

**FURTHER SUBMISSION ON VARIATION 1: HOUSING INTENSIFICATION TO 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
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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 Variation 1: Housing Intensification to the Proposed Waimakariri District Plan.
3. MLL makes these 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 Variation 1 that sought to rezone the land to Medium Density Residential and amend matters relating to qualifying matters; 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**. These relate to original submissions from Kainga Ora – Homes and Communities and Christchurch International Airport Limited.
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



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Resource Management Group Limited
21 November 2022

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Appendices:

1. Further submissions table

Appendix One – Variation 1 - Further Submissions Table

Original Submitter	Submission Point	Plan Provision	MLL's Position	Further Submission
Kainga Ora – Homes and Communities PO Box 74598 Auckland 1051 Submitter #80	80.21	Airport	Support	Kainga Ora seek deletion of the airport noise qualifying matter and related provisions. MLL is supportive of this as it allows for the residential growth of Kaiapoi to continue within the Kaiapoi Development Area, being an area identified as being required to meet demand for future housing supply.
Christchurch International Airport Limited Chapman Tripp PO Box 2510 Christchurch 8140 Submitter #81	All submission points made by CIAL.	All provisions that CIAL have submitted on.	Oppose	Christchurch International Airport Limited ("CIAL") seek extensive amendments to Variation 1. 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 on Variation 1.
	81.1 and 81.2	Planning Maps Relationships between spatial layers	Oppose	CIAL seek to amend the extent of the Airport Noise Contour qualifying matter to include three contours – the Operative District Plan contour, the remodelled Annual Average contour and the Outer Envelope

Original Submitter	Submission Point	Plan Provision	MLL's Position	Further Submission
	81.3	Strategic Objective Directions	Oppose	<p>contour. The Outer Envelope extends further north than the Operative and Annual Average contours and covers the majority of the Kaiapoi Development Area. MLL is opposed to use of this contour and as outlined in their original submission on Variation 1, seek that the qualifying matter applies to the Annual Average Contour only. MLL is also opposed to the two density areas of 300m² and 600m² sought beneath the contours. These are the Operative Plan densities and do not address the need for additional housing supply.</p> <p>CIAL seek to amend Strategic Objective SD-03 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 limitations on density). MLL oppose this for the reasons outlined in their original submission on Variation 1, including that it conflicts with the Kaiapoi Development Area, where residential development is anticipated.</p>

Original Submitter	Submission Point	Plan Provision	MLL's Position	Further Submission
	81.4	UFD-P10	Oppose	CIAL seek to amend policy UFD-P10, to reflect their position of avoidance of noise sensitives within the Air Noise Contour at Kaiapoi, except as provided for by the Operative District Plan. MLL opposes this as it essentially means that limited further growth of Kaiapoi can occur as the only new development area in Kaiapoi is partially beneath the contour.
	81.7, 81.8, 81.10, 81.12	SUB-S1, Residential Zone Introduction, New policy, MRZ-R2	Oppose	Variation 1 proposes that within the Air Noise Contour, allotment size is limited to 200m ² in the Medium Density Residential Zone. CIAL seek that this be amended to the Operative Plan lot sizes of 300m ² (Residential 1) and 600m ² (Residential 2). MLL oppose this for the reasons outlined above and in their original submission, being that it limits growth of Kaiapoi and does not allow for provision of needed housing supply.