

## 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 and J Kerr

Email address: vaughanantiques@xtra.co.nz

(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)*

- The Rural Lifestyle Zone proposed for our property at Fernside, and statements of Plan objectives and policies for the rural area.

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)*

- The zoning of the subject property should be changed to General Industrial Zone together with amendments to statements of objectives and policy, plus the adoption of an Outline Development Plan, to enable the development and subdivision of the property for business purposes.

I/we have included **3 additional pages plus 3 attachments**.

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

That the submission be accepted in full and given effect to as follows:

1. **Zoning** – Amend the zoning of the property from Rural Lifestyle Zone to General Business Zone.
2. **Outline Development Plan** – Adopt and include in the District Plan an ODP together with any amendments that may be identified as desirable during the submission hearing process.
3. **Policy** – UFD-P8 – this submission supports the approach of providing for new (additional) Industrial Zones.

## 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

## 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](http://waimakariri.govt.nz) for further updates**

**SUBMISSION ON**  
**PROPOSED DISTRICT PLAN**  
**WAIMAKARIRI DISTRICT COUNCIL**

To: District Plan Submissions  
Waimakariri District Council  
Private Bag 1005  
Rangiora 7440

Submission by: M and J Kerr  
15 Townsend Road  
Fernside

Contact details: Email: [vaughanantiques@xtra.co.nz](mailto:vaughanantiques@xtra.co.nz)

Hearing of Submission: The submitters do wish to be heard in support of their submission

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**Introduction**

1. The submitters are the owners of the land at 15 Townsend Road in Waikuku being an area of approximately 5.49ha. The land is generally located at the intersection of Townsend and Fernside Roads and faces an area of General Industrial zoning on the east side of Townsend Road. The submitters land has been identified as for significant road widening and intersection upgrading (Refer attached plan).
2. The submitters have been involved in extensive consultation with and the provision of information to the District Council.

**Submission**

3. It is the submitter's submission that the subject land, particularly once the area for road widening and intersection upgrading have taken place, will no longer have any productive rural future.

4. The locality is changing and a number of matters have coincided to render the land more suitable for a business future or zoning in association with the business land and ODP on the east boundary of the site. In particular:
- (i) The proposed road widening and intersection upgrading will remove some 0.12ha of land from the property,
  - (ii) The locality is now increasingly a focus for non-rural activities and in particular:
    - The applicants own business operation,
    - The location of a car restoration activity adjoining the applicants site at Townsend Road,
    - The consented retirement village for Townsend road,
    - HGV base generally opposite the applicants site at Townsend Road,
    - The plastics factory at 254 Eastbrook Road,
    - The changing road pattern and major intersection upgrade, and
    - The changing zoning regime in the area which has brought business industrial zoning to the intersection of Fernside and Townsend Road.

#### **Proposed District Plan**

5. The submitter has studied the Policy Section of the Proposed District Plan in respect of Urban Form and Development. In particular the submitter has assessed the position of the submitters land and locality in the context of Policy UFD-P8 – Mechanism to provide additional Industrial Zones.
6. This Policy sets out the following:

#### **UFD-P8     Mechanism to provide additional Industrial Zones**

If proposed, ensure any plan change to create new, or expanded existing Industrial Zones:

1. Manages adverse effects at the interface between Industrial Zones and arterial roads, Rural Zones, setbacks and landscaping;
2. Provides for development of greenfield areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas; and
3. Locates new Industrial Zones in locations adjacent to existing urban environments where it can be efficiently services by infrastructure.
4. Is informed through the development of an ODP.

7. In considering the above matters then the submitters assessments as follows:
- (i) There will be a new “arterial level” road interface and intersection which will both improve access to the site and activities thereon but will also make the site (after road widening) less usable for rural activities and with an amenity more typical of business activity.
  - (ii) Can coordinate with the provision of the infrastructure resource for the adjoining business land and activities,
  - (iii) It locates new Industrial zoning in locations adjacent to existing urban environments where it can be serviced (Refer Appendix 1), and
  - (iv) There can be coordination with the ODP servicing the Townsend Road Industrial Area.

### **Summary**

8. The land is physically well suited for business purposes with viable service connections available.
9. The land can be accessed from Townsend Road and Fernside Road. The opportunity exists to enhance the intersection of Fernside and Townsend Road through the development of the site.
10. The land is accessible to a range of community facilities and amenities which would benefit from and be supported by development of the subject land.
11. The submitters thank the Council for its consideration of this submission.

