

WAIMAKARIRI DISTRICT COUNCIL

MEMO

FILE NO AND TRIM NO: DDS-06-10-02-05-17 / 231129192184

DATE: 1 December 2023

MEMO TO: Proposed District Plan Hearings Panel

FROM: Hearing Stream 9 Chapter Author – Andrew Willis

SUBJECT: Commercial and Mixed-use Chapters and Industrial Chapters -
Hearing Date

1. Hearing Stream 9 is set to occur on 29th January 2024 and comprises the Commercial and Industrial chapters. The s42A report for these chapters is large as the topic is large (there are five commercial and mixed-use zones and three industrial zones and two sets of general objectives and policies and matters of discretion). In addition to being a large topic, there have been a significant number of submissions across these chapters (over 650 submissions on the commercial and mixed-use provisions and over 200 on the industrial provisions). As a result, we have not been able to complete both the commercial and industrial components of the s42A report by the due date.
2. I therefore propose to split the topics and cover the commercial and mixed-use provisions in Hearing Stream 9 as scheduled, but shift the industrial provisions to Hearing Stream 8 (subdivision), which is scheduled to commence on the 17 April 2024. The consequences of this proposal on Hearing Stream 9 is that it will likely be shorter than anticipated, however, it will still be sufficiently significant to justify retaining it. Consequently, Hearing Stream 8 will expand by up to one day, which staff advise can be accommodated within the time and resources allocated for this stream. This matter has been discussed more widely with the Council's plan drafting team and no material integration issues have been identified.
3. There are five submitters who have made submissions on both the commercial and mixed-use topics and industrial topics seeking changes. These are: two central government departments; one national supermarket operator; the developers of Ravenswood; and KiwiRail. Given the significance of these submitters and their interest in multiple PDP topics I do not consider there is significant prejudice on these submitters from splitting the topics into two streams. I also note that three of the five submitters also made submissions on the subdivision chapter and may well attend that hearing anyway. While some decisions on commercial and mixed-use zone provisions may have consequences for industrial zones (and vice versa) for some activities that can or wish to operate across these zones (e.g. trade suppliers and supermarkets), this is not considered sufficient justification to require these topics to be heard in the same hearing stream. It is noted that the Selwyn District Plan review split these topics into two hearing streams.
4. Accordingly, the chapter author seeks that the Hearings Panel consider this request to shift part of the Hearing Stream 9 topic into Hearing Stream 8.