

## 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: \_\_\_\_\_ 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:**

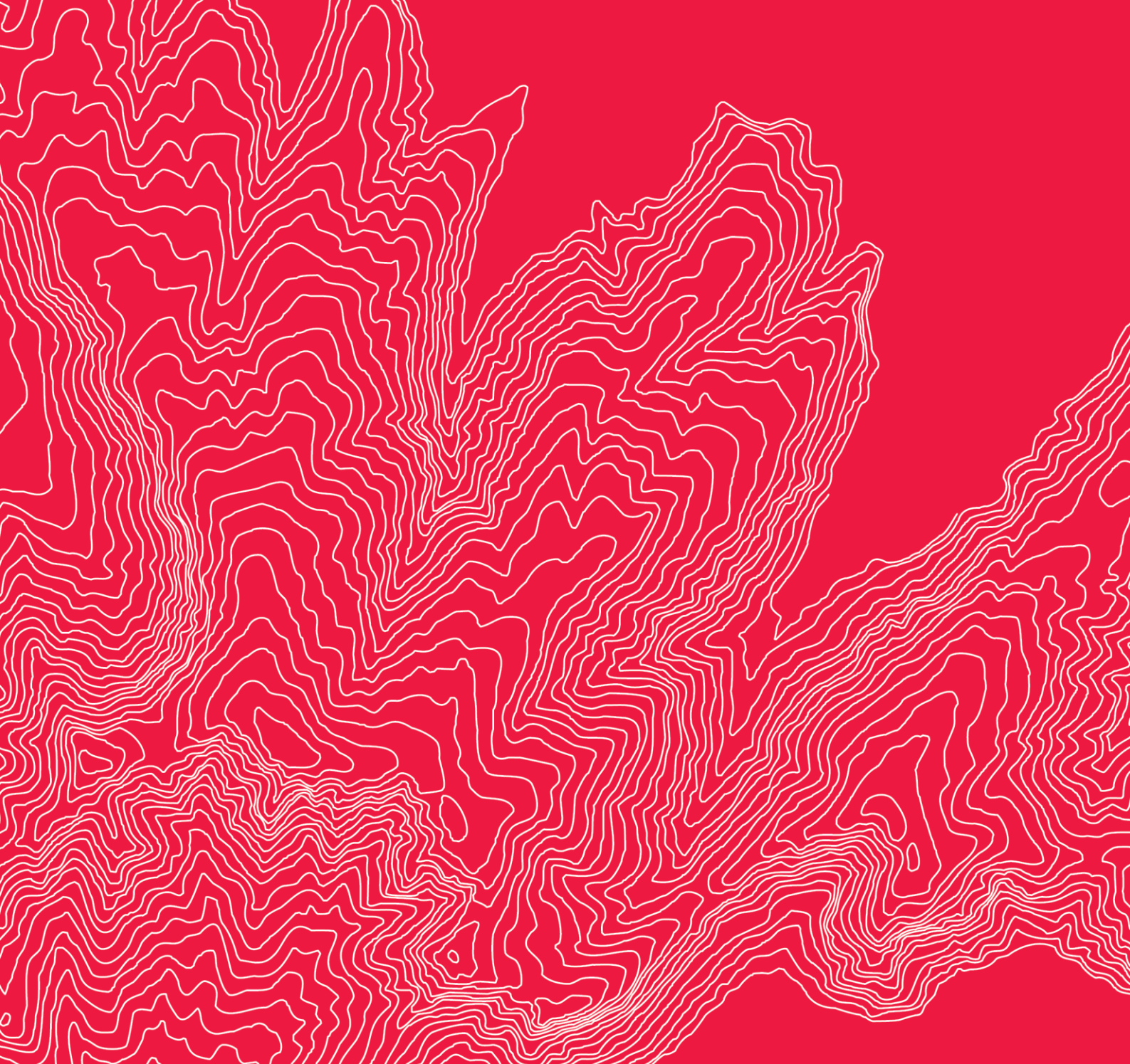
**Rangiora Service Centre:** 215 High Street, Rangiora

**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](http://waimakariri.govt.nz) for further updates**



# Submission to WDC District Plan Review

**eliot  
sinclair**

**726, 732, 734 Main North Road, Kaiapoi**

Prepared for Southern Capital Limited

502445

## Submission to WDC District Plan Review

726, 732, 734 Main North Road, Kaiapoi

Prepared for Southern Capital Limited

Project number: 502445

### Quality Control Certificate

Eliot Sinclair & Partners Limited

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Action	Name	Signature	Date
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<b>Status:</b>	Final		
<b>Release date:</b>	22/11/2021		
<b>Reference no:</b>	502445		
<b>Distributed to:</b>	Southern Capital Limited Waimakariri District Council		

### Limitations

*This report has been prepared for Southern Capital Limited according to their instructions and for the particular objectives described in this report. The information contained in this report should not be used by anyone else or for any other purposes.*

## Submission to Waimakariri District Plan Review

To Waimakariri District Council  
Private Bag 1005  
Rangiora 7440

From Southern Capital Limited  
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Dunedin Central  
Dunedin 9016

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Southern Capital Limited ('the Submitters') are making a submission on the proposed Waimakariri District Plan. The submission is to rezone the site at 726, 732, and 734 Main North Road, Kaiapoi from proposed Rural Lifestyle Zone to proposed Light Industrial Zone.

The Submitter will not gain an advantage in trade competition through this submission.

The Submitter wishes to be heard in support of this submission and would agree to consider presenting a joint case with other submitters who make a similar submission.

The relief sought is to rezone the site at 726, 732, and 734 Main North Road, Kaiapoi to proposed Light Industrial Zone.



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Signature of Southern Capital Limited (or  
person authorised to sign on behalf of the  
submitter)

22/11/2021

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Date

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**Appendix A. Site Plan and Proposed Amended Planning Map**

**Appendix B. Record of Title**

**Appendix C. Canterbury Regional Policy Statement Assessment**

**Appendix D. Proposed District Plan Assessment**



## 1. Introduction

1. Southern Capital Limited ('the Submitter') are making a submission on the proposed Waimakariri District Plan to rezone their site at 726, 732, and 734 Main North Road, Kaiapoi to be rezoned from proposed Rural Lifestyle Zone to proposed Light Industrial Zone.
2. The Submission is made on the grounds that the site is currently operating under a resource consent for an activity that fits the proposed definition of a trade supplier and yard-based activity, both of which are permitted in the Light Industrial Zone. A change to the zoning to proposed Light Industrial Zone (LIZ) would better reflect and enable the activities currently undertaken on the site and ensure consistency and efficiency of the future use of the site for the site owner.
3. The site is currently operating under resource consent RC075651 granted in December 2008 to undertake a retail activity, being a trade supplier and yard-based activity in the Rural Zone. The ability of the submitter to secure tenants for the site (from time to time) is limited by the ability to comply with the existing resource consent within the confines of the underlying Rural Zoning of the site.
4. The submission to the Proposed Waimakariri District Plan has been assessed against the relevant higher level planning documents such as the RMA, National Policy Statements, National Environmental Standards, the Canterbury Regional Policy Statement, and the Proposed Waimakariri District Plan.
5. The relief sought is to rezone the site at 726, 732, 734 Main North Road, Kaiapoi, from the proposed Rural Lifestyle Zone to the proposed Light Industrial Zone.
6. No changes are proposed to the Waimakariri District Plan objectives, policies, and rules, other than for the planning maps to be amended to show the site as Light Industrial Zone.
7. The following appendices are attached in support of, and form part of, the application:
  - Appendix A: Site Plan and Proposed Zoning
  - Appendix B: Record of Title
  - Appendix C: Statutory Assessment
  - Appendix D: Assessment of Proposed Waimakariri District Plan

## 2. Site Description

8. The site is located at 726, 732, 734 Main North Road, Kaiapoi. The site has a total site area of 9,950m<sup>2</sup> and is comprised of three titles as detailed below, and attached in Appendix B.

Address	Legal Description	Area
726 Main North Road	Lot 1 DP 342061	4569m <sup>2</sup>
732 Main North Road	Lot 1 DP 23217	2491m <sup>2</sup>
734 Main North Road	Lot 2 DP 342061	2890m <sup>2</sup>

9. There is a building line restriction registered on all three titles. 726 and 732 Main North Road have a notice declaring the state highway (SH1) adjoining the above land (to the west) to be a limited access road. 726 Main North Road also has a fencing covenant registered on the title.

10. The site (Lot 1 and 2 DP 342061) is currently operating under resource consent RC075651 granted in December 2008 to undertake a retail activity in the Rural Zone, this is further discussed in Section 3 below.
11. The site is located approximately 3km north of Kaiapoi and approximately 9.4km south-east of Rangiora.
12. The site is owned by Southern Capital Limited (the Submitter) and at the time of writing is currently leased to a company selling and hiring generators (Q. Power Limited) which operates out of a shed located in the south-east corner of the property. The remainder of the property is currently vacant and gravelled.



**Figure 1. Aerial image of site showing different parcels of land.**

13. The surrounding land uses are a mix of retail, residential, and quarrying which is not typical of a rural environment. The State Highway separates the site from rural land west and south of the site. Land to the south and east has been designated for the SH1 Woodend Bypass. As such, the site has limited amenity value and does not contribute to any rural character or land use.



**Figure 2. Site shown as blue polygon with surrounding site uses and NZTA designation**

14. Part of the site at 732 Main North Road Kaiapoi is identified on the Environment Canterbury Listed Land Use Register (LLUR) as previously containing HAIL activities, F4 – Motor vehicle workshops and F7 – Service stations. 726 and 734 Main North Road are not identified on the LLUR as having or previously having HAIL activities.
15. The site is shown as having areas of 0.10m-0.25m and 0.25m-0.50m localised flooding depth for the 200-year flood event in areas of the site, with 0.5 – 1m+ flooding depth along the north and east boundaries of the site as shown on the WDC Natural Hazards Map.
16. Public transport is available to and from the site. The 95 Pegasus and Waikuku bus runs from Williams St onto Main North Road. A north-bound bus stop is located 250m south of the site, and a south-bound bus stop is located 180m north of the site.



17. The site is located within the Greater Christchurch Area, as shown in Map A of the Canterbury Regional Policy Statement and is located outside of the Projected Infrastructure Boundary for Kaiapoi and Woodend.
18. The Cam River is the closest water body to the site as shown on Canterbury Maps and is located 120m to the west of the site.
19. The site has regional consent for onsite stormwater (CRC082786) and wastewater (CRC083075) disposal.
20. The site is shown as being located in two silent file areas as shown on the Operative and Proposed Waimakariri District Plan.
21. The site is accessed from a Council owned and maintained section of road being an extension to Williams Street linking Kaiapoi to State Highway 1 (SH1). The site does not have direct access to SH1.
22. An NZTA designation is shown to the south and west of the site to cater for the future Woodend bypass. Initial conversations with Waka Kotahi have confirmed that access to this property will be retained by future works, however, may be relocated or rebuilt to an appropriate standard by Waka Kotahi.
23. The site is located just north of the end of the Christchurch Northern Motorway (SH1) and adjoins a holiday park, restaurant and bar to the north, and is located approximately 120m west of the site.

### **3. Site Background**

24. The site has a varied background with predominantly commercial and industrial uses. A range of building consents have been issued for all three sites, with Council property file records dating back to the 1970s. The building consents issued are for buildings including dwellings and additions to dwellings, sheds, workshops, and farm buildings.
25. The following resource consents have previously been granted:
  - 1998 - RC980271 granted to establish a display area for farm machinery and signage.
  - 2002 - RC025023 change of conditions granted to change RC980271 to establish a display area for farm machinery on Lot 2 DP 23217.
  - 2004 - Resource Consent RC045393 was granted for a boundary adjustment between Lot 2 DP 16517 and Lot 2 DP 23217
  - 2006 - Resource Consent RC065568 was granted for a retail activity in the rural zone including buildings, car parking, display areas, and signage on Lot 1 DP 342061.
  - 2008 - Resource Consent RC075651 was granted for a retail activity including advertising at 726 and 734 Main North Road.
26. The site also has the below active resource consents from Environment Canterbury:
  - CRC941059.2 – to discharge sewage effluent into the ground.
  - CRC083075 – to discharge contaminants to land (effluent) (issued August 2008, expires July 2043).

