

OFFICER'S REPORT FOR:

Independent Hearing Commissioners:

SUBJECT:

**Proposed Waimakariri District Plan: Medium
Density Residential Submissions**

PREPARED BY:

Peter Wilson

REPORT DATED:

19 August 2024

DATE OF HEARING:

16 -19 September 2024



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DISTRICT COUNCIL

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Executive Summary

1. This report considers submissions received by the Waimakariri District Council in relation to the relevant objectives, policies, rules, definitions, appendices and maps of Variation 1: Housing Intensification to the proposed Waimakariri District Plan. The report outlines recommendations in response to the issues that have emerged from these submissions.
2. There were a number of submissions and further submissions received on Variation 1. The submissions received were diverse and sought a range of outcomes. The following are considered to be the key issues in contention in the chapter:
 - Lack of applicability of the medium density residential (MDRS) standards to the District, including concerns about shading and loss of sunlight, loss of urban form and character, inability of infrastructure and servicing to cope with housing intensification.
 - Concern around natural hazards, including flooding and sea-level rise
 - Loss of historic heritage
 - Loss of urban tree cover
 - The relevance of applying the MDRS to particular zones and towns within the District
3. This report addresses each of these matters, as well as any other issues raised by submissions.
4. I have recommended changes to the Proposed Plan provisions within the scope of Variation 1 to address matters raised in submissions and are summarised below:
 - The inclusion of an additional qualifying matter to address sunlight access and shading concerns.
 - Drafting amendments and changes to improve plan readability and better integrate the Variation with the Proposed Plan.
5. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that the Proposed Plan should be amended as set out in section Appendix A of this report.
6. For the reasons set out in the Section 32AA evaluation and included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:
 - achieve the purpose of the RMA where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
 - achieve the relevant objectives of the Proposed Plan, in respect to the proposed provisions.

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Interpretation

7. Parts A and B of the Officers' reports utilise a number of abbreviations for brevity as set out in Table 1 below:

Table 1: Abbreviations

Abbreviation	Means
RMA	Resource Management Act 1991
District Council	Waimakariri District Council / territorial authority
Operative Plan	Operative Waimakariri District Plan
Proposed Plan/PDP	Proposed Waimakariri District Plan
IPI	Intensification Planning Instrument
ECan	Environment Canterbury/Canterbury Regional Council
MDRS	Medium Density Residential Standards
PDP MDRZ	The Proposed Plan Medium Density Residential Zone
V1 MDRZ	The Medium Density Residential Zone as proposed by Variation 1
NES	National Environmental Standard
NESAQ	National Environmental Standards for Air Quality 2004
NESCS	National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
NESETA	National Environmental Standards for Electricity Transmission Activities 2009
NESF	National Environmental Standards for Freshwater 2020
NESPF	National Environmental Standards for Plantation Forestry 2017
NESDDW	National Environmental Standards for Sources of Drinking Water 2007
NESTF	National Environmental Standards for Telecommunication Facilities 2016
NPS	National Policy Statement
NPSET	National Policy Statement on Electricity Transmission 2008
NPSFM	National Policy Statement for Freshwater Management 2020
NPSUD	National Policy Statement on Urban Development 2020
NPSREG	National Policy Statement for Renewable Electricity Generation 2011
NZCPS	New Zealand Coastal Policy Statement 2010
RMEHA	Resource Management Enabling Housing Intensification Amendment Act
RPS	Operative Canterbury Regional Policy Statement

Table 2: Abbreviations of Submitters' Names

Abbreviation	Means
CCC	Christchurch City Council
CDHB	Christchurch District Health Board
Chorus	Chorus New Zealand Ltd
CIAL	Christchurch International Airport Ltd
Corrections	Ara Poutama Aotearoa the Department of Corrections
DoC	Department of Conservation Te Papa Atawhai
ECan	Environment Canterbury / Canterbury Regional Council
Federated Farmers	Federated Farmers of New Zealand Inc.
FENZ	Fire and Emergency New Zealand
Fish and Game	North Canterbury Fish and Game Council
Forest and Bird	Royal Forest and Bird Protection Society

Abbreviation	Means
Heritage NZ	Heritage New Zealand Pouhere Taonga
Hort NZ	Horticulture NZ
Kainga Ora	Kainga Ora - Homes and Communities
KiwiRail	KiwiRail Holdings Limited
Mainpower	Mainpower New Zealand Ltd
MoE	Minister / Ministry of Education
Ngāi Tūāhuriri	Te Ngāi Tūāhuriri Rūnanga
NZDF	New Zealand Defence Force
Police	Minister of Police / NZ Police
QEII Trust	Queen Elizabeth the Second National Trust
Ravenswood	Ravenswood Developments Ltd
Spark	Spark New Zealand Trading Ltd
Tuhaitara Trust	Te Kohaka o Tuhaitara Trust
Transpower	Transpower New Zealand Ltd
Vodafone	Vodafone New Zealand Ltd / One.NZ
WDC	Waimakariri District Council (including as requiring authority)
Waka Kotahi	Waka Kotahi NZ Transport Agency

8. In addition, references to submissions includes further submissions, unless otherwise stated.

1 Introduction

1.1 Purpose

9. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the submissions received on Variation 1: Housing Intensification and to recommend possible amendments to the Proposed Plan in response to those submissions.
10. This report is prepared under section 42A of the RMA. It considers submissions received by the District Council on Variation 1 in relation to the relevant strategic directions objectives, objectives, policies, rules, definitions, appendices and maps in the Proposed District Plan that Variation 1 has amended or inserted. The report outlines recommendations in response to the key issues that have emerged from these submissions.
11. This report discusses general issues or topics arising, the original and further submissions received following notification of the Variation, makes recommendations as to whether or not those submissions should be accepted or rejected, and concludes with a recommendation for changes to the Proposed Plan provisions or maps based on the preceding discussion in the report.
12. The recommendations are informed by both the technical evidence provided by McIndoe Urban, as attached in Appendix F, the expert evidence of Mr Graeme McIndoe, and the sunlight and shading geospatial assessment, undertaken by myself, as attached in Appendix E.
13. Mr Yeoman has explained the likely effects of my recommendations on feasible capacity with a memorandum in Appendix G.
14. This report is provided to assist the Hearings Panel in their role as Independent Commissioners. The Independent Hearings Panel may choose to accept or reject the conclusions and recommendations of this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by submitters.
15. 449 submission points from 81 individual submitters were received, along with 261 further submission points from 23 individual further submitters. 161 submission points are in opposition, with 104 in support. 128 points request amendments, and 53 express no sentiment.
16. There are 261 further submission points from 23 individual further submitters. 51 are in support of the original submission point, with 185 in opposition. 25 express no sentiment.
17. 23 of these submission points are rezoning requests, and have been heard in hearing stream 12.
18. 10 submission points are on future urban development areas, and 15 on airport noise related matters, and these have been heard in hearing stream 10A.
19. I note that this report is primarily about the implementation of the MDRS through objectives, policies, and qualifying matters. Rezoning requests and the airport noise qualifying matters will be discussed in s42A reports for subsequent hearings.

Additional matters

20. My separate s42A report on the Proposed Plan medium density zone has considered submissions in the context of the Proposed Plan.
21. That report has recommended that the IHP consider two matters arising from these submissions in the context of the Variation. Both are minor.

Integration

22. I consider that there is an overarching need to consider integration between the Proposed Plan MDRZ (PDP MDRZ) and the Variation 1 MDRZ (V1 MDRZ), as I do not consider it to be an effective or efficient approach to have two medium density zones within the Proposed Plan, something which is a possible outcome arising from the scope of the Variation 1 zoning in respect of rezoning submissions and Council's legal opinion on that matter¹.
23. I have attempted to integrate the PDP and V1 medium density zone provisions as much as possible. Further integration issues may arise from hearing evidence, and could be responded to in my Right of Reply.
24. However, as s42A reporting officer, I am mindful of the separate processes for the Variation and the Proposed Plan, the nuances of scope from both the Variation itself and the submissions on it.
25. **I consider that the IHP may have scope, under cl 99 2(b), sch 1, RMA to ensure integration if they are so minded, and if I ultimately lack scope to make the recommendations on integration myself.**

1.2 Author

26. My name is Peter Gordon Wilson. My qualifications and experience are set out in Appendix D of this report.
27. My role in preparing this report is that of an expert planner.
28. I was not involved with the preparation of the substantive content of the variation. I did undertake a review of the variation immediately prior to notification, which resulted in minor changes to it, and following notification, in the correction of minor errors and addition of identifying markup under cl 16(2) sch 1 and s80H RMA.
29. Although this is a District Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the Practice Note issued by the Environment Court in 2023. I have complied with that Code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.
30. The scope of my evidence relates to Variation 1: Housing Intensification. I confirm that the issues addressed in this statement of evidence are within my area of expertise as an expert policy planner.

¹ As set out in my s42A report on Variation 1 rezonings in hearing stream 12E.

31. Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. Where I have set out opinions in my evidence, I have given reasons for those opinions.
32. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

1.3 Supporting Evidence

33. The expert evidence, literature, legal cases or other material which I have used or relied upon in support of the opinions expressed in this report includes the following:
 - The expert evidence of Mr Graeme McIndoe, in respect of sunlight and shading.
 - My expert evidence in respect of sunlight and shading modelling
 - Council's legal opinion on the scope of Variation 1.

1.4 Key Issues in Contention

34. I consider the following to be the key issues in contention in the chapter:
 - The applicability of the MDRS to Woodend/Pegasus/Ravenswood
 - Requests for additional qualifying matters
 - Ensuring that the Variation implements the RMAEHA and MDRS
35. I address each of these key issues in this report, as well as any other issues raised by submissions.

1.5 Procedural Matters

1.5.1 Pre-hearing conferences etc

36. At the time of writing this report there have not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on Variation 1.

1.5.2 Intensified Streamlined Planning Process

37. Variation 1 must be heard under the Intensification Streamlined Planning Process (ISPP). The requirements of this process are set out in Part 6, sch 1 RMA. The main differences between the Schedule 1 process used for the Proposed District Plan and the ISSP are:
 - There are no merits appeal rights to the Environment Court on the Variation 1 decision.
 - Recommendations made by the panel on Variation 1 are not limited to the scope of submissions on the Variation. I outline this in greater detail below.
 - Following a decision by the Independent Hearings Panel, when the Waimakariri District Council considers the recommendations, if it rejects a recommendation of the panel, it:
 - May provide an alternative recommendation for any recommendation that the authority rejects.

- Every rejected recommendation must be referred to the Minister for the Environment, along with reasons for the rejection, and - if made - any alternative recommendation.
- The Minister decides on any matters referred to him or her.

1.5.3 Considerations of submissions on Proposed District Plan

38. There are many submissions on the Proposed District Plan that relate to density, and the provisions former medium-density residential zone in the centres of Rangiora and Kaiapoi, including specific properties. The zones and relevant plan provisions to which these submissions relate have now been superseded by Variation 1, however, the content of these submissions may still be relevant for decision-making and I consider it can be considered by the Panel, under cl 99(2), sch 1, RMA.
39. I consider that there are strong natural justice and fairness arguments to ensure that the merits content of submissions made on the Proposed District Plan is used in decision-making on Variation 1, especially where that submitter has not made a corresponding Variation 1 submission. I note my memorandum to the Hearing Commissioners of 1 June 2023 which explains some of these issues.
40. The question arises of how to treat these submissions. They could be technically rejected as they have been superseded by the Variation, however I consider that as the Variation remains as a Variation, and if a decision on the Variation significantly amends it, or Council receives the ability to withdraw the Variation by a future law change, then the provisions on the Proposed Plan may no longer be superseded.
41. In the interests of natural justice and fairness, I considered it best to find an approach that enables the consideration of these submissions within the most appropriate planning process. I consider that two broad options are available:
 - Consider them under the Proposed Plan, acknowledging that some of the medium density zone provisions have been replaced or amended by the Variation.
 - Consider them under the Variation, within the overall scope of the Variation. The IHP may, under cl 99(2)(b), sch 1 RMA, make a recommendation that is not limited to being within the scope of submissions made on the IPI, but which must still be related to a matter identified by the panel or another other person during the hearing (cl 99(2)(a)).
42. In assessing the above pathways, I considered that the best course of action is for me to respond to these types of submissions on the medium density zone provision in a discrete s42A report on the Proposed Plan. This is my s42A report on medium density provisions that sits alongside Mr MacLennan's report.
43. This report found that most matters could be addressed under the PDP, and the Schedule 1 process, but that a few minor matters arising from it could be considered by the IHP. I have outlined these in section 6.5 of this report.
44. I have provided a consistent set of drafting recommendations in the Appendix A sections of each of these report to assist the Panels.

FUDA and rezoning submissions

45. There are several submissions on Variation 1 that relate to Future Urban Development Areas (FUDA) and/or rezoning. These have been addressed in my s42A report on Future Development.

Airport noise related submissions

46. There are several submissions on airport noise and the proposed airport noise qualifying matter. These have been addressed in the s42A report on Variation 1 for the airport noise hearing.
47. I have identified an error in the mapping of the airport noise qualifying matter provisions for Kaiapoi – in that urban non-residential zones are mapped as having this qualifying matter applied, when this is not within scope of the Variation. I recommend that the mapping be amended.

2 Statutory Considerations

2.1 Resource Management Act 1991

48. Variation 1 has been prepared in accordance with the RMA and in particular, the requirements of:
- s77F-s77R Intensification requirements in residential and non-residential zones.
 - s80E-80H Intensification planning instruments and intensification streamlined planning process.
 - s86BA Immediate legal effect of rules in IPI prepared using the ISPP.
 - Schedule 3A RMA Medium density residential standards (MDRS) to be incorporated by specified territorial authorities.
49. There are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the Proposed Plan. These documents are discussed in detail within the Section 32 Evaluation Reports: Variation 1 Housing Intensification and its various appendices².
50. MfE has produced a guidance document on implementing the MDRS³.

2.2 Section 32AA

51. I have undertaken an evaluation of the recommended amendments to provisions since the initial section 32 evaluation was undertaken in accordance with s32AA .

2.3 Trade Competition

52. Trade competition is not considered relevant to the Variation 1 provisions of the Proposed Plan.
53. There are no known trade competition issues raised within the submissions.

² Available under “Variation 1: Housing Intensification”; <https://www.waimakariri.govt.nz/planning/district-plan/district-plan-changes/council-plan-changes>

³ <https://environment.govt.nz/assets/publications/Files/Medium-Density-Residential-Standards-A-guide-for-territorial-authorities-July-2022.pdf>

3 Consideration of Submissions and Further Submissions

3.1 Background to Variation 1

54. The notified PDP contained a proposed medium density residential zone (PDP MDRZ) in the centres of Rangiora and Kaiapoi, within 800m of the town centres. This zone allowed for medium density residential housing with a height of up to 12m, a maximum building coverage of 55%, and a range of other building standards that were similar to the central government imposed MDRS, albeit with a 200m² minimum allotment size.
55. In 2021, the RMA Enabling Housing Amendment Act (RMEHA) required all tier 1 councils to amend their District Plans through an Intensification Planning Instrument (IPI) – Variation 1 – to give effect to the MDRS in all relevant residential zones, by way of an intensification planning instrument (IPI), Variation 1, and to also give effect to the MDRS in consent decisions under s77M.
56. The MDRS itself is a set of specific provisions in schedule 3A RMA which must be incorporated into plans. This includes objectives, policies, and specified activity standards and notification enabling land use and subdivision for up to 3 residential units, provided that the MDRS standards are met. The variation also provided for additional qualifying matters.
57. The section 32 evaluation⁴ identified the following key changes proposed by the variation:
- Replace the General Residential Zone with the Medium Density Residential Zone in the Proposed District Plan in the relevant residential urban areas.
 - Insert the new Medium Density Residential Standards into the Medium Residential Zone chapter in the Proposed District Plan.
 - Include the higher density standards within Town Centres and Local Centre Zone.
 - Changes to the height limits of the Local Centre and Neighbourhood Centre Zone to match with changes to the adjacent residential zones where the MDRS apply.
 - To rezone two areas of Rangiora from ‘Future Development Areas’ to ‘Medium Density Residential Zone’ and include the MDRS. These areas are zoned Rural in the Operative District Plan however are also identified as Greenfield areas within the Canterbury Regional Policy Statement and have been identified within the District Development Strategy. *Technically, this is a rezoning from the operative rural zone to V1 MDRZ.*
 - A New ‘Qualifying Matter Natural Hazards’ layer to reduce potential for MRDS development within this identified area based on an identified High modelled flood risk.
 - ‘Qualifying Matter Airport Noise’ layer to manage the threshold of reverse sensitivity effects on airport operations from MDRS development within an identified area in Kaiapoi.

⁴ https://www.waimakariri.govt.nz/__data/assets/pdf_file/0030/137487/VARIATION-1-HOUSING-INTENSIFICATION-S32-REPORT.PDF

- A 39m Setback from National Grid Transmission Lines in North East Rangiora identified as 'Qualifying Matter – National Grid Subdivision Corridor' to reduce potential for MRDS development from within this setback, as per the Outline Development Plan for North East Development Area in Rangiora.
- A 5m setback from the rail corridor within Town Centre Zone of Rangiora and Kaiapoi identified as a qualifying matter to reduce potential for MRDS development from within this setback.

58. I consider that the differences between the potentially available zones are important in understanding the effects of these zones, if they were to be applied to land as a result of upzoning.

3.2 Differences between Variation 1 and Proposed Plan

59. The MDRS applies to all relevant residential zones in the district, which replaces the proposed general residential zones in urban areas with the MDRS. Practically, this means going from 2 storeys to 3 storeys in height in the general residential zones, and enabling up to three units per site as a permitted activity, with no minimum lot size.

60. I consider that the primary differences between the PDP notified MDRZ and the V1 MDRZ are as follows:

- No minimum lot size, whereas the PDP MDRZ had a minimum lot size of 200m²
- A permitted activity for up to 3 units per site, whereas the PDP MDRZ enabled only 1 primary unit with 1 smaller unit.
- A maximum site coverage of 50%, whereas the PDP MDRZ had a site coverage of 55%.
- The MDRS height in relation to boundary and recession plane provisions are more enabling, particularly in respect of yard setbacks and height in relation to boundaries.

61. Overall, I do not consider these differences between the medium density zone built form standards to be significant. Both zones set a maximum height of 11 (+1m for roof space).

62. The significant change with the MDRS is enabling up to 3 units per site as a permitted activity, whereas the PDP MDRZ have a limitation of 1 primary and 1 attached smaller dwellings per site, with a 200m² minimum lot size applying to the primary unit. In practice, this is not a large change, as few developments are using a minimum site size of below 200m², and as of the time of writing, I understand the smallest lot size in the district is 186m².

3.2.1 Interface with rezoning submissions

63. Situations may exist where an area has been recommended for rezoning under the Proposed Plan outside of the proposed Variation 1 medium density zoning, and the Variation may not have scope to be extended to these areas. Most of the rezonings in the future development areas are in this situation. This would imply that there may be two medium density zones – the Proposed Plan MDRZ, and the V1 MDRZ.

64. There is also a question of if qualifying matters automatically apply to the newly rezoned land if the characteristics of that rezoned land are the same as for the qualifying matters proposed in this Variation.

65. The scope of the Variation itself and the extension of qualifying matters is ultimately a legal matter, and I have followed Council’s legal advice in respect of this and rezonings, as set out in my s42A report on Variation 1 rezonings.
66. However I consider it is a planning matter to consider the efficiency and effectiveness of potentially having two medium density zones, with similar provisions. Where possible, I have tried to integrate the provisions to reduce complexity and confusion.
67. Overall, I note that Council, as with other Councils, found that the IPI was challenging to draft and integrate with an already notified proposed plan.
68. I agree with submitters that the Variation 1 drafting and integration with the proposed plan can be improved, and I have made changes in this regard. Further changes may be necessary following the hearing in my Right of Reply.
69. Specifically, I note that there may be options for ensuring that there is one overall medium density zone, but that certain provisions (from Variation 1 and the MDRS) do not apply to some newly upzoned areas if they are not within scope of Variation 1 and cannot meet the *Clearwater* and *Motor Machinist* tests for being included.

3.3 Qualifying matters under the RMAEHA

70. Qualifying matters under the RMAEHA are matters that make the MDRS and the relevant building height or density requirements under MDRS policy 3 less enabling of development. Section 77I RMA sets out the requirements for qualifying matters for relevant residential zones and section 77O sets out them for urban non-residential zones. Variation 1 does not include urban non-residential zones.
71. Qualifying matters must meet the categories as set out in s77I, RMA.
72. Each qualifying matter must be justified in an evaluation report as out in s77J or s77K (alternative process for existing qualifying matters), which includes:
 - Demonstrating why the territorial authority considers that the area is subject to a qualifying matter; and
 - That the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided by Policy 3 for that area; and
 - Assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and
 - Assess the costs and broader impacts of imposing those limits
 - Evaluation reports must describe how the provisions of the district plan allow the same or a greater level of development than the MDRS
 - Describe how modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters, and in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas – including operative district plan spatial layers and any new spatial layers proposed for the district plan

73. When a qualifying matter does not fall into a listed category from (a)-(i) additional tests in s77L apply.
74. Under s77K, where a qualifying matter is an *existing qualifying matter*, a specified territorial authority may, instead of undertaking the evaluation required in s77J, undertake an alternative process, and do the following things:
- Identify by location where the existing qualifying matter applies
 - Specify the alternative density standards proposed for those areas identified in the existing qualifying matter
 - Identify in the s32 evaluation report why the territorial authority considers that 1 or more existing qualifying matters apply to those areas identified for the qualifying matter
 - Describe in general terms for a typical site in those areas identified the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been permitted by the MDRS and policy 3.
 - Notify the existing qualifying matters in the IPI
 - Existing qualifying matters do not have immediate legal effect on notification of the IPI, but continue to have effect as part of the operative plan.
75. As notified, Variation 1 includes the following existing qualifying matters:
- Strategic and arterial road setback, applying to land use provisions
 - Natural hazards (urban), applying to land use and subdivision provisions
 - Airport noise, applying to land use and subdivision provisions
 - Historic heritage, applying to land use provisions
 - Notable trees, applying to land use provisions
 - Natural character – waterbody setbacks, applying to land use provisions
 - Open space and recreation zone
 - Esplanade reserves

District-Wide Matters

76. Across the proposed plan a number of requirements applied to development that are covered as district-wide matters. Examples of such district-wide matters are earthworks requirements, noise standards and lighting standards to be met for development. While these standards in most instances do not affect the achievement of the density standards within the MDRS they do address potential adverse effects of development.
77. The approach taken within the s32 evaluation was as follows:
- District-Wide Matters that would apply within a potential MDRS area have been evaluated to confirm the degree to which they would affect the achievement of density provided for in the RMA. Where these existing matters do not affect density they have not been included

within the variation; however, these rules will continue to apply. An example of such a provision is a district-wide earthworks rule addressing dust or overland flow that does not impact on the achievement of the required density standards.

- Where a district-wide matter would affect the achievement of the MDRS density requirements, these provisions have been further assessed to against the requirements of Section 77I. These matters are proposed to become qualifying matters. These matters are referred to as ‘existing qualifying matters’ within section 77K. These qualifying matters have also been assessed within the section 32 evaluations for the Proposed District Plan and should be read in conjunction with this evaluation. An example of such district-wide provisions are protections for strategic road corridors, which may affect the setback density standards but protects the operation of that significant infrastructure.
 - New qualifying matters that are introduced by section 77I are separately assessed under the requirements of Section 77J.
78. Table 3 of the s32 evaluation further sets out which existing provisions were considered in the context of existing qualifying matters.

4 Overview

79. 449 submission points from 80 individual submitters were received, along with 261 further submission points from 23 individual further submitters. 103 are in support of provisions of Variation 1, 161 are opposed, and 128 have requested amendment. 53 did not express a sentiment. There are 23 further submitters, with 265 further submission points. 185 of these oppose the original submission point, 54 support the original submission point, 26 did not express a clear sentiment.

4.1.1 Report Structure

80. In accordance with Clause 10(3) of the First Schedule of the RMA, I have undertaken the evaluation firstly on a topic and issues basis. Most submissions focused on topics and issues, rather than specific provisions, however there are some submissions that have sought specific change to notified provision. Where submissions have sought specific changes I have addressed these in the specific changes section.

81. I consider that this report structure allows the reader to understand the complexities of the medium density housing intensification topic before the specifics of how it is implemented in policy provisions is evaluated.

82. I acknowledge that the Enabling Housing Amendment Act provisions are complex and challenging to analyse and implement. Where there is uncertainty in what a provision means, I have explained what I believe to be the uncertainty and outlined my interpretation.

83. The following evaluation should be read in conjunction with the summaries of submissions and the submissions themselves. Where I agree with the relief sought and the rationale for that relief, I have noted my agreement, and my recommendation is provided in the summary of submission table in Appendix B. Where I have undertaken further evaluation of the relief sought in a submission(s), the evaluation and recommendations are set out in the body of this report. I have provided a marked-up version of the Chapter with recommended amendments in response to submissions as Appendix A.

84. Whilst every submission has received a response, the nature of the topics raised and the types of responses are aggregated in the summary and assessment sections.

85. This report only addresses definitions that are specific to this topic. Definitions that relate to more than one topic have been addressed in Hearing Stream 1.

4.1.2 Format for Consideration of Submissions

86. For each identified topic, I have considered the submissions that are seeking changes to the Proposed Plan in the following format:

- Topics and issues raised by submitters
- Assessment of provisions and specific matters raised by submitters
- Recommendations

87. The recommended amendments to the relevant chapter/s are set out in in Appendix A of this report where all text changes are shown in a consolidated manner.

88. I have undertaken a s32AA evaluation in respect to the recommended amendments in my assessment.
89. I have also undertaken a s32AA evaluation comparing the PDP MRDZ with the Variation 1 MDRZ.

5 Submissions

5.1.1 Matters raised by submitters

90. Given the myriad of topics raised by submitters within submissions, I have addressed the general themes within this s42A report, and provided an individualised response and recommendation in Appendix B. I consider that this hybrid approach to addressing submissions assists in avoiding additional length to an already substantial s42A report.
91. Submitters raised multiple topics and themes including:

General concerns

92. Submitters raised myriad concerns, including the lack of privacy, health effects of reduced sunlight, the loss of natural light and heat, the creation of wind tunnels, the potential for road hazard creation, such as ice, frost, and greasy roads, the potential for anti-social behaviour between neighbours, the lack of off-street parking, the loss of trees within streetscape (and associated species). Submitters also raised concerns about the creation of rundown and tenement areas, low quality outdoor living spaces, the loss of amenity, the loss of rural town amenity, including Ohoka, Fernside, and other areas, and a particular concern about the loss of character of the Kaiapoi Town Centre. One submitter stated that the MDRS is out of character for the district's towns, as the "MDRS a response to issues in bigger cities, such as Auckland".
93. Submitters raised general opposition to the MDRS, including the lack of right to appeal and loss of property values.
94. One submitter has questioned the ability for a plan to enable dwellings to be built before permission.
95. One submitter raised concerns about how the MDRS will affect other lot sizes.

Specific changes to address general concerns

96. Submitters have requested specific changes to address the concerns, including removing applicability of variation 1 from sections on north and north-western boundary of existing dwellings, removing applicability of variation 1 to Rangiora as the submitter does not want to see it look like St Albans, Christchurch, specify minimum site size in keeping with immediate residential area, create additional qualifying matters and/or other controls, support for two storey height limit and other controls, and appearance controls or additional built form standards.
97. Submitters have also requested that intensification only apply to the neighbourhood centre zone, local centre zone, town centre zone only, indicating that the MDRS may only be suitable for central city areas, a preference for intensification closer to town centres, and for the proposed district plan approach to intensification

Natural hazard and emergency concerns

98. Submitters have raised general natural hazard concerns, including earthquake damage, liquefaction, flooding and tsunami issues, specific natural hazard concerns in Kaiapoi (flooding), and Pegasus (high water table), sea level rise, due to climate change, affecting

Kaiapoi and Pegasus, emergency service provision and unsafe environment during fire or natural disasters.

Infrastructure

99. Submitters have raised concerns about infrastructure capacity issues in general and specifically for Kaiapoi and Rangiora. These include three waters capacity issues, a lack of roading capacity in Waikuku/Woodend
100. Mark Ferguson Phillips [11.1] seeks that the Council delay its decision on intensification until staff have worked with Waka Kotahi NZ Transport Agency regarding the effects of intensification on the roading network in the Waikuku/Woodend area. Mr Ferguson is concerned that Variation 1 will result in population growth in the “tens of thousands” to the region and that “a coordinated plan is required to ensure efficient transport networks, which is important for both lifestyle and business”.

Woodend, Pegasus, and Ravenswood

101. Submitters have expressed a strong preference to exempt Pegasus, or Pegasus, Woodend, and Ravenswood from the MDRS.

Oxford

102. There are 5 submissions requesting that the MDRS apply to Oxford.

CMUZ/NCZ/LCZ

103. There are 3 submissions requesting that the MDRS apply to commercial, neighbourhood centre and local centre zones, outlining boundary concerns.

Heritage and intensification

104. Heritage NZ Pouhere Taonga [12.5] are concerned that intensification will adversely affect the District’s historic heritage.
105. In support / requesting further enablement of intensification
106. A number of submitters expressed general support for the blanket MDRS. Themes include supporting intensification as it will reduce house prices, reduce travel times through limiting sprawl, enable greater public transport, and reduce emissions, supporting intensification within Rangiora, Kaiapoi, Woodend, and Pegasus
107. Submitters supported additional intensification, including extending the MDRS to Oxford, adding the MDRS to the proposed South Kaiapoi Development Area, if the development area is approved, that variation 1 does not provide opportunities for business, and by inference, should, and supporting Variation 1 but concerned that the Act applies to individual sites but that the NPS-UD is intended to apply across a wider area.

Property specific requests

108. Submitters raised several property or small area specific relief, including,
 - Exempt Hills Street, Rangiora from MDRS
 - Exempt Percival Street, Rangiora, from MDRS

- Exempt 30 Nga Tupuna Steet, Pegasus, from MDRS
- Exempt Lees Rd area, Kaiapoi (East Kaiapoi Development Area) from MDRS
- Rezone Lot 2 DP 83191.... to MDRS
- Oppose multiple high rise buildings in Hill Street, Kaiapoi
- Oppose application to Meadow St Kaiapoi due to liquefaction susceptibility, high flood hazard, and orange tsunami risk

Financial contributions

109. Waka Kotahi [46.14] supports the use of financial contributions as a financial tool to contribute towards public realm improvement projects, and seeks that consideration be given to initiatives and/or infrastructure that supports mode shift. Variation 1 does not make changes to the financial contribution provisions, and whilst the support is noted generally, this submission cannot be reallocated to Variation 2 as they are separate processes. The submitter may have a similar submission on Variation 2.

5.1.2 Assessment

110. There is broad and substantive opposition to the blanket application of the MDRS⁵ on relevant residential zones in the District. The topics of opposition are myriad and varied, and are categorised above, with more opposition than support for Variation 1. However the opposition primarily covers categories on which the RMEHA precludes Councils decision-making. Council must implement the MDRS, except where a qualifying matter exists. This necessitates recommendations to reject most of the submissions, as no scope exists within legislation to make their requested amendments to Variation 1.

Submission Content	Applicability as a QM
There are 5 submissions requesting that the MDRS apply to Oxford.	Oxford does not meet the population threshold for the township to be considered as having relevant residential zones (population under 5000)
Intensification only apply to the neighbourhood centre zone, local centre zone, town centre zone only, indicating that the MDRS may only be suitable for central city areas, a preference for intensification closer to town centres, and for the proposed district plan approach to intensification	Schedule 3A RMA requires that the MDRS zoning applies to relevant residential zones
Submitters have raised general natural hazard concerns, including earthquake damage, liquefaction, flooding and tsunami issues, specific natural hazard concerns in Kaiapoi (flooding), and Pegasus (high water table), sea level rise, due to climate change, affecting Kaiapoi and Pegasus, emergency service	A natural hazard qualifying matter – flooding, has been proposed for Kaiapoi.

⁵ I used the definition of MDRS from s2 RMA – “medium density residential standards or MDRS means the requirements, conditions, and permissions set out in [Schedule 3A](#)”

provision and unsafe environment during fire or natural disasters.	
Heritage	A district-wide qualifying matter that applies the Proposed Plan's heritage and notable tree provisions has been proposed.
There are 3 submissions requesting that the MDRS apply to commercial, neighbourhood centre and local centre zones, outlining boundary concerns.	The Variation provisions ensure that the MDRS standards apply on the boundary of these zones, rather than the non-residential zone provisions.
Property specific requests	These submitters have not supplied s77J and s77 RMA assessments that identify why these sites have particular characteristics that require qualifying matters.

111. There is broad support for enabling intensification within certain locations and zones within the District from some submitters.
112. I note submitters support (with some exceptions) for enabling medium and high intensity developments within and around the town centres of Rangiora and Kaiapoi, and one submitter's request to similarly enable medium density development in part of Pegasus – which may refer to the Pegasus Special Purpose Zone, which is outside of the scope of Variation 1 and being considered under the Proposed Plan. One submitter wished to see Variation 1 extended to Oxford.
113. Overall unqualified support for Variation 1 was limited to a few submitters.
114. I consider that some of the topics raised can be considered for further evaluation, themed as follows:
- What constitutes a relevant residential zone
 - Qualifying matters, including requests for new qualifying matters and the content of them
 - Specifics on how Variation 1 implements the MDRS and improved drafting

What constitutes a relevant residential zone?

115. I consider that the submissions that have raised the issue of the application of the MDRS to Woodend, Ravenswood, and Pegasus and how that combination of towns meets the relevant residential zone test is considered and assessed, in section 3.4.

Additional qualifying matters

116. Some of the topics raised by submitters are requests for additional qualifying matters, which I consider and assess below in section 3.6. However as these type of submitters have requested general exclusions and exemptions from MDRS, rather than specifically requesting qualifying matters, I have assessed them in this general section. I note that a common theme in submissions is a list of concerns requesting exceptions and exemptions, not all of which are possible to assess as a qualifying matter.

Specifics of how Variation 1 implements the MDRS and drafting changes

117. Some submitters have requested specific relief on how Variation 1 implements the MDRS, including where Variation 1 may be inconsistent with the MDRS. These are considered and assessed in section 3.7
118. Some submitters have requested specific and technical drafting changes to improve the implementation of the MDRS through Variation 1. These are considered and assessed in section 3.7

5.1.3 Recommendations

119. That the following outcomes for submissions occur:
- Roger Webb [5.1], Jackson Davey [6.1], Owen Pritchard [7.1], Steve Wilkinson [10.1,10.2,10.3], Mark Ferguson Phillips [11.1], Cory and Philippa Jarman [14.1,14.2,14.3,14.4,14.5,14.6], Kaiapoi District Historical Society [15.1], Mark Day [22.1], David Anthony and Coleen Jean White [19.1,19.2,19.3,19.4,19.5], Rawiri Graeme McKissock [27.1,27.2,27.3], Rosalie Todd [28.7], Waikura Community Development Trust [3.1], Margaret Patricia Noonan [32.1,32.2,32.3,32.4,32.5], Elizabeth and Alphons Sanders [35.1,35.2], Nick and Cilla Taylor [37.1,37.2], Martin Pinkham [45.1], Waka Kotahi [46.1,46.11], Beverley Waters [50.1], Helen Mary Sparrow [52.1,52.4], Mainpower [53.1, 53.2,53.3], 199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd [58.9], Jackson Davey [6.1], Retirement Villages Association of New Zealand Incorporated [67.18, 67.19, 67.2, 67.34,67.35, 67.36,67.39,67.41,67.43,67.45,67.46], Owen Pritchard [7.1], Martin Hugh and Robyn Jennifer Pyke [71.1], Dominic Robert Hassan [72.1], Ken Fletcher [74.1, 74.2,74.3,74.5,74.8], Bellgrove Rangiora Ltd [79.10,79.11], Kainga Ora [80.13, 80.2, 80.3,80.4], are **rejected**
 - Further submissions Kainga Ora [FS 23], Eliot Sinclair and Partners [FS 12], FS The Retirement Villages Association of NZ Incorporated [FS 14], FS Christchurch International Airport Limited [FS 15], FS Belgrove Rangiora [FS 18], FS RJ Paterson Family Trust [FS 19], FS Woodend-Sefton Community Board [FS 20], FS Kainga Ora [FS 23] are **rejected**
 - Heritage NZ [12.5], Domett Properties Limited [17.1], Clampett Investments Limited [18.1], Transpower [42.25], Waka Kotahi [46.12,46.13, 46.6, 46.7,46.8], Waimakariri District Council [47.10,47.12,47.15], KiwiRail [51.1, 51.3, 51.4, 51.5], Ara Poutama Department of Corrections [56.1], 199 Johns Road Limited, Carolina Homes Limited, Carolina Rental Homes Limited, Allan Downs Limited [58.5, 58.6, 58.7], Samuel Hammond [59.1,59.2,59.5,59.6,59.7], Retirement Villages Association of New Zealand Incorporated [67.5,67.6], Kainga Ora [80.1,80.10,80.12,80.7,80.8] are **accepted**
 - Further submissions Waka Kotahi NZ Transport Agency [FS 3], FS Richard and Geoff Spark [FS 5], FS KiwiRail [FS 10], FS Eliot Sinclair and Partners [FS 12] are **accepted**
 - Pat Le Lievre and Peter Judkins [1.2,1.3,1.4], Sara Raudsepp [2.3,2.4], Phillip Ambler [9.1], Heritage NZ Pouhere Taonga [12.5], Kerry Harbison [16.1,16.2,16.3,16.4,16.5], Domett Properties Limited [17.1], Clampett Investments Limited [18.1], Mark Day [22.1,22.2,22.3,22.4,22.5,22.6], Rae Wakefield-Jones [21.3,21.4], Doncaster Development Limited [26.2,26.3], Rosalie Todd [28.1, 28.2,28.3,28.4,28.5,28.6], Rachel Louise Malloch [33.1,33.2], Janette Avery [34.1,34.2,34.3,34.4], Greg and Diane Lowe

[36.1,36.2], Gavin Court [38.1], Waimakariri District Council [47.1,47.16,47.4,47.5,47.6,47.7,47.7,47.9], National Public Health Service [49.1], 199 Johns Road Limited, Carolina Homes Limited, Carolina Rental Homes Limited, Allan Downs Limited [58.8], Samuel Hammond [59.6,59.7,59.8,59.9], Retirement Villages Association of New Zealand Incorporated [67.12, 67.23, 67.7], Ryman Healthcare Limited [70.1], Summerset [73.1], M Magendans [75.10], Northwest Rangiora Owners Group [78.1, 78.2], Bellgrove Rangiora Ltd [79.4,79.14], Kainga Ora [80.9,80.10,80.11,80.12,80.49], Kainga Ora [80.9], are **accepted in part**

- Waka Kotahi [46.11], Waka Kotahi [46.14], Retirement Villages Association of New Zealand Incorporated [67.11], are **rejected** as out of scope of Variation 1.

120. That the following amendments to the proposed District Plan are made:

- Amendments to MD18 to add “effects from qualifying matters – road and rail setbacks”.
- Amend activity status in MRZ-BFS3 to RDIS to be consistent with cl18(1).
- Change rules to address errors in activity status to align with Schedule 3A of the Housing Supply Act, or to reduce duplication where the standards introduced via Schedule 3A overlap with proposed district plan provisions that are not proposed to be deleted from the MRZ as part of variation 1 – Kainga Ora

5.1.4 S32AA Evaluation

121. I consider that these changes are necessary to address inconsistencies between the MDRS, as set out in sch 3A, RMA, and the Variation. For the qualifying matter, I note that the Variation did not propose a matter of discretion for road and rail setbacks, and such a matter is necessary for the RDIS activity status.

6 Woodend/Ravenswood/Pegasus relevant residential zones

6.1.1 Matters raised by submitters

122. Several submitters are concerned with the inclusion of Woodend, Ravenswood, and Pegasus as a relevant residential zone, and as such, having the MDRS applied to it as a medium density residential zone. Ray Wakefield Jones [21.1-21.4] notes the amenity and character of Pegasus, and indicates that the MDRS is more suitable for central city areas.
123. B&A Stokes [29.1] request a more appropriate provision for medium housing density within 800m of the town centres of Pegasus and Woodend, including placing a qualifying matter over Woodend/Ravenswood/Waikuku that only applies the MDRS within 800m of town centres.
124. Greg Miller [8.1] supports the proposed housing intensification at Pegasus.
125. I note the general support for the MDRS from some submitters, such as Kainga Ora [80.1] which have been assessed in section 3.3 above.

6.1.2 Assessment

126. Pegasus, Woodend, and Ravenswood were considered to have been included as a relevant residential zone due to the intention for a local authority to become part of an urban environment test in the 'relevant residential zone' definition (s2 RMA). Individually Pegasus/Ravenswood and Woodend do not meet the relevant population thresholds but are '*intended to become part of an urban environment*' i.e. they are zoned urban or residential in the operative and proposed plan and are not settlement zones.
127. The wording of the definition of relevant residential zone in s2 RMA gives discretion to the Council as to whether or not the local authority intends a potentially excluded area to become part of an urban environment or not. It does not read such that a local authority can decide to exclude an area once it is considered to 'become part of an urban environment' i.e. the wording does not on face value provide an ability to 'opt out' urban areas even if they are currently below the 5,000 threshold once they are considered to be intended to become an urban environment.
128. The definition of urban environment in s77F RMA also assists. It states that:
urban environment means any area of land (regardless of size, and irrespective of territorial authority or statistical boundaries) that—(a) is, or is intended by the specified territorial authority to be, predominantly urban in character; and (b) is, or is intended by the specified territorial authority to be, part of a housing and labour market of at least 10,000 people
129. Woodend/Pegasus contributes to a labour market of at least 10,000 people given its proximity to the urban area of Christchurch. The notified proposed plan identifies this area as an urban environment. The Regional Policy Statement, and in particular Chapter 6 considers the 'Woodend/ Pegasus' area as one defined environment for the purpose of identifying a Key Activity Centre. Various Strategic Planning Documents, including the 2013 Woodend Pegasus area strategy have treated this area as one urban area. For example, that document defines the urban area as:

“The Woodend Pegasus area is defined as the area including the Woodend township, the Pegasus township, and the upcoming Ravenswood development adjacent to the current north Woodend urban area”

130. This strategy also notes that:

“The Woodend Pegasus area will see substantial future growth with land being planned and developed for new residential dwellings. Residential development at Pegasus is reaching its later stages, although there are many sections still available. The Ravenswood rezone became operative in March 2012, and the Outline Development Plan defining the areas for residential and business development is now part of the Waimakariri District Plan. The land north of Parsonage Road and east of State Highway 1 at Woodend north east is currently going through the rezoning process for residential development. Land between Parsonage Road and Petries Road at Woodend east has been rezoned for residential development, and an area to the southeast of Woodend was rezoned for rural residential use in July 2013. Included within the Urban Limits by Commissioners who heard submissions to Proposed Change 1 to the Canterbury Regional Policy Statement was an area south of Rangiora Woodend Road at Woodend west. This Strategy takes this area into account, even though it is not yet rezoned for residential development. By the early 2020s, the Woodend Pegasus area could be home to between 10,000 and 12,000 people if fully developed”

131. Based on the above reasons, the Woodend/Pegasus/Ravenswood (North Woodend) area was considered to meet the threshold of inclusion within MDRZ and to have the MDRS apply to it. I thus cannot support the submissions seeking to remove either Woodend, Pegasus, or Ravenswood from the MDRS or MDRZ and recommend that these are rejected.

6.1.3 Recommendations

132. That the following outcomes for submissions occur:

- That submissions Kelvin Ashby [20.1, 20.2], Rae Wakefield-Jones[21.1,21.2], B and A Stokes [29.2,29.3], Pegasus Residents Group Incorporated [31.1, 31.2,31.3, 31.4,31.5], Julie Power [41.1,41.2,41.3] are **rejected**
- That further submissions FS Woodend-Sefton Community Board [FS 20] are **rejected**
- Greg Miller [8.1] is **accepted**

133. I recommend no changes to the Proposed Plan arising from these submissions.

6.2 Qualifying matters

6.2.1 Matters raised by submitters

134. Submitters requested that the MDRS be restricted through qualifying matters. Submitters requested qualifying matters for the following issues:

- sunlight and shading
- historic heritage,
- areas outside of 800m from the town centre,
- application of the natural hazard qualifying matter if ground levels are raised to mitigate the hazard,

- implicitly through the list of general reasons for opposition in section 5.1.1 above.
135. The natural hazard qualifying matters in particular are supported by the National Public Health Service of Te Whatu Ora [49.1], but they are concerned that the reliance of stormwater and wastewater networks in Kaiapoi on mechanical pumping creates a public health concern. They request that the Proposed Plan recognises the need to improve the capacity of infrastructure for flood events. FENZ [77.1] support the qualifying matters for flood hazard. Kainga Ora [80.19] support the flood hazard qualifying matters but request that the maps are non-statutory and to remove the overlays from the PDP. Kainga Ora [80.57] oppose the flood hazard qualifying matters.
136. Kainga Ora [80.23] support the protection of heritage and notable trees [80.25] as a qualifying matter but consider that the MDRS and the protection of heritage and/or notable trees can apply at the same time, rather than the MDRS being precluded on historic sites and those with notable trees. They request clarity on how the natural character of freshwater setbacks apply as a qualifying matter [80.27], preferring that these apply in addition to the MDRS rule package.
137. Kainga Ora [80.30,80.32] oppose the open space zone qualifying matter, citing it as unnecessary, and also oppose the national grid corridor qualifying matter [80.35].
138. Heritage NZ Pouhere Taonga [12.1,12.3,12.4] are concerned that there are no matters for control for subdivision within the MDRS, and that the heritage qualifying matter is extended to subdivision as well.

Transport (rail and road) qualifying matter

139. Kiwirail [51.1,51.2,51.3] support the identification of the rail corridor as a qualifying matter, citing the need to protect sight triangles (for locomotive engineers) and setbacks.
140. Some submitters have raised concerns about the application of qualifying matters, and have sought additional justification for their inclusion. For instance Waka Kotahi [46.10,46.11] are concerned about the difference between the 6m setback for strategic and arterial roads and rules seeking sensitive activities within 100m of the state highway network to be designed and constructed to achieve adequate noise standards. The Retirement Villages Association [67.25] also oppose the 6m setback as a qualifying matter.

National Grid Subdivision corridor

141. Transpower [42.1] generally support the introductory text that sets out qualifying matters, however, are concerned that the National Grid Yard is not included as a subdivision corridor, whereas the National Grid subdivision corridor (in NW Rangiora) is included and request amendments accordingly.

'Spot' qualifying matters

142. Some submitters, for instance Beverley Waters [50.1], Emma Davey [66.1], Anthony John Page and Carole-Anne Louise Morgan [68.1], Carolyn and Peter Wright [69.1] request specific qualifying matters applying to specific properties and parcels, in a similar manner to a spot rezoning. Other submitters request exemptions from qualifying matters, for instance 199 Johns Road Limited [58.2], Samuel Hammond [59.3], Anthony John Page and Carole-Anne Louise Morgan [68.2].

Drafting of MDRS provisions

143. The Waimakariri District Council [47.4, 47.5, 47.10] have requested that the linkages between qualifying matters and the rules that make them operational need to be improved to make them fully effective, that some existing or new qualifying matters may need to be linked to rules and standards as decisions are made, qualifying matters may require both subdivision and land-use rules to make them operational and that not all qualifying matters have linkages or references to both types of rule, to link qualifying matters where listed directly to maps and make changes accordingly to existing qualifying area maps, and consequential linkages or amendments required. Kainga Ora [80.59] also support clarity and improvement of drafting for qualifying matters.
144. Transpower [42.11,42.12] also request amendments to MRZ-P1 and MRZ R1 as follows:
- MRZ-P1 Housing types
- Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter area provisions.
- Amend MRZ-R1 “This rule shall have immediate legal effect in relation to residential activities if no qualifying matter applies.”
145. ECan [64.1] seek that no further intensification is undertaken within flooding risk qualifying matter areas, and that the amount of potential intensification is quantified.

6.2.2 Assessment

Additional qualifying matters

146. Qualifying matters require specific tests under the RMA under s77J (and s77L) generally and s77K as an alternative process for existing qualifying matters:
- Identifying the specific characteristics that makes the level of development provided by the MDRS inappropriate in that area;
 - Justifying why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD
 - Including a site-specific analysis that identifies the site to which the matter relates, evaluates the specific characteristics on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter, evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS whilst managing the specific characteristics.
147. These are stringent tests, with the site-specific and geographic aggregation requirements which I consider significantly reduces the number of potential qualifying matters that can be objectively assessed in response to submissions.
148. Of the matters requested for qualifying matters, I consider that the only potential qualifying matter I can assess objectively and quantitatively using the site-specific test in s77J and s77L is sunlight and shading. I consider this in section 6.3 below.

'Spot' qualifying matters

149. I have considered the requests for 'spot' qualifying matters. These are in effect, requests for spot rezoning and/or individual parcel or property exemptions from the MDRS. I consider that none of the requests have any particularly distinguishing criteria that stand out from the surrounding land and built form which would remain in the qualifying matter if assessed. I note that a number of the requests are for exemptions from the flood hazard qualifying matter, or are on matters that do not specifically affect density.

Transport qualifying matters

150. For Waka Kotahi's concern about the difference between the 100m noise sensitive activity provision in the PDP and the 6m setbacks for the strategic and arterial road qualifying matter, I note that the PDP provisions require noise sensitive design on certain activities near to a strategic or arterial road, whereas the qualifying matter provisions require the buildings to be set back further than 6m from the property boundary where it adjoins a strategic or arterial road, or trigger a consent process if they are within the setback. This is primarily to address potential reverse sensitivity effects on the roading authority, and to ensure that the effects of road noise on residents are considered. I do not consider that a qualifying matter is necessary for the 100m thresholds.

Heritage qualifying matter

151. I disagree with Kainga Ora, considering that the protection of historic heritage does affect density, and that the MDRS and historic heritage cannot necessarily sit alongside each other without controls. The MDRS anticipates up to 3 residential units per site, with no minimum allotment size, which would necessitate the removal and/or significant alteration of historic heritage if it were to be achieved. I do not consider that a permitted activity rule provides sufficient protection for that historic heritage, so even if it were possible, as it may be possible in some cases to undertake intensification alongside historic heritage, controls are needed through the resource consent process to ensure sufficient consideration of the historic heritage element occurs. I note the non-complying rules for demolition or significant alteration of historic heritage that have immediate legal effect.
152. For Heritage NZ, I consider that the historic heritage qualifying matter is an overarching qualifying matter, with the provisions of the HH chapter being weighed along with the provisions of the medium density zone chapter, as well as the discretionary rule SUB-R7 for subdivision of a site containing a historic heritage item, heritage setting, or notable tree.

Open space and esplanade reserve qualifying matter

153. My understanding of this existing qualifying matter, from the s32, was that it was intended to protect fee-simple/freehold reserves from MDRS style development. Not all Council reserves are gazetted under the Reserves Act (or other legislation), with many being freehold title owned by Council. Theoretically, the landowner, primarily being Council, could develop these reserves as a permitted activity.
154. I also note that technically, the open space zone, of which most reserves are, is not a relevant residential zone, and thus, the open space and reserves qualifying matter cannot apply to it, at least not with the justification that has been provided for it in the s32. It may however be an urban non-residential zone, in the context of s77N, except that Council did not explicitly apply the Variation 1 to urban non-residential zones.

155. In any case, I do not consider that the s32 undertook the relevant test in s770 to apply the proposed qualifying matter to it, and noting the Policy 3, NPSUD requirements, there is a requirement to provide, under the MDRS, building heights and densities of urban form commensurate with the surrounding zones, to realise as much development capacity as possible.
156. If the qualifying matter was to be removed, the reserves still obtain 'protection' their underlying landowners' intent (usually Council), any legislation that may apply to this land (such as for esplanade reserves), and whatever covenants or other legal mechanisms are in place on the relevant land title.
157. I consider that, whilst unlikely, that reserve land swaps and reallocations can occur, and are indeed anticipated by the RMA in the context of recreation reserves, and that this qualifying matter, whilst well-intended, is not needed to achieve its desired outcome.
158. Esplanade reserves are zoned as open space or natural open space within the Proposed Plan, and as such, I consider there is also scope to recommend removing the esplanade reserve qualifying matter as well.

National Grid Qualifying Matter

159. Transpower are seeking the qualifying matter apply to all of the National Grid, rather than just the part of the National Grid that passes through NW Rangiora. However, there is no additional parts of the above-ground national grid that are adjacent to a relevant residential zone, and as such, I consider there is no scope within the RMEHA to apply the qualifying matter to all of the National Grid.
160. Transpower are unclear on the specifics of the qualifying matter and how it limits development. My understanding of Transpower's concerns is that they wished to be notified of developments adjacent to their lines for reverse sensitivity, nuisance, and access reasons. Transpower are also unclear on if they wish the qualifying matter to be applied to both subdivision and land use activities. The notified version applies only to subdivision. Currently, the notification provisions in SUB-R6 preclude public and limited notification that when a building platform is inside the National Grid Subdivision Corridor (i.e. adjacent to the transmission lines in north-west Rangiora). I am open to discussion on this matter to clarify Transpower's position.
161. I note that Mr McLennan's Right of Reply on Energy and Infrastructure⁶ rejected the definition of "National Grid Subdivision Corridor", however, as this definition was inserted into the Proposed Plan through Variation 1, I do not consider he had scope to make that recommendation. However, I can understand the potential confusion, as the current ePlan may not be able to turn off and on singular definitions related to a Variation, as it operates on whole sections of text.
162. The "National Grid Subdivision Corridor" is a particular definition that applies in the context of implementing the MDRS and RMAEHA, and as such, I recommend in the scope of

⁶ Para 144, Mr McLennan Right of Reply,
https://www.waimakariri.govt.nz/__data/assets/pdf_file/0026/149804/EI-FINAL-Right-of-reply-No-JWS.pdf

Variation 1, that this definition remain as proposed in Variation 1. I have discussed this with Mr McLennan and he supports my recommendation.

Drafting of MDRS provisions

163. Some submitters, including the Waimakariri District Council raised the issue of inconsistencies between the notified IPI provisions and the Enabling Housing Amendment Act provisions, particularly the MDRS requirements in sch 3A, RMA.

6.2.3 Recommendations

164. I recommend the following outcomes for submissions:

- Kaiapoi District Historical Society [15.2], Transpower [42.3,42.6,42.8], Momentum Land Ltd [43.5], Waka Kotahi [46.10,46.2,46.3,46.4,46.5], Kainga Ora [80.16,80.17,80.19,80.23,80.25] are **rejected**
- FS Kainga Ora [FS 23], The Retirement Villages Association of NZ [FS 14], FS Kainga Ora [FS 23], FS Kiwirail [FS 10] are **rejected**
- Heritage NZ Pouhere Taonga [12.1,12.3,12.4], Transpower [42.9], Waimakariri District Council [47.11], Kiwirail [51.1,51.2,51.3,51.4,51.5], Kainga Ora [80.14,80.30,80.6] are **accepted**
- FS Eliot Sinclair and Partners [FS 12], FS Kiwirail [FS 10], FS Christchurch International Airport [FS 15], FS Transpower [FS 2] are **accepted**
- Pat Le Lievre and Peter Judkins [1.1,1.4], John Colin Sewell [23.1,23.2,23.3,23.4,23.5,23.6,23.7], Karen May Friedauer [24.1,24.2,24.3,24.4], Irene Rodgers [25.1,25.2], Doncaster Development Ltd [26.1], Transpower [42.1,42.4], Kainga Ora [80.5] are **accepted in part**

165. I recommend that the following changes are made:

- Remove the open space, esplanade reserves qualifying matter
- Improvements to rule framework that implements qualifying matters
- Matters of discretion for the railway setback qualifying matter in MD18
- Fixes to mapping – outline these?
- Retain definition of national grid subdivision corridor as notified

6.3 Sunlight and shading qualifying matter

6.3.1 Matters raised by submitters

166. As outlined above, a common theme from submissions was concern of the effects from 11m/three storey developments. Submitters have raised the following effects:

- The loss of natural light on properties through additional shading from three storey developments (11m + 1m)

- Subsequent and follow on effects, such as health effects (from increased dampness), safety concerns (icing in winter), higher energy and heating costs, including potential effects on solar electricity and water heating installations where installed.
- Amenity effects, such as the loss of or reduction in indoor and outdoor amenity through shading.
- Corresponding effects on the roading network

6.3.2 Assessment

167. I am evaluating these submissions for an additional qualifying matter under s77(j), as “any other matter that makes higher density, inappropriate in an area”. I am then required to undertake a s32 evaluation in respect of this proposed qualifying matter under ss 77J and 77L RMA. Any s32AA evaluation then must be considered against the specific tests in s77J and s77L
168. I consider that the loss of sunlight can be objectively and quantitatively assessed on a site-specific basis through sunlight modelling, based on a variety of built-form scenarios. It can be assessed for every site in a relevant residential zone in the District.
169. In considering how to approach a sunlight and shading assessment, I consider it should take into account the current sunlight environment and assess the effects of additional shading – over and above what is currently occurring from built form and terrain. It should include the type of built form that is already permitted or available as part of the existing environment. This would include the operative general residential zones in the District that permit up to 8m or two storey buildings.
170. An assessment of the effects of sunlight and shading has been undertaken across the relevant residential zones in the district. This is attached as expert evidence from Mr Graeme McIndoe, a shading study undertaken by McIndoe Urban at Appendix F, and expert geospatial modelling evidence from Mr Peter Wilson in Appendix E of this s42A report. The sunlight and shading assessment shows that the full MDRS would result in a significant increase in shading on neighbouring properties during autumn, winter, and spring months.
171. The salient details from the sunlight and shading assessment are:
- Every site within a relevant residential zone in the District was tested (a requirement of s77L(c)(i) RMA
 - The following scenarios have been tested:
 - Existing sunlight access, based on existing built form
 - Existing plan development capacity, based on the proposed residential zone two-storey (8m) heights
 - MDRS built form
 - Buildings developed to the MDRS, i.e. with up to 4m walls at 1m from the property boundary, and with a 60 degree recession plane rising up to 11m above that (12m in some cases) will significantly block winter sun, as well as some autumn and spring sun.

