

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR
PLAN, CHANGE OR VARIATION**

Clause 6 of Schedule 1, Resource Management Act 1991

To Waimakariri District Council (WDC)

Name of submitter: Rolleston Industrial Developments Limited (RIDL)

- 1 This is a submission on Variation 1: Housing Intensification (Medium Density Residential Standards) to the Waimakariri District Plan (the *Proposed Variation*).
- 2 The Proposed Variation was made to the Proposed Waimakariri District Plan (the *Proposed Plan*) under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the *Act*).
- 3 RIDL could not gain an advantage in trade competition through this submission.
- 4 RIDL's submission relates to the whole variation. Without limiting this, RIDL seeks the following decision from the local authority:
 - 4.1 The relief set out in **Appendix 1**.
 - 4.2 Any other similar relief that would address the submission of RIDL.
 - 4.3 All necessary consequential changes.
- 5 RIDL wishes to be heard in support of the submission.
- 6 If others make a similar submission, RIDL will consider presenting a joint case with them at a hearing.

Signed for and on behalf of Rolleston Industrial Developments Limited by its solicitors and authorised agents Chapman Tripp



Jo Appleyard
Partner
9 September 2022

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APPENDIX 1

The drafting suggested in this annexure reflects the key changes RIDL seeks. Consequential amendment may also be necessary to other parts of the proposed provisions.

RIDL proposes drafting below and seeks that this drafting, or drafting with materially similar effect, be adopted by the Council.

Suggested amendments and alternative drafting is shown in track change – RIDL's requested deletions are shown using ~~red-strike through~~ and requested insertions shown using red underline.

PLANNING MAPS

No.	Provision	Position	Submission	Relief Sought
1.	New Residential Zones enabled through the Proposed Variation	Oppose	<p>The submitter opposes the Rural Lifestyle Zone (RLZ) zoning proposed for several Ohoka properties legally described as Lot 2 & 3 DP 318615, Lot 2 & Part Lot 1 DP 8301, Lot 2 DP 61732, Lot 1 DP 55849, Lot 2 DP55404, Part RS 2220, Lot 1 DP 318615 and Part Lot 1 DP 2267 as indicated in the relevant planning map below.</p> 	<p>Amend the planning maps so as to zone the subject land a combination of MDRZ, LLRZ, LCZ, and OSZ as indicated in Appendix 2.</p> <p>The nature of this submission is such that relief is sought to enable the equivalent outcomes as sought in the PC31 request, and accordingly, consequential changes may be required to other provisions in the Proposed Variation in order to provide the requested relief.</p>

No.	Provision	Position	Submission	Relief Sought
			<p>This land is subject to a request for a private plan change (<i>PC31</i>) to the Operative District Plan that proposes an extension of the existing Ohoka settlement. The PC31 request seeks to change the zoning of the land from Rural to a combination of Residential 3 Zone, Residential 4A Zone, Business 4 Zone and a new Residential 8 Zone. PC31 would enable up to 850 households, local services, and either a school or retirement village on the subject land.</p> <p>A copy of the plan change request, providing detailed justification in support of the proposed zoning of the land, can be found at the following web link: https://www.waimakariri.govt.nz/planning/district-plan/district-plan-changes/private-plan-changes</p> <p>RIDL submitted on the Proposed Plan seeking equivalent zones as sought in PC31 of General Residential Zone (<i>GRZ</i>), Large Lot Residential Zone (<i>LLRZ</i>), Local Centre Zone (<i>LCZ</i>), and Open Space Zone (<i>OSZ</i>). The GRZ sought in that submission is a relevant residential zone under the Act.</p> <p>Accounting for this, Rural Lifestyle zoning is not appropriate, and the land should be zoned in accordance with the request for PC31. Within this rezoning, it is appropriate that some of the site should further be zoned Medium Density Residential Zone (<i>MDRZ</i>) under this Proposed Variation.</p> <p>RIDL considers the appropriate location for the MDRZ zoning sought within the PC31 site are those areas proposed to be rezoned Residential 3 and Residential 8 in PC31 (and for which RIDL sought GRZ zoning under its submission on the Proposed Plan).¹ An ODP indicatively showing the relief sought in this submission is included at Appendix 2.</p>	

¹ Noting that the MDRZ sits under the proposed 'Education / Retirement Village Overlay'.

No.	Provision	Position	Submission	Relief Sought
			Notably, the PC31 site is not subject to any identified Qualifying Matter in the Proposed Variation.	

APPENDIX 2

LEGEND

- Outline Development Plan Area
- Medium Density Residential Zone (MDRZ)
- Large Lot Residential Zone (LLRZ)
- Education / Retirement Village Overlay
- Local Centre Zone (LCZ)
- Indicative Road
- Indicative Local Road Connection
- Threshold / Gateway
- Indicative Pedestrian Network
- Indicative Stormwater Management Areas (size and location to be confirmed)
- Existing / Naturalised Waterways
- Existing Springs and Associated Setback
- Stomwater Conveyance Flow Path
- Groundwater Seep
- Existing Pond (size and location to be confirmed)
- Southern Spring Channel
- Green Network / Open Space Zone (OSZ)
- Landscape Treatment A
- Landscape Treatment B
- Extent of Road Frontage Upgrade
- Overhead 66kV Power Lines

