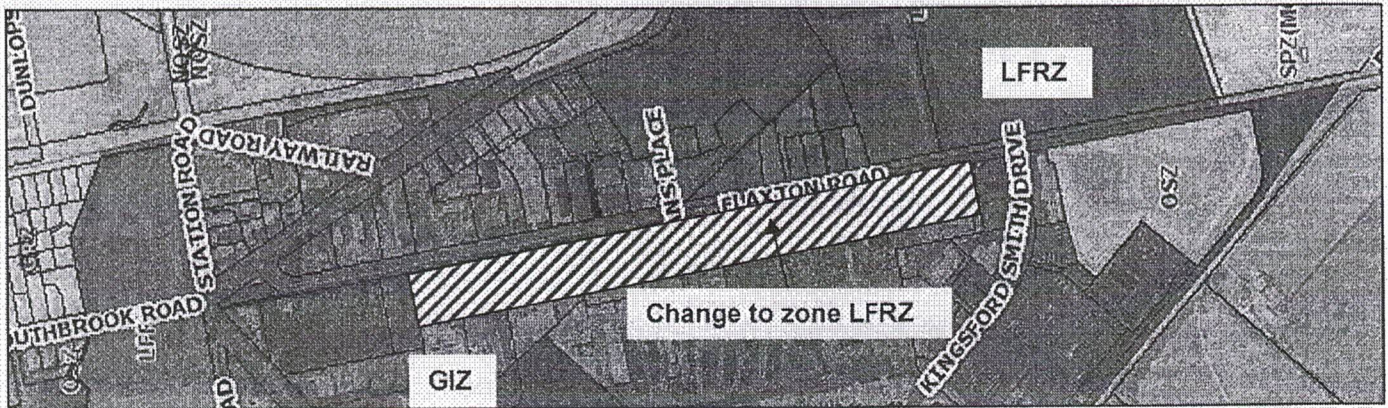


I urge you in the long term interest of protecting your business to make a submission to the WDC 2021 district plan along the lines of:

'I \_\_\_\_\_ request WDC planners to modify the Flaxton Road large format retail zone (LFRZ) to include the west side of Flaxton Road', as per the below drawing



You also may want to discuss this with our

- Mayor Dan Gordon                      Email: [mayor@wmk.govt.nz](mailto:mayor@wmk.govt.nz)

Or WDC councillors

- Joan Ward Email: [joan.ward@wmk.govt.nz](mailto:joan.ward@wmk.govt.nz)
- Paul Williams Email: [paul.williams@wmk.govt.nz](mailto:paul.williams@wmk.govt.nz)

Or WDC planner

- Matthew Bacon Email: [matthew.bacon@wmk.govt.nz](mailto:matthew.bacon@wmk.govt.nz)

Any questions are welcome, phone Daniel on (021) 33 66 23

Thank you

Thank you

*John*

Daniel Smith

Attachments:

A1 – Drawing

B1/3 – Submission form



# DM & AD Smith Investments Ltd

315 Flaxton Road, Rangiora, North Canterbury, New Zealand 7400

Phone: +64 (0) 3 313 9902

Email: [daniel@danielsmith.co.nz](mailto:daniel@danielsmith.co.nz)

## CORRESPONDENCE TRANSMISSION SHEET

**To:** CRT Farmlands, Brand Mowers, Promax Plastics, RD1,  
**Attention:** BNT, ICS Manufacturing, ICON Marine, The Pie Bin,  
**Email:** Redpaths, Lifestyle Irrigation, Wilson Print, 100% Electrical,  
**Phone:** Hunting & Fishing, Floor Pride, The Sport Shop, Humes  
**Date:** 2 November 2021  
**Page:** 1 of 6  
**Ref:** WDC 2021 District Plan

