

DISTRICT PLAN REVIEW

Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: Christchurch Motor Group Ltd or care of McCracken and Associates Ltd

Email address: matt.barr@christchurchmitsubishi.co.nz / office@rgmc.co.nz

Phone (Mobile): 021 464 053 (Barr) Phone (Mobile): 021 363 497 (McCracken)

Postal Address: PO Box 130, Christchurch Post Code:

Physical address: Post Code:

(if different from above)

Please select one of the two options below:

☒ I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)

☐ I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

☐ I **am** directly affected by an effect of the subject matter of the submission that:

A) Adversely affects the environment; and

B) Does not relate to trade competition or the effect of trade competition.

☐ I **am not** directly affected by an effect of the subject matter of the submission that:

A) Adversely affects the environment; and

B) Does not relate to trade competition or the effect of trade competition.

Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

The submission concerns the properties at 29 Southbrook Road and 32 and 34 Coronation Street, Rangiora. The submission relates to the zoning of the above properties at Rangiora and seeks to have the properties re-zoned from Residential 2 in the Operative District Plan to the General Industrial Zone (GIZ) of the Proposed Waimakariri District Plan.

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

The provisions of the General Industrial Zone are supported.

The zoning of the subject property should be changed to General Industrial Zone together with any necessary amendments to enable the use and development of the subject property for General Industrial Zone activities (Refer attached additional explanation and reasons for this submission).

I/we have included: **5 additional pages plus Site Plan and Certificate of Title (Appendix – 1 & 2)**

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

1. Zoning – Amend the zoning of the property from Residential 2 Zone to General Industrial Zone (of the Proposed Waimakariri District Plan)

Submission at the Hearing

☒ I/we wish to speak in support of my/our submission

☐ I/we do not wish to speak in support of my/our submission

☒ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature 

Date 23 November 2021

(If you are making your submission electronically, a signature is not required)

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your submission to:
Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates

WAIMAKARIRI DISTRICT COUCL

SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN REVIEW (2021)

CHRISTCHURCH MOTOR GROUP

THE LAND

1. The site is located on the southwest corner of the Southbrook Road/Coronation Street/Torlesse Street intersection in Rangiora. The site has three street addresses being 29 Southbrook Road and 32 & 34 Coronation Street.
2. The site is 2660m². A commercial activity (NZ Lifestyle Products and Motorcycles) previously operated from 29 Southbrook Road. This business serviced and sold all terrain vehicles.
3. The surrounding area comprises a mixture of residential, commercial and business land uses. The site immediately to the south (27 Southbrook Road) contains the Promotive Electrical and Rangiora Mazda with the Weston Milling Stockfeed factory, Millbrook Kitchens and Rangiora Hire Centre to the south-west. Further to the south is the Riverton Motel and Henrys Liquorestore, also in the Residential 2 zone. Residential dwellings exist to the west, north and east with a number of non-residential activities including Femme de Brocante (15 Coronation Street), Kindercare and Southbrook preschools, Southbrook and Rangiora New Life Schools, a church (72 Southbrook Street), and Kings Mowing and Heating (1 Percival Street).
4. A ROW easement exists on and within the south boundary of the application site (ie alongside the north boundary of the Mazda dealership) the purpose of which is to allow for the temporary parking of vehicles for both the application site and the Rangiora/Mazda site (Refer Annexure G).

SITE BACKGROUND

5. The site and locality has a history of a range of non-residential activities and various resource consents for such.
6. NZ Lifestyle Products and Motorcycles operated from part of the application site until recently.
7. In October 2010 the Environment Court granted (consent order) to Promotive Ltd to establish the car dealer operation on the adjoining site at 27 Southbrook Road (south) for the car sales operation of Rangiora Mazda. This site was in part zoned Residential 2 in the Operative District Plan, the same as the submission land. It is relevant and important to note that the adjoining land has now been re-zoned to General Industrial Zone up to the adjoining boundary with the submission site.

