

Appendix 4: Amendments to the Waimakariri District Plan

Changes to the Waimakariri District Plan

The proposed changes to the Waimakariri District Plan set out in this Appendix cover the following:

- Amendments to identify the location and extent of priority Greenfield areas needed for recovery through to 2028 (insert the areas shown in Map A);
- Amendments to identify where rebuilding and development should not occur before 2028;
- Recognising and providing for the relationship of Ngāi Tuahuriri with the land and associated resources in Māori Reserve 873 to enable the land to be used as intended by Kemps Deed of 1848 and the Crown Grants Act (No.2) 1882, for places of residence and living activities for the original grantees and their descendants;
- Re-zoning of land for Rangiora priority areas including:
 - Rezoning approximately 17 hectares of land at west Rangiora to Residential 2;
 - Rezoning approximately 37 hectares of land at south west Rangiora to Residential 2;
 - Inclusion of ODP's and associated policies and methods for each of the priority areas rezoned; and
 - Changing the relevant planning maps to illustrate these areas; and
- Amending Business 1 Zone provisions in Kaiapoi, Rangiora and Woodend to avoid adverse effects from erecting dwelling houses on the ground floor.

Note: For the purposes of these plan changes, any text proposed to be added by these plan changes is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Rezone South West Rangiora

Chapter 8. Hazards

Amend explanation to Policy 8.2.1.1 1st paragraph to read as follows:

Explanation

Floodplain maps have been developed by the Canterbury Regional Council to provide information on the areas most likely to be subjected to overland flows from the Waimakariri River and the Ashley River/Rakahuri. Other than in specific areas this information is not accurate enough to be incorporated in the District Plan Maps, however, it can act as a guide to the potential areas affected, velocity and depth of floodwaters. The Council will continue to make use of this information when dealing with land use subdivision applications.

Add new Method 8.2.1.1.5 to read as follows:

District Plan Rules 8.2.1.1.5

Flood hazard assessments and appropriate management responses, including but not limited to Outline Development Plan areas.

Amend Method 8.2.1.3.1 to read as follows:

District Plan Rules 8.2.1.3.1

Land use consents required for any structure in mapped localised flooding or other identified areas.

Conditions of subdivision and land use consents can set ground and/or floor heights in relation to known or anticipated flood levels.

Chapter 27. Natural Hazards

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 Exceedence Probability flood event.

Cross Reference: Rule 32.1.1.76

Chapter 30. Utilities and Traffic Management - Rules

Amend Rule 30.1.1.9 - Table 30.1: Road Design Attributes by Zone by amending the minimum number of footpaths for local roads (Row 8, local roads column) to read as follows:

	Strategic		Arterial		Collector/Urban		Local	Cul-de-sac		
	Collector									
	Rural	Res & Bus	Rural	Res & Bus	Rural	Res & Bus	Rural	Res & Bus	Rural	Res & Bus
Min. no. of footpaths		2		2		2		Res & Bus 2 = 1 (See Note)		1

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 1.8m 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

Amend Rule 32.1.1.22 by adding a new clause to read as follows:

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

Amend Rule 32.1.1.71 to read as follows:

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

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 Exceedence 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

Amend District Plan Maps 46 and 116 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.

Any consequential renumbering or amendments throughout the District Plan as necessary.

Rezone Oxford Road, West Rangiora

Chapter 17. Residential Zone

Add new Policy 17.1.1.4, Explanation and Methods 17.1.1.4.1 and 17.1.1.4.2 to read as follows:

Policy 17.1.1.4

Ensure that subdivision and development within the Oxford Road, West Rangiora Outline Development Plan area achieves a minimum net density of 10 ho useholds per hectare averaged over the entire Outline Development Plan area.

Explanation

Policy 17.1.1.4 requires development within the Oxford Road, West Rangiora Outline Development Plan area to be in accordance with the density provisions of the Regional Policy Statement. This is to ensure the most sustainable use of the land and to create a compact urban area which is effectively and efficiently served by infrastructure.

Methods

District Plan Rules 17.1.1.4.1

Subdivision and land use standards.