- With the District being flat, terrain shading is not a factor with the overall sunlight environment being even for all properties, however, there are often localised effects due to building and site layout. It is these effects that the model assesses.
- The outcome of the modelling shows that sunlight access for neighbouring properties is significantly reduced with building heights of above 8m (assuming an additional 1m for roof space)
 - At heights of above 8m, shadows significantly spill over onto adjacent properties, significantly reducing sunlight access beyond what would otherwise occur under the operative district plan.
 - There is between a 50%-70% increase in sunlight and shading on neighbouring properties, resulting in an effective loss of direct sunlight access during the darker months of the year (March-September) for many properties.
 - As the sunlight loss has been calculated in watt hours, it is possible to determine how home energy costs may rise as a result of increased heating demands, and also, in the case where landowners may have installed photovoltaic solar systems, how shading on these will affect their performance, and thus value and cost.
 - At heights of below 8m, shadows are largely contained within existing lots, but an increase from current building height to two storey has some spill-over effects and loss of sunlight access.
 - Length and width of built form appears to have limited effects on sunlight and shading, with height being the main determining factor.

172. S77J and LL RMA requires an assessment of the likely effects of any qualifying matter density. I note the following:

- Mr Yeoman’s memorandum in Appendix G considers that as all demand within the District is for one and two storey buildings, with three-storeys not currently being feasible, and unlikely to be feasible in the medium to long term a qualifying matter limiting permitted activity building height to 8m or two-storeys will not have any effect on commercially feasible or realisable development capacity⁷. Thus, in the context of s77J(3)(b) and (c) there is no impact by limiting height to 8 metres or two storeys, as three storey development is not currently occurring nor is likely to occur. There are no ascertainable costs associated with this.
- I note that of the building consents issued under the MDRS I have monitored to 31 May 2023⁸, none have been for three-storey dwellings, which would validate Mr Yeoman’s

⁷ Section 2.2, Waimakariri Residential Capacity and Demand Model (September 2023), https://www.waimakariri.govt.nz/__data/assets/pdf_file/0021/151455/Waimakariri-Residential-Capacity-and-Demand-Model-September-2023.pdf

⁸ Provided as part of the LUMS dataset, tab entitled “MDRS”
https://www.waimakariri.govt.nz/__data/assets/excel_doc/0020/163307/LAND-UPTAKE-

feasibility prediction. To date, most of the demand for multi-unit development has been for 4 or more unit typologies, which require resource consent and will continue to require resource consent under the MDRS indicating that the barrier of a consent may not be an issue in the current housing market.

- I note that all other aspects of the MDRS, such as enabling 3 units per site, and setting underlying minimum allotment size (except where affected by other qualifying matters) to zero would remain, in order to achieve the greatest heights and densities permitted by the MDRS whilst still managing the specific characteristics of the sunlight and shading issue. I consider that enabling 2 storey units at the maximum standards permitted by the MDRS, would satisfy the requirements of s77L(c)(iii) in respect of providing options to achieve the greatest heights and densities permitted by the MDRS whilst still managing the specific characteristics.
 - I note that the MDRS recession plane and height in relation to boundary provisions were not shown to significantly increase shading and loss of sunlight access, so I have not recommended adjustment to these. It is height above 8m that is the governing factor.
173. Buildings exceeding 8m+1m would require a discretionary resource consent under MRZ-BFS4, although I note that this DIS activity status is inconsistent with the MDRS, and I note under submissions requesting for this to amend this to RDIS, along with it being an oversight with not implementing the MDRS activity status⁹.
174. Consents under the RDIS for buildings with a height above 8 metres would then considered under the Proposed Plan RES-MD5, which covers impacts on neighbouring properties, including the effects of reduced sunlight and shading.
175. I note that Mr McIndoe's recommendations, and my own findings from my modelling exercise, consider that there may be sites where a combination of site placement and careful building design can reduce the impact of shading, but that the degree of site selection and design required is best suited to a consent process, and the drafting of a permitted activity rule and standard that would appropriately apply such an assessment to every site would not be possible. Council requires the ability to decline an application.

Consideration of height in relation to the PDP MDRZ

176. The Proposed Plan MDRZ had a height limit of 12m. As this zone covered some of the relevant residential zones of the District, it has been superseded by the V1 MDRZ, with a height of 11m+1m, and the other relevant parts of the MDRS, such as the recession planes and height in relation to boundary provisions. The V1 MDRZ covers a substantially wider area of residential land than the PDP MDRZ

⁹ Cl 4, Sch 3A, RMA requires a restricted discretionary status for the construction and use of 1 and more units in a relevant residential zone if they do not comply with the building density standards in the district plan.

177. The recommended qualifying matter will reduce height to 8m+1m in the area that was once covered by the PDP MDRZ. I do not consider this to be a concern as I note that there is no demand, nor anticipated demand, for these housing typologies in these areas.

Consideration of land that may be rezoned to MDRZ

178. However, the PDP MDRZ still exists as a zone, with myself recommending it for the upzoning of many areas of land in response to rezoning submissions. This zone may continue to exist following the recommendations on Variation 1, as I consider, on the basis of Council’s legal advice, that there is no scope for extending the Variation 1 zoning.

179. There is no automatic process to extend the recommended sunlight and shading qualifying matter to new areas of land.

180. Thus, some areas of land recommended for upzoning may, on the basis of this scope issue, received the PDP medium density zone provisions. This includes a height limit of 12m, or three storeys.

181. Given that these areas are unlikely to be developed for several years, would be masterplanned in the process of any development, and that opportunities for integration and alignment between the MDRS and the Proposed Plan may present themselves, which could respond to this height rule anomaly, I consider that this issue is unlikely to present a problem for my recommendations.

182. I am recommending that the provisions for the V1 medium density residential zone be altered as follows:

- That the maximum height be reduced to 8m + 1m (for roof space)

6.3.3 s77J,s77L, S32AAevaluation

Section 77J Evaluation

S77J(3)(a)(i) and (ii)	demonstrate why the territorial authority considers— (i) that the area is subject to a qualifying matter; and (ii) that the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area; and	An increase in height from 8m or two storeys to 11m+1m or three storeys would result in a 50-70% reduction in sunlight access to neighbouring properties across all times of the year. This effect applies across all relevant residential zones in the District with no particular distinguishing features, as the District is flat.
3(b) and (c)	assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and assess the costs and broader impacts of	There are no three-storey units being constructed under the MDRS, and no assessed feasible demand for these typologies, therefore, there is no costs

	imposing those limits.	
4(a) and (b)	a description of how the provisions of the district plan allow the same or a greater level of development than the MDRS:	<p>Variation 1 applies the full MDRS as set out in Schedule 3A, RMA, except where qualifying matters are proposed for other matters. The level of development within the Proposed Plan is the same as the MDRS.</p> <p>The proposed sunlight and shading qualifying matter is limited only to reducing height to two-storeys in response to the expert evidence that shows that height above 8m is the primary determinant of sunlight access to neighbouring properties.</p>

Section 77L Evaluation

183. Section 77L requires that qualifying matters made under s77L(j) must:

- Identify the specific characteristic that makes the level of development provided by the MDRS inappropriate in the area – in this case, the specific characteristic is access to sunlight and loss of sunlight due to shading, and the degree of additional shading, of between 50%-70% loss on adjacent properties to three storey MDRS developments.
- The expert evidence presented outlines that the degree of loss of sunlight access would have negative and detrimental effects on the health and wellbeing of people living in those properties, but that this must be weighed against the national significance of urban development and the objectives of the NPSUD. In response, I note that as there is no demand for three-storey developments currently, nor any assessed feasibility for them, there is no loss occurring in this case. Three storey developments are unlikely to be feasible. However, if they permitted, the risk exists of developments occurring and having detrimental effects on neighbours which cannot be controlled.
- A site-specific analysis has been undertaken which confirms that the geographic area of the specific matter is the entirety of the District’s relevant residential zones.
- This site-specific matter identifies that two-storey 3 unit developments, would be compatible with achieving the maximum density under the MDRS whilst still maintaining sunlight access to surrounding properties. Thus my recommendations are only to restrict height to two storeys, and not the other requirements of the MDRS.

184. I have considered other options for addressing the sunlight and shading issue in the context of a qualifying matter. These include:

- (b) Not limiting height, but controlling the placement of a building on a site to ensure that shadowing is largely contained within the boundary of a site.
- (c) Accepting that additional storeys would receive greater sunlight access as they are higher off the ground.

185. For option b, I note that given the diversity of site sizes, layouts and corresponding neighbouring properties, I do not consider there is an appropriate permitted activity standard that could be written, as a qualifying matter, that would enable this to occur.
186. For option c, I accept that additional storeys and dwellings on them receive more sun (all other variables being equal) because they are higher off the ground. However, it is the ground floor dwellings, both of the three storey unit structure itself and surrounding properties that receives the most negative effects from shading. The negative effects of people living on ground floor dwellings are not compensated just because people on other floors are receiving more sunlight. Similarly, if ground floors were used for, say non-residential uses, such as offices or garaging, then this would not achieve the MDRS objectives of enabling more dwellings, if the bottom floor cannot be used for residential purposes because of shading.

S32AA Evaluation

187. I consider that on the basis of the expert evidence, and the other options evaluated, that the alternatives to a qualifying matter on sunlight and shading are limited. There is no other effective and feasible approach other than to limit permitted activity height, and to then consider additional height in relation to site placement and neighbouring effects under a RDIS rule.
188. In evaluating this, I am guided by the following objectives (with particularly relevant clauses in **bold**):

RESZ-O3-Residential form, scale, design and amenity values

A form, scale and design of development that:

- 1. achieves a good quality residential environment that is attractive and functional;**
- 2. supports community health, safety and well-being;**
3. *maintains differences between zones; and*
4. *manages adverse effects on the surrounding environment.*

SD-O3 Urban development

Urban development and infrastructure that:

- 1. is consolidated and integrated with the urban environment;**
- 2. that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors;**
3. *utilises the District Council's reticulated wastewater system, and potable water supply and stormwater infrastructure where available;*
4. *provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve the housing bottom lines in UFD-O1;*
5. *supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being:*

- a. *the primary centres for community facilities;*
 - b. *the primary focus for retail, office and other commercial activity; and*
 - c. *the focus around which residential development and intensification can occur.*
6. *provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency;*
 7. *provides people with access to a network of spaces within urban environments for open space and recreation;*
 8. *supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga;*
 9. *provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and*
 10. *recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1.*

SD-O4 - Energy and infrastructure

Across the District:

1. *improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities;*
 2. *infrastructure, including strategic infrastructure, critical infrastructure and regionally significant infrastructure:*
 - a. *is able to operate efficiently and effectively; and*
 - b. *is enabled, while:*
 - i. *managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and*
 - ii. *managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity;*
 3. *the nature, timing and sequencing of new development and new infrastructure is integrated and coordinated; and*
 4. ***encourage more environmentally sustainable outcomes as part of subdivision and development, including though the use of energy efficient buildings, green infrastructure and renewable electricity generation.***
189. I do not consider it to be a good quality residential environment that is attractive and functional, and supports health and safety and wellbeing, as well as being energy efficient, and in some cases, not supporting renewable electricity generation, if neighbouring properties result in a 50-70% loss of sunlight access to that property.

190. Aside from amenity and quality of life reduction from loss of access to sunlight, these effects can be quantified through higher energy costs, and potentially, changes in growth pattern of any plants in a site that is substantially shaded. The sunlight and shading assessment has quantified the reduction in energy received on a property due to additional shading received from buildings with a height above 8m.

6.3.4 Recommendations

191. That the following outcome for submissions occurs:

- That Pat Le Lievre and Peter Judkins [V1 1.1, V1.2, V1.3,V1.4,V1.5], Kerry Harbinson [V1 16.1,16.2,16.3,16.4,16.5], Sara Raudsepp [V1 2.3,V1 2.4], John Colin Sewell [V1 23.1, V1 23.2, V1 23.3, V1 23.4, V1 23.5, V1 23.6, V1 23.7], Karen May Friedauer [V1 24.1, V1 24.2, V1 24.3, V1 24.4], Irene Rodgers [V1 25.1, V1 25.2], Rosalie Todd [V1 28.1, V1 28.2, V1 28.3, V1 28.4, V1 28.5, V1 28.6], Rachel Louise Malloch [V1 33.1, V1 33.2], Janette Avery [V1 34.1, V1 34.2, V1 34.3, V1 34.4], Greg and Diane Lowe [V1 36.1, V1 36.2], Phil Harbinson [V1 4.1, V1 4.2, V1 4.3, V1 4.4], Helen Mary Sparrow [V1 52.5, V1 52.6, V1 52.7, V1 52.8, V1 52.8] are **accepted in part**.

6.3.5 Amendments

192. I recommend the following changes:

- That V1-MRZ-BFS4 is changed as follows:

193. **Buildings must not exceed 11.8 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Figure MRZ-1.**

6.4 Specific drafting changes

6.4.1 Matters raised by submitters

194. Many submitters requested particular drafting requests, including outlining errors, requests for clarity and improvements.

195. These matters raised below have not already been covered in the report, or are specific drafting changes.

Retirement villages

196. Retirement industry submitters request specific inclusion of retirement villages in Variation 1 with a retirement-village specific framework. They make particular requests to:

- Support SD-O2¹⁰
- Delete or amend RESZ-P8 to avoid overlap or inconsistency with Policy 1 of the MDRS
- Delete RESZ-P10 or relocate it to the General Residential Zone

¹⁰ Oppose – FS Kainga Ora [FS 23]

- Retain RESZ-P15 as notified¹¹
- Amend the description of the medium density residential zone to clarify the types of development expected within it¹².
- Support MRZ-O1, MRZ-P1, MRZ-P2¹³
- Oppose MRZ-P3 as it has not been amended to align with the MDRS¹⁴.
- Insert a new policy MRZ-PX to make the MDRS the baseline for the assessment of the effects of developments¹⁵.
- Support MRZ-R1 but amend to exclude retirement villages with a bespoke MRZ-R1A that covers the construction or alteration of or addition to any building or other structure for a retirement village.¹⁶
- Insert a new definition of ‘retirement unit’ as “means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit”¹⁷
- Delete the requirement for a design statement within MRZ-R18 and amend it to enable retirement villages to be a permitted activity¹⁸
- Delete the additional standards referred to in MRZ-BFS1 that are not within the MDRS and amend it to refer to ‘retirement units’.
- Support MRZ-BFS2 and the building coverage provisions which reflect the MDRS and retain as notified¹⁹.
- Oppose MRZ-BFS3 and delete it as the activity status is inconsistent with the MDRS²⁰.
- Oppose MRZ-BFS4 in part as the activity status is inconsistent with the MDRS²¹.

¹¹ Oppose – FS Kainga Ora [FS 23]

¹² Oppose – FS Waka Kotahi [FS 3], Oppose – FS Kainga Ora [FS 23]

¹³ Support – FS Kainga Ora [FS 23]

¹⁴ Oppose – FS Kainga Ora [FS 23]

¹⁵ Oppose – FS Kainga Ora [FS 23]

¹⁶ Oppose – FS Waka Kotahi [FS 3], Oppose – FS Kainga Ora [FS 23]

¹⁷ Oppose – FS Kainga Ora [FS 23]

¹⁸ Oppose – FS Waka Kotahi [FS 3], Oppose – FS Kainga Ora [FS 23]

¹⁹ Support – FS Kainga Ora [FS 23]

²⁰ Oppose – FS Kainga Ora [FS 23]

²¹ Oppose – FS Kainga Ora [FS 23]

- Oppose MRZ-BFS5 as it restricts the provision of residential buildings adjacent to strategic or arterial roads²²
- Oppose MRZ-BFS6 as the MDRS does not include this standard²³
- Support MRS-BFS7 as it reflects the MDRS but include additional exclusions to reflect that some developments may occur adjacent to less sensitive zones²⁴

MRZ-BFS7 Height in relation to boundary

...

This standard does not apply to

- a boundary with a road
 - existing or proposed internal boundaries within a site
 - site boundaries where there is an existing common wall between 2 buildings on adjacent sties or where a common wall is proposed
 - boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones.
- Amend MRZ-BFS9 to enable the communal outdoor living spaces of retirement villages to count towards the amenity standard²⁵

"MRZ-BFS9 Outdoor living space (per unit)

...

- For retirement units, clause 1 and 2 apply with the following modifications:
 - the outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and
 - a retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space."²⁶
- Amend MRZ-BFS10 to provide for outlook space requirements that are appropriate for retirement villages:
 - For retirement units, clauses 1 – 9 apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.²⁷

²² Oppose – FS Kainga Ora [FS 23]

²³ Oppose – FS Kainga Ora [FS 23]

²⁴ Oppose – FS Kainga Ora [FS 23]

²⁵ Oppose – FS Kainga Ora [FS 23]

- Amend MRZ-BFS11 to provide for retirement units:

MRZ-BFS11 Windows to street

1. Any residential unit or retirement unit facing a public street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

- Amend MRZ-BFS12 to provide for retirement units:

"MRZ-BFS12 Landscaped area

1. A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit or retirement unit.

Policies

197. Transpower [42.11] request amendment to MRZ-P1 as follows:

198. Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter area provisions

199. This is supported by a further submission from Christchurch International Airport Limited [FS 15] and opposed in a further submission from Kainga Ora [FS 23].

200. Transpower [42.13] support MRZ-P2.

RESZ-P15

201. Waka Kotahi [46.9] support RESZ-P15

MRZ-R1

202. Transpower [42.13] oppose the wording of MRZ-R1 in relation to qualifying matters, stating that immediate legal effect is not limited to situations where qualifying matters do not apply, such as where the alteration of a building breaches rules relating to the National Grid Yard. WDC [47.2,47.3] request amending the rule as follows:

Amend MRZ-R1 as follows:

Where:

1. the activity complies with all applicable medium density residential and district-wide built form standards.

Activity status when compliance not achieved:

²⁷ Oppose – FS Kainga Ora [FS 23]

for medium density residential provisions, as set out in the relevant built form standard;
for district-wide provisions, as set out in the relevant district-wide rule and/or standard;

MRZ-R2

203. Transpower [42.14] support MRZ-R2

MRZ-R18

204. WDC [417.14] outlines that the RMAEHA sets a restricted discretionary status for non-compliance with the rule, however, the notified variation replicates the discretionary status from the PDP. The WDC request that this is amended to RDIS accordingly.

205. This is supported with a further submission from Eliot Sinclair and Partners [FS 12].

MRZ-BFS1

206. Transpower support MRZ-BFS1

MRZ-BFS2

207. Transpower support MRZ-BFS1

MRZ-BFS3

208. Transpower support MRZ-BFS3

MRZ-BFS4

209. Transpower support MRZ-BFS4. The Waimakariri District Council [417.13] outlines that the RMAEHA sets a restricted discretionary status for non-compliance with the MDRS standards, however, the notified variation replicates the discretionary status from the PDP. The WDC request that this is amended to RDIS accordingly.

210. This is supported with a further submission from Eliot Sinclair and Partners [FS 12].

MRZ-BFS7

211. Transpower support MRZ-BFS7

MRZ-BFS9

212. Transpower support MRZ-BFS9

MRZ-BFS10

213. Transpower support MRZ-BFS10

MRZ-BFS11

214. Transpower support MRZ-BFS11

MRZ-BFS12

215. Retirement Villages Association [67.32] support MRZ-BFS12 in principle but request that it is amended to provide for retirement units as follows:

MRZ-BFS12 Landscaped area

216. 1. A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
217. 2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit or retirement unit.
218. This is opposed by Kainga Ora [FS 23]

RES-MD5

219. Retirement Villages Association [67.34] oppose RES-MD5 relating to potential impacts on neighbouring properties as it seeks outcomes which are inconsistent with the expectations for development in the Medium Density Residential Zone. For example, the requirement to consider the “extent to which ... buildings ... do not compromise the amenity values of adjacent properties” is inconsistent with the change anticipated in the Medium Density Residential Zone.

National Grid Yard

220. Wider than for the national grid subdivision corridor qualifying matter, Transpower [42.2] oppose the lack of restrictions relating to structures and activities in the National Grid Yard.
221. This is supported in further submissions by Kiwirail [FS 10] and opposed by Kainga Ora [FS 23].

Subdivision

222. Transpower generally support SUB-R6 but seek amendment in respect of the notification provisions to limit the notification to Transpower only, in the absence of its written approval.

Pegasus lakefront

223. One submitter requests a reserve area is placed on a section of land adjacent to Lake Pegasus, in order to create a continuous reserve around the area.

6.4.2 Assessment

Retirement Villages

224. I disagree with the retirement villages that the MDRS can be made specific or tailored to a particular type or style of housing. The MDRS can be made more enabling of development, but the explicit purpose of the MDRS is to be general about the types of development that occur under it, and not to ‘pick winners’.
225. However, the Proposed Plan contained MRZ-R17 (renumbered to MRZ-R18 by the Variation) which applies specifically to retirement villages. Retirement villages almost always are for 4 or more units, and as such, are not affected by the 3 or less unit permitted activity requirements of the MDRS. I consider the specific changes to MRZ-R18 below.

Objectives

226. All submitters support the objectives as notified and I recommend no changes accordingly.

Policies

227. I agree with Transpower’s recommendations to amend MRZ-P1 to explain how qualifying matters restrict the application of the MDRS in principle, however I do not agree about the insertion of “avoid” directives. I suggest an alternative drafting approach that reflects that qualifying matters exist:

RESZ-P15

228. All submitters support RESZ-P15 as notified and I recommend no changes accordingly.

MRZ-R1

229. MRZ-R1 is intended to link between the medium density provisions and other built form standards beyond just the medium-density residential activity standards. It has immediate legal effect only in relation to the MDRS standards, but the operative plan rules apply in respect of other non-MDRS activity standards, which likely include the matters of concern for Transpower. I disagree with Transpower that rules can have immediate legal effect where qualifying matters apply. The RMAEHA is specific that where qualifying matters are proposed, that these have to be tested through the ISPP before having effect. Section 86BA of the Act provides no discretion on the application of immediate legal effect to infrastructure, such as transmission lines. I thus do not agree with Transpower.

230. For WDC, I consider that these amendments provide clarity on how to implement MRZ-R1 in respect of the different types of standards within the plan.

MRZ-R2

231. All submitters support this policy as notified and I recommend no changes accordingly.

MRZ-R18

232. I have considered MRZ-R18 in the context of MRZ-R1 and consider that if MRZ-R18 is to remain as notified, it conflicts with MRZ-R2, as it does not provide for a permitted activity level of units. I consider that MRZ-R18 could be amended to apply to four or more units and then it would be consistent with the MDRS.

233. I note the submission from the Retirement Industry Association around significant retirement industry specific provision changes, but consider that as the MDRS applies to developments of 3 units or less, I cannot think of a situation where these changes would be necessary. Under the MDRS, developments of 4 or more units per site have a restricted discretionary activity status²⁸.

234. I agree with WDC that the activity status for non-compliance with MRZ-R18 should be amended to RDIS for the reasons as set out in the submission.

MRZ-BFS1-MRZ-BFS3

235. All submitters support these standards as notified and I recommend no changes accordingly.

MRZ-BFS4

²⁸ CI 5(2), sch 3A, RMA

236. I agree with WDC that the activity status for non-compliance with MRZ-BFS4 should be amended to RDIS.

MRZ-BFS7-MRZ-BFS11

237. All submitters support these standards as notified and I recommend no changes accordingly.

MRZ-BFS12

238. I disagree with the Retirement Villages Association in their request to provide for separate treatment of retirement units, as I consider this is inconsistent with the MDRS, which provides a singular and all-encompassing definition of residential unit.

RES-MD5

239. I disagree with the Retirement Villages Association, insofar that RESZ-MD5 is a matter of discretion that applies to all residential zones, not just the medium density residential zone, and given that the construction of 1-3 units in the medium density zone is in most cases, a permitted activity, this matter of discretion is unlikely to be triggered. Where a restricted discretionary activity exists under the MDRS, the MDRS does not impose matters of discretion for a district plan, and as such, I consider that the matters of discretion in RESZ-MD5 are appropriate under the MDRS in the limited set of circumstances where they would apply.

National Grid Yard

240. I disagree with Transpower that further provisions are required in respect of qualifying matters adjacent to the National Grid. The only overhead transmission lines which adjoin a relevant residential zone are in a small portion of north eastern Rangiora, and Variation 1 applies a qualifying matter on subdivision within this area. It affects a small number of properties. It is not possible to apply a qualifying matter on other overhead National Grid transmission lines within the district as these are not adjacent to a relevant residential zone.

Subdivision

241. Clause 5(1) of Schedule 3A RMA precludes public notification for the construction and use of 1,2,3 residential units that do not comply with 1 or more of the density standards (except the clause 10 limitation on more than 3 units), and precludes public and limited notification of an application for 4 or more residential units if they comply with the density standards, and (3) precludes public and limited notification for subdivision resource consent if it is associated with the land use activity in (1), and (2). SUB R6 does not specify the number of units, so would apply to all types of units (i.e more than 3), therefore I consider that that restriction on notification in (2), and (3) applies and due to the specificity of the legislation I cannot align the IPI and PDP provisions.

242. Theoretically the Transpower relief could apply for the land use component units, but not for the subdivision component. I accept that this part of the legislation is complex and contrary in how it puts a higher notification requirement on activities with lesser effect. The panel could be minded to align the notification clauses however I do not believe the legislation provides scope for this.

Pegasus Lakefront

243. For the Pegasus reserve request, I consider that this request is not possible, as the land is private freehold, and currently zoned as commercial. I consider that any additional reserve in this part of Pegasus would require a market transaction to purchase the land, rather than through a District Plan zoning.

6.4.3 Recommendations

244. I recommend the following outcome for submissions:

- That Gavin Court [38.2], Ben Dormer [40.2], Transpower [42.13,42.2], Roger Webb [5.2,5.3,5.4,5.5,5.6], Helen Mary Sparrow [52.10,52.5,52.6,52.7,52.8,52.9], 199 Johns Road Ltd Carolina Homes Ltd Carolina Rental Homes Ltd Allan Downs Ltd [58.3,58.4], Samuel Hammond [59.3,59.4], Retirement Villages Association of New Zealand Incorporated [67.1] are **rejected**
- That further submissions FS Transpower [FS 2], FS Kiwirail [FS 10], FS Kainga Ora [FS 23] are **rejected**
- That Sara Raudsepp [2.2], Transpower [42.11,42.12, 42.14,42.15,42.16,42.17,42.18,42.19,42.20,42.21,42.22,42.23,42.5], Waka Kotahi [46.9], WDC [47.13,47.2] are **accepted**
- That further submissions FS Christchurch International Airport Limited [FS 15], FS Eliot Sinclair and Partners [FS 12], FS Kainga Ora [FS 23] are **accepted**
- That Phil Harbison [4.1,4.2,4.3,4.4], WDC [47.14] are **accepted in part**

6.4.4 Amendments

245. That the Proposed Plan is amended according to the recommendations set out in Appendix A that respond to the recommendations above.

6.4.5 S32AA Evaluation

246. The amendments above change one policy and several rules and built form standards. In assessing the rules and standards in relation to the amendment to Policy V1-MRZ-P1, I consider that the change more clearly explains how qualifying matters apply at a policy level, which will assist plan interpretation in situations where the policy is used in consenting. I consider that the changes to the rules and standards are minor, correct errors, and/or improve interpretation.

6.5 Submissions from PDP report

247. My s42A report on submissions on medium density provisions received on the Proposed Plan has recommended that the IHP consider, under cl 99(2), sch 1, RMA, a number of suggested changes²⁹. My consideration of these changes in the context of Variation 1 is set out below.

PDP submission number	Submitter	Requested changes	Recommendation in PDP report	Recommendation for IHP	Recommended change in Appendix A
PDP 325.240	Kainga Ora	<p>Amend the introduction of the Medium Density Residential Zone Chapter:</p> <p>"The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for residential activity with moderate concentration and bulk of buildings, such as detached, semi-detached and terrace housing, low rise apartments and other compatible activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public transport stops and open space.</p> <p>The Medium Density Residential Zone is located in the township areas of Rangiora, Kaiapoi, Oxford, Woodend and Silverstream."</p>	I consider that this proposed change should be considered by the IHP in the context of Variation 1.	I consider that this change, in the context of Variation 1, is minor and improves the wording of the narrative text. I recommend that the IHP make this amendment.	Yes
PDP 221.7	House	Amend MRZ-R1:	An advice note has	I consider that this	Yes

²⁹ As set out in Appendix B, Mr Wilson's s42A on medium density residential submissions on the Proposed Plan, https://www.waimakariri.govt.nz/__data/assets/pdf_file/0026/166391/STREAM-12A-S42A-REPORT-MEDIUM-DENSITY-PROVISIONS.PDF

	<p>Movers Section of New Zealand Heavy Haulage Association</p>	<p>"1. The activity complies with all built form standards (as applicable). 2. <u>A building is moved:</u> a. <u>It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> b. <u>Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> c. <u>A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u></p>	<p>been recommended to explain the rule in the context of permanently relocated buildings</p>	<p>advice note, in the context of Variation 1, is also minor and improves the wording of the narrative text. I recommend that the IHP make this amendment.</p>	
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6.6 Integration with Proposed Plan Medium Density Zone

248. This section is a discussion and recommendations on integration, and not recommendations on submissions.
249. As stated above, the Proposed Plan contained a medium density zone, and applied to residential areas in Rangiora, Southbrook, Ravenswood, Pegasus and Kaiapoi. I refer to this as the PDP MDRZ.
250. Variation 1 proposes changes to this zone's extent and provisions, I have referred to this the V1 MDRZ.
251. The primary differences between the PDP medium density residential zone and the V1 medium density residential zone are:

Table 3 – Comparison between medium density zones

Matter	PDP residential zone	V1 medium density residential zone as notified	V1 medium density residential zone as amended
Minimum allotment size	200m ²	No minimum (MDRS), except where modified by a qualifying matter	No amendment
Height	12m	11m+1m (without the proposed qualifying matter for sunlight and shading)	8m+1m (with the proposed sunlight and shading qualifying matter)
Number of units	3	1	N/A

252. I consider that where possible, the zone provisions should be aligned to produce a single medium density residential zone that incorporates the MDRS.
253. My drafting changes in Appendix A, and in any Right of Reply may produce such an integration, however, I note that I consider myself to be limited on scope as no submissions have requested it, apart from the general Waimakariri District Council submission seeking any necessary changes to improve the drafting of the Variation.
254. However, I consider that the IHP has scope under cl 99(2), to undertake such integration if further integration other than what I have undertaken is required.

6.7 Airport noise qualifying matter scope

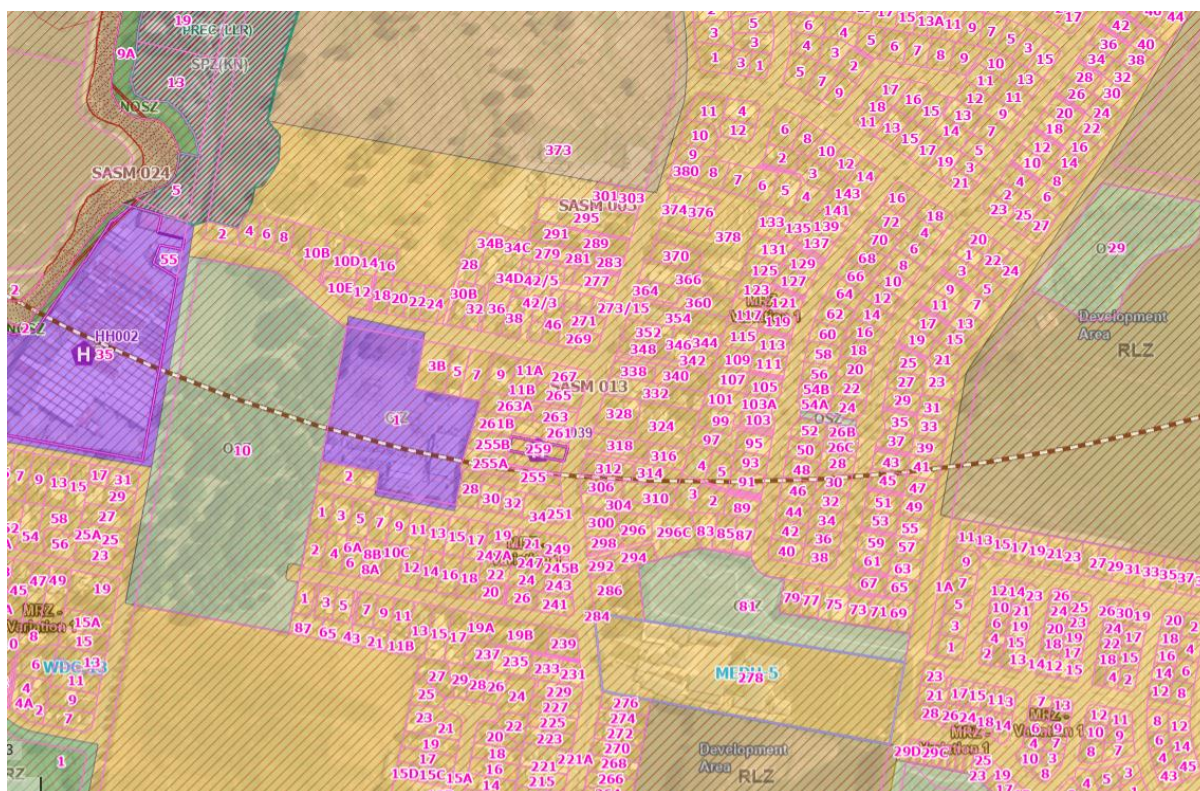


Figure 1 1 Dale Street, Kaiapoi “Sutton tools former site”

255. I outlined in section 10.3 of my s42A report on Variation 1 rezonings that I considered there was an error in how the airport noise qualifying matter was applied to urban non-residential zones in Kaiapoi. Variation 1 does not apply qualifying matters to urban non-residential zones.
256. I raised this in the context of the site at 1 Dale Street, Kaiapoi, which contained a former tool-making factory “Sutton tools” that burned down.
257. However, the issue is wider, and applies across Kaiapoi with the airport noise qualifying matter shown as applying to all urban-residential zones – such as commercial, business and industrial zones. I cannot find evidence in the Council’s s32 that there was an intent to apply the qualifying matter to these zones, and the Proposed Plan and Variation also does not have provisions to this effect.
258. I consider this to be an error of mapping, and would recommend the following under cl16(2), RMA:
- That the mapping of the airport noise qualifying matter is amended to remove urban non-residential zones.

6.8 Minor Errors and Changes

259. I have removed the markup under s80H, RMA explaining legal effect of the Variation. I note that I do not consider this to be part of the Proposed Plan, and that it can be removed once the Plan becomes operative. As such, my drafting changes show this removed.


7 Conclusions

260. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that Proposed Plan should be amended as set out in Appendix A of this report.
261. For the reasons set out in the Section 32AA evaluation I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:
- achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
 - achieve the relevant objectives of the Proposed Plan, in respect to the scope of the Variation.

Recommendations:

262. I recommend that:
- The Independent Hearing Commissioners accept, accept in part, or reject submissions (and associated further submissions) as outlined in Appendix B of this report; and
 - The Proposed Plan is amended in accordance with the changes recommended in Appendix A of this report.

Signed:

Name and Title		Signature
Report Author	Peter Wilson	

Appendix A. Recommended changes to Variation 1

Notes:

I outlined in my PDP medium density residential submissions, that the Appendices A in each document were the same. This is primarily true, however, as this Appendix A below is the most up to date version, there are some additional changes, and this version should be considered as the most up-to-date.

Mapping changes

That the mapping of the airport noise qualifying matter is amended to remove urban non-residential zones.

Blue text is as notified

Red text is as notified in Variation 1

Green text and Green highlighting are proposed changes arising from this s42A report

Purple highlighting are changes that would be required in the event that rezoning recommendations are accepted as per the residential rezoning s42A report

RESZ-P15	<u>Medium Density Residential Standards</u> <u>Apply the Medium Density Residential Standards across all relevant residential zones in the District Plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture</u>
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The black text is the full medium density residential provisions, including the changes recommended in my s42A report on PDP submissions.

and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).

Introduction – General Residential Zone

The purpose of the General Residential Zone is to provide for residential areas predominantly used for [residential activity](#), with a mix of [building](#) types, and other compatible activities that provide for maintenance or enhancement of residential [amenity values](#). Activities provided for include [community facilities](#), health care facilities, places of assembly and other activities that are at a scale and generate a range of [effects](#) that is consistent with residential character.

The General Residential Zone only applies to Oxford and some smaller recently upzoned areas in Rangiora and Kaiapoi makes up the majority of the residential areas in the [District](#), with development at a general suburban density, including the towns of Rangiora, Kaiapoi, Oxford, Woodend, and Pegasus, as well as the development of new greenfield areas. In an [ODP](#) where the General Residential Zone is shown (outside of Oxford), the [MDRS](#) takes precedence and these areas are therefore to be considered as Medium Density Residential Zone.

The provisions in this chapter are consistent with the matters in Part 2 - [District](#) Wide Matters - Strategic Directions and give [effect](#) to matters in Part 2 - [District](#) Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, [district](#) wide chapter provisions will also apply where relevant

Introduction – Medium Density Residential Zone

The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for [residential activity](#) with moderate concentration and bulk of [buildings](#), such as detached, semi-detached and terrace housing, low rise apartments and other compatible

activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public **transports, transport stops and open space**³⁰.

The Medium Density Residential Zone is located in the **township existing residential** areas of Rangiora, Kaiapoi, **Oxford Woodend, Pegasus and North Woodend (Ravenswood) Silverstream**. It is anticipated that the character of these areas will be dynamic and provide for more intensive development as demand increases for smaller units with close access to township amenities.

The provisions in this chapter are consistent with the matters in Part 2 - **District** Wide Matters - Strategic Directions and give **effect** to matters in Part 2 - **District** Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, **district** wide chapter provisions will also apply where relevant.

MRZ - Medium Density Residential Zone

MRZ-O1	<u>Housing types and sizes</u> <u>The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to: housing needs and demand; and the neighbourhood's planned urban built character, including 3-storey buildings.</u>
MRZ-P1	<u>Housing types</u> <u>Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, except as directed by a qualifying matter³¹.</u>
MRZ-P2	<u>Housing Developments</u>

³⁰ Kainga Ora [PDP 325.240]

³¹ Transpower [V1 42.11]

Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

How to read this section in relation to qualifying matters³²

Qualifying matters that apply to the number of units per site are integrated within the rule framework below.

The following qualifying matters are implemented through their respective chapter provisions and are additional to the V1 medium density zone provisions:

<p><u>Historic heritage qualifying matter – properties identified as a Heritage listed item within the V1 Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend.</u></p> <p><u>As mapped in qualifying matter heritage building or item</u></p>	<p><u>As per the historic heritage provisions</u></p>
<p><u>Notable trees qualifying matter- Properties with a notable tree within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend.</u></p> <p><u>As mapped in qualifying matter, notable trees</u></p>	<p><u>As per the notable tree provisions</u></p>
<p><u>Natural character – waterbody setbacks, properties adjoining a large waterbody within Medium Density Residential Zone of Rangiora, Kaiapoi, and Woodend</u></p> <p><u>As mapped in scheduled natural character waterbodies, SCHED1-4</u></p>	<p><u>As per the natural character provisions.</u></p>

MRZ-R1 Construction or alteration of or addition to any building or other structure

This rule applies to permanently relocated buildings³³

<p>Activity status: PER</p> <p>Where: the activity complies with all built form standards (as applicable).</p>	<p>Activity status when compliance not achieved:</p> <p>For medium density residential provisions, as set out in the relevant built form standards;</p>
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³² Waimakariri District Council [V1 47.1]

³³ House Movers [PDP 221.7]

For district wide provisions, as set out in the relevant district-wide rule and/or standard³⁴

MRZ-R2 Residential unit

Activity status: PER

Where:

the activity complies with MRZ-BFS1; and
the activity complies with MRZ-BFS-2,3,4,5,6,7,8,9,10,11,12; and
the activity complies with any additional and applicable district-wide standards as per MRZ-R1

Activity status when compliance not achieved: **N/A as set out in the relevant built form standards**

MRZ-R3—Minor residential unit

Activity status: PER

Where:

~~the maximum GFA of the minor residential unit shall be 80m²;~~
~~there shall be only one minor residential unit per site; and~~
~~parking and access shall be from the same vehicle crossing as the principal residential unit on the site.~~

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:
RES-MD1—Minor residential units

MRZ-R43 Residential activity Storage of vehicles and boats on residential sites³⁵

³⁴ Transpower [V1 42.3]

³⁵ Cl 16(2), sch 1, RMA minor change to address an error in the notified wording.

Activity status: PER

Where:

a maximum of one [heavy vehicle](#) shall be parked or stored on the [site](#) of the [residential activity](#); and
any motor vehicles and/or boats dismantled, repaired or stored on the [site](#) of the [residential activity](#) shall be owned by the people who live on the same [site](#).

Activity status when compliance not achieved: R³⁶DIS

~~MRZ-R187~~ [Multi-unit residential development](#)

Activity status: RDIS

-

Where:

- ~~1. any [residential unit](#) [fronting a road](#) or [public open space](#) shall have a [habitable room](#) located at the [ground level](#);~~
- ~~2. at least 50% of all [residential units](#) within a development shall have a [habitable space](#) located at [ground level](#); and~~
- ~~3. 1. a [design statement](#) shall be provided with the application.~~

~~Matters of discretion are restricted to:~~

~~[RES-MD2](#) – Residential design principles~~

~~[RES-MD7](#) – Outdoor storage~~

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

~~Activity status when compliance not achieved: DIS~~

~~V1-MRZ-R198~~ [Retirement village \(with four or more residential units\)](#)³⁷

³⁶ Cl 16(2), sch 1, RMA minor change to address an error in not implementing the MDRS in respect of this activity status.

³⁷ Retirement Industry Association [V1 67.20]

Activity status: RDIS

Where:

a [design statement](#) shall be provided with the application.

Matters of discretion are restricted to:

[RES-MD2](#) - Residential design principles

[RES-MD7](#) - Outdoor storage

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

Activity status when compliance not achieved: RDIS³⁸

MRZ-BFS1 Number of residential units per site

There shall be no more than 3 residential units per site, except where:

Within the qualifying matters - natural hazards area and qualifying matters - airport noise, there must be no more than 1 residential unit per site;

Notification

An application for the construction and use of 1,2 or 3 residential units that does not comply with 1 or more of MRZ-BFS-1,2,3,4,5,6,7,8,9,10,11,12 is precluded from being publicly notified

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

RES-MD15 - Effects from qualifying matters - airport noise

RES-MD16 - Effects from qualifying matters - natural hazards

Notification

An application for the construction and use of 4 or more residential units that does comply with standards MRZ-BFS-1,2,3,4,5,6,7,8,9,10,11,12 is precluded from being publicly or limited notified.

An application for the construction and use of 4 or more residential units that does not comply with 1 or more of MRZ-BFS-1,2,3,4,5,6,7,8,9,10,11,12 is precluded from being publicly notified.

³⁸ WDC [PDP 417.4]

MRZ-BFS2 Building coverage

Building coverage shall be a maximum of **50**5% of the net site area, except that this rule shall not apply to:
any infrastructure building;
any caravan; or
deck under 1m in height above ground level.

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:
RES-MD17 - Building coverage

Notification
Refer to notification status in MRZ-BFS1.

MRZ-BFS3 Landscaped permeable surface

The minimum landscaped permeable surface of any site shall be 20% of the net site area.
For the purpose of calculating the area of landscaped permeable surface the following areas can be included:
any paths 1.1m wide or less; or
open slat decks under 1m in height above ground level with a permeable surface underneath.

Activity status when compliance not achieved: RDIS

MRZ-BFS4 Height

The maximum height of any building shall be 12m above ground level.

Buildings must not exceed 11.8³⁹ metres in height, except that 50% of a building's roof in elevation, measured vertically from

Activity status when compliance not achieved: RDIS⁴⁰

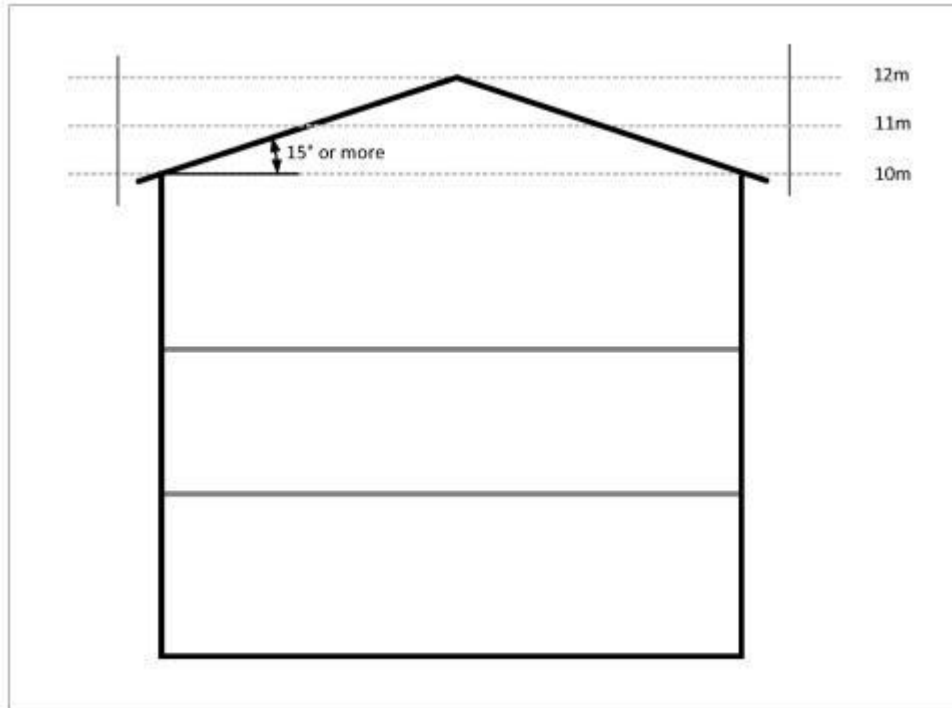
Notification
Refer to notification status in MRZ-BFS1.

³⁹ Sunlight and shading qualifying matter submitters, as set out in s42A report at section 6.3...

⁴⁰ WDC [417.13]

the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Figure MRZ-1.

Figure MRZ-1 Building Height



MRZ-BFS5 Building and structure setbacks

Any building or structure **other than a garage** shall be set back a minimum of **21.5m** from any road boundary (other than a strategic

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

[road](#) or [arterial road](#) boundary where the minimum [setback](#) shall be 6m) except for:

any fence permitted by [MRZ-BFS8](#);

[poles](#) and masts up to 6.5m in [height](#) above [ground level](#);

[structures](#) other than a fence, less than 10m² and less than 3m in [height](#) above [ground level](#);

any caravan;

the replacement, maintenance and minor [upgrading](#) of any [infrastructure](#); and

any [structure](#) or [residential unit](#) adjoining an [accessway](#) that does not have doors or windows that open into that [accessway](#).

2. Any garage shall be set back a minimum of 6m from the road boundary;

3. 2. Any [building](#) or [structure](#) shall be set back a minimum of 1m from any [internal boundary](#) (**except on corner sites**) except that [buildings](#) on adjoining [sites](#) which share a common wall, the internal [setback](#) shall not apply along that part of the [internal boundary](#) covered by such a wall.

4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by:

a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or

b. having sill heights of 1.5m above floor level; or

c. having fixed obscure glazing below 1.5m above floor level.

5.3. On corner [sites](#), vegetation or [structures](#) exceeding 1m in [height](#) above [ground level](#) shall not be located within the [structure](#) and vegetation [setback](#) area identified by [Figure MRZ-21](#).

6.4. All [buildings](#) shall be set back a minimum of **45m** from any [site](#) boundary with the [rail corridor](#).

[RES-MD2](#) - Residential design principles

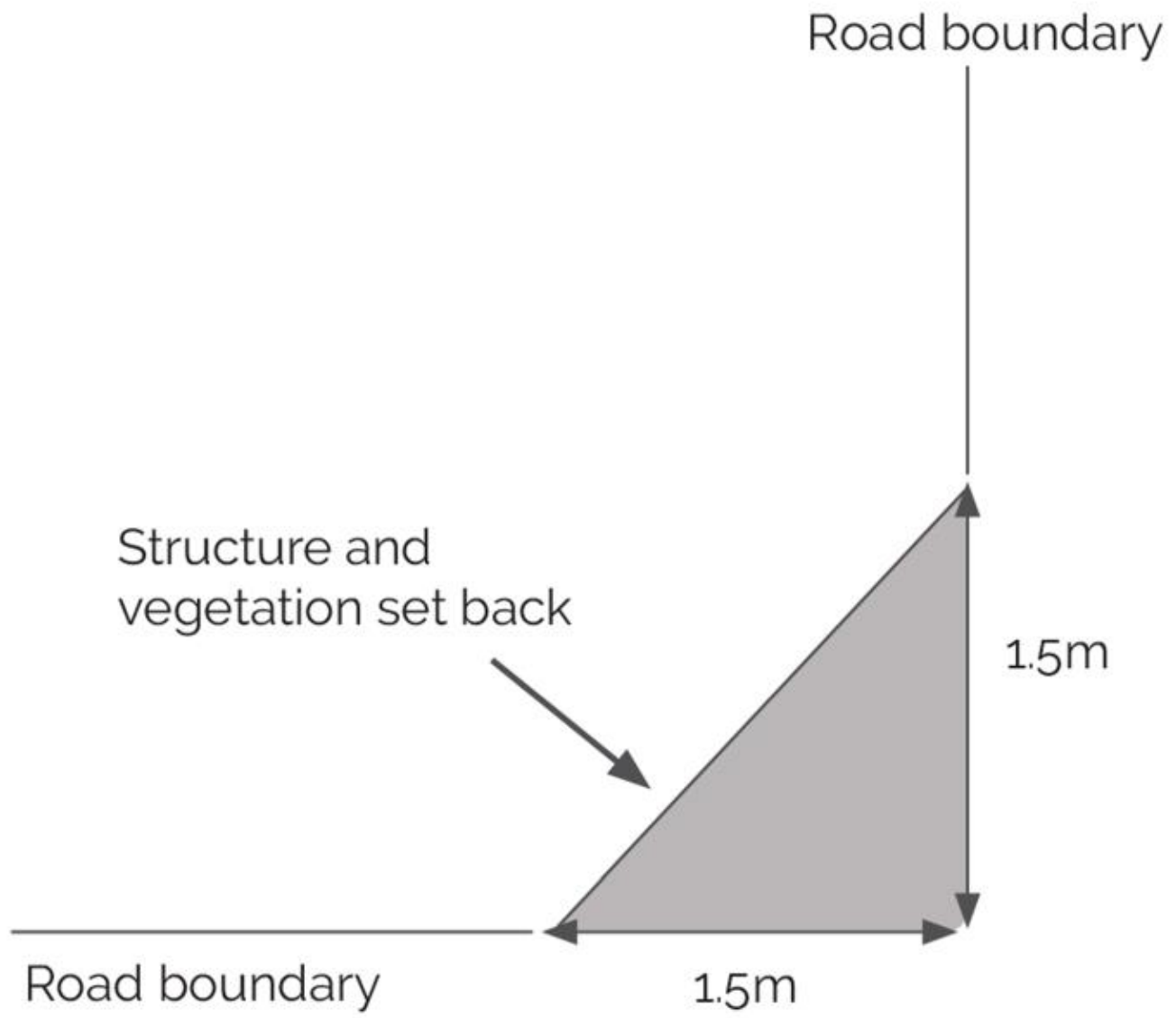
[RES-MD5](#) - Impact on neighbouring property

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

Refer to notification status in MRZ-BFS1.

5. Any building or structure shall be set back a minimum of 12m from any National Grid support structure as per rule EI-R51.



MRZ-BFS7 Height in relation to boundary

Buildings must not project beyond a 60° the recession plane in Figure MRZ-3 measured from a point 34 metres vertically above ground level along all boundaries, as shown Figure MRZ-3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. This standard does not apply to: a boundary with a road existing or proposed internal boundaries within a site site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

2. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following:

flagpoles;

lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;

decorative features such as steeples, towers and finials;

for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and

where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;

3. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

RES-MD5 - Impact on neighbouring property

Notification

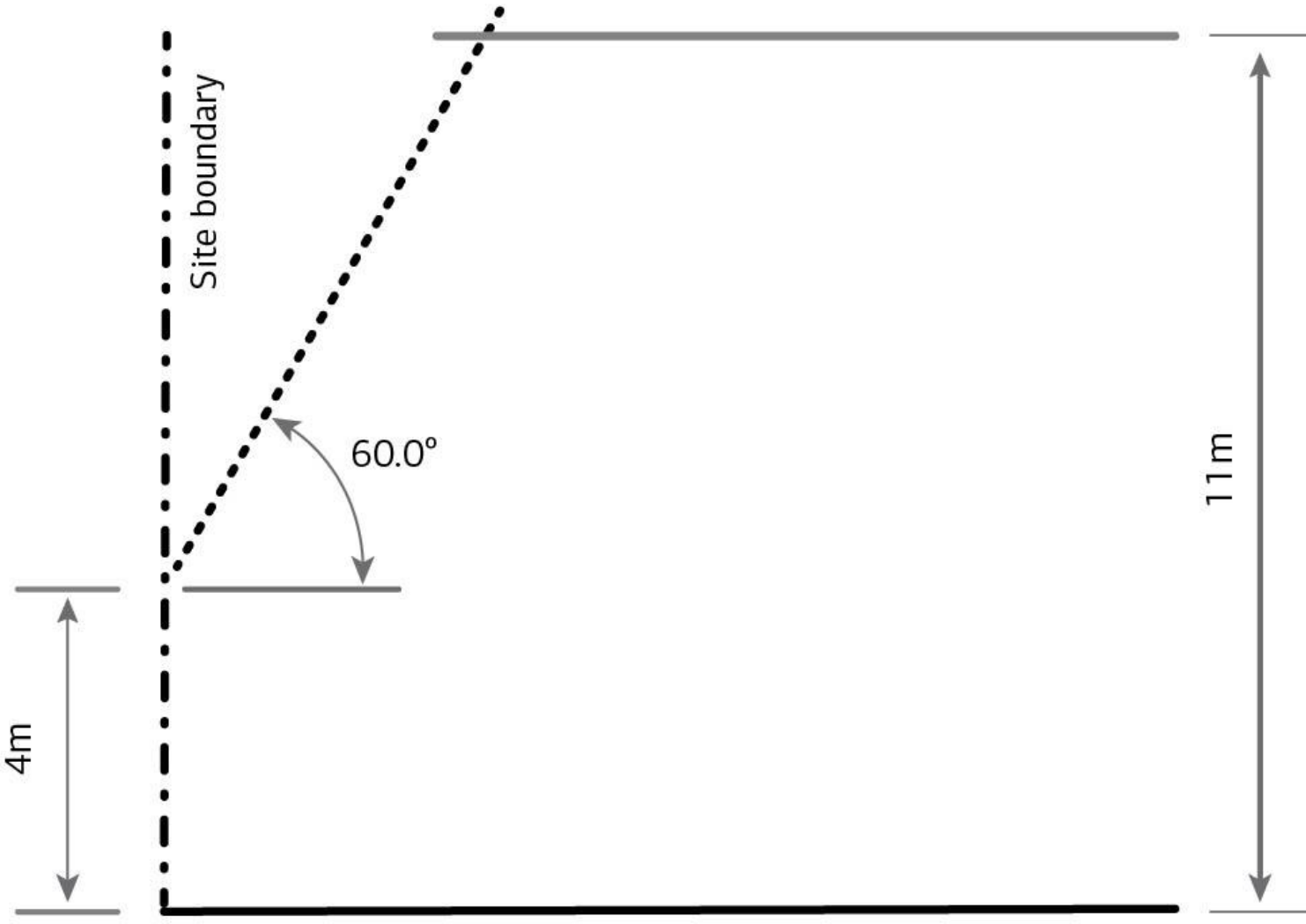
~~An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.~~

Refer to notification status in MRZ-BFS1.

relevant boundary:

3. 2. Where the [site](#) is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished [Floor Level](#) Overlay, the [height](#) of the Finished [Floor Level](#) specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of [ground level](#), but only up to an additional 1m above original [ground level](#).