8. In 2015 Chevron New Zealand lodged a resource consent to construct and operate a service station and car wash on the site at 29 Southbrook Road (1945m²) being a significant part (73%) of the current application site. That application (RC155375) was subsequently withdrawn.
9. In April 2018, consent was granted to use the residential site opposite the application site (RC175291) to establish and operate a Christian resource centre, showroom and offices. That development has now been built
10. In January 2018 Freelance Canterbury Ltd lodged a resource consent for the construction of a preschool and a retail/café in two separate buildings on the submission site. That application was subsequently granted consent in September 2018 (RC185009/181001113458).
11. In June 2020 the submitter was granted consent to develop and utilise the site for sale and service of motor vehicles. That was decision RC195114/200617073602. No submitter who lodged submissions wished to be heard.
12. A detailed s42A Hearing report was prepared by the Council in supporting the grant of consent. In assessing the position the Council report concluded:

“11.4.3 The operating hours are largely limited to business hours with the workshop only operating Monday to Friday 7:30am to 5:30pm, with the car sales yard open the same hours with the addition of Saturdays 10:00am to 4:00pm. This may contribute to an intensity of use that is outside what might normally be anticipated in a Residential 2 Zone. I note that the site at 29 Southbrook Road was previously used for a retail activity (see comments in section 6.2 and 7.2). It was operated during business hours and Saturday mornings with a retail area of 285m², contributing to the character of the site. The animal feed plant, the Mazda site and the Christian resource centre also contribute to the existing character being not entirely residential. Consent was also granted on the 1st of October 2018 for a preschool, a retail outlet and a café at the subject site, 29 Southbrook Road under RC185009. This proposal will replace the consented activity and therefore there are no additional non-residential uses.”

13. Similar conclusions were reached in the decision RC195114/200617073602 being:
 - *Southbrook Road is recognised in the District Plan as a strategic road. 2016 Traffic counts⁴ identify daily flows in excess of 25,000 vehicles per day (vpd). The immediate character and amenity is largely derived by this heavy traffic environment.*
 - *The site is zoned Residential 2 in the Plan, as is the property immediately to the south as occupied by Rangiora Mazda⁵ which utilises a previous church building.*
 - *Further south along Southbrook Road is Millbrook Kitchens and Rangiora Hire centre, as zoned Business 2, with further larger scale industrial and commercial activities to the south as also zoned Business 2 (on the western side of Southbrook Road).*
 - *That area to the north across Coronation Street, and west along Coronation Street contains intact residential development and associated character and amenity as zoned Residential 2.*

- *Immediately to the east fronting both Southbrook Road and Torlesse Street as also zoned Residential 2 are located small residential bungalows. Further to the north as located within the Residential 2 zone is a Pre-school, New Life School and Gateway Church.*
- *At 28A Southbrook Road, some 30m opposite the site is the Autumn Leaves Christian Recovery Centre⁶ which is currently under construction. That site is also zoned Residential 2. Further south is the Riverstone Motel and Henrys Liquor Store at 18*

CONCLUSION

14. The application for consent (RC195114/200617073602) was extensively consulted through the community. This included:

- two meetings with the Southbrook School Principal/Board,
- a full information drop around the community followed by three drop in meetings for residents,
- direct meetings with the adjoining neighbour (Mazda) and one of the residential neighbours to the west, and
- full notification of the resource consent with three submissions and no parties wanting to be heard.

In addition to the above the Proposed District Plan has now rezoned the adjoining car sales (south) and which was party in the Residential 2 Zone to Industrial General Zone.

15. It is concluded that the suitability of the land for rezoning can best be summarised by the assessments made in the decisions on RC195114 namely:

83. *In this instance, this portion of the Residential 2 zone is, as identified above highly influenced by the presence of the adjoining Business 2 zone, and also the high traffic environment of Southbrook Road.*
84. *I am mindful that the site bordering Southbrook Road has a long history of non-residential activities, the most recent of which is characterised uses similar to that proposed. The 'environment' for that part of the site fronting Coronation Street incorporates a valid, but unimplemented consent for a preschool and the associated vehicle generation, non-residential activity, and noise therein.*
86. *As measured against those factors, I agree with the evidence of Ms Kealey that the proposal is compatible within the environmental conditions already present on the site. Where there are additional impacts, I have imposed requirements as to management and a review condition (s128) to ensure that the facility is managed so as to remain compatible with adjoining residential amenity.*

