

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR
PLAN, CHANGE OR VARIATION**

Clause 6 of Schedule 1, Resource Management Act 1991

To Waimakariri District Council

Name of submitter: Hellers Limited (HL)

- 1 This is a submission on the proposed Waimakariri District Plan (the **Proposed Plan**).
- 2 HL could not gain an advantage in trade competition through this submission.
- 3 HL's submission relates to the entire Proposed Plan.
- 4 HL seeks the following decision from the local authority:
 - 4.1 The relief as set out in **Annexure A**.
 - 4.2 Any other similar relief that would address the relief sought by DPL.
 - 4.3 All necessary consequential amendments.
- 5 HL **wishes to be heard** in support of the submission.
- 6 If others make a similar submission, HL will consider presenting a joint case with them at a hearing.

Signed for and on behalf of Hellers Limited by its and authorised agents Novo Group



Helen Pickles
Senior Planner
26 November 2021

Address for service of submitter:

Hellers Limited
c/- Helen Pickles / Jeremy Phillips
Novo Group

Level 1
279 Montreal Street
PO Box 365
Christchurch 8140
Email address: helen@novogroup.co.nz / jeremy@novogroup.co.nz

ANNEXURE A

The drafting suggested in this annexure reflects the key changes HL seeks. Consequential amendment may also be necessary to other parts of the proposed provisions.

HL proposes drafting below and seeks that this drafting, or drafting with materially similar effect, be adopted by the Council.

PLANNING MAPS

No.	Provision	Position	Submission	Relief Sought
1.	Zoning - GIZ (Pt LOT 2 DP 16617, LOT 1 DP 16617, Pt LOT 3 DP 21376)	Support	<p>The submitter supports the GIZ zoning proposed for the properties legally described as Pt LOT 2 DP 16617, LOT 1 DP 16617, Pt LOT 3 DP 21376.</p> <p>The Hellers Meats factory located at 67 Main North Road, 9 Neeves Road and 15 Neeves Road leased by the submitter. The factory has been operating on the site since 1993. HL recognises the current use and the operational efficiency the notified zoning will provide for. As such and accounting for relative costs and benefits, GIZ zoning is considered to be a more efficient, effective and appropriate zoning (than the current operative rural (RU) zoning). It is noted that the Hellers Meat Factory site it is well connected to the surrounding road network and provides a logical extension to GIZ zone.</p>	Retain the GIZ zoning of the properties legally described as Pt LOT 2 DP 16617, LOT 1 DP 16617, and Pt LOT 3 DP 21376, as notified.

PART 1 – INTRODUCTION AND GENERAL PROVISIONS

General submission points				
No.	Provision	Position	Submission	Relief Sought
2	General/All provisions	Support	All plan provisions are considered appropriate and are supported by the submitter.	Retain plan provisions as notified.
3	All Rules Generally	Support	These provisions are considered appropriate and are supported by the submitter.	Retain plan provisions as notified

PART 3 – AREA SPECIFIC MATTERS

Part 3 – Zones – Industrial Zones General Industrial Zone				
No.	Provision	Position	Submission	Relief Sought
4	GIZ-R1 to R17	Support	These provisions are considered appropriate and are supported by the submitter.	Retain these provisions as notified.