M and J Kerr  
15 Townsend Road, Fernside



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Phone: 027 777 2013

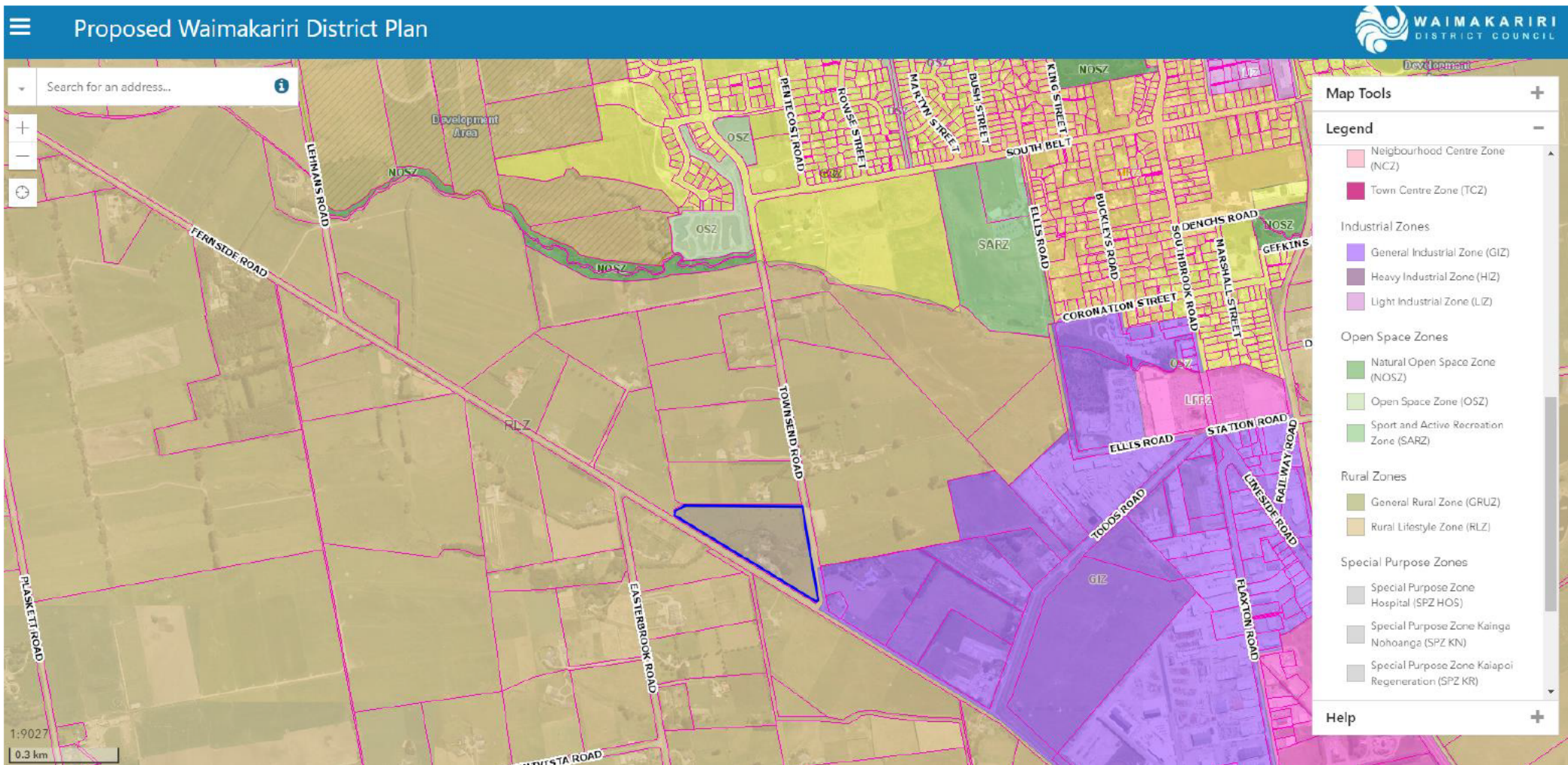
#### Attachments:

- 1. Zoning Plan
- 2. Road Upgrading
- 3. Site Plan

# ATTACHMENT 1

## ZONING PLAN



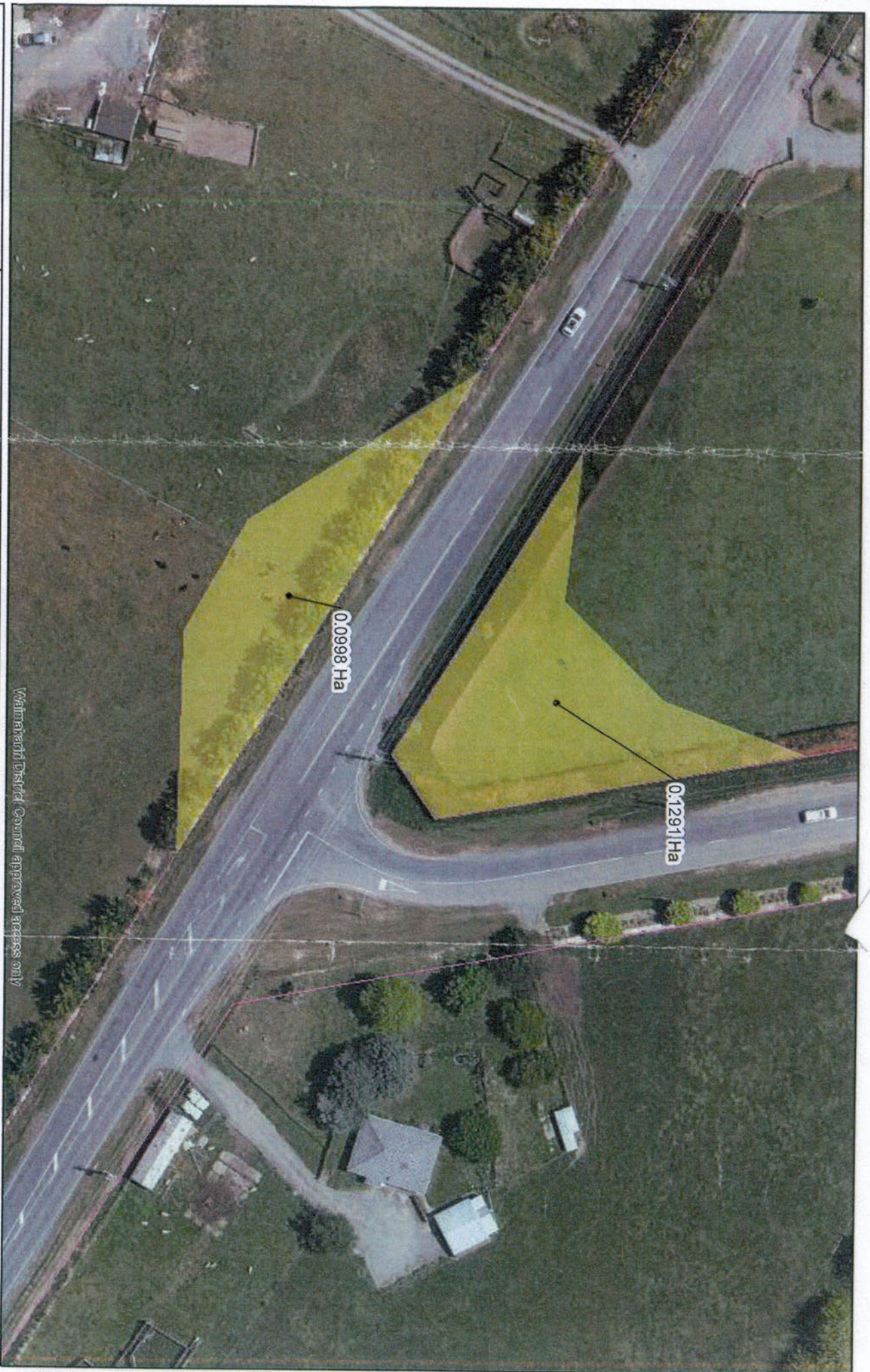


 Fernside / Townsend Rd Site



ATTACHMENT 2  
ROAD UPGRADING





Waimakariri District Council approved access only





ATTACHMENT 3  
OUTLINE DEVELOPMENT PLAN