Requirement for an Outline Development Plan for residential development.

Regional Policy Statement 17.1.1.4.2

Canterbury Regional Policy Statement household density requirements.

Chapter 27. Natural Hazards

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 Exceedence Probability flood event.

Cross Reference: Rule 32.1.1.75.

Chapter 31. Health, Safety & Wellbeing

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.

Amend Rule 31.1.1.37 to read as follows:

31.1.1.37 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, ~~and 166~~ and 168, fencing within 2 metres of the boundary of the pedestrian cycleway access shall have a maximum height of 1 metre.

Add new Rule 31.5.4 to read as follows:

31.5.4 Any land use which 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

Amend Rule 32.1.1.1 - Table 32.1, 3rd row, to read as follows:

Zone	Minimum Allotment Area	Minimum Dimensions of Allotment (m)	
		Internal Square	Frontage
Residential 2	600m ² NOTE: See Rules 32.1.1.4, 32.1.1.8 <u>and 32.1.1.10</u>	18 x 18	15

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.

Amend Rule 32.1.3 by adding a new clause to read as follows:

- ii Allotment Area and Dimensions
 - 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.

Amend Rule 32.1.1.22 by adding a new clause 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 Exceedence 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

Amend District Plan Maps 34, 110 and 112 to rezone 52 and 74 Oxford Road being RS 1133 and Pt RS 968 to Residential 2.

Any consequential renumbering or amendments throughout the District Plan as necessary.

Māori Reserve 873

Chapter 2. Māori

Amend Policy 2.1.3.4 to read as follows:

Policy 2.1.3.4

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. ~~when providing for future use, development and protection of that land.~~

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 providing for community facilities, convenience retail, recreational and business opportunities, comprehensive designed clustered housing, and compact and walkable neighbourhoods;
- b. maintaining and enhancing an extensive rural hinterland in immediate proximity to, and surrounding villages, within MR873 so that each village 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. protect and enhance 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.

Amend Explanation to Policy 2.1.3.4, to go after Policies 2.1.3.4 and 2.1.3.5, to read as follows:

Explanation

The Canterbury earthquakes of 2010 and 2011 and the subsequent damage and red zoning of properties in Waimakariri District and Christchurch City has led to a number of Māori seeking opportunities to return to ancestral lands at Māori Reserve 873. Policies 2.1.3.4 and 2.1.3.5 ~~The Policy~~ recognises the historical and cultural associations of Māori with the land in Maori Reserve 873. ~~The Transitional District Plan facilitated the continued occupation and use of Maori land in the zone by descendants of the original grantees.~~

The Council has resolved to recognise ongoing rights which stem from Kemps Deed of 1848 and the Crown Grants Act (No.2) of 1862. Provisions in the District Plan and its ongoing administration are intended to support applications and development proposals for the land in Māori Reserve 873 to be used for places of residence and living activities for descendants of the original grantees.

~~It is important that development is enabled in a way that There is an ongoing need to provide for development in a way which meets the needs of both Māori and other residents, and protects natural and physical resources whilst maintaining and enhancing the environmental qualities and rural amenity of the area. A Management Plan prepared through a process of consultation and investigations will give direction for future development.~~

CROSS REFERENCE: Policies 14.1.2.1 and 17.1.1.5

Delete Method 2.1.3.4.1 (Management Plan for Māori Reserve 873) in its entirety.

Consequential renumbering as necessary.

Chapter 12. Health Safety and Wellbeing

Amend Explanation to Policy 12.1.1.1 by adding the following at the end to read as follows:

Explanation

..... Kaiapoi following the Canterbury earthquakes of 2010/2011.

In order to enable the land within Māori Reserve 873 to be used as intended by Kemps Deed of 1848 and the Crown Grants Act (No.2) of 1862 the Council recognises the unique character and cultural aspects which provide for an appropriate outcome for the Residential 3 Zone land within Māori Reserve 873.

