



## 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: M [REDACTED] Gemmell

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Physical address  
(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)

Please see pages Attached

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)

See attached.

I/we have included: 7 additional pages

I/we seek the following decision from the Waimakariri District Council: (give precise details, use additional pages if required)

Zone to commercial.  
see pages 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

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

**Kaipoi 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 Waimakariri District**

**District Plan Review – Issues and Options**

**November 2021**

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# Submission to Waimakariri District

District Plan Review – Issues and Options (November 2021)

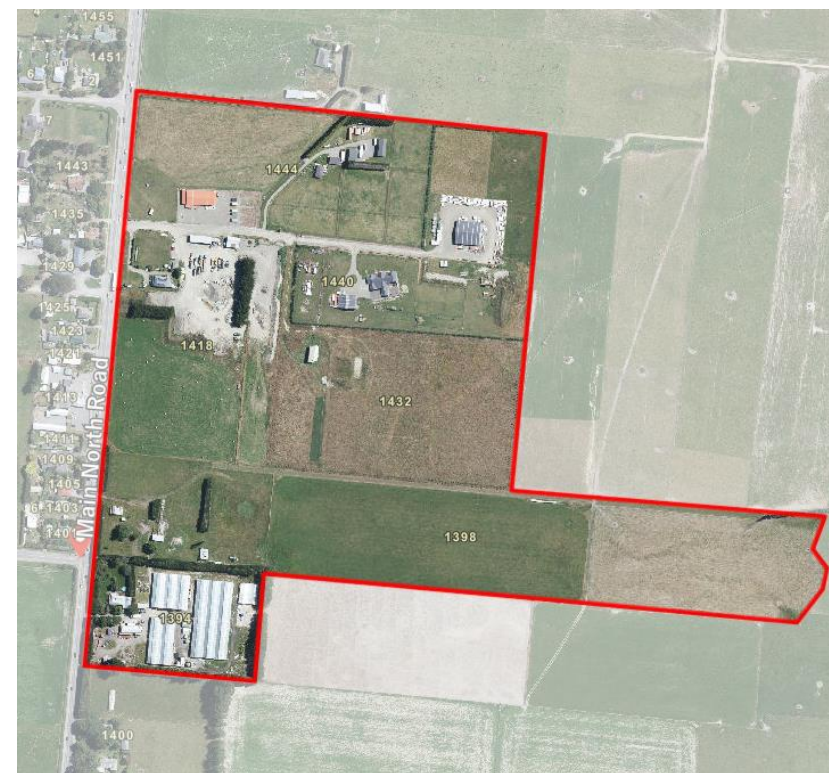
## Introduction

This submission is prepared by Archco Architecture on behalf of a local Waikuku Developer and commercial business owner.

The illustration on page four identifies an existing area of mixed use rural and consented commercial operations directly to the east of the existing center of Waikuku township. It is bounded by Main North Road (SH1) to the west and directly across from commercial operations at 'Z' service station and the 'Old School Collective' Café and retail hub.

## LEGAL DESCRIPTIONS

1394 Main North Road, Waikuku – Lot 2 DP 403340  
1398 Main North Road, Waikuku – RS 954  
1418 Main North Road, Waikuku – Lot 1 DP 403340  
1432 Main North Road, Waikuku – Lot 4 DP 470168  
1440 Main North Road, Waikuku – Lot 3 DP 470168  
1444 Main North Road, Waikuku – Lot 2 DP 403340