**DSI Ref:** DP21-001

<a href="mailto:ross.patching@farmlands.co.nz">ross.patching@farmlands.co.nz</a>	<a href="mailto:tony@brandlogging.co.nz">tony@brandlogging.co.nz</a>	<a href="mailto:walter@promaxplastics.co.nz">walter@promaxplastics.co.nz</a>	<a href="mailto:steve.loizou@fonterra.com">steve.loizou@fonterra.com</a>
<a href="mailto:roger.evans@bntnz.co.nz">roger.evans@bntnz.co.nz</a>	<a href="mailto:ian@icsman.co.nz">ian@icsman.co.nz</a>	<a href="mailto:andrew@iconbrands.co.nz">andrew@iconbrands.co.nz</a>	<a href="mailto:puthirath.kong@gmail.com">puthirath.kong@gmail.com</a>
<a href="mailto:m.quigley@redpaths.co.nz">m.quigley@redpaths.co.nz</a>	<a href="mailto:anita@lifestyleirrigation.nz">anita@lifestyleirrigation.nz</a>	<a href="mailto:office@wilsonprint.co.nz">office@wilsonprint.co.nz</a>	<a href="mailto:brucenicol@xtra.co.nz">brucenicol@xtra.co.nz</a>
<a href="mailto:dean@nchuntingandfishing.co.nz">dean@nchuntingandfishing.co.nz</a>	<a href="mailto:mark@floorpriderangiora.co.nz">mark@floorpriderangiora.co.nz</a>	<a href="mailto:info@thesportshop.co.nz">info@thesportshop.co.nz</a>	<a href="mailto:Belinda.Corder-Kruger@fbu.com">Belinda.Corder-Kruger@fbu.com</a>

The WDC 2021 District Plan is available for public view and comment.

I write to bring to your attention that in the proposed 2021 District Plan WDC have modified the zoning of the DM & AD Smith Investments Ltd Flaxton Road (west) land from the previous zoning of Business 2 to a GIZ (general industrial zone). Please refer to the drawing attached A1.

Over the past decade and including many Daniel Smith / WDC planner meetings in 2020 / 2021 I have lobbied to retain the zoning of the Flaxton Road frontage land to be able to operate retail activity.

At this moment DASI have many tenants all providing retail services. The tenants are:

269	CRT Farmlands	311	Cowan Trailers	333a	RD1	343a	100% Electrical
275	Brand Mowers	315	DSI	333b	Nairn	343b	Hunting & Fishing
279a	Promax Plastics	317a	The Pie Bin	333c	Vacant	343c	Floor Pride
299a	Lineside 4x4	317b	Access Health	341a	Redpaths	345a	The Sport Shop
303	ICS Manufacturing	319	BNT	341b	Lifestyle Irrigation	345b	NCRST Gym
305a&b	ICON Marine	323	Allied Truckstop	341c	Wilson Print	347a	Humes
307	Brook Trucks	325	Burbidge Auto	341d	Badges & Medals	347b	VTNZ

WDC 2021 district planners have had the foresight to zone the east side of Flaxton Road large format retail zone and the previous B2 zone, Pak n Save and McAlpines land to the new large format retail zone BUT WDC have rejected my Daniel Smith's request to have the land on Flaxton Road west zoned retail (LFRZ).

We and I mean Daniel Smith as landlord and you as tenant have an opportunity to put a submission to the WDC 2021 district plan. This must be done before 5pm on 26 November 2021.

2021 district plan submissions are to be on the format as per the attachment B1/3.

I am of the opinion that WDC are going back on their word and being a bit hypercritical as back in 2013 / 2015 WDC developed and promoted land at Southbrook and advertised / sold B2 land with retail activity allowed.

### Zoning WDC Flaxton Rd / Kingsford Smith Dve development

The land is Zoned Business 2 under the Waimakariri District Plan. This zone encompasses most of the commercial zoned land outside the immediate town centres of Rangiora and Kaiapoi. It caters for a range of industrial and other activities including service / retail, processing, manufacturing / associated retail, storage, repair retail, depots, and utilities. Further zoning details can be obtained from [www.waimakariri.govt.nz/services/planning-resource-consents/district\\_plan.aspx](http://www.waimakariri.govt.nz/services/planning-resource-consents/district_plan.aspx)



## 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: Lifestyle Integration

Email address: andrew@lifestyleintegration.nz

Phone (Mobile): 022 382 0415 Phone (Landline): 03 313 3155

Postal Address: 341 B Flaxton Road Rangiora Post Code: 7400

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)*

*As per correspondence attached.*




## 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

24.11.21

(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](mailto: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**