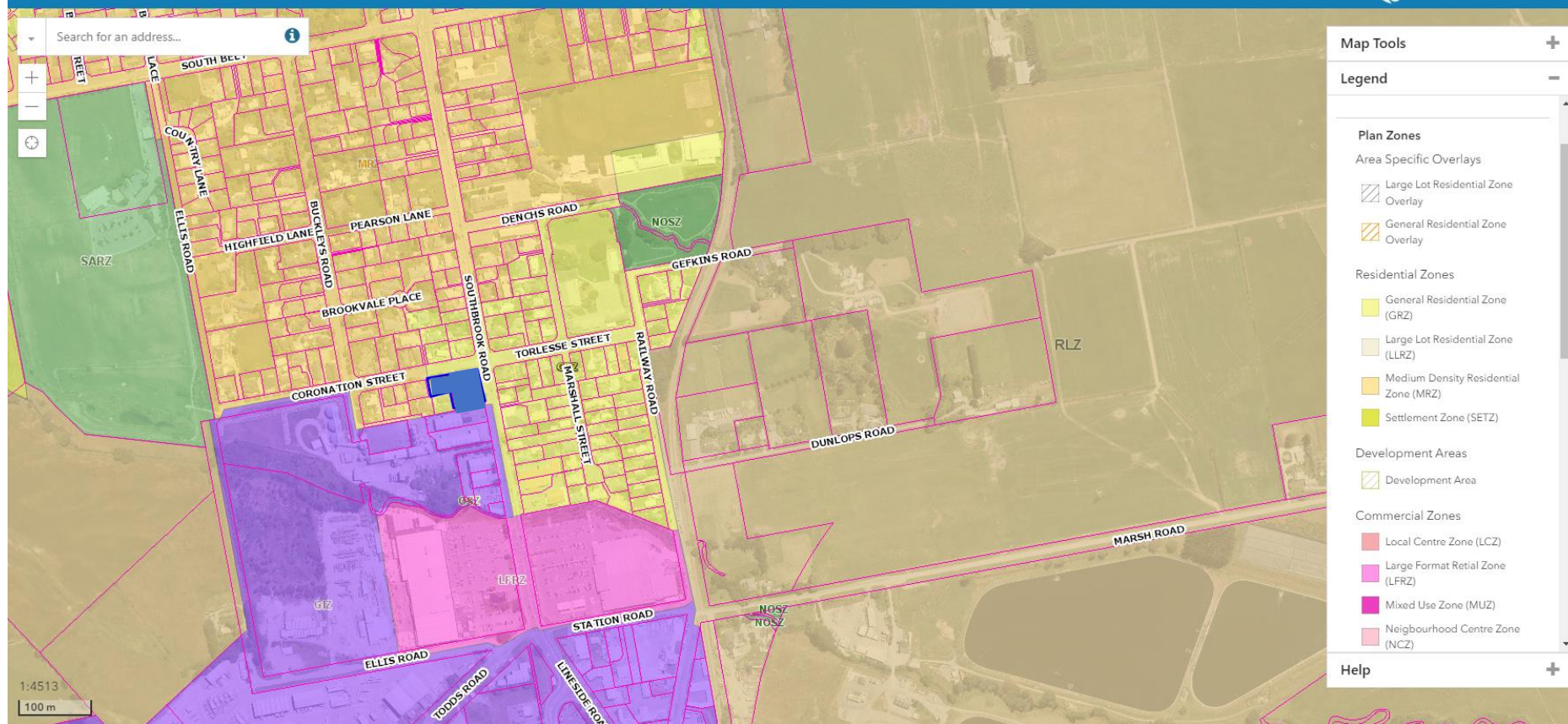
16. The Objective for General Industrial Zone (GIZ-01) provision for general industrial activities states:
- “Provides for general industrial activities where the adverse effects of these activities on adjacent non-industrial zones are managed at the interface to provide an acceptable level of amenity in these more sensitive zones.”*
17. The above outcome has been achieved and demonstrated through RC195114.

APPENDECIES:

Appendix 1	Site
Appendix 2	Certificate of Title

APPENDIX 1

SITE



SITE

APPENDIX 2

CERTIFICATES OF TITLE

Terranet document ordering service

Certificate of Title with diagram: 43D/1217

Billing Code: 834001

CoreLogic Reference: 2732399/1

Processed: 03 May 2019

Sourced from Terranet, a CoreLogic solution. For any queries about this document or this service please call 0800 355 355 or email documentordering@corelogic.co.nz.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