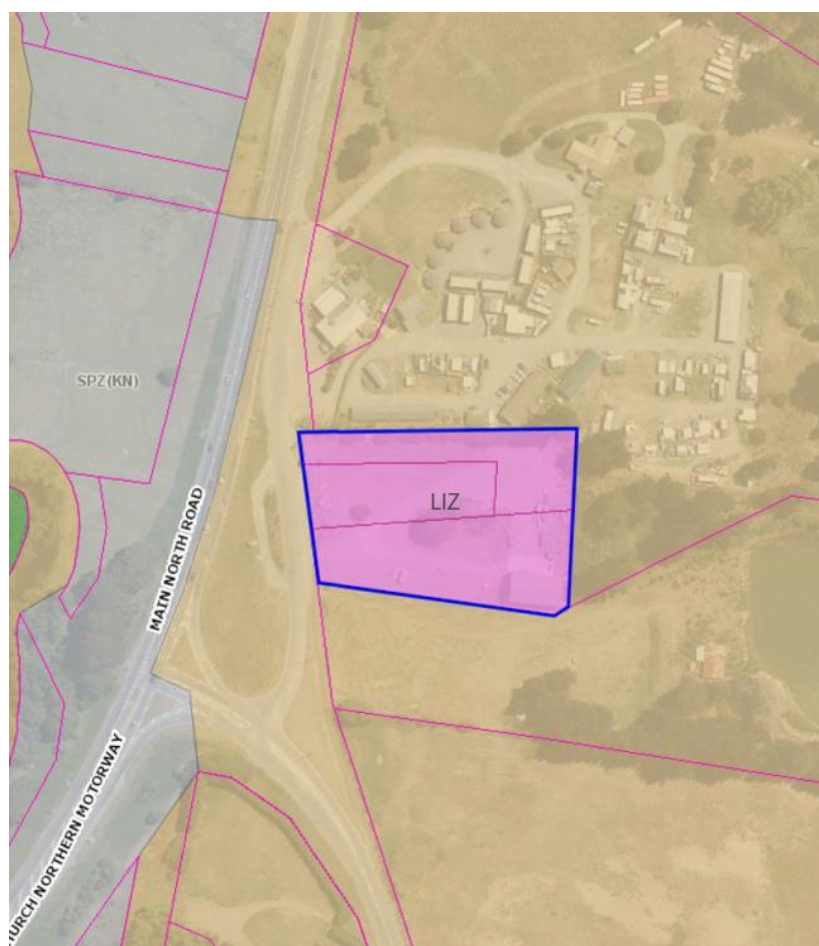
- CRC082786 – to discharge contaminants to land (stormwater) (issued July 2008, expires July 2043).
- 27. The existing buildings on site were granted building consent to be relocated or demolished in 2007 to create vacant sites.
- 28. In 2008 building consent and building code of compliance was granted for commercial hire building and site works. Most recently in 2009 and 2011 certificates of completion and building code of compliance certificates were granted for the construction of the treatment and disposal for effluent system, and a commercial fit out of the existing building.
- 29. The site is currently operating under RC075651 for retail activities for a hire equipment business for small machinery and plant (Q.Power) with a show and service room, workshop, servicing area as well as a retail area for landscaping and aggregate supplies business. The site is consented for up to 250 vehicle movements to and from the site per day, and with hours of operation to be 7am – 5pm Monday to Friday, 8am – 4pm Saturday, and 8am – 1pm Sunday and Public Holidays.
- 30. The resource consent decision was notified, a hearing was held, and the commissioners determined that the proposed retail and commercial activities (non-rural use) could be granted as the application of the permitted baseline was deemed appropriate, and that the actual and potential effects on the environment would be less than minor, and that the proposal was not inconsistent with the objectives and policies of the Waimakariri District Plan or the Regional Plans.
- 31. Therefore, despite the sites existing and proposed rural zoning under both the operative and proposed District Plans, the site has not been used for rural productive purposes since at least the 1970s.

#### 4. Proposed Rezoning

- 32. This submission to request rezoning of the site from Rural Lifestyle Zone to Light Industrial Zone (LIZ).
- 33. It is noted that in section 5.3 of the Council S.32 Report for Commercial, Mixed Use, Industrial and Special Purpose Zones Chapters dated 18 September 2021, it states that the light industrial zone is “used for light industrial activities in Rangiora that border residential and sometimes town centre activities. It replaces the B2 Zone”. The site is not in Rangiora, and does not border residential or town centre activities, however it is noted that there is nothing in the Proposed District Plan that prohibits or discourages this zone elsewhere.
- 34. The Council S.32 Report for Commercial, Mixed Use, Industrial and Special Purpose Zones Chapters (dated 18 September 2021) states that some specific sites and areas have been proposed by Council to be re-zoned to commercial/industrial from operative residential or rural zones. A number of criteria were assessed for this to occur, including, most relevant to this site:
  - The existing zone clearly does not provide for or match the existing activity;
  - The new zone better recognises existing activities and provides for future growth, whilst maintaining acceptable amenity at site boundaries;
  - The existing activities are well established and are unlikely to change in the medium term
- 35. The S.32 report stated that Council has not undertaken a comprehensive assessment of all commercial and industrial activities operating outside of commercial and industrial zones and it was therefore anticipated that there will be additional sites in the District that met some or all of

the criteria for rezoning and that these sites would be considered through the formal submission process.

36. Therefore, based on the matters stated in the relevant S.32 report, Council is anticipating rezoning requests through the District Plan Review for sites with existing industrial use in a rural zoned to be rezoned. This submission requests the site to be rezoned to Light Industrial Zone. The amended planning map is shown below, and in Appendix A.



**Figure 3. Proposed District Plan Zoning Map**

## **5. Reason and Purpose**

37. The site is owned by Southern Capital Ltd and over the years has been leased out to various tenants. However, due to the rural zoning, every time a new tenant wishes to occupy and operate from the site the resource consent needs to be reviewed and new consents sought. This is due to the restrictive rural zoning and specific nature of each resource consent that applies to the site. This is an inefficient administration of the site for both Council and the landowner.
38. The proposed Rural Lifestyle Zone (a status-quo approach) is not an efficient zone for this site, as the historic and existing use of the site has not been for rural purposes. A degree of existing and consented use has been established throughout the site's history. The proposed retention of the

General Rural or Rural Lifestyle zone would continue to contradict the existing site use and existing resource consents.

39. The surrounding land uses are also not consistent nor anticipated by the rural zone with a holiday park, quarry, retail and hospitality activities in close proximity to the site.
40. The current rural zone is not enabling of continued commercial and industrial use in an appropriate location within Greater Christchurch. Retention of the current rural zone also has significant time and cost implications for the site owner for the ongoing consenting and compliance requirements for the current use, as well as uncertainty for the future uses of the site.
41. As stated above in Section 4, Council is anticipating rezoning submissions for sites that are operating as commercial or industrial uses within the rural zone that meet some or all of the criteria listed in the S.32 report. Therefore, the site is considered appropriate for the site to be rezoned Light Industrial Zone through the Proposed District Plan Review and public submission process.

## **6. Consultation**

42. Waka Kotahi (New Zealand Transport Agency) were contacted on 2 July 2021 regarding information for the proposed Woodend Bypass in relation to access for the site. The Environmental Planning Team Lead South stated that the information regarding the Woodend Bypass was being updated and that the project was still projected to occur in the "medium to long term". As such, it is noted that the NZTA designation is proposed to be brought forward into the proposed District Plan.
43. Waka Kotahi were able to confirm that access will be retained to the site and Waka Kotahi may need to relocate or rebuild the access to an appropriate standard.
44. Mahaanui Kurataiao Limited were contacted on 18 October 2021 as the site is located within two silent file areas, however, prior to the submission being lodged with Council, no response has been received.

## **7. Statutory Assessment**

### **7.1. Resource Management Act 1991**

45. The Resource Management Act (RMA) provides the legislative framework that defines the requirements for submissions to District Plan reviews. As this Submission proposes to include land for rezoning, it is appropriate to address these requirements as they relate to the site.
46. Schedule 1 of the RMA provides the circumstances and requirements of preparation, change, and review of policy statements and plans. Clause 22 of Schedule 1 provides the requirements for changes to the District Plan.
47. Section 74 of the Act sets out the matters to be considered by territorial authorities in the decision making of changes to the District Plan.

*74 Matters to be considered by territorial authority*

*(1) A territorial authority must prepare and change its district plan in accordance with-*

*(a) Its functions under section 31; and*

- (b) *The provisions on Part 2; and*
  - (c) *A direction given under section 25A(2); and*
  - (d) *Its obligation (if any) to prepare an evaluation report in accordance with section 32; and*
  - (e) *Its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and*
  - (ea) *a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and*
  - (f) *Any regulations.*
- (2) *In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to –*
- (a) *Any –*
    - (i) *Proposed regional policy statement or*
    - (ii) *Proposed regional plan of its region in regard to any matter of regional significant or for which the regional council has primary responsibility under Part 2; and*
  - (b) *Any –*
    - (i) *Management plans and strategies prepared under other Acts and*
    - (ii) *[repealed]*
    - (iia) *relevant entry on the New Zealand Heritage List / Rarangi Korero required by the Heritage New Zealand Pouhere Taonga Act 2014; and*
    - (iii) *Regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing); and*
    - (iv) *Relevant project area and project objectives (as those terms are defined in section 9 of the Urban Development Act 2020), if section 98 of that Act applies, - to the extent that their content has a bearing on resource management issues of the district; and*
  - (c) *The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.*
- (2A) *A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.*
- (3) *In preparing or change any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.*
48. Section 31 of the RMA outlines the Council functions for giving effect to the Resource Management Act and the Submission has been prepared in accordance with the relevant requirements.



49. Section 32 establishes a procedure to evaluate the appropriateness of the proposed provisions, including objectives, policies, rules and other methods. A detailed Section 32AA further assessment is provided in Section 8 of this report.
50. The submission to rezone the site at 726, 732, 734 Main North Road from proposed Rural Lifestyle Zone to proposed Light Industrial Zone addresses the relevant matters of the RMA, including:
- The purpose and reason for the request.
  - The requirement to have regard to the Canterbury Regional Policy Statement
  - Any management plans and strategies prepared under other Acts.
  - The requirement to take into account any relevant planning documents recognised by Te Rūnanga o Ngāi Tahu lodged with Council.
  - Provisions of the Proposed Waimakariri District Plan.
  - Assessment of Environmental Effects (AEE).
  - Related Planning Documents (including Iwi Management Plan, Our Space 2018-2048, Waimakariri Rural Residential Development Strategy, Waimakariri 2048 District Development Strategy).
51. The objectives and policies of the Canterbury Regional Policy Statement and the Proposed District Plan generally provide local meaning to the matters found in Part 2 of the Act.
52. The submission to rezone the site has been prepared in accordance with the relevant provisions of the Resource Management Act, as described above and as discussed in further detail below.

## **7.2. National Policy Statement**

53. There are five National Policy Statements (NPS) which are currently operative. These are:
- New Zealand Coastal Policy Statement
  - Electricity Transmission
  - Renewable Electricity Generation
  - Freshwater Management
  - Urban Development
  - Highly Productive Land (proposed)
  - Indigenous Biodiversity (proposed)
54. The NPS-Freshwater Management (NPS-FM) details how local and regional entities govern freshwater under the concept of Te Mana o te Wai. There are no surface water bodies located within or near the site. The proposed rezoning request will not have an adverse effect on the management and quality of surface water. Therefore, it is considered that the NPS-FM is not directly relevant to this rezoning submission.
55. The Proposed National Policy Statement on Highly Productive Land (pNPS-HPL) discussion document was published in August 2019 as part of the wider consultation on the proposed legislation. The pNPS-HPL proposes to require councils to consider the availability of highly productive land for primary production now and in the future. Proposed Policy 1, identification of highly productive land, states that prior to regional councils identifying the spatial extent of highly productive land (where this has not yet occurred), the Land Use Capability (LUC) classes 1-3 apply in the interim. As per Canterbury Maps, the site is not identified as Class 1-3 soils, therefore

the land is not considered to be highly productive, and therefore this proposed NPS is not considered relevant.

National Policy Statement Urban Development 2020

56. The National Policy Statement on Urban Development 2020 (NPS-UD 2020) applies to all local authorities that have all or part of an urban environment within their district or region. Urban areas are classified into Tier 1, 2, and 3. Canterbury Regional Council, Christchurch City Council, Selwyn District Council and Waimakariri District councils are considered Tier 1 local authorities and the entire area or "Christchurch" (i.e. Greater Christchurch) is classified as a Tier 1 urban environment. As such, the wider Waimakariri District and therefore the submission site is considered to be a Tier 1 Urban Environment for the purpose of the NPS-UD 2020.
57. The proposed rezoning and existing activities are classified as 'business land' in the NPS-UD because it is currently used for commercial use. The proposed rezoning is consistent with Objective 1 of the NPS-UD because it will contribute to a well-functioning urban environment that enables people and communities to provide for their economic needs.
58. The site of the proposed rezoning is located near the Kaiapoi urban centre and south of Woodend, is serviced by public transport, and is currently leased and operational as commercial site which demonstrates the demand and need for this use to continue for it. Therefore, the proposal is consistent with Objective 3.
59. The proposal is also consistent with Objective 4 and Objective 5 because the change to the current zoning is a result of changes over time that relate to the community's needs. The principles of the Treaty of Waitangi have been taken into account.
60. The proposed rezoning currently has infrastructure available to the site, this infrastructure is maintained and is currently operational. The proposal is integrated with planned infrastructure, such as SH1 Woodend Bypass, as Waka Kotahi have confirmed that access will continue to be provided to the site. The proposed rezoning is also responsive to the current use of the land in the short term. Therefore, the proposal is consistent with Objective 6.
61. Objective 8 relates to reducing greenhouse gas emissions and being resilient to climate change. The site has existing public transport connections which provides an alternative mode of transport and the opportunity to reduce private car movements, and therefore reduce emissions. A small area of the site is shown in the non-urban flood assessment area as shown on the proposed Waimakariri District Plan map however this is not considered to be of concern. The site is not shown in any other natural hazard overlays as shown on the proposed District Plan maps.
62. The proposal contributes to the current supply of business land capacity required by local authorities in the short term as required by Policy 2.
63. Policy 6 requires that the rezoning is anticipated by an RMA planning document that has given effect to this NPS. The proposed rezoning of the site is not anticipated by the Proposed Waimakariri District Plan; however, the site is currently operating under resource consent RC075651 and therefore the use of the site for a commercial activity is anticipated by the Council and the community. The proposal will rezone the land to reflect the current use, and therefore will contribute to meeting the ongoing requirements of this NPS for business land capacity and certainty.
64. Policy 8 requires Councils to be responsive to plan changes that significantly add to development capacity and contribute to well-functioning urban environments. The proposed rezoning of the

site to Light Industrial Zone is not specifically anticipated by the Canterbury Regional Policy Statement (Map A), however, the site is currently operating as industrial/commercial land and therefore the proposed rezoning will rezone land that is already in demand for this use. While it may not contribute significantly in regard to scale, it contributes to the well-functioning urban environments of Woodend and Kaiapoi by being conveniently located for its current use regardless of any opportunity for 'adding' to capacity. The rezoning will ensure that it is able to be taken into account in regard to overall district capacity.

