

FURTHER SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN
(Clause 8 First Schedule Resource Management Act 1991)

To: Development Planning
Waimakariri District Council
Private Bag 1005
Rangiora 7440

*Submission lodged via email –
developmentplanning@wmk.govt.nz*

Further Submission by: Momentum Land Limited

Submitter address: Momentum Land Limited
Attention: Shane Farmaid
4 Peasmoor Road
Lower Shotover
Queenstown 9304

Please note the different address for service below.

Introduction

1. This further submission is made by Momentum Land Limited (“MLL”).
2. MLL makes further submissions in support and in opposition to submissions that have been made by others on the Proposed Waimakariri District Plan.
3. MLL makes these further submissions as they have interests in the proposal greater than the general public, for the reasons outlined in their original submission. In particular:
 - a. MLL is a development company who has a contract to purchase land at 310 Beach Road and 177 Ferry Road, Kaiapoi;
 - b. A retirement village and residential subdivision are proposed for the land;
 - c. The land is located in the Kaiapoi Development Area and partially within the Christchurch International Airport 50 dBA Ldn Air Noise Contour;
 - d. MLL lodged submissions on a number of provisions in the Proposed District Plan; and
 - e. The further submissions have a direct relationship to relief sought by MLL in their original submission.

Further Submissions

4. The further submissions are detailed in the table attached as **Appendix One**.

5. A copy of the further submissions will be served on the original submitters within five working days of it being served on the Council.

Hearing

6. MLL wishes to be heard in support of its further submissions. If others make similar submissions, MLL may be prepared to consider presenting a joint case with them at any hearing.

Submission signed for and on behalf of Momentum Land Limited



Teresa Walton
Principal Consultant
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Resource Management Group Limited
21 November 2022

Address for service:

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C/- Resource Management Group
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Appendices:

1. Further submissions table

Appendix One - Proposed Waimakariri District Plan - Further Submissions Table

Original Submitter	Submission Point	Plan Provision	MLL's Position	Further Submission
Kaiapoi North School 278 William Street Kaiapoi 7630 Submitter #6	6.1	K - Kaiapoi	Support	Kaiapoi North School seeks that future developers meet with the School Principal and Ministry to discuss any residential development plans. Since the closure of the submission period on the Proposed District Plan, MLL has undertaken this consultation and will continue to do so.
Summerset Retirement Villages (Rangiora) Ltd C/- Boffa Miskell PO Box 110 Christchurch 8140 Attention: Stephanie Styles Submitter #207	207.33 207.34	GRZ-R20 and MRZ-R19	Support	Summerset Retirement Villages (Rangiora) Limited seek that retirement villages in the General Residential and Medium Density Residential Zones are provided for as controlled activities rather than restricted discretionary activities. MLL support this as it aligns with Policy RESZ-P10 which seeks that retirement villages are provided for in all residential zones.
Survus Consultants Ltd C/- Ashton Consultants Ltd PO Box 1435 Christchurch 8140 Submitter #250	250.7	K-Kaiapoi	Support	Survus Consultants Limited seek that the Kaiapoi Development Area is rezoned for urban development. MLL support this as it aligns with their original submission which seeks residential rezoning.

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Christchurch International Airport Limited Chapman Tripp PO Box 2510 Christchurch 8140 Submitter #254	All submission points made by CIAL.	All provisions that CIAL have submitted on.	Oppose	Christchurch International Airport Limited ("CIAL") seek extensive amendments to the PDP, including additional objectives, policies and rules. MLL is opposed to the submission points made by CIAL to the extent that their requested relief conflicts with/impedes the relief sought by MLL in their original submission.
	254.19	SD-O3	Oppose	CIAL seek to amend Strategic Objective SD-O3 to explicitly require avoidance of noise sensitive activities within the Christchurch International Airport 50 dBA Ldn Air Noise Contour ("Air Noise Contour"), except in the existing Kaiapoi residential area (and limited to one dwelling per 600m ² only in this area). MLL oppose this as they propose to undertake residential development in the Kaiapoi Development Area, which is not an existing residential area but is identified for residential activities in the Kaiapoi Outline Development Plan.
	254.21 – 24	UFD-P1, P2, P3 and P10	Oppose	CIAL seek to amend policies within the Urban Form and Development chapter to reflect their position of avoidance of noise sensitives in the Air Noise Contour at Kaiapoi, except at

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	254.31	EI-P6	Oppose	<p>densities provided for by the Operative District Plan in existing residential zones. MLL oppose this as it essentially means that no further growth of Kaiapoi can occur as the only new development area in Kaiapoi is partially beneath the contour.</p> <p>CIAL seek to amended Policy 6 in the Energy and Infrastructure Chapter to reflect their position of avoidance of noise sensitive activities in the Air Noise Contour. For the reasons outlined above, MLL oppose this.</p>
	254.44, 52, 53	SUB-P1, SUB-S1 and SUB-S3	Oppose	<p>CIAL seek to amend the subdivision provisions to restrict density in Residential Zones to the Operative District Plan minimum lot sizes. This restricts growth at Kaiapoi, including areas identified for future urban development where CIAL consider no growth should occur. MLL opposes this as they propose to rezone and develop the future development area at Kaiapoi.</p>
	254.55, 57, 59	Noise Introduction, NOISE-O3 and NOISE-P4	Oppose	<p>CIAL seek to amend the Noise Chapter introduction, and objectives and policies, to avoid noise sensitive activities in areas of Kaiapoi that are not currently in the residential zone, and to</p>

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	254.71, 72, 79, 81, 82, 90, 91	New Residential Policy, new Residential Rules, GRZ-R20, GRZ-BFS1, MRZ-R19, MRZ-BFS1	Oppose	<p>restrict densities in existing residential zones. MLL opposes this for the reasons previously stated.</p> <p>CIAL seek a suite of amendments to the residential zone provisions to restrict all noise sensitive activities beneath the Air Noise Contour. MLL opposes this for the reasons previously stated.</p>
	254.130	K- Kaiapoi Development Area	Oppose	<p>CIAL seeks that for land within the Kaiapoi Development Area that is within the Air Noise Contour, development should be restricted to non-sensitive activities only such as business or commercial development. MLL oppose this on the basis that:</p> <ul style="list-style-type: none"> a. This is the only new development area in Kaiapoi and the land is required to meet housing supply targets; b. MLL wish to develop this land for residential purposes, as provided for by the Kaiapoi Outline Development Plan; and c. The land has never been identified as being required for business purposes (i.e. business priority area) and no

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				research has been undertaken as to the viability, or need for, business and commercial development in this location. The site is separated from the town centre and directly adjoins residential zoning. The best use of this land is for residential purposes.
Environment Canterbury PO Box 345 Christchurch Submitter #316	316.190	K-Kaiapoi	Neutral	Environment Canterbury consider that the Kaiapoi Development Area should be subject to the regular plan change rezone process, rather than via the proposed certification process, in order to achieve better integrated planning outcomes. MLL are seeking to rezone a portion of the Kaiapoi Development Area, rather than rely on the certification process. Evidence which addresses the matters Environment Canterbury has raised, including airport noise, flood hazards, and indigenous biodiversity and wetlands, will be presented to support the rezone request.
Christchurch City Council PO Box 73013 Christchurch 8013 Submitter #360	360.8	Planning Maps	Support	CCC supports the extent of Future Development Areas on the Proposed District Plan planning maps as it aligns with the Greenfield Priority Areas and Future Development Areas on the

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				Canterbury Regional Policy Statement Map A. MLL agrees with this.