



PlanCreative

Mail: PO Box 10318, Christchurch, 8145
Phone: (029) 963 8727
Email: ray@plancreative.co.nz

Waimakariri District Council,
Private Bag 1005,
Rangiora, 7440

Via email: developmentplanning@wmk.govt.nz

21 November 2022

To Whom it May Concern,

RE: FURTHER SUBMISSIONS IN RELATION TO THE PROPOSED LOCAL CENTRE ZONE RULES

The following is a further submission in response to submissions of others made to the proposed Local Centre Zone (LCZ) rules in the proposed Waimakariri District Plan. This submission has been prepared by PlanCreative Limited on behalf of the Mandeville Village Limited Partnership (and not Callum Ross as noted in the Council's submissions summary table).

Background

A complete background to the Mandeville Village development has been provided in the original submission lodged by Urbis TPD Limited on 26 November 2021. Of note is that this commercial development established via PC33 to the operative District Plan, and has a selection of site specific District Plan rules applicable to it.

The purpose of the operative Business 4 zoning is to provide the commercial hub for the wider Ohoka / Swannanoa area. As part of the PC33 process, specific issues such as potential retail effects upon town centres and mitigation of potential traffic effects were considered.

Mandeville Village Limited Partnership has subsequently heavily invested in the development of this site in accordance with the operative District Plan rules.

Summary of the Original Submission

The Mandeville Village Limited Partnership was pleased that the hierarchy approach to commercial centres has been retained in the notified version of the proposed District Plan, and that, in general terms, the proposed LCZ objectives, policies and rules reflect most of the operative objectives, policies and rules that apply to the 468 Mandeville Road site (a notable omission is an equivalent to Rule 31.2.1 which enables a grocery tenancy up to 1,000m² GFA to establish on the site).



The Mandeville Village Limited Partnership has already presented submissions in relation to this zone, and in particular the proposed District Plan rules as they relate to the Mandeville Village development located at 468 Mandeville Road. These submissions have been numbered 168.1 plus 168.4 to 168.9. In summary, these submissions supported the following rules as notified in the proposed District Plan:

- 168.1 Which relates to the proposed zoning of the entire site to LCZ as originally notified;
- 168.4 To retain RCZ-R4, which relates to a maximum retail GFA of 2700m² on the village site, as originally notified;
- 168.5 To retain RCZ-R5, which relates to commercial activities being permitted, as originally notified;
- 168.6 To retain RCZ-R6, which relates to commercial services being permitted, as originally notified;
- 168.7 To retain RCZ-R14, which relates to educational activities being permitted, as originally notified;
- 168.8 To retain RCZ-R16, which relates to food and beverage activities being permitted, as originally notified;
- 168.9 To retain RCZ-R19, which relates to service station activities being permitted, as originally notified;

In the submitter's opinion, the proposed objectives policies and rules for the Local Centre Zone as notified will ensure that the future expansion of the Mandeville Village development will meet the needs of the surrounding environment. These needs are identified as being to provide for the daily and weekly convenience retail needs for the growing rural residential population surrounding Mandeville. The objectives and policies will ensure that larger format retail and commercial activities are located in established urban centres within the district

Further Submissions

The proposed LCZ objectives, policies and rules have been the subject of submissions of other parties. The attached table presents the submission number, the proposed rule number, a summary of the submission of others, and the further submission of the Mandeville Village Limited Partnership in response.



Presentation of Submission

More detail on the further submissions presented in the attached table will be provided at the hearing in due course. Therefore, **we do wish to be heard in support of this submission.**

If others make similar submissions, we will consider presenting a joint case at any hearing.

I trust the above is sufficient, however if you require any further information then please do not hesitate to contact me directly on 029 963 8727 or ray@plancreative.co.nz.

Yours faithfully,



Ray Edwards



Sub No.	Submitter Name	Proposed Rule No.	Their relief sought	Further submission of the Mandeville Village Limited Partnership
282.71	Forme Planning Limited	LCZ-R4	Increase the 450m ² maximum GFA limit or exclude supermarkets from these limits.	<p>Oppose. The purpose of this rule is to reflect the hierarchy approach to retailing across the district. Supermarkets should be limited to establishing in the TCZ as a permitted activity.</p> <p>Note, existing Rule 31.2.1, which enables a grocery tenancy up to 1,000m² GFA to establish on the site at Mandeville Village should be retained given this site is identified as the key activity centre for the Mandeville, Swannanoa, Ohoka area.</p>
282.126		LCZ-R1		
282.127		LCZ-R1	Make supermarkets a permitted activity in the LCZ	
282.145		LCZ		
282.13		LCZ-O1	Avoiding all adverse effects to high threshold for activities in lower order centres. Supermarkets should be recognised as appropriate activities which enable self-sufficient centres at all levels of the centre hierarchy.	
282.14		LCZ-P1	Increase the scale of development permitted in the LCZ	
408.57	Aurecon NZ Limited	LCZ – R1 b)	Amend LCR 1 b) to be less than 1000m ² GFA	Partially oppose. This rule needs to be modified to reflect operative District plan rule 31.2.1 which enables a grocery tenancy up to 1,000m ² GFA to establish on the 468 Mandeville Road site.
408.60		LCZ-R16	Increase the maximum floor area for food and beverage outlets from 300m ² GFA to 500m ² GFA	Oppose. The purpose of this rule is to reflect the hierarchy approach to retailing across the district. Food and beverage outlets in the LCZ should be limited to a scale that reflects their function to service an immediately surrounding area.
325.304	Kainga Ora	LCZ-BFS1	Increase the height limit from 10m to 12m	Oppose. There is not need for structures up to 10m high in the NCZ.
412.22	Templeton Group	LCZ-BFS1		
325.300	Kainga Ora	LCZ-P1	Relocate policy control on centre size to the commercial and mixed use zones.	Oppose. Kainga Ora submits from a residential development perspective. The purpose of this rule is to reflect the hierarchy approach to retailing across the district.
408.56	Aurecon NZ Limited	LCZ-P1	Delete the requirement for a maximum of 15 shops in the LCZ.	Support. Overall centre size is controlled by the rule to up to 4,000m ² GFA. Removing the 15 shop constraint will provide leasing flexibility and better overall outcomes within each LCZ.

