



# Planning Maps

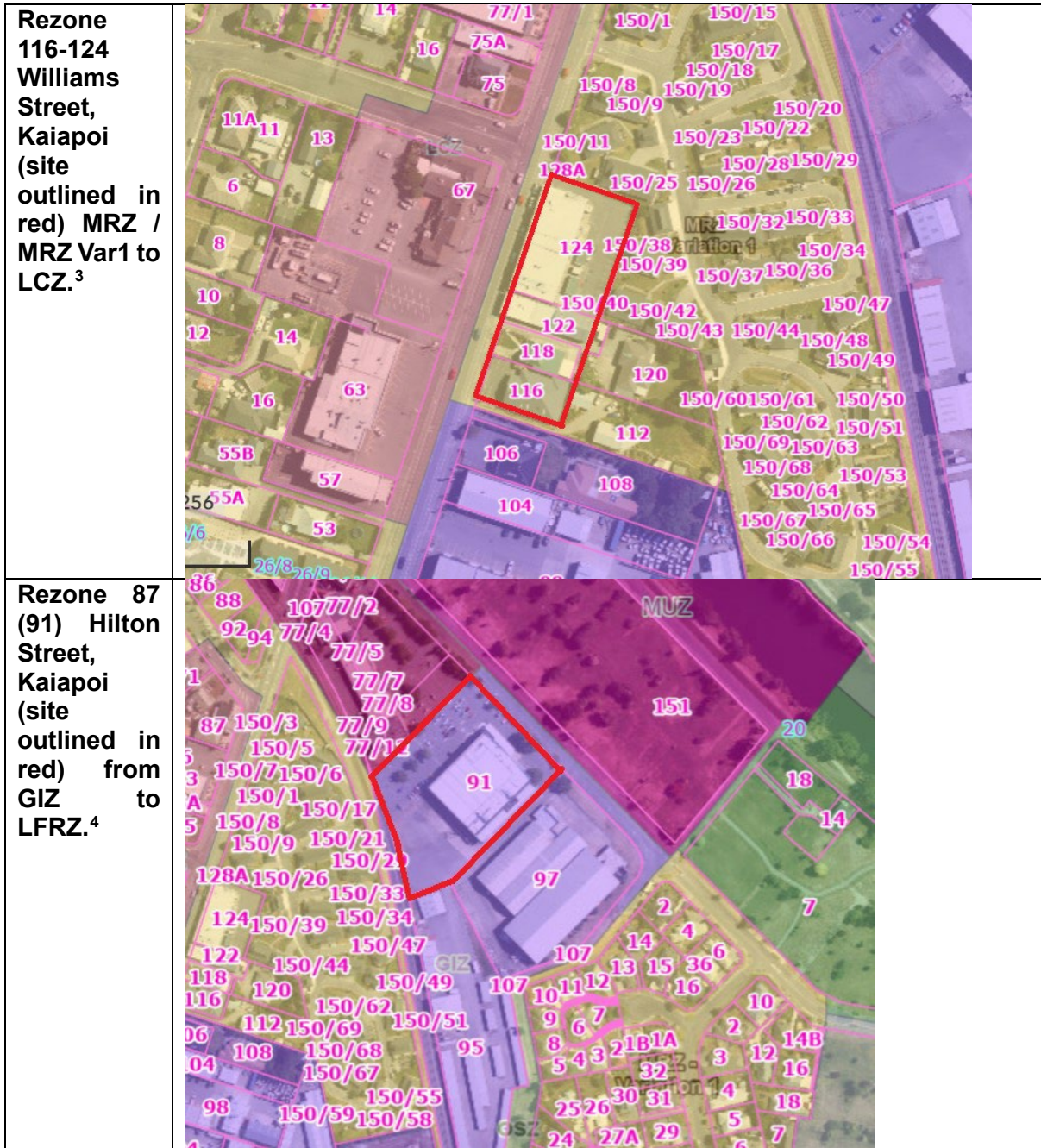
The amendments to the planning maps are ordered by the map layers labels on the Map Tools menu (right hand panel).

## Commercial and Industrial rezoning

<p>Rezone Mitre 10 Mega Rangiora 'Block B' in the map below from GIZ to LFRZ.<sup>1</sup></p>	
<p>Rezone 25, 27, 29, 31 and 35 Tuhoe Avenue, Kaiapoi (site outlined in red) from MRZ / MRZ Var1 to NCZ.<sup>2</sup></p>	

<sup>1</sup> McAlpines [226.5]. Commercial and Industrial S42A rezoning report.

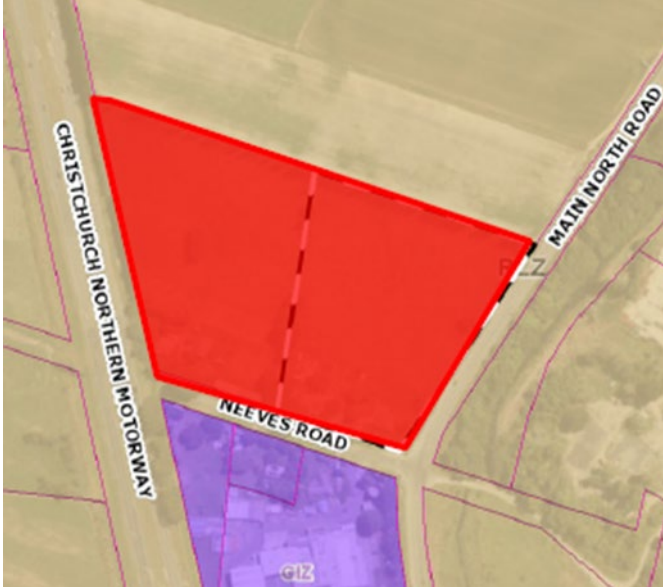
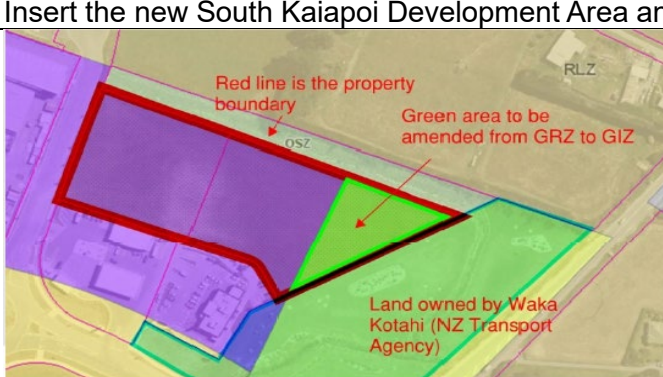

<sup>2</sup> Beach Road Estates Ltd [167.7]. Commercial and Industrial S42A rezoning report.



<sup>3</sup> Stuart and Clair Morris [220.1]. Commercial and Industrial S42A rezoning report.

<sup>4</sup> Woolworths NZ Ltd [282.143]. Commercial and Industrial S42A rezoning report



<p>Rezone 12 and 20 Neeves Road, Kaiapoi (identified below in red) from RLZ to GIZ.<sup>5</sup></p>		
<p>Rezone Lot 201 OP 521536 so that the entire lot is zoned GIZ.<sup>7</sup></p>		<p>Insert the new South Kaiapoi Development Area and ODP.<sup>6</sup></p>
<p>Rezone 419 Whites Road, Ohoka (site outlined in black hash) from SETZ to NCZ.<sup>8</sup></p>		

<sup>5</sup> Domett Properties Ltd [311.1]. Commercial and Industrial S42A rezoning report.