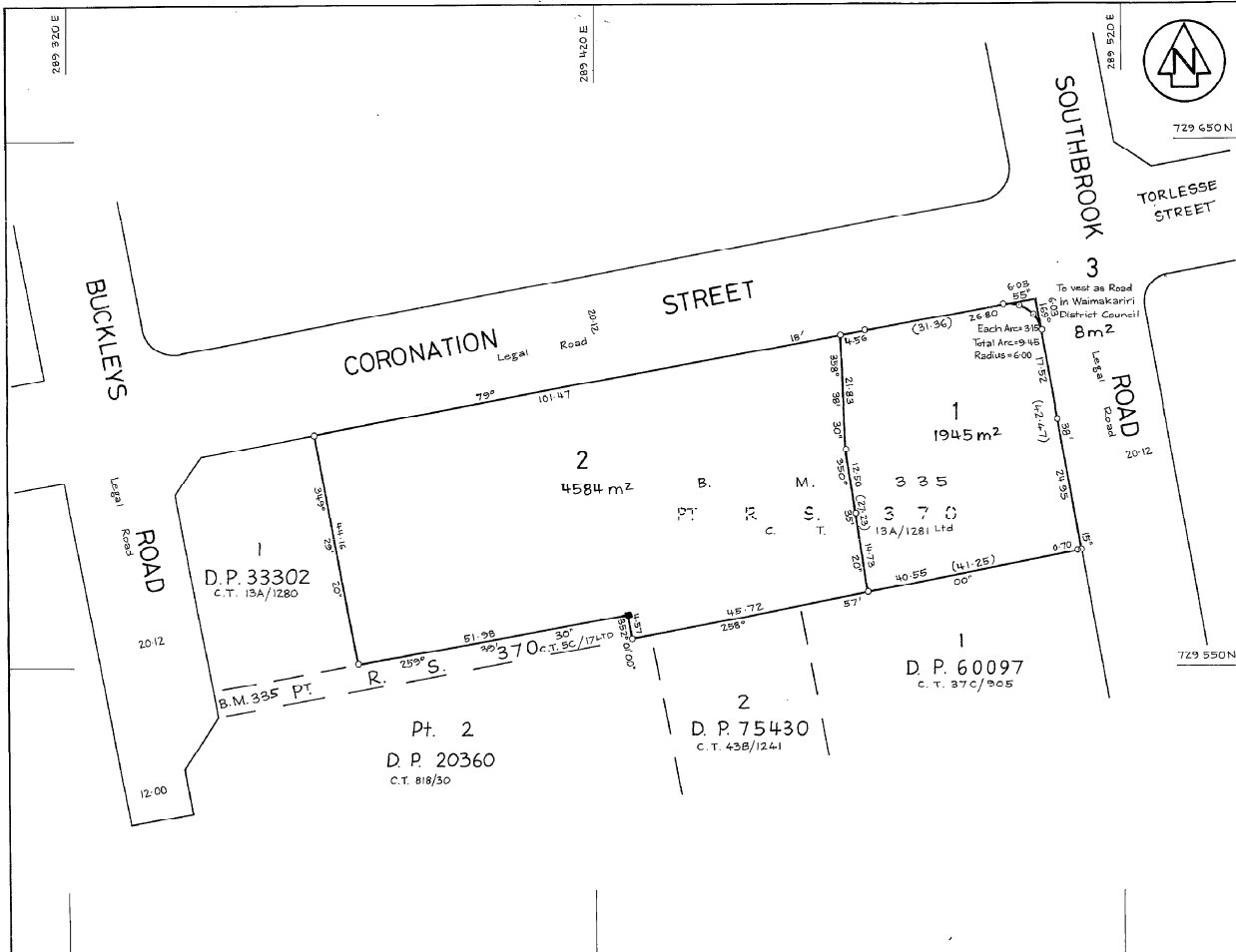
Identifier **CB43D/1217**
Land Registration District **Canterbury**
Date Issued 22 December 1997

Prior References
CB13A/1281

Estate	Fee Simple
Area	1945 square metres more or less
Legal Description	Lot 1 Deposited Plan 76362

Registered Owners
Freelance Canterbury Limited

Interests
10471048.1 Mortgage to ANZ Bank New Zealand Limited - 30.6.2016 at 2:05 pm



<p>Approvals</p> <p><i>D. E. Jones</i> <i>D. E. Jones</i></p> <p>Registered Proprietors</p>	
<p>Approved pursuant to Section 223 of the Resource Management Act 1991 on the 28th day of July 1997</p> <p>The Common Seal of the Waimakariri District Council is affixed hereto in the presence of:</p> <p>..... Authorised Officer</p> <p>..... Authorised Officer</p>	
<p>Consent No. A332890.2</p> <p>New Title Issued</p> <p>Lt 1 C.T. 430/1217</p> <p>Lt 2 C.T. 433/1218</p>	
<p>Total Area 6537.7m²</p> <p>Comprised in C.T. 19A/1281 Ltd</p>	
<p>I, Robert Gifford Middleton Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 36 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.</p> <p>Dated at Christchurch this 22nd day of July 1997</p> <p>Signature <i>R. G. Middleton</i></p>	
<p>Field Book Diaverse Book Reference Plans D.P. 23860, 33807, 44265, 50097, 60161, 61385, 62868, 6728, 69061, 78795, 12553, B.M. 883, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 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798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</p>	
<p>Approved as to Survey</p> <p>..... Surveyor</p>	
<p>Deposited this 22nd day of July 1997</p> <p>..... District Land Registrar</p>	
<p>File Received 11-8-97</p> <p>Instructions</p>	
<p>DP 76362</p>	