65. Policy 10 is also relevant to the rezoning and the proposal will meet this policy because it will achieve integrated land use and infrastructure planning by rezoning land that is already developed and being used for a commercial purpose. The proposal will enable further industrial development of the site in the Waimakariri District, in close proximity to main transport links including the State Highway which has the existing benefit of connectivity to Christchurch and beyond.
66. In conclusion, the proposed rezoning is consistent with the relevant policies in the NPS-UD 2020.

### **7.3. National Environmental Standards**

67. The following National Environmental Standards (NES) are currently operative:
- Air Quality
  - Sources of Drinking Water
  - Telecommunication Facilities
  - Electricity Transmission Activities
  - Assessing and Managing Contaminants in Soil to Protect Human Health
  - Plantation Forestry
  - Freshwater
  - Marine Aquaculture
68. It is noted that the NES for Air Quality is provided for under existing District and Regional Plans and will not apply to this rezoning.
69. Water supply will be to the reticulated Council network in accordance with the drinking water requirements.
70. The NES for Assessing and Managing Contaminants in Soil to Protect Human Health is not considered relevant to this Submission because although a rezoning request, it is not proposed to change the land use as it is currently being used for industrial purposes, and the rezoning is seeking recognition of this industrial use.
71. Due to the nature and location of the proposed submission it is considered that no National Environmental Standards apply to the rezoning request.

### **7.4. Canterbury Regional Policy Statement ('CRPS')**

72. The Canterbury Regional Policy Statement (CRPS) sets out objectives, policies and methods to resolve resource management issues in Canterbury. An assessment of the CRPS full provisions is provided in Appendix C and a summary provided below. Chapter 5 (Land Use and Infrastructure) and Chapter 6 (Recovery and Rebuilding of Greater Christchurch) are the most relevant to this Submission.

73. Chapter 5 – *Land Use and Infrastructure* addresses resource management issues associated with urban and rural-residential development across the entire Canterbury region. Within Chapter 5, the objectives and policies that include Greater Christchurch are annotated as 'Entire Region' and those which are not relevant to Greater Christchurch are noted as 'Wider Region'. Chapter 6 – *Recovery and Rebuilding of Greater Christchurch* focuses on metropolitan areas of Greater Christchurch including Kaiapoi. The objectives, policies and methods in Chapter 6 take precedence within the Greater Christchurch area over those in Chapter 5.
74. Objective 5.2.1 is the most relevant objective in Chapter 5. The proposed rezoning will be consistent with the relevant parts of Objective 5.2.1 because the rezoning will enable people and communities to provide for their social and economic wellbeing and will encourage sustainable economic development by enabling commercial and industrial activities in an appropriate location. The site is accessible and compatible with regionally significant infrastructure, and as the site is not currently used for rural purposes, there will be no additional loss of rural productive land.
75. There are a number of relevant objectives and policies in Chapter 6 that this submission for rezoning is consistent with.
76. Chapter 6 relates to recovery and rebuilding, and it is considered that the recovery and rebuild following the earthquakes is mostly complete. There are a number of relevant objectives and policies in Chapter 6 that this submission for rezoning is consistent with.
77. Objective 6.2.1 and Policy 6.3.1 relate to the development of Greater Christchurch. The site is not defined as an area of urban growth or Priority Area as defined in Map A of the CRPS, however it is considered that this submission is not for a new urban area, as the site and surrounding sites are already urban, commercial and industrial in nature. The proposed rezoning will also not adversely affect natural features and landscapes, indigenous biodiversity or public space. The proposed rezoning will not adversely affect the quantity and quality of groundwater, surface water and ambient air quality. The proposed rezoning will also not impede the planning and development of strategic infrastructure, services or transport infrastructure. Policy 6.3.1 (4) states that new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A unless otherwise provided for. It is considered that the proposed rezoning to Light Industrial Zone is not a new urban activity, as the use of the site is existing and has been consented and provided for via the resource consent process. Policy 6.3.1 (8), the proposed rezoning is not going to adversely affect the function and viability of the Central City or Key Activity Centres.
78. Objective 6.2.4 relates to the integration of transport infrastructure and land use. The proposed rezoning does not propose any new transport infrastructure; however, the site is well integrated with State Highway 1 which provides access to the north and south of the region. The dependency on private motor vehicles can be reduced as there is a bus route that runs past the site, and bus stops in close proximity to the sites. We are aware that NZTA have future plans for the Woodend Bypass in the designated location immediately south of the site, that will be a key piece of transport infrastructure. NZTA have confirmed that based on the available information and draft plans, access to the site will be maintained. Therefore, the rezoning of this site to reflect the current land use will be consistent with Objective 6.2.4.
79. Objective 6.2.6 relates to business land development in the Greater Christchurch area. The objective states that areas used for existing industrial activities are to be primarily used for that purpose. The proposed rezoning is consistent with this objective as the site is currently used for business/industrial activities and the submission requests that the site be rezoned to Light Industrial

Zone to reflect this. The site is not located within a Greenfield Priority Area and is not located within a Key Activity Centre. However, the proposed rezoning is not for a new commercial activity, as the use of the site is existing and consented. Point (4) of the objective states that a range of other business activities are provided for in appropriate locations. The site is not within a Key Activity Centre but is within an appropriate location with efficient transport connections to the north and south and has commercial and industrial surrounding land uses. The proposed rezoning is consistent with the relevant points of Objective 6.2.6.

80. Policy 6.3.4 relates to transport effectiveness and Policy 6.3.5 relates to the integration of land use and infrastructure. The proposed rezoning is consistent with both of these policies because the site will be coordinated and integrated with the existing and planned transport and infrastructure. The site has existing access via an access road from State Highway 1 and initial consultation with NZTA has confirmed that access to the site will be retained, and may even be upgraded, as part of the Woodend Bypass future works. The purpose of this submission is to rezone land that is already used for commercial uses, so this submission is not proposing new development. Therefore, the site is already operational and consented with effects on transport and servicing already having been considered.
81. Policy 6.3.6 discusses the direction for business land in the Greater Christchurch area. The proposed rezoning to Light Industrial Zone promotes the utilisation of existing land that is used for business purposes and is not to create new commercial activities or business land, as the site is already used and consented for commercial use. The site has existing servicing and infrastructure connections to the site, the site is also accessible to State Highway 1 and public transport routes which provides access to the north and south. It is not anticipated that there will be any reverse sensitivity effects from the proposed rezoning, as the site use and surrounding site uses are existing. It is considered that the proposal is consistent with the relevant parts of Policy 6.3.6.
82. The other policies in Chapter 6 are not considered relevant to this proposal as they relate to residential location yield and intensification, regeneration of brownfield land, rural residential development, Maori reserves, and monitoring and review.
83. Overall, it is considered that the site is located within "Greater Christchurch" as defined by Map A of the CRPS. The purpose of this submission is to rezone land that is currently consented and used for commercial use to Light Industrial Zone. The submission is therefore not proposing a new area of commercial land as the site is already operational, has existing services and access, and will not adversely affect the existing or planned infrastructure and transport upgrades. The rezoning will enable the ongoing use and development of the site which will sustainably provide for peoples economic and social wellbeing. It is considered that the proposed rezoning of the site to Light Industrial Zone is consistent with the relevant objectives and policies of Chapter 5 and Chapter 6 of the CRPS.

## **7.5. Proposed Waimakariri District Plan**

84. The proposed Waimakariri District Plan (pWDP) was publicly notified for consultation on 18 September 2021. The objectives and policies in the pWDP are considered relevant and have been assessed in Appendix D of this submission. It is noted that some rules have immediate legal effect pursuant to section 87B(3) of the RMA, however, there are no rules that have immediate legal effect that relate to this submission. A summary of the relevant objectives and policies is provided below.

85. The strategic directions chapter provides the overarching objectives to provide high level direction for the District Plan. The proposal is consistent with the Urban Development strategic direction (SD-O2) for Urban Development. The proposed rezoning is not proposing any new areas of urban development or infrastructure because the site is already used for industrial and commercial uses and the site is already serviced for this. The purpose of the rezoning to LIZ is to reflect this current use, and therefore only a few points of SD-O2 are considered relevant. The rezoning will recognise the existing character and amenity values of the site, being commercial and industrial as the rezoning is for Light Industrial Zone. The rezoning will also enable businesses to prosper within a zoned industrial area which is suited to the scale of the activity. Therefore, the proposal is considered consistent with the relevant parts of SD-O2.
86. The Urban Form and Development objectives and policies relate to growth and development of the district. The proposal is consistent with UFD-O2 as the proposed rezoning will enable land currently used for industrial purposes to be zoned industrial and to provide sufficient feasible capacity to meet demand. The proposed rezoning will provide for an existing industrial use of the land reflected by the new industrial zoning. It is considered that the land is already used for an industrial use which demonstrates the demand for it to be rezoned, so it is consistent with UFD-P5.
87. This submission is also consistent with the points in UFD-P8 as the proposed rezoning of the site is to reflect the current industrial use of the site. The site is adjoined by rural zoned land used for a holiday park on the north and east boundaries and a paddock on the south boundary as part of a wider site owned by Christchurch Ready-Mix Concrete Limited. Therefore, it is considered that although the surrounding land uses are also zoned rural, they are not used for rural use either and it is unlikely that there will be any adverse effects of reverse sensitivity and effects on the interfaces. The site also has existing onsite servicing for the current industrial uses. It is also considered that the proposal is not creating new industrial land, because it is already used for an industrial purpose, therefore an Outline Development Plan is not considered necessary as part of this rezoning. Overall, the proposal is consistent with UFD-P8.
88. The proposed rezoning to Light Industrial Zone meets the relevant general objectives and policies for all industrial zones. INZ-O1, INZ-O2 and INZ-O3 relate to supporting the growth of industrial zoned land to meet demand and to define the role and function of the industrial zones whilst managing adverse effects of industrial activities. The proposed rezoning will contribute to the supply of industrial zoned land to meet demand and to continue to support employment and economic growth. The proposed rezoning will also provide an opportunity for a light industrial zone to cater for industrial and commercial activities. The proposal will not have adverse effects on the role and function of Town Centres or Local Centre Zones as the activities anticipated for this site would not be suitable or appropriate for the Town Centre or Local Centre Zone. It is not anticipated that there will be an increase of adverse effects from the rezoning as a result due to the existing use for industrial and commercial purposes.
89. The proposed rezoning to LIZ will enable a range of land uses including those listed in LIZ-P1. The proposed rezoning would match the existing light industrial and commercial use of the site and would not have adverse effects on the Town and Local Centre Zones, therefore being consistent with INZ-P2. This submission is also consistent with INZ-P4 as the proposed rezoning would enable the industrial activities on the site to continue, redevelop, intensify and expand without having adverse effects on the character and amenity values of adjacent zones. The proposed rezoning is also not expected to have any significant adverse effects as the existing commercial and industrial use of the site will remain. The interface with the surrounding rural zoned land has been considered, however it is noted that the surrounding land is not used for rural purposes, and where

it is it is designated for SH1 Woodend Bypass, signalling a future change of land use and any remaining rural character in that location. It is considered that the amenity will not change due to the proposed rezoning and the use of the site is expected to continue, therefore the proposal is consistent with INZ-P6.

90. The site is currently proposed to be rezoned Rural Lifestyle Zone; therefore, the objective and two policies of the Rural Lifestyle Zone have been assessed for completeness. However, it is evident that the existing use of the site does not meet the objective and policies proposed for this rural zone, further reinforcing that the Rural Lifestyle Zone is not appropriate for this site.
91. RLZ-O1 states that the purpose of the Rural Lifestyle Zone is for primary production activities and whilst recognising a more intensive pattern of land use and buildings than the General Rural Zone. The existing use of the site does not meet this objective as the site is not, and has historically, not been used to primary production activities. The existing light industrial use of the site does not meet the primary production purpose of this zone; therefore, this zone is not appropriate for the site.
92. RLZ Policy 1 is to maintain the character of the Rural Lifestyle Zone. However, it is noted that this site does not fit with the character of the Rural Lifestyle Zone as it exists, so does not meet this policy. RLZ Policy 2 states that the activities in the Rural Lifestyle Zone shall be used for primary production, with allotments being at least 4 hectares, and one residential unit permitted per 4 hectares. The submission site is only 0.995 hectares (and comprised of 3 allotments) so does not achieve the 4 hectares minimum, or the primary production use of the site as dictated by this policy.
93. It is evident from this assessment of the Proposed District Plan objectives and policies that the Rural Lifestyle Zone is not suitable for this site and the existing use of the site cannot comply with the relevant objectives and policies. The proposed objectives and policies of the proposed Light Industrial Zone better reflect the historical and existing use of the site and are considered the most appropriate zone for this site.

## 8. Section 32 Assessment

94. The Section 32 evaluation requires the submitter (and the Council) to evaluate, at a level of detail corresponding to the scale and significance of the anticipated environmental, economic, social and cultural effects of the proposed change:
  - The extent to which the objectives of the proposal are the most appropriate to achieve the purpose of the RMA.
  - Whether the provisions (rules) are the most appropriate way for achieving the objective (purpose), by including consideration of any other reasonably practicable options, the efficiency and effectiveness of the provisions in achieving the purpose, and reasons for deciding on the provisions.

