

DM & AD Smith Investments Ltd

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NOTICE TO WAIMAKARIRI DISTRICT COUNCIL

Project: 2021 District Plan changes

To:	Waimakariri District Council	Corresp. Ref No.:	WDC-DP2021-002
Attention:	Submissions	Date:	2 November 2021
Email:	developmentplanning@wmk.govt.nz	Page:	1 of 8
Phone:	(0800) 965 468		

Copy to: Dan Gordon, WDC Mayor – Email: mayor@wmk.govt.nz
Jim Harland, WDC CEO – Email: jim.harland@wmk.govt.nz
Matthew Bacon, WDC – Email: matthew.bacon@wmk.govt.nz

Re: Daniel Smith Submission to the 2021 District Plan, Flaxton Road, retail activities

Please refer to the attachments and drawings:

A1/3 – Submission form

B1/3 – Drawings

Be advised I believe of importance to take into consideration is the following:


1. Under historic B2 zoning and WDC land use consents on DASI land at Flaxton Road, retail activity has been permitted. Changing the Flaxton Road west space from B2 to G1Z (general industrial zone) would be unethical and damaging to my existing tenants.
2. In the 2021 district plan change, WDC has accommodated and put other Southbrook B2 zoned retailers into the new LFRZ (large format retail zone).
3. On DASI land Flaxton Road property there are long term tenants whom are retailing are as follows:
 - The Sport Shop
 - Floor Pride
 - Hunting & Fishing
 - 100% Electrical
 - Redpath Electrical
 - RD1 Farmsource
 - ICON Marine
 - Brand Mowers
 - CRT Farmlands

These are all substantial retail businesses in the correct location with good access and car parking whom will end up as non-complying activity in a general industrial zone, under the new 2021 plan rules. All these businesses need to be located in the LFRZ zone.

4. At the time of DSI / WDC planning meetings for Flaxton Road, I suggested both sides of Flaxton Road be zoned large format retail. My reasoning for promoting both sides of the road as retail is it's the correct / best zone for the area and current activity taking place. I wanted for it to be that I was promoting the area Flaxton Road for others / neighbours to benefit and not just my land.

...cont'd

5. WDC have previously been in the position as a developer and vendor of Flaxton Road land (B2 zone), see detail of the land advert brochure in February 2013.



The Details

Opportunity

For the first time in recent memory buyers in North Canterbury are being offered the opportunity to secure sections in a new, fully serviced business zoned subdivision. A total of 5.5ha is being offered to the market in sections ranging from just under 1,000 square metres up to a hectare or more if required. Developers, investors and business occupiers are encouraged to act quickly to secure their first choice of the available lots. All sections are fully serviced and benefit from a generous roading network ensuring excellent access and good road frontages.

Rangiora has escaped with little damage from recent earthquakes. The commercial centre of the town still throbs with business activity and life has continued for many in the town much as before. But as both residents and businesses from elsewhere in Canterbury seek new opportunities and firmer ground this community is expected to grow. Now is the ideal time to secure land in this new business park and make a positive move for the future.

The Site

Southbrook is the southern gateway to Rangiora and is dominated by industries such as manufacturing, warehousing, engineering, rural servicing and bulk retail. It has been the focus of most of the new commercial building activity in Rangiora in recent years. Southbrook provides convenient access to main arterial routes north and south and is just 20 kms north of Christchurch.

Zoning

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

The development site is bounded by Flaxton Road to the east and Fernside Road to the south west. The entrance to the development is off Flaxton Road. This entrance is positioned approximately 1 kilometre from the intersection of Lineside Road, Flaxton Road and Station Road.

The Council's newly constructed stormwater retention pond is sited to the south of the site at the intersection of Fernside Road and Flaxton Road. As well as meeting the drainage needs of the new development and surrounding areas the pond adds an attractive visual amenity to the area and development.

A survey of the Zone and planning maps are also contained in the Annexure

It would be unethical and very contradictory for WDC to sell B2 zoned land with permitted retail activity and then a few years later WDC change to industrial only zoning?

I am available for a meeting and to attend / present my submission to any WDC planner meetings / hearings.



Daniel Smith

Attachments:

A1/3 – Submission form

B1/3 – Drawings

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: Daniel Smith

Email address: daniel@danielsmith.co.nz

Phone (Mobile): (021) 33 66 23 Phone (Landline): (03) 313 9902

Postal Address: 315 Flaxton Road 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)*

Shifting of boundary line for retail activity at Flaxton Road, Rangiora, previously WDC B2 zone.