Figure MRZ-3: Height in relation to boundary



MRZ-BFS8 Fencing

All fencing or walls fronting the [road boundary](#); or within 2m of a [site](#) boundary with a public reserve, walkway or cycleway shall be: no higher than 1.2m above [ground level](#); or where the [site](#) is a corner [site](#), on one [road boundary](#) the [height](#) can be increased to 1.8m above [ground level](#) where at least 45% of the fence is visually permeable.

Any fence greater than 0.9m in [height](#) above [ground level](#) shall be at least 45% visually permeable as depicted in **Figure MRZ-4**, within 5m of any [accessway](#), or within the [structure](#) and vegetation set back area shown in **Figure MRZ-2**.

Any other fence or freestanding wall, is a maximum height of 1.8m⁴¹.

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

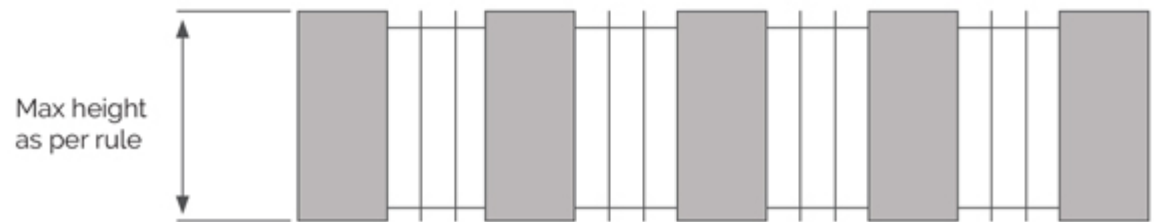
[RES-MD2](#) - Residential design principles

[RES-MD6](#) - [Road boundary setback](#)

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

⁴¹ Waimakariri District Council [PDP 367.26]



MRZ-BFS9 Outdoor living space (per unit)

1. Outdoor living space shall be provided as follows:

a. a minimum of 30m² of continuous outdoor living space able to contain a circle with a diameter of 4m shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village) or

b. a balcony of at least 10m² with a minimum depth of 1.5m.

2. The required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.

3. Where outdoor living space is provided communally between two or more residential units under (1)(a), the minimum outdoor living space shall be 25m² for each residential unit.

A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that, -

where located at ground level, has no dimension less than 3 metres; and

where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and

is accessible from the residential unit; and

may be-

grouped cumulatively by area in 1 communally accessible location; or

located directly adjacent to the unit; and

is free of buildings, parking spaces, and servicing and manoeuvring areas.

A residential unit located above ground floor level must have an outdoor

living space in the form of a balcony, patio, or roof terrace that-

is at least 8 square metres and has a minimum dimension of 1.8 metres; and

is accessible from the residential unit; and

may be-

grouped cumulatively by area in 1 communally accessible location, in which

case it may be located at ground level; or

located directly adjacent to the unit.

Legal Effect

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD8 - [Outdoor living space](#)

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

Refer to notification status in MRZ-BFS1.

This standard has immediate legal effect if there is no qualifying matter affecting an individual property.

MRZ-BFS10 Outlook space (per unit)

An outlook space must be provided for each residential unit as specified in this clause.

An outlook space must be provided from habitable room windows as shown in Figure MRZ-5.

The minimum dimensions for a required outlook space are as follows:

a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.

The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.

Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.

Outlook spaces may be under or over a balcony.

Outlook spaces required from different rooms within the same building may overlap.

Outlook spaces must -

be clear and unobstructed by buildings; and

not extend over an outlook space or outdoor living space required by another dwelling.

Legal Effect

This standard has immediate legal effect if there is no qualifying

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:
RES-MD12- Outlook space

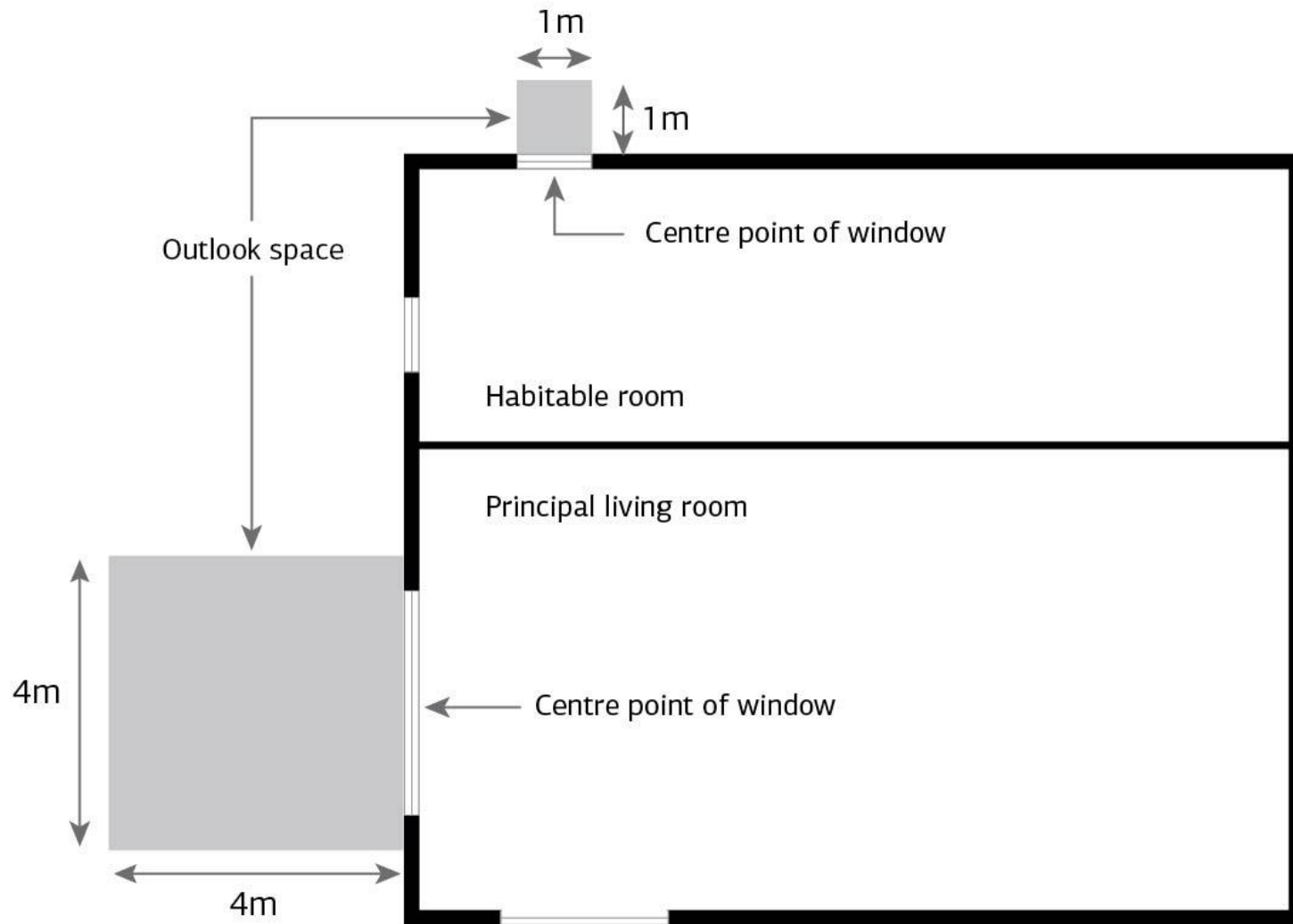
Notification

Refer to notification status in MRZ-BFS1.

matter affecting an individual property.

Figure MRZ-5: Outdoor Space Outlook Space⁴²

⁴² Kainga Ora [V1 80.28]



MRZ-BFS-11 Windows to street

Any residential unit facing the street must have a minimum of 20% of the street-facing facade in glazing. This can be in the form of windows or doors.

Legal Effect

This standard has immediate legal effect if there is no qualifying matter affecting an individual property.

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD13 - Windows to street

Notification

Refer to notification status in MRZ-BFS1.

MRZ-BFS12 Landscaped area

A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.

Legal Effect

This standard has immediate legal effect if there is no qualifying matter affecting an individual property.

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD14 - Landscaped area

Notification

Refer to notification status in MRZ-BFS1.

Matters of Discretion for all Residential Zones

Residential design principles

Context and character:

The extent to which the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.

The relevant considerations are the extent to which the development:

includes, where relevant, reference to the patterns of development in and/or anticipated for the surrounding area such as [building](#) dimensions, forms, [setback](#) and alignments, and secondarily materials, design features and tree plantings; and retains or adapts features of the [site](#) that contribute significantly to local neighbourhood character, potentially including existing [historic heritage](#) items, [Sites](#) of Ngāi Tahu Cultural Significance shown on the planning map, [site](#) contours and mature trees.

Relationship to the street and public open spaces:

Whether the development engages with and contributes to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive **(including impacts of setback requirements for road or rail)**.

The relevant considerations are the extent to which the development:

orientates [building](#) frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces;

designs [buildings](#) on corner [sites](#) to emphasise the corner;

needs to minimise south-facing glazing to minimise heat loss; and

avoids street façades that are blank or dominated by garages.

RES-MD12	Outlook space <u>The ability of the affected habitable room to receive natural sunlight and daylight especially on the shortest day of the year.</u> <u>The extent to which habitable rooms have an outlook and sense of space.</u> <u>The degree to which a reduction in outlook space would contribute to a visual perception of cramped living conditions.</u> <u>The extent to which habitable rooms have an outlook and sense of space⁴³.</u> <u>The extent to which visual privacy is provided between habitable rooms of different residential units, on the same or adjacent sites.</u>
-----------------	--

RES-MD13	Windows to street <u>The extent to which the development engages with adjacent streets and any other adjacent public open spaces and contributes to them being lively, safe and attractive.</u> <u>The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest, when viewed from the street.</u> <u>The extent to which the development incorporates CPTED principles as required to achieve a safe,</u>
-----------------	--

⁴³ Kainga Ora [V1 80.53]

secure environment.

RES-MD14

Landscaped areas

The extent to which the proposed landscaping enhances residential amenity and is integrated within the site design to:

define and enhance on-site outdoor living spaces;

reduce the visual impact of large buildings through screening and planting;

screen service areas, loading areas, and outdoor storage areas from public vantage points; and

mitigate the heat effects from intensification and impervious surfaces.

The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment.

The effects on the permeability of the site for stormwater run-off and subsequent effects on adjoining sites.

RES-MD15

Effects from qualifying matters - airport noise

The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport.

RES-MD16

Effects from qualifying matters - natural hazards

The setting of minimum floor levels, minimum land levels and the predicted sea water and other inundation that will occur on the site.

The frequency at which any proposed building or addition is predicted to be damaged and the extent of damage likely to occur in such an event, including taking into account the building material and design proposed; the anticipated life of the building, whether the building is relocatable, and for redevelopments, the extent to which overall risk will change as a result of the proposal.

The extent to which site access will be compromised in a natural hazard event and any alternative access provided.

The extent to which the proposal causes flood water displacement or flow path disruption onto other sites.

The extent to which any flood mitigation measures are proposed, their effectiveness and environmental effects, and any benefits to the wider area associated with flood management.

	<p><u>The extent to which the proposal relies on Council infrastructure and the risks to that infrastructure from natural hazards, including taking into account maintenance and repair costs that might fall on the wider community.</u></p> <p><u>The extent to which there are any positive effects from a reduction in floor levels in relation to neighbouring buildings or the streetscape.</u></p>
<p><u>RES-MD17</u></p>	<p><u>Building Coverage</u></p> <p><u>Effects on visual amenity values, including dominance, and the compatibility with the receiving environment.</u></p> <p><u>Provision of adequate outdoor living space on site.</u></p>
<p><u>RES-MD18⁴⁴</u></p>	<p><u>Effects from qualifying matters – road and rail setbacks</u></p> <ol style="list-style-type: none"> <u>1. Effects of noise</u> <u>2. Effects on visual amenity values</u> <u>3. Effects of safety</u>

⁴⁴ Kiwirail [V1 51.1,51.2,51.3,51.4,51.5]

Medium Density Residential Zone

Bold and italics used to show carry-over requested changes from the PDP MDRZ report.

Introduction

The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for residential activity with moderate concentration and bulk of buildings, such as detached, semi-detached and terrace housing, low rise apartments and other compatible activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public transports **and open space**⁴⁵

-
The Medium Density Residential Zone is located in the township areas of Rangiora, Kaiapoi, Oxford, Woodend and Silverstream. It is anticipated that the character of these areas will be dynamic and provide for more intensive development as demand increases for smaller units with close access to township amenities.

-
The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

-
As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives

MRZ-O1

Provision of medium density *residential*⁴⁶ housing

-
A higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.

Policies

MRZ-P1

Residential character

-
Provide for activities and structures that support and maintain the character and amenity values anticipated for

⁴⁵ Kainga Ora [PDP 325.240]

⁴⁶ Kainga Ora [PDP 325.241]

the zone, which provides for:
 higher density living in areas with better access for walking to parks, **educational facilities**⁴⁷, main centres or local commercial centres;
 multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment;
 high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character;
 provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs;
 appropriate internal amenity within sites;
 a mix of detached, semi-detached and multi-unit living;
 small-scale commercial, or community-based activities, that service the local community, and home businesses;
 and
 a wider range of home business-based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre.

-
Activity Rules

MRZ-R1 Construction or alteration of or addition to any building or other structure

*This rule applies to permanently relocated buildings*⁴⁸

Activity status: PER

-
 Where:
 the activity complies with all built form standards (as applicable).

Activity status when compliance not achieved: as set out in the relevant built form standards

MRZ-R2 Residential unit

Activity status: PER

Activity status when compliance not achieved: N/A

⁴⁷ Ministry of Education [PDP 277.44]

⁴⁸ House Movers [PDP 221.7]

MRZ-R3 Minor residential unit**Activity status: PER**

-
Where:
the maximum GFA of the minor residential unit shall be 80m²;
there shall be only one minor residential unit per site; and
parking and access shall be from the same vehicle crossing as the
principal residential unit on the site.

Activity status when compliance not achieved: RDIS

-
Matters of discretion are restricted to:
RES-MD1 - Minor residential units

MRZ-R4 Residential activity Storage of vehicles and boats on residential sites⁴⁹**Activity status: PER**

-
Where:
a maximum of one heavy vehicle shall be parked or stored on the site of
the residential activity; and
any motor vehicles and/or boats dismantled, repaired or stored on
the site of the residential activity shall be owned by the people who live
on the same site.

Activity status when compliance not achieved: DIS**MRZ-R5 Gardening, cultivation and disturbance of land for fenceposts****Activity status: PER**

-
Where:
the activity is associated with an otherwise permitted or consented
activity.

Activity status when compliance not achieved: DIS**MRZ-R6 Accessory building or structure****Activity status: PER****Activity status when compliance not achieved: N/A**

⁴⁹ CI 16(2), sch 1, RMA minor change to address an error in the notified wording.

MRZ-R7 Boarding house

Activity status: PER

-
Where:

a maximum of eight people shall be accommodated per site, including any on site managers.

Activity status when compliance not achieved: DIS

MRZ-R8 Residential disability care and care facility

Activity status: PER

Activity status when compliance not achieved: N/A

MRZ-R9 Visitor accommodation

This rule does not apply to any camping ground provided for under MRZ-R28.

Activity status: PER

-
Where:

a maximum of eight visitors shall be accommodated per site.

Activity status when compliance not achieved: DIS

MRZ-R10 Home business

Activity status: PER

-
Where:

the operator permanently resides on the site;
the maximum area occupied by the home business shall be 40m² (within or external to buildings on the site), except in the Residential Commercial Precinct where the maximum area shall be 100m²;
hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm;
there is a maximum of 20 vehicle movements generated by the home business activity per day;
a maximum of two non-resident staff shall be employed as part of

Activity status when compliance not achieved: DIS

the home business;
any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2);
the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and
where the home business involves paid childcare, a maximum of four non-resident children shall be cared for.

MRZ-R11 Residential unit used as a show home

Activity status: PER

-
Where:
hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-47:00pm Monday to **Friday** and **9:00am-4:00pm Saturday, Sunday and**⁵⁰ including public holidays;
the duration of use as a show home shall not exceed ~~two~~ **three**⁵¹ years after the Code of Compliance Certificate for the subject building has been issued; and
the residential unit used as a show home shall not be located on local roads.

Activity status when compliance not achieved: RDIS

-
Matters of discretion are restricted to:
RES-MD3 - Use of a residential unit as a show home

MRZ-R12 Educational facility (excluding childcare facility)⁵²

Activity status: PER

-
Where:
the activity shall only be located on sites with frontage and the primary

Activity status when compliance not achieved: DIS

⁵⁰ Bellgrove Rangiora Ltd [PDP 408.46]

⁵¹ Ravenswood Developments Ltd [PDP 347.47]

⁵² Bellgrove Rangiora Ltd [PDP 408.47], Ministry of Education [PDP 277.45]

entrance to a strategic road, arterial road or collector road;
the maximum GFA of building occupied by the educational facility shall be 200m²;
~~the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am — 9:00pm Monday to Friday;~~⁵³
 the facility shall not result in more than two non-residential activities within a residential block frontage; and
 the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.⁵⁴

MRZ-R13 Childcare facility

Activity status: PER

-
Where:
the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;
the maximum GFA of building occupied by the childcare facility shall be 200m²;
the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;
the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; and
the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.

Activity status when compliance not achieved: DIS

⁵³ MoE [PDP 277.45]

⁵⁴ MoE [PDP 277.45]

MRZ-R14 Community garden**Activity status: PER****Activity status when compliance not achieved: N/A****MRZ-R15 Health care facility****Activity status: PER****Activity status when compliance not achieved: DIS**

-
Where:

the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road.

the maximum GFA of building occupied by the ~~educational facility~~ **health care facility**⁵⁵ shall be 200m².

the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Saturday.

the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block.

the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.

MRZ-R16 Domestic animal keeping and breeding**Activity status: PER****Activity status when compliance not achieved: N/A****Advisory Note**

Refer to the District Council's bylaws for further rules regarding keeping of domestic animals.

MRZ-R17 Recreation activities**Activity status: PER****Activity status when compliance not achieved: NC**

⁵⁵ Kainga Ora [PDP 325.257]

<p>- Where: the activity is not a motorised recreation activity.</p>	
<p>MRZ-R18 Multi-unit residential development</p>	
<p>Activity status: RDIS</p> <p>- Where: any residential unit fronting a road or public open space shall have a habitable room located at the ground level; at least 50% of all residential units within a development shall have a habitable space located at ground level; and a design statement shall be provided with the application.</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p>Activity status when compliance not achieved: DIS</p>
<p>MRZ-R19 Retirement village</p>	
<p>Activity status: RDIS</p> <p>- Where: a design statement shall be provided with the application.</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p>Activity status when compliance not achieved: DIS</p> <p>-</p>

MRZ-R20 Community facility

This rule does not apply to any health care facility provided for under MRZ-R15 or recreation facilities provided for under MRZ-R25.

Activity status: RDIS**Activity status when compliance not achieved: N/A**

-
Matters of discretion are restricted to:

RES-MD2 - Residential design principles

RES-MD4 - Traffic generation

RES-MD7 - Outdoor storage

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

MRZ-R21 Cattery**Activity status: DIS****Activity status when compliance not achieved: N/A****MRZ-R22 Veterinary facility****Activity status: DIS****Activity status when compliance not achieved: N/A****MRZ-R23 Convenience activity****Activity status: DIS****Activity status when compliance not achieved: NC**

-
Where:
the retail or service activity shall be a maximum of 75m² GFA.

MRZ-R24 Entertainment activity**Activity status: DIS****Activity status when compliance not achieved: N/A****MRZ-R25 Recreation facilities**

This rule does not apply to any motorised recreation activity provided for under MRZ-R37 or motorised vehicle events under MRZ-R38.

Activity status: DIS**Activity status when compliance not achieved: N/A**

MRZ-R26 Food and beverage outlet	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R27 Changes or additions to an existing supermarket	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R28 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
MRZ-R29 Funeral related services and facility	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R30 Vehicle or boat repair or storage services	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R31 Industrial activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R32 Service station	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R33 Supermarket	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R34 Large format retail	
<i>This rule does not apply to any supermarket provided for under MRZ-R33.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R35 Primary production	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R36 Boarding kennels	

Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R37 Motorised recreation activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R38 Motorised vehicle events	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R39 Yard-based activity	
Activity status: NC	Activity status when compliance not achieved: N/A
MRZ-R40 Trade supplier	
Activity status: NC	Activity status when compliance not achieved: N/A

-
Built Form Standards

MRZ-BFS1 Site density	
<p>Site density shall be a maximum of one residential unit per 200m² of net site area, which can be calculated over multiple adjacent sites.</p> <p>Where a site is less than 200m², one residential unit is allowed.</p> <p>This rule does not apply to any minor residential unit, or residential unit in a retirement village.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>- Matters of discretion are restricted to: RES-MD2 - Residential design principles</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
MRZ-BFS2 Building coverage	
<p>Building coverage shall be a maximum of 55% of the net site area, except that this rule shall not apply to:</p> <p>any infrastructure building;</p> <p>any caravan; or</p> <p>deck under 1m in height above ground level.</p>	<p>Activity status when compliance not achieved: DIS</p>
MRZ-BFS3 Landscaped permeable surface	

The minimum landscaped permeable surface of any site shall be 20% of the net site area.

For the purpose of calculating the area of landscaped permeable surface the following areas can be included:

any paths 1.1m wide or less; or

open slat decks under 1m in height above ground level with a permeable surface underneath.

Activity status when compliance not achieved: DIS

MRZ-BFS4 Height

The maximum height of any building shall be 12m above ground level.

Activity status when compliance not achieved: DIS

MRZ-BFS5 Building and structure setbacks

Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for:

any fence permitted by MRZ-BFS8;

poles and masts up to 6.5m in height above ground level;

structures other than a fence, less than 10m² and less than 3m in height above ground level;

any caravan;

the replacement, maintenance and minor upgrading of any infrastructure; and

any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway.

Any garage shall be set back a minimum of 6m from the road boundary.

Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.

Habitable room windows within any residential unit on the first floor or

Activity status when compliance not achieved: RDIS

-

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

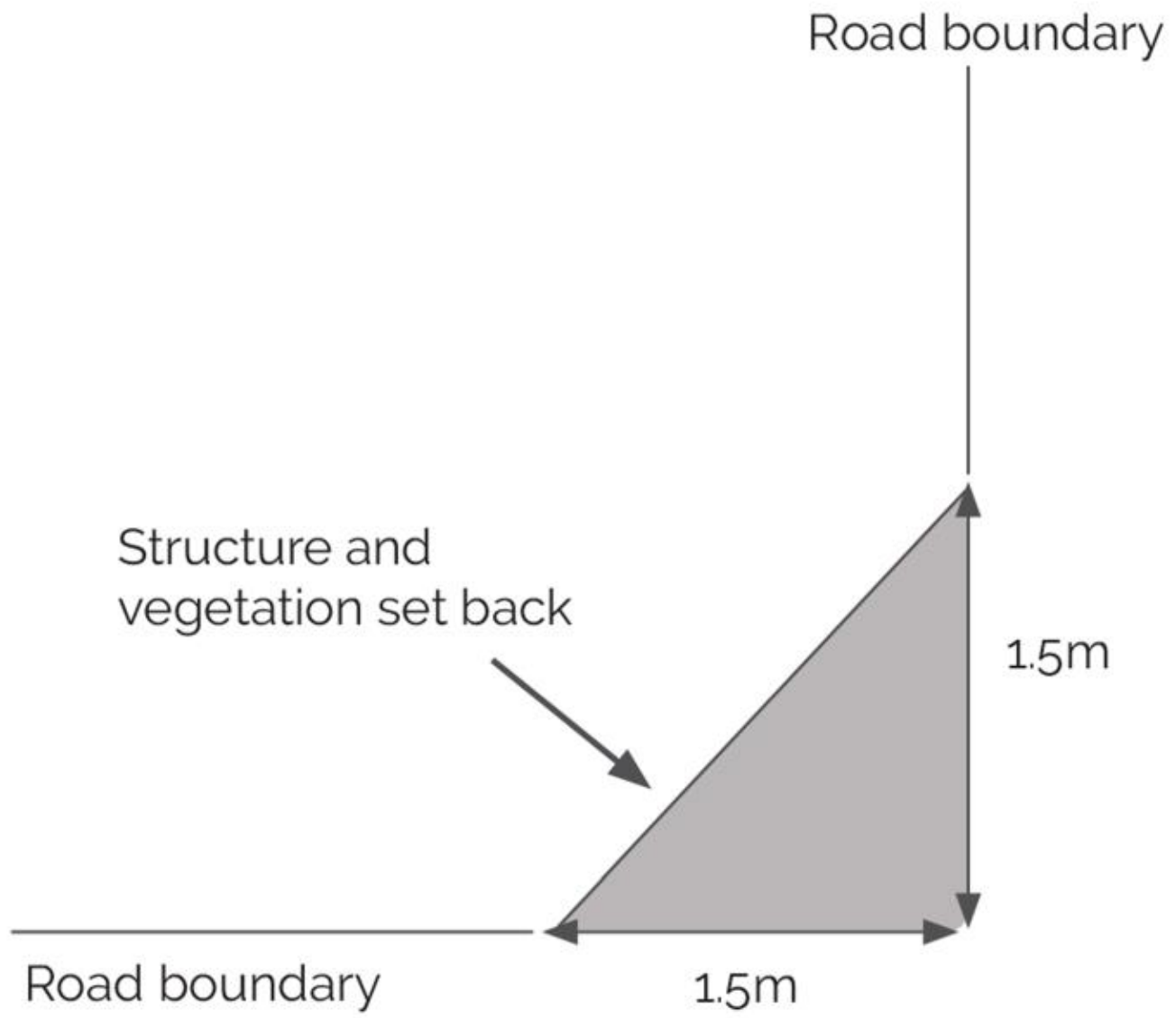
RES-MD5 - Impact on neighbouring property

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

above shall avoid direct views into an adjacent residential unit located within 9m by:
being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or
having sill heights of 1.5m above floor level; or
having fixed obscure glazing below 1.5m above floor level.
On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure MRZ-1.
All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.

Figure MRZ-1: Structure and Vegetation Setback



MRZ-BFS6 Street interface

Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:
have at least one habitable room or kitchen located facing the street at ground level; and
include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and
shall have a door that is directly visible and accessible from the street.
Garage doors that face the street shall have a combined maximum width of 6.5m.

Activity status when compliance not achieved: RDIS

-

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

MRZ-BFS7 Height in relation to boundary

Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following:
flagpoles;
lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;
decorative features such as steeples, towers and finials;
for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and
where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;

Activity status when compliance not achieved: RDIS

-

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

RES-MD5 - Impact on neighbouring property

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.

Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.

MRZ-BFS8 Fencing

All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway shall be: no higher than 1.2m above ground level; or where the site is a corner site, on one road boundary the height can be increased to 1.8m above ground level where at least 45% of the fence is visually permeable.

Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure MRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure MRZ-1.

Any other fence or freestanding wall, is a maximum height of 1.8m⁵⁶.

Activity status when compliance not achieved: RDIS

-

Matters of discretion are restricted to:

RES-MD2 - Residential design principles

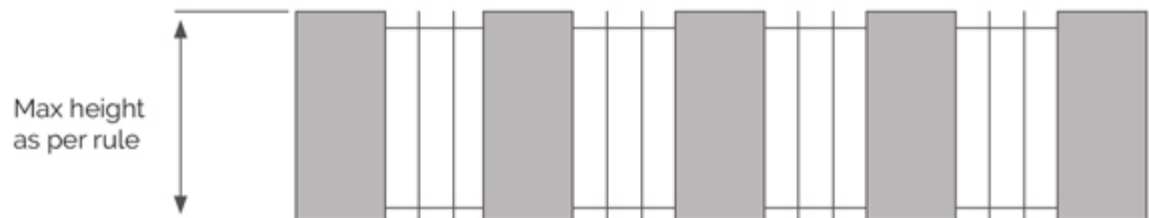
RES-MD6 - Road boundary setback

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

Figure MRZ-2: Examples of Visually Permeable Fencing

⁵⁶ Waimakariri District Council [367.26]



MRZ-BFS9 Outdoor living space

Outdoor living space shall be provided as follows:
a minimum of 30m² of continuous outdoor living space able to contain a circle with a diameter of 4m shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village) or
a balcony of at least 10m² with a minimum depth of 1.5m.

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:

RES-MD8 - Outdoor living space

Notification

An application for a restricted discretionary activity under this

The required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.

Where outdoor living space is provided communally between two or more residential units under (1)(a), the minimum outdoor living space shall be 25m² for each residential unit.

rule is precluded from being publicly or limited notified.

Appendix B. Recommended Responses to Submissions and Further Submissions

Submission number	Submitter Name	Provision	Sentiment	Decision requested	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
V1 1.1	Pat Le Lievre and Peter Judkins	Qualifying	Oppose	Opposes lack of right to appeal. Concerned about lack of privacy and the health effects of reduced sunlight. Notes the potential for antisocial behaviour between neighbours. Opposes lack of off-street parking as off-street parking enables electric vehicles to be charged and reduces crimes against cars. Seek the right to object. Variation 1 does not address people's right to have adequate sunlight, could foster hostile relations between neighbours, and does not address concerns about reducing carbon emissions by ensuring off-street parking for charging electric vehicles.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 1.2	Pat Le Lievre and Peter Judkins	General	Oppose	Concerned about lack of privacy and the health effects of reduced sunlight. Notes the potential for antisocial behaviour between neighbours. Variation 1 does not address people's right to have adequate sunlight, and could foster hostile relations between neighbours.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 1.3	Pat Le Lievre and Peter Judkins	General	Oppose	Concerned about lack of privacy and the health effects of reduced sunlight. Notes the potential for antisocial behaviour between neighbours. Variation 1 does not address people's right to have adequate sunlight, and could foster hostile relations between neighbours.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 1.4	Pat Le Lievre and Peter Judkins	Qualifying	Oppose	Concerned about lack of privacy and the health effects of reduced sunlight. Notes the potential for antisocial behaviour between neighbours. Variation 1 does not address people's right to have adequate sunlight, and could foster hostile relations between neighbours.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 1.5	Pat Le Lievre and Peter Judkins	General	Oppose	Concerned about lack of privacy and the health effects of reduced sunlight. Notes the potential for antisocial behaviour between neighbours. Opposes lack of off-street parking as off-street parking enables electric vehicles to be charged and reduces crimes against cars. Variation 1 does not address people's right to have adequate sunlight, could foster hostile relations between neighbours, and does not address concerns about reducing carbon emissions by ensuring off-street parking for charging electric vehicles.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes

V1 10.1	Steve Wilkinson	General	Oppose	<p>Opposes provision for intensification in Rangiora, particularly the permitted three-storey buildings. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act) had the purpose of supporting major cities yet Waimakariri has been included and therefore will have minimal ability to decline applications for intensification. If Council has control over development fees and levies, such as reserve contributions, it should use this power to make such development financially unviable. Council should lobby the Central Government for amendments to this Amendment Act to exempt the Waimakariri District. Opposed to seeing Rangiora look similar to St Albans, where high rise apartments are adversely affecting character.</p> <p>Lobby Central Government to change Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 to exempt Waimakariri District from their provision applying. Alternatively, if practical and legal, adjust Council development fees to ensure that such developments are unviable, in order to reflect the lack of appetite for such development.</p>	Reject	The Enabling Housing Act applies to all Tier 1 Councils, which includes Waimakariri District. Development fees and levies must be used in a rational and objective manner and cannot and should not be abused to override directive central government legislation, even when that legislative direction is not popular. To do so would be unlawful.	No
V1 10.2	Steve Wilkinson	General	Oppose	<p>Opposes provision for intensification in Rangiora, particularly the permitted three-storey buildings. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act) had the purpose of supporting major cities yet Waimakariri has been included and therefore will have minimal ability to decline applications for intensification. If Council has control over development fees and levies, such as reserve contributions, it should use this power to make such development financially unviable. Council should lobby the Central Government for amendments to this Amendment Act to exempt the Waimakariri District. Opposed to seeing Rangiora look similar to St Albans, where high rise apartments are adversely affecting character.</p> <p>Lobby Central Government to change Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 to exempt Waimakariri District from their provision applying. Alternatively, if practical and legal, adjust Council development fees to ensure that such developments are unviable, in order to reflect the lack of appetite for such development.</p>	Reject	The Enabling Housing Act applies to all Tier 1 Councils, which includes Waimakariri District. Development fees and levies must be used in a rational and objective manner and cannot and should not be abused to override directive central government legislation, even when that legislative direction is not popular. To do so would be unlawful.	No

V1 10.3	Steve Wilkinson	General	Oppose	<p>Opposes provision for intensification in Rangiora, particularly the permitted three-storey buildings. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act) had the purpose of supporting major cities yet Waimakariri has been included and therefore will have minimal ability to decline applications for intensification. If Council has control over development fees and levies, such as reserve contributions, it should use this power to make such development financially unviable. Council should lobby the Central Government for amendments to this Amendment Act to exempt the Waimakariri District. Opposed to seeing Rangiora look similar to St Albans, where high rise apartments are adversely affecting character.</p> <p>Lobby Central Government to change Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 to exempt Waimakariri District from their provision applying. Alternatively, if practical and legal, adjust Council development fees to ensure that such developments are unviable, in order to reflect the lack of appetite for such development.</p>	Reject	The Enabling Housing Act applies to all Tier 1 Councils, which includes Waimakariri District. Development fees and levies must be used in a rational and objective manner and cannot and should not be used to override directive central government legislation.	No
V1 11.1	Mark Ferguson Phillips	General	Oppose	<p>Concerned about lack of consideration for the capacity of the access routes with the Waikuku / Woodend State Highway 1 road network. The Woodend, Ravenswood, Pegasus, and Waikuku area has had significant growth, and a significant growth in traffic. The Government has withdrawn its plans for the Woodend Bypass as this land is now developed. Consideration is needed on how the roading network will cope with additional traffic resulting from intensification. Accidents in Woodend already create issues and there are minimal re-routing options. Public transport is ineffective and requires reconsideration. Easy access to and from Christchurch is essential to make this area appealing. Property developers do not live locally and are focused on maximising profits, not mitigating the effects of their developments.</p> <p>Delay intensification decision until Council staff had worked with Waka Kotahi NZ Transport Agency regarding the effects of intensification on the roading network and additional load capacity solutions. The PWC intensification report is incorrect in saying only a few hundred houses will be affected. Variation 1 will result in population growth in the tens of thousands to the region thus a coordinated plan is required to ensure efficient transport networks, which is important for both lifestyle and business.</p>	Reject		No
V1 FS 3	FS Waka Kotahi NZ Transport Agency	General	Oppose		Accept		No

V1 12.1	Heritage New Zealand Pouhere Taonga	Qualifying	Support	Supports inclusion of historic heritage items within Medium Density Residential Zone of Rangiora, Kaiapoi and Woodend as qualifying matter. Retain as proposed.	Accept	No changes proposed as a result of this submission	No
V1 FS 23	FS Kainga Ora	Qualifying	Oppose		Reject		
V1 12.2	Heritage New Zealand Pouhere Taonga	Specific	Support	Supports SD-O2 as a strategic direction. Retain as proposed.	Accept	No changes proposed as a result of this submission	No
V1 12.3	Heritage New Zealand Pouhere Taonga	Qualifying	Oppose	Notes there are no matters for control for subdivision within the Medium Density Residential Zone, which could impact historic heritage, thus requests Council address this. For example, where a subdivision is in accordance with SUB-R2(3)(a)(i), it may still adversely affect heritage values. While the rules within the Historic Heritage Chapter provide protection within an identified setting, the cumulative impact of intensification within the vicinity of the item could be detrimental. The impact on historic heritage must be identified and controlled at the subdivision stage within the Medium Density Residential Zone as it is in SUB-R2 for other zones. Amend SUB-R2 (Medium Density Residential Zone): Matters of control are restricted to: SUB-MCD8 – Archaeological sites SUB-MCD13 – Historic heritage	Accept	Subdivision provisions amended to ensure that the proposed qualifying matter for historic heritage is added.	Yes
V1 12.4	Heritage New Zealand Pouhere Taonga	Qualifying	Oppose	Encourages greater consideration to the physical impact of intensification, in terms of increased density and height, on the values of heritage items. While rules within the Historic Heritage Chapter provide protection within identified settings, cumulative intensification on a site beyond the vicinity of an identified setting could be detrimental. Requests that the impact on historic heritage be identified and assessed at the subdivision consent stage in order to determine the appropriateness of three residential units. Amend MRZ-BFS1: "1. There shall be no more than 3 residential units per site, except where: ... b. Within the qualifying matters – historic heritage area, a heritage impact assessment has been undertaken by a suitably qualified professional, to ascertain the number of residential units per site."	Accept	Subdivision provisions amended to ensure that the proposed qualifying matter for historic heritage is added.	Yes
V1 FS 23	FS Kainga Ora	Qualifying	Oppose		Reject		No

V1 12.5	Heritage New Zealand Pouhere Taonga	General		Agrees that more housing is needed and supports Variation 1's direction for intensification. Waimakariri's history plays an important role in promoting identity, wellbeing, and intergenerational connection. Notes need for robust provisions to protect historic heritage via greater consideration that intensification does not adversely affect the District's heritage. Requests relief to strengthen provisions in relation to management and protection of historic heritage. Not specified.	Accept	Subdivision provisions amended to ensure that the proposed qualifying matter for historic heritage is added.	Yes
V1 FS 23	FS Kainga Ora	General	Oppose		Reject		
V1 14.1	Cory and Philippa Jarman	General	Oppose	<p>Opposes mandatory adoption of Medium Density Residential Standards [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] due to loss of privacy, loss of enjoyment of current lifestyle, increased demand on infrastructure, and adverse effects on the environment and fauna.</p> <p>Council requires any development of this section of Kaiapoi [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] to include factors outlined in submitters submission on the Proposed District Plan, including an environmental corridor between the boundary of Sutherland Drive and Brockelbank Drive and the development.</p> <p>Council recognises that the land [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] being developed is part of the run-off from Sovereign Lakes and requires significant development to raise flooding/floor levels above sea level.</p> <p>Council maintain the aesthetics and small-town character of Kaiapoi by not permitted multi-storey developments.</p>	Reject	Variation 1 proposes that a qualifying matter - natural hazards (flooding) will address concerns of housing intensification in the Lees Rd, Kaiapoi area	No

V1 14.2	Cory and Philippa Jarman	General	Oppose	<p>Opposes mandatory adoption of Medium Density Residential Standards [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] due to loss of privacy, loss of enjoyment of current lifestyle, increased demand on infrastructure, and adverse effects on the environment and fauna.</p> <p>Council requires any development of this section of Kaiapoi [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] to include factors outlined in submitters submission on the Proposed District Plan, including an environmental corridor between the boundary of Sutherland Drive and Brockelbank Drive and the development.</p> <p>Council recognises that the land [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] being developed is part of the run-off from Sovereign Lakes and requires significant development to raise flooding/floor levels above sea level.</p> <p>Council maintain the aesthetics and small-town character of Kaiapoi by not permitted multi-storey developments.</p>	Reject	Variation 1 proposes that a qualifying matter - natural hazards (flooding) will address concerns of housing intensification in the Lees Rd, Kaiapoi area	No
V1 14.3	Cory and Philippa Jarman	General	Oppose	<p>Opposes mandatory adoption of Medium Density Residential Standards [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] due to loss of privacy, loss of enjoyment of current lifestyle, increased demand on infrastructure, and adverse effects on the environment and fauna.</p> <p>Council requires any development of this section of Kaiapoi [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] to include factors outlined in submitters submission on the Proposed District Plan, including an environmental corridor between the boundary of Sutherland Drive and Brockelbank Drive and the development.</p> <p>Council recognises that the land [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] being developed is part of the run-off from Sovereign Lakes and requires significant development to raise flooding/floor levels above sea level.</p> <p>Council maintain the aesthetics and small-town character of Kaiapoi by not permitted multi-storey developments.</p>	Reject	Variation 1 proposes that a qualifying matter - natural hazards (flooding) will address concerns of housing intensification in the Lees Rd, Kaiapoi area	No

V1 14.4	Cory and Philippa Jarman	General	Oppose	<p>Opposes mandatory adoption of Medium Density Residential Standards [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] due to loss of privacy, loss of enjoyment of current lifestyle, increased demand on infrastructure, and adverse effects on the environment and fauna.</p> <p>Council requires any development of this section of Kaiapoi [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] to include factors outlined in submitter's submission on the Proposed District Plan, including an environmental corridor between the boundary of Sutherland Drive and Brockelbank Drive and the development.</p> <p>Council recognises that the land [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] being developed is part of the run-off from Sovereign Lakes and requires significant development to raise flooding/floor levels above sea level.</p> <p>Council maintain the aesthetics and small-town character of Kaiapoi by not permitted multi-storey developments.</p>	Reject	Variation 1 proposes that a qualifying matter - natural hazards (flooding) will address concerns of housing intensification in the Lees Rd, Kaiapoi area	No
V1 14.5	Cory and Philippa Jarman	General	Oppose	<p>Opposes mandatory adoption of Medium Density Residential Standards [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] due to loss of privacy, loss of enjoyment of current lifestyle, increased demand on infrastructure, and adverse effects on the environment and fauna.</p> <p>Council requires any development of this section of Kaiapoi [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] to include factors outlined in submitter's submission on the Proposed District Plan, including an environmental corridor between the boundary of Sutherland Drive and Brockelbank Drive and the development.</p> <p>Council recognises that the land [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] being developed is part of the run-off from Sovereign Lakes and requires significant development to raise flooding/floor levels above sea level.</p> <p>Council maintain the aesthetics and small-town character of Kaiapoi by not permitted multi-storey developments.</p>	Reject	Variation 1 proposes that a qualifying matter - natural hazards (flooding) will address concerns of housing intensification in the Lees Rd, Kaiapoi area	No

V1 14.6	Cory and Philippa Jarman	General	Oppose	<p>Opposes mandatory adoption of Medium Density Residential Standards [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] due to loss of privacy, loss of enjoyment of current lifestyle, increased demand on infrastructure, and adverse effects on the environment and fauna.</p> <p>Council requires any development of this section of Kaiapoi [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] to include factors outlined in submitter's submission on the Proposed District Plan, including an environmental corridor between the boundary of Sutherland Drive and Brockelbank Drive and the development.</p> <p>Council recognises that the land [Lees Rd area, Kaiapoi, east of Sutherland Drive and Brockelbank Drive] being developed is part of the run-off from Sovereign Lakes and requires significant development to raise flooding/floor levels above sea level.</p> <p>Council maintain the aesthetics and small-town character of Kaiapoi by not permitted multi-storey developments.</p>	Reject	Variation 1 proposes that a qualifying matter - natural hazards (flooding) will address concerns of housing intensification in the Lees Rd, Kaiapoi area	No
V1 15.1	Kaiapoi District Historical Society (KDHS)	General	Oppose	<p>Concerned that heritage buildings may be demolished to make way for intensification in Kaiapoi, especially in Meadow St and the cottage at 259 Williams Street.</p> <p>Protect heritage buildings.</p>	Reject	Heritage listed buildings are subject to a qualifying matter which limits density on that site, however, the qualifying matter itself does not limit or restrict landowner decisions to demolish or develop. The more appropriate constraints are the Historic Heritage provisions which set non-complying activity standard for demolition of heritage buildings	No
V1 15.2	Kaiapoi District Historical Society (KDHS)	Qualifying	Oppose	<p>Concerned that heritage buildings may be demolished to make way for intensification in Kaiapoi, especially in Meadow St and the cottage at 259 Williams Street.</p> <p>Protect heritage buildings.</p>	Reject	Heritage listed buildings are subject to a qualifying matter which limits density on that site, however, the qualifying matter itself does not limit or restrict landowner decisions to demolish or develop. The more appropriate constraints are the Historic Heritage provisions which set non-complying activity standard for demolition of heritage buildings	No

V1 16.1	Kerry Harbison	General	Oppose	Considers area near Kaiapoi town centre will be targeted for medium density residential development. Notes that once high density apartments appear in Christchurch, car parking issues result. Concerned about how emergency services can conduct call-outs within high density areas. Concerned about losing sunlight and privacy if a multi-storey development went up at neighbouring property. Notes that they moved to Kaiapoi for its small-town feel. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 16.2	Kerry Harbison	General	Oppose	Considers area near Kaiapoi town centre will be targeted for medium density residential development. Notes that once high density apartments appear in Christchurch, car parking issues result. Concerned about how emergency services can conduct call-outs within high density areas. Concerned about losing sunlight and privacy if a multi-storey development went up at neighbouring property. Notes that they moved to Kaiapoi for its small-town feel. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 16.3	Kerry Harbison	General	Oppose	Considers area near Kaiapoi town centre will be targeted for medium density residential development. Notes that once high density apartments appear in Christchurch, car parking issues result. Concerned about how emergency services can conduct call-outs within high density areas. Concerned about losing sunlight and privacy if a multi-storey development went up at neighbouring property. Notes that they moved to Kaiapoi for its small-town feel. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 16.4	Kerry Harbison	General	Oppose	Considers area near Kaiapoi town centre will be targeted for medium density residential development. Notes that once high density apartments appear in Christchurch, car parking issues result. Concerned about how emergency services can conduct call-outs within high density areas. Concerned about losing sunlight and privacy if a multi-storey development went up at neighbouring property. Notes that they moved to Kaiapoi for its small-town feel. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 16.5	Kerry Harbison	General	Oppose	Considers area near Kaiapoi town centre will be targeted for medium density residential development. Notes that once high density apartments appear in Christchurch, car parking issues result. Concerned about how emergency services can conduct call-outs within high density areas. Concerned about losing sunlight and privacy if a multi-storey development went up at neighbouring property. Notes that they moved to Kaiapoi for its small-town feel. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes

V1 17.1	Domett Properties Limited	General	Support	Supports Variation 1 in its entirety. Retain Variation 1 provisions as notified.	Accept	No changes proposed as a result of this submission	No
V1 FS 12	FS Eliot Sinclair and Partners	General	Oppose		Reject		
V1 18.1	Clampett Investments Limited	General	Support	Supports Variation 1 in its entirety. Retain Variation 1 provisions as notified.	Accept	No changes proposed as a result of this submission	No
V1 FS 12	FS Eliot Sinclair and Partners	General	Oppose		Reject		
V1 19.1	David Anthony and Coleen Jean White	General	Oppose	Opposes Variation 1 provisions. Considers the provisions should only apply to Neighbourhood Centre Zone, Local Centre Zone, Town Centre Zones. Enabling the Medium Density Residential Standards within existing residential zones will degrade the existing social and environmental benefits of these areas. The community will not accept that greater housing or population density is necessary within their residential areas and that such development can occur uncontested. Infrastructure upgrades will be required to accommodate intensification. While developers pay financial contributions, it will ultimately be the ratepayer / Council that covers the area-wide infrastructure upgrade costs. Amend Variation 1 so the Medium Density Residential Standards only apply to the Neighbourhood Centre Zone, Local Centre Zone, and Town Centre Zones.	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
V1 FS 18	FS Bellgrove Rangiora Ltd	General	Not stated				
V1 19.2	David Anthony and Coleen Jean White	General	Oppose	Opposes Variation 1 provisions. Considers the provisions should only apply to Neighbourhood Centre Zone, Local Centre Zone, Town Centre Zones. Enabling the Medium Density Residential Standards within existing residential zones will degrade the existing social and environmental benefits of these areas. The community will not accept that greater housing or population density is necessary within their residential areas and that such development can occur uncontested. Infrastructure upgrades will be required to accommodate intensification. While developers pay financial contributions, it will ultimately be the ratepayer / Council that covers the area-wide infrastructure upgrade costs. Amend Variation 1 so the Medium Density Residential Standards only apply to the Neighbourhood Centre Zone, Local Centre Zone, and Town Centre Zones.	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.	No

V1 19.3	David Anthony and Coleen Jean White	General	Oppose	Opposes Variation 1 provisions. Considers the provisions should only apply to Neighbourhood Centre Zone, Local Centre Zone, Town Centre Zones. Enabling the Medium Density Residential Standards within existing residential zones will degrade the existing social and environmental benefits of these areas. The community will not accept that greater housing or population density is necessary within their residential areas and that such development can occur uncontested. Infrastructure upgrades will be required to accommodate intensification. While developers pay financial contributions, it will ultimately be the ratepayer / Council that covers the area-wide infrastructure upgrade costs. Amend Variation 1 so the Medium Density Residential Standards only apply to the Neighbourhood Centre Zone, Local Centre Zone, and Town Centre Zones.	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
V1 19.4	David Anthony and Coleen Jean White	General	Oppose	Opposes Variation 1 provisions. Considers the provisions should only apply to Neighbourhood Centre Zone, Local Centre Zone, Town Centre Zones. Enabling the Medium Density Residential Standards within existing residential zones will degrade the existing social and environmental benefits of these areas. The community will not accept that greater housing or population density is necessary within their residential areas and that such development can occur uncontested. Infrastructure upgrades will be required to accommodate intensification. While developers pay financial contributions, it will ultimately be the ratepayer / Council that covers the area-wide infrastructure upgrade costs. Amend Variation 1 so the Medium Density Residential Standards only apply to the Neighbourhood Centre Zone, Local Centre Zone, and Town Centre Zones.	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
V1 19.5	David Anthony and Coleen Jean White	General	Oppose	Opposes Variation 1 provisions. Considers the provisions should only apply to Neighbourhood Centre Zone, Local Centre Zone, Town Centre Zones. Enabling the Medium Density Residential Standards within existing residential zones will degrade the existing social and environmental benefits of these areas. The community will not accept that greater housing or population density is necessary within their residential areas and that such development can occur uncontested. Infrastructure upgrades will be required to accommodate intensification. While developers pay financial contributions, it will ultimately be the ratepayer / Council that covers the area-wide infrastructure upgrade costs. Amend Variation 1 so the Medium Density Residential Standards only apply to the Neighbourhood Centre Zone, Local Centre Zone, and Town Centre Zones.	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies.	No

V1 2.2	Sara Raudsepp	Specific	Oppose	<p>Opposes applicability of Medium Density Residential Standards (MDRS) to Meadow St, Kaiapoi as this area is Technical Category 3, has liquefaction susceptibility, high flood hazard and orange tsunami risk. Opposes how currently their neighbours can build a 2.5m internal fence that blocks sunlight to half their house, or cause light spill into their backyard, without obtaining their written approval to do so. Opposes MDRS allowance for 11m buildings that can be built without neighbour approval.</p> <p>Do not rezone an area of Kaiapoi prone to earthquake damage, liquefaction, flooding and tsunami. The existing infrastructure would not cope with intensification as this year our area's wastewater pipes have been blocked, there's been flooding, and the water supply has been chlorinated twice. Council are not listening. Landowners should not be forced to move to protect their sunlight and privacy due to the implementation of Medium Density Residential Standards.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
V1 2.3	Sara Raudsepp	General	Oppose	<p>Opposes MDRS allowance for 11m buildings that can be built without neighbour approval.</p> <p>Landowners should not be forced to move to protect their sunlight and privacy due to the implementation of Medium Density Residential Standards.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 2.4	Sara Raudsepp	General	Oppose	<p>Opposes applicability of Medium Density Residential Standards (MDRS) to Meadow St, Kaiapoi as this area is Technical Category 3, has liquefaction susceptibility, high flood hazard and orange tsunami risk. Opposes how currently their neighbours can build a 2.5m internal fence that blocks sunlight to half their house, or cause light spill into their backyard, without obtaining their written approval to do so. Opposes MDRS allowance for 11m buildings that can be built without neighbour approval.</p> <p>Do not rezone an area of Kaiapoi prone to earthquake damage, liquefaction, flooding and tsunami. The existing infrastructure would not cope with intensification as this year our area's wastewater pipes have been blocked, there's been flooding, and the water supply has been chlorinated twice. Council are not listening. Landowners should not be forced to move to protect their sunlight and privacy due to the implementation of Medium Density Residential Standards.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes

V1 3.1	Waikura Community Development Trust - Heather Woods	General	Oppose	Requests amendment to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford. Notes a shortage of accommodation in Oxford, Oxford's larger sized properties would accommodate three houses well, and Oxford's existing infrastructure. Single storey houses would be a good start. Alternatively, reduce the minimum lot size to enable subdivision of larger sections that are not well utilised.?Amend Variation 1 to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford, in line with the Greater Urban Development Plan.	Reject	Oxford is not considered to be a relevant residential zone	No
V1 3.2	Waikura Community Development Trust - Heather Woods	MRZ-R2	Amend	Requests amendment to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford. Notes a shortage of accommodation in Oxford, Oxford's larger sized properties would accommodate three houses well, and Oxford's existing infrastructure. Single storey houses would be a good start. Alternatively, reduce the minimum lot size to enable subdivision of larger sections that are not well utilised.?Amend Variation 1 to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford, in line with the Greater Urban Development Plan.	Reject	Oxford is not considered to be a relevant residential zone	No
V1 3.3	Waikura Community Development Trust - Heather Woods	MRZ-BFS1	Amend	Requests amendment to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford. Notes a shortage of accommodation in Oxford, Oxford's larger sized properties would accommodate three houses well, and Oxford's existing infrastructure. Single storey houses would be a good start. Alternatively, reduce the minimum lot size to enable subdivision of larger sections that are not well utilised.?Amend Variation 1 to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford, in line with the Greater Urban Development Plan.	Reject	Oxford is not considered to be a relevant residential zone	No

V1 20.1	Kelvin Ashby	Woodend	Amend	Providing for housing intensification within Woodend, Ravenswood, and Pegasus is outcome based and lacks common sense. Woodend, Ravenswood, and Pegasus are not one area; considering them as one area is just for the purpose of exceeding the population threshold for the intensification provisions. The population of Woodend is <2,800 and properties in Pegasus and Ravenswood has covenants limiting one residential unit per property. Thus the populations of Pegasus and Ravenswood are being used to legitimise intensification within Woodend. Amend Variation 1 to remove the areas of Woodend, Pegasus and Ravenswood.	Reject	Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre.	No
V1 FS 20	FS Woodend-Sefton Community Board	General	Support		Reject		
V1 20.2	Kelvin Ashby	Woodend	Oppose	Providing for housing intensification within Woodend, Ravenswood, and Pegasus is outcome based and lacks common sense. Woodend, Ravenswood, and Pegasus are not one area; considering them as one area is just for the purpose of exceeding the population threshold for the intensification provisions. The population of Woodend is <2,800 and properties in Pegasus and Ravenswood has covenants limiting one residential unit per property. Thus the populations of Pegasus and Ravenswood are being used to legitimise intensification within Woodend. Amend Variation 1 to remove the areas of Woodend, Pegasus, and Ravenswood.	Reject	Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre.	No
V1 21.1	Rae Wakefield-Jones	Woodend	Oppose	Notes Pegasus' amenity and character in terms of open space and low rise development. Notes that the Medium Density Residential Standards may be suitable for central city areas. Not specified.	Reject	Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre.	No
V1 21.2	Rae Wakefield-Jones	Woodend	Oppose	Notes Pegasus' amenity and character in terms of open space and low rise development. Notes that the Medium Density Residential Standards may be suitable for central city areas. Not specified.	Reject	Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre.	No

V1 21.3	Rae Wakefield-Jones	General		Notes Pegasus' amenity and character in terms of open space and low rise development. Notes that the Medium Density Residential Standards may be suitable for central city areas. Not specified.	Reject	Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre.	No
V1 21.4	Rae Wakefield-Jones	General		Notes Pegasus' amenity and character in terms of open space and low rise development. Notes that the Medium Density Residential Standards may be suitable for central city areas. Not specified.	Reject	Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre.	No