### 8.1. Option 1: Retain proposed Rural Lifestyle Zone (status quo).

Benefit		Cost	
Environmental	• Any adverse effects on environment can continue to be	• Rural zoning does not suit the existing use of the site.	



	managed through the resource consent process.	<ul style="list-style-type: none"> <li>Fragmented and non-productive rural zoned land.</li> </ul>
Economic	<ul style="list-style-type: none"> <li>Retains current consented use and employment until consent duration expires.</li> </ul>	<ul style="list-style-type: none"> <li>Continued cost of resource consent applications and compliance costs for Council and landowner.</li> <li>Uncertainty regarding future development</li> <li>Uncertainty regarding employment opportunities</li> <li>Cost to return land to productive use.</li> <li>Loss of investment into site for servicing and infrastructure.</li> </ul>
Social	<ul style="list-style-type: none"> <li>No social benefit identified</li> </ul>	<ul style="list-style-type: none"> <li>Uncertainty regarding employment opportunities</li> </ul>
Cultural	<ul style="list-style-type: none"> <li>No cultural benefit identified</li> </ul>	<ul style="list-style-type: none"> <li>Site is in two silent file areas regardless of zone.</li> </ul>

## 8.2. Option 2: Rezone to proposed Light Industrial Zone.

	Benefit	Cost
Environmental	<ul style="list-style-type: none"> <li>Connections to existing public transport routes.</li> <li>Resource consents will continue to be required to manage the effects on the natural environment for a more appropriate land use.</li> <li>Zoning better reflects historical and existing use (non-rural activity).</li> <li>Acknowledges further disruption and appropriate future land use of site once NZTA SH1 bypass is constructed (further rural fragmentation is expected).</li> </ul>	<ul style="list-style-type: none"> <li>Potential increase in traffic to site, depending on activity.</li> </ul>



	Benefit	Cost
Economic	<ul style="list-style-type: none"> <li>• Save cost of continued resource consents and District Plan administration and monitoring.</li> <li>• More efficiency in resource management process.</li> <li>• Good transport links to Christchurch and northwards.</li> <li>• Retains and enables further employment.</li> <li>• Provides continued use of industrial land to support existing businesses on site.</li> <li>• Variety of tenancy/lease options for submitter.</li> </ul>	<ul style="list-style-type: none"> <li>• Financial cost of preparing submission and District Plan review process.</li> </ul>
Social	<ul style="list-style-type: none"> <li>• Retains employment.</li> </ul>	<ul style="list-style-type: none"> <li>• No social cost</li> </ul>
Cultural	<ul style="list-style-type: none"> <li>• No cultural benefit identified</li> </ul>	<ul style="list-style-type: none"> <li>• Site is located in two silent file areas regardless of zoning.</li> </ul>

## 9. Assessment of Actual and Potential Effects on the Environment

95. The assessment of actual and potential effects on the environment (AEE) has been prepared in accordance with the Fourth Schedule of the RMA. The First Schedule, clause 22(2) of the RMA requires *'Where environmental effects are anticipated, the request shall describe those effects, taking into account the provisions of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan'*.
96. It is considered that the change of zoning for the site will not have environmental effects due to the use of the site remaining the same as what is currently there and currently consented.
97. The following actual and potential effects have been considered as part of the submission to rezone the site at 726, 732, 734 Main North Road, Kaiapoi from proposed Rural Lifestyle Zone to proposed Light Industrial Zone. Effects on:
- Rural Character and Amenity
  - Transport
  - Infrastructure and Servicing
  - Health of Land
  - Tangata Whenua and Cultural
  - Reverse Sensitivity
  - Positive Effects

### 9.1. Effects on Rural Character and Amenity

98. The proposed rezoning of the site from Rural Lifestyle Zone to Light Industrial Zone has the potential to have adverse effects on the rural character and amenity, as well as reverse sensitivity on the surrounding rural land.
99. The existing use of the site and surrounding rural zoned land is not rural in nature and does not have rural character or contribute to rural amenity due to the established site and nearby land uses of; a holiday park and restaurant, Christchurch Ready Mix Concrete Plant, Dormer Construction Site. Historical imagery shows that the concrete plant has been operational on the site since the 1960s and the holiday park since the 1980s and therefore 'rural amenity or character' in the immediate vicinity has not occurred for decades.
100. The effects on rural character and amenity were assessed throughout the resource consent and hearing process for the existing resource consent. The hearing report by the Decision Maker at the time identified that the site has characteristics which are not reflected elsewhere in the rural zone, and the community would not have an expectation of open space and farming related activities in this particular location. This assessment continues to be true.
101. The site and surrounding area have a significant influence of commercial and industrial activities that currently impact on the expectations of open space and rural farming activities. These activities have gone through the resource consent process and have been determined as having less than minor adverse effects on the environment. Therefore, the baseline provided by the existing consented activities must be considered.
102. The rezoning of the site to Light Industrial Zone will be consistent with the existing consented use of the site and will enable further and continued industrial and commercial uses. This is considered acceptable because the site is not currently rural in character, and therefore there is not anticipated to be a loss of rural character and rural amenity.
103. In regard to noise effects in the 'rural setting' it is considered that State Highway 1 and the future Woodend Bypass has and will alter this landscape and the noise in this area. Therefore, the rezoning of the site to LIZ is not expected to have additional noise effects that will be minor or more than minor.
104. Overall, it is considered that the existing use of the site and surrounding site uses provide a consented baseline and sets a community expectation of the industrial activities anticipated in this area. Therefore, the rezoning of the site to LIZ will not result in a loss of rural character and rural amenity and will not create any additional adverse effects on the environment and any adverse effects on rural character and amenity are likely to be less than minor.

## **9.2. Effects on Transport**

105. The site is currently consented for retail activities including an equipment hire business, show and service room, and workshop and servicing areas for machinery on site. The existing use of the site has resource consent which was assessed for traffic effects against a conservatively high estimate of 300 vehicle movements per day.
106. The site is accessed via an unnamed access road which is accessible from Williams Street, and from the north from State Highway 1.
107. The rezoning of the site to LIZ would not necessarily create a higher traffic volume than what is currently existing, as the site has been and is already operational.

108. The site is adjacent to the NZTA designation for the proposed Woodend Bypass. A senior planner from Waka Kotahi (NZTA) confirmed that with the proposed works for the Woodend Bypass, access will be retained to the property and as part of these works the access may be relocated or rebuilt to an appropriate standard.
109. Public Transport connections are available to and from the site via the 95 Waikuku and Pegasus to City bus route, with bus stops located 180m to the north of the site and 250m south of the site. This enables regular public transport connections to Christchurch Central City and north to Waikuku.
110. It is considered that the proposed rezoning from Rural Lifestyle Zone to Light Industrial Zone will not significantly increase the traffic to and from the site compared to what is already consented and existing. Any new industrial or commercial activities proposed for the site will have to comply with the requirements of the Proposed District Plan traffic rules or apply for resource consent where the effects on the transport network can be considered if necessary. Therefore, it is considered that rezoning the site to Light Industrial Zone will have less than minor effects on the transport network.

### **9.3. Effects on Infrastructure and Servicing**

111. The site has resource consent for a commercial land use and has been operational as a commercial site since 1998.
112. The site is currently operating under RC075651 issued in 2008. The resource consent conditions detail how the site shall be serviced. The site also has existing consents for the discharge of stormwater and wastewater.
113. Stormwater and wastewater are consented to discharge to ground within the site. These systems are, and will, continue to be maintained in accordance with existing Environment Canterbury consent conditions as relevant.
114. Water supply connection was relocated to the frontage of 726 Main North Road and connected to the existing public water supply provided by WDC. It is anticipated that this will continue.
115. Should a future land use require additional three-waters infrastructure, rates and service upgrades and Environment Canterbury consents will need to be sought as per the usual process. This is not considered a barrier to development or rezoning.
116. Therefore, the site is currently serviced and operational with stormwater, wastewater and water supply. A change in zoning will not affect the current consented and existing use of the site, and therefore is unlikely to change the servicing requirements. Therefore, any adverse effects on the rezoning on infrastructure and servicing will be less than minor.

### **9.4. Effects on Health of the Land**

117. Environment Canterbury's Listed Land Use Register (LLUR) shows 726 and 734 Main North Road as having no record of contamination, however, identifies 732 Main North Road as having previous contamination of F4 – Motor Vehicle Workshops and F7 – Service Stations.
118. The site is identified as a "piece of land" as per the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC). However, the activity of rezoning land is not covered off in the NESC. This submission is not to subdivide or change the

use of a piece of land, nor to undertake soil disturbance activities, because the site already has existing use and resource consents for a commercial activity.

119. Therefore, the effects on the health of the land from the proposed rezoning are expected to be less than minor. Should any future permitted light industrial uses require works, then the NES would apply at development stage in the usual way.

## **9.5. Effects on Tangata Whenua and Cultural Effects**

120. The site is located in the Wāhi Tapu Overlay and in the Ngā Tūranga Tūpūna Overlay as identified in the proposed Waimakariri District Plan. The site is also identified in two silent file areas as shown in Canterbury Maps.
121. The site is in the Waimakariri catchment, and a full assessment of the Mahaanui Iwi Management Plan (IMP) is provided below in Section 9.1.
122. The proposed rezoning will only reflect the activities that are currently occurring on site and are unlikely to have any adverse effects on water quality, and therefore less than minor adverse effects on tangata whenua and cultural effects.

## **9.6. Effects on Reverse Sensitivity**

123. Reverse sensitivity occurs when a new land use is affected by an existing established land use or vice versa. For example, a new residential area establishing next to an existing intensive farming area.
124. The site, and surrounding site activities, have been established for a number of years. Therefore, the proposed rezoning is not proposing a new land use activity that is not already currently occurring.
125. It is considered highly unlikely that there would be any reverse sensitivity effects on the proposed rezoning to reflect the current site use. This is because the site use and surrounding site uses have been established for a number of years and is unlikely to change due to the proposed rezoning. Any effects of reverse sensitivity would be less than minor.

## **9.7. Positive Effects**

126. The submission for proposed rezoning to Light Industrial Zone would acknowledge existing industrial and commercial land in the Waimakariri District that currently contributes to existing and future demand.
127. The proposed rezoning would also enable the existing and future light industrial use of the site which would provide certainty to the site owner, and any potential lessee which would enable employment in the District and allow people to provide for their social and economic wellbeing.
128. The proposed rezoning would also reduce time and cost for the site owner and lessee's with enabling more trade based and yard-based supplier type activities typical of the Light Industrial Zone. The LIZ zoning would mean that resource consent would not need to be obtained for a greater variety of permitted activities that the site has been and will be used for in the future.
129. Overall, the proposed rezoning has many positive effects which have been assessed as 'benefits' in the Section 32 Cost and Benefit analysis.

## 10. Consistency with other Relevant Planning Documents

### 10.1. Waimakariri District Development Strategy 2018

130. The Waimakariri District Development Strategy “sets out broad directions for growth and development, acting as a platform to inform decision making within the context of a long-term view”. The strategy is part of the ongoing growth management within Waimakariri and Greater Christchurch context.
131. There are seven key strategic themes throughout the document to provide guidance to district development. The Key themes are; Our Environment, Our Growing Communities, Our Rural Area and Small Settlements, Our Connections, Our Economy, Our Centres, Our Community Spaces and Places. It is considered Our Environment and Our Economy are the relevant strategic themes for this proposal.
132. The proposal is consistent with the relevant theme “Our Environment” because the rezoning for business and industrial purposes is located within the existing urban and industrial environment of the site and its surrounds. Therefore, the proposed rezoning is not compromising a site of natural environmental significance and will not result in a loss of rural productive land, as the land is already used for industrial purposes.
133. “Our Economy” is also a relevant theme in the strategy and has a strategic aim of *employment and business opportunities that enhance District self-sufficiency*. The proposed rezoning will continue to provide and further enable the development of business opportunities and employment for the district. The proposed rezoning to Light Industrial Zone will enable the continued use of the site and enable further development and further employment opportunities in the Waimakariri District.
134. The “Our Centres” theme has a strategic aim of *vibrant and distinct town centres*. The theme focuses on the development of Rangiora and Kaiapoi town centres. The site is not located within Rangiora or Kaiapoi, however it is considered that the proposed rezoning of the site will not detract from these town centres and will not prevent the District from achieving the objectives of the “Our Centres” theme.
135. Therefore, the proposed rezoning is considered consistent with the relevant strategic themes of the Waimakariri District Development Strategy 2018.

### 10.2. Iwi Management Plan

136. The Mahaanui Iwi Management Plan (IMP) was lodged with the relevant Councils on the 1<sup>st</sup> March 2013, including the Waimakariri District Council. The Resource Management Act contains a number of provisions in regard to Maori interests, including the principles of the Treaty of Waitangi, and gives statutory recognition to Iwi Management Plans.
137. The Mahaanui Iwi Management Plan 2013 is a written document, it is an expression of kaitiakitanga which is fundamental to the relationship between Ngāi Tahu and the environment. The IMP sets out how to achieve the ‘protection of natural and physical resources according to Ngai Tahu values, knowledge and practices’ (IMP section 5.1). It identifies a number of issues and associated policies, including subdivision and development guidelines. This promotes early engagement at various levels of the planning process to ensure certain outcomes are achieved within the development.