<sup>6</sup> Domett Properties Ltd [311.1]. Commercial and Industrial S42A rezoning report.

<sup>7</sup> DHE Holdings [174.1].

<sup>8</sup> Edward and Justine Hamilton [165.1]. Commercial and Industrial S42A rezoning report.

Rezone 64 Pegasus Main Street (Lot 10 DP 517496), 66 Pegasus Main Street (Lot 102 DP 517496), 70 Pegasus Main Street (Lot 101 DP 505068) from MRZ / MRZ Var 1 to LCZ in the Pegasus town centre area as shown on the map.<sup>9</sup>



Appendix DEV-SK-APP1 South Kaiapoi ODP (Include an ODP to like effect in standardised Council format)<sup>10</sup>

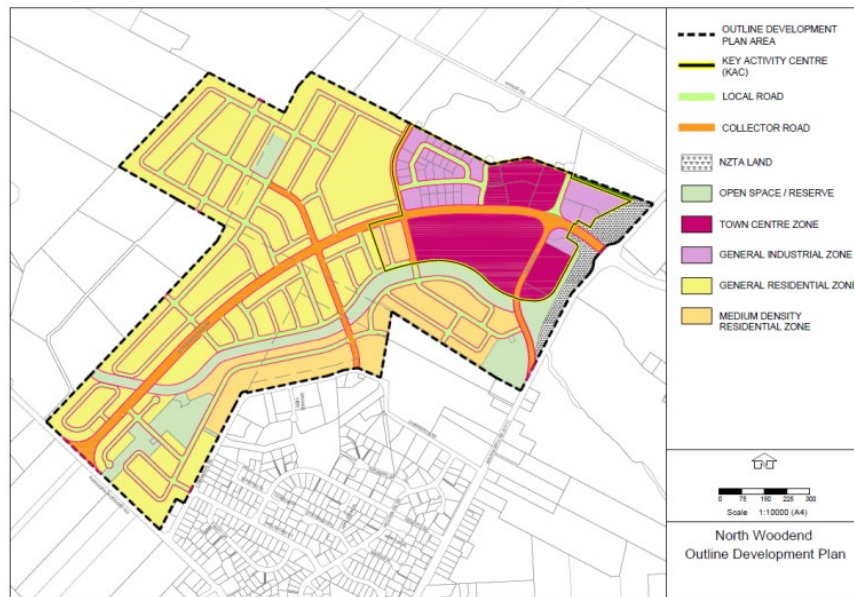


<sup>9</sup> Templeton Group [412.27]. Commercial and Industrial S42A rezoning report.

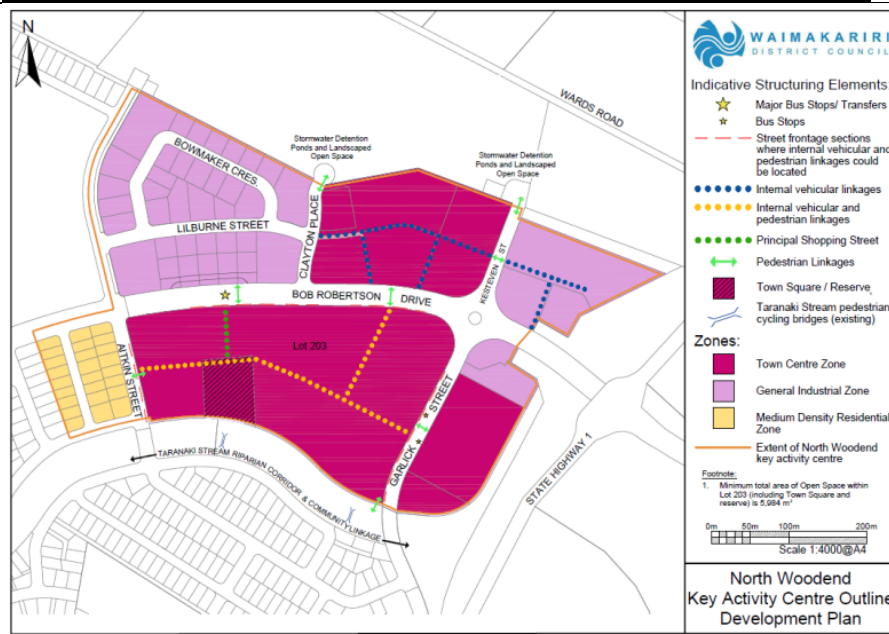
<sup>10</sup> Domett Properties Ltd [311.1]. Commercial and Industrial s42A rezoning report.

Insert ODP158, colours and zone names updated for consistency with the PWDP<sup>11</sup>

DEV-NWD-APP1 – North Woodend Outline Development Plan



Insert ODP158A, colours and zone names updated for consistency with the PWDP<sup>12</sup>



<sup>11</sup> Ravenswood Developments Limited [347.1] and [347.94]. Commercial and Industrial rezonings s42A report.

<sup>12</sup> Ravenswood Developments Limited [347.1] and [347.94]. Commercial and Industrial rezonings s42A report.



Rezone  
726, 732,  
734 Main  
North  
Road,  
Kaiapoi  
from RLZ  
to LIZ (site  
outlined in  
blue  
below).<sup>13</sup>



<sup>13</sup> Southern Capital Limited [131.1]. Commercial and Industrial rezonings Reply Report.

## Oxford and Settlement Zone (Ohoka and Woodend Beach)

Include an ODP to like effect of the below including standardised Council format<sup>14</sup>



<sup>14</sup> Geoff Mehrtens [175.1], Oxford-Ohoka Community Board [172.2] and Claudia & Geoff Mehrtens [FS24]. Oxford and Settlement Zone (Ohoka and Woodend Beach) s42A report.

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**Amend to show 63 Harewood Road, Oxford (identified below inside the blue line) as GRZ, and update the non-urban flood assessment overlay to urban flood assessment overlay as necessary.<sup>15</sup>**



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<sup>15</sup> Geoff Mehrstens [175.1], Oxford-Ohoka Community Board [172.2] and Claudia & Geoff Mehrstens [FS24]. Oxford and Settlement Zone (Ohoka and Woodend Beach) s42A report.