V1 22.1	Mark Day	General	Oppose	<p>Concerned that intensification of existing residential areas is questionable in terms of whether it would enhance an area's livability, and whether it would create distress for landowners both within and adjacent to such developments, and within a town generally. Intensification could create loss of light and privacy, increase noise and vehicle movements, cause parking issues, and affect road use and road safety.</p> <p>Concerned that rate payers will ultimately pay for the 'qualifying matters'. Considers that Councils seek to justify developments by contracting out the justification process to external consultants.</p> <p>Questions who will pay for the upgrade or provision of all types of infrastructure, including schools, to meet demand from the intensification. Questions how Council can produce a feasible Long Term Plan when it can't control impacts on existing infrastructure. Considers the Medium Density Residential Standards could be implemented with controlled impact if within New Development Areas where developers must fund the full extent of infrastructure costs, including both within the development and any external upgrades required.</p> <p>Considers that the Three Waters process showed that many Council's Long Term Plans are produced to meet governance requirements, not guide actual costs. Considers cost overruns are common within New Zealand Councils. Council does not agree with the proposed intensification remit from Central Government.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
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V1 22.2	Mark Day	General	Oppose	<p>Concerned that intensification of existing residential areas is questionable in terms of whether it would enhance an area's livability, and whether it would create distress for landowners both within and adjacent to such developments, and within a town generally. Intensification could create loss of light and privacy, increase noise and vehicle movements, cause parking issues, and affect road use and road safety. Concerned that rate payers will ultimately pay for the 'qualifying matters'. Considers that Councils seek to justify developments by contracting out the justification process to external consultants. Questions who will pay for the upgrade or provision of all types of infrastructure, including schools, to meet demand from the intensification. Questions how Council can produce a feasible Long Term Plan when it can't control impacts on existing infrastructure. Considers the Medium Density Residential Standards could be implemented with controlled impact if within New Development Areas where developers must fund the full extent of infrastructure costs, including both within the development and any external upgrades required. Considers that the Three Waters process showed how many Council's Long Term Plans are produced to meet governance requirements, not guide actual costs. Considers cost overruns are common within New Zealand Councils.</p> <p>Council does not agree with the proposed intensification remit from Central Government.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
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V1 22.3	Mark Day	General	Oppose	<p>Concerned that intensification of existing residential areas is questionable in terms of whether it would enhance an area's livability, and whether it would create distress for landowners both within and adjacent to such developments, and within a town generally. Intensification could create loss of light and privacy, increase noise and vehicle movements, cause parking issues, and affect road use and road safety. Concerned that rate payers will ultimately pay for the 'qualifying matters'. Considers that Councils seek to justify developments by contracting out the justification process to external consultants. Questions who will pay for the upgrade or provision of all types of infrastructure, including schools, to meet demand from the intensification. Questions how Council can produce a feasible Long Term Plan when it can't control impacts on existing infrastructure. Considers the Medium Density Residential Standards could be implemented with controlled impact if within New Development Areas where developers must fund the full extent of infrastructure costs, including both within the development and any external upgrades required. Considers that the Three Waters process showed how many Council's Long Term Plans are produced to meet governance requirements, not guide actual costs. Considers cost overruns are common within New Zealand Councils.</p> <p>Council does not agree with the proposed intensification remit from Central Government.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
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V1 22.4	Mark Day	General	Oppose	<p>Concerned that intensification of existing residential areas is questionable in terms of whether it would enhance an area's livability, and whether it would create distress for landowners both within and adjacent to such developments, and within a town generally. Intensification could create loss of light and privacy, increase noise and vehicle movements, cause parking issues, and affect road use and road safety. Concerned that rate payers will ultimately pay for the 'qualifying matters'. Considers that Councils seek to justify developments by contracting out the justification process to external consultants. Questions who will pay for the upgrade or provision of all types of infrastructure, including schools, to meet demand from the intensification. Questions how Council can produce a feasible Long Term Plan when it can't control impacts on existing infrastructure. Considers the Medium Density Residential Standards could be implemented with controlled impact if within New Development Areas where developers must fund the full extent of infrastructure costs, including both within the development and any external upgrades required. Considers that the Three Waters process showed how many Council's Long Term Plans are produced to meet governance requirements, not guide actual costs. Considers cost overruns are common within New Zealand Councils.</p> <p>Council does not agree with the proposed intensification remit from Central Government.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
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V1 22.5	Mark Day	General	Oppose	<p>Concerned that intensification of existing residential areas is questionable in terms of whether it would enhance an area's livability, and whether it would create distress for landowners both within and adjacent to such developments, and within a town generally. Intensification could create loss of light and privacy, increase noise and vehicle movements, cause parking issues, and affect road use and road safety. Concerned that rate payers will ultimately pay for the 'qualifying matters'. Considers that Councils seek to justify developments by contracting out the justification process to external consultants. Questions who will pay for the upgrade or provision of all types of infrastructure, including schools, to meet demand from the intensification. Questions how Council can produce a feasible Long Term Plan when it can't control impacts on existing infrastructure. Considers the Medium Density Residential Standards could be implemented with controlled impact if within New Development Areas where developers must fund the full extent of infrastructure costs, including both within the development and any external upgrades required. Considers that the Three Waters process showed how many Council's Long Term Plans are produced to meet governance requirements, not guide actual costs. Considers cost overruns are common within New Zealand Councils.</p> <p>Council does not agree with the proposed intensification remit from Central Government.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
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V1 22.6	Mark Day	General	Oppose	<p>Concerned that intensification of existing residential areas is questionable in terms of whether it would enhance an area's livability, and whether it would create distress for landowners both within and adjacent to such developments, and within a town generally. Intensification could create loss of light and privacy, increase noise and vehicle movements, cause parking issues, and affect road use and road safety. Concerned that rate payers will ultimately pay for the 'qualifying matters'. Considers that Councils seek to justify developments by contracting out the justification process to external consultants. Questions who will pay for the upgrade or provision of all types of infrastructure, including schools, to meet demand from the intensification. Questions how Council can produce a feasible Long Term Plan when it can't control impacts on existing infrastructure. Considers the Medium Density Residential Standards could be implemented with controlled impact if within New Development Areas where developers must fund the full extent of infrastructure costs, including both within the development and any external upgrades required. Considers that the Three Waters process showed how many Council's Long Term Plans are produced to meet governance requirements, not guide actual costs. Considers cost overruns are common within New Zealand Councils.</p> <p>Council does not agree with the proposed intensification remit from Central Government.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
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V1 23.1	John Colin Sewell	Qualifying	Oppose	<p>Notes that Qualifying matters are the only provision Council has some discretion over within the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act 2021). Considers the Amendment Act 2021 is a reflex reaction to reduce urban sprawl and increase housing affordability specifically in Auckland and other major cities; its application to Waimakariri is inappropriate given its mix of urban and rural. Councils need to have some discretion in applying these nation-wide Medium Density Residential Standards (MDRS) within their local context. Opposes the MDRS for being insufficient. Specifically, they do not provide a minimum site size for a residential unit, it would be inappropriate to permit residential units on small sites as space is needed for parking and green space. This could result in deprived areas and associated social issues. The MDRS' lack of requirement for off-street parking or garages is unreasonable given each residential unit may have approximately two cars which could mean six or more cars per site. This could cause issues with road congestion, potential for increased vehicle vandalism, and issues for emergency and waste management services access. MRDS development will be out of character for the District's towns. Council oppose the mandatory imposition of the Medium Density Residential Standards (MDRS).</p> <p>Amend Variation 1 to allow Council to:</p> <ol style="list-style-type: none"> 1. Specify a minimum site size which is in keeping with the immediate residential area. 2. Require that developers provide for a minimum of one garage or off-street park per residential unit. 3. Apply discretion to modify or impose additional standards in keeping with the District Plan and community wishes, in addition to qualifying matters. 	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 12	FS Eliot Sinclair and Partners	General	Support		Accept		
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	General	Oppose		Reject		

V1 23.2	John Colin Sewell	Qualifying	Oppose	<p>Notes that Qualifying matters are the only provision Council has some discretion over within the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act 2021). Considers the Amendment Act 2021 is a reflex reaction to reduce urban sprawl and increase housing affordability specifically in Auckland and other major cities; its application to Waimakariri is inappropriate given its mix of urban and rural. Councils need to have some discretion in applying these nation-wide Medium Density Residential Standards (MDRS) within their local context. Opposes the MDRS for being insufficient. Specifically, they do not provide a minimum site size for a residential unit, it would be inappropriate to permit residential units on small sites as space is needed for parking and green space. This could result in deprived areas and associated social issues. The MDRS' lack of requirement for off-street parking or garages is unreasonable given each residential unit may have approximately two cars which could mean six or more cars per site. This could cause issues with road congestion, potential for increased vehicle vandalism, and issues for emergency and waste management services access. MDRS development will be out of character for the District's towns. Council oppose the mandatory imposition of the Medium Density Residential Standards (MDRS).</p> <p>Amend Variation 1 to allow Council to:</p> <ol style="list-style-type: none"> 1. Specify a minimum site size which is in keeping with the immediate residential area. 2. Require that developers provide for a minimum of one garage or off-street park per residential unit. 3. Apply discretion to modify or impose additional standards in keeping with the District Plan and community wishes, in addition to qualifying matters. 	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 12	FS Eliot Sinclair and Partners	Qualifying	Support		Accept		
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	Qualifying	Oppose		Reject		

V1 23.3	John Colin Sewell	Qualifying	Oppose	<p>Notes that Qualifying matters are the only provision Council has some discretion over within the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act 2021). Considers the Amendment Act 2021 is a reflex reaction to reduce urban sprawl and increase housing affordability specifically in Auckland and other major cities; its application to Waimakariri is inappropriate given its mix of urban and rural. Councils need to have some discretion in applying these nation-wide Medium Density Residential Standards (MDRS) within their local context. Opposes the MDRS for being insufficient. Specifically, they do not provide a minimum site size for a residential unit, it would be inappropriate to permit residential units on small sites as space is needed for parking and green space. This could result in deprived areas and associated social issues. The MDRS' lack of requirement for off-street parking or garages is unreasonable given each residential unit may have approximately two cars which could mean six or more cars per site. This could cause issues with road congestion, potential for increased vehicle vandalism, and issues for emergency and waste management services access. MDRS development will be out of character for the District's towns. Council oppose the mandatory imposition of the Medium Density Residential Standards (MDRS).</p> <p>Amend Variation 1 to allow Council to:</p> <ol style="list-style-type: none"> 1. Specify a minimum site size which is in keeping with the immediate residential area. 2. Require that developers provide for a minimum of one garage or off-street park per residential unit. 3. Apply discretion to modify or impose additional standards in keeping with the District Plan and community wishes, in addition to qualifying matters. 	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 12	FS Eliot Sinclair and Partners	Qualifying	Support		Accept		
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	Qualifying	Oppose		Reject		

V1 23.4	John Colin Sewell	Qualifying	Oppose	<p>Notes that Qualifying matters are the only provision Council has some discretion over within the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act 2021). Considers the Amendment Act 2021 is a reflex reaction to reduce urban sprawl and increase housing affordability specifically in Auckland and other major cities; its application to Waimakariri is inappropriate given its mix of urban and rural. Councils need to have some discretion in applying these nation-wide Medium Density Residential Standards (MDRS) within their local context. Opposes the MDRS for being insufficient. Specifically, they do not provide a minimum site size for a residential unit, it would be inappropriate to permit residential units on small sites as space is needed for parking and green space. This could result in deprived areas and associated social issues. The MDRS' lack of requirement for off-street parking or garages is unreasonable given each residential unit may have approximately two cars which could mean six or more cars per site. This could cause issues with road congestion, potential for increased vehicle vandalism, and issues for emergency and waste management services access. MDRS development will be out of character for the District's towns. Council oppose the mandatory imposition of the Medium Density Residential Standards (MDRS).</p> <p>Amend Variation 1 to allow Council to:</p> <ol style="list-style-type: none"> 1. Specify a minimum site size which is in keeping with the immediate residential area. 2. Require that developers provide for a minimum of one garage or off-street park per residential unit. 3. Apply discretion to modify or impose additional standards in keeping with the District Plan and community wishes, in addition to qualifying matters. 	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 12	FS Eliot Sinclair and Partners	Qualifying	Support		Accept		
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	Qualifying	Oppose		Reject		

V1 23.5	John Colin Sewell	Qualifying	Oppose	<p>Notes that Qualifying matters are the only provision Council has some discretion over within the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act 2021). Considers the Amendment Act 2021 is a reflex reaction to reduce urban sprawl and increase housing affordability specifically in Auckland and other major cities; its application to Waimakariri is inappropriate given its mix of urban and rural. Councils need to have some discretion in applying these nation-wide Medium Density Residential Standards (MDRS) within their local context. Opposes the MDRS for being insufficient. Specifically, they do not provide a minimum site size for a residential unit, it would be inappropriate to permit residential units on small sites as space is needed for parking and green space. This could result in deprived areas and associated social issues. The MDRS' lack of requirement for off-street parking or garages is unreasonable given each residential unit may have approximately two cars which could mean six or more cars per site. This could cause issues with road congestion, potential for increased vehicle vandalism, and issues for emergency and waste management services access. MDRS development will be out of character for the District's towns. Council oppose the mandatory imposition of the Medium Density Residential Standards (MDRS).</p> <p>Amend Variation 1 to allow Council to:</p> <ol style="list-style-type: none"> 1. Specify a minimum site size which is in keeping with the immediate residential area. 2. Require that developers provide for a minimum of one garage or off-street park per residential unit. 3. Apply discretion to modify or impose additional standards in keeping with the District Plan and community wishes, in addition to qualifying matters. 	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 12	FS Eliot Sinclair and Partners	Qualifying	Support		Accept		
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	Qualifying	Oppose		Reject		

V1 23.6	John Colin Sewell	Qualifying	Oppose	<p>Notes that Qualifying matters are the only provision Council has some discretion over within the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act 2021). Considers the Amendment Act 2021 is a reflex reaction to reduce urban sprawl and increase housing affordability specifically in Auckland and other major cities; its application to Waimakariri is inappropriate given its mix of urban and rural. Councils need to have some discretion in applying these nation-wide Medium Density Residential Standards (MDRS) within their local context. Opposes the MDRS for being insufficient. Specifically, they do not provide a minimum site size for a residential unit, it would be inappropriate to permit residential units on small sites as space is needed for parking and green space. This could result in deprived areas and associated social issues. The MDRS' lack of requirement for off-street parking or garages is unreasonable given each residential unit may have approximately two cars which could mean six or more cars per site. This could cause issues with road congestion, potential for increased vehicle vandalism, and issues for emergency and waste management services access. MDRS development will be out of character for the District's towns. Council oppose the mandatory imposition of the Medium Density Residential Standards (MDRS).</p> <p>Amend Variation 1 to allow Council to:</p> <ol style="list-style-type: none"> 1. Specify a minimum site size which is in keeping with the immediate residential area. 2. Require that developers provide for a minimum of one garage or off-street park per residential unit. 3. Apply discretion to modify or impose additional standards in keeping with the District Plan and community wishes, in addition to qualifying matters. 	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 12	FS Eliot Sinclair and Partners	Qualifying	Support		Accept		
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	Qualifying	Oppose		Reject		

V1 23.7	John Colin Sewell	Qualifying	Oppose	<p>Notes that Qualifying matters are the only provision Council has some discretion over within the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act 2021). Considers the Amendment Act 2021 is a reflex reaction to reduce urban sprawl and increase housing affordability specifically in Auckland and other major cities; its application to Waimakariri is inappropriate given its mix of urban and rural. Councils need to have some discretion in applying these nation-wide Medium Density Residential Standards (MDRS) within their local context. Opposes the MDRS for being insufficient. Specifically, they do not provide a minimum site size for a residential unit, it would be inappropriate to permit residential units on small sites as space is needed for parking and green space. This could result in deprived areas and associated social issues. The MDRS' lack of requirement for off-street parking or garages is unreasonable given each residential unit may have approximately two cars which could mean six or more cars per site. This could cause issues with road congestion, potential for increased vehicle vandalism, and issues for emergency and waste management services access. MDRS development will be out of character for the District's towns. Council oppose the mandatory imposition of the Medium Density Residential Standards (MDRS).</p> <p>Amend Variation 1 to allow Council to:</p> <ol style="list-style-type: none"> 1. Specify a minimum site size which is in keeping with the immediate residential area. 2. Require that developers provide for a minimum of one garage or off-street park per residential unit. 3. Apply discretion to modify or impose additional standards in keeping with the District Plan and community wishes, in addition to qualifying matters. 	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 12	FS Eliot Sinclair and Partners	Qualifying	Support		Accept		
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	Qualifying	Oppose		Reject		
V1 24.1	Karen May Friedauer	Qualifying	Oppose	<p>Opposes standards relating to height in relation to boundary and setbacks as they do not consider potential loss of sunlight for adjoining properties.</p> <p>Amend qualifying matters to consider the importance of sunlight for new and existing houses in order to recognise its natural heating benefits, and that future conditions and price may limit electricity availability.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes

V1 24.2	Karen May Friedauer	Qualifying	Oppose	Opposes standards relating to height in relation to boundary and setbacks as they do not consider potential loss of sunlight for adjoining properties. Amend qualifying matters to consider the importance of sunlight for new and existing houses in order to recognise its natural heating benefits, and that future conditions and price may limit electricity availability.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 24.3	Karen May Friedauer	Qualifying	Oppose	Opposes standards relating to height in relation to boundary and setbacks as they do not consider potential loss of sunlight for adjoining properties. Amend qualifying matters to consider the importance of sunlight for new and existing houses in order to recognise its natural heating benefits, and that future conditions and price may limit electricity availability.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 24.4	Karen May Friedauer	Qualifying	Amend	Opposes standards relating to height in relation to boundary and setbacks as they do not consider potential loss of sunlight for adjoining properties. Amend qualifying matters to consider the importance of sunlight for new and existing houses in order to recognise its natural heating benefits, and that future conditions and price may limit electricity availability.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 25.1	Irene Rodgers	Qualifying	Oppose	Opposes the change enabling high-rise buildings on empty sections on either side of submitter's house. It will affect their enjoyment of life with added noise, loss of sunlight and would be an eyesore. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 25.2	Irene Rodgers	Qualifying	Oppose	Opposes the change enabling high-rise buildings on empty sections on either side of submitter's house. It will affect their enjoyment of life with added noise, loss of sunlight and would be an eyesore. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 27.1	Rawiri Graeme McKissock	General	Oppose	Opposes the Government's undemocratic, forced, and mandatory application of the Medium Density Residential Standards (MDRS). Considers the MDRS's lack of appeal rights undemocratic. Concerned about visual damage of landscapes, social erosion from possible tenement style housing, costs to ratepayers for increased demand on infrastructure services, and parking. Reject Medium Density Residential Standards in total, especially within Pegasus.	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies. It may apply 'qualifying matters' to limit the application of the MDRS, however, the submitter has requested the total rejection of the MDRS, which is not lawfully possible.	No

V1 27.2	Rawiri Graeme McKissock	General	Oppose	<p>Opposes the Government's undemocratic, forced, and mandatory application of the Medium Density Residential Standards (MDRS). Considers the MDRS's lack of appeal rights undemocratic.</p> <p>Concerned about visual damage of landscapes, social erosion from possible tenement style housing, costs to ratepayers for increased demand on infrastructure services, and parking. Reject Medium Density Residential Standards in total, especially within Pegasus.</p>	Reject	<p>Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies. It may apply 'qualifying matters' to limit the application of the MDRS, however, the submitter has requested the total rejection of the MDRS, which is not lawfully possible.</p>	No
V1 27.3	Rawiri Graeme McKissock	General	Oppose	<p>Opposes the Government's undemocratic, forced, and mandatory application of the Medium Density Residential Standards (MDRS). Considers the MDRS's lack of appeal rights undemocratic.</p> <p>Concerned about visual damage of landscapes, social erosion from possible tenement style housing, costs to ratepayers for increased demand on infrastructure services, and parking. Reject Medium Density Residential Standards in total, especially within Pegasus.</p>	Reject	<p>Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies. It may apply 'qualifying matters' to limit the application of the MDRS, however, the submitter has requested the total rejection of the MDRS, which is not lawfully possible.</p>	No

V1 28.1	Rosalie Todd	General	Oppose	<p>Considers Rangiora a rural town comprising one or two-storey buildings which provides a unique atmosphere for the community landscape compared to an urban/cityscape. This character must be maintained at all costs; 3-storey buildings would not fit well within this rural landscape.</p> <p>Concerned that the proposed three-storey buildings would create a loss of sunlight and an associated increased need for heating (which would be an issue for low-income residents), loss of privacy, restrictions on solar heating, and reduce amenity values. Considers off-street parking must be provided as car transport is part of the New Zealand lifestyle, especially in rural areas like Rangiora; also the bus is not easy for all residents, and electric cars need a place to be charged.</p> <p>Considers resource consent should be required to enable consultation with neighbours as these changes affect amenity and therefore property values.</p> <p>Concerned about the intensification affecting the social wellbeing of residents. Considers a two-storey height limit more appropriate, along with controls for such developments to be less encroaching for residents and consider resident well-being. Requests trees be retained within the streetscape to encourage birdlife and maintain amenity.</p> <p>Does not oppose intensification near transport hubs or central city areas allowing mixed commercial, shops and hospitality outlets with residential apartments above providing housing for people on limited outcomes, however this is not the style of a rural township. Suggests an increased required setback between boundaries to provide more privacy and sunlight if 12m buildings are enabled.</p> <p>Not specified.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	General	Oppose		Reject		

V1 28.2	Rosalie Todd	General	Oppose	<p>Considers Rangiora a rural town comprising one or two-storey buildings which provides a unique atmosphere for the community landscape compared to an urban/cityscape. This character must be maintained at all costs; 3-storey buildings would not fit well within this rural landscape.</p> <p>Concerned that the proposed three-storey buildings would create a loss of sunlight and an associated increased need for heating (which would be an issue for low-income residents), loss of privacy, restrictions on solar heating, and reduce amenity values. Considers off-street parking must be provided as car transport is part of the New Zealand lifestyle, especially in rural areas like Rangiora; also the bus is not easy for all residents, and electric cars need a place to be charged.</p> <p>Considers resource consent should be required to enable consultation with neighbours as these changes affect amenity and therefore property values.</p> <p>Concerned about the intensification affecting the social wellbeing of residents. Considers a two-storey height limit more appropriate, along with controls for such developments to be less encroaching for residents and consider resident well-being.</p> <p>Requests trees be retained within the streetscape to encourage birdlife and maintain amenity.</p> <p>Does not oppose intensification near transport hubs or central city areas allowing mixed commercial, shops and hospitality outlets with residential apartments above providing housing for people on limited outcomes, however this is not the style of a rural township. Suggests an increased required setback between boundaries to provide more privacy and sunlight if 12m buildings are enabled.</p> <p>Not specified.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	General	Oppose				

V1 28.3	Rosalie Todd	General	Oppose	<p>Considers Rangiora a rural town comprising one or two-storey buildings which provides a unique atmosphere for the community landscape compared to an urban/cityscape. This character must be maintained at all costs; 3-storey buildings would not fit well within this rural landscape.</p> <p>Concerned that the proposed three-storey buildings would create a loss of sunlight and an associated increased need for heating (which would be an issue for low-income residents), loss of privacy, restrictions on solar heating, and reduce amenity values. Considers off-street parking must be provided as car transport is part of the New Zealand lifestyle, especially in rural areas like Rangiora; also the bus is not easy for all residents, and electric cars need a place to be charged.</p> <p>Considers resource consent should be required to enable consultation with neighbours as these changes affect amenity and therefore property values.</p> <p>Concerned about the intensification affecting the social wellbeing of residents. Considers a two-storey height limit more appropriate, along with controls for such developments to be less encroaching for residents and consider resident well-being.</p> <p>Requests trees be retained within the streetscape to encourage birdlife and maintain amenity.</p> <p>Does not oppose intensification near transport hubs or central city areas allowing mixed commercial, shops and hospitality outlets with residential apartments above providing housing for people on limited outcomes, however this is not the style of a rural township. Suggests an increased required setback between boundaries to provide more privacy and sunlight if 12m buildings are enabled.</p> <p>Not specified.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	General	Oppose				

V1 28.4	Rosalie Todd	General	Oppose	<p>Considers Rangiora a rural town comprising one or two-storey buildings which provides a unique atmosphere for the community landscape compared to an urban/cityscape. This character must be maintained at all costs; 3-storey buildings would not fit well within this rural landscape.</p> <p>Concerned that the proposed three-storey buildings would create a loss of sunlight and an associated increased need for heating (which would be an issue for low-income residents), loss of privacy, restrictions on solar heating, and reduce amenity values. Considers off-street parking must be provided as car transport is part of the New Zealand lifestyle, especially in rural areas like Rangiora; also the bus is not easy for all residents, and electric cars need a place to be charged.</p> <p>Considers resource consent should be required to enable consultation with neighbours as these changes affect amenity and therefore property values.</p> <p>Concerned about the intensification affecting the social wellbeing of residents. Considers a two-storey height limit more appropriate, along with controls for such developments to be less encroaching for residents and consider resident well-being.</p> <p>Requests trees be retained within the streetscape to encourage birdlife and maintain amenity.</p> <p>Does not oppose intensification near transport hubs or central city areas allowing mixed commercial, shops and hospitality outlets with residential apartments above providing housing for people on limited outcomes, however this is not the style of a rural township. Suggests an increased required setback between boundaries to provide more privacy and sunlight if 12m buildings are enabled.</p> <p>Not specified.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	General	Oppose				

V1 28.5	Rosalie Todd	General	Oppose	<p>Considers Rangiora a rural town comprising one or two-storey buildings which provides a unique atmosphere for the community landscape compared to an urban/cityscape. This character must be maintained at all costs; 3-storey buildings would not fit well within this rural landscape.</p> <p>Concerned that the proposed three-storey buildings would create a loss of sunlight and an associated increased need for heating (which would be an issue for low-income residents), loss of privacy, restrictions on solar heating, and reduce amenity values. Considers off-street parking must be provided as car transport is part of the New Zealand lifestyle, especially in rural areas like Rangiora; also the bus is not easy for all residents, and electric cars need a place to be charged.</p> <p>Considers resource consent should be required to enable consultation with neighbours as these changes affect amenity and therefore property values.</p> <p>Concerned about the intensification affecting the social wellbeing of residents. Considers a two-storey height limit more appropriate, along with controls for such developments to be less encroaching for residents and consider resident well-being. Requests trees be retained within the streetscape to encourage birdlife and maintain amenity.</p> <p>Does not oppose intensification near transport hubs or central city areas allowing mixed commercial, shops and hospitality outlets with residential apartments above providing housing for people on limited outcomes, however this is not the style of a rural township. Suggests an increased required setback between boundaries to provide more privacy and sunlight if 12m buildings are enabled.</p> <p>Not specified.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	General	Oppose				

V1 28.6	Rosalie Todd	General	Oppose	<p>Considers Rangiora a rural town comprising one or two-storey buildings which provides a unique atmosphere for the community landscape compared to an urban/cityscape. This character must be maintained at all costs; 3-storey buildings would not fit well within this rural landscape.</p> <p>Concerned that the proposed three-storey buildings would create a loss of sunlight and an associated increased need for heating (which would be an issue for low-income residents), loss of privacy, restrictions on solar heating, and reduce amenity values. Considers off-street parking must be provided as car transport is part of the New Zealand lifestyle, especially in rural areas like Rangiora; also the bus is not easy for all residents, and electric cars need a place to be charged.</p> <p>Considers resource consent should be required to enable consultation with neighbours as these changes affect amenity and therefore property values.</p> <p>Concerned about the intensification affecting the social wellbeing of residents. Considers a two-storey height limit more appropriate, along with controls for such developments to be less encroaching for residents and consider resident well-being. Requests trees be retained within the streetscape to encourage birdlife and maintain amenity.</p> <p>Does not oppose intensification near transport hubs or central city areas allowing mixed commercial, shops and hospitality outlets with residential apartments above providing housing for people on limited outcomes, however this is not the style of a rural township. Suggests an increased required setback between boundaries to provide more privacy and sunlight if 12m buildings are enabled.</p> <p>Not specified.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	General	Oppose				
V1 28.7	Rosalie Todd	General	Oppose	<p>Considers off-street parking must be provided as car transport is part of the New Zealand lifestyle, especially in rural areas like Rangiora; also the bus is not easy for all residents, and electric cars need a place to be charged.</p> <p>Not specified.</p>	Reject	The MDRS does not provide for assessment of car transport and car parking, except as a qualifying matter.	No
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	General	Oppose				

V1 3.1	Waikura Community Development Trust	Oxford	Oppose	Requests amendment to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford. Notes a shortage of accommodation in Oxford, Oxford's larger sized properties would accommodate three houses well, and Oxford's existing infrastructure. Single storey houses would be a good start. Alternatively, reduce the minimum lot size to enable subdivision of larger sections that are not well utilised. Amend Variation 1 to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford, in line with the Greater Urban Development Plan.	Reject	The MDRS applies to relevant residential zones in urban areas of more than 5000 people, which excludes Oxford as it has a population of under 5000. The general residential zone provisions, with their minimum lot size of 500m2 enables some multiple unit development to occur within Oxford.	No
V1 3.2	Waikura Community Development Trust	Oxford	Amend	Requests amendment to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford. Notes a shortage of accommodation in Oxford, Oxford's larger sized properties would accommodate three houses well, and Oxford's existing infrastructure. Single storey houses would be a good start. Alternatively, reduce the minimum lot size to enable subdivision of larger sections that are not well utilised. Amend Variation 1 to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford, in line with the Greater Urban Development Plan.	Reject	The MDRS applies to relevant residential zones in urban areas of more than 5000 people, which excludes Oxford as it has a population of under 5000. The general residential zone provisions, with their minimum lot size of 500m2 enables some multiple unit development to occur within Oxford.	No
V1 3.3	Waikura Community Development Trust	Oxford	Amend	Requests amendment to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford. Notes a shortage of accommodation in Oxford, Oxford's larger sized properties would accommodate three houses well, and Oxford's existing infrastructure. Single storey houses would be a good start. Alternatively, reduce the minimum lot size to enable subdivision of larger sections that are not well utilised. Amend Variation 1 to allow the Medium Density Residential Standards that provide for three houses per property to apply to Oxford, in line with the Greater Urban Development Plan.	Reject	The MDRS applies to relevant residential zones in urban areas of more than 5000 people, which excludes Oxford as it has a population of under 5000. The general residential zone provisions, with their minimum lot size of 500m2 enables some multiple unit development to occur within Oxford.	No

V1 30.1	Woolworths New Zealand Ltd	Oxford	Amend	<p>Considers the Proposed District Plan falls short of its strategic directions towards self-sufficiency, does not address its National Policy Statement on Urban Development (NPS-UD) requirements in relation to housing or business growth, significantly limits opportunity for business activity, and undermines the ability to deliver well-functioning urban environments within Commercial and Mixed Use Zones (CMUZ) at scale and intensity to satisfy demand. Considers Variation 1 exacerbates these concerns through a lack of proportionate intensification in business and employment growth.</p> <p>Supports the building height limit increases in the Neighbourhood Centre Zone and Local Centre Zone however considers this is not sufficient in response to NPS-UD obligations in respect of commercial activity to support a well-functioning urban environment.</p> <p>Notes with the introduction of some new objectives and policies affects the numbering of provisions addressed in the submitter's submissions on the Proposed District Plan. Supports SD-02 added via Variation 1 as it supports consistency in delivering well-functioning urban environments through increased and aspirational business growth. Continues to support SD-03 (which was previously SD-02 in the notified Proposed District Plan).</p> <p>Considers that Variation 1 does not provide opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity to support district self-sufficiency (as per SD-03) as it does not release any new commercial land use and supply and the Proposed District Plan continues to direct, limit and control that supply.</p> <p>Considers Variation 1 does not give effect to the relevant provisions of the Canterbury Regional Policy Statement (CRPS), particularly Policy 6.3.6(4), which seeks to implement a more responsive 'centres plus' approach to commercial activity in Greater Christchurch.</p> <p>Considers that Variation 1 does not give effect to the NPS-UD, which seeks well-functioning urban environments (Objective 1) through enabling urban environments to develop and change in a responsive manner (Objective 4) and requires provisions that have particular regard to providing choice (Policy 1). Considers that Variation 1 is not appropriate in terms of sections 32, 74 and 75 of the Resource Management Act 1991 (RMA) and does not achieve Part 2.</p> <p>Concerned that the District is forecast to fall short in commercial land supply by 17ha over the long term, with potential shortfalls in the short term and medium term of 5ha and 9ha respectively. Thus Variation 1, along with the Proposed District Plan, needs to rezone appropriately to accommodate anticipated commercial growth and to achieve the goal of District self-sufficiency.</p> <p>Seeks consideration of more aspirational zoning provisions for business growth, utilising the strategic process of a District Plan review process to comprehensively and sustainably plan for, and</p>	Reject	<p>The Variation does not provide additional business zoning, however, these matters may have been addressed in Mr Willis' s42A report on commercial zoning for hearing stream 12A.</p>	
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				<p>enable, growth. Seeks the same relief as that requested on the submitter's submissions on the Proposed District Plan (refer to Appendix 1 of the submission on the Proposed District Plan). Seeks clarification and necessary amendments to Variation 1 to address the matters outlined in this submission.</p>			
V1 FS 4	FS Nicky Cassidy	Oxford	Support		Reject		

V1 30.2	Woolworths New Zealand Ltd	CMUZ	Amend	<p>Supports the building height limit increases in the Neighbourhood Centre Zone and Local Centre Zone however considers this is not sufficient in response to NPS-UD obligations in respect of commercial activity to support a well-functioning urban environment.</p> <p>Considers the Proposed District Plan falls short of its strategic directions towards self-sufficiency, does not address its National Policy Statement on Urban Development (NPS-UD) requirements in relation to housing or business growth, significantly limits opportunity for business activity, and undermines the ability to deliver well-functioning urban environments within Commercial and Mixed Use Zones (CMUZ) at scale and intensity to satisfy demand. Considers Variation 1 exacerbates these concerns through a lack of proportionate intensification in business and employment growth.</p> <p>Notes with the introduction of some new objectives and policies affects the numbering of provisions addressed in the submitter's submissions on the Proposed District Plan. Supports SD-02 added via Variation 1 as it supports consistency in delivering well-functioning urban environments through increased and aspirational business growth. Continues to support SD-03 (which was previously SD-02 in the notified Proposed District Plan). Considers that Variation 1 does not provide opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity to support district self-sufficiency (as per SD-03) as it does not release any new commercial land use and supply and the Proposed District Plan continues to direct, limit and control that supply.</p> <p>Considers Variation 1 does not give effect to the relevant provisions of the Canterbury Regional Policy Statement (CRPS), particularly Policy 6.3.6(4), which seeks to implement a more responsive 'centres plus' approach to commercial activity in Greater Christchurch.</p> <p>Considers that Variation 1 does not give effect to the NPS-UD, which seeks well-functioning urban environments (Objective 1) through enabling urban environments to develop and change in a responsive manner (Objective 4) and requires provisions that have particular regard to providing choice (Policy 1). Considers that Variation 1 is not appropriate in terms of sections 32, 74 and 75 of the Resource Management Act 1991 (RMA) and does not achieve Part 2.</p> <p>Concerned that the District is forecast to fall short in commercial land supply by 17ha over the long term, with potential shortfalls in the short term and medium term of 5ha and 9ha respectively. Thus Variation 1, along with the Proposed District Plan, needs to rezone appropriately to accommodate anticipated commercial growth and to achieve the goal of District self-sufficiency.</p> <p>Seeks consideration of more aspirational zoning provisions for business growth, utilising the strategic process of a District Plan review process to comprehensively and sustainably plan for, and</p>	Reject	<p>The Variation does not provide additional business zoning, however, these matters may have been addressed in Mr Willis' s42A report on commercial zoning for hearing stream 12A.</p>	
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				<p>enable, growth. Seeks the same relief as that requested on the submitter's submissions on the Proposed District Plan (refer to Appendix 1 of the submission on the Proposed District Plan). Seeks clarification and necessary amendments to Variation 1 to address the matters outlined in this submission.</p>			
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V1 30.3	Woolworths New Zealand Ltd	CMUZ	Amend	<p>Supports the building height limit increases in the Neighbourhood Centre Zone and Local Centre Zone however considers this is not sufficient in response to NPS-UD obligations in respect of commercial activity to support a well-functioning urban environment.</p> <p>Considers the Proposed District Plan falls short of its strategic directions towards self-sufficiency, does not address its National Policy Statement on Urban Development (NPS-UD) requirements in relation to housing or business growth, significantly limits opportunity for business activity, and undermines the ability to deliver well-functioning urban environments within Commercial and Mixed Use Zones (CMUZ) at scale and intensity to satisfy demand. Considers Variation 1 exacerbates these concerns through a lack of proportionate intensification in business and employment growth.</p> <p>Notes with the introduction of some new objectives and policies affects the numbering of provisions addressed in the submitter's submissions on the Proposed District Plan. Supports SD-02 added via Variation 1 as it supports consistency in delivering well-functioning urban environments through increased and aspirational business growth. Continues to support SD-03 (which was previously SD-02 in the notified Proposed District Plan). Considers that Variation 1 does not provide opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity to support district self-sufficiency (as per SD-03) as it does not release any new commercial land use and supply and the Proposed District Plan continues to direct, limit and control that supply.</p> <p>Considers Variation 1 does not give effect to the relevant provisions of the Canterbury Regional Policy Statement (CRPS), particularly Policy 6.3.6(4), which seeks to implement a more responsive 'centres plus' approach to commercial activity in Greater Christchurch.</p> <p>Considers that Variation 1 does not give effect to the NPS-UD, which seeks well-functioning urban environments (Objective 1) through enabling urban environments to develop and change in a responsive manner (Objective 4) and requires provisions that have particular regard to providing choice (Policy 1). Considers that Variation 1 is not appropriate in terms of sections 32, 74 and 75 of the Resource Management Act 1991 (RMA) and does not achieve Part 2.</p> <p>Concerned that the District is forecast to fall short in commercial land supply by 17ha over the long term, with potential shortfalls in the short term and medium term of 5ha and 9ha respectively. Thus Variation 1, along with the Proposed District Plan, needs to rezone appropriately to accommodate anticipated commercial growth and to achieve the goal of District self-sufficiency.</p> <p>Seeks consideration of more aspirational zoning provisions for business growth, utilising the strategic process of a District Plan review process to comprehensively and sustainably plan for, and</p>	Reject	<p>The Variation does not provide additional business zoning, however, these matters may have been addressed in Mr Willis' s42A report on commercial zoning for hearing stream 12A.</p>	
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				<p>enable, growth. Seeks the same relief as that requested on the submitter's submissions on the Proposed District Plan (refer to Appendix 1 of the submission on the Proposed District Plan). Seeks clarification and necessary amendments to Variation 1 to address the matters outlined in this submission.</p>			
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V1 30.4	Woolworths New Zealand Ltd	CMUZ	<p>Considers the Proposed District Plan falls short of its strategic directions towards self-sufficiency, does not address its National Policy Statement on Urban Development (NPS-UD) requirements in relation to housing or business growth, significantly limits opportunity for business activity, and undermines the ability to deliver well-functioning urban environments within Commercial and Mixed Use Zones (CMUZ) at scale and intensity to satisfy demand. Considers Variation 1 exacerbates these concerns through a lack of proportionate intensification in business and employment growth.</p> <p>Supports the building height limit increases in the Neighbourhood Centre Zone and Local Centre Zone however considers this is not sufficient in response to NPS-UD obligations in respect of commercial activity to support a well-functioning urban environment.</p> <p>Notes with the introduction of some new objectives and policies affects the numbering of provisions addressed in the submitter's submissions on the Proposed District Plan. Supports SD-02 added via Variation 1 as it supports consistency in delivering well-functioning urban environments through increased and aspirational business growth. Continues to support SD-03 (which was previously SD-02 in the notified Proposed District Plan).</p> <p>Considers that Variation 1 does not provide opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity to support district self-sufficiency (as per SD-03) as it does not release any new commercial land use and supply and the Proposed District Plan continues to direct, limit and control that supply.</p> <p>Considers Variation 1 does not give effect to the relevant provisions of the Canterbury Regional Policy Statement (CRPS), particularly Policy 6.3.6(4), which seeks to implement a more responsive 'centres plus' approach to commercial activity in Greater Christchurch.</p> <p>Considers that Variation 1 does not give effect to the NPS-UD, which seeks well-functioning urban environments (Objective 1) through enabling urban environments to develop and change in a responsive manner (Objective 4) and requires provisions that have particular regard to providing choice (Policy 1). Considers that Variation 1 is not appropriate in terms of sections 32, 74 and 75 of the Resource Management Act 1991 (RMA) and does not achieve Part 2.</p> <p>Concerned that the District is forecast to fall short in commercial land supply by 17ha over the long term, with potential shortfalls in the short term and medium term of 5ha and 9ha respectively. Thus Variation 1, along with the Proposed District Plan, needs to rezone appropriately to accommodate anticipated commercial growth and to achieve the goal of District self-sufficiency.</p> <p>Seeks consideration of more aspirational zoning provisions for business growth, utilising the strategic process of a District Plan review process to comprehensively and sustainably plan for, and</p>	Reject	The Variation does not provide additional business zoning, however, these matters may have been addressed in Mr Willis' s42A report on commercial zoning for hearing stream 12A.	
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V1 31.1	Pegasus Residents Group Incorporated	Woodend	Oppose	<p>Opposes Medium Density Residential Standards (MDRS). Concerned that implementation of the MDRS would exacerbate issues during an emergency evacuation situation, such as a tsunami, given the single road in and out of Pegasus. Also concerned MDRS implementation would exacerbate pressure on roadside parking, create black ice, frost and greasy road hazards, and create wind tunnels due to the tall buildings.</p> <p>Concerned implementation of the MDRS will exacerbate flood hazard given Pegasus' high water table, then compromise infrastructure and create further natural hazards (e.g. Kuta St flooding into Pegasus Main Street).</p> <p>Concerned that the implementation of the MDRS will affect Pegasus' unique character and detract from it being a model provincial town for the future. Medium density housing will detract from Pegasus' beauty and its label of 'a model provincial town for the future'. Pegasus is unique in that it is effectively trapped in its own cul-de-sac.</p> <p>Supports the Medium Density Residential Standards (MDRS) regulations applying to large block of land owned by the developer around Hodgkinsons and Solander Roads and Infinity Drive, however, opposes application of MDRS for any other Pegasus sections.</p> <p>Notes Pegasus was included in the MDRS by virtue of combining its population with the populations of Ravenswood and Woodend in order to exceed the 5000 population threshold for the MDRS to apply. Requests an explanation for this calculation method.</p>	Reject	<p>Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.</p> <p>Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre.</p>	No
V1 FS 20	FS Woodend-Sefton Community Board	Woodend	Support		Reject		

V1 31.2	Pegasus Residents Group Incorporated	Woodend	Oppose	<p>Opposes Medium Density Residential Standards (MDRS). Concerned that implementation of the MDRS would exacerbate issues during an emergency evacuation situation, such as a tsunami, given the single road in and out of Pegasus. Also concerned MDRS implementation would exacerbate pressure on roadside parking, create black ice, frost and greasy road hazards, and create wind tunnels due to the tall buildings.</p> <p>Concerned implementation of the MDRS will exacerbate flood hazard given Pegasus' high water table, then compromise infrastructure and create further natural hazards (e.g. Kuta St flooding into Pegasus Main Street).</p> <p>Concerned that the implementation of the MDRS will affect Pegasus' unique character and detract from it being a model provincial town for the future. Medium density housing will detract from Pegasus' beauty and its label of 'a model provincial town for the future'. Pegasus is unique in that it is effectively trapped in its own cul-de-sac.</p> <p>Supports the Medium Density Residential Standards (MDRS) regulations applying to large block of land owned by the developer around Hodgkinsons and Solander Roads and Infinity Drive, however, opposes application of MDRS for any other Pegasus sections.</p> <p>Notes Pegasus was included in the MDRS by virtue of combining its population with the populations of Ravenswood and Woodend in order to exceed the 5000 population threshold for the MDRS to apply. Requests an explanation for this calculation method.</p>	Reject	<p>Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.</p> <p>Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre.</p>	No
V1 31.3	Pegasus Residents Group Incorporated	Woodend	Oppose	<p>Concerned that the implementation of the MDRS will affect Pegasus' unique character and detract from it being a model provincial town for the future. Medium density housing will detract from Pegasus' beauty and its label of 'a model provincial town for the future'. Pegasus is unique in that it is effectively trapped in its own cul-de-sac.</p> <p>Supports the Medium Density Residential Standards (MDRS) regulations applying to large block of land owned by the developer around Hodgkinsons and Solander Roads and Infinity Drive, however, opposes application of MDRS for any other Pegasus sections.</p> <p>Notes Pegasus was included in the MDRS by virtue of combining its population with the populations of Ravenswood and Woodend in order to exceed the 5000 population threshold for the MDRS to apply. Requests an explanation for this calculation method.</p>	Reject	<p>Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.</p> <p>Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre.</p>	No

V1 31.4	Pegasus Residents Group Incorporated	Woodend	Oppose	<p>Opposes Medium Density Residential Standards (MDRS). Concerned that implementation of the MDRS would exacerbate issues during an emergency evacuation situation, such as a tsunami, given the single road in and out of Pegasus. Also concerned MDRS implementation would exacerbate pressure on roadside parking, create black ice, frost and greasy road hazards, and create wind tunnels due to the tall buildings.</p> <p>Concerned implementation of the MDRS will exacerbate flood hazard given Pegasus' high water table, then compromise infrastructure and create further natural hazards (e.g. Kuta St flooding into Pegasus Main Street). Medium density housing will detract from Pegasus' beauty and its label of 'a model provincial town for the future'. Pegasus is unique in that it is effectively trapped in its own cul-de-sac.</p> <p>Supports the Medium Density Residential Standards (MDRS) regulations applying to large block of land owned by the developer around Hodgkinsons and Solander Roads and Infinity Drive, however, opposes application of MDRS for any other Pegasus sections.</p> <p>Notes Pegasus was included in the MDRS by virtue of combining its population with the populations of Ravenswood and Woodend in order to exceed the 5000 population threshold for the MDRS to apply. Requests an explanation for this calculation method.</p>	Reject	<p>Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.</p> <p>Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre.</p>	No
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V1 31.5	Pegasus Residents Group Incorporated	Woodend	Oppose	<p>Opposes Medium Density Residential Standards (MDRS). Concerned that implementation of the MDRS would exacerbate issues during an emergency evacuation situation, such as a tsunami, given the single road in and out of Pegasus. Also concerned MDRS implementation would exacerbate pressure on roadside parking, create black ice, frost and greasy road hazards, and create wind tunnels due to the tall buildings.</p> <p>Concerned implementation of the MDRS will exacerbate flood hazard given Pegasus' high water table, then compromise infrastructure and create further natural hazards (e.g. Kuta St flooding into Pegasus Main Street).</p> <p>Concerned that the implementation of the MDRS will affect Pegasus' unique character and detract from it being a model provincial town for the future. Medium density housing will detract from Pegasus' beauty and its label of 'a model provincial town for the future'. Pegasus is unique in that it is effectively trapped in its own cul-de-sac.</p> <p>Supports the Medium Density Residential Standards (MDRS) regulations applying to large block of land owned by the developer around Hodgkinsons and Solander Roads and Infinity Drive, however, opposes application of MDRS for any other Pegasus sections.</p> <p>Notes Pegasus was included in the MDRS by virtue of combining its population with the populations of Ravenswood and Woodend in order to exceed the 5000 population threshold for the MDRS to apply. Requests an explanation for this calculation method.</p>	Reject	<p>Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.</p> <p>Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre.</p>	No
V1 32.1	Margaret Patricia Noonan	General	Oppose	<p>Opposes Variation 1 due to the adverse effects on neighbouring properties and communities. Concerned that three-storey developments would change the character of areas and adversely affect an adjoining property's sunlight, outlook, and property value.</p> <p>Suggests construction of multiple single-storey houses on larger properties in Specific areas surrounded by green space (to support well-being), would be a better form of intensification for Waimakariri; instead of randomly throughout existing areas and affecting existing communities and infrastructure. Notes that many of Rangiora's residents moved there for its small-town lifestyle.</p> <p>Amend Variation 1 to restrict Medium Density Residential Zone to Specific areas, and surrounded by green space.</p>	Reject	<p>Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies. It may apply 'qualifying matters' to limit the application of the MDRS, however, the submitter has requested the total rejection of the MDRS, which is not lawfully possible.</p>	No

V1 32.2	Margaret Patricia Noonan	General	Oppose	<p>Opposes Variation 1 due to the adverse effects on neighbouring properties and communities. Concerned that three-storey developments would change the character of areas and adversely affect an adjoining property's sunlight, outlook, and property value.</p> <p>Suggests construction of multiple single-storey houses on larger properties in Specificareas surrounded by green space (to support well-being), would be a better form of intensification for Waimakariri; instead of randomly throughout existing areas and affecting existing communities and infrastructure. Notes that many of Rangiora's residents moved there for its small-town lifestyle.</p> <p>Amend Variation 1 to restrict Medium Density Residential Zone to Specificareas, and surrounded by green space.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies. It may apply 'qualifying matters' to limit the application of the MDRS, however, the submitter has requested the total rejection of the MDRS, which is not lawfully possible.	No
V1 32.3	Margaret Patricia Noonan	General	Oppose	<p>Opposes Variation 1 due to the adverse effects on neighbouring properties and communities. Concerned that three-storey developments would change the character of areas and adversely affect an adjoining property's sunlight, outlook, and property value.</p> <p>Suggests construction of multiple single-storey houses on larger properties in Specificareas surrounded by green space (to support well-being), would be a better form of intensification for Waimakariri; instead of randomly throughout existing areas and affecting existing communities and infrastructure. Notes that many of Rangiora's residents moved there for its small-town lifestyle.</p> <p>Amend Variation 1 to restrict Medium Density Residential Zone to Specificareas, and surrounded by green space.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies. It may apply 'qualifying matters' to limit the application of the MDRS, however, the submitter has requested the total rejection of the MDRS, which is not lawfully possible.	No
V1 32.4	Margaret Patricia Noonan	General	Oppose	<p>Opposes Variation 1 due to the adverse effects on neighbouring properties and communities. Concerned that three-storey developments would change the character of areas and adversely affect an adjoining property's sunlight, outlook, and property value.</p> <p>Suggests construction of multiple single-storey houses on larger properties in Specificareas surrounded by green space (to support well-being), would be a better form of intensification for Waimakariri; instead of randomly throughout existing areas and affecting existing communities and infrastructure. Notes that many of Rangiora's residents moved there for its small-town lifestyle.</p> <p>Amend Variation 1 to restrict Medium Density Residential Zone to Specificareas, and surrounded by green space.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies. It may apply 'qualifying matters' to limit the application of the MDRS, however, the submitter has requested the total rejection of the MDRS, which is not lawfully possible.	No

V1 32.5	Margaret Patricia Noonan	General	Oppose	<p>Opposes Variation 1 due to the adverse effects on neighbouring properties and communities. Concerned that three-storey developments would change the character of areas and adversely affect an adjoining property's sunlight, outlook, and property value.</p> <p>Suggests construction of multiple single-storey houses on larger properties in Specific areas surrounded by green space (to support well-being), would be a better form of intensification for Waimakariri; instead of randomly throughout existing areas and affecting existing communities and infrastructure. Notes that many of Rangiora's residents moved there for its small-town lifestyle.</p> <p>Amend Variation 1 to restrict Medium Density Residential Zone to Specific areas, and surrounded by green space.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies. It may apply 'qualifying matters' to limit the application of the MDRS, however, the submitter has requested the total rejection of the MDRS, which is not lawfully possible.	No
V1 33.1	Rachel Louise Malloch	General		<p>Requests amendment to Variation 1 that reflects the protection of trees, birds, and insects. Notes how higher buildings have caused travelling bird populations to change their flight paths, and increased traffic from intensification reduced natural nesting. Values, and has been enhancing, natural habitat for owl, herons, and lizards. Notes Te Kohanga infers a nursery of life and the submitter has witnessed the creation of many chicks, new born lizards, rabbits and fish.</p> <p>Supports development potential provided by Variation 1 for property at Te Kohanga Drive, Pegasus however seeks clarity on development requirements and restrictions given context of this property. The submitter underestimated the size of buildings on Te Kohanga Drive and their effect on the neighbourhood rate increases and sale prices.</p> <p>Concerned that 12m buildings would create road corridors that do not provide for natural light, bird migration, and natural habitat. Such matters need to be considered within Variation 1 given the impacts of climate change. Requests the use of trees to mitigate global warming be included in the legislation to allow all citizens, including animal and plant life, protection and cultural heritage recognition.</p> <p>Supports Variation 1 given the benefits of the development potential however requests adequate amendments that consider character and cultural environmental values to increase the strength of Variation 1.</p> <p>Not specified.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended, not for the reasons specified by this submitter, but which may address in part some of the concerns the submitter has about effects of 12m buildings on road corridors	Yes

V1 33.2	Rachel Louise Malloch	General		<p>Requests amendment to Variation 1 that reflects the protection of trees, birds, and insects. Notes how higher buildings have caused travelling bird populations to change their flight paths, and increased traffic from intensification reduced natural nesting. Values, and has been enhancing, natural habitat for owl, herons, and lizards. Notes Te Kohanga infers a nursery of life and the submitter has witnessed the creation of many chicks, new born lizards, rabbits and fish.</p> <p>Supports development potential provided by Variation 1 for property at Te Kohanga Drive, Pegasus however seeks clarity on development requirements and restrictions given context of this property. The submitter underestimated the size of buildings on Te Kohanga Drive and their effect on the neighbourhood rate increases and sale prices.</p> <p>Concerned that 12m buildings would create road corridors that do not provide for natural light, bird migration, and natural habitat. Such matters need to be considered within Variation 1 given the impacts of climate change. Requests the use of trees to mitigate global warming be included in the legislation to allow all citizens, including animal and plant life, protection and cultural heritage recognition.</p> <p>Supports Variation 1 given the benefits of the development potential however requests adequate amendments that consider character and cultural environmental values to increase the strength of Variation 1.</p> <p>Not specified.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended, not for the reasons specified by this submitter, but which may address in part some of the concerns the submitter has about effects of 12m buildings on road corridors	Yes
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V1 34.1	Janette Avery	General	Oppose	<p>Opposes blanket approach of Medium Density Residential Standards applying to a range of areas. Considers Variation 1 is not in accordance with the ideals of planning as it seeks to apply provisions appropriate for a large city, to rural towns. Every area has its unique context which should be the basis of any planning in that area.</p> <p>Opposes rezoning of General Residential Zone to Medium Density Residential Zone as this is inappropriate.</p> <p>Notes the region is subject to earthquakes, and flood hazard (which has been exacerbated by climate change). Stormwater infrastructure would not function effectively if additional housing is added and permeable surfaces reduced. Services can be easily disrupted by earthquakes, and an increased population would only increase difficulties with life preservation and sanitation.</p> <p>Notes recent subdivisions have provided for greater housing density with the option of smaller sections and areas for two-to-three-storey apartments appropriately located near public amenity areas.</p> <p>Concerned that multiple 11m high units within an existing subdivision would affect sunlight levels (for providing heat and light) and outlook for neighbouring houses, which could affect the desirability and value of these properties and the neighbourhood. Infill housing could destroy Rangiora's attractive developments that make it a good place to live. Rangiora needs to maintain its rural town character; it is not a city. Reject Variation 1.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 FS 18	FS Bellgrove Rangiora Ltd	General	Oppose		Reject		

V1 34.2	Janette Avery	General	Oppose	<p>Opposes blanket approach of Medium Density Residential Standards applying to a range of areas. Considers Variation 1 is not in accordance with the ideals of planning as it seeks to apply provisions appropriate for a large city, to rural towns. Every area has its unique context which should be the basis of any planning in that area.</p> <p>Opposes rezoning of General Residential Zone to Medium Density Residential Zone as this is inappropriate.</p> <p>Notes the region is subject to earthquakes, and flood hazard (which has been exacerbated by climate change). Stormwater infrastructure would not function effectively if additional housing is added and permeable surfaces reduced. Services can be easily disrupted by earthquakes, and an increased population would only increase difficulties with life preservation and sanitation.</p> <p>Notes recent subdivisions have provided for greater housing density with the option of smaller sections and areas for two-to-three-storey apartments appropriately located near public amenity areas.</p> <p>Concerned that multiple 11m high units within an existing subdivision would affect sunlight levels (for providing heat and light) and outlook for neighbouring houses, which could affect the desirability and value of these properties and the neighbourhood. Infill housing could destroy Rangiora's attractive developments that make it a good place to live. Rangiora needs to maintain its rural town character; it is not a city. Reject Variation 1.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 34.3	Janette Avery	General	Oppose	<p>Concerned that multiple 11m high units within an existing subdivision would affect sunlight levels (for providing heat and light) and outlook for neighbouring houses, which could affect the desirability and value of these properties and the neighbourhood. Infill housing could destroy Rangiora's attractive developments that make it a good place to live. Rangiora needs to maintain its rural town character; it is not a city.</p> <p>Opposes blanket approach of Medium Density Residential Standards applying to a range of areas. Considers Variation 1 is not in accordance with the ideals of planning as it seeks to apply provisions appropriate for a large city, to rural towns. Every area has its unique context which should be the basis of any planning in that area. Reject Variation 1.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes

V1 34.4	Janette Avery	General	Oppose	<p>Opposes blanket approach of Medium Density Residential Standards applying to a range of areas. Considers Variation 1 is not in accordance with the ideals of planning as it seeks to apply provisions appropriate for a large city, to rural towns. Every area has its unique context which should be the basis of any planning in that area.</p> <p>Opposes rezoning of General Residential Zone to Medium Density Residential Zone as this is inappropriate.</p> <p>Notes the region is subject to earthquakes, and flood hazard (which has been exacerbated by climate change). Stormwater infrastructure would not function effectively if additional housing is added and permeable surfaces reduced. Services can be easily disrupted by earthquakes, and an increased population would only increase difficulties with life preservation and sanitation.</p> <p>Notes recent subdivisions have provided for greater housing density with the option of smaller sections and areas for two-to-three-storey apartments appropriately located near public amenity areas.</p> <p>Concerned that multiple 11m high units within an existing subdivision would affect sunlight levels (for providing heat and light) and outlook for neighbouring houses, which could affect the desirability and value of these properties and the neighbourhood. Infill housing could destroy Rangiora's attractive developments that make it a good place to live. Rangiora needs to maintain its rural town character; it is not a city. Reject Variation 1.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 35.1	Elisabeth and Alphons Sanders	General	Oppose	<p>Opposes high density housing on the outskirts of towns; suggests Council direct housing intensification closer to town centres and the amenities there. Reject Variation 1.</p>	Reject	Council must apply the MDRS in all relevant residential zones and has no discretion on where to apply it	No
V1 35.2	Elisabeth and Alphons Sanders	General	Oppose	<p>Opposes high density housing on the outskirts of towns; suggests Council direct housing intensification closer to town centres and the amenities there. Reject Variation 1.</p>	Reject	Council must apply the MDRS in all relevant residential zones and has no discretion on where to apply it	No
V1 36.1	Greg and Diane Lowe	General	Oppose	<p>Concerned about the potential for a three-storey building to be built on the north side of an existing house without approval from the residents/owners of the existing house. Three-storey houses should not be permitted on the north side of an existing residence, or only be allowed on the north side of an east/west street. Considers developers should pay compensation to the neighbouring owner(s) for the consequential reduction in property values, established by an independent property valuer. Amend Variation 1 to reflect submitter's submission.</p>	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes

V1 36.2	Greg and Diane Lowe	General	Oppose	Concerned about the potential for a three-storey building to be built on the north side of an existing house without approval from the residents/owners of the existing house. Three-storey houses should not be permitted on the north side of an existing residence, or only be allowed on the north side of an east/west street. Considers developers should pay compensation to the neighbouring owner(s) for the consequential reduction in property values, established by an independent property valuer. Amend Variation 1 to reflect submitter's submission.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 37.1	Nick and Cilla Taylor	General	Oppose	Supports the need to facilitate housing intensification to improve the sustainable use of resources and provide a range of housing types. Opposes Variation 1's blanket approach for housing intensification rezoning all General Residential Zone areas in Rangiora, Kaiapoi, Woodend, and Pegasus to Medium Density Residential Zone as this leaves housing intensification decisions with the market in a piecemeal manner and removes the ability of Council to direct the location. Notes that abundant analysis and experience in Aotearoa New Zealand show that housing intensification is best located considering the provision of supporting infrastructure such as public transport, roading, parking, three waters, commercial centres, recreation facilities, and greenspace. Considers Council needs to decide on housing intensification strategically, as provided for in the Proposed District Plan. Suggests use of a nuanced approach to intensification over time directed by District Plans, including assessment of proposals with public input. Decline Variation 1 and amend the provisions for intensification to have a more Specificstrategic direction.	Reject	Council must apply the MDRS in all relevant residential zones and has no discretion on where to apply it	No
V1 FS 18	FS Bellgrove Rangiora Ltd	General	Oppose		Reject		

V1 37.2	Nick and Cilla Taylor	General	Oppose	<p>Supports the need to facilitate housing intensification to improve the sustainable use of resources and provide a range of housing types.</p> <p>Opposes Variation 1's blanket approach for housing intensification rezoning all General Residential Zone areas in Rangiora, Kaiapoi, Woodend, and Pegasus to Medium Density Residential Zone as this leaves housing intensification decisions with the market in a piecemeal manner and removes the ability of Council to direct the location.</p> <p>Notes that abundant analysis and experience in Aotearoa New Zealand show that housing intensification is best located considering the provision of supporting infrastructure such as public transport, roading, parking, three waters, commercial centres, recreation facilities, and greenspace.</p> <p>Considers Council needs to decide on housing intensification strategically, as provided for in the Proposed District Plan.</p> <p>Suggests use of a nuanced approach to intensification over time directed by District Plans, including assessment of proposals with public input.</p> <p>Decline Variation 1 and amend the provisions for intensification to have a more Specificstrategic direction.</p>	Reject	Council must apply the MDRS in all relevant residential zones and has no discretion on where to apply it	No
V1 38.1	Gavin Court	General	Oppose	<p>Queried the effect of Variation 1 on subdivision requirements at community consultation session and was told by Council staff that subdivision consents would require the erection of dwellings before approval could be given. Seeks clarification on this as it does not appear to be a reasonable interpretation, or intention, of Variation 1.</p> <p>Seeks assurance from Council that the opinion given by the Council staff member detailed above was incorrect or misunderstood and that subdivisions can be undertaken without the erection of dwellings. It is reasonable to accept that any subdivision consent application should include an at least indicative illustration that the proposed lots can accommodate the dwelling design and location standards included in Schedule 3A of the Resource Management Act 1991.</p>	Accept in part	Subdivision consents do not require the erection of dwellings before approval can be given. For vacant sites, SUB-R2 requires that subdivision consents are accompanied by a land use application that demonstrates it is practical to construct as a permitted activity, or simply that it is practicable to construct a residential unit there according to the relevant built form standards and with no vacant lots.	No

V1 38.2	Gavin Court	Specific		Notes there is currently a continuous reserve or pathway around Lake Pegasus, except for the section north of the 'Good Home' restaurant and up to the main bridge. Seeks that a reserve area is protected to cover this gap, such as via a designation, or by excluding the area from the zone, or by covenant on the title (with owners' approval). Suggest consultation with the owners. Offers to supply sketches or photos if considered helpful. Secure reserve status of identified land [area of Lake Pegasus lake front reserve north of the 'Good Home' restaurant and up to the main bridge].	Reject	This land is currently zoned as a mixture of commercial and residential, and is owned by Templeton Investments Ltd, the primary developer of Pegasus	
V1 39.1	Foodstuffs South Island Ltd and Foodstuffs (South Island) Properties Ltd	CMUZ		<p>Generally supports the housing intensification provisions, and recognises the need for housing intensification to be located around commercial centres. Particularly interested in how Variation 1 affects New World Kaiapoi, New World Rangiora and Pak'n'Save. Rangiora properties as these properties partly adjoin Medium Density Residential Zone (MDRZ). Seeks appropriate recognition for commercial activities, such as supermarkets, and associated effects through the objectives and policies framework to ensure future compatibility between activities; particularly in terms of any effects on residential amenity for new MDRZ developments locating near commercial centres and existing commercial operations to avoid reverse sensitivity issues.</p> <p>Concerned that the intensification's increase in density, reduced setbacks, and removal of viewshaft minimums will increase surrounding resident's exposure to the effects of the commercial environment thus making existing, acceptable effects such as noise, light and traffic felt more significantly by newly exposed residents. Concerned that these changes were not anticipated when these areas were zoned for commercial activities and/or where commercial activities were established in commercial areas and existing lawfully established activities may find themselves in situations where breaches occur.</p> <p>Supports the management of zone interfaces and considers this should be managed from both directions to ensure that activities within differing zones are appropriate. Considers appropriate recognition for existing commercial activities, such as supermarkets, and their interaction with the MDRZ has not been properly evaluated in the Variation 1 Section 32 Report, or appropriately provided for in MDRZ provisions to ensure future compatibility. Considers MRZ-P1(4) does not reflect the location of medium-density living close to commercial centres and adjacent to supermarkets and other commercial activities.</p> <p>Supports the objectives and policies of Large Format Retail Zone, particularly LFRZ-O1(3) and LFRZ-P1, as they appropriately reflect the intensity and character of the retail development on the surrounding environment. Considers the MDRZ objectives and</p>	Probably reject	I understand the reverse sensitivity issue however reverse sensitivity on the commercial/residential boundary is not a matter which can easily be tested as a qualifying matter due to its subjectivity	No

				<p>policies are not similarly responsive to the effects of medium-density housing on the adjacent zones. Supermarkets have Specificoperational and functional requirements which include delivery vehicles movements and associated noise (including during night-time hours); large store sizes; generators and other specialised equipment; car park, signs and lighting to ensure the safety and security. Such operations were established in accordance with zone provisions and/or resource consent decisions, and in response to the receiving environment at the time. Providing for future compatibility of the residential zone - commercial zone interface now will manage expectations and reduce future monitoring and compliance costs.</p> <p>Notes that the National Policy Statement for Urban Development (NPS-UD) seeks well-functioning urban environments which includes the need to have or enable a variety of sites suitable for different business sectors. Policy 2 of the NPS-UD requires local authorities to provide at least sufficient development capacity to meet the expected demand for business land over the short, medium and long term that meets the demands of a variety of business sectors. Concerned that Variation 1 could have the unintended consequence of constraining the efficient use of business land.</p> <p>Considers there should be express recognition of the effects of residential intensification near existing commercial activities, and cannot be restricted and Opposed in future by new neighbouring MDRZ residents expecting an unrealistic amenity, e.g. "Where new residential activity in the MDRZ locates in close proximity to commercial centres and lawfully established commercial activities it is recognised that this may detract from amenity values appreciated by some people (due to hours of operation, noise, lighting, traffic from commercial activities) but this is not to be considered an adverse effect."</p> <p>Amend to include provisions which explicitly recognise the existing amenity effects of adjacent commercial activities to Medium Density Residential Zone (MDRZ); and any other amendments which ensure operational and functional needs of existing lawfully established activities are not hindered or constrained in future by new residential development in the MDRZ.</p> <p>Amend Variation 1 to reflect the matters raised in submission.</p>			
V1 FS 23	FS Kainga Ora	CMUZ	Oppose		Reject		

V1 39.2	Foodstuffs South Island Ltd and Foodstuffs (South Island) Properties Ltd	CMUZ		<p>Generally supports the housing intensification provisions, and recognises the need for housing intensification to be located around commercial centres. Particularly interested in how Variation 1 affects New World Kaiapoi, New World Rangiora and Pak'n'Save. Rangiora properties as these properties partly adjoin Medium Density Residential Zone (MDRZ). Seeks appropriate recognition for commercial activities, such as supermarkets, and associated effects through the objectives and policies framework to ensure future compatibility between activities; particularly in terms of any effects on residential amenity for new MDRZ developments locating near commercial centres and existing commercial operations to avoid reverse sensitivity issues.</p> <p>Concerned that the intensification's increase in density, reduced setbacks, and removal of viewshaft minimums will increase surrounding resident's exposure to the effects of the commercial environment thus making existing, acceptable effects such as noise, light and traffic felt more significantly by newly exposed residents. Concerned that these changes were not anticipated when these areas were zoned for commercial activities and/or where commercial activities were established in commercial areas and existing lawfully established activities may find themselves in situations where breaches occur.</p> <p>Supports the management of zone interfaces and considers this should be managed from both directions to ensure that activities within differing zones are appropriate. Considers appropriate recognition for existing commercial activities, such as supermarkets, and their interaction with the MDRZ has not been properly evaluated in the Variation 1 Section 32 Report, or appropriately provided for in MDRZ provisions to ensure future compatibility. Considers MRZ-P1(4) does not reflect the location of medium-density living close to commercial centres and adjacent to supermarkets and other commercial activities.</p> <p>Supports the objectives and policies of Large Format Retail Zone, particularly LFRZ-O1(3) and LFRZ-P1, as they appropriately reflect the intensity and character of the retail development on the surrounding environment. Considers the MDRZ objectives and policies are not similarly responsive to the effects of medium-density housing on the adjacent zones. Supermarkets have Specificoperational and functional requirements which include delivery vehicles movements and associated noise (including during night-time hours); large store sizes; generators and other specialised equipment; car park, signs and lighting to ensure the safety and security. Such operations were established in accordance with zone provisions and/or resource consent decisions, and in response to the receiving environment at the time. Providing for future compatibility of the residential zone - commercial zone interface now will manage expectations and reduce future monitoring and compliance costs.</p>	Probably reject	I understand the reverse sensitivity issue however reverse sensitivity on the commercial/residential boundary is not a matter which can easily be tested as a qualifying matter due to its subjectivity	No
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				<p>Notes that the National Policy Statement for Urban Development (NPS-UD) seeks well-functioning urban environments which includes the need to have or enable a variety of sites suitable for different business sectors. Policy 2 of the NPS-UD requires local authorities to provide at least sufficient development capacity to meet the expected demand for business land over the short, medium and long term that meets the demands of a variety of business sectors. Concerned that Variation 1 could have the unintended consequence of constraining the efficient use of business land.</p> <p>Considers there should be express recognition of the effects of residential intensification near existing commercial activities, and cannot be restricted and Opposed in future by new neighbouring MDRZ residents expecting an unrealistic amenity, e.g. "Where new residential activity in the MDRZ locates in close proximity to commercial centres and lawfully established commercial activities it is recognised that this may detract from amenity values appreciated by some people (due to hours of operation, noise, lighting, traffic from commercial activities) but this is not to be considered an adverse effect."</p> <p>Amend to include provisions which explicitly recognise the existing amenity effects of adjacent commercial activities to Medium Density Residential Zone (MDRZ); and any other amendments which ensure operational and functional needs of existing lawfully established activities are not hindered or constrained in future by new residential development in the MDRZ.</p> <p>Amend Variation 1 to reflect the matters raised in submission.</p>			
V1 FS 23	FS Kainga Ora		Oppose		Reject		

V1 39.3	Foodstuffs South Island Ltd and Foodstuffs (South Island) Properties Ltd	CMUZ		<p>Considers MRZ-P1(4) does not reflect the location of medium-density living close to commercial centres and adjacent to supermarkets and other commercial activities. Supports the management of zone interfaces and considers this should be managed from both directions to ensure that activities within differing zones are appropriate. Considers appropriate recognition for existing commercial activities, such as supermarkets, and their interaction with the MDRZ has not been properly evaluated in the Variation 1 Section 32 Report, or appropriately provided for in MDRZ provisions to ensure future compatibility.</p> <p>Supports the objectives and policies of Large Format Retail Zone, particularly LFRZ-O1(3) and LFRZ-P1, as they appropriately reflect the intensity and character of the retail development on the surrounding environment. Considers the MDRZ objectives and policies are not similarly responsive to the effects of medium-density housing on the adjacent zones. Supermarkets have Specificoperational and functional requirements which include delivery vehicles movements and associated noise (including during night-time hours); large store sizes; generators and other specialised equipment; car park, signs and lighting to ensure the safety and security. Such operations were established in accordance with zone provisions and/or resource consent decisions, and in response to the receiving environment at the time. Providing for future compatibility of the residential zone - commercial zone interface now will manage expectations and reduce future monitoring and compliance costs.</p> <p>Generally supports the housing intensification provisions, and recognises the need for housing intensification to be located around commercial centres. Particularly interested in how Variation 1 affects New World Kaiapoi, New World Rangiora and Pak'n'Save. Rangiora properties as these properties partly adjoin Medium Density Residential Zone (MDRZ). Seeks appropriate recognition for commercial activities, such as supermarkets, and associated effects through the objectives and policies framework to ensure future compatibility between activities; particularly in terms of any effects on residential amenity for new MDRZ developments locating near commercial centres and existing commercial operations to avoid reverse sensitivity issues.</p> <p>Concerned that the intensification's increase in density, reduced setbacks, and removal of viewshaft minimums will increase surrounding resident's exposure to the effects of the commercial environment thus making existing, acceptable effects such as noise, light and traffic felt more significantly by newly exposed residents. Concerned that these changes were not anticipated when these areas were zoned for commercial activities and/or where commercial activities were established in commercial areas and existing lawfully established activities may find</p>	Probably reject	I understand the reverse sensitivity issue however reverse sensitivity on the commercial/residential boundary is not a matter which can easily be tested as a qualifying matter due to its subjectivity	No
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				<p>themselves in situations where breaches occur.</p> <p>Notes that the National Policy Statement for Urban Development (NPS-UD) seeks well-functioning urban environments which includes the need to have or enable a variety of sites suitable for different business sectors. Policy 2 of the NPS-UD requires local authorities to provide at least sufficient development capacity to meet the expected demand for business land over the short, medium and long term that meets the demands of a variety of business sectors. Concerned that Variation 1 could have the unintended consequence of constraining the efficient use of business land.</p> <p>Considers there should be express recognition of the effects of residential intensification near existing commercial activities, and cannot be restricted and Opposed in future by new neighbouring MDRZ residents expecting an unrealistic amenity, e.g. "Where new residential activity in the MDRZ locates in close proximity to commercial centres and lawfully established commercial activities it is recognised that this may detract from amenity values appreciated by some people (due to hours of operation, noise, lighting, traffic from commercial activities) but this is not to be considered an adverse effect."</p> <p>Amend to include provisions which explicitly recognise the existing amenity effects of adjacent commercial activities to Medium Density Residential Zone (MDRZ); and any other amendments which ensure operational and functional needs of existing lawfully established activities are not hindered or constrained in future by new residential development in the MDRZ.</p> <p>Amend Variation 1 to reflect the matters raised in submission.</p>			
V1 FS 23	FS Kainga Ora		Oppose		Reject		
V1 4.1	Phil Harbison	Specific	Oppose	Opposes multiple high rise buildings in this location [Hills St, Kaiapoi], which may result in outcomes like the 'projects' seen in European communities. Prefers existing small community. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 4.2	Phil Harbison	Specific	Oppose	Opposes multiple high rise buildings in this location [Hills St, Kaiapoi], which may result in outcomes like the 'projects' seen in European communities. Prefers existing small community. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 4.3	Phil Harbison	Specific	Oppose	Opposes multiple high rise buildings in this location [Hills St, Kaiapoi], which may result in outcomes like the 'projects' seen in European communities. Prefers existing small community. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 4.4	Phil Harbison	Specific	Oppose	Opposes multiple high rise buildings in this location [Hills St, Kaiapoi], which may result in outcomes like the 'projects' seen in European communities. Prefers existing small community. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes

V1 41.1	Julie Power	Woodend	Oppose	<p>This new proposal conflicts with Pegasus Town Covenants which are supposed to protect Pegasus residents from this very thing. Submitter built in Pegasus with confidence that they would be protected by the covenants. If the developers do not enforce them it falls to the private individual to do so which is expensive, time consuming and stressful. New developers and existing landowners could end up in legal battles, and going to arbitration can be a very lengthy and costly process. Covenants are legally binding and Courts in NZ have an obligation to enforce if bought before them. All could be avoided if the Council objects to the governments ruling on these grounds. Statistics NZ describe Pegasus as a small urban area. The population at the 2018 census was 2,637. This new proposal was intended for areas of over 5000 or more as at 2018 census. Questions why Pegasus was included together with Ravenswood and Woodend and thinks Pegasus should be excluded. The medium density residential standards will enable up to three houses up to 3 storeys high, per site for a potential of 12 plus people and cars. Questions where they will park in the narrow streets of Pegasus. There is an abundance of land in the South Island which could be designed for this proposal.</p> <ol style="list-style-type: none"> 1. Reject the governments Housing Intensification MDRS rules. 2. Eliminate Pegasus from this Variation 1:Housing Intensification. 	Reject	<p>Council must apply the MDRS to all relevant residential zones, rather than the specific zones requested by the submitter. Council has no discretion as to the zones to which it applies.</p> <p>Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre. However, I note that that MDRS provisions do not override covenants.</p>	No
V1 FS 20	FS Woodend-Sefton Community Board	Woodend	Support		Reject		

V1 41.2	Julie Power	Woodend	Oppose	<p>This new proposal conflicts with Pegasus Town Covenants which are supposed to protect Pegasus residents from this very thing. Submitter built in Pegasus with confidence that they would be protected by the covenants. If the developers do not enforce them it falls to the private individual to do so which is expensive, time consuming and stressful. New developers and existing landowners could end up in legal battles, and going to arbitration can be a very lengthy and costly process. Covenants are legally binding and Courts in NZ have an obligation to enforce if bought before them. All could be avoided if the Council objects to the governments ruling on these grounds. Statistics NZ describe Pegasus as a small urban area. The population at the 2018 census was 2,637. This new proposal was intended for areas of over 5000 or more as at 2018 census. Questions why Pegasus was included together with Ravenswood and Woodend and thinks Pegasus should be excluded. The medium density residential standards will enable up to three houses up to 3 storeys high, per site for a potential of 12 plus people and cars. Questions where they will park in the narrow streets of Pegasus. There is an abundance of land in the South Island which could be designed for this proposal.</p> <ol style="list-style-type: none"> 1. Reject the governments Housing Intensification MDRS rules. 2. Eliminate Pegasus from this Variation 1: Housing Intensification. 	Reject	<p>Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies. Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre. However, I note that that MDRS provisions do not override covenants.</p>	No
V1 41.3	Julie Power	Woodend	Oppose	<p>The medium density residential standards will enable up to three houses up to 3 storeys high, per site for a potential of 12 plus people and cars. Questions where they will park in the narrow streets of Pegasus.</p> <ol style="list-style-type: none"> 1. Reject the governments Housing Intensification MDRS rules. 2. Eliminate Pegasus from this Variation 1:Housing Intensification. 	Reject	<p>Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies. Ravenswood, Woodend, and Pegasus have been included as a single residential area within Variation 1 as a requirement of Map A, Canterbury Regional Policy Statement, which defines that area as an urban area with a single Key Activity Centre. However, I note that that MDRS provisions do not override covenants.</p>	No

V1 42.1	Transpower New Zealand Ltd	Qualifying	Amend	<p>Generally supports introductory text that sets out qualifying matters.</p> <p>Considers the reasoning in Table RSL-1 does not make it clear how reducing minimum lot sizes will protect the National Grid. Considers it is unclear why National Grid subdivision corridor is a qualifying matter, and the National Grid Yard is not. The Medium Density Residential Standards allows intensification that may not require subdivision. The National Grid Yard must be included to manage land use in order to apply the National Grid as a qualifying matter and give effect to the National Policy Statement on Electricity Transmission (NPSET).</p> <p>Seeks amendments to Table RSL-1 to better reflect the rule and policy framework direction, including the NPSET and Canterbury Regional Policy Statement.</p> <p>Notes intensification within the National Grid's vicinity could significantly affect Transpower's ability to operate, maintain, upgrade, and develop the National Grid.</p> <p>Notes significance of NPSET in ensuring recognition of the benefits of electricity transmission, while both managing effects both on, and from, the National Grid.</p> <p>Notes the only area where National Grid assets traverse an intensification area is in north-west Rangiora.</p> <p>Seeks amendments to ensure that the nationally consistent rule framework for land use activities addressed within the National Grid Yard provisions are explicitly set out as part of the National Grid qualifying matter to give effect to higher order policy and establish a clear and appropriate expectation of future land use in the vicinity of the National Grid.</p> <p>Amend Table RSL-1 as follows:</p> <p>Qualifying matter and area - Electricity - National grid transmission lines National Grid transmission lines within Medium Density Residential Zone in north-west Rangiora). As mapped in qualifying matter, National Grid Subdivision Corridor and National Grid Yard</p> <p>Reasoning Identifies the location of nationally significant Electricity Distribution transmission Lines within the Medium Density Residential Zones, and avoids potential effects of subdivision and development on the ability to safely and efficiently operate, maintain, develop and upgrade the National Grid. by imposing minimum setbacks and reducing minimum allotment size ensures the safe or efficient operation of nationally significant infrastructure.</p>	Accept in part	Agree that the explanation for the National Grid subdivision corridor qualifying matter should be improved and this should also be extended to land use as well. Intended to be a matter of design to implement the corridor and ensure separation between lines and people. The definition of National Grid Yard isn't used as this is wider than just the intersection with the MRZ.	Yes
V1 FS 10	FS KiwiRail	Qualifying	Support		Accept		
V1 FS 23	FS Kainga Ora	Qualifying	Oppose		Reject		
V1 42.10	Transpower New Zealand Ltd	Specific	Support	<p>Supports MRZ-O1 noting it reflects that required under Schedule 3A Part 1(6)(2) of the Resource Management Act 1991.</p> <p>Retain MRZ-O1 as notified.</p>	Accept	No changes proposed as a result of this submission	No

V1 42.11	Transpower New Zealand Ltd	Specific	Amend	Notes that within the Medium Density Residential Activity Area, qualifying matter areas may limit the amount of permitted medium density development possible. Supports MRZ-P1's direction, and notes it reflects Schedule 3A, Part 1, Clause (6)(2)(a) of the Resource Management Act 1991, however requests reference to qualifying matter areas as they directly influence capacity for intensification. Amend MRZ-P1: MRZ-P1 Housing types Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter area provisions.	Accept in part	MRZ-O1 has been recommended to be amended to reference qualifying matters	Yes
V1 FS 15	FS Christchurch International Airport Limited	Specific	Support		Accept		
V1 FS 23	FS Kainga Ora	Specific	Oppose		Reject		
V1 42.12	Transpower New Zealand Ltd	Specific	Support	Supports MRZ-P2, noting it meets requirements under Schedule 3A Part 1(6)(2) of the Resource Management Act 1991. Retain MRZ-P2 as notified.	Accept	No changes proposed as a result of this submission	No
V1 42.13	Transpower New Zealand Ltd	Specific	Oppose	Opposes MRZ-R1 to the extent that the immediate legal effect is not limited to situations where qualifying matters do not apply. This may result in situations where the alteration of a residential building breaches rules relating to the National Grid Yard. Amend MRZ-R1: "This rule shall have immediate legal effect in relation to residential activities if no qualifying matter applies."	Reject	Understand Transpower's concern but Variation 1 provisions have immediate legal effect except where qualifying matters apply.	No
V1 42.14	Transpower New Zealand Ltd	Specific	Support	Supports clear direction in MRZ-R2 that it does not have immediate legal effect where qualifying matters apply. Retain MRZ-R2 as notified.	Accept	No changes proposed as a result of this submission	No
V1 42.15	Transpower New Zealand Ltd	Specific	Support	Supports MRZ-BFS1 as it provides clear direction that it does not have immediate legal effect where qualifying matters apply. Retain the direction regarding legal effect in MRZ-BFS1 as notified.	Accept	No changes proposed as a result of this submission	No
V1 42.16	Transpower New Zealand Ltd	Specific	Support	Supports MRZ-BFS2 as it provides clear direction that it does not have immediate legal effect where qualifying matters apply. Retain the direction regarding legal effect in MRZ-BFS2 as notified.	Accept	No changes proposed as a result of this submission	No

V1 42.17	Transpower New Zealand Ltd	Specific	Support	Supports MRZ-BFS4 as it provides clear direction that it does not have immediate legal effect where qualifying matters apply. Retain the direction regarding legal effect in MRZ-BFS4 as notified.	Accept	No changes proposed as a result of this submission	No
V1 42.18	Transpower New Zealand Ltd	Specific	Support	Supports MRZ-BFS4 as it provides clear direction that it does not have immediate legal effect where qualifying matters apply. Retain the direction regarding legal effect in MRZ-BFS4 as notified.	Accept	No changes proposed as a result of this submission	No
V1 42.19	Transpower New Zealand Ltd	Specific	Support	Supports MRZ-BFS7 as it provides clear direction that it does not have immediate legal effect where qualifying matters apply. Retain the direction regarding legal effect in MRZ-BFS7 as notified.	Accept	No changes proposed as a result of this submission	No
V1 42.2	Transpower New Zealand Ltd	Specific	Oppose	Opposes lack of restrictions relating to structures and activities in the National Grid Yard. Seeks addition of definition of 'National Grid Yard' to improve clarity regarding this qualifying matter. Insert a definition of "NATIONAL GRID YARD": "means: a. the area located 12m in any direction from the outer visible edge of a foundation of a National Grid support structure; b. the area located 10m either side of the centreline of an overhead 66kV National Grid transmission line; c. the area located 12m either side of the centreline of any overhead 220kV or 350kV National Grid transmission line."	Reject	The proposed qualifying matter - national grid subdivision corridor is the equivalent of the national grid yard in respect of the medium density residential zone. This applies to the 220kV lines on the northwest of Rangiora. The 350kV DC and 66kV AC lines are well outside the MRZ (in GIZ, RURZ, and RLZ) and the PDP provisions for the National Grid Yard will cover this matter	No
V1 FS 10	FS KiwiRail	Specific	Support		Reject		
V1 FS 23	FS Kainga Ora	Specific	Oppose		Accept		
V1 42.20	Transpower New Zealand Ltd	Specific	Support	Supports MRZ-BFS9 as it provides clear direction that it does not have immediate legal effect where qualifying matters apply. Retain the direction regarding legal effect in MRZ-BFS9 as notified.	Accept	No changes proposed as a result of this submission	No
V1 42.21	Transpower New Zealand Ltd	Specific	Support	Supports MRZ-BFS10 as it provides clear direction that it does not have immediate legal effect where qualifying matters apply. Retain the direction regarding legal effect in MRZ-BFS10 as notified.	Accept	No changes proposed as a result of this submission	No

V1 42.22	Transpower New Zealand Ltd	Specific	Support	Supports MRZ-BFS11 as it provides clear direction that it does not have immediate legal effect where qualifying matters apply. Retain the direction regarding legal effect in MRZ-BFS11 as notified.	Accept	No changes proposed as a result of this submission	No
V1 42.23	Transpower New Zealand Ltd	Specific	Support	Supports MRZ-BFS11 as it provides clear direction that it does not have immediate legal effect where qualifying matters apply. Retain the direction regarding legal effect in MRZ-BFS11 as notified.	Accept	No changes proposed as a result of this submission	No
V1 42.24	Transpower New Zealand Ltd	Qualifying	Support	Supports the Variation 1 Section 32 report's precautionary approach of including the 39m setback. Generally supports the Section 32 report's analysis of the National Grid as a qualifying matter. Not specified.	Accept	No changes proposed as a result of this submission	No
V1 FS 23	FS Kainga Ora	Qualifying	Oppose		Reject		
V1 42.25	Transpower New Zealand Ltd	General	Support	Neutral on extent of the zones and development areas as notified. Suggests that if the extent of the areas be amended within the vicinity of the National Grid, the provisions that manage effects on the National Grid, subject to amendments sought by submitter, are similarly extended to new zones or development areas. Not specified.	Accept	No changes proposed as a result of this submission	No
V1 42.3	Transpower New Zealand Ltd	Qualifying	Amend	Supports the inclusion of 'National Grid subdivision corridor' definition as it provides for the National Grid as a qualifying matter, however seeks minor amendments to improve clarity. Amend 'National Grid subdivision corridor' definition: "a. the area 32m either side of the centreline of an above ground 66kV transmission lines on towers (including tubular steel towerspoles where these replace steel lattice towers); b. the area 37m either side of the centreline of an above ground 220kV transmissions line; c. the area 39m either side of the centreline of an above ground 350kV transmission line."	Reject	The proposed qualifying matter - national grid subdivision corridor is the equivalent of the national grid yard in respect of the medium density residential zone. This applies to the 220kV lines on the northwest of Rangiora. The 350kV DC and 66kV AC lines are well outside the MRZ (in GIZ, RURZ, and RLZ) and the PDP provisions for the National Grid Yard will cover this matter	No
V1 42.4	Transpower New Zealand Ltd	Qualifying	Amend	Supports the inclusion of the 'Qualifying Matters' definition, however seeks additional clarity through a cross reference and hyperlink to Table RSL-1. Amend the 'Qualifying Matters' definition: "QUALIFYING MATTERS' means a matter referred to in section 771 or 770 of the RMA^1^and includes the matters set out in Table RSL-1."	Accept in part	Amendments are proposed to improve the clarity of how the plan implements qualifying matters	Yes

V1 42.5	Transpower New Zealand Ltd	Specific	Support	Supports SD-O2, particularly its recognition of wellbeing and health and safety. Notes SD-O2 is required by Section 3A. Retain SD-O2 as notified.	Accept	No changes proposed as a result of this submission	No
V1 42.6	Transpower New Zealand Ltd	Qualifying	Oppose	<p>Opposes lack of inclusion of restrictions that relate to structures and activities in the National Grid Yard. Seeks inclusion of new provisions to provide clarity that land use is also managed as a qualifying matter in the National Grid Yard.</p> <p>Amend the 'Activity Rules - Managing effects of activities and development on the National Grid':</p> <p>EI-R51 Activities and development (other than earthworks) within a National Grid Yard</p> <p>Qualifying matter – National Grid Yard</p> <p>status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the activity is not a sensitive activity; 2. buildings or structures comply with NZECP34: 2001 and are: <ol style="list-style-type: none"> a. for a network utility; or b. a fence not exceeding 2.5m in height above ground level; or c. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the building or structure; 3. A building or structure provided for by (2)(a) to (c) must: <ol style="list-style-type: none"> a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities; b. not permanently obstruct existing vehicle access to a National Grid support structure; c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6 metres from the outer visible edge of a foundation of a National Grid support structure <p>Activity status when compliance not achieved: NC</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	Reject	Rule EI-R51 is outside of scope of Variation 1, but this matter may have been addressed through hearing 5	No
V1 FS 23	FS Kainga Ora	Qualifying	Oppose		Accept		

V1 42.7	Transpower New Zealand Ltd	Specific	Amend	<p>Generally supports SUB-R6. Seeks amendment to align Proposed District Plan provisions in respect of notification (notes Clause 5 (Part 1) of Schedule 3A does not apply).</p> <p>Amend SUB-R6: Qualifying matter - Nnational Ggrid subdivision corridor</p> <p>....</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly and limited notified but may be limited notified only to Transpower New Zealand Limited, where the consent authority considers this is required, absent its written approval.</p>	Reject	<p>Clause 5(1) precludes public notification for the construction and use of 1,2,3 residential units that do not comply with 1 or more of the density standards (except the clause 10 limitation on more than 3 units), and precludes public and limited notification of an application for 4 or more residential units if they comply with the density standards, and (3) precludes public and limited notification for subdivision resource consent if it is associated with the land use activity in (1), and (2). SUB R6 does not specify the number of units, so would apply to all types of units (i.e more than 3), therefore I consider that that restriction on notification in (2), and (3) applies and due to the specificity of the legislation I cannot align the IPI and PDP provisions. Theoretically the Transpower relief could apply for applications for 1,2,3 or three units, but not for the subdivision component. I accept that this part of the legislation is complex and contrary in how it puts a higher notification requirement on activities with lesser effect. The panel could be minded to align the notification clauses however I do not believe the legislation allows for this.</p>	No
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V1 42.8	Transpower New Zealand Ltd	Qualifying	Oppose	Opposes the 200m2 minimum allotment size for the National Grid Subdivision Corridor qualifying matter as there is no rationale for how this gives effect to the National Policy Statement on Electricity Transmission and Canterbury Regional Policy Statement, or for how it provides a matter of national significance and ensures the safe or efficient operation of nationally significant infrastructure. Amend minimum allotment size that applies to the National Grid Subdivision Corridor qualifying matter to reflect the minimum area in the Proposed District Plan.	Reject	200m2 is the minimum allotment size in the proposed District Plan - in the notified medium density residential zone prior to Variation 1, and Transpower have asked for the minimum to apply, which is what Variation 1 applies.	No
V1 FS 23	FS Kainga Ora	Qualifying	Oppose		Accept		
V1 42.9	Transpower New Zealand Ltd	Qualifying	Support	Supports RESZ-P15 as it recognises qualifying matters. Notes it reflects that required under Schedule 3A Part 1(6)(2) of the Resource Management Act 1991. Retain RESZ-P15 as notified.	Accept	No changes proposed as a result of this submission	No
V1 43.5	Momentum Land Ltd	Qualifying	Amend	Seek that the natural hazards qualifying matter does not apply to any land parcels subject to this submission on the basis that ground levels will be raised to mitigate flood risk. Amend the natural hazards qualifying matter so that upon rezoning the land parcels to Medium Density Residential, the natural hazards qualifying matter does not apply to the parcels.	Reject	A qualifying matter under Variation 1 cannot anticipate or rely on future works on a site to mitigate natural hazards ahead of those works having occurred. If ground levels are raised then the floor level certificate process would pick this up and ensure that addition floor levels were not required.	No
V1 45.1	Martin Pinkham	General	Amend	Generally support the provisions but is concerned that the definition of a Site is unclear and that the proposed Rules will apply to small individual sites whereas the objective of the NPS-UD was to increase density over a wider area. The proposed Objectives, Policies and Rules do not adequately address the need for integrated, safe and efficient Urban Design objectives to be achieved. Amend the Objectives, Policies and Rules to have the required densities be achieved over a wide area, not just at an individual lot level. That proposed developments meet integrated, safe and efficient Urban Design objectives.	Reject	The MDRS, and objectives and policies apply on a site-Specificbasis. The outcomes are specified for an area, but apply to all sites within a relevant residential zone.	No

V1 46.1	Waka Kotahi NZ Transport Agency	General	General	<p>Waka Kotahi is generally supportive of the proposed changes and provisions put forward by the Council. While the Council has raised the height standards with the centre zones so that they are commensurate with the 11m height limit in the MDRS, the Council has also stated that they consider a walkable catchment to be those areas within 800m of a centre zone. However, there is no intermediate height allowance or change in zoning proposed, surrounding those town, local or neighbourhood centre zones. In Waimakariri, the Proposed District Plan should enable a greater intensity of development within walking distance of a town centre in particular, as currently it is proposed to drop from a 6-storey limit (if mixed use development is proposed), to a 3-storey limit within the Medium Density Residential Zone. Waka Kotahi have reviewed the relevant proposed objectives and policies and consider that they appropriately provide for the character of the development anticipated in the zone, as Opposed to retaining the existing character of a residential zone. Waka Kotahi seeks further evidence on why a 6m setback for new buildings on sites bordering a strategic or arterial road (state highways) is considered a qualifying matter and why this setback is more appropriate than the required 1.5m standard. Waka Kotahi does not have an accepted setback, rather, requires any sensitive activity located within 100m of the state highway to be designed and constructed to achieve adequate noise standards. In NOISE-R16, increase the area in which sensitive activities are required to be adequately designed and constructed to the relevant noise standards to address reverse sensitivity, from 80m to 100m. Waka Kotahi consider that if the noise standards requested through the Proposed District Plan submission are accepted then there will be appropriate standards in place to manage the potential health effects on any residents in proximity of the state highway and located within a residential area proposed to be up zoned. Through the Proposed District Plan submission period, Waka Kotahi requested that further consideration be given to increasing the area zoned Medium Density Residential. Variation 1 has provided for this density such that Waka Kotahi consider that their request through the Proposed District Plan submission process has been met. There are adequate ODPs in place such that transportation requirements including cycle/shared path connections are appropriately provided for. Waka Kotahi supports the use of financial contributions as a financial tool to contribute towards public realm improvement projects, and seeks that consideration be given to initiatives and/or infrastructure that supports mode shift.</p> <p>Consider an increased height limit to be included immediately surrounding a town centre zone, to better provide for denser residential development within a walkable catchment, for example, at least 4 storeys. This could be stepped down as the walking catchment extends further out from the town</p>	Reject	Not all strategic and arterial roads are state highways, although some are. The standard setback in GRZ-BFS5 for new buildings other than garages on all roads is 2m (not 1.5m as stated), except for the strategic and arterial roads which require a 6m setback. The IPI does not provide scope to amend NOISE-R16	No
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				centre. Retain the proposed objectives and policies. Provide further evidence on why a 6m setback for new buildings on sites bordering a strategic or arterial road (state highways) is considered a qualifying matter and why this setback is more appropriate than the required 1.5m standard. Increase the area in which sensitive activities adjacent to strategic and arterial roads are required to be adequately designed and constructed to the relevant noise standards to address reverse sensitivity, from 80m to 100m. Retain the increase in the area zoned Medium Density Residential in the North-East Development Area and South-West Development Area of Rangiora as provided for through Variation 1. Use financial contributions to contribute towards public realm improvement projects, and initiatives and/or infrastructure that supports transport mode shift.			
V1 FS 10	FS KiwiRail	General	Oppose		Accept		
V1 FS 18	FS Bellgrove Rangiora Ltd	General	Support		Reject		
V1 FS 19	FS R J Paterson Family Trust	General	Allow in part		Reject		
V1 FS 23	FS Kainga Ora	General	Support		Reject		
V1 46.10	Waka Kotahi NZ Transport Agency	Qualifying	Amend	Waka Kotahi seeks further evidence on why a 6m setback for new buildings on sites bordering a strategic or arterial road (state highways) is considered a qualifying matter and why this setback is more appropriate than the required 1.5m standard. Waka Kotahi does not have an accepted setback, rather, requires any sensitive activity located within 100m of the state highway to be designed and constructed to achieve adequate noise standards. Provide further evidence on why a 6m setback for new buildings on sites bordering a strategic or arterial road (state highways) is considered a qualifying matter and why this setback is more appropriate than the required 1.5m standard.	Reject	Not all strategic and arterial roads are state highways, although some are. The standard setback in GRZ-BFS5 for new buildings other than garages on all roads is 2m (not 1.5m as stated), except for the strategic and arterial roads which require a 6m setback. The IPI does not provide scope to amend NOISE-R16	No

V1 46.11	Waka Kotahi NZ Transport Agency	General	Amend	<p>In NOISE-R16, increase the area in which sensitive activities are required to be adequately designed and constructed to the relevant noise standards to address reverse sensitivity, from 80m to 100m. Waka Kotahi consider that if the noise standards requested through the Proposed District Plan submission are accepted then there will be appropriate standards in place to manage the potential health effects on any residents in proximity of the state highway and located within a residential area proposed to be up zoned.</p> <p>In NOISE-R16, increase the area in which sensitive activities adjacent to strategic and arterial roads are required to be adequately designed and constructed to the relevant noise standards to address reverse sensitivity, from 80m to 100m.</p>	Reject	Not all strategic and arterial roads are state highways, although some are. The standard setback in GRZ-BFS5 for new buildings other than garages on all roads is 2m (not 1.5m as stated), except for the strategic and arterial roads which require a 6m setback. The sunlight and shading qualifying matter applies evenly across the district as sunlight falls equally on the flat terrain of the district. The IPI does not provide scope to amend NOISE-R16	No
V1 FS 23	FS Kainga Ora	General	Support		Reject		
V1 46.12	Waka Kotahi NZ Transport Agency	General	Support	<p>Through the Proposed District Plan submission period, Waka Kotahi requested that further consideration be given to increasing the area zoned Medium Density Residential in North-East Development Area (Rangiora). Variation 1 has provided for this density such that Waka Kotahi consider that their request through the Proposed District Plan submission process has been met. There are adequate ODPs in place such that transportation requirements including cycle/shared path connections are appropriately provided for.</p> <p>Retain the increase in the area zoned Medium Density Residential in the North-East Development Area of Rangiora as provided for through Variation 1.</p>	Accept	No changes proposed as a result of this submission	No
V1 46.13	Waka Kotahi NZ Transport Agency	General	Support	<p>Through the Proposed District Plan submission period, Waka Kotahi requested that further consideration be given to increasing the area zoned Medium Density Residential in South-West Development Area (Rangiora). Variation 1 has provided for this density such that Waka Kotahi consider that their request through the Proposed District Plan submission process has been met. There are adequate ODPs in place such that transportation requirements including cycle/shared path connections are appropriately provided for.</p> <p>Retain the increase in the area zoned Medium Density Residential in the South-West Development Area of Rangiora as provided for through Variation 1.</p>	Accept	No changes proposed as a result of this submission	No

V1 46.14	Waka Kotahi NZ Transport Agency	General	Support	Waka Kotahi supports the use of financial contributions as a financial tool to contribute towards public realm improvement projects, and seeks that consideration be given to initiatives and/or infrastructure that supports mode shift. Use financial contributions to contribute towards public realm improvement projects, and initiatives and/or infrastructure that supports transport mode shift.	Accept	No changes proposed as a result of this submission, but noting that this may be in better scope of Variation 2	No
V1 46.2	Waka Kotahi NZ Transport Agency	Qualifying	Amend	While the Council has raised the height standards with the centre zones so that they are commensurate with the 11m height limit in the MDRS, the Council has also stated that they consider a walkable catchment to be those areas within 800m of a centre zone. However, there is no intermediate height allowance or change in zoning proposed, surrounding those town, local or neighbourhood centre zones. In Waimakariri, the Proposed District Plan should enable a greater intensity of development within walking distance of a town centre in particular, as currently it is proposed to drop from a 6-storey limit (if mixed use development is proposed), to a 3-storey limit within the Medium Density Residential Zone. Consider an increased height limit to be included immediately surrounding a town centre zone, to better provide for denser residential development within a walkable catchment, for example, at least 4 storeys. This could be stepped down as the walking catchment extends further out from the town centre.	Reject	The sunlight and shading qualifying matter applies evenly across the district as sunlight falls equally on the flat terrain of the district.	No
V1 FS 10	FS KiwiRail	Qualifying	Support		Reject		
V1 46.3	Waka Kotahi NZ Transport Agency	Qualifying	Amend	While the Council has raised the height standards with the centre zones so that they are commensurate with the 11m height limit in the MDRS, the Council has also stated that they consider a walkable catchment to be those areas within 800m of a centre zone. However, there is no intermediate height allowance or change in zoning proposed, surrounding those town, local or neighbourhood centre zones. In Waimakariri, the Proposed District Plan should enable a greater intensity of development within walking distance of a town centre in particular, as currently it is proposed to drop from a 6-storey limit (if mixed use development is proposed), to a 3-storey limit within the Medium Density Residential Zone. Consider an increased height limit to be included immediately surrounding a town centre zone, to better provide for denser residential development within a walkable catchment, for example, at least 4 storeys. This could be stepped down as the walking catchment extends further out from the town centre.	Reject	The sunlight and shading qualifying matter applies evenly across the district as sunlight falls equally on the flat terrain of the district.	No

V1 46.4	Waka Kotahi NZ Transport Agency	Qualifying	Amend	<p>While the Council has raised the height standards with the centre zones so that they are commensurate with the 11m height limit in the MDRS, the Council has also stated that they consider a walkable catchment to be those areas within 800m of a centre zone. However, there is no intermediate height allowance or change in zoning proposed, surrounding those town, local or neighbourhood centre zones. In Waimakariri, the Proposed District Plan should enable a greater intensity of development within walking distance of a town centre in particular, as currently it is proposed to drop from a 6-storey limit (if mixed use development is proposed), to a 3-storey limit within the Medium Density Residential Zone.</p> <p>Consider an increased height limit to be included immediately surrounding a town centre zone, to better provide for denser residential development within a walkable catchment, for example, at least 4 storeys. This could be stepped down as the walking catchment extends further out from the town centre.</p>	Reject	The sunlight and shading qualifying matter applies evenly across the district as sunlight falls equally on the flat terrain of the district.	No
V1 46.5	Waka Kotahi NZ Transport Agency	Qualifying	Amend	<p>While the Council has raised the height standards with the centre zones so that they are commensurate with the 11m height limit in the MDRS, the Council has also stated that they consider a walkable catchment to be those areas within 800m of a centre zone. However, there is no intermediate height allowance or change in zoning proposed, surrounding those town, local or neighbourhood centre zones. In Waimakariri, the Proposed District Plan should enable a greater intensity of development within walking distance of a town centre in particular, as currently it is proposed to drop from a 6-storey limit (if mixed use development is proposed), to a 3-storey limit within the Medium Density Residential Zone.</p> <p>Consider an increased height limit to be included immediately surrounding a town centre zone, to better provide for denser residential development within a walkable catchment, for example, at least 4 storeys. This could be stepped down as the walking catchment extends further out from the town centre.</p>	Reject	The sunlight and shading qualifying matter applies evenly across the district as sunlight falls equally on the flat terrain of the district.	No
V1 FS 15	FS Christchurch International Airport Limited	Qualifying	Not stated		Not stated		
V1 46.6	Waka Kotahi NZ Transport Agency	General	Support	<p>Waka Kotahi have reviewed the relevant proposed objectives and policies and consider that they appropriately provide for the character of the development anticipated in the zone, as opposed to retaining the existing character of a residential zone. Retain the proposed objectives and policies.</p>	Accept	No changes proposed as a result of this submission	No

V1 46.7	Waka Kotahi NZ Transport Agency	General	Support	Waka Kotahi have reviewed the relevant proposed objectives and policies and consider that they appropriately provide for the character of the development anticipated in the zone, as opposed to retaining the existing character of a residential zone. Retain the proposed objectives and policies.	Accept	No changes proposed as a result of this submission	No
V1 46.8	Waka Kotahi NZ Transport Agency	General	Support	Waka Kotahi have reviewed the relevant proposed objectives and policies and consider that they appropriately provide for the character of the development anticipated in the zone, as opposed to retaining the existing character of a residential zone. Retain the proposed objectives and policies.	Accept	No changes proposed as a result of this submission	No
V1 46.9	Waka Kotahi NZ Transport Agency	Specific	Support	Waka Kotahi have reviewed the relevant proposed objectives and policies and consider that they appropriately provide for the character of the development anticipated in the zone, in particular proposed RESZ-P15, as opposed to retaining the existing character of a residential zone. Retain the proposed objectives and policies, in particular proposed RESZ-P15.	Accept	No changes proposed as a result of this submission	No
V1 47.1	Waimakariri District Council	General	Amend	<p>Variation 1 was a mandatory direction from Central Government to incorporate the required medium density residential standards from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act. Council records that it is currently underway with a proposed district plan that it considers responded to the housing capacity challenges that the Act sought to address.</p> <p>Because of the complexities of incorporating the Act and medium density residential standards into the notified Proposed District Plan, the Council proposes to submit on Variation 1, in order to signal and obtain scope for changes that might be needed to provisions.</p> <p>Council seeks to provide submissions on suggested pathways and issues involved with integrating this plan variation into the proposed district plan as required by law.</p> <p>The points of this submission can be broadly themed into the following categories:</p> <p>a. Drafting and linking matters – where drafting can be amended to improve the consistency and linkages and usability without changing the intent of anything that already has immediate legal effect.</p> <p>b. Consequential amendments – where minor changes to the content of the variation which are outside the scope of the RMA's Clause 16 minor amendments and s80H 'identifying mark-up'.</p> <p>c. Other amendments - where planning concepts and issues of implementation have emerged following notification and which may require changes.</p> <p>The Council seeks that Variation 1 be amended as set out in Table</p>	Accept in part	No changes proposed as a result of this submission	No

				1 of the submission.			
V1 47.10	Waimakariri District Council	General	Amend	<p>The linkage between qualifying matters and the rules that make them operational need to be improved to ensure they are fully effective.</p> <p>Some existing or new qualifying matters may need to be linked to rules and standards as decisions are made.</p> <p>Qualifying matters may require both subdivision and land-use rules to make them operational, and not all qualifying matters have linkages or references to both types of rule.</p> <p>Link qualifying matters where listed directly to maps (noting that existing qualifying area maps may need changes in how they display).</p> <p>Consequential linkages or amendments required to give effect to relief sought.</p>	Accept	Amendments are proposed to improve the clarity of how the plan implements qualifying matters	Yes

V1 47.11	Waimakariri District Council	Qualifying	Amend	Table RSL-1 lists the currently proposed qualifying matters – places and areas where the MDRS may not apply or be restricted in its application - that apply across the District. However it could be improved by outlining the exact nature of the qualifying matter in spatial extent and reasoning. Amend Table RSL-1 to directly explain the area, nature and extent of qualifying matters. Link Table RSL-1 to the relevant qualifying layers on map, noting that this may require improvements to the map display (but not content). Consequential linkages or amendments required to give effect to relief sought.	Accept	Amendments are proposed to improve the clarity of how the plan implements qualifying matters	Yes
V1 FS 2	FS Transpower	Qualifying	Support		Accept		
V1 47.12	Waimakariri District Council	General	Amend	It is not clear how to treat garages and other non-living accommodation parts of a building under the MDRS. The Proposed District Plan definitions for 'residential activity' are clearly linked to the living accommodation only, which can be interpreted to exempt a garage from consideration under the MDRS, but this may need to be clarified. Clarify that the non-living parts of a building are not part of assessment under the relevant MDRS built form standards. This includes attached garages, roof cavity/facade, and foundations.	Accept	Amendments are proposed to the definition of 'residential activity' to ensure they apply to the living accommodation only	Yes
V1 FS 12	FS Eliot Sinclair and Partners	General	Support		Accept		
V1 FS 23	FS Kainga Ora	General	Support		Accept		
V1 47.13	Waimakariri District Council	Specific	Amend	The notified version of the Proposed District Plan set a discretionary status for activities that do not conform to the built form standards or rules. However, the Enabling Housing provisions require a restricted discretionary status for non-compliance. This was changed by Variation 1 in all relevant activity standards except for MRZ-R18 and MRZBFS4. Note: the restricted discretionary status is in force by way of s77M regardless. Amend activity status for non-compliance to restricted discretionary "RDIS" for MRZ-BFS4.	Accept	MRZ-BFS4 is amended to RDIS	Yes
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Support		Accept		

V1 47.14	Waimakariri District Council	Specific	Amend	The notified version of the Proposed District Plan set a discretionary status for activities that do not conform to the built form standards or rules. However, the Enabling Housing provisions require a restricted discretionary status for non-compliance. This was changed by Variation 1 in all relevant activity standards except for MRZ-R18 and MRZBFS4. Note: the restricted discretionary status is in force by way of s77M regardless. Amend activity status for non-compliance to restricted discretionary "RDIS" for MRZ-R18.	Accept	MRS-R18 is amended to RDIS	Yes
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Support		Accept		
V1 47.15	Waimakariri District Council	General	Amend	The language and wording in the matters of discretion could be refined to make the wording of concepts more objective and rational where subjective terminology is used. Amend to make the wording of concepts to be more objective and rational where subjective terminology is used, for example, where the phrase "visual perception of cramped living conditions" is used in RES-MD12.	Accept	RES-MD12 is amended, noting also the Kainga Ora submission on this matter	Yes
V1 FS 12	FS Eliot Sinclair and Partners	General	Support		Accept		
V1 47.16	Waimakariri District Council	General	Amend	The proposed plan introduced a medium density residential zone in the centre of Rangiora which was (arguably) more permissive of development than the MDRS and which provided substantial additional development capacity consistent with national directives. Any changes required in the event where the panel determines that variation 1 is not the most effective way of achieving the purpose of the Enabling Housing Amendment Act and MDRS.	Accept in part	Appendix A drafting shows the zone provisions alongside each other, however, this submission also may provide scope for the IHP to recommend integration	Not at this point
V1 FS 12	FS Eliot Sinclair and Partners	General	Support		Accept		

V1 47.2	Waimakariri District Council	Specific	Amend	<p>MRZ-R1, and MRZ-R2 are the main rules that operationalise the medium density residential standards (MDRS) within Variation 1. They are unclear in their scope – as MRZ-R1 applies district wide standards, and MRZ-R2 applies the residential standards (as amended by the MDRS). The activity status on MRZ-R1 requires amendment to ensure that the relevant district wide rule and activity status from elsewhere in the Proposed District Plan is invoked, rather than the rules in the MRZ section.</p> <p>Amend MRZ-R1 as follows:</p> <p>Where:</p> <p>1. the activity complies with all applicable medium density residential and district-wide built form standards.</p> <p>Activity status when compliance not achieved:</p> <p>for medium density residential provisions, as set out in the relevant built form standard;</p> <p>for district-wide provisions, as set out in the relevant district-wide rule and/or standard;</p>	Accept in part	Amendments are proposed to improve the clarity of how the plan implements qualifying matters	Yes
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Support		Accept		
V1 47.3	Waimakariri District Council	Specific	Amend	<p>MRZ-R1, and MRZ-R2 are the main rules that operationalise the medium density residential standards (MDRS) within Variation 1. They are unclear in their scope – as MRZ-R1 applies district wide standards, and MRZ-R2 applies the residential standards (as amended by the MDRS).</p> <p>The activity status on MRZ-R1 requires amendment to ensure that the relevant district wide rule and activity status from elsewhere in the Proposed District Plan is invoked, rather than the rules in the MRZ section.</p> <p>Amend MRZ-R1 as follows:</p> <p>Where:1. the activity complies with all applicable medium density residential and district-wide built form standards.</p> <p>Activity status when compliance not achieved:</p> <p>for medium density residential provisions, as set out in the relevant built form standard;</p> <p>for district-wide provisions, as set out in the relevant district-wide rule and/or standard;</p>	Accept in part	Amendments are proposed to improve the clarity of how the plan implements qualifying matters	Yes
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Support		Accept		

