



WAIMAKARIRI
DISTRICT COUNCIL

**RESOURCE MANAGEMENT ACT 1991
PROPOSED WAIMAKARIRI DISTRICT PLAN
VARIATION 1: HOUSING INTENSIFICATION**

RESIDENTIAL INTENSIFICATION IN RANGIORA, KAIAPOI, WOODEND, RAVENSWOOD, PEGASUS

NOTIFIED: 13 August 2022

Waimakariri District Council invites you to make a submission on Variation 1: Housing Intensification, pursuant to Clause 5 of Schedule 1 of the Resource Management Act 1991 (RMA). Variation 1: Housing Intensification is a variation to the Proposed District Plan in response to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act), which was brought into legislation by the government in December 2021. The Amendment Act includes a mandatory direction from Central Government to include specified provisions in the District Plan. The Amendment Act seeks to improve the housing supply in five of the largest urban environments in New Zealand and requires certain councils to adopt Medium Density Residential Standards (MDRS) in relevant residential areas.

In the Waimakariri District, these areas include Rangiora, Kaiapoi, Woodend (including Ravenswood) and Pegasus. Within these areas, the General Residential Zone must be rezoned to Medium Density Residential Zone. The Amendment Act also requires consideration of how the National Policy Statement on Urban Development (NPS-UD) is to be given effect to with respect to building heights and density within the relevant commercial areas of these townships.

The MDRS requires Council to enable the development of up to three residential units up to three storeys high (11 metres + 1 metre for pitched roof) per site in the identified areas without a resource consent. Additional standards also apply. Where the MDRS are considered inappropriate for an area, 'qualifying matters' allow councils to modify or reduce the building height or densities. For example, the Council has identified parts of Kaiapoi around the Town Centre as a natural hazard qualifying matter due to the risk of flooding. The district wide rules such as earthworks and noise in the Operative District Plan continue to apply. As part of the variation, two areas in north east and south west Rangiora that were identified in the Proposed District Plan as future development areas are also proposed to be rezoned to the MDRS zoning.

The Amendment Act requires Council to use an Intensification Streamlined Planning Process to introduce the MDRS and amend the objectives, policies and rules within the Proposed District Plan. The Strategic Directions, Subdivision, Residential Zones, Neighbourhood Centre Zone and Local Centre Zone Chapters are the most affected in the variation to the Proposed District Plan. In addition to the amendments to these Chapters, a range of other consequential amendments are required across the Proposed District Plan.

Variation 1 can be viewed from Saturday, 13 August on:

- The Council Website (Waimakariri.govt.nz/planchange),
- The Waimakariri District ePlan (Waimakariri.isoplan.co.nz/draft), including at any Waimakariri District Council Service Centre or Library.
- Rangiora Library, 139 Percival Street, Rangiora;
- Rangiora Service Centre, 215 High Street, Rangiora;
- Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi; and
- Oxford Service Centre/Library, 34 Main Street, Oxford.

Note: Some of the provisions in the variation to the Proposed District Plan are required by the Amendment Act to have immediate effect. These are identified within the Waimakariri District ePlan.

We will hold public drop-in sessions in Rangiora, Kaiapoi, Woodend/ Pegasus for you to talk to Council planners. Information on these sessions will be advertised on the Council website.

Anyone can make a submission on Variation 1: Housing Intensification by the following methods:

- The submission can be made via the Council website: (Waimakariri.govt.nz/planchangesubmission);
- PDF forms are available on the Council Website for download: (Waimakariri.govt.nz/planchange)
- Alternatively, submission forms are available from all Council Service Centres listed above.

Submissions can be lodged via any of the following methods:

- Online: Using the correct form via the Council's website (as above)
- Email: Developmentplanning@wmk.govt.nz - Subject line: Submission Variation 1: Housing Intensification
- Post: Waimakariri District Council, Private Bag 1005, Rangiora 7440
- Hand Deliver: To a Council Service Centre in Rangiora, Kaiapoi or Oxford.

Submissions close at 5.00 p.m. on Friday, 9 September 2022

Once submissions have closed, the Council will prepare and publicly notify a summary of the submissions. All the submissions will be available to view online. There will be an opportunity for certain people to make a further submission in support of, or in opposition to, any of these submissions.

Hearings on the submissions to the variation will occur in conjunction with the hearings on the Proposed District Plan in early-to-mid 2023. Anyone who has made a submission will have the right to attend the hearings and present their submission should they wish to do so. Council will notify a decision on the variation by 20 August 2023.

Please note that the Amendment Act does not provide for a right of appeal to the Environment Court for provisions proposed under this Variation, except on points of law.

For more information on the Amendment Act, the Medium Density Residential Standards and how to make a submission, view the FAQs on the Council website (Waimakariri.govt.nz/planchange).

If you have any questions please visit the Waimakariri District Council website, email the Development Planning Team at developmentplanning@wmk.govt.nz or call the Development Planning Team at the Rangiora Service Centre on 0800 965 468.

Dated at Rangiora this day 12 August 2022.