

Further Submission on Proposed Waimakariri District Plan

Under Clause 8 of the First Schedule, Resource Management Act 1991

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

Submitter: Michael Patrick Schluter and Jean Margaret Shirley Schluter (**M & J Schluter**)
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- 1 This is a further submission on the Proposed Waimakariri District Plan (**PWDP**).
- 2 M & J Schluter are persons who have an interest in the PWDP greater than the interest the general public has, as the Submitters own land that is affected by matters raised in the submissions detailed in the table **attached**.
- 3 M & J Schluter own land located 237 Johns Road, Rangiora (the **Property**), legally described as Lot 3 DP 341829.
- 4 The further submissions, reasons for submissions and decisions sought are specified in the **attached** table.
- 5 M & J Schluter wish to be heard in support of their further submission, and will consider presenting a joint case at hearing with others who make a similar submission.



M & J Schluter

Signed by their duly authorised agents
Anderson Lloyd
Per: **Sarah Eveleigh**

21 November 2022

This submission is in relation to the submission of: (name & number)	The submission point I/we support or oppose is	I/we oppose in part or in full/support in part or in full	Reasons for my/our support/opposition are:	Decision I/we wish the Council to make:
246.3 – Fiona Aston for Miranda Hales	"Amend SD-O2: "Urban development and infrastructure that: ... 1. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to <u>as a minimum</u> achieve the housing bottom lines in UFD-O1 ..."	Support	The amendment better gives effect to the National Policy Statement for Urban Development (NPS-UD).	Accept the submission
246.4 Fiona Aston for Miranda Hales	Amend UFD-O1: "Feasible development capacity for residential activities <u>At least sSufficient feasible development capacity for residential activity in each township to meet specified housing bottom lines, a wide range of housing types, sizes and densities and a changing demographic profile of the District as follows: {...{updated housing capacity bottom lines}}</u> "	Support	The amendment better gives effect to the NPS-UD.	Accept the submission
246.5 Fiona Aston for Miranda Hales	Amend UFD-O2: " <u>At least sSufficient</u> feasible development capacity to meet commercial and industrial development demand."	Support	The amendment better gives effect to the NPS-UD.	Accept the submission
246.6 Fiona Aston for Miranda Hales	Amend UFD-P6 "The release of land within the identified new	Support	The addition of "West Rangiora" corrects an omission in the notified text. The addition "or	Accept the submission

This submission is in relation to the submission of: (name & number)	The submission point I/we support or oppose is	I/we oppose in part or in full/support in part or in full	Reasons for my/our support/opposition are:	Decision I/we wish the Council to make:
	development areas of Kaiapoi, West Rangiora, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to that enables residential activity to meet or exceed short to medium-term feasible development capacity and achievement of housing."		exceed" better gives effect to the NSP-UD. The words "via a certification process" are considered unnecessary within the context of a policy, and deletion would be required if the issues with the certification process (identified in the original submission of M & J Schluter) are not resolved and certification process is removed.	
62.58 Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	Amend the criteria in DEV-WR-S1: "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the [XYZ] Development Area: ... <u>x. all network utility companies providing telecommunications (fibre or mobile networks), electricity distribution and gas reticulation) to the development area have been advised of the expected timing and enabled capacity of development."</u>	Oppose	The additional matter is unnecessary. The identification of Future Development Areas (FDAs) provides notice to utility providers of the areas to be serviced in future.	Reject the submission
266.13 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	Amend DEV-WR-S1(2) to resolve issue of the proposed three year lapsing period for certification approval creating a timing anomaly in terms of the subdivision's Section 224(c) certificate.	Support	Agree that the lapsing period for certification approval is too restrictive and has the potential to create inconsistencies with subdivision approvals.	Accept the submission

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277.72 Beca – Hugh Loughman for Ministry of Education	Amend DEV-WR-S1: "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the West Rangiora Development Area: ... i. <u>There is sufficient capacity in current and/or planned educational facilities for the increase in student population due to development and assessment of any other potential impacts of the development on educational facilities has been undertaken.</u> "	Oppose	The additional matter is unnecessary. The identification of FDAs provides the Ministry of Education with clear and early guidance as to the location and extent of increases in student populations to be provided for.	Reject the submission
316.8 Canterbury Regional Council	UFD-P2 Amend UFD-P2 to give effect to Chapter 6 in the Canterbury Regional Policy Statement. Concerned that clause 2 appears to provide for new Residential Development Areas within Greater Christchurch that are outside of the future development areas identified in Map A of the CRPS. To give effect to Policy 5.3.12 of the CRPS, the need to protect highly productive soils should also be considered when assessing any new development areas.	Oppose	It is not clear how the Regional Council intends to amend the policy. The submitter opposes any amendment to clause 1 (in relation to Residential Development Areas) or any other amendment which would required consideration of highly productive soils within the identified FDAs.	Reject the submission
316.15	UFD-P10	Oppose	Recognition of the loss of productive soils, and any direction that such loss should be avoided,	Reject the submission