V1 47.4	Waimakariri District Council	General	Amend	<p>The linkage between qualifying matters and the rules that make them operational need to be improved to ensure they are fully effective. Some existing or new qualifying matters may need to be linked to rules and standards as decisions are made.</p> <p>Qualifying matters may require both subdivision and land-use rules to make them operational, and not all qualifying matters have linkages or references to both types of rule.</p> <p>Link qualifying matters where listed directly to maps (noting that existing qualifying area maps may need changes in how they display).</p> <p>Consequential linkages or amendments required to give effect to relief sought.</p>	Accept in part	Amendments are proposed to improve the clarity of how the plan implements qualifying matters	Yes
V1 FS 15	FS Christchurch International Airport Limited	General	Support		Accept		
V1 FS 2	FS Transpower	General	Support		Accept		
V1 47.5	Waimakariri District Council	General	Amend	<p>The linkage between qualifying matters and the rules that make them operational need to be improved to ensure they are fully effective.</p> <p>Some existing or new qualifying matters may need to be linked to rules and standards as decisions are made.</p> <p>Qualifying matters may require both subdivision and land-use rules to make them operational, and not all qualifying matters have linkages or references to both types of rule.</p> <p>Link qualifying matters where listed directly to maps (noting that existing qualifying area maps may need changes in how they display). Consequential linkages or amendments required to give effect to relief sought.</p>	Accept in part	Amendments are proposed to improve the clarity of how the plan implements qualifying matters	Yes
V1 47.6	Waimakariri District Council	General	Amend	<p>The linkage between qualifying matters and the rules that make them operational need to be improved to ensure they are fully effective.</p> <p>Some existing or new qualifying matters may need to be linked to rules and standards as decisions are made.</p> <p>Qualifying matters may require both subdivision and land-use rules to make them operational, and not all qualifying matters have linkages or references to both types of rule.</p> <p>Link qualifying matters where listed directly to maps (noting that existing qualifying area maps may need changes in how they display).</p> <p>Consequential linkages or amendments required to give effect to relief sought.</p>	Accept in part	Amendments are proposed to improve the clarity of how the plan implements qualifying matters	Yes

V1 47.7	Waimakariri District Council	General	Amend	<p>The linkage between qualifying matters and the rules that make them operational need to be improved to ensure they are fully effective.</p> <p>Some existing or new qualifying matters may need to be linked to rules and standards as decisions are made.</p> <p>Qualifying matters may require both subdivision and land-use rules to make them operational, and not all qualifying matters have linkages or references to both types of rule.</p> <p>Link qualifying matters where listed directly to maps (noting that existing qualifying area maps may need changes in how they display).</p> <p>Consequential linkages or amendments required to give effect to relief sought.</p>	Accept in part	Amendments are proposed to improve the clarity of how the plan implements qualifying matters	Yes
V1 47.8	Waimakariri District Council	General	Amend	<p>The linkage between qualifying matters and the rules that make them operational need to be improved to ensure they are fully effective.</p> <p>Some existing or new qualifying matters may need to be linked to rules and standards as decisions are made.</p> <p>Qualifying matters may require both subdivision and land-use rules to make them operational, and not all qualifying matters have linkages or references to both types of rule.</p> <p>Link qualifying matters where listed directly to maps (noting that existing qualifying area maps may need changes in how they display).</p> <p>Consequential linkages or amendments required to give effect to relief sought.</p>	Accept in part	Amendments are proposed to improve the clarity of how the plan implements qualifying matters	Yes
V1 47.9	Waimakariri District Council	General	Amend	<p>The linkage between qualifying matters and the rules that make them operational need to be improved to ensure they are fully effective.</p> <p>Some existing or new qualifying matters may need to be linked to rules and standards as decisions are made.</p> <p>Qualifying matters may require both subdivision and land-use rules to make them operational, and not all qualifying matters have linkages or references to both types of rule.</p> <p>Link qualifying matters where listed directly to maps (noting that existing qualifying area maps may need changes in how they display).</p> <p>Consequential linkages or amendments required to give effect to relief sought.</p>	Accept in part	Amendments are proposed to improve the clarity of how the plan implements qualifying matters	Yes

V1 49.1	National Public Health Service / Te Whatu Ora Waitaha	General	Amend	<p>Supports the Qualifying Matters identified in the Section 32 Report Variation 1: Housing Intensification. Agrees with the information presented in 8.3 Hazards and risks – Natural Hazards (Qualifying matter natural hazards). Notes that the Council is aware of the natural hazard risks, particularly freshwater flooding and sea water inundation and that increased development density in natural hazards areas puts people and property at increased risk. This is exacerbated by increased run-off and displacement of floodwaters.</p> <p>Concerned by Medium Density Residential Standards (MDRS) being introduced to low-lying areas of Kaiapoi (particularly areas in Figure 2 pg. 39) and Figure 1 Appendix 1. The high flooding risk areas appear to be included within the proposed MDRS zones as per Appendix 3.</p> <p>Believes the use of minimum floor levels is not sufficient as a primary flood risk reduction strategy as it does little to reduce the risk of flooding in the identified high-risk areas. Minimum floor levels fail to consider the pre-existing properties situated in flood risk areas, and the increased run-off and displacement of floodwaters from housing intensification.</p> <p>Existing infrastructure constraints, particularly the wastewater and drainage networks in areas of Kaiapoi (s8.3.1 and s8.3.4) that rely on mechanical pumping, is a public health concern to the submitter. The Proposed Plan recognises the limitations of the wastewater and drainage infrastructure but does not clearly state methods to improve the capacity of infrastructure for flood events.</p> <p>Submitter commends the Council for recognising the flooding risk in areas of Kaiapoi, and for including mitigation measures in the form of minimum floor levels for new properties. However, submitter believes more can be done in terms of increasing the capacity of wastewater infrastructure and drainage networks to help protect people and property from harm.</p> <p>Recommends that all areas identified as having significant flooding risk are clearly exempted from the proposed MDRS zones.</p> <p>Recommends that greater consideration is given to the impact that medium and high density development could have on pre-existing dwellings in and around the proposed MDRS zones.</p> <p>Recommends further assessment of the wastewater and drainage infrastructure is undertaken and further investment and improvements are planned for as a part of the Proposed Plan.</p> <p>This should take into consideration population projections, likely to increase with the proposed MDRS zones in Kaiapoi.</p>	Accept in part	The proposed natural hazards qualifying matter limits density in areas A and B (to 200m2 and 500m2) as well as applying (through the PDP provisions) the minimum floor level processes. A district plan cannot specify additional servicing requirements such as the requested wastewater and drainage infrastructure, but the financial contributions provisions introduced through Variation 2 will assist in funding infrastructure improvements if needed.	No
V1 FS 23	FS Kainga Ora	General	Oppose		Reject		

V1 5.1	Roger Webb	General	Oppose	Variation 1 will put a strain on existing three waters and roading infrastructure, create rundown areas and resultant problems, create an unsafe environment during fire or natural disasters, and create low quality outdoor living spaces. The intensification will cause noise and neighbourhood disputes. It will result in a loss of privacy, loss of enjoyment of properties, loss of natural light and associated health issues, loss of property value, and loss of amenity. Medium density housing would not be in keeping with the environment of the existing rural towns. All of these outcomes have occurred in other countries so these impractical policies should not be followed. Exempt this area [Percival St, Rangiora] from Variation 1 provisions as has been done for rural towns and areas of Auckland.	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
V1 5.2	Roger Webb	Specific	Oppose	Variation 1 will put a strain on existing three waters and roading infrastructure, create rundown areas and resultant problems, create an unsafe environment during fire or natural disasters, and create low quality outdoor living spaces. The intensification will cause noise and neighbourhood disputes. It will result in a loss of privacy, loss of enjoyment of properties, loss of natural light and associated health issues, loss of property value, and loss of amenity. Medium density housing would not be in keeping with the environment of the existing rural towns. All of these outcomes have occurred in other countries so these impractical policies should not be followed. Exempt this area [Percival St, Rangiora] from Variation 1 provisions as has been done for rural towns and areas of Auckland.	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
V1 5.3	Roger Webb	Specific	Oppose	Variation 1 will put a strain on existing three waters and roading infrastructure, create rundown areas and resultant problems, create an unsafe environment during fire or natural disasters, and create low quality outdoor living spaces. The intensification will cause noise and neighbourhood disputes. It will result in a loss of privacy, loss of enjoyment of properties, loss of natural light and associated health issues, loss of property value, and loss of amenity. Medium density housing would not be in keeping with the environment of the existing rural towns. All of these outcomes have occurred in other countries so these impractical policies should not be followed. Exempt this area [Percival St, Rangiora] from Variation 1 provisions as has been done for rural towns and areas of Auckland.	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies.	No

V1 5.4	Roger Webb	Specific	Oppose	<p>Variation 1 will put a strain on existing three waters and roading infrastructure, create rundown areas and resultant problems, create an unsafe environment during fire or natural disasters, and create low quality outdoor living spaces. The intensification will cause noise and neighbourhood disputes. It will result in a loss of privacy, loss of enjoyment of properties, loss of natural light and associated health issues, loss of property value, and loss of amenity. Medium density housing would not be in keeping with the environment of the existing rural towns. All of these outcomes have occurred in other countries so these impractical policies should not be followed.</p> <p>Exempt this area [Percival St, Rangiora] from Variation 1 provisions as has been done for rural towns and areas of Auckland.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
V1 5.5	Roger Webb	Specific	Oppose	<p>Variation 1 will put a strain on existing three waters and roading infrastructure, create rundown areas and resultant problems, create an unsafe environment during fire or natural disasters, and create low quality outdoor living spaces. The intensification will cause noise and neighbourhood disputes. It will result in a loss of privacy, loss of enjoyment of properties, loss of natural light and associated health issues, loss of property value, and loss of amenity. Medium density housing would not be in keeping with the environment of the existing rural towns. All of these outcomes have occurred in other countries so these impractical policies should not be followed.</p> <p>Exempt this area [Percival St, Rangiora] from Variation 1 provisions as has been done for rural towns and areas of Auckland.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies.	No
V1 5.6	Roger Webb	Specific	Oppose	<p>Variation 1 will put a strain on existing three waters and roading infrastructure, create rundown areas and resultant problems, create an unsafe environment during fire or natural disasters, and create low quality outdoor living spaces. The intensification will cause noise and neighbourhood disputes. It will result in a loss of privacy, loss of enjoyment of properties, loss of natural light and associated health issues, loss of property value, and loss of amenity. Medium density housing would not be in keeping with the environment of the existing rural towns. All of these outcomes have occurred in other countries so these impractical policies should not be followed.</p> <p>Exempt this area [Percival St, Rangiora] from Variation 1 provisions as has been done for rural towns and areas of Auckland.</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specificzones requested by the submitter. Council has no discretion as to the zones to which it applies.	No

V1 50.1	Beverley Waters	General	Oppose	<p>Opposes Medium Density Residential Standards (MDRS) applying to a portion of lots within Stage 7 of Silverstream East as addressed in resource consents RC215144 and RC215145, which was granted consent on 9 December 2021 subject to conditions. Seeks the conditions relating to Lots 107 to 116, 128 to 130, and 134 and 135 of Stage 7 of RC215144 and RC215145 (refer to full submission for plan showing location of these lots) be added as a new qualifying matter so that applicable restrictions and consent notices remain in place. These conditions were added to the development's resource consent decision by the Commissioner to address issues relating to the departure from the Outline Development Plan, interface and integration issues between the existing Kaiapoi residential area and the new development - primarily in relation to raising ground levels above that of adjoining residential properties, the form of fencing on Lots 128 to 130, 134 and 135, building setbacks, building height, and access arrangements. Considers the effect of this additional qualifying matter will be minor to the implementation of the MDRS given it only relates to 15 lots.</p> <p>Seeks the conditions relating to Lots 107 to 116, 128 to 130, and 134 and 135 of Stage 7 of RC215144 and RC215145 be added as a new qualifying matter so that applicable restrictions and consent notices remain in place. Some of the main conditions are:</p> <p>Subdivision resource consent RC215144 Condition 14.15 - Lots 128 to 130, 134 and 135 shall have no vehicle access to Road 8. Condition 14.16 - Pursuant to Section 221 of the Resource Management Act 1991, Condition 14.15 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 128 to 130 and 134 and 135. Condition 28.1 and 28.2 - Any buildings to be single storey only with a height no greater than 6.5m and windows facing existing properties not to be above 3m in height. Condition 28.3 - Pursuant to section 221 of the resource management act 1991, Conditions 28.1 and 28.2 shall be subject to a consent notice which shall be registered on the record of the title for lots 107 — 116, 128 to 130, 134 and 135. Condition 29.4 - No structure or dwellinghouse on Lot 128 shall be constructed within easement A1 as shown on approved plan, stamped RC 215144 and RC 215145. Condition 29.5 - Pursuant to section 221 of the Resource Management Act 1991, Condition 29.4 shall be subject to a consent notice which shall be registered on the Records of Title for Lot 128. Condition 30.3 - Area B Allotments — Dwellings erected on Lots 107 to 116, 128 to 130, 134 and 135 shall have conditions as set out in the Commissioners Report. Condition 30.4 - Pursuant to Section 221 of the Resource Management Act 1991, Condition 30.3 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 107 to 116, 128 to 130, 134 and 135.</p> <p>Land use resource consent RC215145 Condition 9.1 - Any buildings to be constructed at any time on</p>	Reject	Council must apply the MDRS to all relevant residential zones, rather than the Specific zones requested by the submitter. Council has no discretion as to the zones to which it applies. I note that the part of Silverstream of concern to the submitter has a natural hazards/flooding qualifying matter applying to it which limits the density of sites	No
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				<p>Lots 107 to 116, 128 to 130 and 134 and 135, shall be single storey only with a height no greater than 6.5m measured from finished ground level. Condition 9.2 - Any dwellinghouse constructed on Lots 107 to 116, 128 to 130, 134 and 135 shall not have any windows above 3m height, facing towards Kynnersley Street, 8, 10, 11 and 12 Murray Place and 31 and 35 Adderley Terrace. Condition 10.1 - No structure or dwellinghouse on Lot 128 shall be constructed within the 10m of the Eastern Boundary. Condition 10.2 - No structure or dwellinghouse on Lot 128 shall be constructed within easement A I as shown on approved plan stamped RC215144/RC215145. Condition 10.3 - No dwellinghouse on Lots 107 to 116 shall be constructed within 11.5m of the eastern boundary.</p>			
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V1 51.1	Kiwirail Holdings Ltd	Qualifying	Amend	<p>Supports the identification of the rail corridor as a qualifying matter and its application to protect sight triangles and setbacks. Supports the retention of TRAN-R21, TRAN-APP7 and MRZ-BFS5. Seeks an amendment to MRZ-BFS5.</p> <p>The national railway network is a nationally and regionally significant infrastructure asset. The designated corridor of the Main North Line (MNL) passes through the Waimakariri District and the ability to operate, maintain, and upgrade this line into the future should be protected. Railway operations cannot fully internalise all their effects within the railway corridor boundaries. Increasing development around railway corridors increases reverse sensitivity effects constraining existing and lawful railway activities. Noise and vibration controls and boundary setbacks are planning tools to manage this interface with urban development.</p> <p>The proposed matters of discretion in MRZ-BFS5 do not include consideration of the effects where the setback from the rail corridor is infringed. A matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with. The relief sought by this submission will meet the purpose of the Resource Management Act 1991 and provide health, safety and amenity outcomes and preserve operational and developmental capacity and efficiency for nationally significant infrastructure.</p> <p>Retain the rail corridor as a qualifying matter. Retain TRAN-R21 and TRAN-APP7 as notified. Retain MRZ-BFS5. Include a new matter of discretion in MRZ-BFS5.</p>	Accept	<p>The submitter is correct that the notified IPI did not include matters of discretion where the 5m setback/qualifying matter applies. This is a RDIS activity and an additional MD18 - Effects from qualifying matters - road and rail setbacks is recommended</p>	Yes
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V1 51.2	Kiwirail Holdings Ltd	Qualifying	Amend	<p>Supports the identification of the rail corridor as a qualifying matter and its application to protect sight triangles and setbacks. Supports the retention of TRAN-R21, TRAN-APP7 and MRZ-BFS5. Seeks an amendment to MRZ-BFS5. The national railway network is a nationally and regionally significant infrastructure asset. The designated corridor of the Main North Line passes through the Waimakariri District and the ability to operate, maintain, and upgrade this line into the future should be protected. Railway operations cannot fully internalise all their effects within the railway corridor boundaries. Increasing development around railway corridors increases reverse sensitivity effects constraining existing and lawful railway activities. Noise and vibration controls and boundary setbacks are planning tools to manage this interface with urban development.</p> <p>Considers 5m is an appropriate distance for setbacks from the rail corridor in MRZ-BFS5. However, the proposed matters of discretion in MRZ-BFS5 do not require consideration of the effects where the setback from the rail corridor is infringed. Considers a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with. The relief sought by this submission will meet the purpose of the Resource Management Act 1991 and provide health, safety and amenity outcomes and preserve operational and developmental capacity and efficiency for nationally significant infrastructure.</p> <p>Retain MRZ-BFS5 and include a new matter of discretion in MRZ-BFS5.</p> <p>"MRZ-BFS5 Building and structure setbacks ... Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property RES-MDX - The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor. ..."</p>	Accept	The submitter is correct that the notified IPI did not include matters of discretion where the 5m setback/qualifying matter applies. This is a RDIS activity and an additional MD18 - Effects from qualifying matters - road and rail setbacks is recommended	Yes
V1 FS 23	FS Kainga Ora	Qualifying	Oppose		Reject		

V1 51.3	Kiwirail Holdings Ltd	Qualifying	Support	<p>Supports the identification of the rail corridor as a qualifying matter and its application to protect sight triangles and setbacks. Supports the retention of TRAN-R21, TRAN-APP7 and MRZ-BFS5. Seeks an amendment to MRZ-BFS5. The national railway network is a nationally and regionally significant infrastructure asset. The designated corridor of the Main North Line passes through the Waimakariri District and the ability to operate, maintain, and upgrade this line into the future should be protected. Railway operations cannot fully internalise all their effects within the railway corridor boundaries. Increasing development around railway corridors increases reverse sensitivity effects constraining existing and lawful railway activities. Noise and vibration controls and boundary setbacks are planning tools to manage this interface with urban development.</p> <p>Considers 5m is an appropriate distance for setbacks from the rail corridor in MRZ-BFS5. However, the proposed matters of discretion in MRZ-BFS5 do not require consideration of the effects where the setback from the rail corridor is infringed. Considers a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with. The relief sought by this submission will meet the purpose of the Resource Management Act 1991 and provide health, safety and amenity outcomes and preserve operational and developmental capacity and efficiency for nationally significant infrastructure.</p> <p>Retain identification of the rail corridor as a qualifying matter.</p>	Accept	The submitter is correct that the notified IPI did not include matters of discretion where the 5m setback/qualifying matter applies. This is a RDIS activity and an additional MD18 - Effects from qualifying matters - road and rail setbacks is recommended	Yes
V1 FS 23	FS Kainga Ora	Qualifying	Oppose		Reject		

V1 51.4	Kiwirail Holdings Ltd	Qualifying	Support	<p>Supports the identification of the rail corridor as a qualifying matter and its application to protect sight triangles and setbacks. Supports the retention of TRAN-R21, TRAN-APP7 and MRZ-BFS5. Seeks an amendment to MRZ-BFS5. The national railway network is a nationally and regionally significant infrastructure asset. The designated corridor of the Main North Line passes through the Waimakariri District and the ability to operate, maintain, and upgrade this line into the future should be protected. Railway operations cannot fully internalise all their effects within the railway corridor boundaries. Increasing development around railway corridors increases reverse sensitivity effects constraining existing and lawful railway activities. Noise and vibration controls and boundary setbacks are planning tools to manage this interface with urban development.</p> <p>Considers 5m is an appropriate distance for setbacks from the rail corridor in MRZ-BFS5. However, the proposed matters of discretion in MRZ-BFS5 do not require consideration of the effects where the setback from the rail corridor is infringed. Considers a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with. The relief sought by this submission will meet the purpose of the Resource Management Act 1991 and provide health, safety and amenity outcomes and preserve operational and developmental capacity and efficiency for nationally significant infrastructure. Retain TRAN-R21 as notified.</p>	Accept	The submitter is correct that the notified IPI did not include matters of discretion where the 5m setback/qualifying matter applies. This is a RDIS activity and an additional MD18 - Effects from qualifying matters - road and rail setbacks is recommended	Yes
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V1 51.5	Kiwirail Holdings Ltd	Qualifying	Support	<p>Supports the identification of the rail corridor as a qualifying matter and its application to protect sight triangles and setbacks. Supports the retention of TRAN-R21, TRAN-APP7 and MRZ-BFS5. Seeks an amendment to MRZ-BFS5. The national railway network is a nationally and regionally significant infrastructure asset. The designated corridor of the Main North Line passes through the Waimakariri District and the ability to operate, maintain, and upgrade this line into the future should be protected. Railway operations cannot fully internalise all their effects within the railway corridor boundaries. Increasing development around railway corridors increases reverse sensitivity effects constraining existing and lawful railway activities. Noise and vibration controls and boundary setbacks are planning tools to manage this interface with urban development.</p> <p>Considers 5m is an appropriate distance for setbacks from the rail corridor in MRZ-BFS5. However, the proposed matters of discretion in MRZ-BFS5 do not require consideration of the effects where the setback from the rail corridor is infringed. Considers a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with. The relief sought by this submission will meet the purpose of the Resource Management Act 1991 and provide health, safety and amenity outcomes and preserve operational and developmental capacity and efficiency for nationally significant infrastructure.</p> <p>Retain TRAN-APP7 as notified.</p>	Accept	The submitter is correct that the notified IPI did not include matters of discretion where the 5m setback/qualifying matter applies. This is a RDIS activity and an additional MD18 - Effects from qualifying matters - road and rail setbacks is recommended	Yes
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V1 52.1	Helen Mary Sparrow	General		<p>Acknowledges Council's obligation to adopt Variation 1, however considers mitigation of associated adverse effects on existing built environments of Kaiapoi and Rangiora important. Concerned about s771(j) of Resource Management Act which relates to other matters that make intensification inappropriate. Considers it inappropriate for Woodend (including Ravenswood) and Pegasus to be considered a single residential area and therefore meet the population threshold of 5000 for Variation 1 to apply. Woodend and Pegasus are clearly separate areas when viewed on a map, with the proposed Woodend Bypass, parks, reserves and rural holdings in between them. Woodend and Pegasus had populations of 2784 and 2637 respectively in the 2018 Census, and there is no provision for an increase of Pegasus' urban area. Pegasus was developed along 'new urbanist' principles with more intensive development than the Residential 2 zoning of Kaiapoi and Rangiora. The Pegasus Area Unit bounds the Woodend Area Unit because it includes the large lot area of Mapleham, which is excluded from consideration. Ravenswood already has many smaller lots, which have urban design controls to maintain amenity.</p> <p>Concerned that the intensification will result in the removal of mature trees from Kaiapoi and Rangiora that currently would mitigate effects of urban environments heating due to climate change. Protection should not be limited to notable trees listed in the District Plan only.</p> <p>Concerned that the intensification's increase in site coverage will cause issues for the existing stormwater management systems, especially within low-lying areas of Rangiora and Kaiapoi. Notes that Proposed District Plan's requirement for 30% permeability highlights the importance of the ground disposal of stormwater within urban environments. Notes that while newer developments, particularly of Rangiora, have substantial stormwater retention areas which can delay the transfer of stormwater from older areas during heavy rain, it may become difficult to manage stormwater across the town as a whole with increasingly intensive rainfall episodes projected as the climate changes. This must be taken into account when considering the areas to which Variation 1 will apply.</p> <p>Not specified.</p>	Reject	Understand the concerns of the submitter, but consider that Map A, Key Activity Centre indicates that the area is proposed to be an urban area in the meaning of a 'relevant residential zone' and it has a combined population of over 5000.	No
V1 FS 20	FS Woodend-Sefton Community Board	General	Not stated		Not stated		

V1 52.10	Helen Mary Sparrow	Specific		Concerned that the intensification's increase in site coverage will cause issues for the existing stormwater management systems, especially within low-lying areas of Rangiora and Kaiapoi. Notes that Proposed District Plan's requirement for 30% permeability highlights the importance of the ground disposal of stormwater within urban environments. Notes that while newer developments, particularly of Rangiora, have substantial stormwater retention areas which can delay the transfer of stormwater from older areas during heavy rain, it may become difficult to manage stormwater across the town as a whole with increasingly intensive rainfall episodes projected as the climate changes. This must be taken into account when considering the areas to which Variation 1 will apply. Not specified.	Reject	cl 18, sch 3A requires that a ground floor residential unit must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and which can include the canopy of trees regardless of the ground treatment below them. The notified PDP MRZ-BFS3 also requires a 20% permeable surface area, so I do not consider that there is a conflict. Even if there was, the MDRS provision must prevail.	No
V1 52.4	Helen Mary Sparrow	General		Concerned that the intensification will result in the removal of mature trees from Kaiapoi and Rangiora, which help to mitigate effects of urban environments heating due to climate change. Protection should not be limited to notable trees listed in the District Plan only. Not specified.	Reject	Many of the trees in Rangiora and Kaiapoi are within roads, and as such, outside of sites subject to intensification. There are protected notable trees within sites, contained within TREE-SCHED1	No
V1 52.5	Helen Mary Sparrow	Specific		Concerned that infill development will unreasonably impact adjoining landowner's enjoyment of their property, particularly in terms of privacy and sunlight; this must be mitigated, potentially via performance standards. Variation 1 removes the long-standing assumption that buyers can have reasonable confidence about potential adjoining developments. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 52.6	Helen Mary Sparrow	Specific		Concerned that infill development will unreasonably impact adjoining landowner's enjoyment of their property, particularly in terms of privacy and sunlight; this must be mitigated, potentially via performance standards. Variation 1 removes the long-standing assumption that buyers can have reasonable confidence about potential adjoining developments. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes

V1 52.7	Helen Mary Sparrow	Specific		Concerned that infill development will unreasonably impact adjoining landowner's enjoyment of their property, particularly in terms of privacy and sunlight; this must be mitigated, potentially via performance standards. Variation 1 removes the long-standing assumption that buyers can have reasonable confidence about potential adjoining developments. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 52.8	Helen Mary Sparrow	Specific		Concerned that infill development will unreasonably impact adjoining landowner's enjoyment of their property, particularly in terms of privacy and sunlight; this must be mitigated, potentially via performance standards. Variation 1 removes the long-standing assumption that buyers can have reasonable confidence about potential adjoining developments. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 52.9	Helen Mary Sparrow	Specific		Concerned that infill development will unreasonably impact adjoining landowner's enjoyment of their property, particularly in terms of privacy and sunlight; this must be mitigated, potentially via performance standards. Variation 1 removes the long-standing assumption that buyers can have reasonable confidence about potential adjoining developments. Not specified.	Accept in part	A sunlight and shading qualifying matter has been recommended	Yes
V1 53.1	MainPower New Zealand Ltd	General	Amend	Seeks to maintain, build, operate, and upgrade the critical network infrastructure in a safe, efficient and effective manner. The electricity distribution network in North Canterbury and Kaikoura regions covers Waimakariri, Hurunui and Kaikoura districts. The electricity distribution network is identified as critical infrastructure, regionally significant infrastructure, is an essential lifeline service and is recognised in the Canterbury Regional Policy Statement (2013). Seeks the Council insert corridor protection rules into the Medium Density Residential zone, or as alternate relief to be clearly cross referenced by rule requirements within the relevant zone chapters. This submission should be read alongside the original submission on the Proposed District Plan. Grant the relief as set out in Appendix One; and or grant any other consequential or similar relief that is necessary to deal with the concerns and issues raised in this submission.	Reject	Mainpower appear to be requesting a qualifying matter for their electricity lines, however, such a qualifying matter without Specificdirection from the submitter could cover the entire MRZ as they are the lines company for the area.	No
V1 FS 10	FS KiwiRail	General	Support		Reject		
V1 FS 23	FS Kainga Ora	General	Oppose		Accept		

V1 53.2	MainPower New Zealand Ltd	General	Amend	<p>Seeks to insert a new objective and policy to support the introduction of new corridor protection rules for electricity distribution lines within the Medium Density Residential Zone. Insert the following new objective and policy:</p> <p>Objective: The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities.</p> <p>Policy - Separation of incompatible activities Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor.</p>	Reject	It is not clear if Mainpower is requesting a qualifying matter or not, however, the relief sought does not state that they are seeking a qualifying matter	No
V1 FS 15	FS Christchurch International Airport Limited	General	Not stated		Not stated		
V1 FS 23	FS Kainga Ora	General	Oppose		Accept		
V1 FS 3	FS Waka Kotahi NZ Transport Agency	General	Oppose		Accept		

V1 53.3	MainPower New Zealand Ltd	General	Amend	<p>Seeks to insert corridor protection rules relating to Electricity Distribution Lines into the Medium Residential Zone Chapter rules as lines are located within or immediately adjacent to that zone.</p> <p>Provisions relating to corridor protection for Electricity Distribution Lines do not fall easily into the National Planning Standards framework because they restrict land use activities and subdivision, and apply to Specific zones.</p> <p>Corridor protection rules should be located appropriately within the relevant zone chapters. From a usability perspective, it is most logical to include land use constraints associated with Electricity Distribution Lines in the applicable zone chapters where they are clearly visible to landowners who may check the plan to determine rules affecting their property. Insert the following new rule:</p> <p>Earthworks adjacent to a major electricity distribution line Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or; 2. Meet the following requirements: <ol style="list-style-type: none"> a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met. <p>Activity status when compliance not achieved: NC</p> <p>Notification An application for a noncomplying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p> <p>Exemptions This rule does not apply to:</p>	Reject	It is not clear if Mainpower is requesting a qualifying matter or not, however, the relief sought does not state that they are seeking a qualifying matter	No
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			<p>- earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;</p> <p>- earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);</p> <p>- earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;</p> <p>Advisory Notes</p> <p>- Major electricity distribution lines are shown on the planning maps.</p> <p>- Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</p> <p>- The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</p> <p>Insert the following new rule:</p> <p>Network utilities within 6 of the centre line of a major electricity distribution line Activity status: PER</p> <p>-</p> <p>Where:</p> <p>1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</p> <p>Activity status when compliance not achieved: NC</p> <p>Advisory Note</p> <p>- Major electricity distribution lines are shown on the planning map</p> <p>Insert the following new rule:</p> <p>Activities and development (other than earthworks or network utilities) adjacent to a major electricity distribution line Activity status: NC</p> <p>Where:</p> <p>1. activities and development adjacent to a major electricity distribution line involve the following:</p> <p>a. new sensitive activity and new buildings within 6m of the centreline of a major electricity distribution line or within 6m of</p>			
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				<p>the foundation of a support structure; or b. complies with the requirements of NZECP34:2001.</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p> <p>Activity status when compliance not achieved: N/A</p> <p>Advisory Notes - Major electricity distribution lines are shown on the planning map. - Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. - The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</p> <p>Insert the following new rule:</p> <p>Structures near a major electricity distribution line Activity status: NC 1. The establishment of a new, or expansion of an existing structure: Where: 2. The structure is within 6m of the centreline of a major electricity distribution line as shown on the planning maps; or 3. The structure is within 6m of the foundation of a support structure of a major electricity distribution line as shown on the planning maps, or 4. Complies with the requirements of NZECP34:2001</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval. Activity status when compliance not achieved: NC</p>			
V1 FS 3	FS Waka Kotahi NZ Transport Agency	General	Oppose		Accept		

V1 56.1	Ara Poutama Aotearoa the Department of Corrections	General	Amend	<p>Neutral position on the specific provisions of the Proposed District Plan (PDP) introduced or amended by Variation 1, subject to the matters raised in the submitters primary submission on the PDP being addressed.</p> <p>Considers intensification enabled by Variation 1: Housing Intensification provides additional justification for the changes it has sought through its primary submission on the Proposed District Plan seeking suitable provision for non-custodial community corrections sites and residential accommodation (with support).</p> <p>The primary submission noted specifically the need for:</p> <ul style="list-style-type: none"> - Retention of the Specific definitions of “community corrections activity” and “residential activity” consistent with the National Planning Standard definitions. - Amendments to various Strategic Direction and Residential Zone objectives and policies to ensure the provision of a range of residential activities, such as those that involve supervision, assistance, care, and/or treatment support. - Retention of the permitted activity status of “residential activity” in General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ). - Addition of “community corrections activity” as a permitted activity in the Mixed Use Zone (MUZ) and Town Centre Zone (TCZ). - Retention of the permitted activity status of “community corrections activity” in the Light Industrial Zone (LIZ), and General Industrial Zone (GIZ). <p>Intensification and population growth in urban areas creates more demand for non-custodial community correctional facilities.</p> <p>These facilities play a valuable role in reducing reoffending and include service centres and community work facilities. The overall activity of service centres is one of an office. Community work facilities can be large sites with yard-based activities and large equipment and/or vehicle storage. Commonly, sites are located in commercial, business areas, and industrial areas.</p> <p>One non-custodial community corrections site operates in the Waimakariri District. Rangiora Community Corrections is located at 81 Ivory Street, Rangiora, and is designated for “community corrections activity” in the Proposed District Plan reference (MCOR-1), and located within the Town Centre Zone.</p> <p>Make the amendments to the Proposed District Plan sought in the primary submission.</p>	Accept	No changes proposed as a result of this submission	No
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V1 58.3	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	Specific	Support	Agrees that the site at 163, 191, 199, & 203 Johns Road, Rangiora should not be subject to any qualifying matters, specifically, those specified in the Amendment Act and those justified via assessment in the Amendment Act (s77G to s77R). Agrees with the assessment of District-Wide Matters as listed on Page 25 of the Variation 1 Section 32 Report and supports the inclusion of District-Wide Matters within the Proposed Waimakariri District Plan. Not specified	Reject	This site has recommended qualifying matter for sunlight and shading proposed for it	No
V1 58.4	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	Specific	Support	Supports amending SUB-R2 to have immediate legal effect if there is no qualifying matter. Not specified.	Reject	s86BA RMA gives immediate legal effect to rules in an IPI if they meet all of the following criteria: - the rule is in a IPI prepared using the ISPP, the rule authorises as a permitted activity a residential unit in a relevant residential zone in accordance with the density standards set out in Part 2 of Schedule 3A, the rule does not apply to new residential zones or qualifying matter areas. The clauses in part 2 of sch 3A do not relate to subdivision, with subdivision standards being in part 1 of sch 3A instead. For this reason, SUB-R2 and the other subdivision rules do not have immediate legal effect. Even if they met this test, they would not meet the test for the developers' site as it is a 'new residential area'.	No
V1 58.5	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	FUDA	Support	Support the inclusion of South West Rangiora and the Outline Development Plan as an Area Specific Matter in Part 3 as an Existing Development Area. Not specified.	Accept	No changes proposed as a result of this submission	No
V1 58.6	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	General	Neutral	Neutral on the removal of objectives, policies, standards, and rules to implement the Medium Density Residential Standards. Not specified.	Accept	No changes proposed as a result of this submission	No

V1 58.7	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	General	Neutral	Neutral on the addition of objectives, policies, standards, and rules to implement the Medium Density Residential Standards. Not specified.	Accept	No changes proposed as a result of this submission	No
V1 58.8	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	General	Oppose	<p>Opposes emphasised wording for subdivision within the Medium Density Zone (MRZ) under Rule SUB-R2: "... (3)(b)(i) the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site, and that no vacant sites will be created; or ... (ii) (3). no vacant allotments are created."</p> <p>This effectively requires all subdivisions in the zone to be undertaken on a "building commitment" basis and would treat a subdivision seeking vacant allotments in the MRZ as a Discretionary Activity. The submitter intends to provide sections only; not the final housing product that allow the community to invest in housing of their own choice and differentiates their product from other subdivision developments in Rangiora. It is considered unreasonable for the MRZ to only allow controlled subdivision activities where they are in conjunction with residential buildings, particularly given the legislation enables 'up to three houses' on a site which also reasonably includes the provision of one (or two) houses on a vacant site. The creation of a vacant section does not warrant a Discretionary Activity status and should be considered on a Controlled Activity status basis.</p> <p>Opposes emphasised wording for subdivision within the MRZ under Rule SUB-R2: "... 3(b) For every site without an existing residential unit, either; i. the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site, and that no vacant sites will be created; or ..."</p> <p>This specifically requires a land use consent to be applied for and concurrently assessed with a controlled subdivision application in the zone on the basis that land use consents cannot be issued under the RMA for Permitted Activities. This is not an efficient and effective (including cost to the community) consent process, which is meant to be streamlined, more permissive and enabling. Amend SUB-R2: "Medium Density Residential Zone</p>	Accept in part	The 'no vacant allotments' requirement is from cl 8, sch 3A RMA. In the context of the wording of the rest of that clause, I consider it means an allotment that will never have a residential unit built on it, as in permanently vacant, rather than requiring the first developer - the subdivider of that land - to develop all sections themselves. I support clarifying what 'vacant allotment' means in this context to address the submitters' concern.	Yes

				<p>Where: 2. SUB-S1 to SUB18 are met, except where: ... 3(b)(i). the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that shall demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site and that no vacant sites will be created; or ... 3(b)(ii)(3). no vacant allotments are created; ..."</p> <p>Requests that a minimum allotment size be required for any new allotment created by subdivision within the Medium Density Residential Zone. This minimum allotment size should be consistent with that included in the Proposed District Plan in Table SUB-1 – Minimum Allotment Sizes and Dimensions.</p>			
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V1 58.9	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd	General	Oppose	<p>Opposes the removal of minimum allotment sizes under Rule SUB-S1 and table SUB-1 for the “Medium Density Residential Zone (without qualifying matters)”.</p> <p>In the case where a residential unit does not exist on the site, subdivision in the Medium Density Residential Zone to create a vacant allotment will still require a minimum site size to be specified in order to continue to achieve current Canterbury Regional Policy Statement requirements of at least 10 houses per hectare (as a minimum).</p> <p>The proposed minimum of 200m² for the zone has been removed and no minimum site size for the construction of residential units is proposed. This is appropriate with the building commitment model, but is less so when providing some guidance on the minimum size site a house can reasonably be constructed on. Inclusion of minimum site size for vacant site subdivision would maintain existing and future amenity. This would ensure that inappropriate and unanticipated density is avoided and intended amenity outcomes are preserved, especially as the density standards do not provide for urban design discretion to maintain onsite urban amenity.</p> <p>Not specified.</p>	Reject	The MDRS requires any minimum allotment sizes to be removed, except where qualifying matters apply. I understand that this is different from past planning practice, but it is a non-negotiable part of the legislation. Allotment size is now a matter of choice for the developer, down to the limits of practical surveying and buildability.	No
V1 59.1	Samuel Hammond	General		<p>General support Variation 1: Housing intensification on the basis that small amendments to better implement the District Plan should be made.</p> <p>Specific details and reference to provisions within Variation 1 are provided and where neutral or opposed to Specific provisions, these are also provided.</p> <p>General support. Where the submitter is neutral or oppose Specific provisions, this is provided.</p> <p>Specific details and reference to provisions within the Proposed District Plan Variation 1 are provided (see full submission).</p>	Accept	No changes proposed as a result of this submission	No
V1 FS 12	FS Eliot Sinclair and Partners	General	Support		Accept		
V1 59.3	Samuel Hammond	Specific	Support	<p>Agrees that the site at 163, 191, 199, & 203 Johns Road, Rangiora should not be subject to any qualifying matters, specifically, those specified in the Amendment Act and those justified via assessment in the Amendment Act (s77G to s77R).</p> <p>Agrees with the assessment of District-Wide Matters as listed on Page 25 of the Variation 1 Section 32 Report and supports the inclusion of District-Wide Matters within the Proposed Waimakariri District Plan.</p> <p>Not specified</p>	Reject	This site has recommended qualifying matter for sunlight and shading proposed for it	No

V1 59.4	Samuel Hammond	Specific	Support	Supports amending SUB-R2 to have immediate legal effect if there is no qualifying matter. Not specified	Reject	s86BA RMA gives immediate legal effect to rules in an IPI if they meet all of the following criteria: - the rule is in a IPI prepared using the ISPP, the rule authorises as a permitted activity a residential unit in a relevant residential zone in accordance with the density standards set out in Part 2 of Schedule 3A, the rule does not apply to new residential zones or qualifying matter areas. The clauses in part 2 of sch 3A do not relate to subdivision, with subdivision standards being in part 1 of sch 3A instead. For this reason, SUB-R2 and the other subdivision rules do not have immediate legal effect. Even if they met this test, they would not meet the test for the developers' site as it is a 'new residential area'.	No
V1 59.6	Samuel Hammond	General	Neutral	Neutral on the removal of objectives, policies, standards, and rules to implement the Medium Density Residential Standards. Not specified.	Accept	No changes proposed as a result of this submission	No
V1 59.7	Samuel Hammond	General	Neutral	Neutral on the addition of objectives, policies, standards, and rules to implement the Medium Density Residential Standards. Not specified.	Accept	No changes proposed as a result of this submission	No

V1 59.8	Samuel Hammond	General	Amend	<p>Opposes emphasised wording for subdivision within the Medium Density Zone under Rule SUB-R2:</p> <p>"... (3)(b)(i). the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site, and that no vacant sites will be created; or ... 3. no vacant allotments are created." This effectively requires all subdivisions in the zone to be undertaken on a "building commitment" basis and would treat a subdivision seeking vacant allotments in the MRZ as a Discretionary Activity.</p> <p>There is significant investment in providing reserves, civil, and roading infrastructure in the construction of a greenfield subdivision. For this reason, not all developers construct housing within their development on finished sections, but instead provide vacant sections to the property market that allow the community to invest in housing of their own choice.</p> <p>There also needs to be an opportunity for a developer to create large 'superlot' sections suitable for comprehensive development. The various types of subdivision development, whether superlot, vacant section or house and land package needs to be able to be catered for within the Proposed District Plan rules.</p> <p>It is considered unreasonable for the MRZ to only allow controlled subdivision activities where they are in conjunction with residential buildings, particularly given the legislation enables 'up to three houses' on a site which also reasonably includes the provision of one (or two) houses on a vacant site. The creation of a vacant section does not warrant a Discretionary Activity status and should be considered on a Controlled Activity status basis.</p> <p>Opposes emphasised wording for subdivision within the MRZ under Rule SUB-R2:</p> <p>"... 3(b) For every site without an existing residential unit, either; i. the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site, and that no vacant sites will be created; or ..."</p> <p>This specifically requires a land use consent to be applied for and</p>	Accept in part	<p>The 'no vacant allotments' requirement is from cl 8, sch 3A RMA. In the context of the wording of the rest of that clause, I consider it means an allotment that will never have a residential unit built on it, as in permanently vacant, rather than requiring the first developer - the subdivider of that land - to develop all sections themselves. I support clarifying what 'vacant allotment' means in this context to address the submitters' concern.</p>	Yes
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			<p>concurrently assessed with a controlled subdivision application in the zone on the basis that land use consents cannot be issued under the RMA for Permitted Activities. This is not an efficient and effective (including cost to the community) consent process, which is meant to be streamlined, more permissive and enabling.</p> <p>Amend SUB-R2:</p> <p>"Medium Density Residential Zone Where: 2. SUB-S1 to SUB18 are met, except where: ... 3(b)(i). the subdivision application is accompanied by a land use application that will be determined concurrently with the subdivision application that shall demonstrates that it is practicable to construct, as a permitted activity, a residential unit on every site and that no vacant sites will be created; or ... 3(b)(ii)(3). no vacant allotments are created; ..."</p> <p>Requests that a minimum allotment size be required for any new allotment created by subdivision within the Medium Density Residential Zone. This minimum allotment size should be consistent with that included in the Proposed Waimakariri District Plan in Table SUB-1 – Minimum Allotment Sizes and Dimensions.</p>			
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V1 59.9	Samuel Hammond	General	Oppose	<p>Opposes the removal of minimum allotment sizes under Rule SUB-S1 and table SUB-1 for the “Medium Density Residential Zone (without qualifying matters)”.</p> <p>In the case where a residential unit does not exist on the site, subdivision in the Medium Density Residential Zone to create a vacant allotment will still require a minimum site size to be specified in order to continue to achieve current Canterbury Regional Policy Statement requirements of at least 10 houses per hectare (as a minimum).</p> <p>The proposed minimum of 200m² for the zone has been removed and no minimum site size for the construction of residential units is proposed. This is appropriate with the building commitment model, but is less so when providing some guidance on the minimum size site a house can reasonably be constructed on. Inclusion of minimum site size for vacant site subdivision would maintain existing and future amenity. This would ensure that inappropriate and unanticipated density is avoided and intended amenity outcomes are preserved, especially as the density standards do not provide for urban design discretion to maintain onsite urban amenity. Therefore, the minimum allotment size is important to support best practice.</p> <p>Not specified</p>	Reject	The MDRS requires any minimum allotment sizes to be removed, except where qualifying matters apply. I understand that this is different from past planning practice, but it is a non-negotiable part of the legislation. Allotment size is now a matter of choice for the developer, down to the limits of practical surveying and buildability.	No
V1 6.1	Jackson Davey	General	Support	<p>Supports Variation 1. Intensification will be for the common benefit by reducing house prices, reducing travel times by limited sprawl, and being more enabling for public transport - thus significantly reducing emissions.</p> <p>Retain Variation 1 as notified, or alternatively amend to further encourage higher density housing and urban areas as this will benefit the average person substantially.</p>	Reject	The support of the submitter for Variation 1 as notified or amended to encourage further high density housing and urban areas is noted, however, the s42A recommendations are to further limit the scope of the MDRS	
V1 FS 12	FS Eliot Sinclair and Partners	General	Support		Reject		

V1 66.1	Emma Davey	Rezone	Amend	<p>Opposes Medium Density Residential Standards (MDRS) applying to a portion of lots within Stage 7 of Silverstream East as addressed in resource consents RC215144 and RC215145, which was granted consent on 9 December 2021 subject to conditions. Seeks the conditions relating to Lots 107 to 116, 128 to 130, and 134 and 135 of Stage 7 of RC215144 and RC215145 (refer to full submission for plan showing location of these lots) be added as a new qualifying matter so that applicable restrictions and consent notices remain in place. These conditions were added to the development's resource consent decision by the Commissioner to address issues relating to the departure from the Outline Development Plan, interface and integration issues between the existing Kaiapoi residential area and the new development - primarily in relation to raising ground levels above that of adjoining residential properties, the form of fencing on Lots 128 to 130, 134 and 135, building setbacks, building height, and access arrangements. Considers the effect of this additional qualifying matter will be minor to the implementation of the MDRS given it only relates to 15 lots.</p> <p>Seeks the conditions relating to Lots 107 to 116, 128 to 130, and 134 and 135 of Stage 7 of RC215144 and RC215145 be added as a new qualifying matter so that applicable restrictions and consent notices remain in place. Some of the main conditions are:</p> <p>Subdivision resource consent RC215144</p> <p>Condition 14.15 - Lots 128 to 130, 134 and 135 shall have no vehicle access to Road 8. Condition 14.16 - Pursuant to Section 221 of the Resource Management Act 1991, Condition 14.15 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 128 to 130 and 134 and 135. Condition 28.1 and 28.2 - Any buildings to be single storey only with a height no greater than 6.5m and windows facing existing properties not to be above 3m in height. Condition 28.3 - Pursuant to section 221 of the resource management act 1991, Conditions 28.1 and 28.2 shall be subject to a consent notice which shall be registered on the record of the title for lots 107 — 116, 128 to 130, 134 and 135. Condition 29.4 - No structure or dwellinghouse on Lot 128 shall be constructed within easement A1 as shown on approved plan, stamped RC 215144 and RC 215145. Condition 29.5 - Pursuant to section 221 of the Resource Management Act 1991, Condition 29.4 shall be subject to a consent notice which shall be registered on the Records of Title for Lot 128. Condition 30.3 - Area B Allotments — Dwellings erected on Lots 107 to 116, 128 to 130, 134 and 135 shall have conditions as set out in the Commissioners Report. Condition 30.4 - Pursuant to Section 221 of the Resource Management Act 1991, Condition 30.3 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 107 to 116, 128 to 130, 134 and 135.</p> <p>Land use resource consent RC215145</p> <p>Condition 9.1 - Any buildings to be constructed at any time on</p>	Reject	I do not consider the scope of qualifying matters to include existing consent conditions	
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				<p>Lots 107 to 116, 128 to 130 and 134 and 135, shall be single storey only with a height no greater than 6.5m measured from finished ground level. Condition 9.2 - Any dwellinghouse constructed on Lots 107 to 116, 128 to 130, 134 and 135 shall not have any windows above 3m height, facing towards Kynnersley Street, 8, 10, 11 and 12 Murray Place and 31 and 35 Adderley Terrace. Condition 10.1 - No structure or dwellinghouse on Lot 128 shall be constructed within the 10m of the Eastern Boundary. Condition 10.2 - No structure or dwellinghouse on Lot 128 shall be constructed within easement A I as shown on approved plan stamped RC215144/RC215145. Condition 10.3 - No dwellinghouse on Lots 107 to 116 shall be constructed within 11.5m of the eastern boundary.</p>			
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V1 67.1	Retirement Villages Association of New Zealand Incorporated	Specific	Amend	<p>Variation 1 needs to adequately address the critical need for retirement accommodation and aged care in the District. New Zealand, including Waimakariri District, has a rapidly increasing ageing population and longer life expectancy and there is a growing trend of people wishing to live in retirement villages. The ageing population is recognised in the National Policy Statement on Urban Development 2020 (NPS-UD) as one of the key housing and urban development challenges facing New Zealand.</p> <p>The retirement village industry provides appropriate accommodation to address the Specific needs of the older population, including a range of large and smaller scaled retirement villages and aged care homes with differing services, amenities and care. This variety enables differing price points and options, which are vital to enabling choices for the growing ageing population. Retirement villages also combat isolation and loneliness felt by many older people. Appropriately planning for the ageing population will impact on the mental and physical health and wellbeing of some of society's most vulnerable members.</p> <p>What Variation 1 must deliver for retirement villages:</p> <ul style="list-style-type: none"> - Better enable housing and care for the ageing population to promote the wellbeing of older persons within our communities. This requires district plans to better enable the construction of new retirement villages instead of cumbersome and uncertain resource management processes. - Recognise that retirement villages are a residential activity as they provide permanent homes for the residents that live there. In line with the Enabling Housing Act, the construction of retirement villages (being four or more residential units on a site) can be regulated as a restricted discretionary activity. - Provide for retirement villages in the Medium Density Residential Zone to enable older people to stay within the communities in which they currently live. - Provide for change to the character and amenity of existing urban environments to enable retirement villages, in accordance with the NPS-UD. - Recognise the intensification opportunities provided by larger sites. Given large sites in urban areas are a rare resource, it is important they are developed efficiently to maximise the benefits from their development. - Recognise the unique internal amenity needs of retirement villages compared to typical residential housing. - Provide clear and focused matters of discretion to avoid significant cost and time delays in consenting retirement villages in residential zones. - Provide appropriately focused notification rules. Given the significant costs associated with notification, it should only be required where it will benefit the decision-making process. - Use the MDRS as a guideline. The retirement village- 	Reject	Variation 1 is not specific to retirement villages, and already enables them	
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				<p>Specific framework sought in this submission takes a similar approach to the Enabling Housing Act (given that retirement villages are a form of development with four or more residential units) with the standards informing matters of discretion and limited notification presumptions. With some amendments to reflect the Specific nature of retirement villages, the submitter considers the MDRS set a relevant baseline for identifying standards relevant for the construction of retirement villages.</p> <ul style="list-style-type: none"> - Provide for retirement villages in commercial and mixed use zones. Due to the lack of suitable sites in existing residential areas and the need to respond to the retirement living and care crisis, retirement villages also operate in some commercial and mixed use zones where there is good access to services and amenities. <p>Seeks amendments to Variation 1 to provide a retirement-village Specific framework to address the above issues.</p> <p>Seeks that Variation 1 is amended to provide a retirement-village Specific framework as follows:</p> <ul style="list-style-type: none"> - The MDRS must be accurately translated into the Proposed Plan. Seek some amendments to the MDRS to ensure they are workable for retirement villages. Seek amendments to other provisions to ensure there is no conflict, overlap or inconsistency with the MDRS. - The objectives and policies of the Plan must enable appropriate accommodation and care for the aging population. - Rules to enable retirement villages in the Medium Density Residential Zone. - Tailored matters of discretion for retirement villages. - Proportionate notification. - Clear, targeted and appropriate development standards. - Providing for retirement villages in commercial, mixed use and other zones. <p>Any alternative or consequential relief to address the matters addressed in this submission.</p>			
V1 FS 10	FS KiwiRail	Specific	Support			Reject	
V1 FS 10	FS KiwiRail	Specific	Oppose			Accept	
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.10	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>Acknowledges that RESZ-P8 has been amended to address Policy 4 of the Medium Density Residential Standards (MDRS). However, the existing language within Policy RESZ-P8 is inconsistent with Policy 1 of the MDRS. Further, Policy 4 of the MDRS is not a qualification on the direction to enable a variety of housing types with a mix of densities.</p> <p>Delete or amend RESZ-P8 to ensure there is no overlap or inconsistency with Policy 1 of the MDRS and ensure Policy 4 is not a qualification.</p>		Reject	RESZ-P8 only needs to be consistent with the residential component of Policy 1 of the MDRS (cl 2(a), sch 3A, RMA), however the overall suite of objectives and policies must be consistent with the MDRS? Check to see if it is
V1 67.11	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>The retention of RESZ-P10 and its continued application to retirement villages within the Medium Density Residential Zone (MRZ) creates a conflict with the Medium Density Residential Standards and the relief sought in relation to MRZ-R18. It is therefore not fit for purpose as a general policy and should be deleted or moved to the General Residential Zone policies. Additional policies are needed to provide policy support for MRZ-R18 and the retirement village-specific matters of discretion sought in this submission.</p> <p>Delete RESZ-P10 or relocate to the General Residential Zone, and new policies for the Medium Density Residential Zone:</p> <p>Provision of housing for an ageing population</p> <ol style="list-style-type: none"> 1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages. 2. Recognise the functional and operational needs of retirement villages, including that they: <ol style="list-style-type: none"> a. May require greater density than the planned urban built character to enable efficient provision of services. b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age. <p>Changing communities</p> <p>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.</p> <p>Larger sites</p> <p>Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.</p>		Reject	RESZ-P10 was not amended by Variation 1, and may be out of scope. If it is within scope then I don't recommend the relief as I cannot see how providing enabling direction on retirement villages is inconsistent with the MDRS. I note that the matters in RESZ-P10 do not directly affect density.