138. The Mahaanui IMP 2013 has been prepared by the six Papatipu Rūnanga of the takiwā:

- Ngāi Tūāhuriri Rūnanga
- Te Hapū o Ngāti Wheke (Rāpaki)
- Te Rūnanga o Koukourārata
- Ōnuku Rūnanga
- Wairewa Rūnanga
- Te Taumutu Rūnanga

139. The site is located within the area covered by the Mahaanui Iwi Management Plan 2013 (IMP) and as such it is considered appropriate to assess the application under the IMP, as required under Section 74(2A) of the RMA, to assess any potential effects on Tāngata Whenua values.

140. The relevant sections and policies to the application are addressed as follows;

#### Section 5.1 Kaitiakitanga

141. The objectives of this section of the IMP acknowledge that the Mahaanui IMP 2013 is a manawhenua planning document for the six Papatipu Rūnanga in the region. It is acknowledged that there is a relationship that the Ngāi Tūāhuriri Rūnanga have with the land and water, kaitiakitanga and Treaty of Waitangi. This section of the IMP provides an overarching policy statement on kaitiakitanga and is relevant to all other sections of the IMP.

#### Section 5.2 Ranginui

142. This section of the IMP addresses objectives and policies for air and provides guidance to the protection and use of air in a manner that respects the life supporting capacity and ensures that it is passed onto the next generation in a healthy state.

143. The rezoning is to reflect the current use of the site, and as such there will be no change in land use activity from what has historically and currently occurs. Potential air discharges will be industrial in nature, given the current use and proposed zoning of the site, and will be managed through the resource consent process.

#### Section 5.3 Wai Maori

144. Section 5.3 addresses objectives and policies for fresh water and provides guidance to freshwater management in a manner consistent with Ngai Tahu cultural values and interests. It is recognised that Ngai Tahu and Rūnanga have interests and a relationship with freshwater resources.

145. There are no water courses within or adjoining the site, and therefore any effects of future development are likely to be negligible or less than minor on water quality.

#### Section 5.4 Papatuanuku

146. This section of the IMP addresses objectives and policies of issues of significance in regard to the land. It recognises the relationships and connections between land, water biodiversity and the sea.

147. The site is shown to be in two silent file areas. Mahaanui Kurataiao Limited were contacted on 18 October 2021 as the site is located within two silent file areas, however, prior to the submission being lodged with Council, no response has been received.

148. The site is not in any known site or place of importance to tangata whenua, there are no protected places on the site, no archaeological sites or any other protection, as identified on the Waimakariri District Planning Maps, the New Zealand Archaeological Association website, the New Zealand Historic Places Trust list or in the IMP.
149. The assessment of environmental effects concluded that there will be less than minor adverse effects of the proposed rezoning of the land.

#### Section 6.4 Waimakariri

150. This section of the IMP addresses issues of particular significance to the lands and water of the Waimakariri catchment. The submission site is located in Waimakariri District and issues around water quality and quantity and the potential effects of subdivision and development are relevant considerations as part of this submission. The issues and policies focus on discharges to surface water, discharges to groundwater, subdivision and development, and cultural landscapes. The rezoning of the site and any future development will manage and mitigate any potential effects on groundwater, surface water and reduce any potential effects on the environment and cultural values of the wider areas.

### **10.3. Our Space Strategy 2018 - 2048**

151. Our Space 2018 – 2048: Greater Christchurch Settlement Pattern Update Whakahangai O Te Horapa Nohoanga (Our Space Update) has been prepared by the Greater Christchurch Partnership. The partnership includes;
- Christchurch City Council
  - Environment Canterbury
  - Selwyn District Council
  - Waimakariri District Council
  - Iwi – Te Runanga O Ngai Tahu
  - Waka Kotahi New Zealand Transport Agency
  - Canterbury District Health Board
  - Greater Christchurch Group – the Department of Prime Minister and Cabinet
152. The Our Space Update has been prepared to respond to the changes needed to growth and development of the region and complements the Urban Development Strategy (UDS) with addressing the National Policy Statement Urban Development Capacity 2016. However, since the NPS-UD 2020 has been released more recently, the Our Space Strategy has not been updated. As part of the process the report identifies key strategic issues across a number of planning documents. It provides the high-level guidance about future changes needed to accommodate future residential and business growth and development in a sustainable and integrated manner.
153. The Our Space strategy identifies the business development, targets and sufficiency of capacity for Christchurch, Selwyn and Waimakariri. The assessment of industrial capacity is shown in the report as there being enough capacity in the medium and medium-long term across all three districts. However, in the longer term, the capacity assessment identifies potential shortfalls in commercial space, including in the main centres of the Waimakariri District.

154. The Our Space Strategy identifies Rangiora as the principal centre, with commercial and mixed-use business areas focused within Southbrook, Kaiapoi and Ravenswood.
155. The site is currently consented and operating with industrial land use, and it is unclear whether the site has already been accounted for in the calculation of existing industrial land capacity. However, if not, the current lease and use of the site demonstrates the need for the industrial use of that land.
156. The Update predominantly relates to urban residential and business growth, so the Our Space Strategy is not entirely relevant for the proposed rezoning. The proposed rezoning is within the Greater Christchurch area as defined by Map A but is not located within the Projected Infrastructure Boundary for Kaiapoi or Woodend. However, the site is operating under a resource consent for the industrial use of the land, which demonstrates the demand for the site, and is currently serviced and is expected to continue to be used for non-rural purposes.
157. Therefore, it is considered that the proposed rezoning is consistent with the relevant matters in the Our Space Strategy.

## 11. Part 2 of the RMA

158. Section 74 of the Act requires Plan Change Requests to be assessed under the provisions of Part 2 of the Act. Part 2 sets out the purpose and principles of the Act.
159. Section 5 of the RMA outlines that the purpose of the RMA is the promotion of sustainable management of natural and physical resources. Sustainable management is defined as the management of:
- (2) [...] the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*
- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*
160. The proposed rezoning will provide for people and communities social and economic wellbeing by providing certainty on the future use of the site for industrial and commercial use, which will maintain and generate employment in the Waimakariri District. The site will not have adverse effects on natural and physical resources, or on people's cultural wellbeing. It is considered that any adverse effects can be avoided, remedied or mitigated therefore resulting in less than minor adverse effects on the environment.
161. Section 6 identifies matters of national importance to be recognised and provided for. The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga has been recognised and provided for throughout this submission. MKT has been contacted in regard to the proposed submission, and the proposed rezoning has been assessed against the Mahaanui Iwi Management Plan. It is concluded that any adverse cultural effects would be less than minor.
162. Section 7 relates to 'other matters' which persons must have particular regard to. This submission for rezoning has had particular regard to (a) Kaitiakitanga, (b) the efficient use and development



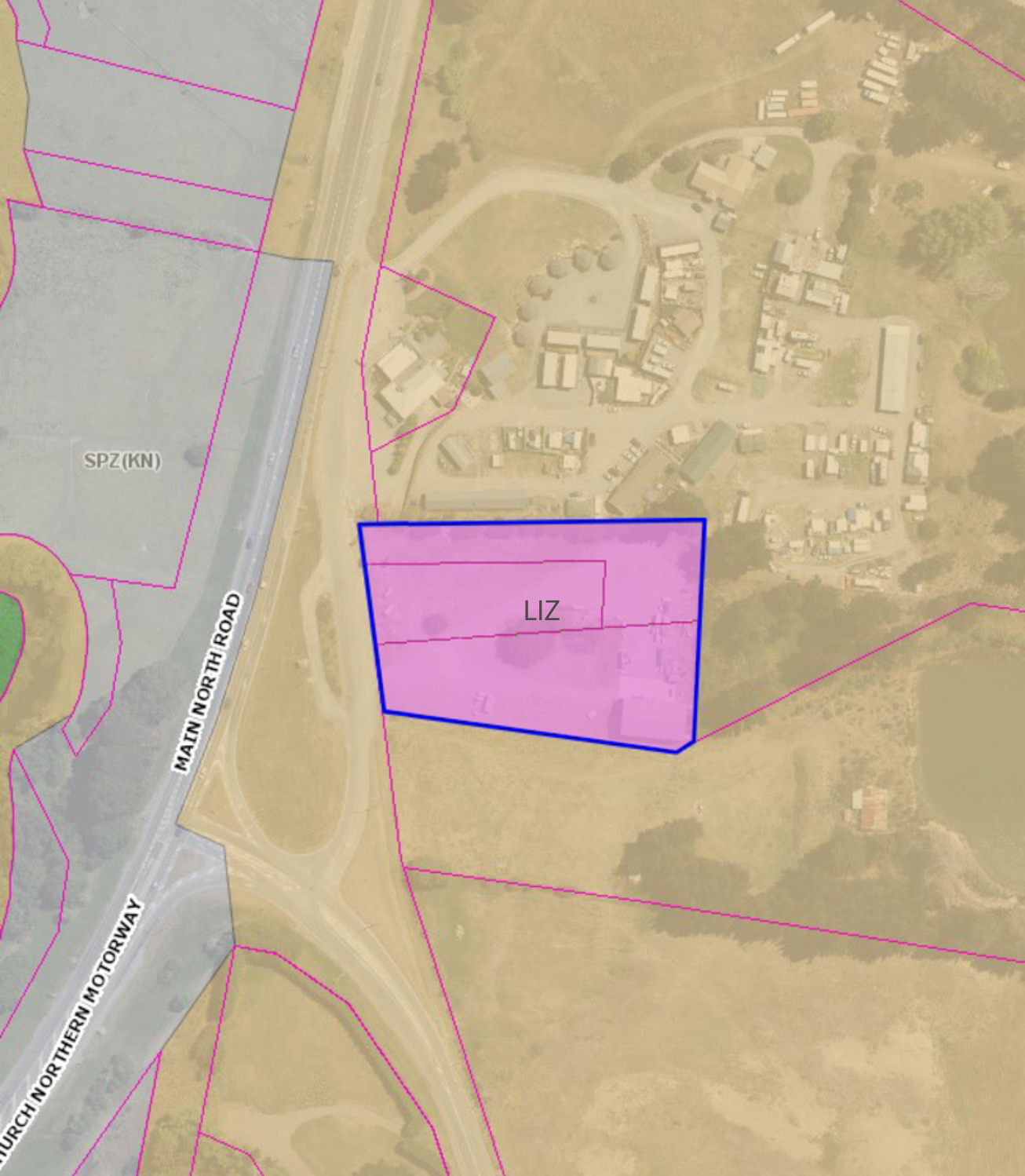
of natural and physical resources, (c) the maintenance and enhancement of amenity values and (f) maintenance and enhancement of the quality of the environment. The submission for rezoning has had regard to these matters in the assessment of rural character and amenity, servicing, and in the cost benefit analysis.

163. Section 8 requires persons to take into account the principles of the Treaty of Waitangi. An assessment of the Mahaanui Iwi Management Plan has been undertaken in Section 10 of this report. It is considered that the proposed rezoning is consistent with the principles of the Treaty of Waitangi.
164. Overall, the submission to rezone the site is considered to achieve the principles and purpose of Part 2 of the RMA.

## **12. Conclusion**

165. Southern Capital Limited are making a submission on the Proposed Waimakariri District Plan. The submission is to rezone the site at 726, 732, 734 Main North Road, Kaiapoi from the proposed Rural Lifestyle Zone to proposed Light Industrial Zone.
166. The purpose of this submission is to rezone the site to reflect the existing consented commercial and industrial use of the site. In the relevant S.32 report, Council have identified that there are sites in the District which are used for commercial and industrial activities but are operating outside of these zones and that rezoning of these sites will be considered through the formal submission process. Therefore, this submission is an appropriate response to Council's Proposed District Plan assessment for this site.
167. No changes are proposed to the Objectives, Policies and Rules of the proposed Waimakariri District Plan. A new planning map is attached in Appendix A to be inserted to the proposed District Plan.
168. The Section 32 assessment in Section 8 of this report demonstrates that rezoning the land to proposed Light Industrial Zone is the most effective and efficient option for this site when considering the costs and benefits in comparison to retaining the land as proposed Rural Lifestyle Zone (status quo).
169. The assessment of environmental effects in Section 9 of this report identifies that adverse effects from the rezoning are expected to be minimal due to the existing commercial and industrial use of the site. Any adverse effects that may occur will be less than minor and can be effectively managed.
170. An assessment of the relevant National Policy Statements, CRPS, Proposed District Plan and other statutory and non-statutory documents has been undertaken in accordance with Section 74 of the RMA which demonstrates that the proposal gives effect to all provisions. The rezoning will reflect the current use of the site and the LIZ rezoning is considered an efficient and effective use of the site. The proposal is consistent with Part 2 of the RMA in providing for peoples social and economic wellbeing and sustainable use of resources for future generations.
171. In conclusion, for the reasons detailed throughout this report, the relief sought is to rezone the submission site at 726, 732 and 734 Main North Road, Kaiapoi, to proposed Light Industrial Zone, and to amend the planning maps to reflect this rezoning.