CROSS REFERENCE: Policies 2.1.3.4, 2.1.3.5, 15.1.1.1, 16.1.1.1, 16.1.1.6, 17.1.1.2, and 17.1.1.3 and 17.1.1.5

Amend Explanation to Policy 12.1.1.3 by adding the following at the end to read as follows:

Explanation

..... or other methods are not always appropriate in the Rural Zone.

In order to enable the land within Māori Reserve 873 to be used as intended by Kemps Deed of 1848 and the Crown Grants Act (No.2) of 1862 the Council recognises the unique character and cultural aspects which provide for an appropriate outcome for the Rural Zone within Māori Reserve 873.

CROSS REFERENCE: Policies 2.1.3.4, 2.1.3.5, 14.1.1.1 to 14.1.1.4, 14.1.2.1 and 15.1.1.2

Chapter 13. Resource Management Framework

Amend Policy 13.1.1.1 by adding h. to read as follows:

Policy 13.1.1.1

Management of natural and physical resources based on areas where there are differences in:

- a. the area's relationship with Christchurch City;
- b. amenity values and environmental qualities;
- c. the area's connection to, and dependence on, the national transport corridor;
- d. the area's form and function;
- e. the area's relationship with other areas within the District;
- f. community resource management expectations; ~~and~~
- g. actual or potential effects of subdivision, use and development; and
- h. historical and cultural associations with Māori Reserve 873.

Amend Explanation to Policy 13.1.1.1 by adding the following at the end to read as follows:

Explanation

.....community business activity within the West Kaiapoi Outline Development Plan.

Māori Reserve 873 encompasses both Residential 3 and Rural zoned land at, and surrounding, Tuahiwi. In order to enable the land within Māori Reserve 873 to be used as intended by Kemps Deed of 1848 and the Crown Grants Act (No.2) of 1862 the Council recognises the unique character and cultural aspects which provide for a different outcome for the Residential 3 and Rural Zone within 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 less 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 connections, open space, outlook, rural character and 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 rural environment, including between any intensive development opportunities; and
- h. implementing an Outline Development Plan.

Add new Explanation to Objective 14.1.2 and Policy 14.1.2.1 to read as follows:

Explanation

The Canterbury earthquakes of 2010 and 2011 and the subsequent damage and red zoning of properties in Waimakariri District and Christchurch City has led to a number of Māori seeking opportunities to return to ancestral lands at Māori Reserve 873. Objective 14.1.2 and Policy 14.1.2.1 recognise that Māori Reserve 873 was an outcome of the 1848 Canterbury Purchase, as set out in Kemps Deed of 1848 and reinforced by the Crown Grants Act (No.2) of 1862, and provide for residential development opportunities for the original grantees and their descendants. In providing for these development opportunities it is important to ensure that the environmental qualities that form part of the culture and amenity of the area are protected, and maintained or enhanced. However it is acknowledged that the future patterns of subdivision and residential development will likely take a more dense form in certain areas as part of an integrated comprehensive approach and this could result in a more closely settled rural character than in other parts of the Rural Zone.

Cross Reference: Policies 2.1.3.4, 2.1.3.5, and 12.1.1.3

Amend new Methods to implement Policy 14.1.2.1 to read as follows:

Methods

District Plan Rules 14.1.2.1.1

Requirement for integrated comprehensive design for development with dwellinghouse density of less than one dwellinghouse per 4ha.

Setbacks for structures and dwellinghouses.

Separation distances between dwellinghouses and some intensive farm activities.

Standards for noise, glare and signs.

Development standards and classifications of activities reflecting environmental outcomes.

Asset management Plans 14.1.2.1.2

Forward plan of services including standards of servicing.

Standards for parking and access.

Standards for relocated dwellings.

Chapter 17. Residential

Amend Explanation to Objective 17.1.1 and Policies 17.1.1.1 and 17.1.1.2 by adding the following at the end of the third paragraph to read as follows:

..... maintaining the particular character of some settlements and towns. The Residential 3 Zone at Tuahiwi reflects the historical and cultural associations of Māori with the land in Māori Reserve 873 and the residential and living activities of Kemps Deed of 1848 and the Crown Grants Act (No.2) of 1862 for the original grantees and their descendants.

