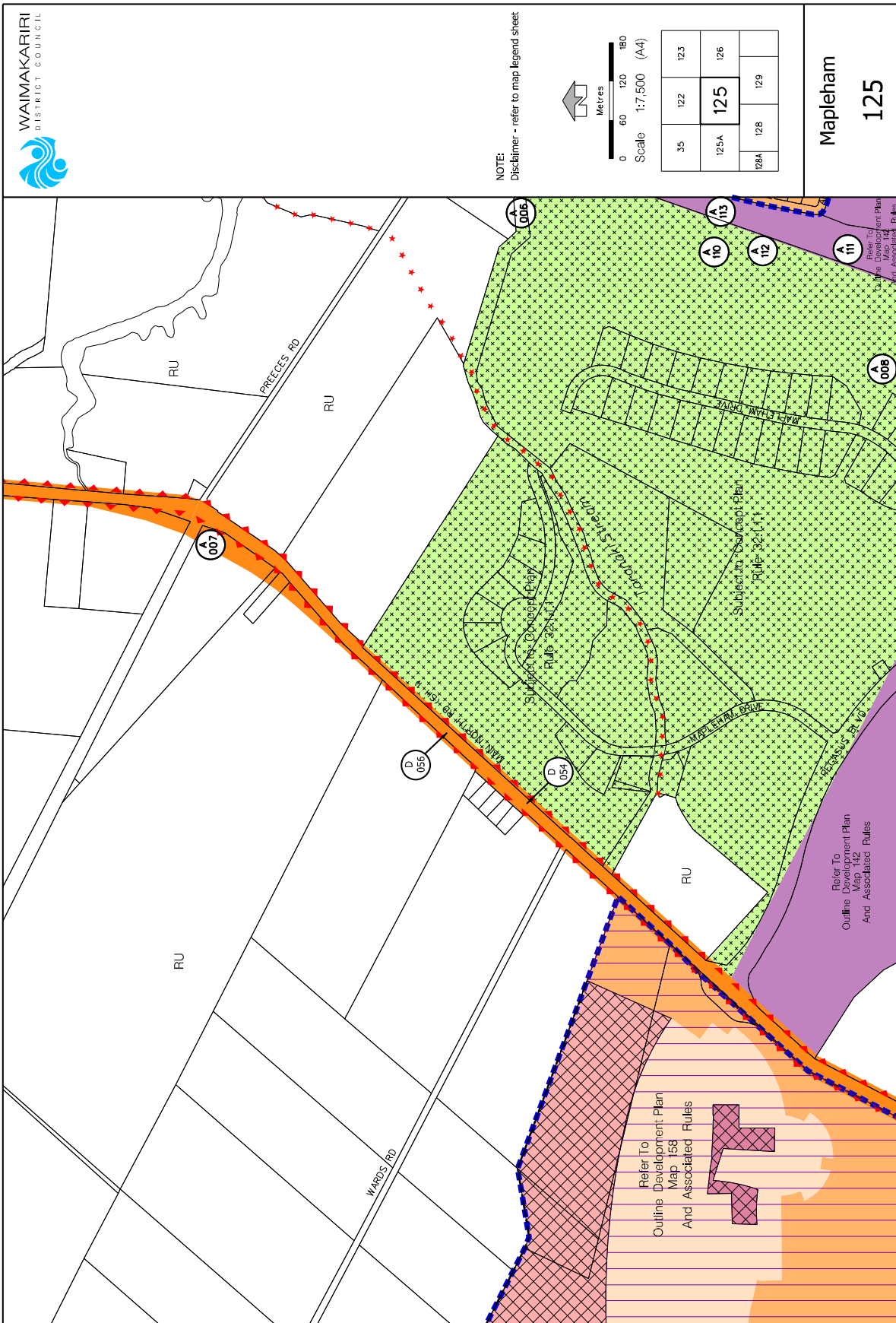
Planning Map 119



22/04/2013

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

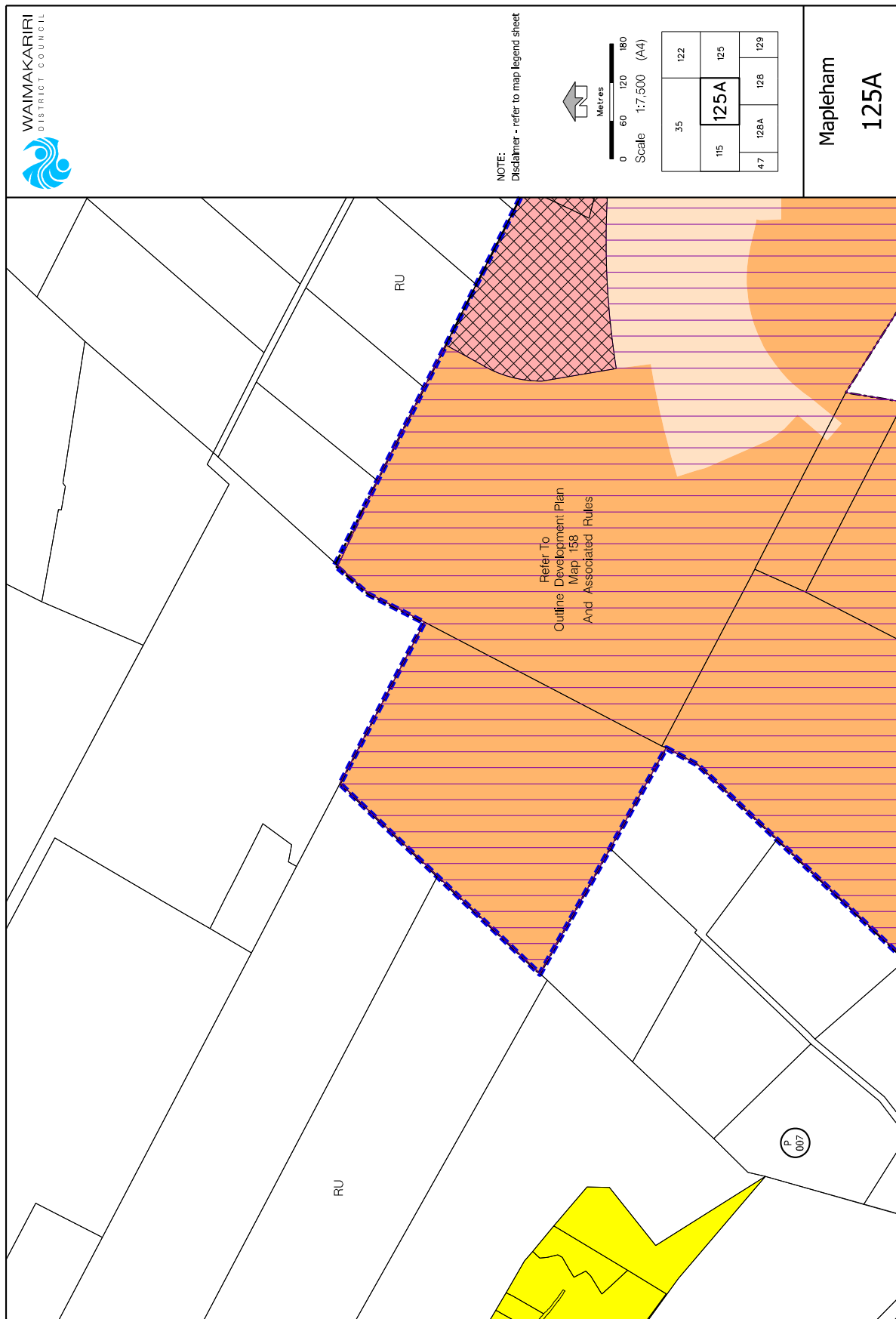
Planning Map 125



22/04/2015

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

