

WAIMAKARIRI DISTRICT COUNCIL
DISTRICT PLAN REVIEW
CHAIRPERSON – HEARINGS PANEL

30 May 2024

RE: SUBMISSION NO 251 – M AND J KERR – 15 TOWNSEND ROAD, FERNSIDE

INTRODUCTION

1. The submitter does not wish to appear in support of the submission. The submitter has read the reporting officers report (s42A) and taken the opportunity to meet with the relevant Council officers.

THE SUBMISSION

2. The submitters property sits at the intersection of Fernside Road and Todds Road and occupies an area of 5.49ha. The property has been occupied by a consented antique retail and restoration business since 2011. The site is currently zoned Rural (RU) in the Operative District Plan and Rural Lifestyle Zone (RLZ) in the Proposed District Plan. The submitter has sought GIZ. The reasons were as set out in the submission.

2.1 The locality is changing and a number of matters have coincided to render the land more suitable for future business 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

2.1 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.

2.2 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 serviced by infrastructure.*
- 4. Is informed through the development of an ODP*

SECTION 42A REPORT

3. The submitter has read the s42A report and generally agrees with the authors conclusions of that report. In particular;

- (i) That there is modelled to be only just enough industrial land supply in the WDC by the end of the NPS-UD and to quote “an additional 5.49ha of industrial land would assist with this sufficiently.” And from “a quantum of industrial land supply perspective I support the request.”*

but that

- The Kerr site shares only a small frontage with the adjoining GIZ in Southbrook,
- Because of the shape of the Kerr site and how it extends out into the RLZ and the potential to in case reverse sensitivity issues, and
- Ultimately the Kerr site could be suited to industrial zoning but that there are currently some factors that work against that.

4. Having noted the s42A report and discussions with the Council it is understood that the Council is proposing a more wide ranging industrial strategy with some particular regard for Southbrook. The submitter has determined that participating in that process would

provide a better opportunity to address the future zoning of the site, particularly the wider context of the site.

CONCLUSION

5. Having noted the above it is still the submitters view that the land could be rezoned GIZ now for the following reasons:
- (i) As set out in s42A report it would make a useful contribution to industrial land supply
 - (ii) That the circumstances of the site being;
 - Located in the Todds Road Business Zone ODP and could contribute significantly to the outcomes of that ODP (road network, stormwater).
 - (iii) That having studied the wider strategic documents including the UPS-Urban Growth/Highly Productive Land, the WDC District Development Strategy and the RPS then there is nothing in those provisions which would negate the submitter's request.

Signed: M and J Kerr



ATTACHMENTS:

- Fig 1 Aerial
- Fig 2 ODP
- Fig 3 Spatial Plan

FIG 1 - AERIAL

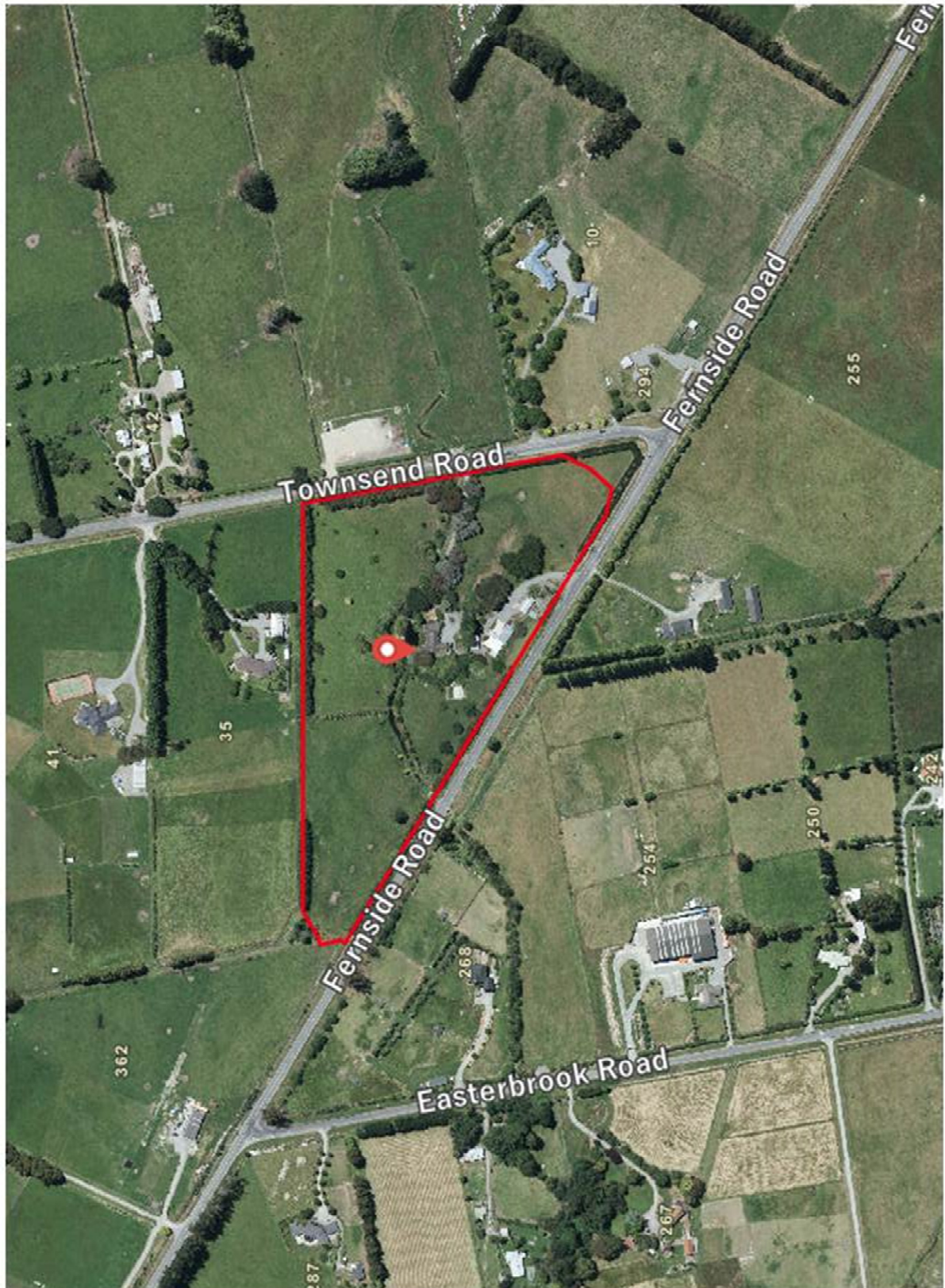


FIG 2 – ODP

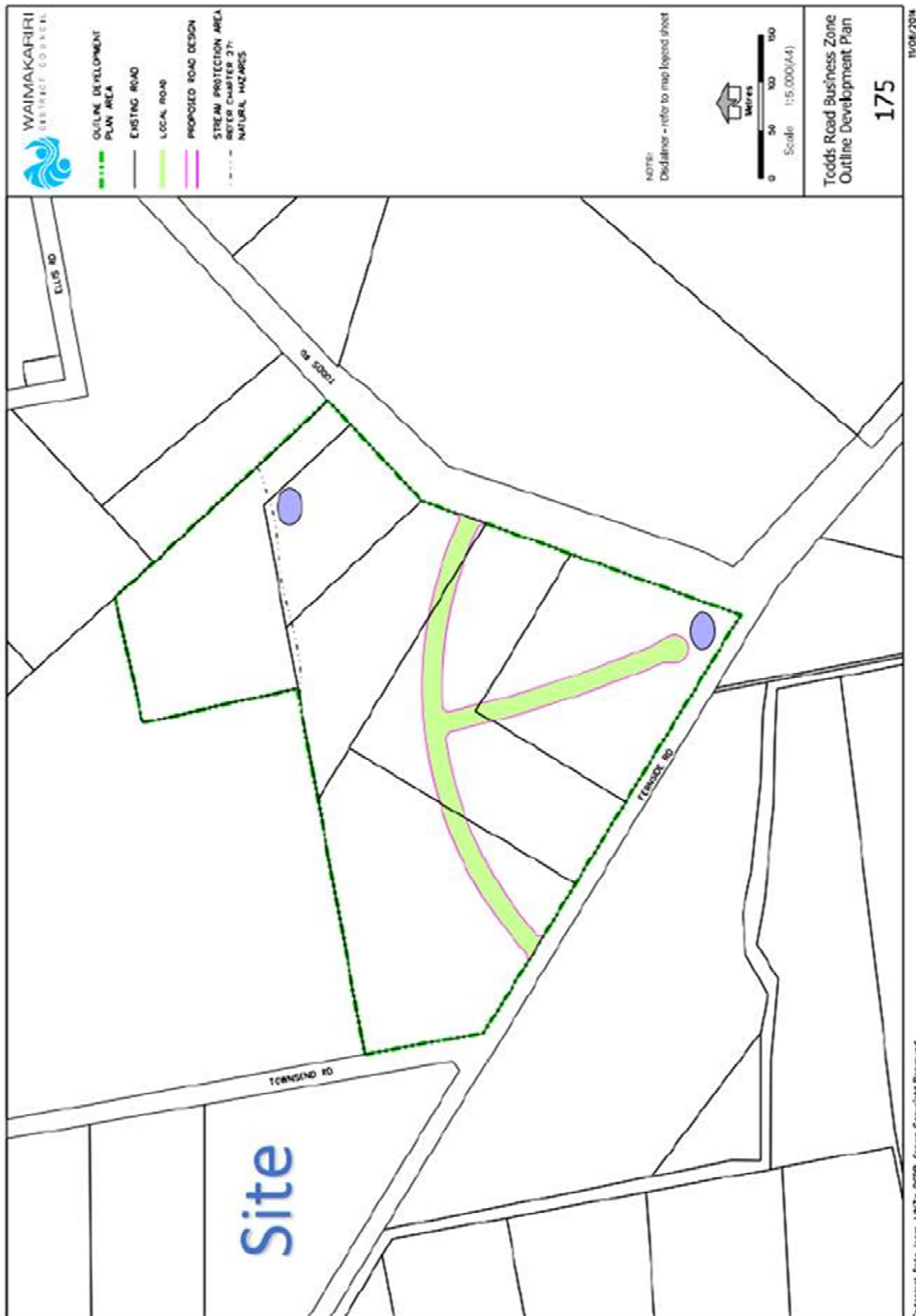


FIG 3 - SPATIAL PLAN