Amend Explanation to Objective 17.1.1 and Policies 17.1.1.1 and 17.1.1.2 by amending the final sentence to read as follows:

..... The management should ensure the retention of those Residential Zone characteristics set out in Table 17.1, ~~and in~~ Policy 17.1.1.3 for the Residential 7 Zone and Policy 17.1.1.5 for the Residential 3 Zone at Tuahiwi.

Amend Table 17.1 Residential 3 Characteristics to read as follows:

- Predominant activity is living;
- detached dwellings including a number of baches;
- high proportion of smaller dwellings;
- diverse styles and ages of dwellings;
- range of housing options, including comprehensive housing development focussed around village areas at Tuahiwi;
- settlements are significantly smaller than other main towns;
- wide range of lot sizes;
- reduced size and nature of individual lots within Tuahiwi;
- a rural outlook and setting;
- access to public open space including the coastal environment;
- easy access to walking and cycling opportunities;
- churches, local shops, reserves and camping grounds are important activities within the zone;
- provision of a mixed use centre at Tuahiwi focusing on community facilities, convenience retail, recreational and business opportunities;
- limited advertising;
- intimate and informal streetscapes;
- the streets are areas of community interaction; limited footpaths;

- minimal kerb and channels;
- low noise levels;
- low traffic volumes on side streets;
- significant traffic levels on main roads, and during holidays; and
- limited services and utility capacities in most zones.

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 NgāTiritiri o te Moana.

Add new Explanation to Policy 17.1.1.5 to read as follows:

Explanation

The Canterbury earthquakes of 2010 and 2011 and the subsequent damage and red zoning of properties in Waimakariri District and Christchurch City has led to a number of Māori seeking opportunities to return to ancestral lands at Māori Reserve 873. Policy 17.1.1.4 recognises that Māori Reserve 873 was an outcome of the 1848 Canterbury Purchase, as set out in Kemps Deed of 1848 and reinforced by the Crown Grants Act (No.2) of 1862, and provides for residential development opportunities for the original grantees and their descendants. In providing for these development opportunities it is important to ensure that the environmental qualities that form part of the culture and a menity of the area are protected, maintained and/or enhanced. However it is acknowledged that the future patterns of subdivision, residential and business development will likely take a more dense form and this will result in a more closely settled residential character than in other parts of the Residential 3 Zone. It is also acknowledged that an appropriately sized, centrally located, mixed use centre will serve the immediate convenience needs of the Tuahiwi community.

Cross Reference: Policies 2.1.3.4, 2.1.3.5, and 12.1.1.1

Add new Methods to implement Policy 17.1.1.5 to read as follows:

Methods

District Plan Rules 17.1.1.5.1.

Introduction of an Outline Development Plan setting out the layout of development.

Standards for noise, glare, hazardous substances and signs.

Site development standards in relation to height, setbacks, recession planes, in conjunction with provisions for comprehensive development proposals.

Site development standards relating to the size, scale and type of convenience retail and business opportunities.

Standards for parking and access.

Standards for relocated dwellings.

Development standards and classifications of activities reflecting environmental outcomes.

Standards for utility provision.

Engineering Code of Practice 17.1.1.5.2

A set of engineering standards developed by the Waimakariri District Council for roads, domestic water supply and sewerage.

Asset Management Plans 17.1.1.5.3

Forward plan of services including standards of servicing.

Parks Categories and Levels of Service.

Chapter 18. Constraints

Amend Policy 18.1.1.1 e. and f. to read as follows:

- 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, ~~and 17.1.1.3 and 17.1.1.5~~;
- 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;

Amend Policy 18.1.1.1 by adding the following at the end to read as follow:

aa. recognises 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.

Any consequential renumbering or amendments throughout the District Plan as necessary.

Dwellinghouses in the Business 1 Zone

Chapter 16. Business Zones

Add new clause to Policy 16.1.1.2 at the end of the Built Environment and Built Form column to read as follows:

- Dwellinghouse development within Kaiapoi, Rangiora and Woodend located only at upper floor levels

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.