LAND DISTRICT Canterbury
SURVEY BLK. & DIST. X Rangiora
NZMS 261 SH1 RECORD MAP No

Lots 1-3 being subdivision of
Pt. R.S. 370

TERRITORIAL AUTHORITY Waimakariri District
Surveyed by Middleton Williams & Co.
Scale 1:500 Date July 1997

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.

T

LAN-2 FORM 051 APPROVED 06/97

Terranet document ordering service

Certificate of Title with diagram: 44D/406

Billing Code: 834001

CoreLogic Reference: 2732400/1

Processed: 03 May 2019

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **CB44D/406**
Land Registration District **Canterbury**
Date Issued 08 September 1998

Prior References
CB43D/1218

Estate	Fee Simple
Area	715 square metres more or less
Legal Description	Lot 3 Deposited Plan 77968

Registered Owners
29 Queen Street Properties Limited

Interests
10109356.3 Mortgage to Westpac New Zealand Limited - 30.6.2015 at 4:29 pm



Approvals

De Jones *De Jones*
Registered Proprietor(s)

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 26th day of February, 1998. Subject to the granting or reserving of the easement set out in the Memorandum hereon. The Common Seal of the Waimakariri District Council is affixed hereto in the presence of

[Signature] Authorised Officer
[Signature] Authorised Officer

CERTIFICATE OF TITLE ALLOCATED:

Lot 2	44-D/405
Lot 3	44-D/406
Lot 4	44-D/407
Lot 5	44-D/408
Lot 6	44-D/409
Lot 7	44-D/410

NOTE:
☐ There is no Lot 1 on this plan.
☐ Lot 2 has no frontage to a Public Road.

MEMORANDUM OF EASEMENTS

Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of way; right to drain sewage & water; right to convey water, electric power & telephonic communications	4	A	2

Total Area 4,584 m²
 Comprised in ... CT. 43D/1218

I, *Stephen James Wootte*
 Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at *Christchurch* this *22nd* day of *February* 1998. Signature *[Signature]*
 Field Book B Traverse Book B
 Reference Plans D.P.'s 20360, 33302, 60097, 65988, 69361, 75430, 76962, 50 9827, 205 335
 Examined Correct *[Signature]*



Approved as to Survey *[Signature]*
 20/2/98 Deputy Chief Surveyor
 Deposited this 8th day of September 1998
[Signature] District Land Registrar
 File Received 12.3.98
 Instructions DP77968

LAND DISTRICT Canterbury
 SURVEY BLK. & DIST. X Rangiora
 NZMS 261 SHT RECORD MAP No

LOTS 2-7 BEING SUBDIVISION OF LOT 2.
 D.P. 76362.

TERRITORIAL AUTHORITY Waimakariri District.
 Surveyed by Middleton Williams & Co. 8288.
 Scale 1:300 Date FEB '98

Terranet document ordering service

Certificate of Title with diagram: 44D/406

Billing Code: 834001

CoreLogic Reference: 2732400/1

Processed: 03 May 2019

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UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

