

DEVELOPMENT PLANNING

Further Submission Form

Further submissions close on Monday, 21 November 2022 at 5pm.

I/we are further submitting on:

☐ Proposed District Plan ☒ Variation 1: Housing Intensification ☐ Variation 2: Financial Contributions

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: Luke Hinchey

Organisation name and contact (if representing a group or organisation): The Retirement Villages' Association of New Zealand Incorporated

Postal address/Address for service: c/o Chapman Tripp, Level 34, 15 Customs Street West, PO Box 2206, Auckland

Postcode: 1140

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Only certain persons can make a further submission. Please select the option that applies to you.

I am:

- ☐ a person representing a relevant aspect of the public interest
- ☒ a person who has an interest in the proposal that is greater than the interest the general public has
- ☐ the local authority for the relevant area

Please explain why you come within the category selected above:

The RVA represents a relevant aspect of the public interest and has an interest in Variation 1 greater than the general public for a number of reasons, including (without limitation):

- a) The RVA represents the interests of the owners, developers and managers of retirement villages throughout Waimakariri. The RVA, on behalf of its members, has a significant interest in how the Proposed Waimakariri District Plan, including amendments proposed by Variation 1, provides for retirement village and aged care provision in Waimakariri, given the existing and predicted demand by our members for such accommodation.
- b) Retirement villages make a substantial contribution to housing and healthcare for older people in the region, providing for the social and economic wellbeing of communities. The ability of RVA members to provide villages that contribute to the social and economic wellbeing of Waimakariri residents will depend on the reasonableness and appropriateness of the Proposed Waimakariri District Plan provisions, including amendments proposed by Variation 1.
- c) Given the RVA's broad membership, history and representation in Waimakariri, the RVA has specialist experience and expertise relevant to determining the merits of the Proposed Waimakariri District Plan provisions, including amendments proposed by Variation 1.

The RVA made a submission on Variation 1.

Hearing options

I wish to be heard in support of my further submission?

☒

Yes

☐

No

If others make a similar further submission I will consider presenting a joint case with them at a hearing

☒

Yes

☐

No

Signature: _____

(of person making submission or person authorised to make decision on behalf)

Date: 21/11/2022

PLEASE NOTE - A signature is not required if you submit this form electronically. By entering your name in the box below you are giving your authority for this application to proceed.



WAIMAKARIRI
DISTRICT COUNCIL

waimakariri.govt.nz

Name of person making further submission: The Retirement Villages' Association of New Zealand Incorporated

<p>This further submission is in relation to the <u>original submission</u> of:</p> <p>Enter the details of the original submitter:</p> <p>• name, address or email; and</p> <p>submission number (and point(s), if applicable)</p>	<p>The particular parts of the original submission I/we support /oppose are:</p>	<p>My/our position on the original submission is:</p> <p>Support or oppose</p>	<p>The reasons for my/our support/ opposition to the original submission are:</p>	<p>Allow or disallow the original submission (in full or in part)</p>	<p>Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make</p>
<p>John Colin Sewell.</p> <p>23.1 - 23.7</p>	<p>The submitter generally opposes the mandatory imposition of the MDRS and seeks for amendments allowing Council to:</p> <ol style="list-style-type: none"> 1. Specify minimum site sizes in-keeping with immediate residential areas; 2. Require that developers provide for a minimum of on garage or off-street park per residential unit; and 3. Apply discretion to modify or impose additional standards in keeping with the DP and community wishes, in addition to qualifying matters. 	<p>Oppose.</p>	<p>The RVA opposes the relief sought in this submission as it is not consistent with the MDRS and the Enabling Housing Act that seeks to enable intensification in all relevant residential zones. Furthermore, the requirement for parking provision is inconsistent with the NPSUD.</p>	<p>Disallow the submission.</p>	<p>See reasons in column 4.</p>
<p>Rosalie Todd.</p> <p>28.1-28.7</p>	<p>The submitter generally opposes the intensification of the MDRS and Enabling</p>	<p>Oppose.</p>	<p>The RVA opposes the relief sought in this submission as it is not consistent with the MDRS and the Enabling Housing Act that</p>	<p>Disallow the submission.</p>	<p>See reasons in column 4.</p>