Amend Reason to Policy 16.1.1.2 and move to after Policy 16.1.1.3 to read as follows:

Reason

The Business 1 Zones are located within the centre of the District's main towns and provide the dominant focal point for the business sector for the towns and their surrounding areas including the Rural Zones. The dominant activities that occur in the town centres are business, retail, administrative, recreational, entertainment and service orientated.

Due to extensive damage from consequences of the Canterbury earthquakes to the Kaiapoi and Rangiora Business 1 Zones large areas of the Business 1 Zones need to be demolished and rebuilt. Given the need for rebuilding and that parts of the zones are occupied by existing dwellinghouses it is envisaged that as the zone redevelops it will intensify over time for business activities and these dwellinghouses will be replaced by commercial buildings. It is important that the function of the zone as set out in Policy 16.1.1.2 is observed and given primacy. Residential activities can offer vibrancy to the function of the zones, particularly where co-located with business activities that are designed and developed comprehensively but should not become an inhibitor to redevelopment and business activity. This is considered a likelihood if new dwellinghouses establish on ground floor business space. Streetscape and reverse sensitivity issues must be carefully managed to ensure high levels of amenity are available to places of residence within the zone.

The amenity, environmental quality and built form of the town centres arises from the appropriate management of buildings and public spaces, including the transport network as well as the mix of activities that locate there. This Policy recognises and provides for the role of the town centre as the focal point for the community and seeks to ensure town centre amenity, built form design and environmental standards that are compatible with business,

retail, and service activities while at the same time providing a pleasant, attractive, and safe environment for the community.

CROSS REFERENCE: Policies 12.1.1.1, 12.1.1.2, 15.1.1.1 and 15.1.1.3.

Add new clause to Method 16.1.1.2.2 to read as follows:

District Plan Rules 16.1.1.2.2

Control of dwellinghouse development within Kaiapoi, Rangiora and Woodend.

Chapter 31. Health Safety & Wellbeing

Add new Rule 31.5.5 to read as follows:

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

Any other consequential changes to the District Plan as necessary.