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## RLZ rezoning

*I recommend that the land shown by the grey outline below be rezoned from GRUZ to NOSZ, being the true left and true right branches of Coopers Creek above their confluence and located near 266 and 268 Mountain Road, Coopers Creek.*



**Figure A1: Area recommended to be rezoned from GRUZ to NOSZ via submission of George JasonSmith [270.16] (Source: WAIMAP)**

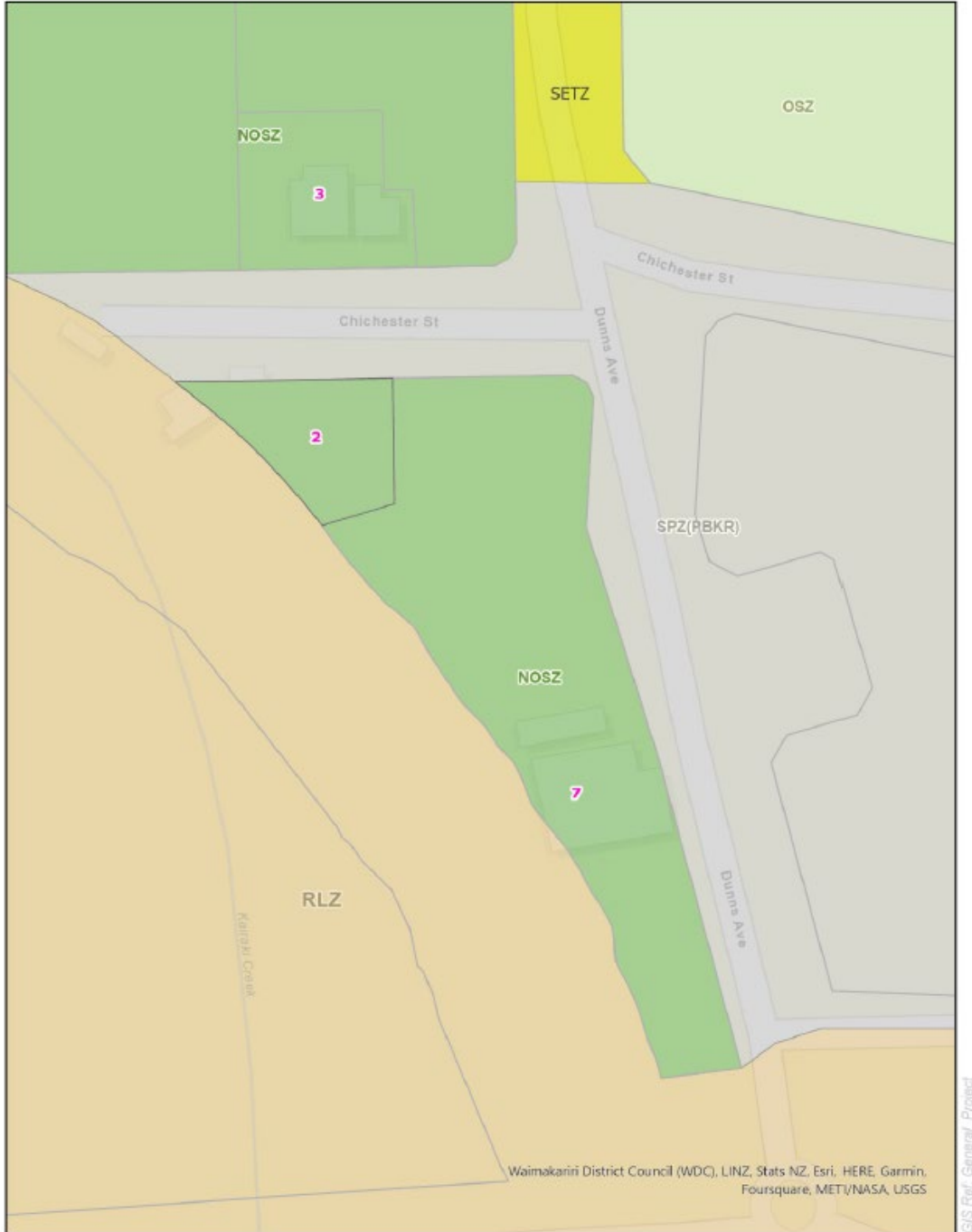
16

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<sup>16</sup> George Jason Smith [270.16]. Rural Rezone Requests s42A report.

# SPZ(PBKR)

Amendment to planning map for 2 Chichester Street, The Pines Beach.<sup>17</sup>



## Proposed Zone Change

Date: 14/11/2023

23-063

Scale:  
Original Size: A4



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<sup>17</sup> Waimakariri District Council [367.23]. SPZ(PBKR) s42A report.

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## SPZ(PR)

Amend the map to rezone the part of 1188 Main North Road (20 Te Haunui Lane), as outlined in red below, as SPZ(PR).<sup>18</sup>



Amend the map to rezone the whole of 1250 Main North Road from RLZ to SPZ(PR).<sup>19</sup>

### *Pegasus Resort ODP*

Amend Pegasus Resort ODP to:

- Include the DEXIN site (1250 Main North Road), as shown below.
- Include the part of the Howard Stone site (20 Te Haunui Lane) as Activity Area 7A as shown below.

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<sup>18</sup> Howard Stone [191]. Pegasus Resort Rezoning Reply Report.

<sup>19</sup> DEXIN [377]. Pegasus Resort Rezoning Reply Report.





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## Transport

### **Amend the Planning Map to change the following road locations from Local Road to Collector Road:<sup>20</sup>**

- a. Pegasus Main Street from Pegasus to Lakeside Drive.
- b. Te Kohanga Drive from Pegasus Main Street to Tiritiri Moana Drive.
- c. Infinity Drive from Pegasus Boulevard to Lakeside Drive.
- d. Blackett Street west of King Street.
- e. Lehmans Road and River Road from Future Road to West Belt
- f. Todds Road (all).
- g. Silverstream Boulevard from Island Road to Sneyd Street.
- h. Adderley Terrace from Sneyd Street to Fuller Street.

### **Amend the Planning Map to change the following road locations from Collector Road to Local Road:<sup>21</sup>**

- a. Beatties Road (all).
- b. Huntington Drive north of Salisbury.
- c. Sandown Boulevard (all).
- d. Belmont Avenue (all).
- e. Eders Road (all).
- f. Petries Road south of Gladstone Road to Copper Beach Road.

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<sup>20</sup> Waimakariri District Council [367.18]. TRAN Reply Report.

<sup>21</sup> Waimakariri District Council [367.18]. TRAN Reply Report.

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g. Copper Beach Road from Petries Road to Woodend Beach Road, Island Road from Cosgrove Road to Silverstream Boulevard.

**Amend the Planning Map to show all of Bob Robertson Drive as Collector Road.**<sup>22</sup>

## Natural Hazards

### *Liquefaction Hazard Overlay*

**Amend the Liquefaction Hazard Overlay so that it only captures the gold coloured 'liquefaction damage is possible' area (i.e. it excludes the green coloured 'liquefaction damage is unlikely' area) and is limited to areas within the Waimakariri district.**<sup>23</sup>

### *Urban and Non-urban Flood Assessment Overlays*

**Replace the Urban and Non-Urban Flood Assessment Overlays with the overlays as agreed in the Joint Witness Statement included as Appendix D (this includes an overlay based on the 200-year return period (0.5% AEP)).**<sup>24</sup>

### *Kaiapoi Fixed Minimum Floor Level Overlay*

**Delete the Kaiapoi Fixed Minimum Floor Level Overlay and replace it with the Urban Flood Assessment Overlay.**<sup>25</sup>

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<sup>22</sup> Waimakariri District Council [367.18]. TRAN Reply Report.

<sup>23</sup> ECan [316.53]. Natural Hazards s42A report.

<sup>24</sup> ECan [316.78]. Natural Hazards s42A report.