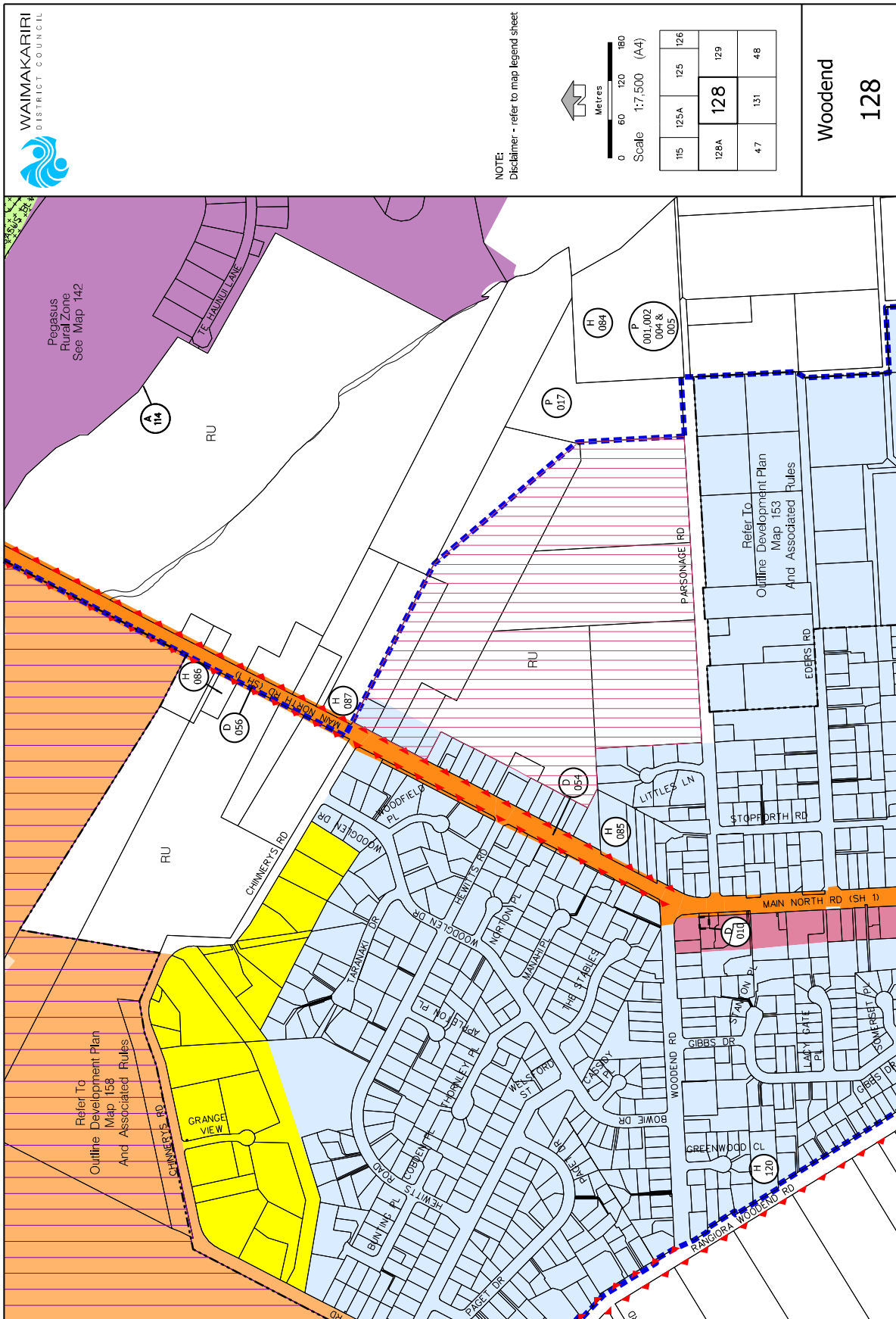
Planning Map 125A



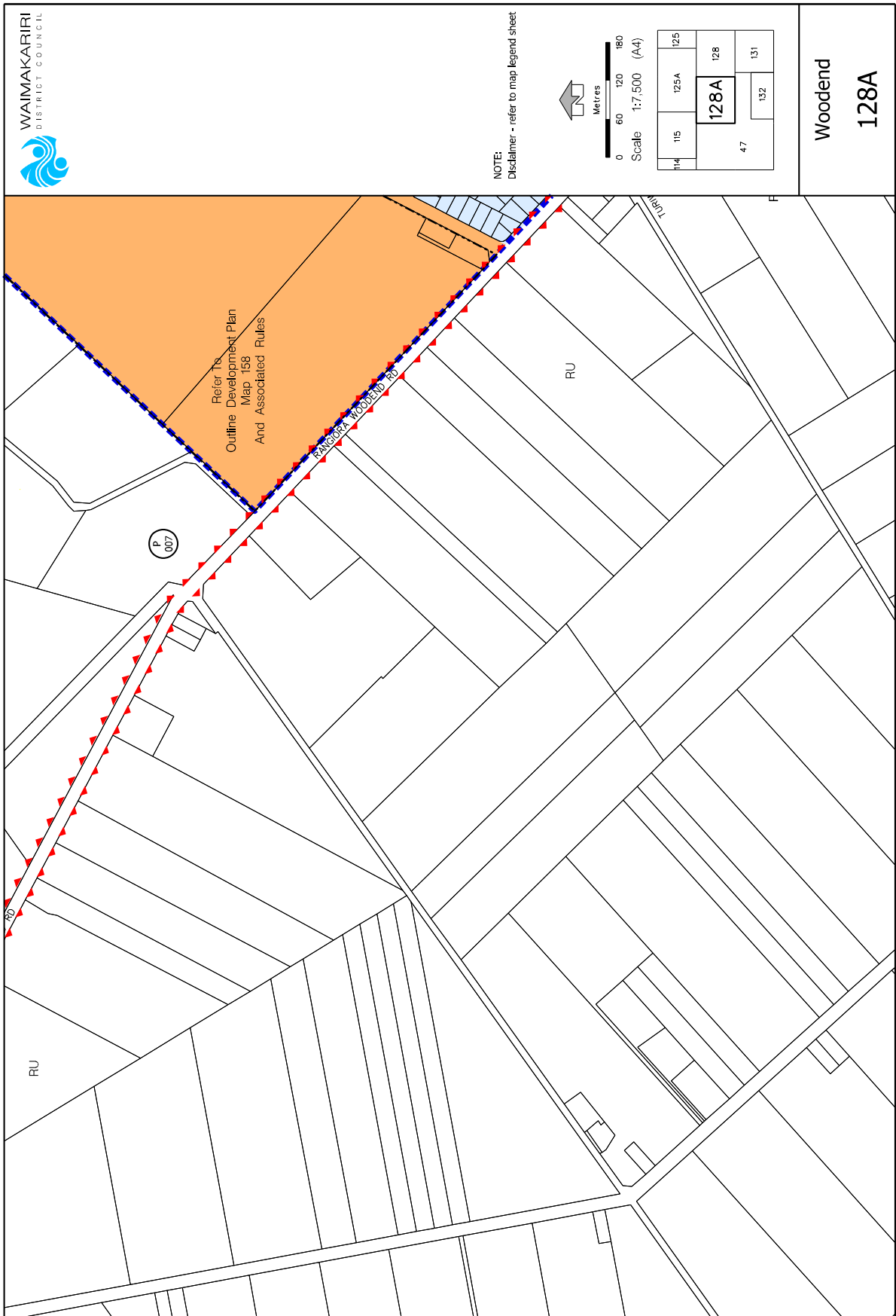
22/04/2013

Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

Planning Map 128

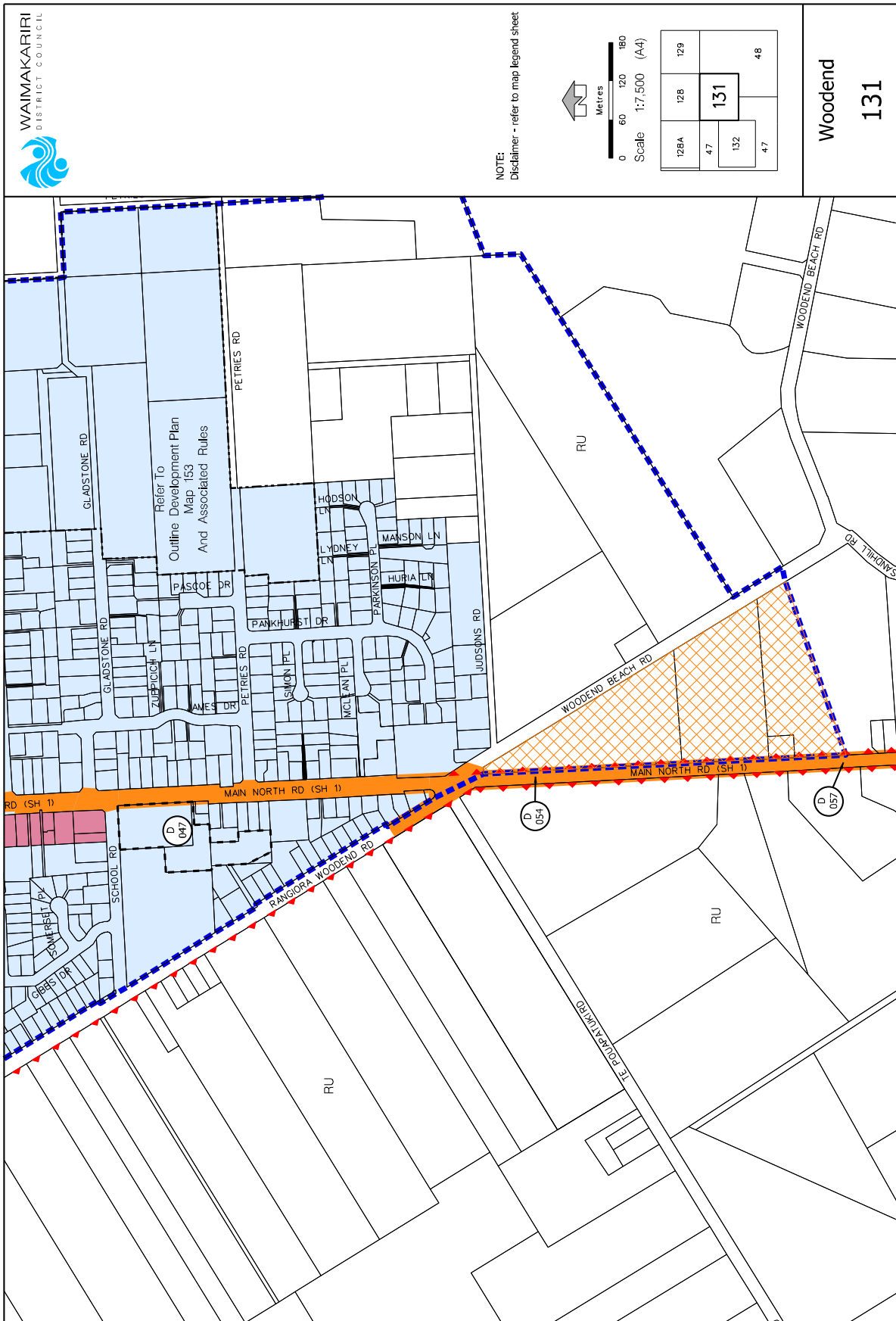


Planning Map 128A



Cadastral Data from LINZ's DCDB. Crown Copyright Reserved

Planning Map 131



Cadastral Data from LINZ's DCDB. Crown Copyright Reserved 22/04/2013

Amendment 6: Definition of Noise Sensitive Activity

Amend Waimakariri District Plan as follows:

Remove the definition of noise sensitive activities from Chapter 1 and replace with new definition of noise sensitive activities as follows:

Noise sensitive activities means:

- residential activities other than those in conjunction with rural activities that comply with the rules in the plan;
- education activities including pre-school places or premises;
- travellers' accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;
- hospitals, healthcare facilities and elderly persons housing or complex.