V1 67.12	Retirement Villages Association of New Zealand Incorporated	Specific	Support	Supports RESZ-P15 as it aligns with Policy 2 of the Medium Density Residential Standards. Retain RESZ-P15 as notified.		Accept in part	No changes are proposed from this submission
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.13	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	Paragraph 1 of the introduction refers to the zone comprising of "residential areas predominantly used for residential activity with moderate concentration and bulk of buildings...". The reference to residential activity having a moderate concentration and bulk of buildings does not reflect the expectations for the Medium Density Residential Zone (MRZ) as set out in the Medium Density Residential Standards (MDRS). The introductory text should acknowledge that the amenity and character of the MRZ will substantially change as a result of the MDRS. It should also acknowledge the broad scope of the MRZ. Amend paragraph 1 of the Medium Density Residential Zone Chapter to provide clarity around the level of residential activity anticipated in the zone: "Introduction The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for residential activity and enables medium density development, including with moderate concentration and bulk of buildings, such as detached, semidetached and terrace housing, low rise apartments and other compatible activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public transports. ..."		Reject	I consider that the zone description does need to be amended, however this amendment should reflect the actual description of the zone following qualifying matters...
V1 FS 3	FS Waka Kotahi NZ Transport Agency	Specific	Oppose			Accept	
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.14	Retirement Villages Association of New Zealand Incorporated	Specific	Support	Supports MRZ-O1 as it aligns with Objective 2 of the Medium Density Residential Standards. Retain MRZ-O1 as notified.		Accept	No changes are proposed from this submission
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	
V1 67.15	Retirement Villages Association of New Zealand Incorporated	Specific	Support	Supports MRZ-P1 as it aligns with Policy 1 of the Medium Density residential Standards. Retain MRZ-P1 as notified.		Accept	No changes are proposed from this submission
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	
V1 67.16	Retirement Villages Association of New Zealand Incorporated	Specific	Support	Supports MRZ-P2 as it aligns with Policy 5 of the Medium Density Residential Standards. Retain MRZ-P2 as notified.		Accept	No changes are proposed from this submission
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	

V1 67.17	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>Opposes MRZ-P3 as it has not been amended to align with the Medium Density Residential Standards (MDRS). The use of the word “maintain” does not acknowledge the change that is anticipated in the Medium Density Residential Zone (MRZ) in line with the MDRS, and there should not be an expectation to maintain character in the MRZ.</p> <p>MRZ-P3(1) – (8) also introduce requirements that overlap and conflict with MRZ-P1 and P2. For example, (3) requires activities to “provide for” high quality building and landscape design, which overlaps and conflicts with the reference to “encouraging” high-quality developments in MRZ-P2.</p> <p>Delete or amend MRZ-P3 to ensure there is no overlap or inconsistency with Policy 3 of the Medium Density Residential Standards.</p>		Reject	Policy 3 of the MDRS is "encourage development to achieve attractive and safer streets and public open spaces, including by providing for passive surveillance", which does not directly relate to the matters the submitter raises. I do not see an inconsistency between MRZ-P3 and P1 and P2.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.18	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Considers that it is appropriate for the Medium Density Residential Standards to be utilised as a baseline for the assessment of the effects of developments.</p> <p>Insert new policy in the Medium Density Residential Zone Chapter.</p> <p>"MRZ-PX Role of density standards Enable the density standards to be utilised as a baseline for the assessment of the effects of developments."</p>		Reject	The baseline for development assessments would be the full effect of the plan - including qualifying matters and factors that do not relate to density. See Yeoman 2023...
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.19	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>Supports MRZ-R1. However, the construction of retirement villages will likely be a restricted discretionary activity under this rule. Retirement villages should be a permitted activity, and that it should only be the construction of a retirement village that is assessed as a restricted discretionary activity. The matters of discretion should provide for the differences that retirement villages have from other residential activities, including providing for the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village. Internal amenity standards applicable to retirement villages should be limited to those controls/standards necessary or appropriate for retirement villages.</p> <p>Amend MRZ-R1 to exclude retirement villages and include a bespoke rule for the construction of retirement villages with a set of focused matters of discretion that are applicable to retirement villages, so to provide for and acknowledge the differences that retirement villages have from other residential activities:</p> <p>"MRZ-R1A Construction or alteration of or addition to any building or other structure for a retirement village Activity status: PER Where: 1. the activity complies with MRZ-BFS1-12 (as applicable). Legal Effect This rule will have immediate legal effect. Activity status when compliance is not achieved: RDIS</p> <p>Matters of discretion are restricted to: RES-MDX – Construction of buildings for a retirement village</p> <p>Notification An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified. An application for resource consent for a restricted discretionary activity under this rule that complies with MRZ-BFS2, MRZ-BFS4, MRZ-BFS5, and MRZ-BFS7 is precluded from being limited notified."</p>		Reject	The MDRS encourages all residential activities within the zone to be treated alike, and not to single out particular activities for special treatment, which is what the submitter is asking for.
V1 FS 3	FS Waka Kotahi NZ Transport Agency	Specific	Oppose			Accept	
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.2	Retirement Villages Association of New Zealand Incorporated	Specific	Amend	<p>Considers that a 'retirement unit' definition is required to acknowledge the differences from typical residential activities in terms of layout and amenity needs.</p> <p>Add a new definition for 'retirement unit' :</p> <p>"Retirement Unit means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit."</p>		Reject	<p>The MDRS and NPS definitions of residential unit are inclusive of all types of residential unit, including retirement units. Even if it were possible to exclude retirement units from the definition, this would have the perverse effect of potentially excluding retirement units from MDRS standards.</p>
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.20	Retirement Villages Association of New Zealand Incorporated	Specific	Amend	<p>Supports the inclusion of a specific rule for the establishment of retirement villages, and that resource consent applications are precluded from being publicly notified. However, retirement villages as a land use activity should be classified as a permitted activity - with the construction/establishment of the retirement village being a restricted discretionary activity. In this regard, the residential use component of a retirement village should be permitted.</p> <p>Consider that the requirement for a design statement and the retention of matters of discretion regarding residential design principles to be inappropriate as those provisions are designed for standard residential development, not retirement villages. The residential design principles also do not align with the expectations for the Medium Density Residential Zone. Retirement villages should be assessed against bespoke matters of discretion.</p> <p>Seeks to amend the activity status of retirement villages as an activity to be provided for as a permitted activity, with the construction of retirement villages provided for as a restricted discretionary activity (retirement village Specific matters of discretion) as set out in relation to MRZ-R1.</p> <p>Delete the requirement for a design statement to be provided with the application.</p> <p>Amend MRZ-R18 to provide for retirement villages as an activity to be permitted.</p>		Accept in part	Retirement villages are almost always for developments of more than 3 residential units, along with other mixed use types of services therefore consents are required under the MDRS, in particular, MRZ-R2. I am recommending that MRZ-R18 amended to state that it applies to retirement villages with 4 or more units.
V1 FS 3	FS Waka Kotahi NZ Transport Agency	Specific	Oppose			Accept	
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.21	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Supports in part MRZ-BFS1 and the number of residential units per site provisions which reflect the number of residential units per site standard of the Medium Density Residential Standards (MDRS), with some additions/alternatives relating to qualifying matters. However, amend to refer to "retirement units" with the addition of the definition proposed.</p> <p>In relation to the notification clauses of MRZ-BFS1 which relate to compliance with MRZ-BFS2 to MRZBFS12, considers that the inclusion of additional standards within the notification clause to those provided by the Resource Management Act 1991 (relating to landscaped permeable surface, street interface, and fencing) create a conflict with the MDRS and should be deleted. Amend MRZ-BFS1 to refer to retirement units.</p> <p>Delete those standards that have been included in the notification clauses that conflict with the Medium Density Residential Standards:</p> <p>"MRZ-BFS1 Number of residential units per site ... Notification An application for the construction and use of 1, 2 or 3 residential units that does not comply with 1 or more of MRZ-BFS2, 3,4,5,6,7,8,9,10,11,12MRZ-BFS4, MRZBFS5, MRZ-BFS7, MRZ-BFS9, MRZ-BFS10, MRZ-BFS11 or MRZ-BFS12 is precluded from being publicly notified. Legal Effect This standard has immediate legal effect. Activity status when compliance not achieved: RDIS ... Notification An application for the construction and use of 4 or more residential units that does comply with the MRZBFS2, 3,4,5,6,7,8,9,10,11,12 MRZ-BFS4, MRZ-BFS5, MRZ-BFS7, MRZ-BFS9, MRZ-BFS10, MRZ-BFS11 or MRZ-BFS12 is precluded from being publicly or limited notified."</p>		Reject	The additional standards relate to matters other than density, and as they do not affect density, they do not create a conflict with the MDRS
V1 67.22	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Supports MRZ-BFS2 and the building coverage provisions which reflects the Medium Density Residential Standards. Retain MRZ-BFS2 as notified.</p>		Accept	No changes are proposed from this submission
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	

V1 67.23	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	Opposes MRZ-BFS3 as the Medium Density Residential Standards do not include this standard. In particular, considers that that the discretionary status for non-compliance with this standard is inconsistent with the other built form standard provisions of the Medium Density Residential Zone and goes against the Resource Management Act's purpose to enable increased intensification. For example, if a residential development were to comply with all built form standards except MRZ-BFS3 (landscape permeable surface), the activity status would be discretionary. Delete MRZ-BFS3.		Accept in part	cl 18(1), sch 3A, RMA requires a minimum of 20% of a site in a landscaped area. BFS3 implements this, with a calculation standard for decks and path. The only component of the rule that is not consistent with the MDRS is the discretionary status, which is subject to other submissions. It should be restricted discretionary. However the submitter requests the deletion of the whole rule.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	
V1 67.24	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	Opposes MRZ-BFS4 in part as it is considered that the discretionary activity status for any exceedance is contrary to Schedule 3A(4) of the Resource Management Act 1991. Amend the activity status for noncompliance with MRZ-BFS4 to be restricted, in accordance with the requirements of Schedule 3A(4) of the Resource Management Act 1991: "MRZ-BFS4 Height ... Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: The effects of the breach of the height standard"		Accept	This, and other submitters have raised the issue of the incorrect activity status. It should be restricted discretionary
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.25	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>Oppose MRZ-BFS5 as it seeks to restrict the provision of residential buildings adjacent to strategic or arterial roads by applying a 6m setback in excess of the Medium Density Residential Standards, when all such roads are not considered to be qualifying matters in accordance with section 771 of the Enabling Housing Act.</p> <p>Opposes the application of residential design principles as a matter of discretion.</p> <p>Amend MRZS-BFS5 so that it only applies to nationally significant infrastructure, and the matters of discretion only relate to the effects of the breach of the standard:</p> <p>"Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property"</p>		Reject	The MDRS does allow such a setback to be applied to strategic and arterial roads, as a qualifying matter.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.26	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>Opposes MRZ-BFS6 as the Medium Density Residential Standards does not include this standard.</p> <p>Delete MRZ-BFS6.</p>		Reject	V1 has amended the PDP standard and these amendments have removed the components of the standard that affect density
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.27	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Supports MRZ-BFS7 in principle as it reflects the Medium Density Residential Standards. However, it is considered that additional exclusions should be integrated with the standard to reflect that some developments may occur adjacent to less sensitive zones. Opposes the application of residential design principles as a matter of discretion.</p> <p>Amend MRZ-BFS7 to include additional exclusions from the standard:</p> <p>"MRZ-BFS7 Height in relation to boundary ... This standard does not apply to a. a boundary with a road b. existing or proposed internal boundaries within a site c. site boundaries where there is an existing common wall between 2 buildings on adjacent sties or where a common wall is proposed d. boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones.</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property"</p>		Reject	For matters of discretion, the MDRS does not limit what can be considered at a consent stage.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.28	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>Opposes MRZ-BFS8 as the Medium Density Residential Standards do not include this standard.</p> <p>Delete MRZ-BFS8.</p>		Probably reject	The MDRS affects density and intensification, fencing standards are outside of density and intensification and thus are outside of the scope of the MDRS.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.29	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>Acknowledges that MRZ-BFS9 and the outdoor living space provisions reflect the outdoor living space standard of the Medium Density Residential Standards. However, it is considered that as a result of retirement villages providing a range of private and communal outdoor areas, amendments should be made to MRZ-BFS9 that enable the communal areas to count towards the amenity standard.</p> <p>Amend MRZ-BFS9 to enable the communal outdoor living spaces of retirement villages to count towards the amenity standard:</p> <p>"MRZ-BFS9 Outdoor living space (per unit)</p> <p>...</p> <p>3. For retirement units, clause 1 and 2 apply with the following modifications:</p> <p>a. the outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</p> <p>b. a retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space."</p>		Reject	The MDRS does provide separate consideration on density and intensification standards for retirement villages, noting that retirement units are a residential unit.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.3	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Supports SD-O2 as it aligns with Objective 1 of the Medium Density Residential Standards.</p> <p>Retain SD-O2 as notified.</p>		Accept	No changes are proposed from this submission
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	
V1 67.30	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Supports MRZ-BFS10 and the outlook space provisions in principle which reflect the outlook space standard of the Medium Density Residential Standards, however consider that in a retirement village environment (that has multiple communal spaces available for residents), the standard is not directly relevant. Amendments should be made to MRZ-BFS10 to provide for outlook space requirements that are appropriate for retirement villages.</p> <p>Amend MRZ-BFS10 to provide for outlook space requirements that are appropriate for retirement villages:</p> <p>"MRZ-BFS10 Outlook space (per unit)</p> <p>...</p> <p>7. For retirement units, clauses 1 – 9 apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms."</p>		Reject	The plan does not provide separate consideration on density and intensification standards for retirement villages, noting that retirement units are a residential unit.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.31	Retirement Villages Association of New Zealand Incorporated	Specific	Support	Supports MRZ-BFS11 and the windows to street provisions in principle which reflect the windows to street standard of the Medium Density Residential Standards, however consider that the standard should be amended to provide for retirement units. Amend MRZ-BFS11 to provide for retirement units: "MRZ-BFS11 Windows to street 1. Any residential unit or retirement unit facing the a public street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors. ..."		Reject	The plan does not provide separate consideration on density and intensification standards for retirement villages, noting that retirement units are a residential unit.
V1 67.32	Retirement Villages Association of New Zealand Incorporated	Specific	Support	Supports MRZ-BFS12 and the landscaped area provisions in principle which reflect the landscaped area standard of the Medium Density Residential Standards. However, it is considered that the standard should be amended to provide for retirement units also. Amend MRZ-BFS12 to provide for retirement units: "MRZ-BFS12 Landscaped area 1. A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. 2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit or retirement unit.		Reject	The plan does not provide separate consideration on density and intensification standards for retirement villages, noting that retirement units are a residential unit.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.33	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	Opposes the residential design principles of RES-MD2 – as they seek design outcomes which are inconsistent with the expectations for development in the Medium Density Residential Zone. Further, the residential design principles reflect matters relevant to standard residential development but are not fit-for-purpose for retirement villages. Delete RES-MD2.		Probably reject	The relief can only be included if it is more enabling than the MDRS. For matters of discretion, the MDRS does not limit what can be considered at a consent stage.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.34	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	Opposes RES-MD5 relating to potential impacts on neighbouring properties as it seeks outcomes which are inconsistent with the expectations for development in the Medium Density Residential Zone. For example, the requirement to consider the “extent to which ... buildings ... do not compromise the amenity values of adjacent properties” is inconsistent with the change anticipated in the Medium Density Residential Zone. Delete RES-MD5.		Reject	The relief can only be included if it is more enabling than the MDRS. For matters of discretion, the MDRS does not limit what can be considered at a consent stage.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.35	Retirement Villages Association of New Zealand Incorporated	Specific	Support	In accordance with the response to MRZ-R1 and MRZ-R18, a retirement village Specificset of matters of discretion should apply to the construction of retirement villages. In accordance with the relief sought for MRZ-R1 and MRZ-R18, seeks for the following matter of discretion to be integrated into the matters of discretion for all Residential Zones under the District Plan: "RES-MDX Construction of buildings for a retirement village 1. The matters of discretion of any infringed built form standards; 2. The effects of the retirement village on the safety of adjacent streets or public open spaces; 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces; 4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length; 5. When assessing the matters in 1 – 4, consider: a. The need to provide for efficient use of larger sites; and b. The functional and operational needs of the retirement village. 6. The positive effects of the construction, development and use of the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village save as specified."		Reject	The plan does not provide separate consideration on density and intensification standards for retirement villages, noting that retirement units are a residential unit.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 FS 3	FS Waka Kotahi NZ Transport Agency	Specific	Oppose			Accept	

V1 67.36	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>Considers NCZ-R1 and the related built form standards are in conflict with the Medium Density Residential Standards and need to be amended as part of Variation 1.</p> <p>The activity of a retirement village should be a permitted activity and the construction of a retirement village should be a restricted discretionary activity, and the construction of retirement villages should have a focused matters of discretion (so to provide for and acknowledge the differences that retirement villages have from other residential activities).</p> <p>The matters of discretion applicable to retirement villages need to appropriately provide for / support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p> <p>Seeks that the Neighbourhood Centre Zone is amended to provide a permitted activity for retirement villages and a restricted discretionary activity for the construction or alternation of retirement village buildings, as per the submissions on the Medium Density Residential Zone.</p>		Reject	Neighbourhood centre zones are not covered by the Variation.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.37	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>A number of the standards in the Neighbourhood Centre Zone are inconsistent with the Medium Density Resident Standards (MDRS). Although the Resource Management Act 1991 only requires the MDRS to be applied in relevant residential zones, considers that, to give effect to Policy 3 of the National Policy Statement on Urban Development, standards applying in centres zones should not be more restrictive.</p> <p>Amend the Neighbourhood Centre Zone standards as they apply to residential activities (including retirement villages) to achieve consistency with the Medium Density Residential Standards.</p>		Probably reject	Neighbourhood centre zones are not covered by the Variation.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.38	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>A number of the standards in the Neighbourhood Centre Zone are inconsistent with the Medium Density Resident Standards (MDRS). Although the Resource Management Act 1991 only requires the MDRS to be applied in relevant residential zones, considers that, to give effect to Policy 3 of the National Policy Statement on Urban Development, standards applying in centres zones should not be more restrictive.</p> <p>Amend the Neighbourhood Centre Zone standards as they apply to residential activities (including retirement villages) to achieve consistency with the Medium Density Residential Standards.</p>		Probably reject	Neighbourhood centre zones are not covered by the Variation.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.39	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	Neighbourhood Centre Zone BFS3 – BFS11 are inconsistent with the Medium Density Resident Standards (MDRS). Although the Resource Management Act 1991 only requires the MDRS to be applied in relevant residential zones, considers that, to give effect to Policy 3 of the National Policy Statement on Urban Development, standards applying in centres zones should not be more restrictive. Amend the Neighbourhood Centre Zone standards as they apply to residential activities (including retirement villages) to achieve consistency with the Medium Density Residential Standards.		Reject	Neighbourhood centre zones are not covered by the Variation.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.4	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	Considers that SD-O3 should recognise and enable the housing and care needs of an ageing population and the Specific housing typologies catering to older persons results in. Amend SD-O3.2 to recognise that existing character and amenity values are anticipated to change. Retain SD-O3.4 but amend to specifically recognise the importance of retirement villages. Amend SD-O3.5 to recognise that retirement villages need to be located in all residential zones, not just in the vicinity of centres.		Reject	SD-O3 is considered to cover all types of residential activity, and is not specific to retirement units.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	

V1 67.40	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Considers LCZ-R1 and the related built form standards are in conflict with the Medium Density Residential Standards and need to be amended as part of Variation 1.</p> <p>Supports LCZ-R1 and the permitting of the construction or alteration of or addition to any building or other structure when complying with the relevant built form standards and gross floor area standard; and the triggering of more restrictive activity statuses based on non-compliance with relevant standards.</p> <p>The construction of retirement villages should have their own set of focused matters of discretion to provide for and acknowledge the differences that retirement villages have from other residential activities.</p> <p>The matters of discretion applicable to retirement villages need to support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p> <p>Amend LCZ-R1 to include a set of focused matters of discretion that are applicable to retirement villages, so to provide for and acknowledge the differences that retirement villages have from other residential activities:</p> <p>"LCZ-R1 Construction or alteration of or addition to any building or other structure Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); and b. the building or addition is less than 450m2 GFA. 2. the activity is not a retirement village.</p> <p>Activity status when compliance not achieved with LCZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with LCZ-R1(1)(b): RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD3 – Urban design</p> <p>Activity status when compliance not achieved with LCZ-R1(2): RDIS Matters of discretion are restricted to: The matters of discretion of any infringed built form standards (as applicable) CMUZ-MDX – Construction of buildings for a retirement village CMUZ-MD3 – Urban design CMUZ-MD11 – Residential development"</p>		Reject	Neighbourhood centre zones are not considered to be in scope of the Variation.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.41	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Considers LCZ-R1 and the related built form standards are in conflict with the Medium Density Residential Standards and need to be amended as part of Variation 1.</p> <p>Considers that the Local Centre Zone should provide for retirement village activities as a permitted activity (with the construction of the retirement village being a restricted discretionary activity), as the Enabling Housing Act provides for intensification in non-residential zones. This will recognise that retirement villages provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.</p> <p>Insert new rule in the Local Centre Zone that provides for retirement villages as permitted activities.</p> <p>"LCZ-RX Retirement village Activity status: PER Activity status when compliance not achieved: N/A"</p>		Reject	Local centre zones are not considered to be within scope of the Variation
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.42	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Considers MUZ-R1 and the related built form standards are in conflict with the Medium Density Residential Standards and need to be amended as part of Variation 1.</p> <p>Supports MUZ-R1 and the permitting of the construction or alteration of or addition to any building or other structure when complying with the relevant built form standards and gross floor area standard; and the triggering of more restrictive activity statuses based on non-compliance with relevant standards.</p> <p>The construction of retirement villages should have their own set of focused matters of discretion to provide for and acknowledge the differences that retirement villages have from other residential activities.</p> <p>The matters of discretion applicable to retirement villages need to support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p> <p>Amend MUZ-R1 to include a set of focused matters of discretion that are applicable to retirement villages, so to provide for and acknowledge the differences that retirement villages have from other residential activities:</p> <p>"MUZ-R1 Construction or alteration of or addition to any building or other structure Activity status: PERWhere: 1. the activity complies with: a. all built form standards (as applicable); and b. the building or addition is less than 450m2 GFA. 2. the activity is not a retirement village.</p> <p>Activity status when compliance not achieved with MUZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with MUZ-R1(1)(b): RDIS Matters of discretion are restricted to: CMUZ-MD3 – Urban design</p> <p>Activity status when compliance not achieved with MUZ-R1(2): RDIS Matters of discretion are restricted to: The matters of discretion of any infringed built form standards (as applicable) CMUZ-MDX – Construction of buildings for a retirement village CMUZ-MD3 – Urban design CMUZ-MD11 – Residential development"</p>		Reject	Mixed centre zones are not within scope of the Variation.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.43	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Considers the Mixed Use Zone is in conflict with the Medium Density residential Standards and needs to be amended as part of Variation 1.</p> <p>Considers that the Mixed Use Zone should provide for retirement village activities as a permitted activity (with the construction of the retirement village being a restricted discretionary activity), as the Enabling Housing Act provides for intensification in non-residential zones. This will recognise that retirement villages provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.</p> <p>Insert new rule in the Mixed Use Zone that provides for retirement villages as permitted activities.</p> <p>"MUZ-RX Retirement village Activity status: PER Activity status when compliance not achieved: N/A"</p>		Reject	Mixed centre zones are not within scope of the Variation.
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.44	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Considers TCZ-R1 and the related built form standards are in conflict with the Medium Density residential Standards and need to be amended as part of Variation 1.</p> <p>Supports TCZ-R1 and the permitting of the construction or alteration of or addition to any building or other structure when complying with the relevant built form standards and gross floor area standard; and the triggering of more restrictive activity statuses based on non-compliance with relevant standards.</p> <p>The construction of retirement villages should have their own set of focused matters of discretion to provide for and acknowledge the differences that retirement villages have from other residential activities.</p> <p>The matters of discretion applicable to retirement villages need to support the efficient use of larger sites for retirement villages, and the functional and operational needs of the retirement village.</p> <p>Amend TCZ-R1 to include a set of focused matters of discretion that are applicable to retirement villages, so to provide for and acknowledge the differences that retirement villages have from other residential activities:</p> <p>"TCZ-R1 Construction or alteration of or addition to any building or other structure Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); b. the building or addition is less than 450m2 GFA; and c. any new building or addition does not have frontage to a Principal Shopping Street. 2. the activity is not a retirement village.</p> <p>Activity status when compliance not achieved with TCZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with TCZ-R1(1)(b) and TCZ-R1(1)(c): RDIS Matters of discretion are restricted to: CMUZ-MD3 – Urban design</p> <p>Activity status when compliance not achieved with TCZ-R1(2): RDIS Matters of discretion are restricted to: The matters of discretion of any infringed built form standards (as applicable) CMUZ-MDX – Construction of buildings for a retirement village CMUZ-MD3 – Urban design CMUZ-MD11 – Residential development"</p>		Reject	Town Centre Zones are not within scope of the Variation
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.45	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>Considers the Town Centre Zone is in conflict with the Medium Density Residential Zone and needs to be amended as part of Variation 1.</p> <p>Considers that the Town Centre Zone should provide for retirement village activities as a permitted activity (with the construction of the retirement village being a restricted discretionary activity), as the Enabling Housing Act provides for intensification in non-residential zones. This will recognise that retirement villages provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer (close to family and support networks), whilst also freeing up a number of dwellings located in surrounding suburbs.</p> <p>Insert new rule in the Town Centre Zone that provides for retirement villages as permitted activities.</p> <p>"TCZ-RX Retirement village Activity status: PER Activity status when compliance not achieved: N/A"</p>		Reject	Town Centre Zones are not within scope of the Variation
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	

V1 67.46	Retirement Villages Association of New Zealand Incorporated	Specific	Support	<p>In accordance with the response to NCZ-R1, LCZ-R1, MUZ-R1 and TCZ-R1, considers that a retirement village Specificset of matters of discretion should apply to the construction of retirement villages in the Commercial and Mixed Use Zones.</p> <p>In accordance with the relief sought for NCZ-R1 LCZ-R1, MUZ-R1 and TCZ-R1, seeks that the following matter of discretion be integrated into the Matters of Discretion for the Commercial and Mixed Use Zones of the District Plan:</p> <p>"CMUZ-MDX Construction of buildings for a retirement village</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed built form standards; 2. The effects of the retirement village on the safety of adjacent streets or public open spaces; 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces; 4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length; 5. When assessing the matters in 1 – 4, consider: 6. The need to provide for efficient use of larger sites; and 7. The functional and operational needs of the retirement village. 8. The positive effects of the construction, development and use of the retirement village. <p>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village."</p>		Reject	Commercial and mixed used zones are not within scope of the Variation
V1 FS 3	FS Waka Kotahi NZ Transport Agency	Specific	Oppose			Accept	
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.5	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	<p>Paragraph 3 of the introduction states that ‘the key difference between the General Residential Zone and Medium Density Residential Zone is housing density, with the latter located within walkable distance to town centres, schools, open space and transport routes’.</p> <p>Noting that the General Residential Zone applies to Oxford only (in accordance with clause (b)(ii) of the ‘relevant residential zone’ definition of the Act), this explanation does not align with the proposed variations to the General Residential Zone and Medium Density Residential Zone.</p> <p>Seeks that paragraph 3 of the General Objectives and Policies for all Residential Zones Chapter be updated to explain the key difference between the General Residential Zone and the Medium Density Residential Zone.</p>		Accept in part	The final narrative text should be updated in the Right of Reply following the hearing
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	

V1 67.6	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	Considers that RESZ-O3 conflicts with the Medium Density Residential Standards, in that it seeks to manage the form, scale and design of development in a manner that is inconsistent with the direction provided in the Enabling Housing Act. Seeks that RESZ-O3 not apply to the Medium Density Residential Zone.		Accept in part	The final narrative text should be updated in the Right of Reply following the hearing
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	
V1 67.7	Retirement Villages Association of New Zealand Incorporated	Specific	Amend	In addition to the current general objectives for all residential zones, an ageing population Specificobjective must be integrated that recognises and enables the housing and care needs of the ageing population. Add a new objective in the General Objectives and Policies for all Residential Zones Chapter that provides for the housing and care needs of the ageing population. RESZ-OX Ageing population Recognise and enable the housing and care needs of the ageing population.		Reject	I do not consider that the RMAEHA, or MDRS require the specific consideration of particular types of housing, such as retirement units
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 67.8	Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	Considers that RESZ-P1 conflicts with the Medium Density Residential Standards, in that it seeks to manage the design of development in a manner that is inconsistent with the direction provided in the Enabling Housing Act. Seeks that RESZ-P1 not apply to the Medium Density Residential Zone.		Accept in part	The final narrative text should be updated in the Right of Reply following the hearing
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	
V1 67.9	Chapman Tripp - Luke Hinchey - on behalf of Retirement Villages Association of New Zealand Incorporated	Specific	Oppose	Acknowledges that RESZ-P3 has been amended to address Policy 3 of the Medium Density Residential Standards (MDRS). However, the language from Policy 3 of the MDRS has been added to Policy RESZ-P3 without amendments to the language to reflect the direction provided in the Enabling Housing Act. This creates overlap and inconsistency between the existing language in (1) and (2) and the new language in (3). Delete or amend RESZ-P3 to ensure there is no overlap or inconsistency with Policy 3 of the MDRS.		Accept in part	The final narrative text should be updated in the Right of Reply following the hearing
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	

V1 68.1	Anthony John Page and Carole-Anne Louise Morgan	Specific	Amend	<p>Opposes Medium Density Residential Standards (MDRS) applying to a portion of lots within Stage 7 of Silverstream East as addressed in resource consents RC215144 and RC215145, which was granted consent on 9 December 2021 subject to conditions. Seeks the conditions relating to Lots 107 to 116, 128 to 130, and 134 and 135 of Stage 7 of RC215144 and RC215145 be added as a new qualifying matter so that applicable restrictions and consent notices remain in place (refer to full submission for plan showing location of these lots). These conditions were added to the development's resource consent decision by the Commissioner to address issues relating to the departure from the Outline Development Plan, interface and integration issues between the existing Kaiapoi residential area and the new development - primarily in relation to raising ground levels above that of adjoining residential properties, the form of fencing on Lots 128 to 130, 134 and 135, building setbacks, building height, and access arrangements. Considers the effect of this additional qualifying matter will be minor to the implementation of the MDRS given it only relates to 15 lots.</p> <p>Seeks the conditions relating to Lots 107 to 116, 128 to 130, and 134 and 135 of Stage 7 of RC215144 and RC215145 be added as a new qualifying matter so that applicable restrictions and consent notices remain in place. Some of the main conditions are: Subdivision resource consent RC215144</p> <p>Condition 14.15 - Lots 128 to 130, 134 and 135 shall have no vehicle access to Road 8. Condition 14.16 - Pursuant to Section 221 of the Resource Management Act 1991, Condition 14.15 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 128 to 130 and 134 and 135. Condition 28.1 and 28.2 - Any buildings to be single storey only with a height no greater than 6.5m and windows facing existing properties not to be above 3m in height. Condition 28.3 - Pursuant to section 221 of the resource management act 1991, Conditions 28.1 and 28.2 shall be subject to a consent notice which shall be registered on the record of the title for lots 107 — 116, 128 to 130, 134 and 135. Condition 29.4 - No structure or dwellinghouse on Lot 128 shall be constructed within easement A1 as shown on approved plan, stamped RC 215144 and RC 215145. Condition 29.5 - Pursuant to section 221 of the Resource Management Act 1991, Condition 29.4 shall be subject to a consent notice which shall be registered on the Records of Title for Lot 128. Condition 30.3 - Area B Allotments — Dwellings erected on Lots 107 to 116, 128 to 130, 134 and 135 shall have conditions as set out in the Commissioners Report. Condition 30.4 - Pursuant to Section 221 of the Resource Management Act 1991, Condition 30.3 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 107 to 116, 128 to 130, 134 and 135.</p> <p>Land use resource consent RC215145</p> <p>Condition 9.1 - Any buildings to be constructed at any time on Lots 107 to 116, 128 to 130 and 134 and 135, shall be single</p>		Reject	Stage 7 of Silverstream East is a relevant residential zone and as such the MDRS apply to this site. I do not consider that qualifying matters can include consent conditions
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				storey only with a height no greater than 6.5m measured from finished ground level. Condition 9.2 - Any dwellinghouse constructed on Lots 107 to 116, 128 to 130, 134 and 135 shall not have any windows above 3m height, facing towards Kynnersley Street, 8, 10, 11 and 12 Murray Place and 31 and 35 Adderley Terrace. Condition 10.1 - No structure or dwellinghouse on Lot 128 shall be constructed within the 10m of the Eastern Boundary. Condition 10.2 - No structure or dwellinghouse on Lot 128 shall be constructed within easement A I as shown on approved plan stamped RC215144/RC215145. Condition 10.3 - No dwellinghouse on Lots 107 to 116 shall be constructed within 11.5m of the eastern boundary.			
V1 68.2	Anthony John Page and Carole-Anne Louise Morgan	Specific	Amend	<p>Opposes application of Medium Density Residential Standards to Area B on Figure 2 (refer to full submission), within the West Kaiapoi area (Silverstream), including 35 Adderley Terrace, Kaiapoi. The most significant natural hazards affecting urban areas is flooding, sea water inundations, and earthquakes including liquefaction. Increased density in areas subject to significant natural hazards increases risks to people and property. Increased site coverage also increases stormwater runoff and floodwater displacement, which can overwhelm the design capacity of stormwater infrastructure and exacerbate flood risk. Seeks an additional qualifying matter for where the Outline Development Plan is applied to Area B on Figure 2 (refer to full submission) to mitigate any high hazard flooding and its associated impact on property owners.</p> <p>Seeks an additional qualifying matter for where the Outline Development Plan is applied to Area B on Figure 2 (refer to full submission) within the West Kaiapoi area (Silverstream), including 35 Adderley Terrace, Kaiapoi.</p>		Reject	Stage 7 of Silverstream East is a relevant residential zone and as such the MDRS apply to this site. I do not consider that qualifying matters can include consent conditions

V1 69.1	Carolyn and Peter Wright	Specific	Amend	<p>Opposes Medium Density Residential Standards (MDRS) applying to a portion of lots within Stage 7 of Silverstream East as addressed in resource consents RC215144 and RC215145, which was granted consent on 9 December 2021 subject to conditions. Seeks the conditions relating to Lots 107 to 116, 128 to 130, and 134 and 135 of Stage 7 of RC215144 and RC215145 (refer to full submission for plan showing location of these lots) be added as a new qualifying matter so that applicable restrictions and consent notices remain in place. These conditions were added to the development's resource consent decision by the Commissioner to address issues relating to the departure from the Outline Development Plan, interface and integration issues between the existing Kaiapoi residential area and the new development - primarily in relation to raising ground levels above that of adjoining residential properties, the form of fencing on Lots 128 to 130, 134 and 135, building setbacks, building height, and access arrangements. Considers the effect of this additional qualifying matter will be minor to the implementation of the MDRS given it only relates to 15 lots.</p> <p>Seeks the conditions relating to Lots 107 to 116, 128 to 130, and 134 and 135 of Stage 7 of RC215144 and RC215145 be added as a new qualifying matter so that applicable restrictions and consent notices remain in place. Some of the main conditions are:</p> <p>Subdivision resource consent RC215144</p> <p>Condition 14.15 - Lots 128 to 130, 134 and 135 shall have no vehicle access to Road 8. Condition 14.16 - Pursuant to Section 221 of the Resource Management Act 1991, Condition 14.15 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 128 to 130 and 134 and 135. Condition 28.1 and 28.2 - Any buildings to be single storey only with a height no greater than 6.5m and windows facing existing properties not to be above 3m in height. Condition 28.3 - Pursuant to section 221 of the resource management act 1991, Conditions 28.1 and 28.2 shall be subject to a consent notice which shall be registered on the record of the title for lots 107 — 116, 128 to 130, 134 and 135. Condition 29.4 - No structure or dwellinghouse on Lot 128 shall be constructed within easement A1 as shown on approved plan, stamped RC 215144 and RC 215145. Condition 29.5 - Pursuant to section 221 of the Resource Management Act 1991, Condition 29.4 shall be subject to a consent notice which shall be registered on the Records of Title for Lot 128. Condition 30.3 - Area B Allotments — Dwellings erected on Lots 107 to 116, 128 to 130, 134 and 135 shall have conditions as set out in the Commissioners Report. Condition 30.4 - Pursuant to Section 221 of the Resource Management Act 1991, Condition 30.3 shall be subject to a consent notice which shall be registered on the Records of Title for Lots 107 to 116, 128 to 130, 134 and 135.</p> <p>Land use resource consent RC215145</p> <p>Condition 9.1 - Any buildings to be constructed at any time on Lots 107 to 116, 128 to 130 and 134 and 135, shall be single</p>		Reject	<p>Stage 7 of Silverstream East is a relevant residential zone and as such the MDRS apply to this site. I do not consider that qualifying matters can include consent conditions</p>
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				storey only with a height no greater than 6.5m measured from finished ground level. Condition 9.2 - Any dwellinghouse constructed on Lots 107 to 116, 128 to 130, 134 and 135 shall not have any windows above 3m height, facing towards Kynnersley Street, 8, 10, 11 and 12 Murray Place and 31 and 35 Adderley Terrace. Condition 10.1 - No structure or dwellinghouse on Lot 128 shall be constructed within the 10m of the Eastern Boundary. Condition 10.2 - No structure or dwellinghouse on Lot 128 shall be constructed within easement A I as shown on approved plan stamped RC215144/RC215145. Condition 10.3 - No dwellinghouse on Lots 107 to 116 shall be constructed within 11.5m of the eastern boundary.			
V1 7.1	Owen Pritchard	General	Oppose	Opposes Variation 1 as it does not meet the region's needs due to a lack of infrastructural investment, such as roading, which would be necessary to mitigate its effects. Not specified.		Reject	Council currently has no scope under the RMA to reject Variation 1, it is mandatory to implement it in all relevant residential zones

V1 70.1	Ryman Healthcare Ltd	General	Amend	<p>Supports in full the Retirement Villages Association of New Zealand Incorporated (RVA) submission on Variation 1. Submitter believes that a quality site, living environment, amenities and the best care maximises the quality of life for retirement village residents.</p> <p>Waimakariri's growing ageing population and the increasing demand for retirement villages is addressed in the RVA's submission and that is adopted by submitter. There is a shortage in appropriate accommodation and care options, which allow older people to "age in place" because appropriate sites in good locations are scarce.</p> <p>The comprehensive care nature of the villages means all of the communal amenities and care rooms need to be located in the Village Centre to allow for safe and convenient access between these areas, resulting in a layout that differs from a typical residential development.</p> <p>Seeks the relief sought by the Retirement Villages Association of New Zealand Incorporated in its submission on Variation 1 is adopted.</p>		Accept in part	Some of the RVANZ submission points have been accepted, but not all
V1 71.1	Martin Hugh and Robyn Jennifer Pyke	General	Oppose	<p>The Medium Density Residential Standards are a significant and undemocratic change to planning processes and property rights potentially impacting the traditional New Zealand lifestyle for the majority of the population. Significant potential effect on the character of our towns and cities over time. Giving developers freedom to build up to three storeys a metre from anyone's boundary without recourse is a momentous change.</p> <p>Acknowledge there are climate change aspects to the rules, but do not believe they justify wholesale imposition across entire townships like Rangiora and Kaiapoi. Changes should be limited to city centres and transport hub environs to contain intensification.</p> <p>Requests Council rejects the Medium Density Residential Standards to show that centralised edicts are not appropriate.</p>		Reject	Council currently has no scope under the RMA to reject Variation 1, it is mandatory to implement it in all relevant residential zones
V1 71.2	Martin Hugh and Robyn Jennifer Pyke	Specific	Oppose	<p>To give developers freedom to build up to three storeys a metre from anyone's boundary in most sizeable settlements in New Zealand, with zero recourse, is a momentous change and warrants a national referendum.</p> <p>Requests Council rejects the Medium Density Residential Standards to show that centralised edicts are not appropriate.</p>		Reject	Council currently has no scope under the RMA to reject Variation 1, it is mandatory to implement it in all relevant residential zones

V1 71.3	Martin Hugh and Robyn Jennifer Pyke	Specific	Oppose	To give developers freedom to build up to three storeys a metre from anyone's boundary in most sizeable settlements in New Zealand, with zero recourse, is a momentous change and warrants a national referendum. Requests Council rejects the Medium Density Residential Standards to show that centralised edicts are not appropriate.		Reject	Council currently has no scope under the RMA to reject Variation 1, it is mandatory to implement it in all relevant residential zones
V1 72.1	Dominic Robert Hassan	General	Amend	Concerned that previously the visual impact of building bulk was mitigated by reduced permitted height and scale, and vegetation could typically be established by affected neighbours to provide privacy; however the intensification enabled by the Medium Density Residential Standards could create new adverse visual effects from neighbouring structures and there is no controls to mitigate this. Amend to include appearance controls in the Medium Density Residential Standards provisions.		Reject	Council has no ability to impose appearance controls on the MDRS if these standards are less enabling of development.
V1 72.2	Dominic Robert Hassan	Specific	Amend	Notes that Clause 4 of MRZ-BFS5, which related to habitable room windows avoiding direct views into adjacent residential units, has been deleted yet the need for such privacy increases with increased density. Requests this matter is reconsidered and the deleted clause 4 is possibly included, as this makes basic urban design sense. Amend MRZ-BFS5 to include privacy between residential unit provisions.		Reject	Council has no ability to impose privacy standards in BFS5 if these are less enabling of development than the MDRS.
V1 72.3	Dominic Robert Hassan	Specific	Amend	Questions the benefit of MRZ-BFS-11 requirement to glaze 20% of street facade and notes it will create heat loss to homes where these facades face south, and privacy should be considered. Amend to allow reduced glazed areas for south facing street facades.		Reject	Council has no ability to impose additional glazing standards for the south side of the building in BFS11 if these are less enabling of development than the MDRS. I agree that this requirement makes objective sense, however, it may be ultra vires the Act.

V1 73.1	Summerset Group Holdings Limited	General		<p>Supports the submission of the Retirement Villages Association of New Zealand in its entirety. Submitter is a leading retirement village operator, offering a range of independent living options and care, and employing over 1,800 staff members across various sites. Requests the Council engages constructively with the Retirement Villages Association in relation to Variation 1: Housing Intensification.</p> <p>Requests the Council engages constructively with the Retirement Villages Association in relation to Variation 1.</p>		Accept in part	Some of the RVANZ submission points have been accepted, but not all
V1 74.1	Ken Fletcher	General	Amend	<p>No issue with the provision of medium density housing per se, but it has the effect of limiting even more the range of lot sizes being made available, and thereby greatly limiting the range and variety of residential types sizes and densities, contrary to the strategic directions, objectives and policies. The current and proposed rules interact with economics to drive the range of residential lot sizes brought to the market towards two points: the minimum size enabled in the General Residential and Medium Density Residential zones, and the required average lot size in the Large Lot Residential zone. Thus residential lot sizes in the Medium Density Residential and General Residential zones are just above the minimum lot size (600m² in the operative plan and 500m² in the proposed plan) - typically 600-700m² depending on size of lot being subdivided, and around the required 5000m² average in the Large Lot Residential zone. There is almost nothing subdivided to produce lots in the 800-2500m² range or between 2500-4000m².</p> <p>Introduce provisions that will produce a range of lot sizes, such as by: redefining the Large Lot Residential Zone to be anything greater than 1000m² as a restricted discretionary or discretionary activity applied to all land zoned Res 4A or 4B in the current plan; creating a new zone (Large Lot Residential Zone 1) that allows subdivision down to 1000m² (or 2000m²) as a controlled or restricted discretionary activity applied to land currently zoned Res 4A or 4B; renaming the proposed Large Lot Residential Zone to be Large Lot Residential Zone 2 applied to land rezoned from rural, with subdivision down to 2500m² as a discretionary activity; and enabling subdivision of Large Lot Residential Zone land to (say) 2500m² as a restricted discretionary activity, and below that discretionary.</p>		Reject	The MDRS does not impose a minimum lot size upon subdivision, except where imposed by a qualifying matter. Large Lot Residential developments are outside of the scope of the IPI
V1 FS 12	FS Eliot Sinclair and Partners	General	Support			Reject	

V1 74.2	Ken Fletcher	General	Amend	<p>No issue with the provision of medium density housing per se, but it has the effect of limiting even more the range of lot sizes being made available, and thereby greatly limiting the range and variety of residential types sizes and densities, contrary to the strategic directions, objectives and policies. The current and proposed rules interact with economics to drive the range of residential lot sizes brought to the market towards two points: the minimum size enabled in the General Residential and Medium Density Residential zones, and the required average lot size in the Large Lot Residential zone. Thus residential lot sizes in the Medium Density Residential and General Residential zones are just above the minimum lot size (600m2 in the operative plan and 500m2 in the proposed plan) - typically 600-700m2 depending on size of lot being subdivided, and around the required 5000m2 average in the Large Lot Residential zone. There is almost nothing subdivided to produce lots in the 800-2500m2 range or between 2500-4000m2.</p> <p>Introduce provisions that will produce a range of lot sizes, such as by: redefining the Large Lot Residential Zone to be anything greater than 1000m2 as a restricted discretionary or discretionary activity applied to all land zoned Res 4A or 4B in the current plan; creating a new zone (Large Lot Residential Zone 1) that allows subdivision down to 1000m2 (or 2000m2) as a controlled or restricted discretionary activity applied to land currently zoned Res 4A or 4B; renaming the proposed Large Lot Residential Zone to be Large Lot Residential Zone 2 applied to land rezoned from rural, with subdivision down to 2500m2 as a discretionary activity; and enabling subdivision of Large Lot Residential Zone land to (say) 2500m2 as a restricted discretionary activity, and below that discretionary.</p>		Reject	The MDRS does not impose a minimum lot size upon subdivision, except where imposed by a qualifying matter. Large Lot Residential developments are outside of the scope of the IPI
V1 FS 12	FS Eliot Sinclair and Partners	General	Support			Reject	

V1 74.3	Ken Fletcher	General	Amend	<p>No issue with the provision of medium density housing per se, but it has the effect of limiting even more the range of lot sizes being made available, and thereby greatly limiting the range and variety of residential types sizes and densities, contrary to the strategic directions, objectives and policies. The current and proposed rules interact with economics to drive the range of residential lot sizes brought to the market towards two points: the minimum size enabled in the General Residential and Medium Density Residential zones, and the required average lot size in the Large Lot Residential zone. Thus residential lot sizes in the Medium Density Residential and General Residential zones are just above the minimum lot size (600m2 in the operative plan and 500m2 in the proposed plan) - typically 600-700m2 depending on size of lot being subdivided, and around the required 5000m2 average in the Large Lot Residential zone. There is almost nothing subdivided to produce lots in the 800-2500m2 range or between 2500-4000m2.</p> <p>Introduce provisions that will produce a range of lot sizes, such as by: redefining the Large Lot Residential Zone to be anything greater than 1000m2 as a restricted discretionary or discretionary activity applied to all land zoned Res 4A or 4B in the current plan; creating a new zone (Large Lot Residential Zone 1) that allows subdivision down to 1000m2 (or 2000m2) as a controlled or restricted discretionary activity applied to land currently zoned Res 4A or 4B; renaming the proposed Large Lot Residential Zone to be Large Lot Residential Zone 2 applied to land rezoned from rural, with subdivision down to 2500m2 as a discretionary activity; and enabling subdivision of Large Lot Residential Zone land to (say) 2500m2 as a restricted discretionary activity, and below that discretionary.</p>		Reject	The MDRS does not impose a minimum lot size upon subdivision, except where imposed by a qualifying matter. Large Lot Residential developments are outside of the scope of the IPI
V1 FS 12	FS Eliot Sinclair and Partners	General	Support			Reject	

V1 74.4	Ken Fletcher	Specific	Amend	<p>No issue with the provision of medium density housing per se, but it has the effect of limiting even more the range of lot sizes being made available, and thereby greatly limiting the range and variety of residential types sizes and densities, contrary to the strategic directions, objectives and policies. The current and proposed rules interact with economics to drive the range of residential lot sizes brought to the market towards two points: the minimum size enabled in the General Residential and Medium Density Residential zones, and the required average lot size in the Large Lot Residential zone. Thus residential lot sizes in the Medium Density Residential and General Residential zones are just above the minimum lot size (600m2 in the operative plan and 500m2 in the proposed plan) - typically 600-700m2 depending on size of lot being subdivided, and around the required 5000m2 average in the Large Lot Residential zone. There is almost nothing subdivided to produce lots in the 800-2500m2 range or between 2500-4000m2.</p> <p>Introduce provisions that will produce a range of lot sizes, such as by: redefining the Large Lot Residential Zone to be anything greater than 1000m2 as a restricted discretionary or discretionary activity applied to all land zoned Res 4A or 4B in the current plan; creating a new zone (Large Lot Residential Zone 1) that allows subdivision down to 1000m2 (or 2000m2) as a controlled or restricted discretionary activity applied to land currently zoned Res 4A or 4B; renaming the proposed Large Lot Residential Zone to be Large Lot Residential Zone 2 applied to land rezoned from rural, with subdivision down to 2500m2 as a discretionary activity; and enabling subdivision of Large Lot Residential Zone land to (say) 2500m2 as a restricted discretionary activity, and below that discretionary.</p>		Reject	The MDRS does not impose a minimum lot size upon subdivision, except where imposed by a qualifying matter. Large Lot Residential developments are outside of the scope of the IPI
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Support			Reject	

V1 74.5	Ken Fletcher	General	Amend	<p>No issue with the provision of medium density housing per se, but it has the effect of limiting even more the range of lot sizes being made available, and thereby greatly limiting the range and variety of residential types sizes and densities, contrary to the strategic directions, objectives and policies. The current and proposed rules interact with economics to drive the range of residential lot sizes brought to the market towards two points: the minimum size enabled in the General Residential and Medium Density Residential zones, and the required average lot size in the Large Lot Residential zone. Thus residential lot sizes in the Medium Density Residential and General Residential zones are just above the minimum lot size (600m2 in the operative plan and 500m2 in the proposed plan) - typically 600-700m2 depending on size of lot being subdivided, and around the required 5000m2 average in the Large Lot Residential zone. There is almost nothing subdivided to produce lots in the 800-2500m2 range or between 2500-4000m2.</p> <p>Introduce provisions that will produce a range of lot sizes, such as by: redefining the Large Lot Residential Zone to be anything greater than 1000m2 as a restricted discretionary or discretionary activity applied to all land zoned Res4a or 4b in the current plan; creating a new zone (Large Lot Residential Zone 1) that allows subdivision down to 1000m2 (or 2000m2) as a controlled or restricted discretionary activity applied to land currently zoned Res 4A or 4B; renaming the proposed Large Lot Residential Zone to be Large Lot Residential Zone 2 applied to land rezoned from rural, with subdivision down to 2500m2 as a discretionary activity; and enabling subdivision of Large Lot Residential Zone land to (say) 2500m2 as a restricted discretionary activity, and below that discretionary.</p>		Reject	<p>The MDRS does not impose a minimum lot size upon subdivision, except where imposed by a qualifying matter. Large Lot Residential developments are outside of the scope of the IPI</p>
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V1 74.6	Ken Fletcher	Specific	Amend	<p>No issue with the provision of medium density housing per se, but it has the effect of limiting even more the range of lot sizes being made available, and thereby greatly limiting the range and variety of residential types sizes and densities, contrary to the strategic directions, objectives and policies. The current and proposed rules interact with economics to drive the range of residential lot sizes brought to the market towards two points: the minimum size enabled in the General Residential and Medium Density Residential zones, and the required average lot size in the Large Lot Residential zone. Thus residential lot sizes in the Medium Density Residential and General Residential zones are just above the minimum lot size (600m2 in the operative plan and 500m2 in the proposed plan) - typically 600-700m2 depending on size of lot being subdivided, and around the required 5000m2 average in the Large Lot Residential zone. There is almost nothing subdivided to produce lots in the 800-2500m2 range or between 2500-4000m2.</p> <p>Introduce provisions that will produce a range of lot sizes, such as by: redefining the Large Lot Residential Zone to be anything greater than 1000m2 as a restricted discretionary or discretionary activity applied to all land zoned Res4a or 4b in the current plan; creating a new zone (Large Lot Residential Zone 1) that allows subdivision down to 1000m2 (or 2000m2) as a controlled or restricted discretionary activity applied to land currently zoned Res 4A or 4B; renaming the proposed Large Lot Residential Zone to be Large Lot Residential Zone 2 applied to land rezoned from rural, with subdivision down to 2500m2 as a discretionary activity; and enabling subdivision of Large Lot Residential Zone land to (say) 2500m2 as a restricted discretionary activity, and below that discretionary.</p>		Reject	<p>The MDRS does not impose a minimum lot size upon subdivision, except where imposed by a qualifying matter. Large Lot Residential developments are outside of the scope of the IPI</p>
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V1 74.7	Ken Fletcher	Specific	Amend	<p>No issue with the provision of medium density housing per se, but it has the effect of limiting even more the range of lot sizes being made available, and thereby greatly limiting the range and variety of residential types sizes and densities, contrary to the strategic directions, objectives and policies. The current and proposed rules interact with economics to drive the range of residential lot sizes brought to the market towards two points: the minimum size enabled in the General Residential and Medium Density Residential zones, and the required average lot size in the Large Lot Residential zone. Thus residential lot sizes in the Medium Density Residential and General Residential zones are just above the minimum lot size (600m2 in the operative plan and 500m2 in the proposed plan) - typically 600-700m2 depending on size of lot being subdivided, and around the required 5000m2 average in the Large Lot Residential zone. There is almost nothing subdivided to produce lots in the 800-2500m2 range or between 2500-4000m2.</p> <p>Introduce provisions that will produce a range of lot sizes, such as by: redefining the Large Lot Residential Zone to be anything greater than 1000m2 as a restricted discretionary or discretionary activity applied to all land zoned Res 4A or 4B in the current plan; creating a new zone (Large Lot Residential Zone 1) that allows subdivision down to 1000m2 (or 2000m2) as a controlled or restricted discretionary activity applied to land currently zoned Res 4A or 4B; renaming the proposed Large Lot Residential Zone to be Large Lot Residential Zone 2 applied to land rezoned from rural, with subdivision down to 2500m2 as a discretionary activity; and enabling subdivision of Large Lot Residential Zone land to (say) 2500m2 as a restricted discretionary activity, and below that discretionary.</p>		Reject	<p>The MDRS does not impose a minimum lot size upon subdivision, except where imposed by a qualifying matter. Large Lot Residential developments are outside of the scope of the IPI</p>
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V1 74.8	Ken Fletcher	Specific	Amend	<p>No issue with the provision of medium density housing per se, but it has the effect of limiting even more the range of lot sizes being made available, and thereby greatly limiting the range and variety of residential types sizes and densities, contrary to the strategic directions, objectives and policies. The current and proposed rules interact with economics to drive the range of residential lot sizes brought to the market towards two points: the minimum size enabled in the General Residential and Medium Density Residential zones, and the required average lot size in the Large Lot Residential zone. Thus residential lot sizes in the Medium Density Residential and General Residential zones are just above the minimum lot size (600m2 in the operative plan and 500m2 in the proposed plan) - typically 600-700m2 depending on size of lot being subdivided, and around the required 5000m2 average in the Large Lot Residential zone. There is almost nothing subdivided to produce lots in the 800-2500m2 range or between 2500-4000m2.</p> <p>Introduce provisions that will produce a range of lot sizes, such as by: redefining the Large Lot Residential Zone to be anything greater than 1000m2 as a restricted discretionary or discretionary activity applied to all land zoned Res 4A or 4B in the current plan; creating a new zone (Large Lot Residential Zone 1) that allows subdivision down to 1000m2 (or 2000m2) as a controlled or restricted discretionary activity applied to land currently zoned Res 4A or 4B; renaming the proposed Large Lot Residential Zone to be Large Lot Residential Zone 2 applied to land rezoned from rural, with subdivision down to 2500m2 as a discretionary activity; and enabling subdivision of Large Lot Residential Zone land to (say) 2500m2 as a restricted discretionary activity, and below that discretionary.</p>		Reject	<p>The MDRS does not impose a minimum lot size upon subdivision, except where imposed by a qualifying matter. Large Lot Residential developments are outside of the scope of the IPI</p>
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V1 74.9	Ken Fletcher	Specific	Amend	<p>No issue with the provision of medium density housing per se, but it has the effect of limiting even more the range of lot sizes being made available, and thereby greatly limiting the range and variety of residential types sizes and densities, contrary to the strategic directions, objectives and policies. The current and proposed rules interact with economics to drive the range of residential lot sizes brought to the market towards two points: the minimum size enabled in the General Residential and Medium Density Residential zones, and the required average lot size in the Large Lot Residential zone. Thus residential lot sizes in the Medium Density Residential and General Residential zones are just above the minimum lot size (600m2 in the operative plan and 500m2 in the proposed plan) - typically 600-700m2 depending on size of lot being subdivided, and around the required 5000m2 average in the Large Lot Residential zone. There is almost nothing subdivided to produce lots in the 800-2500m2 range or between 2500-4000m2.</p> <p>Introduce provisions that will produce a range of lot sizes, such as by: redefining the Large Lot Residential Zone to be anything greater than 1000m2 as a restricted discretionary or discretionary activity applied to all land zoned Res 4A or 4B in the current plan; creating a new zone (Large Lot Residential Zone 1) that allows subdivision down to 1000m2 (or 2000m2) as a controlled or restricted discretionary activity applied to land currently zoned Res 4A or 4B; renaming the proposed Large Lot Residential Zone to be Large Lot Residential Zone 2 applied to land rezoned from rural, with subdivision down to 2500m2 as a discretionary activity; and enabling subdivision of Large Lot Residential Zone land to (say) 2500m2 as a restricted discretionary activity, and below that discretionary.</p>		Reject	The MDRS does not impose a minimum lot size upon subdivision, except where imposed by a qualifying matter. Large Lot Residential developments are outside of the scope of the IPI
V1 75.10	M Magendans	General	Oppose	<p>Oppose enabling new residential buildings to be built up to 3 storeys high (11 metres plus roof). For many existing properties this could adversely affect sunlight, resulting in unhealthy homes and possible financial burden for additional heating, may look unattractive and may adversely affect privacy and property values.</p> <p>New residential buildings in existing areas should be single storey only and the sunlight and outlook for existing properties should be protected.</p>		Accept in part	Council has no jurisdiction to reject Variation 1, it is mandatory to implement it in all relevant residential zones. However I am recommending in response to submissions an additional qualifying matter for sunlight and shading to ensure access to autumn, winter, and spring sunlight is maintained.