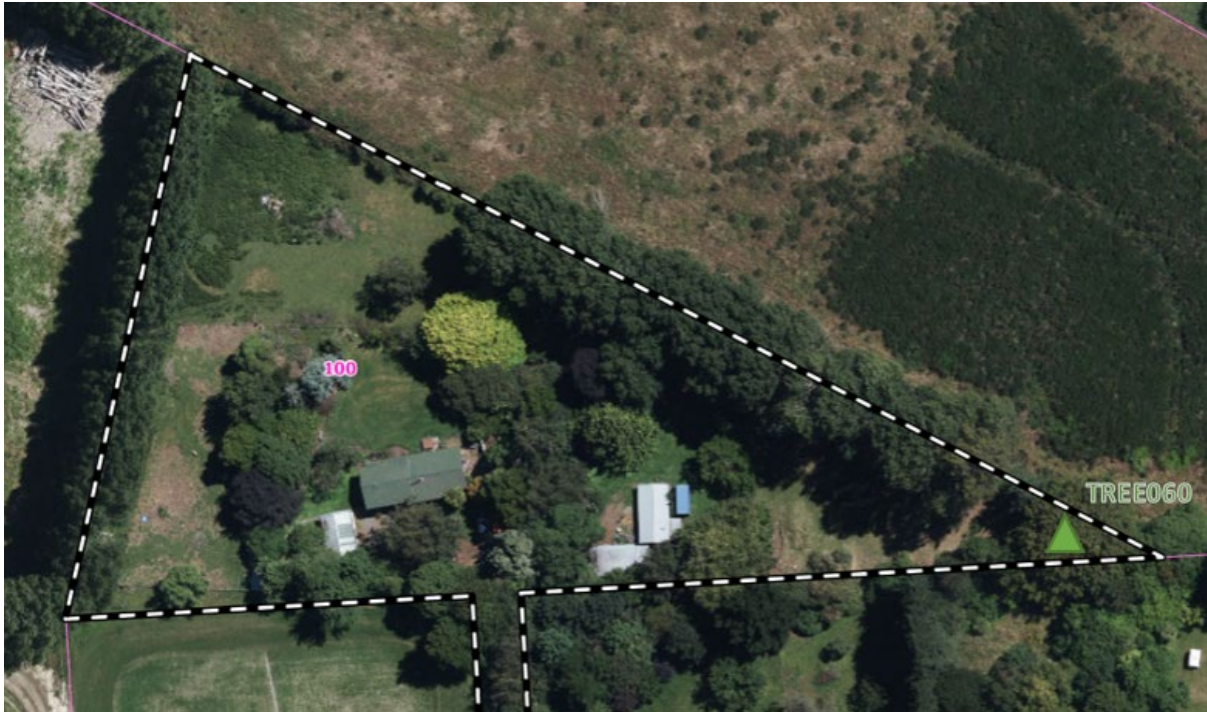
<sup>25</sup> ECan [316.52]. Natural Hazards s42A report.



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## Notable Trees

Notable Tree overlay amendments to 100 Parsonage Road, Woodend. <sup>26</sup>



Notable Tree overlay amendments to 431 Tuahiwi Road, Tuahiwi. <sup>27</sup>



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<sup>26</sup> Rainer and Ursula Hack [201.10]. Notable Tree S42A report.

<sup>27</sup> Julia and Anthony Holcroft [356.1]. Notable Tree S42A report.

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## Significant Natural Area (SNA) Overlay

Amend the boundary of portion of SNA051 (Taylor's Bush) located on 117 Mounseys Road, View Hill as shown below<sup>28</sup>:



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<sup>28</sup> James Stephens [100.1]. ECO Reply Report.



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Amend the portion of SNA048 located on 670 Island Road as shown below<sup>29</sup>:



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<sup>29</sup> Wayne and Emma Taylor [338.1 & 338.2]. ECO Reply Report.



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## Planning map overlay – ‘Geographic Areas (Ecological)’

Delete Planning map overlay – ‘Geographic Areas (Ecological)’<sup>30</sup>

### Geographic Area (Ecological)

-  Coastal
-  Foothills
-  Lees Valley
-  Plains

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<sup>30</sup> Federated Farmers [414.123], DoC [419.92], CCC [360.18], Judith Roper-Lindsay [120.2 & 120.14], and ECan [316.108]. ECO Reply Report.

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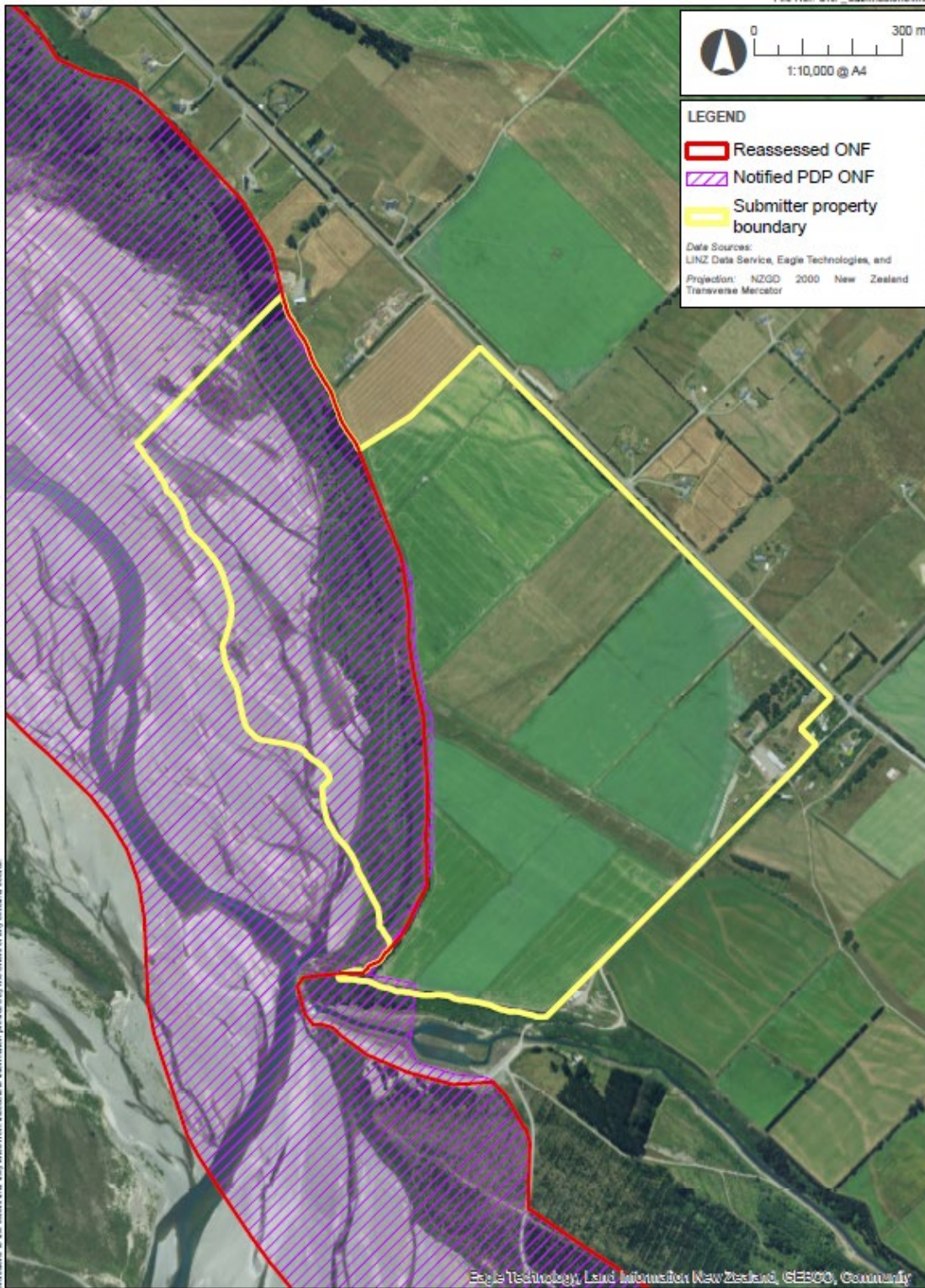
## Natural Features and Landscapes

**Natural Features and Landscapes overlay amendments to Waimakariri River ONF boundary on 1453, 1135A, 1047 Thongcaster Road and 369 Waimakariri Gorge Road<sup>31</sup>**

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<sup>31</sup> Natural Features and Landscapes s42A report.

