

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: _____

Email address: _____

Phone (Mobile): _____ Phone (Landline): _____

Postal Address: _____ 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)*

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)*

I/we have included: 9 additional pages

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

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 _____

(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

**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: Domett Properties Limited (*DPL*)

- 1 This is a submission on the proposed Waimakariri District Plan (the **Proposed Plan**).
- 2 DPL could not gain an advantage in trade competition through this submission.
- 3 DPL's submission relates to the entire Proposed Plan.
- 4 DPL 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 DPL **wishes to be heard** in support of the submission.
- 6 If others make a similar submission, DPL will consider presenting a joint case with them at a hearing.

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



Helen Pickles
Senior Planner
26 November 2021

Address for service of submitter:

Domett Properties 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 DPL seeks. Consequential amendment may also be necessary to other parts of the proposed provisions.

DPL 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. As the landowner, DPL 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.

**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: Domett Properties Limited (*DPL*)

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- 2 DPL could not gain an advantage in trade competition through this submission.
- 3 DPL's submission relates to the entire Proposed Plan.
- 4 DPL 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 DPL **wishes to be heard** in support of the submission.
- 6 If others make a similar submission, DPL will consider presenting a joint case with them at a hearing.

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



Helen Pickles
Senior Planner
26 November 2021

Address for service of submitter:

Domett Properties 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

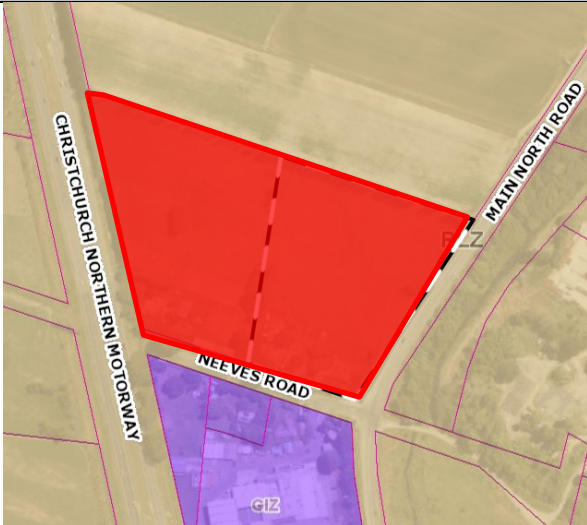
ANNEXURE A

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

DPL 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 - RLZ (Lot 1 DP 44992 BLK XV RANGIORA SD and Lot 2 DP 44992)	Oppose	<p>The submitter opposes the RLZ zoning proposed for the property legally described as Lot 1 DP 44992 BLK XV RANGIORA SD and Lot 2 DP 44992.</p> <p>Resource consent has been lodged and is currently being processed for the above site for development for industrial purposes (ref: RC215602).</p> <p>Land to the south of the above site (legally described as Pt Lot 2 DP 16617) is zoned GIZ and is used for industrial purposes including the Hellers Meats factory, Clemence Drilling at 65 Main North Road the site at 7 Main North Road (which includes Steve Murphy Limited, Hynds Waimak and Challenge service station). Further, the Hellers Meats factory is owned by the submitter. As such and accounting for relative costs and benefits, GIZ zoning is considered to be more efficient, effective and appropriate.</p> <p>The submitter opposes the RLZ zoning for this property, noting that it is well connected to GIZ zone and the surrounding road network and provides a logical extension to GIZ zone. Accordingly, the submitter seeks that the land (identified in red in the figure below) be rezoned to GIZ.</p>	<p>Amend the planning maps so as to zone the land bounded by Neeves Road, Main North Road and Christchurch Northern Motorway (legally described as Lot 1 DP 44992 BLK XV RANGIORA SD and Lot 2 DP 44992) as GIZ in its entirety.</p> <p>Any consequential changes that may also be required to other provisions in the proposed Plan in order to provide for the requested relief.</p>

No.	Provision	Position	Submission	Relief Sought
				

PART 1 – INTRODUCTION AND GENERAL PROVISIONS

General submission points			
Provision	Position	Submission	Relief Sought
General/All provisions	Support	All plan 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
	GIZ-All provisions	Support	These provisions are considered appropriate and are supported by the submitter.	Retain these provisions as notified.