## Appendix A. Site Plan and Proposed Amended Planning Map



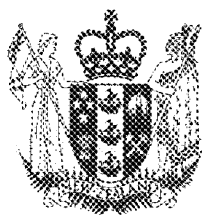
SPZ(KN)

MAIN NORTH ROAD

CHURCH NORTHERN MOTORWAY


LIZ

## Appendix B. Record of Title



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier**                      **CB2A/1468**  
**Land Registration District**   **Canterbury**  
**Date Issued**                      07 October 1964

**Prior References**

CB579/87

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<b>Estate</b>	Fee Simple
<b>Area</b>	2491 square metres more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 23217

**Registered Owners**

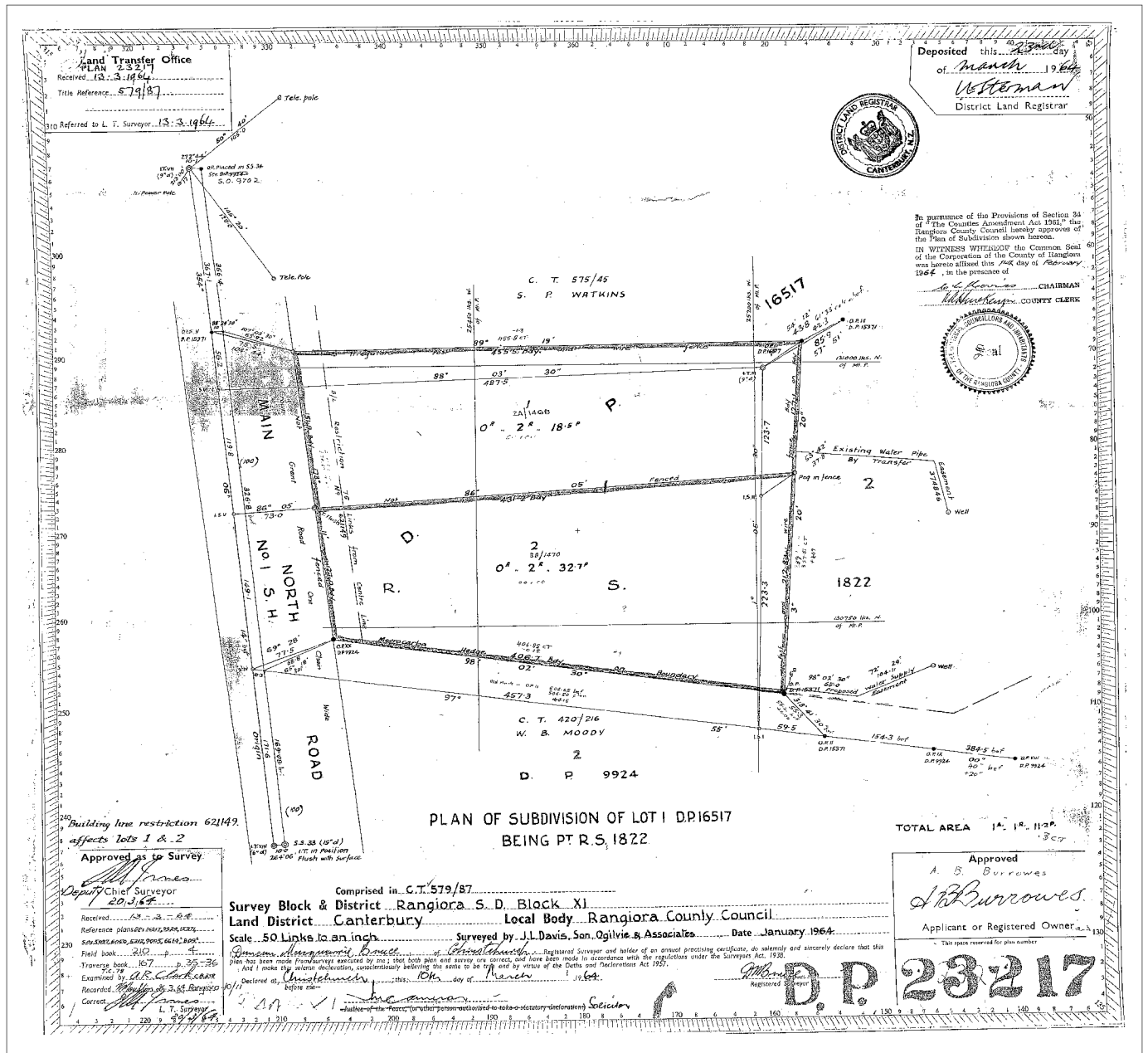
Southern Capital Limited

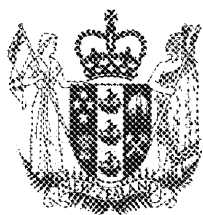
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**Interests**

621149 Building Line Restriction


777194 Notice declaring the State Highway adjoining the above land to be a limited access road - 26.9.1969 at 9.30 am





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **173006**  
**Land Registration District** **Canterbury**  
**Date Issued** 21 February 2005

**Prior References**

CB3B/1470                      CB575/45

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**Estate**                      Fee Simple  
**Area**                      4569 square metres more or less  
**Legal Description**    Lot 1 Deposited Plan 342061

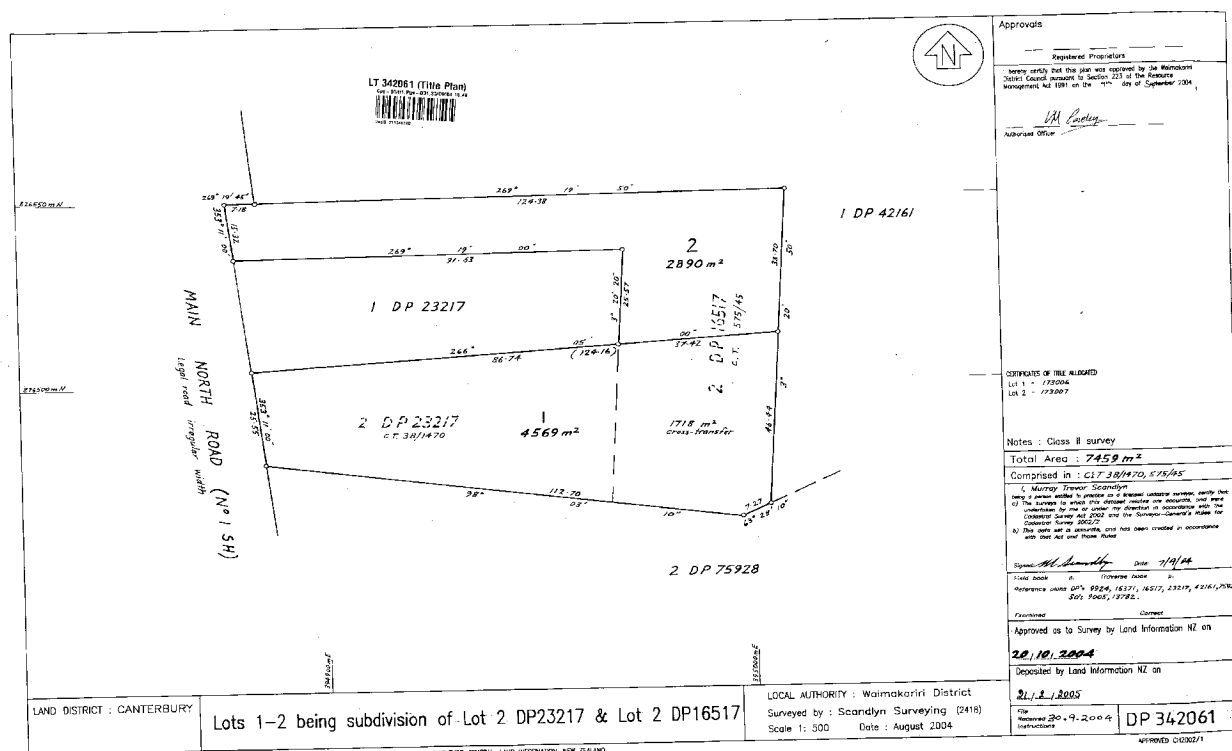
**Registered Owners**

Southern Capital Limited

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**Interests**

621149 Copy of Resolution imposing Building Line Restriction - 23.3.1964 at 2:00 pm  
777194 Notice declaring the State Highway adjoining the above land to be a limited access road - 26.9.1969 at 9.30 am  
Fencing Covenant in Transfer 6319452.5 - 21.2.2005 at 9:00 am (affects part formerly CB575/45)







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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **173007**  
**Land Registration District** **Canterbury**  
**Date Issued** 21 February 2005

**Prior References**  
CB575/45

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**Estate** Fee Simple  
**Area** 2890 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 342061  
**Registered Owners**  
Southern Capital Limited

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**Interests**  
372513 Notice imposing Building Line Restriction - 4.2.1953 at 11.30 am

**Approvals**

Registered Proprietors \_\_\_\_\_

I hereby certify that this plan was approved by the Waimakariri District Council pursuant to the Land Information Act 2004 on the 19th day of September 2004

*M. Paddy*  
Authorized Officer

LT 342061 (Title Plan)  
Can - 0001-001-1000000-1140  
DATE TRANSFER

CERTIFICATES OF TITLE ALLOWED  
Lot 1 - 173004  
Lot 2 - 173007

Notes : Class II survey

Total Area : **7459 m²**

Comprised in : **CLT 38/1470, 575/45**

1. Murray Travers Scandyn  
The survey is made in accordance with the provisions of the Land Information Act 2004 and the Surveyor-General's Rules for the Survey of Land in New Zealand 2002/22

2. The data set is accurate and has been created in accordance with the Act and these Rules

Specialist: *M. Paddy* Date: **19/9/04**

Field book: A. Travers book  
Reference plans: G45 9924, 16371, 16372, 23217, 42161, 70384, 303 10065, 10782.

Examined: \_\_\_\_\_  
Correct: \_\_\_\_\_

Approved as to Survey by Land Information NZ on **20/10/2004**

Deposited by Land Information NZ on **20/10/2004**

LOCAL AUTHORITY : Waimakariri District

Surveyed by : Scandyn Surveying (2418)

Scale 1: 500 Date : August 2004

LAND DISTRICT : CANTERBURY

Lots 1-2 being subdivision of Lot 2 DP23217 & Lot 2 DP16517

File Number: **30-9-2004**

DP **342061**

APPROVED 02/02/11

## Appendix C. Canterbury Regional Policy Statement Assessment

### Canterbury Regional Policy Statement

The Canterbury Regional Policy Statement (CRPS) sets out objectives, policies and methods to resolve resource management issues in Canterbury. The CRPS became operative on 2013, it was republished in 2020 to include the changes made since 2013. Chapter 5 (Land Use and Infrastructure) and Chapter 6 (Recovery and Rebuilding of Greater Christchurch) are most relevant to this Submission.

Chapter 5 – Land Use and Infrastructure, address resource management issues associated with urban and rural-residential development across the entire Canterbury region. Within Chapter 5, the objectives and policies that include Greater Christchurch are notated as 'Entire Region' and those which are not relevant to Greater Christchurch are noted as 'Wider Region'.

Chapter 6 – Recovery and Rebuilding of Greater Christchurch focuses on metropolitan areas of Greater Christchurch and the rural areas between Rangiora, Rolleston and Lincoln. The objectives, policies and methods in Chapter 6 take precedence within the Greater Christchurch area. Chapter 6 provides a resource management framework for the recovery of Greater Christchurch, to enable and support earthquake recovery and rebuilding, including restoration and enhancement, for the area through to 2028. The purpose of Chapter 6 is to enable recovery by providing for development in a way that achieves the purpose of the Resource Management Act 1991.

#### Chapter Summary

CRPS 2013 Chapters	Assessment of rezoning 726, 732, 734 Main North Road, Kaiapoi
Chapter 1 – Introduction	Chapter 1 does not contain any objectives or policies
Chapter 2 – Issues of Resource Management Significant to Ngai Tahu	The proposal recognises that Te Rūnanga o Ngāi Tahu is the iwi authority and Ngāi Tūāhuriri are recognised mana whenua of Waimakariri District. Assessments of relevant documents have not identified that the submission site contains wahi tapu and other taonga.
Chapter 3 – Resource Management Processes for Local Authorities	This chapter discusses the working relationship of the Regional Council and the District Council. The proposal does not compromise the ability for these matters to be achieved.
Chapter 4 – Provision for Ngai Tahu and their relationship with resources	This chapter sets out the tools and processes that the Canterbury Regional Council will use to engage with Ngāi Tahu as tangata whenua in the management of natural and physical resources. The proposal does not compromise the ability for these matters to be achieved.

## CRPS 2013 Chapters

## Assessment of rezoning 726, 732, 734 Main North Road, Kaiapoi

Chapter 5 – Land use and infrastructure	The proposed rezoning will be consistent with the relevant parts of Chapter 5 because the rezoning will enable people and communities to provide for their social and economic wellbeing and will encourage sustainable economic development by enabling commercial and industrial activities in an appropriate location. The site is accessible and compatible with regionally significant infrastructure, and as the site is not currently used for rural purposes, there will be no additional loss of rural productive land.
Chapter 6 – Recovery and Rebuilding of Greater Christchurch	It is considered that the site is located within “Greater Christchurch” as defined by Map A of the CRPS. The purpose of this submission is to rezone land that is currently consented and used for commercial use to Light Industrial Zone. The submission is therefore not proposing a new area of commercial land as the site is already operational, has existing services and access, and will not adversely affect the existing or planned infrastructure and transport upgrades. The rezoning will enable the ongoing use and development of the site which will sustainably provide for peoples economic and social wellbeing.
Chapter 7 – Fresh Water	The proposed rezoning will not impact upon water flow, groundwater levels or allocation regimes and does not impact on providing sufficient quantities of water in waterbodies. The submission is consistent with this Chapter.
Chapter 8 – The Coastal Environment	The submission site is not located in a coastal environment.
Chapter 9 – Ecosystems and Indigenous Biodiversity	The site is shown in the ecological Geographic Areas Plains and Ecological District Low Plains on the proposed planning maps. However, the site is currently cleared of vegetation and is being used for a commercial use, so it is considered the site has no ecological value.
Chapter 10 – Beds of rivers, lakes and their riparian zones	The submission does not affect Beds of Rivers, Lakes and their Riparian Zones.
Chapter 11 – Natural Hazards	The site is currently used for a commercial purpose and has existing buildings. Therefore, the site is considered suitable for rezoning from a natural hazard perspective.
Chapter 12 – Landscape	The site is not located within or identified as an outstanding natural feature or landscape.