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)*

To extend the LFRZ 01 zone in a westerly direction so that the existing 'retail' businesses along Flaxton Road are included in the new LFRZ 01 zone. The LFRZ boundary adjustment lines are identified on the drawings attached:

A1 - WDC DP2021-002

B1 - DASl subdivision plan dated 1.11.21

C1 - Google / photo map

I/we have included: 2 additional pages

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

To accommodate land use / retail activity under the 2021 District Plan rules at properties on Flaxton Road being as follows:


269	317	
275	319	
279	323	
299	333	All the west side of Flaxton Road in the DASl business park
303	341	
305	343	
311	345	
315	347	

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 1.11.21

(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

Phone: 0800 965 468 (0800WMKGOV)

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

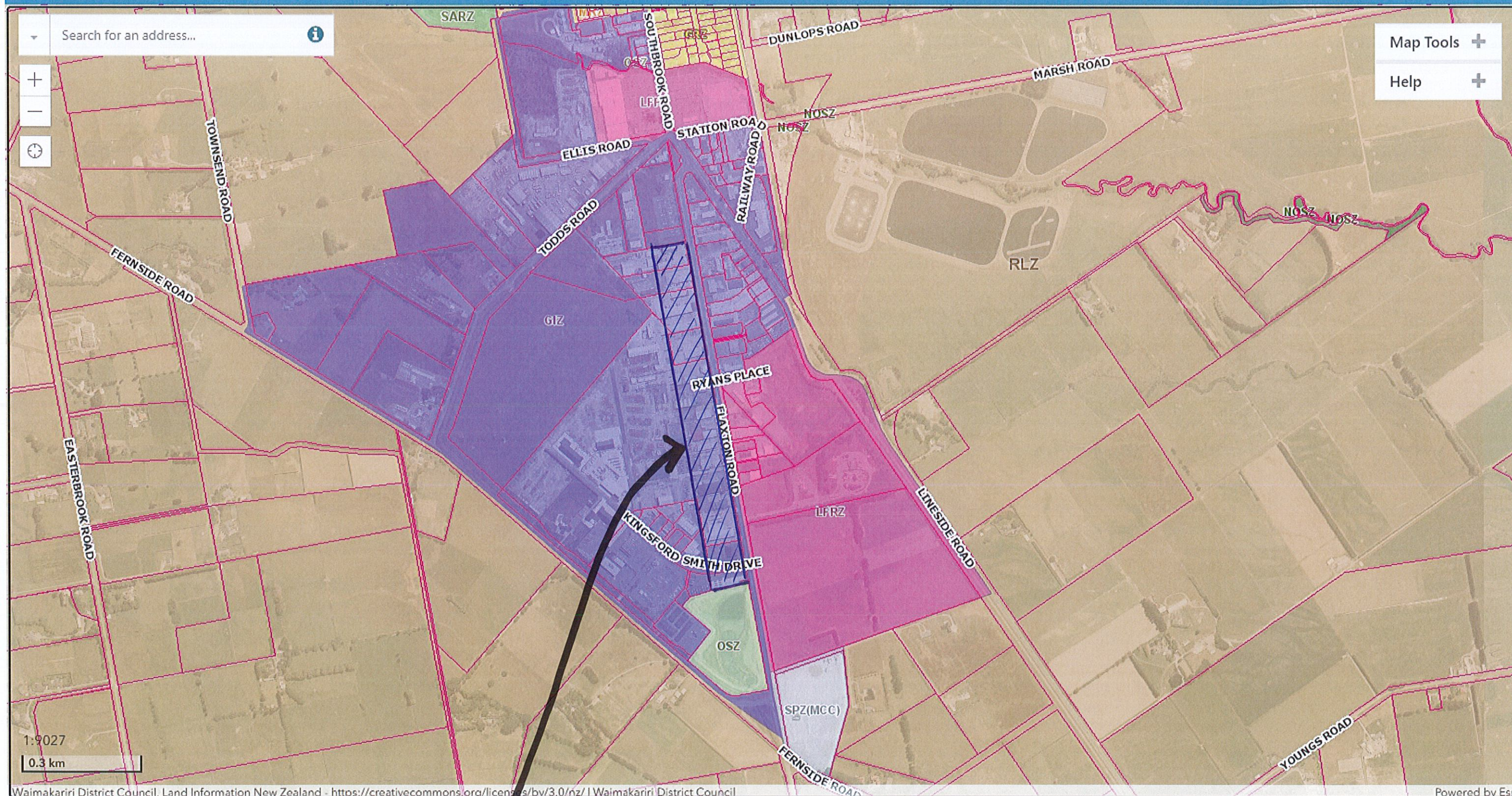
Rangiora Service Centre: 215 High Street, Rangiora

