

Form 6

Waka Kotahi NZ Transport Agency further submission on notified proposal for the Proposed Waimakariri District Plan under Clause 8 of Schedule 1 of the Resource Management Act 1991

21st November 2022

Development Planning Unit
Waimakariri District Council
Private Bag 1005
Rangiora 7440

Via email: developmentplanning@wmk.govt.nz

This is a further submission on a change proposed to the following plan:

Proposed Waimakariri District Plan including Variation 1: Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

The Waka Kotahi further submission is:

1. Waka Kotahi NZ Transport Agency (Waka Kotahi) is a Crown entity that takes an integrated approach to transport planning, investment and delivery. The statutory objectives of Waka Kotahi are to undertake its functions in a way that contributes to an effective, efficient and safe land transport system in the public interest. Our vision is for a sustainable, multi-modal land transport system where public transport, active or shared modes are the first choice for most daily transport needs.
2. Waka Kotahi has a mandate under the Land Transport Management Act 2003 (LTMA), the Government Rounding Powers Act 1989 (GRPA), and the Government Policy Statement on Land Transport 2021/22-2030/31 (GPS) to carry out its functions in a way that delivers on the transport outcomes set by the government.
3. In the 2021-2024 National Land Transport Programme, Waka Kotahi has allocated significant investment in the Canterbury Region (including Waimakariri District) to the improvement, operation and maintenance of the state highway network, including public transport investment, walking and cycling and transport planning. In addition, Waka Kotahi is a co-funder of the local roading network. Waka Kotahi is therefore a significant investor in the infrastructure required to achieve the land use change and growth anticipated in the Proposed Waimakariri District Plan and through Variation 1: Housing Intensification.

4. Overall, Waka Kotahi has an interest in the Proposed Waimakariri District Plan and Variation 1: Housing Intensification as a result of its role as a:
 - Transport investor – to maximise effective, efficient and strategic returns for New Zealand;
 - Planner of land transport networks – to ensure the integration of infrastructure and land use so as to support liveable communities and the development of an effective and resilient land transport network for customers;
 - Provide for access to and the use of the land transport system – to shape smart, efficient, safe and responsible transport choices; and
 - Manager of the state highway network – to deliver efficient, safe and responsible highway solutions for customers.
5. For these reasons it is considered that Waka Kotahi has an interest which is greater than the general public.
6. Further points are summarised in Tables 1 and 2, which form the bulk of our submission.
7. Waka Kotahi could not gain an advantage in trade competition through this submission.

We seek the following decision from the local authority:

Amend the provisions of the Proposed Waimakariri District Plan as detailed in Tables 1 and 2 (attached) including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this further submission.

Waka Kotahi would like to be heard in support of its submission. If others make a similar submission, Waka Kotahi will consider presenting a joint case with them at a hearing.

Signature of person authorised to sign on behalf of Submitter:



Richard Shaw

Team Leader South – Environmental Planning

Waka Kotahi NZ Transport Agency

richard.shaw@nzta.govt.nz

Table 2- Variation 1: Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

Submitter Name/Contact	Submission Number	Chapter	Support or oppose	The particular parts of the submission I support or oppose are:	The reasons for my/our support or opposition are:	I seek that the whole or part (describe part) of the submission be allowed or disallowed:
Mark Ferguson Phillips		General	Oppose		The submitter has stated that plans for the Woodend Bypass have been withdrawn which is not correct, as the future Woodend Bypass corridor is designated under the Waimakariri District Plan (Operative and Proposed). The MDRS standards proposed are in line with the national direction such that Waka Kotahi consider additional development through intensification to be acceptable and will continue to manage the state highway network to address future capacity challenges if they arise.	Reject this submission
Kim McCracken on behalf of B and A Stokes	29.1	General MRZ-BFS5	Oppose	Provision of medium density housing only within 800m from the Woodend/Rangiora, Waikuku town centre zone and then step down to General Residential Zone.	The submitter states that it is appropriate for the MDRS provisions to be applied within a walkable catchment/800m at these three locations: Woodend/Rangiora, Waikuku and that then the General Residential Zone provisions should apply. Waka Kotahi states that within a walkable catchment, greater height limits should apply, however, the submitter wishes the minimum 3 storey limit to apply only.	Reject this submission
Waimakaririri District Council – Tracy Tierney	47.16	General	Oppose	Waka Kotahi supports intensification of development within the town centre zone at Rangiora.	Waka Kotahi was supportive of additional up-zoning which provided for additional development in the town centre zone at Rangiora which the submitter also supports. However, it is not clear what the submitter is seeking if Variation 1 is not accepted.	It is not clear what the submitter is requesting, therefore, Waka Kotahi requests clarification.
Resource Management Group – Melanie Foote -	53.2	MRZ-Medium Density	Oppose	Inclusion of a new objective and new policy to support corridor protection rules for	While Waka Kotahi is neutral on the inclusion of new provisions relating to corridor protection, however, the wording proposed by the submitter extends to all critical infrastructure and regionally	Reject request for new objective and policy. Ensure appropriate cross-reference to the Energy

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on behalf of MainPower New Zealand Ltd		Residential Zone		electricity distribution lines within the MDRZ.	significant infrastructure, including state highways. The wording proposed by the submitter is acceptable, as it recognises that infrastructure should not be compromised by other activities. However, Waka Kotahi consider the objectives and policies in the Proposed District Plan appropriately manage the potential effects of reverse sensitivity on infrastructure such that Waka Kotahi do not believe an additional objective or policy is required.	and Infrastructure chapter is made in relation to protecting existing infrastructure.
Resource Management Group – Melanie Foote - on behalf of MainPower New Zealand Ltd	53.3	MRZ- Medium Density Residential Zone	Oppose	Insertion of a new rule regulating earthworks adjacent to major electricity distribution lines.	While Waka Kotahi support the intent of this rule, the rule should sit in the General Earthworks chapter as opposed to the Zone chapter.	Consider further the appropriateness of the rule/standard in an alternative location, most likely the Earthworks chapter.
Eliot Sinclair - Samuel Hammond – on behalf of 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	58.12	Appendix – South West Rangiora ODP	Oppose	Amendment to the South West Rangiora ODP	Waka Kotahi is supportive of the existing ODP for the South West Rangiora Development Area. The submitter seeks to amend the ODP to include an additional area and remove some of the ODP requirements. Appropriate consideration should be given to the transport requirements including cycle/shared path connections.	Further consider the transport connections as part of an amended ODP.

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Eliot Sinclair – Samuel Hammond	59.12	Appendix – South West Rangiora ODP	Oppose	Amendment to the South West Rangiora ODP	Waka Kotahi is supportive of the existing ODP for the South West Rangiora Development Area. The submitter seeks to amend the ODP to include an additional area and remove some of the ODP requirements. Appropriate consideration should be given to the transport requirements including cycle/shared path connections.	Further consider the transport connections as part of an amended ODP.
Chapman Tripp - Jo Appleyard – on behalf of Rolleston Industrial Developments Ltd	60.1	Planning Maps	Oppose	Seeks to rezone Rural Lifestyle zoned land at Ohoka to Residential zones as per proposed Plan Change 31.	As per the original submission on Proposed Plan Change 31 Waka Kotahi do not support rezoning of Rural Lifestyle zoned land at Ohoka to residential zones as this location is not well connected to any existing urban areas and does not support well consolidated residential growth.	Reject the rezoning as per the submission on Plan Change 31.
Chapman Tripp - Luke Hinchey – on behalf of Retirement Villages Association of New Zealand Incorporated	67.13	Introduction	Oppose	Deletion of reference to transport requirements	Good medium density development should be located close to town and neighbourhood centres and with good access to public transport connections. The submitter seeks to remove the reference to these aspects which would encourage unconsolidated private vehicle based transport. As a result, Waka Kotahi believes the wording as notified is more appropriate.	Reject this submission
Chapman Tripp - Luke Hinchey – on behalf of Retirement Villages Association of	67.19	Activity Rules	Oppose	Permitted activity status of retirement villages.	Retirement villages often have different transport patterns than traditional residential development. Waka Kotahi request clarification that the effects on the state highway from any new retirement villages would be appropriately considered.	Council to provide clarification that the potential effects on the state highway are appropriately provided for.