*Aerial Image showing approximate boundary locations.*



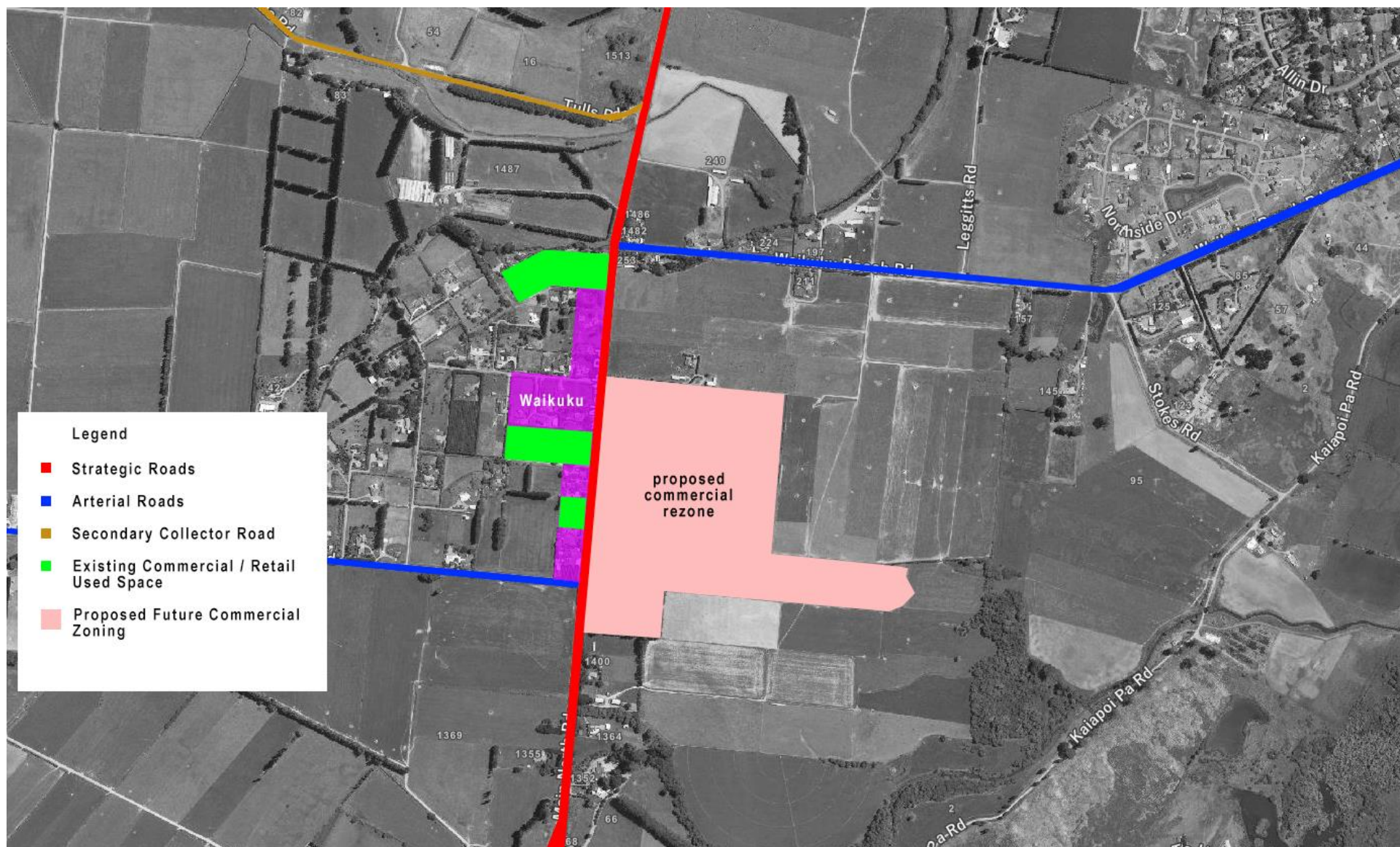


Image 02 - Waimakariri District Plan Review 2021 – Waikuku Quadrant –

## DESCRIPTION

The illustration on page four identifies an existing area of mixed use rural and consented commercial operations directly to the east of the existing center of Waikuku township. It is bounded by Main North Road (SH1) to the west and directly across from commercial operations at 'Z' service station and the 'Old School Collective' Café and retail hub.

Pegasus, Woodened, Waikuku and other surrounding urban and commercial hubs have accepted substantial growth in recent years resulting in a physical imbalance in the relationship to the established centers. This area now provides an opportunity to re-dress the imbalance in future commercial growth.

The surrounding environment is predominately rural in character, with a number of smaller residential properties located on the opposite side of Main North Road to the site. The adjoining properties are at least 4 ha in area and located within the Rural Zone (RU) of the Waimakariri District Plan (Operative) and RLZ (Proposed).

Paneltech Contractors Ltd operate an industrial business, constructing prefabricated insulated portable buildings in a workshop on the property at 1440 / 1444 Main North Road sharing a driveway with Gemmell Contracting Limited at 1418 Main North Road. Gemmell Contracting Limited operates a civil construction business, including land and river-based quarrying and gravel extraction activities. Civil construction activities include road and horizontal infrastructure works, aggregate screening and crushing operations, and the supply of construction materials. There is also a 'Z' service station located on Main North Road, opposite the site as well as a mixed-use café / retail space. Various other mixed-use commercial / rural activities take place on the remainder of the allotments forementioned.

The precise boundaries require further discussion and consultation. Much of the land is currently held by the owners of 1398 – 1418 and 1440 – 1444 individually, though there are also a few individual property owners / developers.

