

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 do not wish to speak in support of my/our submission

If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature _____

Date _____

(If you are making your submission electronically, a signature is not required)

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your submission to: Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

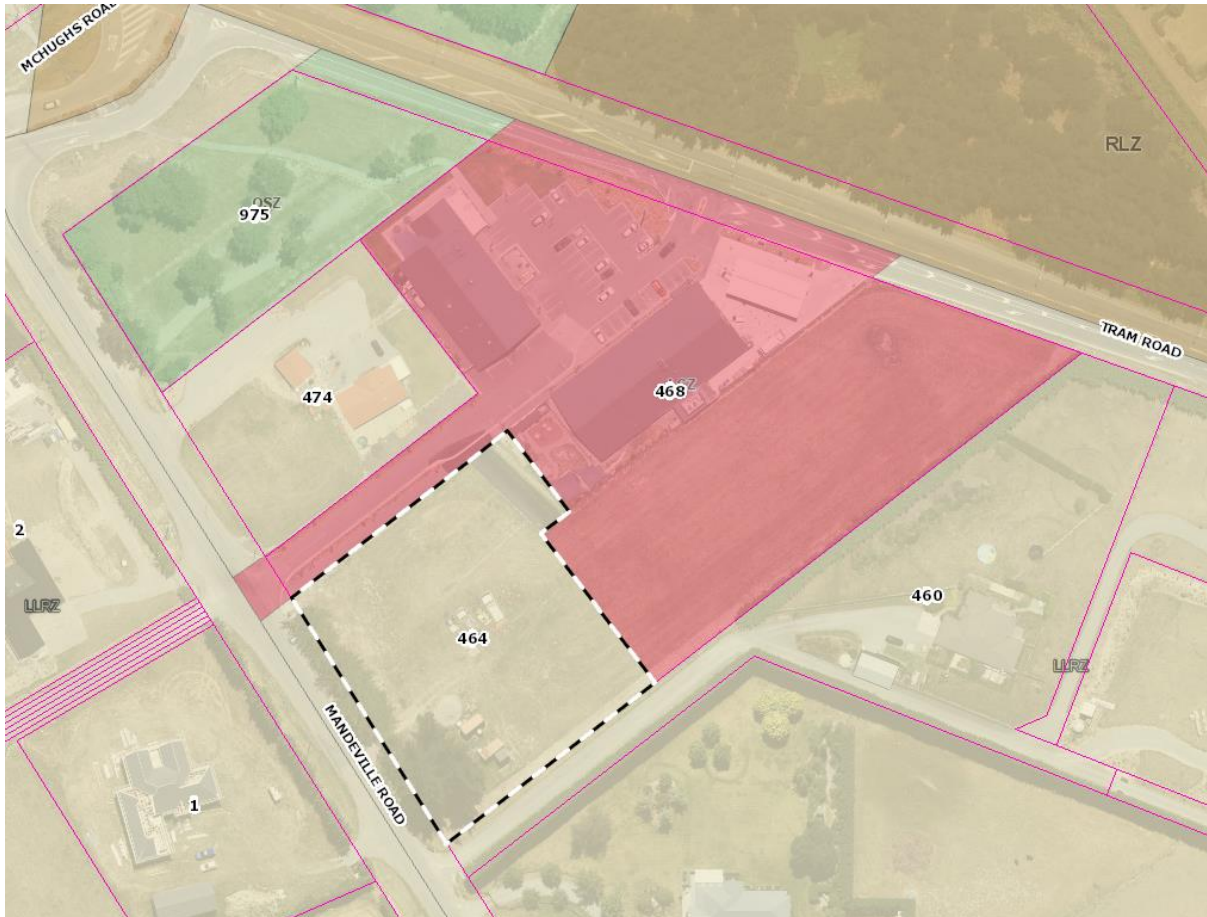
Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates

Submission continued

The four areas (464 and 474 Mandeville Road, 464 Mandeville Road, Mandeville Village, Mandeville Village vacant land) form a natural pocket of contiguous land which would be viewed by most market participants as being a logical progression to commercial use (highest and best use of the land). This is clearly shown by the extract from the proposed plan below with the areas identified as being 464, 468 and 474 Mandeville Road:



464 Mandeville Road is currently a vacant site but has recently been issued with a consent for a light industrial hire centre type of activity (RC205261). The consent provided for a wide buffer area along the south eastern boundary as well as a set back to the north. There is a right-of-way easement that crosses the northern part of the site which will provide access to the commercially zoned land adjoining Mandeville Village.

474 Mandeville Road has been improved with a residential dwelling and garage. Notwithstanding the existing and proposed residential zoning, the current configuration this property lends itself to commercial office, health, or child care type usage (subject to resource consents). As previously mentioned, the southern side of this property is bounded by wide driveway to the Mandeville Village which has a proposed LCZ zone.

This pocket of property is enclosed by roading to the north and south. There is a natural buffer to the west with this land is zoned open space. There are lifestyle properties on the south western side of Mandeville Road opposite 464 and 474 Mandeville Road. However, the road acts as a buffer and any additional traffic associated with the commercial use of these properties could be controlled with traffic limits.

There are also lifestyle type properties that adjoin 464 Mandeville Road and the Mandeville Village vacant land to the south east. The neighbouring property is known as 460 Mandeville Road. The land associated with the Mandeville Village has the proposed LCZ Zone. 464 Mandeville Road has a similar south eastern boundary, but with the proposed zone is LLRZ. This property has the advantage over the Mandeville Village land in that there is a shared driveway that acts as a permanent buffer to any commercial – industrial type activities that could be generated from 464 Mandeville Road.

This location has experienced significant population growth with the popularity in part due to the accessibility of localised commercial and retail type services. Evidence of the popularity of the commercial services is the appetite of the owners of Mandeville Village to purchase the additional land for expansion from 464 Mandeville Road.

The population growth for the Waimakariri District is projected to continue and it can be expected that a location like Mandeville which caters for a range of traditional rural farming enterprises through to rural – residential properties would also continue to expand. It therefore follows that providing for additional commercial land for future needs within already existing encapsulated location would benefit the wider community in the future. As previously mentioned, the highest and best use of the two sites would be viewed in the marketplace as being a commercial – retail type activity.

The proposed residential zoning places additional and unwarranted costs on an owner of this property to achieve what is likely to be the logical use of this land in the future. Rezoning at this time to the commercial zone is optimal for the current and future owners, the surrounding community, and potential business owners. A commercial precinct which is not just limited to one owner is of more benefit to the community as it offers a wider range of potential activities, and the rental market is not dominated by an owner who effectively has a monopoly on all commercial – retail businesses in this location.

Lastly, as previously mentioned 464 Mandeville Road has been issued with a resource consent for a non-residential activity. Effectively this places 474 Mandeville Road in an isolated residential position given that there is a commercial zone to the north, the consented non-residential activity to the south-east, and a reserve to the west. For residential properties having a commercial and / or industrial neighbour can have a detrimental impact on the value of the residential property. It also detracts from the enjoyment of the residential occupation.

In conclusion, altering the proposed zoning from LLRZ to LCZ is the optimal zoning for the two properties. It future proofs this location by given the potential for business expansion in an area which is already clearly defined. It also reflects the type of activities that the market perceives is the highest and best use of the two properties.