

**Before the Hearings Panel  
At Waimakariri District Council**

**Under** Schedule 1 of the Resource Management Act 1991

**In the matter of** the Proposed Waimakariri District Plan

**Between** **Various**

**Submitters**

**And** **Waimakariri District Council**

**Respondent**

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**Council S42A Officer's Summary Statement on the Industrial Zone Chapters  
on behalf of the Waimakariri District Council  
Date: 12 April 2024**

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## **Introduction**

1. My name is Andrew Willis. I am a consultant planner engaged by the Waimakariri District Council to support the development of the industrial zone chapters. I prepared the s42A report on the industrial zone chapters and can confirm that I have read all the submissions, further submissions, submitter evidence and relevant technical documents and higher order policies. I have the qualifications and experience as set out in my s42A report.
2. My intention with this summary is to provide the background to the chapters and their development and summarise the key points in the s42A report. I will also touch on the matters covered in evidence by the submitters, however it is not my intention to provide a preliminary view on these matters at this time as I wish to hear the evidence and the Panel questions and I understand that there is a right of reply where I can provide a formal response to the matters heard at the hearing.

## **Industrial zone chapters - background**

3. The Waimakariri District is a fast growing district with four main historic centres (Rangiora, Kaiapoi, Woodend and Oxford) and more recent smaller and emerging centres (for example Mandeville, Pegasus, and North Woodend).
4. The economic forecast scenarios supporting the Proposed Plan show that employment is expected to grow to between 30,300 (Medium) and 35,500 (High) jobs by 2053. This growth will require the commensurate provision in the District Plan of business land and employment opportunities to ensure the economic and social enablement of the District's community is not only upheld, but advanced.
5. Business and employment growth will cross a range of activities, from small format retail and office developments to large scale industrial and large format yard-based retail. These different activities typically have different requirements, ranging from location and accessibility to site size and surrounding environmental quality. These requirements need to be considered and provided for through the District Plan.
6. The District contains a range of commercial centres of differing scale and importance. Communities rely on these centres for their daily, weekly and other needs. Centres are also where council and other community facilities typically locate. Some types of out of

centre commercial development can draw commercial activity away from centres, thereby reducing centre vibrancy and undermining their role as community focal points. The need to provide for and maintain functioning centres, has to be provided for in the District Plan (due to Land Use Recovery Plan and CRPS directions and because it is generally accepted as good planning practice).

7. The provision of business land and employment opportunities needs to be integrated with the District's strategic infrastructure and where people live and work. Accordingly, plan provisions need to sustainably manage business land development and its effects in a way that assist in achieving quality compact urban forms at Rangiora, Kaiapoi, and at Woodend / Ravenswood / Pegasus, and the form and identity of smaller settlements such as Oxford.

### **The Operative District Plan**

8. The Operative Plan contains two key business zones (Business 1 for commercial activities and Business 2 for industrial activities), together with a number of bespoke zones for specific areas / developments (such as the Business 5 Zone at Waimak Junction in Kaiapoi and Business 3 Zone for the Daiken operations near Sefton).
9. The Operative Plan has a strong 'centres-based' approach to managing the distribution of commercial activity. The Key Activity Centres (KACs) are to be the primary focus of commercial and community activities, and commercial activity seeking to establish outside the KACs needs to be able to demonstrate that it will not have a significant adverse distributional effect on the existing centres. Industrial activity is to be enabled primarily within the Business 2 Zones, with retail limited to that which is ancillary to industrial activity i.e. factory shops, or provides a local convenience role for workers such as cafes. Trade Suppliers are also typically excluded. Retail activity is otherwise directed to locate within the KACs. The Business 1 Zones and KACs are to achieve good levels of urban design consistent with the delivery of a high-quality town centre experience.
10. There have been a number of retail focussed developments that have established or evolved from existing businesses in Southbrook, which are permitted as part of a mixed industrial / retail activity, established through resource consent, or are currently unconsented.

## **The Proposed District Plan**

11. The Proposed Plan has generally carried through the Operative Plan's approach to centres and commercial distribution, but applied the compulsory zoning set out in the National Planning Standards. Specific changes include:
- Conversion of the various Operative Plan's industrial zones to LIZ, GIZ and HIZ;
  - Permitting trade-based and yard-based retailing in the industrial zones, recognising that these activities are acceptable in industrial zones and potentially freeing up town centre land for more intensive activities.

### **S42A report – key points**

12. There were 262 primary submissions on the industrial zone chapters. The s42A report responded to the submissions, relying on supporting evidence for the Council provided by Mr Derek Foy (on economic matters).
13. The key issues in contention addressed by the s42A Report were:
- a) whether to keep or delete the LIZ;
  - b) the activity status of supermarkets across the INZs;
  - c) the activity status of education facilities across the INZs;
  - d) the activity status of general retail in the GIZ;
  - e) providing for emergency services in the HIZ;
  - f) management of effects beyond site boundaries;
  - g) including recognition of functional need to locate in INZs;
  - h) inclusion of provisions for major electricity distribution lines;
  - i) providing for ancillary offices in the HIZ;
  - j) the land-based disposal and treatment of sewage and wastewater.

### **Submitter evidence – key outstanding matters**

14. Based on the evidence provided to this hearing, I consider that the matters in contention identified in the submissions has narrowed significantly. The key remaining outstanding matters are:

- The minimum building setback distance from rail corridors and the location of these rules;<sup>1</sup>
- Whether to include Major Electricity Distribution Lines provisions in the specific industrial zone chapters or in the Energy and Infrastructure Chapter with cross references provided in the industrial zone chapters;<sup>2</sup>
- Including corridor protection provisions in the HIZ when these were not sought for this zone in MainPower's submission;<sup>3</sup>
- The status of emergency service facilities in the HIZ.<sup>4</sup>

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<sup>1</sup> Evidence of Catherine Lynda Heppelthwaite and Michelle Grinlinton-Hancock for KiwiRail

<sup>2</sup> Evidence of Melanie Foote for MainPower

<sup>3</sup> Evidence of Melanie Foote for MainPower

<sup>4</sup> Statement from Lydia Shirley on behalf of Fire and Emergency New Zealand