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is made for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client to obtain other information, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions in the plan or for any other loss or damage, including consequential loss, arising from the use of the plan or any other information.

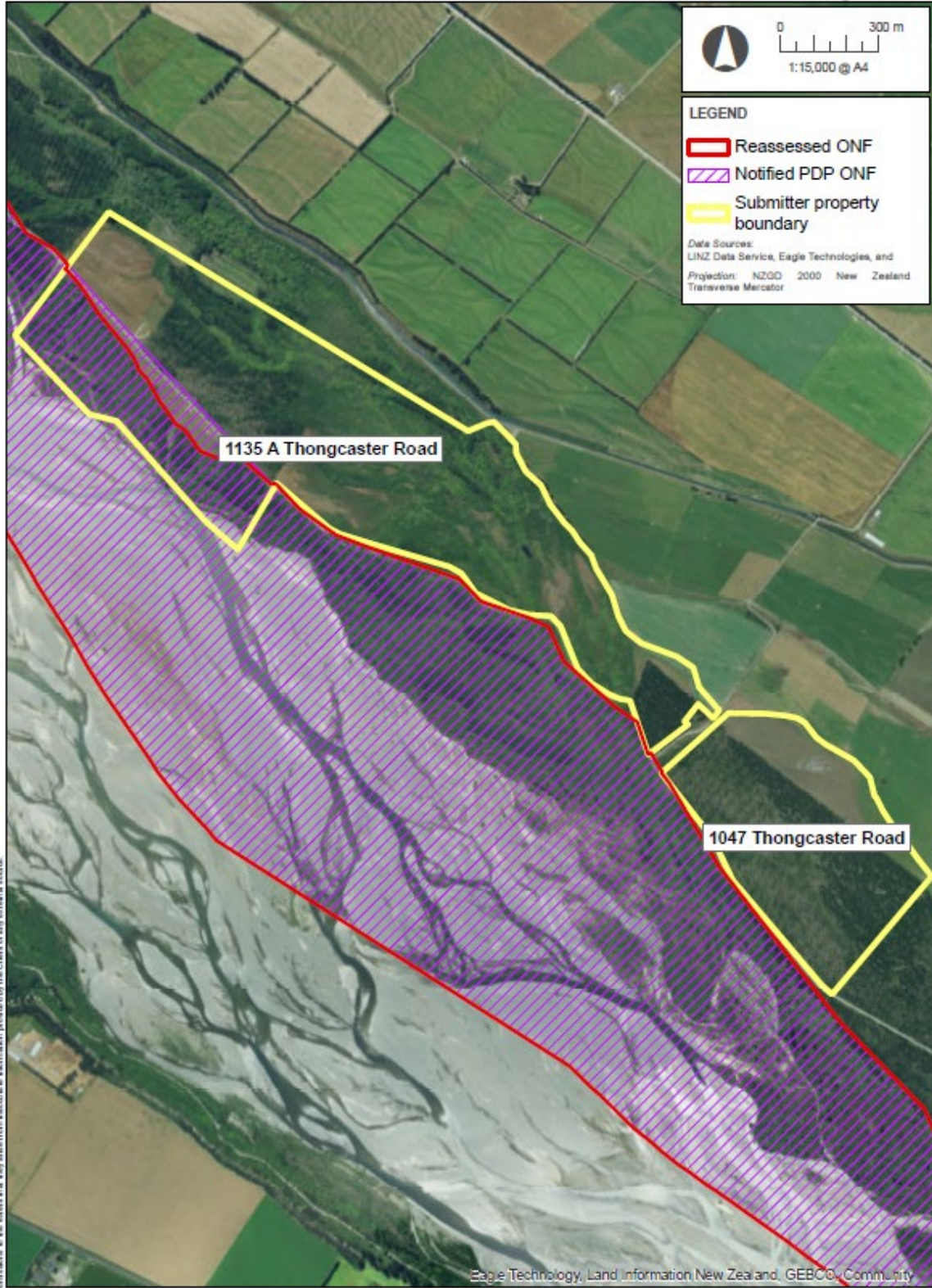


**Boffa Miskell**  
  
[www.boffamiskell.co.nz](http://www.boffamiskell.co.nz)

**WAIMAKARIRI ONF SUBMISSION REVIEW**  
 1453 Thongcaster Road  
 Date: 28 April 2023 | Revision: 0  
 Plan prepared for Waimakariri District Council by Boffa Miskell Limited  
 Project Manager: Yvonne.Pflugger@boffamiskell.co.nz | Drawn: HWI | Checked: BFA

**Figure 1**





This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions in the extent that they arise from inaccurate information provided by the Client or any external source.