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New Zealand Incorporated						
Chapman Tripp - Luke Hinchey – on behalf of Retirement Villages Association of New Zealand Incorporated	67.21	Built Form Standard	Oppose	Insertion of non-notification clauses.	Waka Kotahi request that limited notification of an application that does not meet one of the built form standards is not precluded so that the effects on the transport network from construction can be appropriately considered.	Reject the insertion of a non-notification (limited) clause.
Chapman Tripp - Luke Hinchey – on behalf of Retirement Villages Association of New Zealand Incorporated	67.35	RESZ – Matters of Discretion for all Residential Zones	Oppose	Insertion of matters of discretion.	Waka Kotahi are neutral on the matters of discretion proposed by the submitter however, request that an additional matter of discretion be inserted which include the potential construction effects on the transport network.	Include an additional matter of discretion related to the potential construction effects on the transport network.
Chapman Tripp - Luke Hinchey – on behalf of Retirement Villages Association of New Zealand Incorporated	67.46	General	Oppose	Insertion of matters of discretion.	Waka Kotahi are neutral on the matters of discretion proposed by the submitter however, request that an additional matter of discretion be inserted which include the potential construction effects on the transport network.	Include an additional matter of discretion related to the potential construction effects on the transport network.
Kainga Ora - Homes and	80.4	General	Support	Amendment to the Rangiora Town Centre Zone to increase the height limit.	Waka Kotahi agrees with this submission point that the MDRS provisions as notified do not incorporate the required increase in density provisions in the	Accept proposed amendment

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Communities - Mel Rountree					Rangiora Town Centre Zone. This submission point aligns with the point made by Waka Kotahi in the original submission.	
Kainga Ora - Homes and Communities - Mel Rountree	80.39	RESZ – General Objectives and Policies for all Residential Zones	Support	Amendment to the Rangiora Town Centre Zone to increase the height limit.	Waka Kotahi agrees with this submission point that the MDRS provisions as notified do not incorporate the required increase in density provisions in the Rangiora Town Centre Zone. This submission point aligns with the point made by Waka Kotahi in the original submission.	Accept proposed amendment
Kainga Ora - Homes and Communities - Mel Rountree	80.40	MRZ – Medium Density Residential Zone	Support	Amendment to the Rangiora Town Centre Zone to increase the height limit.	Waka Kotahi agrees with this submission point that the MDRS provisions as notified do not incorporate the required increase in density provisions in the Rangiora Town Centre Zone. This submission point aligns with the point made by Waka Kotahi in the original submission and the objective should be amended to reflect a greater height control within the Rangiora Town Centre zone.	Accept proposed amendment
Kainga Ora - Homes and Communities - Mel Rountree	80.41	MRZ – Medium Density Residential Zone	Support	Amendment to the Rangiora Town Centre Zone to increase the height limit.	Waka Kotahi agrees with this submission point that the MDRS provisions as notified do not incorporate the required increase in density provisions in the Rangiora Town Centre Zone. This submission point aligns with the point made by Waka Kotahi in the original submission and the policy should be amended to reflect a greater height control within the Rangiora Town Centre zone.	Accept proposed amendment
Kainga Ora - Homes and Communities - Mel Rountree	80.54	RES-MD13	Oppose	Deletion of matters of discretion relating to the effects of a reduced road	Waka Kotahi requests that the matters of discretion related to the effects of a reduced road boundary setback make specific mention of arterial roads.	Reject submission

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Communities - Mel Rountree				boundary setback where it specifically mentions arterial roads.		