

Submission on Variation 1 to the Proposed Waimakariri District Plan

Under Clause 6 of the First Schedule, Resource Management Act 1991

To: Waimakariri District Council
By email: developmentplanning@wmk.govt.nz

Submitter: M [REDACTED] P [REDACTED] Schluter and J [REDACTED] Schluter (**M & J Schluter**)
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- 1 This is a submission on Variation 1 (**V1**) to the Proposed Waimakariri District Plan (**PWDP**).
- 2 M & J Schluter could not gain a trade competition advantage through this submission.
- 3 M & J Schluter made a submission on the PWDP. Except where this submission provides an update to the relief sought, this submission should be read alongside and subject to that earlier submission.

Background

- 4 M & J Schluter own land located 237 Johns Road, Rangiora (the **Property**), legally described as Lot 3 DP 341829.
- 5 The PWDP proposes that the Property is zoned Rural Lifestyle Zone (**RLZ**) and identified within the West Rangiora Development Area. No amendment to that is proposed by V1. The Property is shown outlined in the black and white dashed line below, in the south-west corner of the Development Area:



6 M & J Schluter's original submission on the PWDP:

- (a) Conditionally supported the West Rangiora Development Area provisions and proposed certification process, subject to amendments being made to the requirements for and process of certification; or
- (b) As alternative relief, sought that the Property be rezoned through the PWDP, consistent with the proposed Rangiora West Outline Development Plan (**ODP**).

Submission summary

- 7 This submission on V1 seeks to update that relief sought by M & J Schluter in their original submission on the PWDP, to accord with the direction contained in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**), including the direction for the mandatory implementation of medium density residential standards (**MDRS**). Specifically, it seeks:
- (a) Amendments to the ODP and DEV-WR-APP1 provisions; and
 - (b) Rezoning of the Property to Medium Density Residential Zone.

West Rangiora Development Area

- 8 Within Part 3, New Development Areas, WR – West Rangiora Development Area, V1 proposes amendments to the 'Activity Rules – if certification has been approved' to delete 'DEV-WR-R1 Activities provided for in General Residential Zone'. 'DEV-WR-R2 Activities provided for in Medium Density Residential Zone' is retained (and renumbered). Those changes are supported.
- 9 The majority of the Property is identified on the ODP as "General Residential Density", with only a small area to the north of the Property identified as "Medium Residential Density" (as shown on the excerpt under paragraph 6, above). M & J Schluter seek that the Rangiora ODP be amended to identify that Medium Residential Density will be enabled on all residential areas of the ODP.
- 10 DEV-WR-APP1 also contains direction about residential density, under the headings Land Use; Movement Network; Open Space and Stormwater Reserves; and Fixed Outline Development Plan Features for the West Rangiora Development Area. M & J Schluter also seek that DEV-WR-APP1 be amended to reflect that Medium Residential Density will be enabled on all residential areas of the ODP.
- 11 M & J Schluter's original submission points in relation to amendments to the certification criteria and process remain applicable.

Rezoning to Medium Density Residential Zone

- 12 As an alternative to the Development Area approach, M & J Schluter seek rezoning of the Property through V1 to Medium Density Residential Zone.
- 13 Central government has, through the NPS-UD 2020 and Amendment Act, provided clear and consistent direction to local authorities to increase housing capacity. A shortfall in medium and long term residential capacity in Waimakariri has been identified in the Ground Christchurch Housing Development Capacity Assessment (July 2021). The section 32 report for V1 – Rezoning reiterates the need for significant additional housing capacity (an additional 13,600

dwelling by 2051). The release of land identified in Future Development Areas, including West Rangiora, is required to meet this demand.

- 14 As the section 32 report also identifies, the current planning regime has not effectively provided land that is available and feasible to meet demand for housing, and there is evidence of land shortages resulting in significant increases in the price of residential land. The rezoning proposed through V1 will provide for approximately 1000 dwellings, while the imposition of the MDRS is projected to result in an additional 269 dwellings being built in Waimakariri in the next five to eight years.¹ That provides a very limited response to the housing capacity issue.
- 15 A more appropriate response to enable housing supply would be to rezone land within the West Rangiora Development Area now. This land has been identified as an appropriate location for urban growth through Change 1 to the Canterbury Regional Policy Statement. There are no impediments to the development of this land. To the extent that there are any infrastructure capacity reasons that the Property or the wider West Rangiora Development Area cannot be fully developed now, that can be addressed through a staging rule.

Reasons

- 16 In addition to the reasons provided above, the proposed amendments to provisions and rezoning sought will:
 - (a) assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (**RMA**) including the integrated management of the effects of the use and development of land;
 - (b) give effect to the NPS-UD;
 - (c) give effect to the CRPS;
 - (d) meet the requirements of section 32 of the RMA; and
 - (e) promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA.

Decision Sought

- 17 M & J Schluter seek the following decision from the Waimakariri District Council:
 - (a) Amend the West Rangiora ODP and DEV-WR-APP1 to reflect that all residential land within the ODP will be enabled for medium density residential development; and
 - (b) Either:
 - (i) Rezone the Property to Medium Density Residential Zone; or
 - (ii) Amend the certification criteria and process as sought in M & J Schluter's original submission on the PWDP; and

¹ Section 32 – Housing Intensification, at page 46

- (c) Such other relief as may be required to give effect to this submission, including alternative, further or consequential amendments to objectives, policies, rules and definitions of the PWDP that address the matters raised by M & J Schluter.

- 18 M & J Schluter wish to be heard in support of this submission, and will consider presenting a joint case with others presenting similar submissions.

A handwritten signature in black ink, appearing to read 'S Eveleigh', with a stylized, flowing script.

M & J Schluter

Signed by their duly authorised agents

Anderson Lloyd

Per: **Sarah Eveleigh**

9 September 2022