**WAIMAKARIRI ONF SUBMISSION REVIEW**

1135A and 1047 Thongcaster Road

Date: 28 April 2023 | Revision: 0

Plan prepared for Waimakariri District Council by Boffa Miskell Limited

Project Manager: Yvonne.Pfuger@boffamiskell.co.nz | Drawn: HWI | Checked: BFA

Figure 2



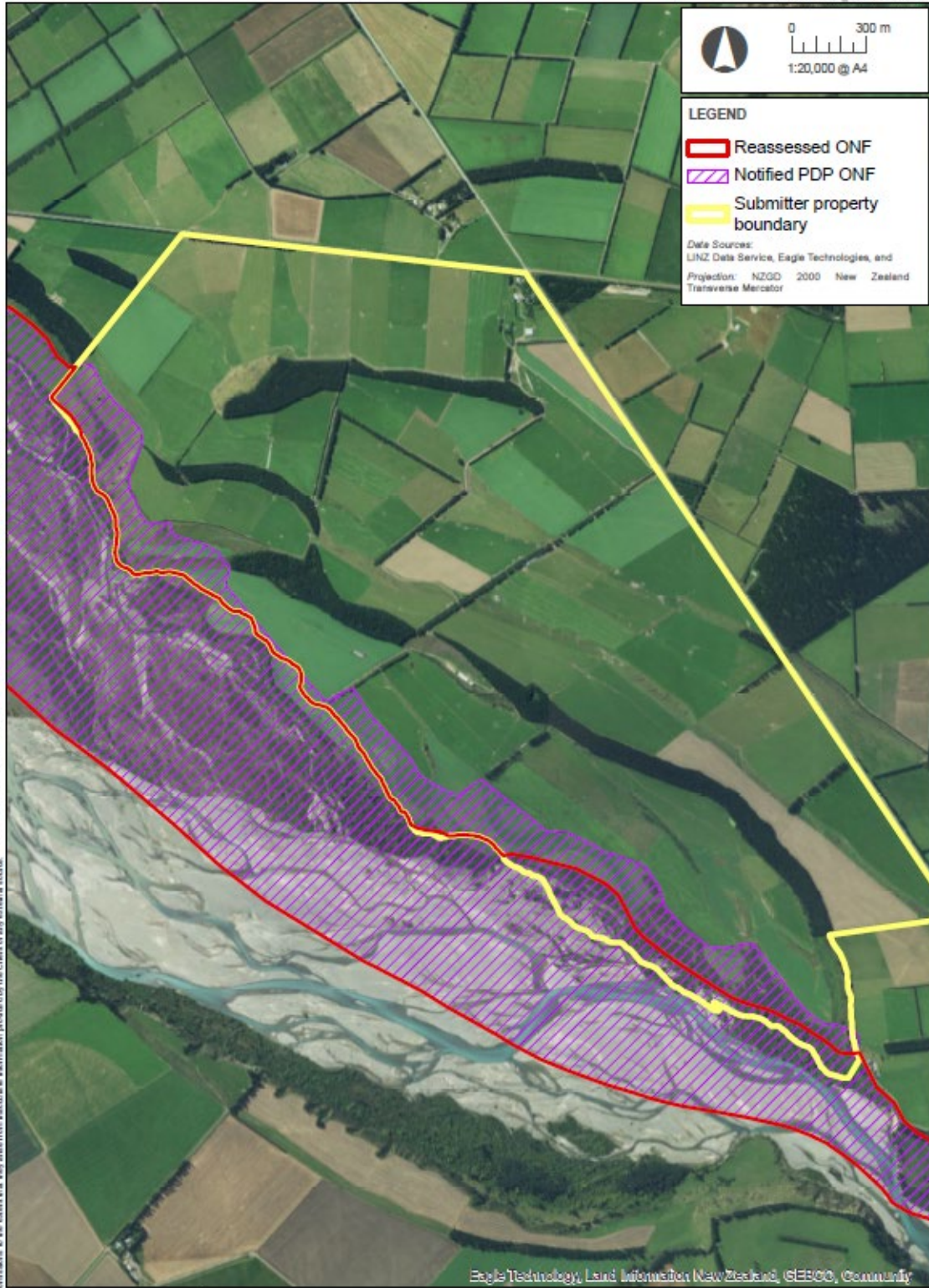


Figure 3

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## NOISE

**Rename the 'Noise Contour for: Timber Processing' to 'HIZ Processing Noise Contour'.<sup>32</sup>**

**Add a Road and Rail Noise Overlay to include:**

- GIS data supplied by Waka Kotahi NZ Transport Agency
- For all other strategic and arterial roads:
  - a. 100-metre distance from “edge of seal” for roads with speed limits of greater than or equal to 70km/hr; and
  - b. 50 metres distance from “edge of seal” for roads with a posted speed limit of less than 70km/hr.<sup>33</sup>
- 100m from the centre of any rail line.<sup>34</sup>

**Add a rail vibration alert layer as follows:**

- Insert mapping overlay which identifies a 60m buffer on each side of the railway designation boundary.<sup>35</sup>

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<sup>32</sup> Daiken [145.66]. NOISE s42A report.

<sup>33</sup> Kainga Ora [325.149], KiwiRail [373.74], Waka Kotahi [275.55]. NOISE final Reply Report.

<sup>34</sup> KiwiRail [373.74]. NOISE s42A Reply Report.

<sup>35</sup> KiwiRail [373.74]. NOISE s42A Reply Report.



# Designations

## Mainpower NZ Ltd (MPNZ) designations

### *MPNZ-4 Kaiapoi Substation*

Amend the boundaries of the designation for the Kaiapoi Substation shown on the Proposed Plan map (below, left, shown as blue outline) to align with the correct image (below, right, shown as blue shading)<sup>36</sup>



### *MPNZ-9 Rangiora North Zone Substation*

Amend the boundaries of the designation for the Rangiora North Zone Substation shown on the Proposed Plan map (below, left, shown as blue outline) to align with the revised plan (below, right, shown as black outline)<sup>37</sup>



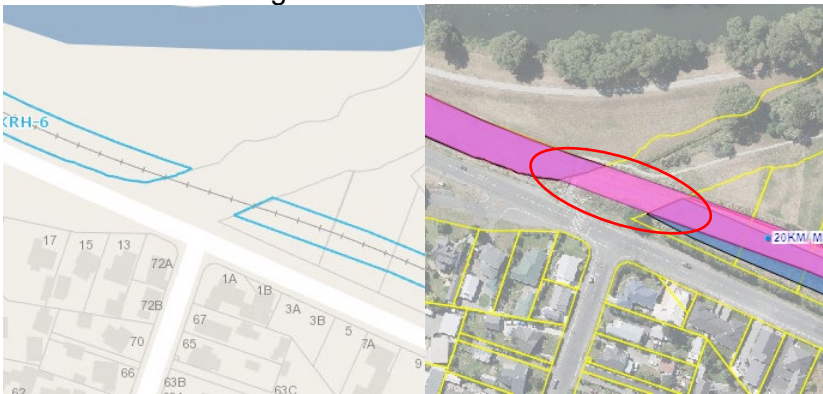
## KiwiRail Holdings Ltd (KRH) designations KRH-1 to KRH-23

<sup>36</sup> Mainpower NZ Ltd [249.22]. Designations (Requiring authorities other than District Council) s42A report.

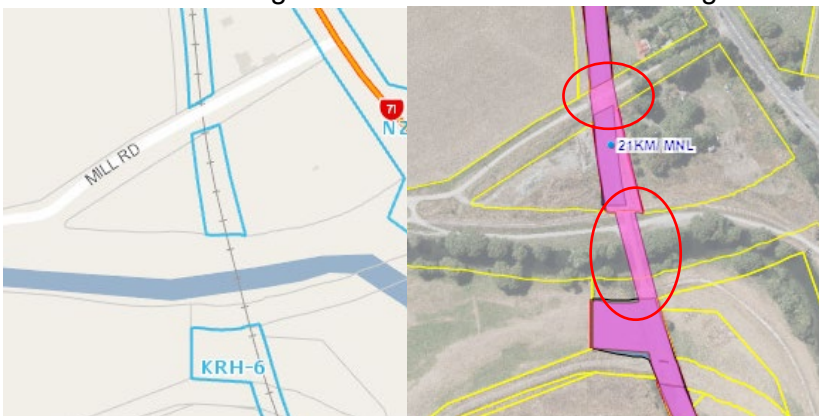
<sup>37</sup> Mainpower NZ Ltd [249.23]. Designations (Requiring authorities other than District Council) s42A report.

