

SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN
(Clause 6 First Schedule Resource Management Act 1991)

To: Proposed District Plan Submissions
Waimakariri District Council
Private Bag 1005
Rangiora 7440

Submission lodged via email –
developmentplanning@wmk.govt.nz

Submission on: The proposed Waimakariri District Plan

Submission by: D■■■■ Colin and F■■■■■■■■ Moore **AND**
Momentum Land Limited

Trade competition statement: The submitters could not gain an advantage in trade competition through this submission

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Please note the different address for service below.

Introduction

1. These submissions are made jointly by David Colin and Fergus Ansel Moore ('the Moore's') and Momentum Land Limited (MLL), together referred to as 'the submitters'.
2. The Moore's and MLL make submissions in support and in opposition to elements of the proposed Waimakariri District Plan, with regard to land currently owned by the Moore's.
3. The land parcels subject to this submission are:
 - a. Lot 5 DP 313322, Lot 2 DP 4532, and Lot 1 DP5010 (28.5ha), being part of 147 and 177 Ferry Road, and
 - b. Lot 2 DP 89191 (6.05ha), 310 Beach Road.

4. The land parcels above are proposed to be zoned 'Rural Lifestyle' and are subject to the proposed 'Kaiapoi Development Area'.

Statement of Interest and Background

5. MML is a development company who has a contract with the Moore's to purchase the land outlined in paragraph 3 above.
6. Lot 5 DP 313322, Lot 2 DP 4532 and Lot 1 DP5010 are located immediately to the north of the Beachgrove subdivision which is located at 280 Beach Road, Kaiapoi. This subdivision has been developed by Beach Road Estates Limited. It is the subject of the East Kaiapoi Outline Development Plan and is proposed to be zoned Residential Medium Density. A road connection is provided between Beachgrove and the Moore's land. This connection was required by Council as part of Stage 3 of Beachgrove and was vested as Local Purpose Reserve (Future Road). This was in recognition that the Moore's land is identified in the Canterbury Regional Policy Statement as a Future Development Area, and therefore likely to be residentially developed in the future.

Submission Summary

7. This submission relates to the following chapters of the proposed Plan.
 - a. RESZ - General Objectives and Policies for all Residential Zones
 - b. K – Kaiapoi Development Area, including the Kaiapoi Outline Development Plan (ODP)
 - c. Planning Maps (zoning)
8. This submission seeks to:
 - a. rezone land subject to this submission, from (proposed) Rural Lifestyle to Residential Medium Density to provide certainty for development, and;
 - b. to retain provisions that enable Retirement Village development in residential zones.

Submission

Submission Point 1: Part 3 – Area Specific Matters - DEV-K-APP1 - Kaiapoi Outline Development Plan

9. The 'Kaiapoi Outline Development Plan – Overall' map, shows the land subject to this submission as 'General Residential Density', with the exception a small area at 310 Beach Grove (alongside the un-named paper road) which is proposed as 'Medium Residential Density'.
10. Although the principle of residential development is in place through the Outline Development Plan, the underlying Rural Lifestyle Zoning and certification process provides a degree of uncertainty. Without appropriate residential zoning on the land subject to the Kaiapoi Development Area (KDA), there is no certainty of the development potential of land for prospective purchasers. This creates risk for developers as there is no certainty of development capacity until the certification process has been completed and the 'appropriate zoning' is determined by Council.
11. A Medium Density Residential Zoning is considered appropriate for the Moore's Land, as outlined in paragraph 3, as:
 - a. Regional Policy Statement (RPS): Under the RPS the sites are located either in a 'Greenfield Priority Area' (Lot 2 DP 4532, and Lot 1 DP5010) or are otherwise in a 'Future Development Area'. Therefore, the urban development of these sites is anticipated in the RPS, and the proposed WDP is required to be consistent with enabling that development. Objective 6.2.2(2) of the RPS provides for 'higher density living environments' in Greenfield Priority Areas and Future Development Areas. This is also supported under Policy 6.3.12 in FDA's.
 - b. Objective UFD-01: The housing 'bottom line'¹ for short-medium and long term periods, are expressed as a minimum, and therefore the zoning should enable medium density development, with structure planning identifying any constraints on density.

¹ See Policy 7, National Policy Statement on Urban Development 2020

- c. The Kaiapoi Development Area (KDA) will meet Development Area Standard DEV-K-S1(a), as the development will provide 'additional residential capacity to help achieve or exceed the projected total residential demand' identified in UFD-01 for the 'medium term' (DEV-K-P1).
 - d. Under UFD-01, the 'medium term' is identified (along with the 'short term') as covering the period from 2018 to 2028, with 6,300 Residential Units required to meet the Housing Bottom Line (development capacity).
- 12. The land subject to this submission is adjacent to existing development, with physical connections enabled to both transportation and infrastructure routes. The development enabled from the rezoning of the land is a logical extension of existing urban form.
- 13. **Relief Sought:**
 - a. Amend Planning Maps: That the land subject to this submission be zoned Residential Medium Density (and not Rural Lifestyle), to allow for a density of development that is consistent with adjacent residential land.
 - b. Amend the Kaiapoi ODP: To show the 'Residential Medium Density' Zone location on the ODP 'Overall' and 'Land Use' maps.
 - c. That the above rezoning to Residential Medium Density be undertaken in advance of the certification process.

Submission Point 2: RESZ – Residential Zones - Policy RESZ-P10 Retirement villages

- 14. This submission supports Policy RESZ-P10, where the development of Retirement Villages is to be provided for in all residential zones (excluding Large Lot Residential as stated in this proposed policy). This provides for the principle of the development of a Retirement Village within the Kaiapoi ODP area.

15. **Relief Sought:**

- a. That the above policy be retained, with regard to providing for Retirement Village Development within the General Residential and Medium Density Residential zones.

Summary of Relief Sought

16. The relief sought is discussed with regard to each of the submission points above, and to summarise, consists of the submitter seeking the following decisions from the Council:

- a. Rezoning the land parcels subject to this submission, to 'Residential Medium Density' on the planning maps, and in the Kaiapoi ODP.
- b. Retaining the enabling policy for Retirement Villages in Residential Zones.

17. In addition to the above, the submitters seek that the Council grant any other consequential or similar relief that is necessary to deal with the concerns and issues raised in this submission.

Hearing

- 18. Momentum Land Limited and the Moore's wish to be heard in support of their submissions.
- 19. If others make similar submissions, the submitters will consider presenting a joint case with them at the hearing.

Submission signed for and on behalf of Momentum Land Limited and David and Fergus Moore.



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