**CRPS 2013 Chapters****Assessment of rezoning 726, 732, 734 Main North Road, Kaiapoi**

	The submission is consistent with this Chapter.
Chapter 13 – Historic Heritage	The proposed rezoning will not cause the loss of any historical or heritage sites, buildings, places and areas.
Chapter 14 – Air Quality	The proposal will not cause a deterioration of ambient air quality.
Chapter 15 – Soils	The proposal will not result in soil erosion, sedimentation of water bodies or the loss of significant vegetation cover.
Chapter 16 – Energy	<p>The site is located close to Kaiapoi and has existing public transport to and from the site. This provides efficient transport connectivity and an efficient use of energy.</p> <p>The submission is consistent with this Chapter.</p>
Chapter 17 – Contaminated Land	The NES for Assessing and Managing Contaminants in Soil to Protect Human Health is not considered relevant to this Submission because although a rezoning request, it is not proposed to change the land use as it is currently being used for industrial, and the rezoning is seeking industrial rezoning.
Chapter 18 – Hazardous Substances	N/A
Chapter 19 – Waste Minimisation and Management	N/A

## Chapter 5 – Land Use and Infrastructure

### CRPS 2013 Chapter 5 Relevant Objectives and Policies

#### Objective 5.2.1 Location, Design and Function of Development (Entire Region)

Development is located and designed so that it functions in a way that:

1. Achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and
2. Enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:
  - a. Maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;
  - b. Provides sufficient housing choice to meet the region's housing needs;
  - c. Encourages sustainable economic development by enabling business activities in appropriate locations;
  - d. Minimises energy use and/or improves energy efficiency;
  - e. Enables rural activities that support the rural environment including primary production;
  - f. Is compatible with, and will result in continued safe, efficient and effective use of regionally significant infrastructure;
  - g. Avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;
  - h. Facilitates the establishment of papakāinga and marae; and
  - i. Avoids conflicts between incompatible activities.

### Assessment of rezoning 726, 732, 734 Main North Road, Kaiapoi

The proposed rezoning is to rezone the site to Light Industrial Zone to reflect the current consented use of the site. The proposal will achieve consolidated growth within an area with existing urban activities.

The proposed rezoning will enable people and communities to provide for their social and economic well-being and health and safety. The proposed rezoning will encourage sustainable economic development by enabling business/industrial activities in an appropriate location.

The site is close to public transport routes and is accessible from State Highway 1 which ensures the site is accessible and compatible with regionally significant infrastructure.

The site is not currently used for rural activities, so there will be no loss in the rural environment or primary productive land.

The proposed rezoning is consistent with the relevant parts of Objective 5.2.1.

## Chapter 6 – Recovery and Rebuilding of Greater Christchurch

### CRPS 2013 Chapter 6 Relevant Objectives and Policies

### Assessment of rezoning 726, 732, 734 Main North Road, Kaiapoi

#### Objective 6.2.1 Recovery Framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

1. Identifies priority areas for urban development within Greater Christchurch;
2. Identifies Key Activity Centres which provide a focus for high quality, and where appropriate, mixed-use development that incorporates the principles of good urban design;
3. Avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;
4. Protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;
5. Protects and enhances indigenous biodiversity and public space;
6. Maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;
7. Maintains the character and amenity of rural areas and settlements;
8. Protects people from unacceptable risk from natural hazards and the effects of sea-level rise;
9. Integrates strategic and other infrastructure and services with land use development;
10. Achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;
11. Optimises use of existing infrastructure; and
12. Provides for development opportunities on Maori Reserves in Greater Christchurch.

The submission is to rezone the site to Light Industrial Zone to reflect the existing consented use of the site.

It is noted that Objective 6.2.1 relates to recovery and rebuilding and it is considered that the recovery and rebuild following the earthworks is mostly complete. Subpart (3) states that urban development outside of existing urban areas should be avoided. It is considered that although not defined on Map A of the CRPS, the site and surrounding sites are not rural in nature (despite their current zoning) and are already urban/commercial/industrial environments.

The proposed rezoning will not adversely affect natural features and landscapes, indigenous biodiversity or public space. The proposed rezoning will not adversely affect the quantity and quality of groundwater, surface water and ambient air quality.

The proposed rezoning will not impede the planning and development of strategic infrastructure, services or transport infrastructure.

The proposed rezoning is consistent with Objective 6.2.1.

#### Objective 6.2.2 Urban form and settlement pattern

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation

The proposed rezoning is to Light Industrial Zone so will not contribute to residential growth or urban residential environments in Greater Christchurch.

Objective 6.2.2 is not considered relevant to this proposed rezoning.

and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

1. Aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:
  - a. 35% averaged over the period between 2013 and 2016
  - b. 45% averaged over the period between 2016 to 2021
  - c. 55% averaged over the period between 2022 and 2028;
2. Providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas, Future Development Areas and brownfield sites;
3. Reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;
4. Providing for the development of greenfield priority areas, and of land within Future Development Areas where the circumstances set out in Policy 6.3.12 are met, on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;
5. Encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;
6. Managing rural residential development outside of existing urban and priority areas; and
7. Providing for development opportunities on Maori Reserves.

#### Objective 6.2.3 Sustainability

Recovery and rebuilding is undertaken in Greater Christchurch that:

1. Provides for quality living environments incorporating good urban design;
2. Retains identified areas of special amenity and historic heritage value;
3. Retains values of importance to Tangata Whenua;
4. Provides a range of densities and uses; and

It is considered that the development of Greater Christchurch is no longer for 'recovery' and 'rebuilding' and the proposed rezoning is to reflect the existing and consented use of the site. The site is not in an area of historic heritage value or an area of Tangata Whenua importance.

The proposed rezoning will enable functionally efficient, prosperous and sustainable industrial/commercial development.



## CRPS 2013 Chapter 6 Relevant Objectives and Policies

## Assessment of rezoning 726, 732, 734 Main North Road, Kaiapoi

5. Is healthy, environmentally sustainable, functionally efficient, and prosperous.

The proposed rezoning is consistent with Objective 6.2.3.

### Objective 6.2.4 Integration of transport infrastructure and land use

Prioritise the planning of transport infrastructure so that it maximises integration with the priority areas and new settlement patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while:

1. Managing network congestion;
2. Reducing dependency on private motor vehicles;
3. Reducing emission of contaminants to air and energy use;
4. Promoting the use of active and public transport modes;
5. Optimising use of existing capacity within the network; and
6. Enhancing transport safety.

The proposed rezoning does not propose any new transport infrastructure. However, the site is well integrated with State Highway 1 which provides access to the north and south of the region.

The dependency on private motor vehicles can be reduced as there is a bus route that runs past the site, and bus stops in close proximity to the sites.

We are aware that NZTA have future plans for the Woodend Bypass that will be a key piece of transport infrastructure. NZTA have confirmed that based on the available information and draft plans, access to the site will be maintained. Therefore, the rezoning of this site to reflect the current land use will be consistent with Objective 6.2.4.

### Objective 6.2.5 Key activity and other centres.

Support and maintain the existing network of centres below as the focal points for commercial, community and service activities during the recovery period:

1. The Central City
2. Key Activity Centres
3. Neighbourhood Centres.

These centres will be high quality, support a diversity of business opportunities including appropriate mixed-use development, and incorporate good urban design principles.

The development and distribution of commercial activity will avoid significant adverse effects on the function and viability of these centres.

The site is not within the Central City, a Key Activity Centre or a Neighbourhood Centre. However, the site will not detract from the ability to provide commercial activity and business opportunities at these centres.

### Objective 6.2.6 Business land development

Identify and provide for Greater Christchurch's land requirements for the recovery and growth of business activities in a manner that supports the settlement pattern brought about by Objective 6.2.2, recognising that:

Objective 6.2.6(2) relates to business land development in the Greater Christchurch area.

The objective states that areas used for existing industrial activities are to be primarily used for that purpose. The proposed rezoning is consistent with this

## CRPS 2013 Chapter 6 Relevant Objectives and Policies

1. The greenfield priority areas for business in Christchurch City provide primarily for the accommodation of new industrial activities;
2. Except where identified for brownfield redevelopment, areas used for existing industrial activities are to be used primarily for that purpose, rather than as a location for new commercial activities;
3. New commercial activities are primarily directed to the Central City, Key Activity Centres, and neighbourhood centres;
4. A range of other business activities are provided for in appropriate locations; and
5. Business development adopts appropriate urban design qualities in order to retain business, attract investment and provide for healthy working environments.

### Policy 6.3.1 Development within the Greater Christchurch area

In relation to recovery and rebuilding for Greater Christchurch:

1. Give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;
2. Give effect to the urban form identified in Map A (page 6.27) by identifying the location and extent of the indicated Key Activity Centres;
3. Enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;
4. Ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;
5. Provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area;
6. Provide for commercial film or video production activities in appropriate commercial, industrial and rural zones within the Christchurch District;
7. Provide for a metropolitan recreation facility at 466-482 Yaldhurst Road; and
8. Avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.

## Assessment of rezoning 726, 732, 734 Main North Road, Kaiapoi

objective as the site is currently used for business/industrial activities and the rezoning is for the site to be rezoned to a suitable zone to reflect this.

The site is not located within a greenfield priority area and is not located within a Key Activity Centre. However, the proposed rezoning is not for a new commercial activity, as the use of the site is existing and consented.

(4) states that a range of other business activities are provided for in appropriate locations. The site is not within a Key Activity Centre but is within an appropriate location with great transport connections to the north and south and has commercial and industrial surrounding land uses.

The proposed rezoning is consistent with Objective 6.2.6.

The site is located within Greater Christchurch as shown on Map A, however the site is not located within a business Greenfield Priority Area or identified as an existing urban area.

(4) states that new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A unless otherwise provided for. It is considered that the proposed rezoning to Light Industrial Zone is not a new urban activity, as the use of the site is existing and has been consented.

For (8), the proposed rezoning is not going to adversely affect the function and viability of the Central City or Key Activity Centres.

It is considered that the proposed rezoning is mostly consistent with the relevant points of Policy 6.3.1.

## CRPS 2013 Chapter 6 Relevant Objectives and Policies

### Policy 6.3.2 Development form and urban design

Business development, residential development (including rural residential development) and the establishment of public space is to give effect to the principles of good urban design below, and those of the NZ Urban Design Protocol 2005, to the extent appropriate to the context:

1. Turangawaewae [...]
2. Integration [...]
3. Connectivity [...]
4. Safety [...]
5. Choice and diversity [...]
6. Environmentally sustainable design [...]
7. Creativity and innovation [...]

### Policy 6.3.3 Development in accordance with outline development plans

Development in greenfield priority areas and rural residential development is to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan. Outline development plans and associated rules will: [...]

### Policy 6.3.4 Transport Effectiveness

Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains and improves movement of people and goods around Greater Christchurch by:

1. Avoiding development that will overload strategic freight routes;
  2. Providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport, and provide opportunities for modal choice;
  3. Providing opportunities for travel demand management;
  4. Requiring integrated transport assessment for substantial developments;
- and

## Assessment of rezoning 726, 732, 734 Main North Road, Kaiapoi

The site is established and consented with an existing commercial use. This submission is not proposing an Outline Development Plan or design of the site.

Any future development of the site will be subject to the District Plan, Regional Plan and any consenting requirements.

This submission is not proposing an outline development plan. Policy 6.3.3 is not considered to be relevant.

The site has existing access via an access road from State Highway 1. The proposed rezoning is to reflect the current use of the site, and any transport effects have already been determined during the resource consent process.

The ongoing use and development of the site will be integrated with the existing transport network and any future transport upgrades and transport planning.

The proposal will be consistent with Policy 6.3.4.

## 5. Improving road user safety.

## Policy 6.3.5 Integration of land use and infrastructure

Recovery of Greater Christchurch is to be assisted by the integration of land use development infrastructure by:

1. Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery;
2. Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:
  - a. Optimise the efficient and affordable provision of both the development and the infrastructure;
  - b. Maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
  - c. Protect investment in existing and planned infrastructure;
  - d. Ensure that new commercial film or video production facilities are connected to reticulated water and wastewater systems; and
  - e. Ensure new development does not occur until provision for appropriate infrastructure is in place;
3. Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;
4. Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28) and enabling commercial film or video production activities within the noise contours as a compatible use of this land; and
5. Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and

The proposed rezoning of the site to Light Industrial Zone is to be consistent with the existing and consented use of the site. Therefore, this submission is not proposing new development, but instead better enabling business/commercial development.

The proposed rezoning and ongoing use of the site will be coordinated and integrated with transport and infrastructure.

effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.

#### Policy 6.3.6 Business Land

To ensure that provision, recovery and rebuilding of business land in Greater Christchurch maximises business retention, attracts investment, and provides for healthy working environments, business activities are to be provided for in a manner which:

1. Promotes the utilisation and redevelopment of existing business land, and provides sufficient additional greenfield priority area land for business land through to 2028 as provided for in Map A;
2. Recognises demand arising from the relocation of business activities as a result of earthquake damaged land and buildings;
3. Reinforces the role of the Central City, as the city's primary commercial centre, and that of the Key Activity Centres;
4. Recognises that new commercial activities are primarily to be directed to the Central City, Key Activity Centres and neighbourhood centres where these activities reflect and support the function and role of those centres; or in circumstances where locating out of centre, will not give rise to significant adverse distributional or urban form effects;
5. Recognises that new greenfield priority areas for business in Christchurch City are primarily for industrial activities, and that commercial use in these areas is restricted;
6. Recognises that existing business zones provide for a range of business activities depending on:
  - i. The desired amenity of the business areas and their surrounds; and
  - ii. The potential for significant distributional or urban form effects on other centres from new commercial activity.
7. Utilises existing infrastructure availability, capacity and quality;
8. Ensures reverse sensitivity effects and conflicts between incompatible activities are identified and avoided or mitigated against;
9. Ensures close proximity to labour supply, major transport hubs and passenger transport networks;

The proposed rezoning to Light Industrial Zone promotes the utilisation of existing land that is used for business purposes.