Amend KiwiRail designations on Proposed Plan map (below, left, shown as blue outline) to be as shown in map extracts in pink overlay (below, right), subject areas shown in red circle (blue underlay is the existing designation).<sup>38</sup>

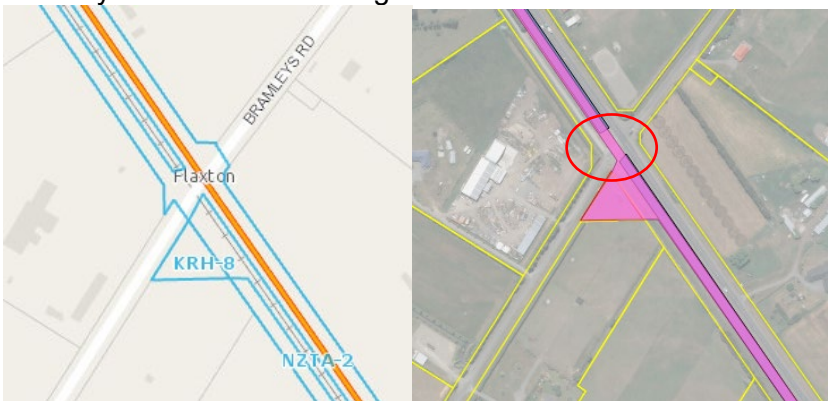
### Main North Line Bridge 19



### Main North Line Bridge 21 and Mill Road level crossing



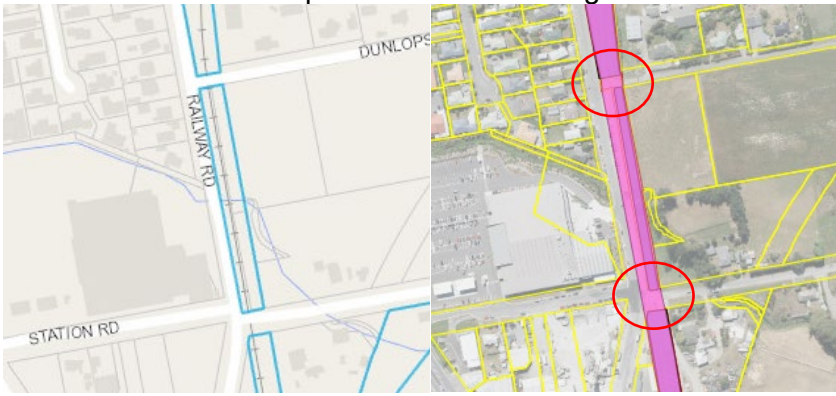
### Bramleys Road level crossing



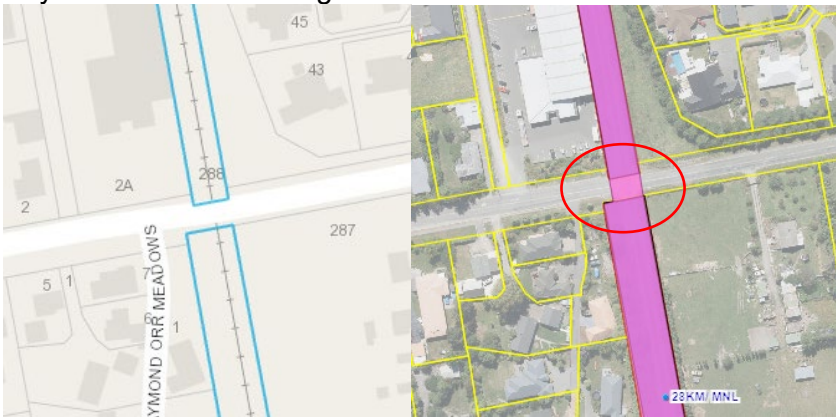
<sup>38</sup> KiwiRail Holdings Ltd [373.98]. Designations (Requiring authorities other than District Council) s42A report.



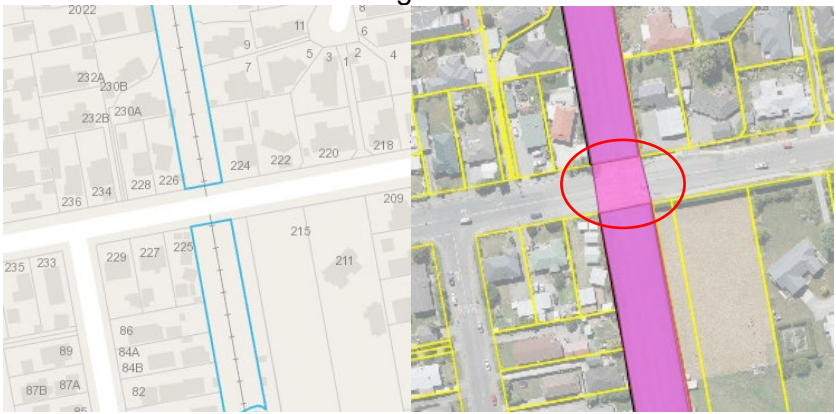
Marsh Road and Dunlops Road level crossings