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



Daniel Smith
WDC District Plan 2021
Request 2.11.21 on ref. WDC-DP2021-002 to
extend zone LFRZ (large format retail zone) to
include the west side of Flaxton Road as above

B1 WDC DP 2021 002
1/11/2021

PROPERTIES	Situation Address
Humes Pipe Systems	347a Flaxton Road
Vehicle Testing NZ	347 Flaxton Road
Temporary Workshop (Vacant)	347e Flaxton Road
The Sports Shop	345a Flaxton Road
NC Sports & Recreation Trust	345b Flaxton Road
Nicols Appliances	343a Flaxton Road
Hunting & Fishing	343b Flaxton Road
Floor Pride	343c Flaxton Road
Redpath	341a Flaxton Road
LifeStyle Irrigation	341b Flaxton Road
Wilson Print	341c Flaxton Road
Badges & Medals	341d Flaxton Road
Pebble Beach Upholstery	341e Flaxton Road
Waimak Tyres	341f Flaxton Road
RD1 Limited	333 Flaxton Road
Naim Electrical	333b Flaxton Road
Wetta Industries	331a Flaxton Road
Clyne & Bennie	331b Flaxton Road
Wetta Industries	331c Flaxton Road
Martin Hydraulics	331d Flaxton Road
MC Construction	327a Flaxton Road
HEB Construction	YARD lease only
Burbidge Automotive	325 Flaxton Road
Allied - Truckstop	323 Flaxton Road
BNT - Brake & Transmission	319 Flaxton Road
Pie Bin	317a Flaxton Road
Access Community Health	317b Flaxton Road
Daniel Smith Industries	315 Flaxton Road
Cowan Trailers	311 Flaxton Road
Brook Trucks	307 Flaxton Road
ICON Marine Manufact.	305a Flaxton Road
	305b Flaxton Road
ICS Manufacturing	303 Flaxton Road
Lineside 4x4 & Accessories	299/ 299a Flaxton Road
Westimber	299b Flaxton Road
McConnell Dowell	289 Flaxton Road
Promax Plastics	279 Flaxton Road
Transport Rangiora	279b Flaxton Road
Brand Mowers	275 Flaxton Road
Combined Rural Traders	269 Flaxton Road
Moddex	32 Kingsford Smith Drive
Power Turf	30 Kingsford Smith Drive
Rayonier	13 Kingsford Smith Drive
PGG Irrigation	1 Southern Cross Road



NOTES ADDED, DRAINAGE EASEMENT NOMINATED	4	20/04/16	RVE	PRELIMINARY			Drawn	RVE
MINOR AMENDMENTS TO INTERNAL BOUNDARIES	3	13/04/16	RVE	PRELIMINARY			Checked	
APPROXIMATE INTERNAL BOUNDARY DIMENSIONS ADDED	2	13/04/16	RVE	PRELIMINARY			Traced	
PRELIMINARY ISSUE	1	12/04/16	RVE	PRELIMINARY			Approved	
Amendments	Rev'n	Date	Drawn	Issued for	Checked	Approved	Date	03/16