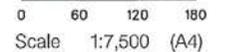
Waimakariri Planning Maps



NOTE:
Disclaimer - refer to map legend sheet



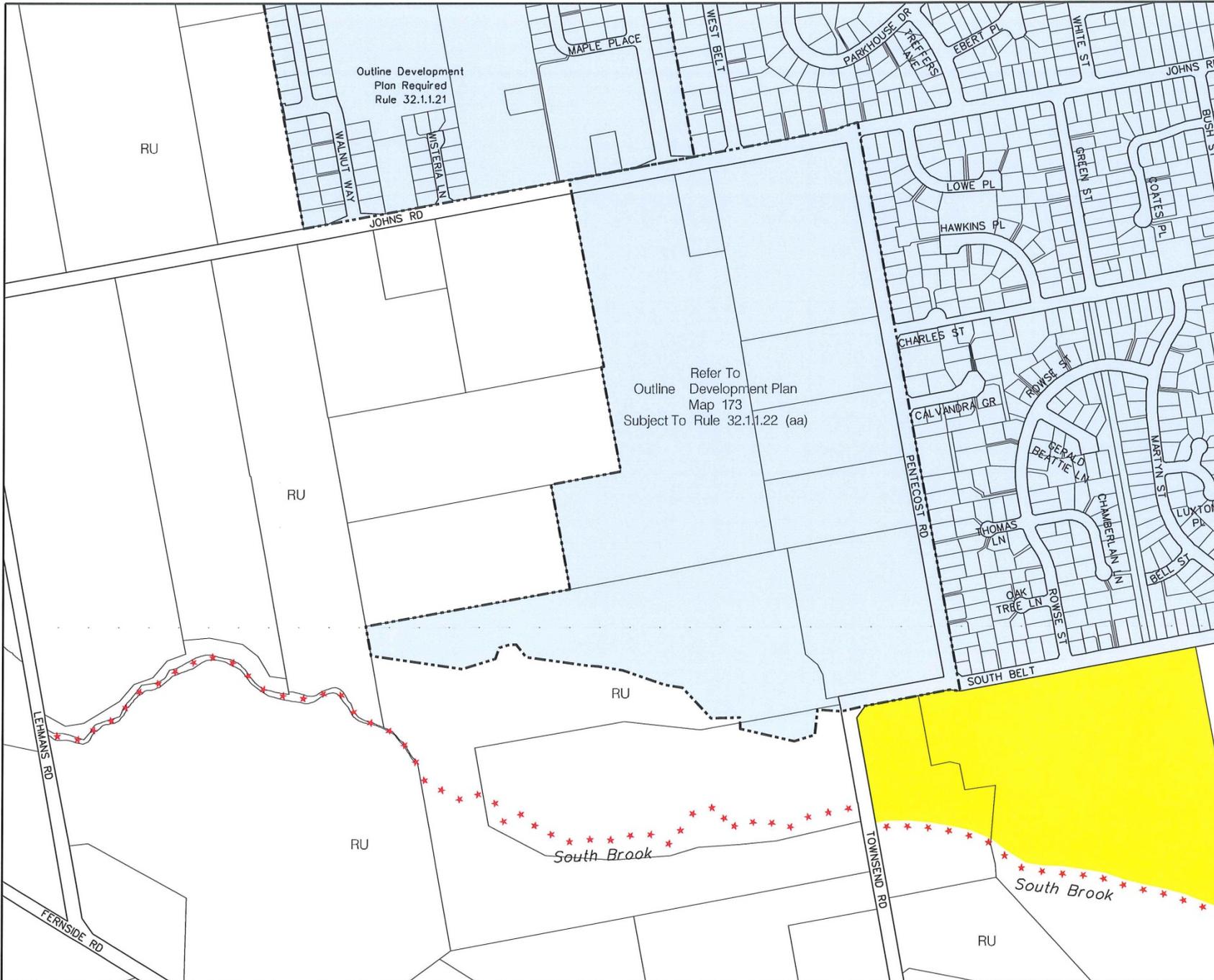
Metres



110A	110	111
34	112	113
46	116	117

Rangiora

112



NOTE:
Disclaimer - refer to map legend sheet



Metres

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Scale 1:7,500 (A4)

34	112	113
	116	117
46		118

Rangiora

116

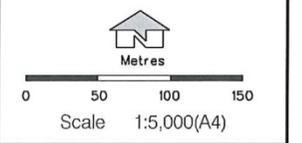
-  OUTLINE DEVELOPMENT PLAN AREA
-  EXISTING ROAD
-  LOCAL ROAD
-  URBAN COLLECTOR ROAD
-  PROPOSED ROAD DESIGN
-  PEDESTRIAN CYCLEWAY ACCESS
-  LOCAL PURPOSE RESERVE
-  STORMWATER MANAGEMENT AREA

NOTES:
WATER RACE SHALL NOT BE LOCATED WITHIN MULTIPLE PRIVATE OWNERSHIP.