If zoned, land availability should be no less than 20Ha and may extend to 30Ha. This would provide the area with a significant percentage of commercially zoned land supply.





*Image 03: Proposed area for re-zone (right) existing 'Z' service station (left) – View from Main North Road (State Highway 1)*

## THE PROPOSAL

We proposed the availability of this area be actively considered for commercial rezoning within the present District Plan Review. Its location, scale and relationship to existing commercial activities as well as the proximity to Main North Road (State Highway 1) make it eminently suited for commercial rezoning. It is capable of being a considerable contributor to the future of the town post 2021.



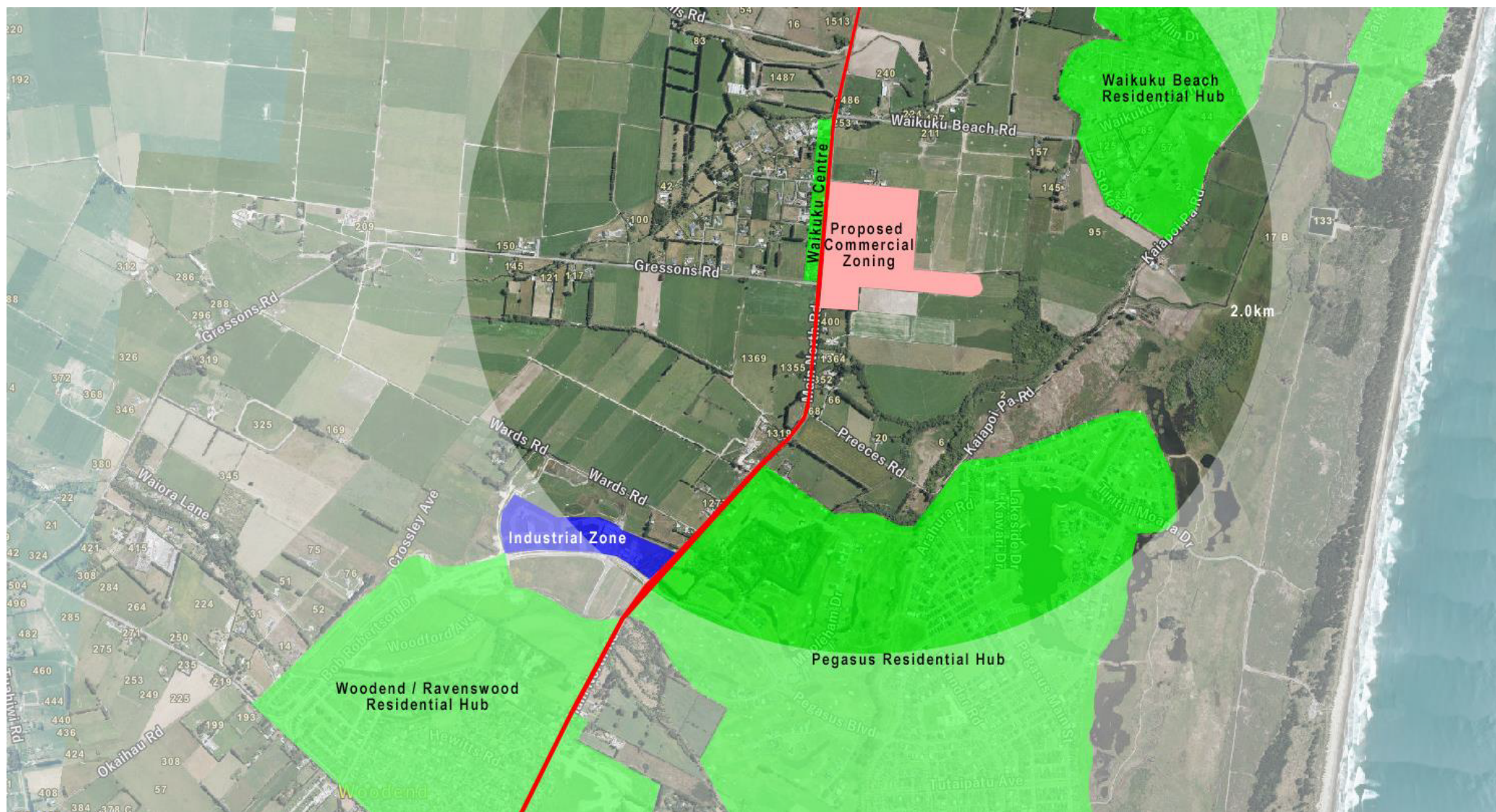


Image 03 – Local Context and relationship to existing uses – maximum zone boundary is pink fill.