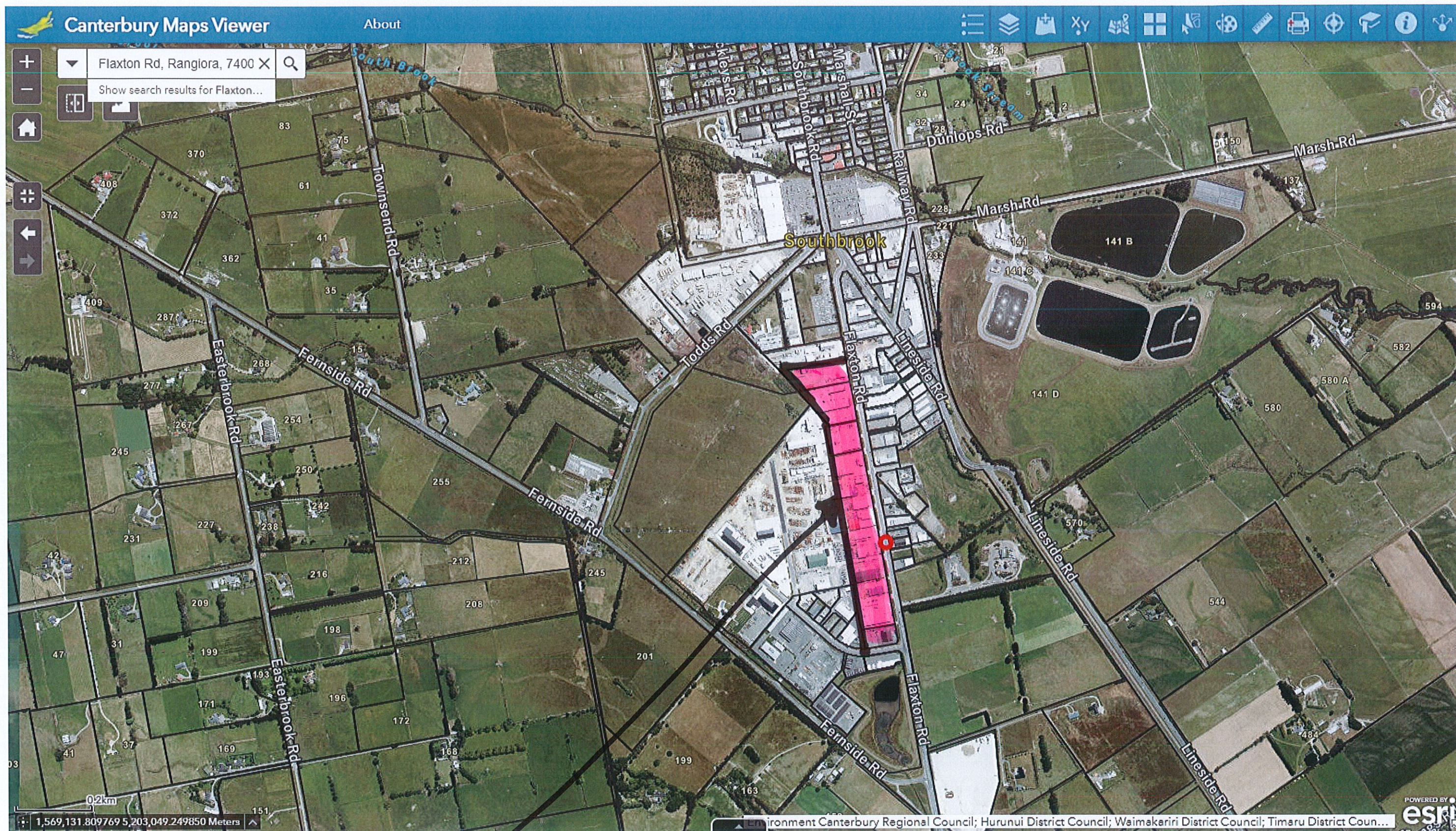
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14 Richardson Terrace
PO Box 877
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Tel (03) 3790444
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49 Crown Hill Street
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DM & AD SMITH INVESTMENTS LIMITED
TENANCY LAYOUT PLAN

PRELIMINARY	
Scale (A3)	ACAD Filename
1:2500	160202/DR-160202-900R4
Drawing No.	Rev.
DR-160202-900	4



Daniel Smith Submission
WDC District Plan change 2021
 Request to extend zone LFRZ to include
 Flaxton Road (west) road frontage

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 Farm Machinery	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



Daniel Smith Submission
WDC District Plan change 2021
 Request to extend zone LFRZ to include
 Flaxton Road (west) road frontage

R10 FeB - max GFA e
 distance

Permitted
 R2 Industrial
 R3 Trade Supplier
 R4 Yard-based
 R5 Gymnasium
 R6 Service Station

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

only 3 activities would not be permitted ^{B3}

- Consider how many required Consent under operative Plan

Operative Plan

100% Electrical - DIS - consent Required - on file
Hunting - fishing - ? nothing on file
Floor rule - no consent on file