

From: Chris Fowler | SAUNDERS & CO <Chris.Fowler@saunders.co.nz>
Sent: Thursday, August 29, 2024 9:50 AM
To: Audrey Benbrook <audrey.benbrook@wmk.govt.nz>
Cc: Gabi Newman | SAUNDERS & CO <Gabi.Newman@saunders.co.nz>
Subject: Stream 12E(A) hearing: Momentum Land Ltd - scope of rezoning request

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Good morning Audrey

A question came up during Momentum's presentation on Day 1 of the Stream 12E(A) Hearing as to the scope of Momentum's rezoning request.

Please see email below an email from Mark Allan in response to this question.

I would be grateful in you would place this before the Hearings Panel and forward same to Peter Wilson.

Thank you.



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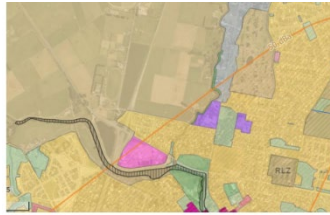
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From: Mark Allan <Mark.Allan@aurecongroup.com>
Sent: Tuesday, August 20, 2024 12:15 AM
To: Chris Fowler | SAUNDERS & CO <Chris.Fowler@saunders.co.nz>
Subject: Momentum - scope of rezoning request

Hi Chris

A question came up during Momentum’s presentation on Day 1 of the Stream 12E Hearing as to the scope of Momentum’s rezoning request – this arose during the discussion on potential cumulative transport effects at the intersection, and Andy Carr’s suggestion that the OR’s recommendation to accept the Suburban Estates rezoning request be reconsidered due to the lack of technical evidence presented on the latter.

The following summarises Momentum’s submissions on the PWDP and V1, and the OR’s interpretation of the same. In short, the Momentum submissions only relate to the land referred to as 147 & 177 Ferry Road (North Block, ~28.5ha) and 310 Beach Road (South Block, ~6ha) – they do not seek the rezoning of the entire Kaiapoi Development Area, as Peter suggested at the hearing.

	Momentum Submission		Stream 12E Officer Report	
	PWDP	V1	PWDP (A)	V1 (B)
Land included in submission	<p>3. The land parcels subject to this submission are:</p> <p>a. Lot 5 DP 313322, Lot 2 DP 4532, and Lot 1 DP5010 (28.5ha), being part of 147 and 177 Ferry Road, and</p> <p>b. Lot 2 DP 89191 (6.05ha), 310 Beach Road.</p> <p>These have been consistently referred to by Momentum as the North and South Blocks, respectively.</p>	<p>Same as PWDP submission, i.e.</p>  <p>Figure 1: Land parcels subject to this submission</p>	<p>Para 1005 (pp 244, 245) describes as:</p> <p>“the land under the Kaiapoi Outline Development Plan”</p>	<p>Para 262 (with reference to Fig 25) <u>correctly</u> describes (the North Block) as:</p> <p>“The green line is the extent of the Momentum submission and rezoning proposal. They wish to rezone the land between their existing Beachgrove subdivision to the south (coloured orange) and the green line”</p>  <p>Figure 25 Kaiapoi Development Area</p> <p>Para 259 acknowledges “Momentum Projects Limited is the primary developer in the southern half of the northern block and on the southern block. Suburban Estates Limited is the developer for the northern half of the northern block.”</p>
Zoning sought	<p>8. This submission seeks to:</p> <p>a. rezone land subject to this submission</p>	<p>10. This submission seeks that the land parcels be rezoned to Medium Density Residential</p> <p>17. MLL seeks to rezone the land parcels identified in</p>	<p>Para 1005 (pp 244, 245) <u>incorrectly</u> describes as:</p> <p>“general residential density wit</p>	<p>App B (Recommended Responses to Submissions and Further Submissions), acknowledges (Decision Requested):</p> <p>“Oppose the Rural Lifestyle zoning of Lot 2 DP 83191, Lot 2 DP 4532, Lot 1 DP</p>

<p>n, from (proposed) Rural Lifestyle to Residential Medium Density to provide certainty for development, and...</p> <p>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.</p> <p>Summary of Relief Sought 16. The relief</p>	<p>Figure 1 to Medium Density Residential.</p> <p>24. A revised Outline Development Plan (ODP) for the land parcels has been prepared and is contained in Appendix 3.</p> <p>25. The ODP identifies medium density residential development...</p> <p>26. MLL seek that, as part of the rezoning, this Outline Development Plan is inserted into the Proposed District Plan.</p> <p>43. To summarise, MLL seeks the following decision from the Council: a. Rezoning of the land parcels described in Paragraph 4 and identified in Figure 1 to Medium Density Residential. b. Insertion of the Outline Development Plan attached as Appendix 3.</p>	<p>h the exception of a small area at 310 Beach Grove which is proposed as Medium Residential Density”</p> <p>Para 1007 also incorrectly references Momentum’s zoning request: “Apart from Survus, and Momentum in respect of 310 Beach Grove, general residential was sought.”</p> <p>However, App B (Recommended Responses to Submissions and Further Submissions), acknowledges (Decision Requested): “Rezoning the <u>land subject to this submission</u> to Residential Medium Density, to allow for a density of development that is consistent with adjacent residential land”.</p>	<p>5010 and Lot 5 DP 313322. Rezone Lot 2 DP 83191, Lot 2 DP 4532, Lot 1 DP 5010 and Lot 5 DP 313322 to <u>Medium Density Residential.</u></p>
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	<p>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:</p> <p>a. Rezoning the land parcels subject to this submission, to ‘Residential Medium Density’ on the planning maps, and in the Kaiapoi ODP.</p>			
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According to the table under para 1005 (Stream 12A Officer Report – Report A), Suburban Estates sought GRZ for their land at the northern extent of the Development Area, and Survus sought the Kaiapoi Development Area be “rezoned for urban development”. Neither of these submissions are supported by technical evidence.

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