

Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 25/11/2021

Submission Reference Number #:110

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

R [redacted], A [redacted], J [redacted] and K [redacted] Williams

New Zealand

Email: silverstreamlifestyle@gmail.com

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- N/A

Are you 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 effects of trade competition

- N/A

Submission points

Point 110.1

Section: INZ - General Objectives and Policies for all Industrial Zones

Sub-section: Policies

Provision:

Anticipated activities in Industrial Zones

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

following activities:

INZ-P1

1. small scale ancillary offices where these are necessary to support a primary activity anticipated in 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;
4. emergency services or non-custodial community corrections facilities outside of the Heavy Industrial Zone;
5. small-scale cafés 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.

Sentiment: Amend

Submission:

Anticipated activities in Industrial Zones

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

INZ-P1

1. small scale ancillary offices where these are necessary to support a primary activity anticipated in 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;
4. emergency services or non-custodial community corrections facilities outside of the Heavy Industrial Zone;
5. small-scale cafés 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.

Relief sought

My Submission is to rezone 274 Giles Road, 75 Ohoka Road and 91 Ohoka Road from Rural Lifestyle Zone (RLZ) to Light Industrial Zone(LIZ). 75 Ohoka Road is owned by my wife an I, my son and his wife own 274 Giles Road and the Council owns 91 Ohoka Road. These properties are between Giles Road and Island Road.

These 3 blocks of land adjoin the south side of the new arterial road (Ohoka Road) that was constructed around the edge of the Silverstream subdivision. The area of the three lots is 4.2999ha, and is generally in the shape of a long narrow rectangle with a road frontage to Ohoka Road of around 300m and 100m to the back boundary. This wide, straight piece of road gives good visibility for any vehicles pulling into, or out of, any future business along the road, much like that that occurs in Southbrook opposite the Transfer station. This land is excellently located very near to the Northern Motorway with both on and off ramps for north and south bound traffic.

Since its construction, this new road has become a much busier carriageway than the old Island Road as people who traditionally would have used Lineside Road, Fernside Road to access Western Rangiora now use this, much more convenient route. The rebuilding of Skewbridge over the Cust Main Drain will bring added safety benefits that will also likely see more traffic using this route.

The traffic speed in this areas has recently been reduced to 60kmh which would be much more suitable to LIZ than the previous speed 80kmph? limit.

This area is ideally suited to LIZ, possibly with mixed use including single storied business premises along with two storied buildings with owners occupying a residence above. I have also already approached a fuel company, that is yet to have a presence in North Canterbury, and they would be keen to have further discussions once they know the land has been rezoned.

I also understand St John's had expressed and interest in the Council owned land at 91 Ohoka Road. I note that emergency

services are a permitted activity of Light and General Industrial land.

Waimakariri has one of the fastest growing populations in the country so it only follows that the area of land set aside for light industrial activities to support that growth will also need to increase.

The services required to support a Light Industrial should be available from Silverstream or nearby Kaiapoi itself.

I urge the Council to support my request for this rezoning change and look forward to discussing this further during the hearings on submissions. You may consider extending the zone to include further areas of land to the south but as I do not own any of that land I consider it would not be right for me to seek its rezoning.

Thank you for the opportunity to make this submission toward the new District Plan.

Ross Williams