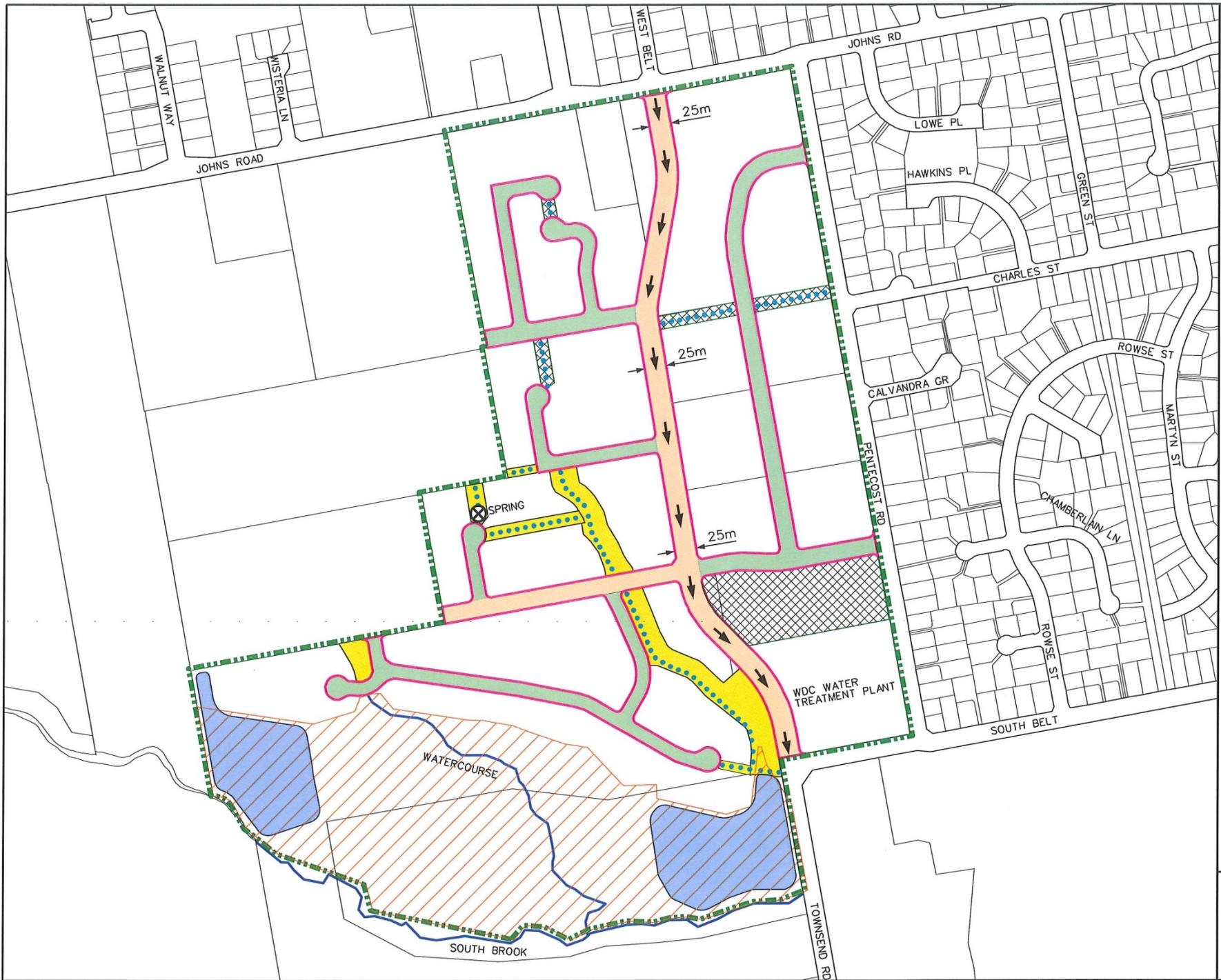
SUBDIVISION AND DEVELOPMENT SUBJECT TO GROUND AND FLOOR LEVEL CONTROLS TO ADDRESS NATURAL HAZARD ISSUES.

SUBDIVISION AND DEVELOPMENT SHALL ACCOMMODATE OVERLAND FLOW ROUTES THROUGH THE SITE.

NOTE:
Disclaimer - refer to map legend sheet



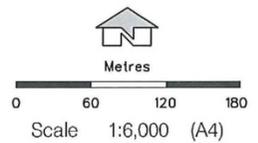
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-  OUTLINE DEVELOPMENT PLAN AREA
-  STORMWATER CHANNEL
-  EXISTING ROAD
-  PROPOSED ROAD DESIGN
-  LOCAL ROAD
-  URBAN COLLECTOR ROAD
-  LOCAL RESERVE
-  RECREATION & STORMWATER LINKAGES
-  HIGH HAZARD FLOOD AREA
-  PEDESTRIAN CYCLEWAY ACCESS
-  STORMWATER MANAGEMENT AREA
-  SPRING HEAD

NOTE: FLOW FROM SPRING HEAD SHALL BE KEPT SEPARATE FROM THE STORMWATER MANAGEMENT SYSTEM

NOTE: Disclaimer - refer to map legend sheet



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