Boys Road level crossing

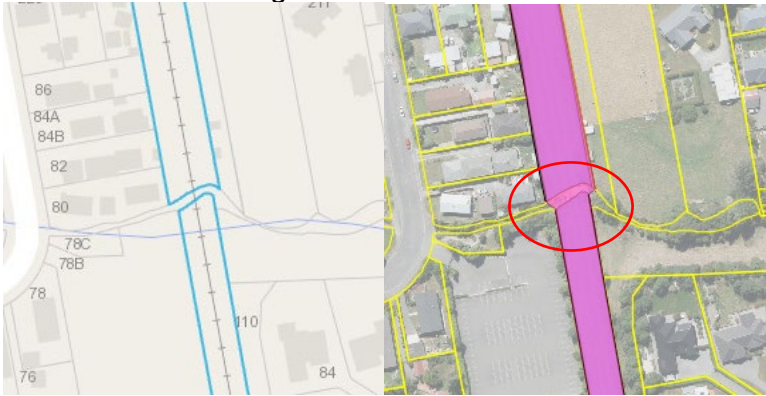


Northbrook Road level crossing

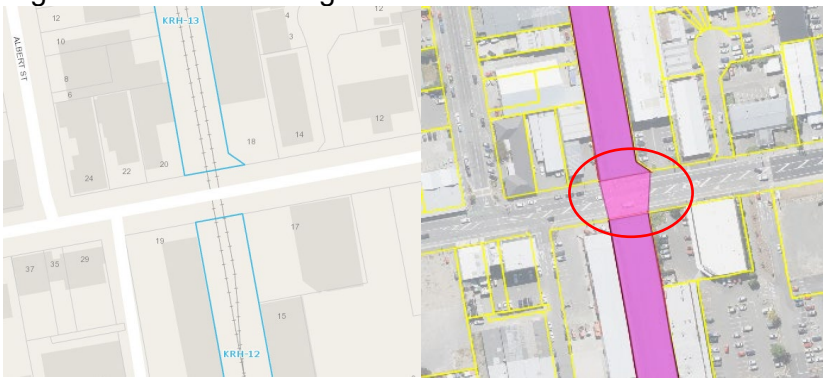




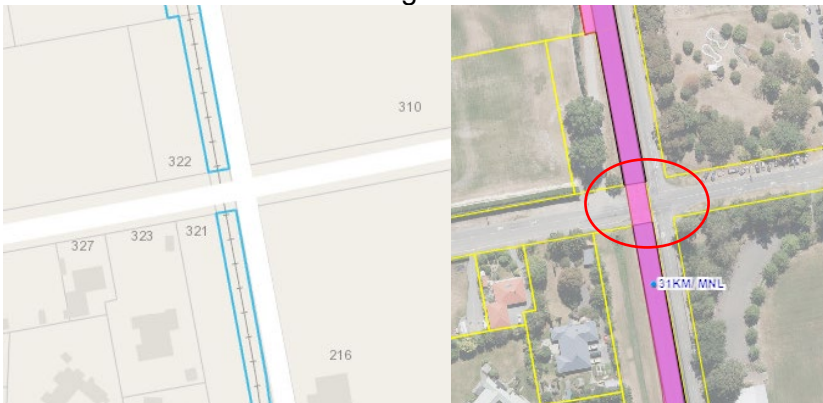
Main North Line Bridge 29



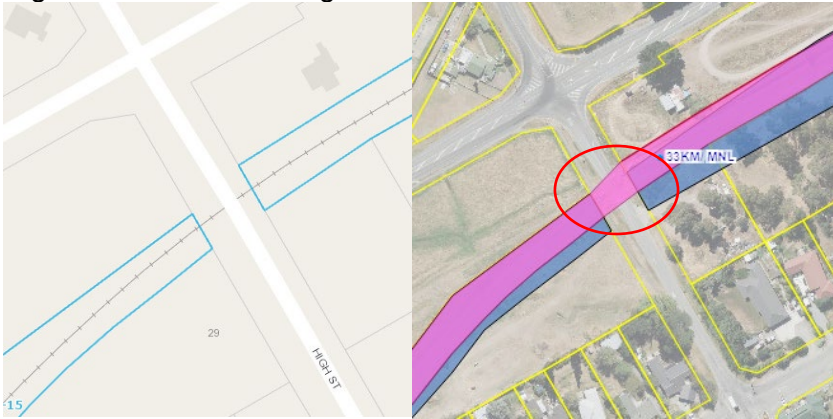
High Street level crossing



Coldstream Road level crossing



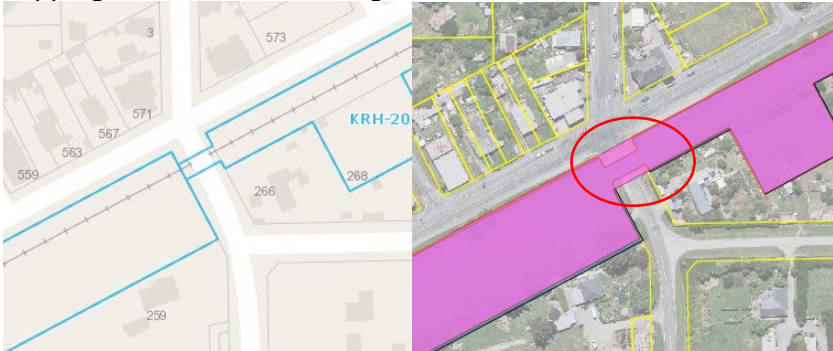
High Street level crossing



Beatties Road level crossing and alignment



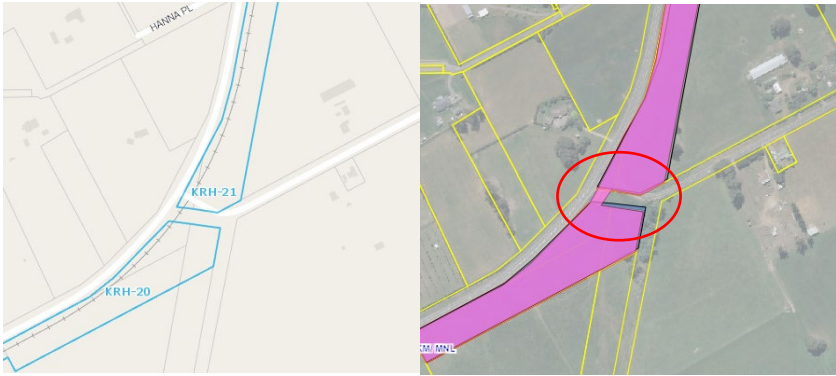
Toppings Road level crossing



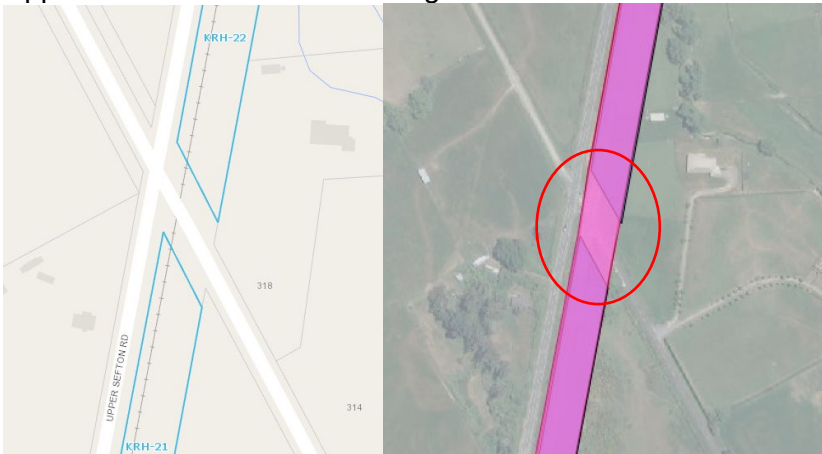
Boyces Road level crossing



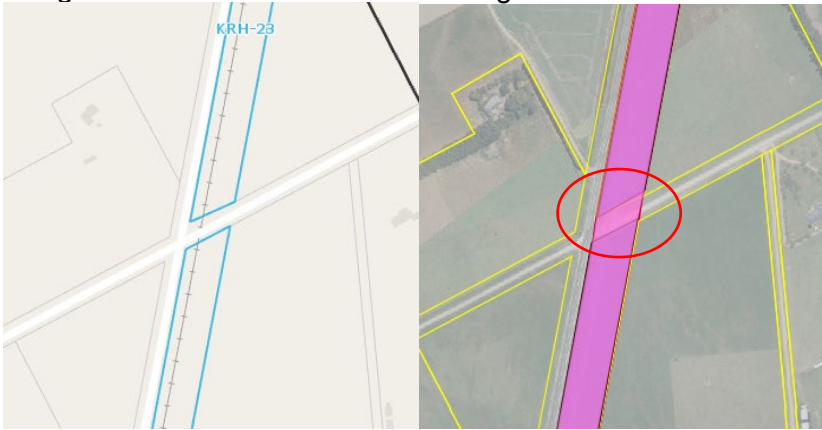
Harleston Road level crossing



Upper Sefton Road level crossing



Rangiora Leithfield Road level crossing





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**Designation WDC-5 applies within the area shown on the plan labelled 'Southbrook Transfer Station' dated 14/02/2022 held on Waimakariri District Council file WDC-5.** <sup>39</sup>

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<sup>39</sup> Transpower NZ Ltd [195.114]. Designations (District Council) s42A report.

# Appendix E: WDC-5 Rangiora Transfer Station Amended Designation Requirement Plan<sup>40</sup>



Southbrook Transfer Station

SCALE (A4)  
1:2,000  
DATE  
14/02/2022



<sup>40</sup> Transpower NZ Ltd [195.114]. District Council Designations s42A report.

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