This submission is in relation to the submission of: (name & number)	The submission point I/we support or oppose is	I/we oppose in part or in full/support in part or in full	Reasons for my/our support/opposition are:	Decision I/we wish the Council to make:
Canterbury Regional Council	<p>Provide clarity regarding what is meant by “new development areas”.</p> <p>Provide recognition for the irreversible loss of productive soils to new development areas which should be avoided unless necessary.</p>		is inappropriate in respect of residential zones and FDAs.	
316.187 Canterbury Regional Council	<p>Amend certification process to include:</p> <ul style="list-style-type: none"> - All natural hazards in Future Development Areas are assessed and it is demonstrated that risks can be avoided or mitigated before land is released for development. This includes not increasing risk to surrounding land through mitigation techniques. Deferring effective consideration to the subdivision stage is inadequate. - Identification and protection of indigenous biodiversity, especially wetlands, given the policy positioning in the National Policy Statement on Freshwater Management and the rules in the National Environmental Standards for Freshwater. 	Oppose	<p>The FDAs have been identified in the Canterbury Regional Policy Statement as very limited areas of Greater Christchurch within which future urban development can occur. The Regional Council should have been satisfied that all natural hazard risks in the FDAs could be avoided or mitigated before identifying these areas in the CRPS.</p> <p>Management of natural hazards and indigenous biodiversity are otherwise matters that are appropriately addressed at subdivision stage.</p>	Reject the submission
295.70 Horticulture NZ	<p>Amend SD-O2:</p> <p>"...</p> <p>11. that avoids versatile soils and avoids creating incompatible activities on rural zone boundaries."</p>	Oppose	The amendment is too broad and does not allow for urban development on land already zoned or otherwise identified for that purpose.	Reject the submission

This submission is in relation to the submission of: (name & number)	The submission point I/we support or oppose is	I/we oppose in part or in full/support in part or in full	Reasons for my/our support/opposition are:	Decision I/we wish the Council to make:
295.74, 295.205, 206, 210 Horticulture NZ	Amend UFD-P1 - P9 to ensure the life supporting capacity of soils are safeguarded.	Oppose	The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development.	Reject the submission
295.75 Horticulture NZ	Amend UFD-P10: "Within Residential Zones and new development areas in Rangiora and Kaiapoi: ... 2. minimise <u>avoid</u> reverse sensitivity effects on primary production from activities within new development areas. <u>Where avoidance compromises through setbacks and screening, without compromising the efficient delivery of new development areas, then impacts are mitigated through development design, setbacks, and screening.</u> "	Oppose	The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development.	Reject the submission
295.99 Horticulture NZ	Insert new policy SUB-PX: "Within the Rural Zones and in urban areas with an interface with a rural zone ensure that subdivision does not compromise the use of highly productive land and versatile land for rural production."	Oppose	The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development.	Reject the submission
295.100 Horticulture NZ	Amend SUB-MCD10: "... 2. <u>Potential reverse sensitivity effects with rural production on surrounding land.</u> 3. <u>Loss of highly productive land or versatile soils from rural production.</u> "	Oppose	The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development.	Reject the submission

This submission is in relation to the submission of: (name & number)	The submission point I/we support or oppose is	I/we oppose in part or in full/support in part or in full	Reasons for my/our support/opposition are:	Decision I/we wish the Council to make:
	Or alternative relief to address the identified issue.			
414.58, 59 Federated Farmers	Amend UFD-P1 and P2 by inserting an additional clause 3: "... <u>3. Avoid where practicable any development on LUC 1-3 soils.</u> "	Oppose	The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development.	Reject the submission
414.67 Federated Farmers	Amend UFD-P10: "... <u>3. Minimise reverse sensitivity effects on primary production, including LUC 1-3 soils.</u> "	Oppose	The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development.	Reject the submission
414.206 Federated Farmers	Amend SUB-O1(3): "3. supports protection of cultural and heritage values, <u>high class soils</u> and conservation values, and ..."	Oppose	The amendments are inappropriate in the context of land that has been zoned or otherwise identified for future urban development.	Reject the submission
169.12 NZ Pork	Amend UFD-P2 Identification/location of new Residential Development Areas, to include criteria for considering effects on primary production and highly productive land	Oppose		Reject the submission
325.3 Kainga Ora	Amend SD-O2: "Urban development and infrastructure that: 1. is consolidated and integrated with the well <u>functioning</u> urban environments; 2. that recognises existing character, <u>planned urban</u>	Accept in part (clause 4)	The amendments better give effect to the NPS-UD. This further submission does not relate to the requested deletion of clause 10.	Accept that part of the submission seeking amendments to clauses 1, 2 and 4

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	<p>form and amenity values, and is attractive and functional to residents, businesses and visitors;</p> <p>...</p> <p>4. provides a range <u>and mix</u> of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve <u>at all times at least</u> the housing bottom lines in UFD-O1;</p> <p>...</p> <p>10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED4."</p>			
325.27 Kainga Ora	<p>Amend UFD-O1:</p> <p>"There is, at all times, at least Ssufficient feasible development capacity for residential activity to meet specified housing bottom lines..."</p>	Support	The amendment better gives effect to the NPS-UD.	Accept the submission
325.28 Kainga Ora	<p>Amend UFD-O2:</p> <p>"There is, at all times, at least S sufficient feasible development capacity to meet commercial and industrial development demand <u>over the short term, medium term and the long term.</u>"</p>	Support	The amendment better gives effect to the NPS-UD.	Accept the submission