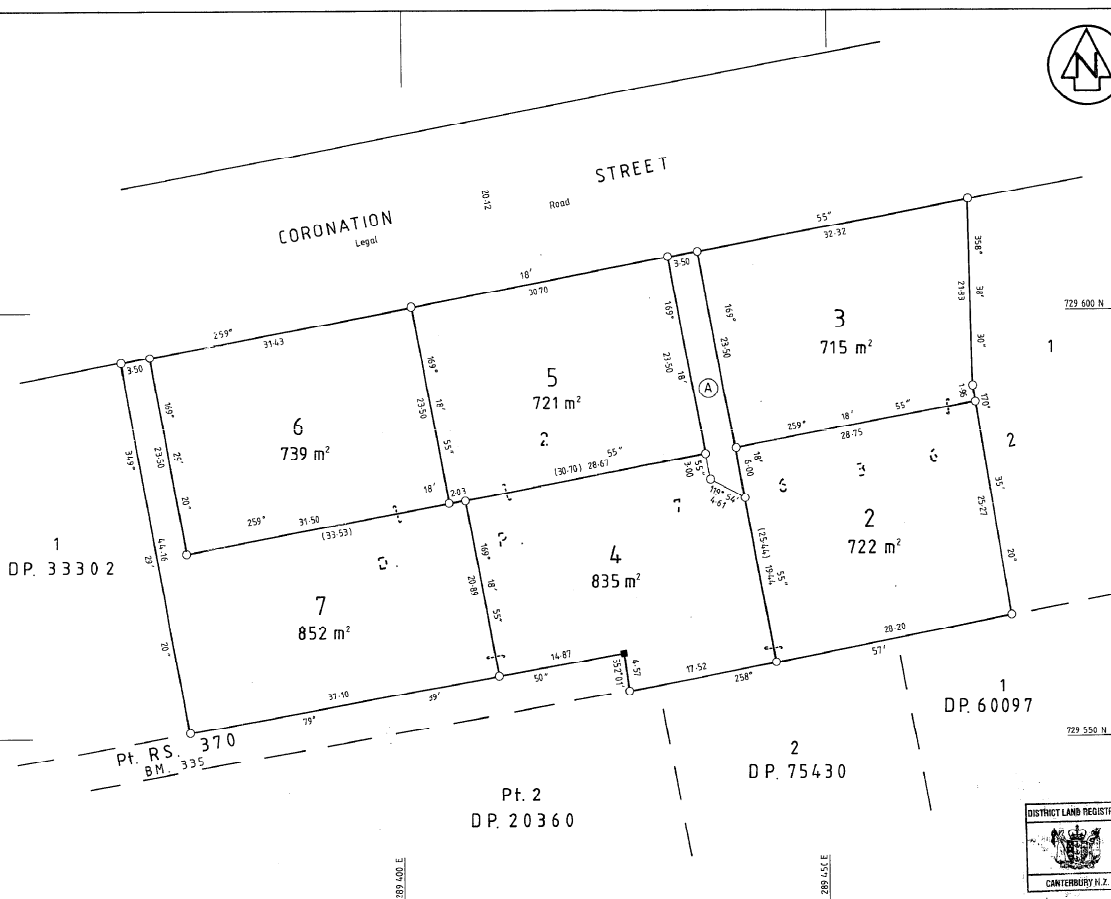
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Legal Description	Lot 3 Deposited Plan 77968

Registered Owners
29 Queen Street Properties Limited


Interests
10109356.3 Mortgage to Westpac New Zealand Limited - 30.6.2015 at 4:29 pm





Approvals

DeJone DeJone
Registered Proprietor(s)

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 26th day of February, 1998. Subject to the granting or reserving of the easement set out in the Memorandum hereon, The Common Seal of the Waimakariri District Council is affixed hereto in the presence of


 Authorised Officer


 Authorised Officer



CERTIFICATE OF TITLE ALLOCATED:

Lot 2	4-4-D/4-05
Lot 3	4-4-D/4-06
Lot 4	4-4-D/4-07
Lot 5	4-4-D/4-08
Lot 6	4-4-D/4-09
Lot 7	4-4-D/4-10

NOTE:

- There is no Lot 1 on this plan.
- Lot 2 has no frontage to a Public Road

MEMORANDUM OF EASEMENTS


Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of way; right to drain sewage & water; right to convey water, electric power & telephonic communications	4	A	2

Total Area	4,584 m ²
------------	----------------------

Comprised in CT 43 D/1218

I, Stephen James Wootle
Registered Surveyor and holder of an annual practising certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1988) hereby certify that this plan has been made from
surveys executed by me or under my directions, that both plan and
surveys are correct and have been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.
Dated at Perth this 23rd day
of February 1998 Signature [Signature]

Field Book p. Traverse Book p.
Reference Plans DP = 20360 33302 60097 65988 68061 75430
..... 76362 SQ 9327 PM 335
Examined Corrected ~~by [signature]~~

Approved as to Survey 
20 / 3 / 98 Deputy Chief Surveyor

Deposited this 8th day of September 1998
 [Signature] for District Land Registrar

File
Received 12-3-98
Instructions

LAND DISTRICT Canterbury
SURVEY BLK. & DIST. X Rangiora
NZMS 261 SHT RECORD MAP No

LOTS 2-7 BEING SUBDIVISION OF LOT 2.
DP. 76362.

TERRITORIAL AUTHORITY Waimakariri District
 Surveyed by Middleton Williams & Co 8298
 Scale 1:300 Date FEB '98