The commercial use of the site does not detract from the Central City or Key Activity Centres.

The submission is not to create new commercial activities or business land, as the site is already used for commercial use.

The site is already consented and serviced for commercial/industrial use and has existing servicing to the site.

It is not anticipated that there will be any reverse sensitivity effects from the proposed rezoning, as the site use and surrounding site uses are existing. The site is also in close proximity to a public transport route and State Highway 1 which provides access to the north and south.

It is considered that the proposal is consistent with the relevant parts of Policy 6.3.6.

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10. Encourages self-sufficiency of employment and business activities within communities across Greater Christchurch;
  11. Promotes, where appropriate, development of mixed-use opportunities, within Key Activity Centres provided reverse sensitivity issues can be appropriately managed; and
  12. Incorporates good urban design principles appropriate to the context of the development.
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Policy 6.3.7 Residential location yield and intensification.

The submission is not proposing to rezone land for residential use. Therefore, Policy 6.3.7 is not considered relevant.

1. In relation to residential development opportunities in Greater Christchurch:
  2. Subject to Policy 5.3.4, residential greenfield priority area development shall occur in accordance with Map A. These areas are sufficient for both growth and residential relocation through to 2028.
  3. Intensification in urban areas of Greater Christchurch is to be focused around the Central City, Key Activity Centres and neighbourhood centres commensurate with their scale and function, core public transport routes, mixed-use areas, and on suitable brownfield land.
  4. Intensification developments and development in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):
  5. 10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;
  6. 15 household units per hectare in greenfield areas in Christchurch City;
  7. Intensification development within Christchurch City to achieve an average of:
  8. 50 household units per hectare for intensification development within Christchurch City;
  9. 30 households units per hectare for intensification development elsewhere.
  10. Provision will be made in district plans for comprehensive development across multiple or amalgamated sites.
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11. Housing affordability is to be addressed by providing sufficient intensification and greenfield priority area land to meet housing demand during the recovery period, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing.

Policy 6.3.8 Regeneration of brownfield land

To encourage and provide for the recovery and regeneration of existing brownfield areas through new comprehensive residential, mixed-use of business developments, provided such activities will ensure the safe and efficient functioning of the transport network and will not have significant adverse distributional or urban form effects on the Central City, Key Activity Centres and neighbourhood centres, or give rise to significant reverse sensitivity effects.

The site is not a brownfield site; therefore, Policy 6.3.8 is not considered relevant.

Policy 6.3.9 Rural residential development

In Greater Christchurch, rural residential development further to areas already zoned in district plans as at 1st January 2013 can only be provided for by territorial authorities in accordance with an adopted rural residential development strategy prepared in accordance with the Local Government Act 2002, subject to the following...

The submission is not proposing to rezone land for rural residential development. Therefore, Policy 6.3.9 is not considered relevant.

Policy 6.3.10 Maori Reserves

Policy 6.3.10 is not relevant to this submission.

Policy 6.3.11 Monitoring and Review

Policy 6.3.11 is not relevant to this submission.

## Appendix D. Proposed District Plan Assessment

### Proposed Waimakariri District Plan

The proposed Waimakariri District Plan was publicly notified for consultation on 18 September 2021. The objectives and policies in the proposed District Plan have been considered for the assessment of this rezoning submission.

#### Relevant Objectives and Policies

SD-O2 Urban Development

Urban Development and Infrastructure that:

1. is consolidated and integrated with the urban environment;
2. that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors;
3. utilises the District Council's reticulated wastewater system, and potable water supply and stormwater infrastructure where available;
4. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve the housing bottom lines in UFD-O1;
5. supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being:
  - a. the primary centres for community facilities;
  - b. the primary focus for retail, office and other commercial activity; and
  - c. the focus around which residential development and intensification can occur.
6. provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency;
7. provides people with access to a network of spaces within urban environments for open space and recreation;
8. supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga;
9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and

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The proposed rezoning is not proposing any new areas of urban development or infrastructure because the site is already used for industrial and commercial uses and the proposed rezoning to LIZ to just to reflect this. Only a few points of SD-O2 are considered relevant.

The rezoning will recognise the existing character and amenity value of the site, as it will reflect this.

The rezoning will also enable business to prosper within a zoned industrial area which is suited to the scale of activity.

The proposal is considered consistent with the relevant parts of SD-O2.



## Relevant Objectives and Policies

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10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1.

### SD-O4 Rural land

Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that it remains available for productive rural activities by:

1. Providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resource of Rural Zones and limit other activities; and
2. Ensuring that within rural areas the establishment and operation of rural production activities are not limited by new incompatible sensitive activities.

The submission is to rezone the site from Rural Lifestyle Zone to Light Industrial Zone. Therefore, SD-O4 for Rural Land is not considered relevant.

UFD-O2 Feasible development capacity for commercial activities and industrial activities

Sufficient feasible development capacity to meet commercial and industrial development demand.

The proposed rezoning will enable land currently used for industrial purposes to be zoned industrial to provide sufficient feasible capacity to meet demand.

The proposal is consistent with UFD-O2.

UFD-P5 Identification/location and extension of Industrial Zones

Provide for the extension of existing Industrial Zones and locate and develop new industrial activities to implement the urban form identified in the Future Development Strategy or WDDS.

The proposed rezoning will provide for an existing industrial use of the land reflected by a new industrial zoning. The site is not specifically identified as an area for industrial growth in the WDDS, however the WDDS identifies that monitoring of the uptake of existing rural land will be required to consider the supply of further industrial land. It is considered that the land is already used for an industrial use which demonstrates the demand for it to be rezoned.

The proposal is consistent with UFD-P5.

UFD-P8 Mechanism to provide additional Industrial Zones

If proposed, ensure any plan change to create new, or expanded existing Industrial Zones;

1. manages adverse effects at the interface between Industrial Zones and arterial roads, rural zones, residential zones and open space and recreation zones, through methods such as building setbacks and landscaping;
2. provides for development of greenfield areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas; and

The proposed zone an area of land already used for industrial use and has considered the points in UFD Policy 8.

The site has three interfaces with rural zoned land, and one interface with an access road. The site is adjoined by rural zoned land used for a holiday park on the north and east boundaries and a paddock on the south boundary as part of a wider site owned by Christchurch Ready-Mix Concrete Limited. There is established tree planting on the interface with the holiday park which provides a visual buffer to the site.

The site is currently used for industrial uses and therefore there is existing infrastructure servicing the site.

## Relevant Objectives and Policies

3. locates new industrial zones in locations adjacent to existing urban environments where it can be efficiently serviced by infrastructure
4. is informed through the development of an ODP.

### INZ-O1 Support and growth of industry

Sufficient, feasible and available industrial zoned land to meet demand and to support employment and economic growth.

### INZ-O2 Role and function of Industrial Zones

Industrial Zones that:

1. provide opportunities for light, general and heavy industrial activities in identified zoned areas to meet the diverse needs of a range of industrial activities; and
2. avoid adverse effects on the role and function of Town Centres; and
3. do not undermine investment in public amenities in the Town and Local Centre Zones

### INZ-O3 Managing the effects of industrial activities

The adverse effects of industrial activities are avoided, remedied or mitigated:

1. within the zone where these may constrain the establishment and operation of industrial activities; and
2. at the interface with non-industrial zones to achieve the anticipated amenity values for those adjacent zones.

### INZ-P1 Anticipated activities in Industrial Zones

Provide for a range of industrial activities to occur in identified industrial zones, including providing for the following activities;

1. small scale ancillary offices where these are necessary to support a primary activity anticipated in the industrial zones;
2. small scale ancillary retail that is necessary to support a primary activity anticipated in industrial zones and is limited to the sale of products manufactured or processed on site;
3. warehousing, yard-based activities, and trade suppliers outside of the Heavy Industrial Zone;

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The site is not adjacent to existing urban environments; however, it can be, and is currently, efficiently serviced by infrastructure for the current industrial use.

The site is not creating new industrial land as the site is already being used for an industrial use, therefore it is considered that an ODP is not required.

The proposal is mostly consistent with UFD-P8.

The proposed rezoning will contribute to the supply of industrial zoned land to meet demand and to continue to support employment and economic growth.

The proposal is consistent with INZ-O1.

The proposed rezoning will provide an opportunity for a light industrial zone to cater for industrial and commercial activities. The proposal will not have adverse effects on the role and function of Town Centres or Local Centre Zones as these activities would not be suitable or appropriate for the Town Centre or Local Centre Zone.

The proposal is consistent with INZ-O2.

The proposed rezoning to light industrial will not provide for a significant change in land use as the site is currently being used for activities permitted in the light industrial zone.

There is not anticipated to be an increase in adverse effects due to the proposed rezoning and the interfaces.

The proposal is consistent with INZ-O3.

The proposed rezoning to light industrial will enable a range of land uses including those listed in INZ-P1. The proposal is considered consistent with this policy.

## Relevant Objectives and Policies

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4. emergency services or non-custodial community corrections facilities outside of the Heavy Industrial Zone;
5. small-scale cafes and dairies that are primarily supporting the needs of workers and businesses in the Light and General Industrial Zone; and
6. community activities in the Light and General Industrial zones where these are compatible with the role and function of the zone, and do not result in a shortfall of Light and General Industrial land.

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### INZ-P2 Adverse effects on Town and Local Centres

Avoid retail activity, office, commercial services and other non-industrial activities that could individually or cumulatively adversely affect the role and function of town centres and undermine investment in public amenities and facilities in the Town and Local Centre Zones.

The proposed rezoning would match the existing light industrial and commercial use of the site and would not have adverse effects on the Town and Local Centre Zones. The proposal will be consistent with INZ-P2.

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### INZ-P3 Brownfield redevelopment

Where industrial activity is no longer undertaken on a site, consider the redevelopment of brownfield sites for more intensive commercial and mixed use activities where:

1. the brownfield site is abandoned, underutilised or no longer designated land, that is not surrounded by existing industrial activities;
2. any commercial or mixed use development will not give rise to reverse sensitivity effects on existing industrial activities, or other effects that may hinder or constrain the establishment or ongoing operation or development of industrial activities and strategic infrastructure; and
3. the redevelopment maintains the strategic role of commercial centres as the focal points for commercial and other activities, and the efficient and effective use of land and/or community and transport infrastructure investment in centres.

This policy is not applicable to this site or the submission.

## Relevant Objectives and Policies

### INZ-P4 Intensification of existing Industrial Zones

Enable industrial activities in industrial zones to redevelop, intensify, and expand provided they do not have a significant adverse effect on the character and amenity values of adjacent zones.

### INZ-P5 Avoid sensitive activities within Industrial Zones

Maintain and support the function of industrial zones through avoiding any sensitive activities, such as residential and visitor accommodation, in industrial zones with the potential to hinder or constrain the establishment or ongoing operation or development of industrial activities.

### INZ-P6 Managing adverse effects within Industrial Zones

Manage the effects of development and activities in industrial zones including visual, traffic, noise, and glare through controls on building bulk, form, setbacks, landscaping, screening and traffic movements. Such management is to be focused:

1. at the interface with an arterial road fulfilling a gateway function; and
2. at the interface with adjacent non-industrial zones, so that the amenity values of those adjacent zones are maintained or enhanced, recognising that amenity values may be lower than that experienced in zones that are not close to industrial activities.

### LIZ-O1 Provision of light industrial activities

Light industrial and space intensive commercial activities are enabled where the adverse effects of these activities within the zone and on adjacent non-industrial zones results in an acceptable level of amenity values.

### LIZ-P1 Compatible effects

Recognise and provide for light industrial and other compatible activities that can operate in close proximity to, and provide a buffer for, more sensitive zones due to their hours of operation and nature and limited effects of activities including noise, signs, odour, and traffic.

### LIZ-P2 Amenity effects

Adverse amenity effects within the zone, and on the amenity values of neighbouring zones are managed.

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The proposed rezoning to LIZ would enable the industrial activities on the site to continue, redevelop, intensify and expand without having adverse effects on the character and amenity values of adjacent zones. The rezoning is consistent with INZ-P4.

This submission is not seeking to have sensitive activities within the site. Therefore, the proposal is consistent with INZ-P5.

The site is currently used for industrial and commercial uses, therefore the rezoning of the site to LIZ will not change the use of the site and is unlikely to have any significant adverse effects.

The interface with the surrounding rural zoned land has been considered, however it is noted that the surrounding land is not used for rural purposes either. It is considered that the amenity will not change due to the proposed rezoning and the use of the site is expected to continue. The proposal is consistent with INZ-P6.

The rezoning of the site will enable light industrial and commercial activities; however, it is considered that any adverse effects of these will be less than minor and acceptable. The proposal is consistent with LIZ-O1.

This submission is to rezone the site to light industrial zone, and the surrounding land is proposed to be rural lifestyle zone. Therefore, it is not anticipated that the site will be in close proximity to a sensitive zone and therefore, not anticipated to have adverse effects on the sensitive activities.

Any adverse effects on amenity and the amenity values of neighbouring zones will be managed and are likely to be less than minor. The proposal is consistent with LIZ-P2.