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	Housing Act and specifically notes that off-street parking must be provided.		seeks to enable intensification in all relevant residential zones. Furthermore, the requirement for parking provision is inconsistent with the NPSUD.		
Fire and Emergency New Zealand. 77.4	The submitter opposes the preclusion of multi-unit residential development from being limited notified.	Oppose	The RVA opposes the relief sought in this submission as it is inconsistent with the Enabling Housing Act and the RVA's primary submission.	Disallow the submission.	See reasons in column 4.
Fire and Emergency New Zealand. 77.5	The submitter seeks an amendment to RES-MD2 to take into account provision for firefighting.	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1.	Disallow the submission.	See reasons in column 4.
Fire and Emergency New Zealand. 77.7	The submitter seeks for an additional matter of discretion to be included within MRZ-BFS5 as follows: <u>RES-MDX Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries</u>	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1.	Disallow the submission.	See reasons in column 4.
Fire and Emergency New Zealand. 77.8	The submitter seeks an amendment to RES-MD2 to take into account provision for firefighting.	Oppose	The RVA opposes the relief sought in this submission as matters relating to fire-fighting servicing are already provided for under the Building Act and it is inappropriate to duplicate controls in Variation 1.	Disallow the submission.	See reasons in column 4.
Kāinga Ora – Homes and Communities. 80.13	The submitter seeks for the definition of “multi-unit residential development” to be deleted in full.	Oppose in part	The RVA considers that retirement villages should be defined separately from multi-unit developments in the objectives, policies, rules and definitions of the plan.	Disallow the submission if the intention is to capture retirement villages in any definition of multi-unit developments.	See reasons in column 4.

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Kāinga Ora – Homes and Communities. 80.44	The submitter seeks to combine MRZ-R2 and MRZ-R18 and removing reference to multi-unit development.	Oppose in part	The RVA opposes the relief sought in this submission as it does not provide for the benefits of retirement villages, nor does it recognise the functional or operational needs of retirement villages. The RVA would accept this change if retirement villages were excluded from the matters that are included from MRZ-R18.	Disallow the submission or have retirement villages and retirement units as being excluded from the matters within MRZ-R18.	See reasons in column 4.
Kāinga Ora – Homes and Communities. 80.52	<p>The submitter seeks for an amendment to RES- MD2 so that the amended matters for discretion better reflect the intent of the RMA and NPS-UD and include the follows matters:</p> <ol style="list-style-type: none"> 1. <u>The scale and form of the development is compatible with the planned urban built form of the neighbourhood;</u> 2. <u>The development contributes to a safe and attractive public realm and streetscape;</u> 3. <u>The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</u> 4. <u>The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale</u> 	Support in part / Oppose in part	The RVA supports the intent of this submission to align with the Enabling Housing Act and the NPSUD, but opposes the relief sought as it is inconsistent with the RVA's primary submission that seeks to include bespoke matters for discretion for retirement villages, and sought to delete RES-MD2 in its entirety.	The RVA seeks to have their original submission point (providing for bespoke matters for discretion for the construction of retirement villages and delete RES-MD2) included and to disallow this submission point.	See reasons in column 4.
Kāinga Ora – Homes and Communities. 80.61	The submitter seeks to combine MRZ-R2 and MRZ-R18 and removing reference to multi-unit development as well as the requirement for residential design principles.	Support in Part / Oppose in part	If the reference to MRZ-R18 is a typo and should correctly refer to MRZ-R17, the RVA opposes the relief sought in this submission as it does not provide for the benefits of retirement villages, nor does it recognise the functional or operational needs of retirement villages. The RVA would accept this change if retirement	In the event the reference to MRZ-R18 should be MRZ-R17, disallow the submission or have retirement villages and retirement units as being excluded from the matters within MRZ-R17. If the reference	See reasons in column 4.

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			villages were excluded from the matters that are included from MRZ-R18. The removal of the requirement for residential design principles is supported. If the reference to MRZ-R18 (retirement villages) is correct, the RVA opposes the submission point in full as it will not provide for the functional and operational needs of retirement villages.	to MRZ-R18 is correct, disallow the submission.	
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Name of person making further submission: The Retirement Villages' Association of New Zealand Incorporated

Note

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Waimakariri District Council. Contact details for all submitters can be found on the Waimakariri District Council website, at waimakariri.govt.nz/planning/district-plan.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy Act 1993

Please note information on this form and the content of your submission will be made publicly available as part of the decision-making process.

This form is in the format required by Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

Further submissions close on Monday, 21 November 2022 at 5pm.

Returning this form

You can:

- Email it to: developmentplanning@wmk.govt.nz - Subject line: Further Submission
- Post it to: Waimakariri District Council, Private Bag 1005, Rangiora 7440
- Deliver it to a Council Service Centre in Rangiora, Kaiapoi or Oxford