V1 75.2	M Magendans	General	Oppose	<p>Oppose enabling new residential buildings to be built up to 3 storeys high (11 metres plus roof). For many existing properties this could adversely affect sunlight, resulting in unhealthy homes and possible financial burden for additional heating, may look unattractive and may adversely affect privacy and property values.</p> <p>New residential buildings in existing areas should be single storey only and the sunlight and outlook for existing properties should be protected.</p>		Accept in part	Council has no jurisdiction to reject Variation 1, it is mandatory to implement it in all relevant residential zones. However I am recommending in response to submissions an additional qualifying matter for sunlight and shading to ensure access to autumn, winter, and spring sunlight is maintained.
V1 77.1	Fire and Emergency New Zealand	Specific	Support	<p>Under Fire and Emergency's secondary function responding to medical events, rescues and public assists, support the inclusion of a qualifying matter relating to high hazard flooding areas. Avoiding higher density development in these areas reduces risk to property and life.</p> <p>Retain as notified</p>		Accept	No changes are proposed from this submission
V1 FS 10	FS Kiwirail	Specific	Support			Accept	
V1 77.2	Fire and Emergency New Zealand	Specific	Support	<p>Support the inclusion of the health and safety of people and communities in the explanation of well-functioning urban environments. This includes the provision of adequate emergency access and sufficient firefighting water supply and pressure.</p> <p>Retain as notified</p>		Accept	No changes are proposed from this submission
V1 77.3	Fire and Emergency New Zealand	Specific	Support	<p>Support provision for subdivision as a controlled activity provided that the subdivision is able to comply with the relevant standards, which includes water supply for firefighting (SUB-S11).</p> <p>Retain as notified</p>		Accept	No changes are proposed from this submission

V1 77.4	Fire and Emergency New Zealand	Specific	Amend	Oppose the preclusion of multi-unit residential developments from being limited notified. Multi-unit developments of a greater scale and density can have limited access provisions which raise emergency servicing issues. See also comments in full submission on residential design principles relating to RES-MD2. Delete the clause relating to notification.		Reject	The MDRS sets specific notification requirements which preclude limited notification on certain types of multi unit development.
V1 FS 13	FS Ryman Healthcare Limited	Specific	Oppose			Accept	
V1 77.5	Fire and Emergency New Zealand	Specific	Amend	Support in part, however seek additions to the Residential design principles in RES-MD2 to take into account provision for firefighting. Amend RES-MD2 (5): "... 5 c. provides appropriate emergency access to the site i. any access to on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. ii. developments give effect to the guidance provided in the Firefighting Operations Emergency Vehicle Access Guide. iii. pedestrian accessways are clear. unobstructed and well-lit. iv. wayfinding for different properties on a development are clear in day and night. v. pedestrian accessways have a minimum width of: a. 3m on a straight accessway. b. 6.2m on a curved or cornered accessway c. 4.5m space to position the ladder and perform operational tasks. ..."		Accept in part	Firefighting water standards are already a requirement of EI-P1, and EI-R48, for all zones
V1 FS 13	FS Ryman Healthcare Limited	Specific	Oppose			Reject	
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	
V1 77.6	Fire and Emergency New Zealand	Specific	Amend	Note the importance to maintain firefighting water supply pressure throughout high rise buildings. Seek that Council consider this as a matter of discretion when compliance is not achieved. This relates to FC-S2 financial contribution assessment. Not specified.		Accept in part	Firefighting water standards are already a requirement of EI-P1, and EI-R48, for all zones

V1 77.7	Fire and Emergency New Zealand	Specific	Oppose	Concerned by the risk of fire spreading due to setbacks from boundaries. It can inhibit Fire and Emergency personnel from getting to the fire source. Seek an additional matter of discretion to respond to this. Include an additional matter of discretion: RES-MDX Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries		Accept	Firefighting water standards are unlikely to affect density or intensification and as such I consider that there is scope to include them within the PDP
V1 FS 13	FS Ryman Healthcare Limited	Specific	Oppose			Reject	
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	Specific	Oppose			Reject	
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	
V1 77.8	Fire and Emergency New Zealand	Specific	Amend	Seek additions to the Residential design principles to take into account provision for firefighting. Amend RES-MD2(5): "... 5 c. provides appropriate emergency access to the site i. any access to on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. ii. developments give effect to the guidance provided in the Firefighting Operations Emergency Vehicle Access Guide. iii. pedestrian accessways are clear. unobstructed and well-lit. iv. wayfinding for different properties on a development are clear in day and night. v. pedestrian accessways have a minimum width of: a. 3m on a straight accessway. b. 6.2m on a curved or cornered accessway c. 4.5m space to position the ladder and perform operational tasks. ..."		Accept in part	Firefighting water standards are already a requirement of EI-P1, and EI-R48, for all zones
V1 FS 13	FS Ryman Healthcare Limited	Specific	Oppose			Reject	
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	Specific	Oppose			Reject	
V1 FS 23	FS Kainga Ora	Specific	Oppose			Reject	

V1 78.1	Northwest Rangiora Owners Group	General	Amend	Support Variation 1 insofar as it enacts the incorporation of the relevant intensification planning requirements as required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act. Propose that the land included in this submission (see Table 1 of full submission) is considered for rezoning from Large Lot Residential Zone to Medium Density Residential Zone alongside the South West Rangiora and North East Rangiora development areas identified in the notified Variation. This would avoid the need for the General Residential Zone Overlay and future certification/rezoning process. Rezone the properties identified in Table 1 of the submission from Large Lot Residential Zone to Medium Density Residential Zone. Remove the General Residential Zone Overlay. Such further or consequential relief including amendment to other rules, objectives and policies that may be necessary to achieve the outcomes the submitters seek.		Accept in part	Accept the general support for Variation 1. The rezoning components will be considered in hearing stream 12.
V1 78.2	Northwest Rangiora Owners Group	General	Amend	Support Variation 1 insofar as it enacts the incorporation of the relevant intensification planning requirements as required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act. Propose that the land included in this submission (see Table 1 of full submission) is considered for rezoning from Large Lot Residential Zone to Medium Density Residential Zone alongside the South West Rangiora and North East Rangiora development areas identified in the notified Variation. This would avoid the need for the General Residential Zone Overlay and future certification/rezoning process. Rezone the properties identified in Table 1 of the submission from Large Lot Residential Zone to Medium Density Residential Zone. Remove the General Residential Zone Overlay. Such further or consequential relief including amendments to other rules, objectives and policies that may be necessary to achieve the outcomes the submitters seek.		Accept in part	Accept the general support for Variation 1. The rezoning components will be considered in hearing stream 12.

V1 79.1	Bellgrove Rangiora Ltd	Specific	Oppose	<p>The proposed Plan does not identify the extent of the heritage area associated with HH052 'Belgrove farmhouse' that will be subject to qualifying matter ss77J of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Consider that the extent and relevance of this heritage building/item which is to be exempt from Medium Density Residential Zone should be better defined within Variation 1. The consented layout for Stage 1 (Attachment 3) (see full submission) considers the appropriateness of residential development in the vicinity of the Homestead by providing for the retention of the Homestead on a larger lot and implementing Specific design controls for the development of adjoining lots. In this way, the Stage 1 Consent achieves an appropriate curtilage setting built form that respects the heritage values of the Homestead. Variation 1 should be amended to provide greater certainty as to the extent / applicability of this qualifying matter as it relates to the Homestead. Suggested this could be achieved by exempting the area shown as Lot 1400, and Lots 21 and 22 (refer Attachment 3) (see full submission) of the Stage 1 Consent from the Medium Density Residential Zone provisions.</p> <p>Seek that the extent of the Belgrove Qualifying Matter be modified to clarify that the Medium Density Residential Zone provisions do not apply to Lots 1400 21 and 22 of the Stage 1 Consent (refer to the marked up Outline Development Pplan enclosed at Attachment 5).(see full submission) Similarly, the heritage area notified in the proposed Plan (a circle centred on the heritage item) should be modified to the extent of Lot 1400 for consistency.</p>		Accept in part	Mapping for historic heritage can be improved by showing it as part of qualifying matters
V1 FS 5	FS Richard and Geoff Spark	Specific	Unstated				
V1 79.14	Bellgrove Rangiora Ltd	General	Support	<p>The amendment is consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and will enable following certification the Bellgrove South land to assume Medium Density Residential Zone.</p> <p>Retain as notified.</p>		Accept	No changes are proposed from this submission
V1 79.2	Bellgrove Rangiora Ltd	Specific	Support	<p>Subdivision Standard S1 removes a minimum allotment area and dimension requirement for the Medium Density Residential Zone. This is consistent with the subdivision requirements specified for the Medium Density Residential Zone by the Enabling Housing Act in Schedule 3A, Part 1, s.8. which requires that there must be "no minimum lot size, shape size, or other size-related subdivision requirements..."</p> <p>Retain as notified</p>		Accept	No changes are proposed from this submission
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Reject	

V1 79.3	Bellgrove Rangiora Ltd	Specific	Support	Applying the Medium Density Residential Standards across all relevant residential zones in the district plan will enable greater flexibility for residential zones to be developed in a way that provides for housing choice and a range of residential unit densities to meet market demand. Retain as notified		Accept	No changes are proposed from this submission
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Reject	
V1 79.4	Bellgrove Rangiora Ltd	General	Support	The proposed amendments clarify that Bellgrove South will assume Medium Density Residential Zone following certification. Retain as notified		Accept in part	Accepted, but noting that the question of certification is discussed in the hearing 10 reports. My understanding is that the submitter wishes to obtain Medium Density Residential Zone for Bellgrove South following the end of the process regardless. My recommendation on certification is within my s42A report on PDP residential rezonings
V1 79.5	Bellgrove Rangiora Ltd	Specific	Support	This Objective does not require, but rather enables, a variety of housing types and sizes in the Medium Density Residential Zone, including Medium Density Residential Standards-enabled development outcomes. Retain as notified		Accept	No changes are proposed from this submission
V1 79.6	Bellgrove Rangiora Ltd	Specific	Support	This Policy does not require, but rather enables, a variety of housing types and densities in the Medium Density Residential Zone, including Medium Density Residential Standards-enabled development outcomes. Retain as notified		Accept	No changes are proposed from this submission
V1 79.7	Bellgrove Rangiora Ltd	Specific	Support	This Policy acknowledges that appropriate development outcomes are possible where permitted activity status is not achieved. Retain as notified		Accept	No changes are proposed from this submission

V1 79.8	Bellgrove Rangiora Ltd	Specific	Support	The notified built form provisions are consistent with (Schedule 3A, Part 2 of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Retain as notified.		Accept	No changes are proposed from this submission
V1 79.9	Bellgrove Rangiora Ltd	Specific	Support	The notified built form provisions are consistent with (Schedule 3A, Part 2 of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Retain as notified		Accept	No changes are proposed from this submission
V1 8.1	Greg Miller	Woodend	Support	Supports the proposed housing intensification within Rangiora, Kaiapoi, Woodend, and Pegasus. However, has concerns about sea level rise, due to climate change, affecting Kaiapoi and Pegasus. Opposes housing intensification within any other of the District's communities such as Ohoka, Fernside, or rural areas. Not specified.		Accept	No changes are proposed from this submission
V1 80.1	Kainga Ora - Homes and Communities	General	Support	Support inclusion of the mandatory objectives and policies and rules set out in Schedule 3A of the 'Housing Supply Act'; and support the spatial extent of the Medium Density Residential zones (MRZ) in Kaiapoi, Woodend, Pegasus and Ravenswood, including the new greenfield area in Rangiora being zoned medium density residential. Support retention of mandatory objectives and policies and rules set out in Schedule 3A of the 'Housing Supply Act', and support the spatial extent of the medium density residential zones in Kaiapoi, Woodend, Pegasus, and Ravenswood, including the new greenfield area in Rangiora.		Accept	No changes are proposed from this submission
V1 FS 5	FS Richard and Geoff Spark	General	Unstated				
V1 FS 10	FS KiwiRail	General	Support			Accept	
V1 FS 10	FS KiwiRail	General	Support			Accept	
V1 FS 10	FS KiwiRail	General	Oppose			Reject	
V1 FS 10	FS KiwiRail	General	Oppose			Reject	
V1 FS 15	FS Christchurch International Airport Limited	General	Oppose			Reject	
V1 FS 17	FS Rolleston Industrial Developments Limited	General	Unstated				
V1 FS 18	FS Bellgrove Rangiora Limited	General	Support			Accept	
V1 80.10	Kainga Ora - Homes and Communities	General	Support	Support nationally consistent matters of discretion for MDRS standards, whilst allowing for some evidence based local context nuances. Use consistent 'Urban Design Principle' matters of discretion in District Plans throughout the country. No Specificrelief sought.		Accept	No changes are proposed from this submission

V1 80.11	Kainga Ora - Homes and Communities	General	Support	The submission seeks such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission above and in Appendix 1. Relief sought as in Appendix 1, in above (general) points.		Accept	No changes are proposed from this submission
V1 80.12	Kainga Ora - Homes and Communities	General	Support	Make changes to variation 1 to ensure that Kāinga Ora can carry out its statutory obligations, achieve the purpose of the Resource Management Act 1991, reduce interpretation and process complication for decision-makers, provide clarity for all plan-users, and allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora-Home and Communities Act 2019. No Specific relief sought.		Accept	No changes are proposed from this submission
V1 80.13	Kainga Ora - Homes and Communities	General	Oppose	Seek deletion of the definition of “multi-unit residential development” as it is not a term used in the ‘NPS-UD’ or ‘Housing Supply Act’ along with consequential changes to the provisions to assist with simplification of plan administration and interpretation. This is consistent with the submission on proposed district plan. Delete the definition of ‘multi-unit residential development’ in its entirety and any reference to the definition or term across the Proposed Plan. MULTI-UNIT RESIDENTIAL DEVELOPMENT: means development involving more than one three residential unit (but excluding any minor residential unit or residential unit in a retirement village) undertaken comprehensively over one or more sites, and may include zero lot development, townhouses, apartments or terrace housing.		Reject	Multi unit residential development may need to exist for zones other than MDRZ.
V1 FS 12	FS Eliot Sinclair and Partners	General	Oppose			Accept	
V1 FS 13	FS Ryman Healthcare Limited	General	Unstated				
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	General	Unstated				

V1 80.14	Kainga Ora - Homes and Communities	Qualifying	Support	Express qualifying matters more clearly across variation 1 to assist with simplification of plan administration and interpretation. Table RSL-1 Qualifying Matters should more clearly and comprehensively describe the qualifying matters and how each of these limit intensification. Some of the qualifying matters are listed in the MRZ Built Form Standards, others are contained in the general rules chapters and overlays. Some of the chapters in Part 2 of the PDP (eg: historic heritage and notable trees) have been updated to include a reference to qualifying matters, but again not clearly expressed as a rule or in a way that provides clarity as to how the qualifying matter affects the MRZ provisions. Make it clear whether some of the matters preclude MDRS entirely or limit only density or another of the MDRS built form standards, or limit built form only on Specificparts of sites. Provide greater clarity and certainty as to the nature, extent and implications of qualifying matters proposed under variation 1. Amend provisions relating to qualifying matters to provide additional clarity as to how each of the qualifying matters apply to MDRS and the MRZ standards.		Accept	The plan drafting for qualifying matters and the rules that operationalise them has been improved
V1	80.5	Kainga Ora - Homes and Communities - Mel Rountree	Qualifying			Accept	No changes are proposed from this submission

V1 80.15	Kainga Ora - Homes and Communities	Specific	Amend	<p>Supports inclusion of the setback standards required by Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021's Medium Density Residential Standards (MDRS). Considers that MRZ-BFS5 contains additional restrictions outside those included in the MDRS's setback standard and in the absence of robust justification in the Section 32 evaluation, the additional setbacks introduced for qualifying matters should be removed. Considers that the matters of discretion in RES-MD2 are inappropriate for addressing setback issues, the list is too broad ranging, and requires a full urban design assessment. Suggests the relevant matters can be found in RES-MD5 and RES-MD6.</p> <p>Delete MRZ-BFS5 and replace to:</p> <ul style="list-style-type: none"> - Clearly express any additional setbacks over and above those contained Schedule 3A, Part 2(13) of Medium Density Residential Standards (MDRS) as qualifying matters. - Delete the rail corridor setback qualifying matter. - Amend the national grid transmission line setback. - Simplify to reflect Schedule 3A, Part 2(13) of MDRS. - Delete Part 3 of the rule and associated figure MRZ-2. - Delete RES-MD2 Residential Design Principles as a relevant matter of discretion. - Insert RES-MD6 Road Boundary Setbacks as a relevant matter of discretion. <p>Amend MRZ-BFS5 to the matters listed below or amendments with similar effect: MRZ- BFS5 Building and structure setbacks Yard Minimum depth Front 1.5m Side 1m Rear 1m (excluded on corner sites)</p> <p>"(2) Qualifying Matters: (a) All buildings shall be set back a minimum of 5m from any site boundary with the rail corridor. "</p> <p>"...Activity status when compliance not achieved: RDIS - RES-MD2 - Residential design principles - RES-MD5 - Impact on neighbouring property - RES-MD6 Road Boundary Setbacks"</p>		Accept in part	Qualifying matter provisions have been improved through recommended drafting.
V1 FS 2	FS Transpower	Specific	Oppose			Reject	
V1 80.16	Kainga Ora - Homes and Communities	Qualifying	Oppose	<p>The 'National Grid Subdivision Corridor' qualifying matter with its 39m setback lacks a strong evidence base in its s32 assessment. Delete 39m setback 'National Grid Subdivision Corridor' as a qualifying matter. See further comments in SUB-6 and MRZ-BFS5 about improving clarity of the rule.</p>		Reject	The s32 and additional evidence from Transpower supports this qualifying matter
V1 FS 2	FS Transpower	Qualifying	Oppose			Accept	

V1 80.17	Kainga Ora - Homes and Communities	Qualifying	Oppose	Oppose the rail corridor being a qualifying matter as the s32 assessment lacks a strong evidence based for the scale of the setback as a qualifying matter. Oppose the Strategic and Arterial Roads qualifying matter as some of the roads covered by this matter are not State Highways and therefore are not considered 'nationally significant infrastructure'. Delete the Railway Corridor qualifying matter. Delete the Strategic and Arterial Roads qualifying matter. See further comments to MRZ-BFS5 in this submission.		Reject	The s32 and additional evidence from Kiwirail supports this qualifying matter
V1 80.18	Kainga Ora - Homes and Communities	Specific	Oppose	Delete MRZ-BFS6 as it duplicates the outcomes sought by new MRZ-BFS11 that contains the mandatory wording in Schedule 3A, Part 2(18) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Medium Density Residential Standards), and contains additional built form standards controlling front doors and garages that go beyond those included MDRS and that are not qualifying matters. Notes high evidential threshold is needed to justify the inclusion of additional built form standards beyond those specified in the MDRS and in the absence of such justification, MRZ-BFS6 be deleted. Delete MRZ-BFS6.		Accept	MRZ-BFS6 does have standards that relate to density, that are less enabling than the MDRS, and which are not qualifying matters, and these should be deleted. Delete MRZ-BFS3
V1 80.19	Kainga Ora - Homes and Communities	Qualifying	Support	Support the management of significant risks from natural hazards as a qualifying matter (in appropriate circumstances), noting that it is a matter of national significance in Section 6 Resource Management Act, however, spatial identification of flood hazard areas should be made available through a set of non-statutory flood hazard maps, which would operate as interactive maps on the Council's GIS website – thereby operating as a separate mapping viewer to the statutory district plan maps. Amend the provisions to remove/delete the mapped Natural Hazard Overlays from within the PDP. Instead, the Natural Hazard Overlays should be based on non statutory map layers in the Waimakariri District Natural Hazards Interactive Viewer that sits outside the PDP. Not included in the Proposed Plan and Variation. Specific text amendments are covered below under MRZ- BFS1.		Reject	The natural hazard overlay must be existing within planning documents to be assessed as an existing qualifying matter
V1 80.2	Kainga Ora - Homes and Communities	General	Oppose	Variation 1 as notified does not sufficiently provide for a range of housing types at a range of intensities to meet the needs of current and future communities. No Specific relief sought		Reject	No specific relief sought
V1 FS 15	FS Christchurch International Airport Limited	General	Oppose			Accept	

V1 80.20	Kainga Ora - Homes and Communities	Specific	Amend	<p>Supports the inclusion of MRZ-BFS7 as required by the Medium Density Residential Standards. Considers that the matters of discretion in RES-MD2 inappropriate for addressing boundary issues, contains a list of matters that is too broad ranging, and requires a full urban design assessment. Suggests the relevant matters for MRZ-BFS7 can be found in RES-MD5 Impacts on Neighbouring Properties.</p> <p>Amend MRZ-BFS7: "....Matters of discretion are restricted to: - RES-MD2 - Residential design principles - RES-MD5 - Impact on neighbouring property"</p>		Reject	<p>I do not consider there are any limitations imposed by the MDRS on the matters of discretion that can apply for RDIS activities. Variation 1 applies the same MDs as the Proposed Plan's MDRZ.</p>
V1 80.22	Kainga Ora - Homes and Communities	Specific	Amend	<p>Notes MRZ-BFS8 is not within the Medium Density Residential Standards thus is additional built form standard and would require a high evidential threshold to justify its inclusion. Amend MRZ-BFS8 to simplify it as it is considered unduly restrictive when compared to the potential effects, and should only relate to fencing on a road boundary, not fencing on a walkway and cycleway boundary. Considers that the matters of discretion in RES- MD2 are inappropriate for addressing fence issues, too broad ranging, and require a full urban design assessment. Suggests the relevant matters of discretion are within RES-MD6.</p> <p>Amend MRZ-BFS8: "1. All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway shall be: a. no higher than 1.2m above ground level for solid fences b. where fences exceed 1.2m in height shall be at least 50% visually permeable up to a maximum height of 1.8m. the site is a corner site, on one road boundary the height can be increased to 1.8m above ground level where at least 45% of the fence is visually permeable. 2. Any fence greater than 0.9m in height above ground level shall be at least 45%visually permeable as depicted in Figure MRZ-4,within 5m of any accessway, or within the structure and vegetation set back area shown in Figure MRZ-2. Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD6 - Road boundary setback"</p>		Reject	<p>Fencing is not a matter that affects density, therefore is outside of the scope of the MDRS</p>

V1 80.23	Kainga Ora - Homes and Communities	Qualifying	Oppose	<p>Support the identification of historic heritage qualifying matters, in appropriate circumstances, noting that heritage is a matter of national significance in Section 6 Resource Management Act. Clarify what this qualifying matter is seeking to limit or be less enabling of. Except where there is site Specific justification to exclude a site from the MDRS on heritage grounds, the general heritage rules in the District Plan sufficiently recognise and provide for heritage values. Such rules provide a suitable framework for considering new buildings on the site, alterations to heritage buildings, or the demolition/removal of heritage buildings.</p> <p>Retain heritage as a qualifying matter, and amend the rule package to clearly state that the heritage rules in (HH - R1 to HH-R9) apply in addition to the activity rules and built form standards in the MRZ. (Rather than MDRS being precluded on heritage sites generally). (Rather than MDRS being precluded on heritage sites generally).</p>		Reject	Qualifying matters constrain the MDRS, rather than applying in addition. The main feature of the constraint is removing the permitted activity status for subdivision and development of up to 3 residential units on that site.
V1 80.24	Kainga Ora - Homes and Communities	Specific	Support	<p>Supports MRZ-BFS9 as it is required by the Medium Density Residential Standards.</p> <p>Retain MRZ-BFS9 as notified.</p>		Accept	No changes are proposed from this submission
V1 80.25	Kainga Ora - Homes and Communities	Qualifying		<p>Support the notable tree qualifying matter. Make clear in the variation text what this qualifying matter is seeking to limit or be less enabling of. Does the QM mean that MDRS standards do not apply to sites containing notable trees, or do the tree rules still apply in addition to the MDRS rules. Except where there is site Specific justification to exclude a site from the MDRS, the general rules in the District Plan sufficiently recognise and provide for the management of notable trees.</p> <p>Retain notable trees as a qualifying matter, and amend the rule package to clearly state that the tree rules in (TREE-R1 to TREE 7) apply in addition to the activity rules and built form standards in the MRZ. (Rather than MDRS being precluded on sites with notable trees generally).</p>		Reject	Qualifying matters constrain the MDRS, rather than applying in addition. The main feature of the constraint is removing the permitted activity status for subdivision and development of up to 3 residential units on that site.
V1 80.26	Kainga Ora - Homes and Communities	Specific	Support	<p>Supports MRZ-BFS10 as it is required by the Medium Density Residential Standards. Notes error with naming of associated Figure MRZ-5 which should read 'Outlook space'.</p> <p>Retain MRZ-BFS10 as notified. Amend Figure MRZ-5 to 'Outlook space'.</p>		Accept	Recommend the changes to Figure MRZ-5 to "Outlook space"

V1 80.27	Kainga Ora - Homes and Communities	Specific	Oppose	Support the Natural Character Waterbody setbacks qualifying matter noting it is a relevant matter of national significance in Section 6 Resource Management Act. Make clear in the Variation text what this qualifying matter is seeking to limit or be less enabling of. Does the qualifying matter mean that MDRS standards do not apply to sites containing waterbodies or is it that the water body setbacks rules still apply in addition to the MDRS rules? Except where there is site Specific justification to exclude a site from the MDRS, the general rules in the District Plan sufficiently recognise and provide for the management of water body setbacks. Retain the waterbody setbacks as a qualifying matter and amend the rule package to clearly state that the waterway rules (in NATC -R7 to R9 and NATC-S1 to S2) apply in addition to the activity rules and built form standards in the MRZ. (Rather than preclude MDRS on a site with a waterway setback generally).		Accept	I have recommended the removal of this qualifying matter
V1 80.28	Kainga Ora - Homes and Communities	Specific	Amend	Notes error in the naming of Figure MRZ-5, which should read 'Outlook space'. Amend Figure MRZ-5 to read 'Outlook space'.		Accept	Recommend the changes to Figure MRZ-5 to "Outlook space"
V1 80.29	Kainga Ora - Homes and Communities	Specific	Support	Supports MRZ-BFS11 as it is required by the Medium Density Residential Standards. Retain MRZ-BFS11 as notified.		Accept	No changes are proposed from this submission
V1 80.3	Kainga Ora - Homes and Communities	General	Oppose	Encourage and enable residential intensification in and around Rangiora Town Centre in accordance with the NPSUD. This is in line with the imperatives of the NPS-UD which notes that compact urban form in the context of existing urban areas requires further intensification. No specific relief sought		Reject	What the submitter means by Rangiora Town Centre is not clear, if they mean the TCZ then intensification within this zone is permitted under the Proposed Plan, and does not require an extension of Variation 1 to it, to cover a non-residential zone
V1 FS 15	FS Christchurch International Airport Limited	General	Oppose			Accept	
V1 FS 15	FS Christchurch International Airport Limited	General	Oppose			Accept	

V1 80.30	Kainga Ora - Homes and Communities	Qualifying	Oppose	<p>Considers this qualifying matter as unnecessary and should be deleted. The use of areas for open space purposes is identified as a qualifying matter under RMA s770(f), the areas zoned Open Space and Recreation Zones (OSRZ) are owned by Council and approximately half of the zoned OSRZ is administered under the Reserves Act 1977. Council ownership, and zoned OSRZ, makes it unlikely that these areas will be developed for medium density housing and such development would also be contrary to the purposes for which these sites were reserved. Further, the Housing Supply Act only requires Council to incorporate MDRS into every relevant residential zone (not Open Space Zone). The PDP open space rules (OSZ-R10 and SARZ-R10) only permit residential activity where it is ancillary park management activity.</p> <p>Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.</p>		Accept	I have recommended the removal of this qualifying matter
V1 80.31	Kainga Ora - Homes and Communities	Specific	Support	<p>Supports MRZ-BFS12 as it is required by the Medium Density Residential Standards.</p> <p>Retain MRZ-BFS12 as notified.</p>		Accept	No changes are proposed from this submission
V1 80.32	Kainga Ora - Homes and Communities	Specific	Oppose	<p>Consider this qualifying matter is unnecessary and should be deleted. While the use of areas for open space purposes is identified as a qualifying matter under RMA s770(f), esplanade reserves are vested with/ owned by Waimakariri District Council and are administered under the Reserves Act 1977. Council ownership makes it unlikely that these areas will be developed for medium density housing and such development would also be contrary to the purposes for which these sites were reserved.</p> <p>Delete the Open Space (esplanade reserves) qualifying matter and any relevant proposed provisions in its entirety.</p>		Accept	I have recommended the removal of this qualifying matter
V1 80.33	Kainga Ora - Homes and Communities	Specific	Support	<p>Support the inclusion of objective SD-O2 mandatory objective as per Schedule 3A, Part 1 (6).</p> <p>Retain as notified.</p>		Accept	No changes are proposed from this submission
V1 80.34	Kainga Ora - Homes and Communities	Specific	Support	<p>Generally support the rule (SUB-R2) as proposed but amend to introduce the word 'Vacant' to describe the standard to clarify the relationship between the creation of vacant sites through subdivision, and the establishment of reduced site sizes that are deemed acceptable through an approved land use consent for residential development.</p> <p>Amend to state that the standard only applies to the creation of vacant lots.</p>		Accept	The term "vacant" needs to be defined in the context of the rule. It refers to permanent vacant lots following subdivision and development.
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Reject	

V1 80.35	Kainga Ora - Homes and Communities	Specific	Oppose	The National Grid Transmission Lines (including the proposed 39m setback required in the 'National Grid Subdivision Corridor') should not be qualifying matter, as adequate evidence has not been provided in the S32 analysis to justify this and explain why the setback is required. Delete the qualifying matter for the 'National Grid Subdivision Corridor' including the 39m setback.		Reject	The s32 and Transpower have provided evidence supporting this qualifying matter
V1 FS 2	FS Transpower	Specific	Oppose			Accept	
V1 80.37	Kainga Ora - Homes and Communities	Specific	Support	Include these mandatory policies as per Schedule 3A, Part 1 (6). Retain as notified.		Accept	No changes are proposed from this submission
V1 80.38	Kainga Ora - Homes and Communities	Specific	Support	Include these mandatory policies as per Schedule 3A, Part 1 (6). Retain as notified.		Accept	No changes are proposed from this submission
V1 80.39	Kainga Ora - Homes and Communities	Specific	Support	Include this mandatory policy as per Schedule 3A, Part 1 (6) RMA. Seek inclusion of a greater building height for the MRZ within the area around the Rangiora Town Centre that was identified for a higher density of housing in the Proposed Plan in order to ensure appropriate levels of intensification around centres are encouraged and enabled in accordance with the NPS-UD. Amend policy as follows: Medium Density Residential Standards Apply the Medium Density Residential Standards across all relevant residential zones in the District Plan except in circumstances where greater building height is provided for in an identified area near Rangiora Town Centre and a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).		Reject	The proposed sunlight and shading qualifying matter will result in reduced height in all but the TCZ.
V1 FS 3	FS Waka Kotahi NZ Transport Agency	Specific	Support			Reject	
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Accept	

V1 80.4	Kainga Ora - Homes and Communities	General	Oppose	<p>The NPS-UD requires building height and density of urban form adjacent to town centre zones to be commensurate with the level of commercial activity and community services. The Variation as notified does not incorporate the required density uplifts as required by the NPS-UD particularly in the larger Town Centre of Rangiora. Seeks inclusion of a Height Variation Control for the area identified for higher density housing around this town centre in the Proposed District Plan. The Height Variation Control would allow for residential buildings up to 19m in height or five stories. Does not seek an uplift in zoning of this area from medium density to high density residential as the requested height variation control coupled with the density of urban form from the proposed plan is considered to be commensurate with the level of commercial activity and commercial services provided for and enabled within the Town Centre Zone as applied to Rangiora, which is observed as less than other town centre locations within other areas of Christchurch region.</p> <p>Amend variation 1 to include a Height Variation Control for the area identified for higher density housing in the Town Centre Zone of Rangiora to enable residential buildings of up to 19m.</p>		Reject	The proposed sunlight and shading qualifying matter will result in reduced height across the MRDZ, however as the TCZ is not covered by the MDRZ additional height in this zone is still allowable
V1 FS 3	FS Waka Kotahi NZ Transport Agency	General	Support			Reject	
V1 FS 3	FS Waka Kotahi NZ Transport Agency	General	Support			Reject	
V1 FS 12	FS Eliot Sinclair and Partners	General	Oppose			Accept	
V1 FS 12	FS Eliot Sinclair and Partners	General	Oppose			Accept	
V1 80.40	Kainga Ora - Homes and Communities	Specific	Oppose	<p>Include this mandatory objective per Schedule 3A, Part 1 (6) RMA, and in order to ensure appropriate levels of intensification around centres are encouraged and enabled in accordance with the NPS-UD seek inclusion of a Height Variation Control Area for the MRZ within the area around the Rangiora Town Centre enabling residential development of up to 19m in height or 5 stories. Amend objective to provide for additional height and intensification around the TCZ.</p> <p>Amend MRZ-O1 Housing types and sizes: "The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to: i. housing needs and demand; and ii. the neighbourhood's planned urban built character, including 3 storey buildings and up to 5 stories where identified."</p>		Reject	The proposed sunlight and shading qualifying matter will result in reduced height in all but the TCZ.

V1 80.41	Kainga Ora - Homes and Communities	Specific	Support	<p>Include this mandatory policy per Schedule 3A, Part 1 (6) RMA. Seek a Height Variation Control Area for the MRZ within the area identified around the around the Rangiora Town Centre in order to ensure appropriate levels of intensification around centres are encouraged and enabled in accordance with the NPS-UD. The objective needs to be amended to provide for additional height and intensification around the Rangiora TCZ.. The objective needs to be amended to provide for additional height and intensification around the Rangiora TCZ.</p> <p>Amend MRZ-P1: "Housing types Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low rise apartments, including apartments of up to 5 stories in an in an identified area near Rangiora Town Centre."</p>		Reject	The proposed sunlight and shading qualifying matter will result in reduced height in all but the TCZ.
V1 FS 3	FS Waka Kotahi NZ Transport Agency	Specific	Support			Reject	
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Accept	
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Accept	
V1 80.42	Kainga Ora - Homes and Communities	Specific	Support	<p>Include this mandatory policy per Schedule 3A, Part 1 (6) RMA. Retain MRZ-P2 as notified.</p>		Accept	No changes are proposed from this submission
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Reject	
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Reject	
V1 80.43	Kainga Ora - Homes and Communities	Specific	Oppose	<p>Seek wholesale changes to this policy to align with the 'NPS-UD' and 'Housing Supply Act' and better describe the character and amenity anticipated for the zone. Reword to: "Enable development to achieve the character and amenity values anticipated for the zone" (or words of similar effect). Seeks changes to the provisions to focus on achieving the anticipated built form of the proposed zones to be consistent with language used in the NPS-UD. Clarify subjective or vague terms, such as: 'High quality building and landscape design', 'appropriate streetscape landscaping', 'positive contribution to streetscape character' and 'Provides for a peaceful residential environment'. Delete the policy as notified. Amend the policy to reflect the intent of the 'NPS-UD' and 'Housing Supply Act' and remove subjective and vague terminology and provide for Specificoutcomes.</p>		Accept	Reword as submitter requests

V1 80.44	Kainga Ora - Homes and Communities	Specific	Oppose	Integrate and/or combine rule MRZ R18 with rule MRZ-R2. Delete MRZ-R2 as notified. Amend rule by combining MRZ-R2 and MRZ R18 and removing reference to 'multi- unit development'.		Accept	Reference to "multi-unit development" has been removed.
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Reject	
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Reject	
V1 FS 13	FS Ryman Healthcare Limited	Specific	Unstated				
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	Specific	Unstated				
V1 80.45	Kainga Ora - Homes and Communities	Specific	Support	Delete this rule as it is no longer necessary. Retain as notified.		Accept	No changes are proposed from this submission
V1 80.46	Kainga Ora - Homes and Communities	Specific	Support	Delete the proposed district plan component of density standard MRZ-BFS1 Delete density standard.		Reject	This has been deleted as a result of Variation 1. There is no remaining PDP content within this standard
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Accept	

V1 80.47	Kainga Ora - Homes and Communities	Specific	Support	<p>Include this mandatory rule as per Schedule 3A, Part 2 (10) of the RMA. Seek amendments to the rules to delete the airport noise qualifying matter and clarify how the natural hazard qualifying matter applies to limit density. Clarify the minimum site size required in the natural hazard qualifying matter, noting that this should be as specified in SUB-S1.</p> <p>Amend MRZ-BFS1, as listed below or changes with similar effect:</p> <p>MRZ-BFS1 Number of residential units per site: 1. There shall be no more than 3 residential units per site, except where: a. Within the qualifying matters - natural hazards area and qualifying matters- airport noise, there must be no more than 1 residential unit per:site - 200m2 for Kaiapoi Area A. - 500m2 for Kaiapoi Area B: ... Matters of discretion are restricted to: - RES-MD2 - Residential design principles - RES-MD15 - Effects from qualifying matters - airport noise - RES-MD16- Effects from qualifying matters - natural hazards.</p> <p>Notification An application for the construction and use of 4 or more residential units that does comply with standards MRZ-BFS-2,3,4,5,6,7,8,9,10,11,12 is precluded from being publicly or limited notified. An application for the construction and use of 4 or more residential units that does not comply with 1 or more of MRZ-BFS- 2,3,4,5,6,7,8,9,10,11,12 is precluded from being publicly notified.</p>		Accept in part	The airport noise component of this submission has been discussed in hearing stream 10A. I agree that the drafting for application of qualifying matters needs to be improved and I have made recommendations to that effect.
V1 80.48	Kainga Ora - Homes and Communities	Specific	Support	<p>Include this mandatory rule as per Schedule 3A, Part 2 (14) of the RMA. Retain as notified.</p>		Accept	No changes are proposed from this submission
V1 80.49	Kainga Ora - Homes and Communities	General	Oppose	<p>Delete MRZ-BFS3 as it duplicates new MRZ-BFS12 that contains the mandatory wording in Schedule 3A, Part 2 (18) of the RMA. Delete MRZ-BFS3 noting that MRZ-BFS3 is not within scope of Variation 1.</p>		Accept in part	BFS3 does not limit density, it mainly applies measurement standards. It could be merged with BFS12
V1 FS 12	FS Eliot Sinclair and Partners	General	Oppose			Reject	

V1 80.5	Kainga Ora - Homes and Communities	Qualifying		General support for the qualifying matters with minor amendments and clarifications as proposed with the exception of: the Christchurch International Airport noise contour, the high flood hazard overlay in Kaiapoi, National Grid transmission lines and strategic and arterial roads in Rangiora, Kaiapoi and Woodend. No Specificrelief sought.		Accept in part	The airport noise component of this submission will be handled in hearing stream 10A. No changes proposed arising from the rest.
V1 80.50	Kainga Ora - Homes and Communities	Specific	Support	Support the inclusion of this mandatory provision as per Schedule 3A, Part 2(11) of the RMA. Amend activity status as it is not aligned with the requirements of schedule 3A Part 1 (4) of the RMA. The activity status for non-compliance with this rule should be restricted discretionary (RDSI) not discretionary (DIS). Amend standard to include of a Height Variation Control Area for the MRZ within the area around the Rangiora Town Centre that was identified for higher density housing in the Proposed Plan. Amend MRZ-BFS4 "1. Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Figure MRZ-1 except in the Height Variation Control area,buildings must not exceed 19 metres in height. Activity status when compliance not achieved: DISRDIS Matters of discretion are restricted to: RES-MD5 - Impact on neighbouring property." Refer to Appendix 2 of full submission for the maps that outline the area for the proposed height control.		Reject	The proposed sunlight and shading qualifying matter will result in reduced height in all but the TCZ.
V1 80.51	Kainga Ora - Homes and Communities	Specific	Support	Include this mandatory rule as per Schedule 3A, Part 2 (18) of the RMA Retain as notified.		Accept	No changes are proposed from this submission
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Reject	

V1 80.52	Kainga Ora - Homes and Communities	Specific	Oppose	<p>Oppose RES-MD2 as notified. Seek more concise/ succinct matters of discretion that are clear, easily understood, clearly state the outcomes intended, and provide for design innovation and choice as the proposed assessment matters in rule MRZ - MD2 specify nearly 30 individual matters. These assessment matters provide such broad discretion that they undermine the RMA's intent of a restricted discretionary activity status. Support nationally consistent matters of discretion for MDRS standards, whilst allowing for some evidence based local context nuances. Support the use of consistent 'Urban Design Principles' in District Plans throughout the country. Reword matters of discretion to capture the anticipated context, rather than the receiving environment, and matters of discretion to sufficiently address the likely changes to amenity values while providing for a range of housing typologies. Consolidate the structure of the RES-MD2 Residential Design Principles to remove confusion, by removing the six overarching design principles. Delete RES-MD2 as notified.</p> <p>Amend the matters of discretion to:</p> <ul style="list-style-type: none"> - Reflect the intent of the RMA and 'NPS-UD', - Clearly state the outcomes intended, and provide for design innovation and choice, - Achieve nationally consistent urban design principles as matters of discretion. - Apply only to the development of four or more units. - Reflect the anticipated context rather than the receiving environment, - Reduce the number of matters to 5- 6, and - avoid duplication with other matters of discretion applying to MRZ. <p>Seek amendments to the matters of discretion, similar or same, to the matters listed below:</p> <ol style="list-style-type: none"> 1. The scale and form of the development is compatible with the planned urban built form of the neighbourhood; 2. The development contributes to a safe and attractive public realm and streetscape; 3. 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. 4. The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale. 		Reject	The MDRS does not prescribe matters of discretion.
V1 FS 12	FS Eliot Sinclair and Partners	Specific	Oppose			Reject	
V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	Specific	Unstated				

V1 80.53	Kainga Ora - Homes and Communities	Specific	Oppose	<p>Assessment matters are confusing and contain subjective terms, such as in point 2 what is 'sense of space' and in point 3 how would one assess a 'visual perception of cramped living conditions. The perception could vary significantly from person to person. Further, the rule is primarily about 'outlook' not access to sunlight. The matters of discretion require consideration of access to natural sunlight on the shortest day of the year. Delete MD12 as notified and amend matters of discretion to remove subjective terms and reference measurable outcomes. Remove reference to receiving natural sunlight and daylight 'especially on the shortest day of the year'.</p> <p>"RES-MD12 Outlook space</p> <ol style="list-style-type: none"> 1. The ability of the affected habitable room to receive natural sunlight and daylight especially on the shortest day of the year. 2. The extent to which habitable rooms have an outlook and sense of space. 3. The degree to which a reduction in outlook space would contribute to a visual perception of cramped living conditions. 4. The extent to which visual privacy is provided between habitable rooms of different residential units, on the same or adjacent sites." <p>Seek amendments to the matters of discretion, similar or same, to the matters listed below or changes with similar effect:</p> <ol style="list-style-type: none"> 1. The ability of the affected habitable rooms to receive daylight. 2. The visual and landscape quality of the outlook space from the habitable rooms. 3. The extent to which visual privacy is provided between habitable rooms of different residential units, on the same sites. 4. The extent to which the development provides additional outlook spaces from habitable rooms. 		Accept in part	I do not agree about removing the matter of discretion in relation to sunlight access, noting my recommendation for a sunlight and shading qualifying matter. I agree on the changed wording for clause 2.
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V1 80.54	Kainga Ora - Homes and Communities	Specific	Oppose	<p>Consolidate RES-MD13 Windows to Street matters with RES – MD6 Road Boundary Setbacks matters. The number of individual matters could also be reduced.</p> <p>Delete RES-MD13 and combine with RES-MD6.</p> <p>Seeks amendments to the matters of discretion, similar or same, to the matters listed below or changes with similar effect:</p> <p>"RES-MD6 Road boundary setback 1</p> <p>. The effect of a building's reduced setback on amenity and visual streetscape values. especially where the frontage is to an arterial road or collector road that has a gateway function to a township.</p> <p>2. The extent to which the reduced setback of the building is opposite any Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones.</p> <p>3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade.</p> <p>4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.</p> <p>5. The extent to which the front façade provides for visual engagement with adjacent streets and any other adjacent public open spaces.</p> <p>6. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment."</p> <p>"RES-MD13 Windows to street</p> <p>7. The extent to which the development engages with adjacent streets and any other adjacent public open spaces and contributes to them being lively, safe and attractive.</p> <p>8. The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest, when viewed from the street.</p> <p>9. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment."</p>		Reject	I consider that these are separate matters.
V1 FS 3	FS Waka Kotahi NZ Transport Agency	Specific	Support			Accept	

V1 80.55	Kainga Ora - Homes and Communities	Specific	Support	<p>Seek deletion of RES-MD14 (1)(d) relating to heat effects from intensification and impervious surfaces as it is not clear what expert assessment would be required to address this matter and this could be disproportionate the scale of the non-compliance (eg: 1% short of the 20% landscaping requirement). The deletion of RES-MD14 (2) is also sought as it appears to relate more to building design considerations than landscaping.</p> <p>Amend RES-MD14 to delete points 1(d) and 2:</p> <p>"RES-MD14 Landscaped areas</p> <ol style="list-style-type: none"> 1. The extent to which the proposed landscaping enhances residential amenity and is integrated within the site design to: <ol style="list-style-type: none"> a. define and enhance onsite outdoor living spaces; b. reduce the visual impact of large buildings through screening and planting; c. screen service areas, loading areas, and outdoor storage areas from public vantage points; and d. mitigate the heat effects from intensification and impervious surfaces. 2. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment. 3. The effects on the permeability of the site for stormwater runoff and subsequent effects on adjoining sites." 		Reject	The MDRS does not prescribe matters of discretion.
V1 80.57	Kainga Ora - Homes and Communities	Specific	Support	<p>Oppose the mapping of flooding natural hazards as a qualifying matter. The matters of discretion contain no reference to mapping and are therefore supported.</p> <p>Retain as notified.</p>		Reject	The submitter has supported these qualifying matters elsewhere but opposes them here. I am unsure what the overall relief is for natural hazard qualifying matters.

V1 80.58	Kainga Ora - Homes and Communities	Specific	Oppose	<p>Consider that the matters should be reworded to capture the anticipated context rather than the receiving environment in line with the RMA and NPS-UD. Furthermore the provision of adequate outdoor living space is a separate issue covered by another MDRS rule and therefore RES-MD17 should be deleted. Amend RES-MD17 to refer to 'Compatibility of the built form with the anticipated character of the area' and to delete point 2 relating to outdoor living space:</p> <p>"RES-MD14 Building Coverage</p> <ol style="list-style-type: none"> 1. Effects on visual amenity values, including dominance, and the compatibility of the built form with the anticipated character of the area. With the receiving environment. 2. Provision of adequate outdoor living space on site. 		Reject	The MDRS does not prescribe the content of matters of discretion. CHECK
V1 80.6	Kainga Ora - Homes and Communities	Qualifying		<p>Provide more clarify on qualifying matters across variation 1 to assist with plan administration and interpretation. This clarity should include whether some of the matters preclude the MDRS entirely on a site in an overlay, or limit density or limit or override MDRS built form standards (e.g. increased setbacks). No Specificrelief sought</p>		Accept	The package of qualifying matters and their drafting has been amended.
V1 80.61	Kainga Ora - Homes and Communities	Specific	Oppose	<p>Seeks changes so that the rule only applies when there are more than three units proposed, that a design statement is not required and that this triggers restricted discretionary status not discretionary status with assessment against RES-MD2 only. This aligns with the changes sought to MRZ-R2.As noted at MRZ-R2 – Oppose “multi-unit residential development” being subject to its own rule and instead seeks its integration with MRZ-R2. Delete MRZ-R18. Delete MRZ-R18 in its entirety and incorporate within MRZ-R2 as per above: MRZ-R187 Multi-unit residential development Activity status: RDIS Where:</p> <ol style="list-style-type: none"> 1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level; 2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and 3. 1. a design statement shall be provided with the application. <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.Activity status when compliance not achieved: DIS</p>		Accept in part	MRZ-R18 has been amended to refer to residential developments of four or more units.
V1 FS 13	FS Ryman Healthcare Limited	Specific	Unstated				

V1 FS 14	FS The Retirement Villages Association of NZ Incorporated	Specific	Unstated				
V1 80.7	Kainga Ora - Homes and Communities	General	Support	Change policies, rules and matters of discretion to better reflect the requirements and intent of the 'the Housing Supply Act' and the NPS-UD. Variation 1 is still focused on 'maintaining existing character' rather than enabling anticipated changes in density of development over time. No Specificrelief sought		Accept	Amended as requested
V1 80.8	Kainga Ora - Homes and Communities	General	Support	Change rules to address errors in activity status to align with Schedule 3A of the Housing Supply Act, or to reduce duplication where the standards introduced via Schedule 3A overlap with proposed district plan provisions that are not proposed to be deleted from the MRZ as part of variation 1. No Specificrelief sought		Accept	Amended as requested
V1 80.9	Kainga Ora - Homes and Communities	General	Support	Seek more concise/ succinct matters of discretion that are easily understood, clearly state the outcomes intended, and provide for design innovation and choice. No specific relief sought		Reject	
V1 81.3	Christchurch International Airport Ltd	CIAL	Amend	Support a strategic objective related to infrastructure. This is a key resource management issue for the district and it is essential that direction is given in this chapter to direct all other objectives and policies in other chapters. However, seek that this strategic objective be amended to better recognise and enable important infrastructure and to explicitly require avoidance of adverse effects on important infrastructure. Amend SD-O34: "Across the District: 1. improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities; 2. the social, economic and environmental and cultural benefits of infrastructure, including strategic infrastructure, critical infrastructure, and regionally significant infrastructure: a. is recognised and provided for, and its safe, efficient and effective development, upgrading, maintenance and operation is enabled is able to operate efficiently and effectively; and b. is enabled, while: i. managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and ii. managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity; b. strategic infrastructure, critical infrastructure and regionally significant infrastructure is protected by avoiding adverse effects from incompatible development and activities, including reverse sensitivity effects. This includes:		Reject	Qualifying matters are not implemented through strategic directions, and there may not be scope from the Variation to make such a change.

				<p>i. avoiding noise sensitive activities within the Christchurch International Airport 50 dBA Ldn Air Noise Contour, except within the existing Kaiapoi residential area where density is to be retained at one unit per 300m² or 600m² in the areas identified on the planning maps; and</p> <p>ii. managing the risk of birdstrike to aircraft using Christchurch International Airport;</p> <p>3. the adverse effects of strategic infrastructure, critical infrastructure and regionally significant infrastructure on the surrounding environment are managed, having regard to the economic benefits and practical, technical and operational needs of that infrastructure;</p> <p>4.the ..."</p>			
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V1 81.4	Christchurch International Airport Ltd	CIAL	Amend	<p>Supports Urban Form and Development policy UFD-P10 "Managing reverse sensitivity effects from new development", particularly the requirement to avoid noise sensitive activities within the Air Noise Contour. Consider the drafting could be further expanded and clarified. Consider that within existing residentially zoned areas in Kaiapoi, further intensification should be avoided, beyond that which is already permitted. Seek that the residential density in this area within the 50dB Ldn Air Noise Contour is not increased compared to what is presently allowed. Amend UFD-P10 as follows:</p> <p>"Within Residential Zones and new development areas in Rangiora and Kaiapoi:</p> <p>1. avoid residential activity that has the potential to limit adverse effects on, or is incompatible with, the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch International Airport 50 dBA Ldn Air Noise Contour, unless within an existing Residential Zone in Kaiapoi which was in existence at the time this plan was made operative, where density is to be retained at one unit per 300m² or 600m² in the areas identified on the planning maps;</p> <p>..."</p>		Reject	Qualifying matters are not implemented through strategic directions, and there may not be scope from the Variation to make such a change.
V1 FS 23	FS Kainga Ora	CIAL	Oppose			Accept	
V1 81.5	Christchurch International Airport Ltd	Specific	Support	<p>Support Subdivision rule SUB-R2 Retain Subdivision rule SUB-R2.</p>		Reject	
V1 FS 23	FS Kainga Ora	Specific	Oppose			Accept	
V1 9.1	Philip Ambler	General	Oppose	<p>Opposes the 11m height limit as such a development next door would block almost all winter sunlight, and substantially limit summer sunlight, into the indoor and outdoor living areas of 30 Nga Tupuna St, Pegasus. The submitter has worked hard to invest in their home and consider such development would make their property unliveable, reduce its value, and upset them economically and emotionally.</p> <p>Amend to remove applicability of Variation 1 provisions for sections on the northern and north-western boundary of an existing dwelling due to the unacceptable impact on the neighbouring property.</p>		Accept in part	A sunlight and shading qualifying matter has been proposed

V1 9.2	Philip Ambler	Specific	Oppose	<p>Opposes the 11m height limit as such a development next door would block almost all winter sunlight, and substantially limit summer sunlight, into the indoor and outdoor living areas of 30 Nga Tupuna St, Pegasus. The submitter has worked hard to invest in their home and consider such development would make their property unliveable, reduce its value, and upset them economically and emotionally.</p> <p>Amend to remove applicability of Variation 1 provisions for sections on the northern and north-western boundary of an existing dwelling due to the unacceptable impact on the neighbouring property.</p>		Accept in part	A sunlight and shading qualifying matter has been proposed
V1 9.3	Philip Ambler	Specific	Oppose	<p>Opposes the 11m height limit as such a development next door would block almost all winter sunlight, and substantially limit summer sunlight, into the indoor and outdoor living areas of 30 Nga Tupuna St, Pegasus. The submitter has worked hard to invest in their home and consider such development would make their property unliveable, reduce its value, and upset them economically and emotionally.</p> <p>Amend to remove applicability of Variation 1 provisions for sections on the northern and north-western boundary of an existing dwelling due to the unacceptable impact on the neighbouring property.</p>		Accept in part	A sunlight and shading qualifying matter has been proposed
V1 9.4	Philip Ambler	Specific	Oppose	<p>Opposes the 11m height limit as such a development next door would block almost all winter sunlight, and substantially limit summer sunlight, into the indoor and outdoor living areas of 30 Nga Tupuna St, Pegasus. The submitter has worked hard to invest in their home and consider such development would make their property unliveable, reduce its value, and upset them economically and emotionally.</p> <p>Amend to remove applicability of Variation 1 provisions for sections on the northern and north-western boundary of an existing dwelling due to the unacceptable impact on the neighbouring property.</p>		Accept in part	A sunlight and shading qualifying matter has been proposed
V1 9.5	Philip Ambler	Specific		<p>Opposes the 11m height limit as such a development next door would block almost all winter sunlight, and substantially limit summer sunlight, into the indoor and outdoor living areas of 30 Nga Tupuna St, Pegasus. The submitter has worked hard to invest in their home and consider such development would make their property unliveable, reduce its value, and upset them economically and emotionally.</p> <p>Amend to remove applicability of Variation 1 provisions for sections on the northern and north-western boundary of an existing dwelling due to the unacceptable impact on the neighbouring property.</p>		Accept in part	A sunlight and shading qualifying matter has been proposed

V1 64.1	64.1	Environment Canterbury Regional Council	General	<p>Support the inclusion of natural hazards as a qualifying matter under Variation 1 to the Proposed Waimakariri District Plan. However, concerned regarding the density of development provided for within the areas subject to high hazard risk within Kaiapoi. Note that the qualifying matter for Kaiapoi Area A provides for a minimum allotment area of 200m². While Policy 11.3.1 of the Canterbury Regional Policy Statement (CRPS) provides for development within existing residential areas that may be subject to high hazard risk (provided that the risk is appropriately mitigated), it is considered it would be more appropriate to avoid further intensification in these areas that are subject to high hazard risk (ie. within the High Hazard Flooding Overlay).</p> <p>Appropriately mitigating high hazard risk in these areas will be a difficult process to undertake and assess through the district plan. It could lead to unforeseen consequences on the surrounding areas due to the nature of mitigation that would likely be required. This could be on amenity effects (raised floor levels) and offsite flood displacement.</p> <p>Support inclusion of the operative airport noise contour (specifically 50 dBA) as a qualifying matter in the proposed Waimakariri District Plan as part of Variation 1 and consider this gives effect to Policy 6.3.5 of the CRPS. Request that the Council quantifies the potential number of new dwellings that could be located in high hazard areas and considers the effects that this will have on increasing the risk from a high hazard flood event. Retain the minimum allotment size for sites within Kaiapoi Area A (and in any other areas) that are affected by the High Hazard Flood Overlay, as was notified in the Proposed District Plan. Further assess these provisions, having regard to the efficiency and effectiveness, to determine whether what is proposed is the most appropriate way of achieving the objectives under section 32 of the Resource Management Act 1991.</p> <p>Retain the operative airport noise contour (specifically 50 dBA) as a qualifying matter.</p>		Accept in part	Flooding hazards have been assessed in the s42A report on residential rezonings, and the number of additional dwellings in this area also quantified in evidence by rezoning submitters
V1	FS 23	FS Kainga Ora		Oppose		Reject	

V1 64.2	64.2	Environment Canterbury Regional Council	Natural	Support the inclusion of natural hazards as a qualifying matter under Variation 1 to the Proposed Waimakariri District Plan. However, concerned regarding the density of development provided for within the areas subject to high hazard risk within Kaiapoi. Note that the qualifying matter for Kaiapoi Area A provides for a minimum allotment area of 200m ² . While Policy 11.3.1 of the Canterbury Regional Policy Statement (CRPS) provides for development within existing residential areas that may be subject to high hazard risk (provided that the risk is appropriately mitigated), it is considered it would be more appropriate to avoid further intensification in these areas that are subject to high hazard risk (i.e. within the High Hazard Flooding Overlay). Appropriately mitigating high hazard risk in these areas will be a difficult process to undertake and assess through the district plan. It could lead to unforeseen consequences on the surrounding areas due to the nature of mitigation that would likely be required. This could be on amenity effects (raised floor levels) and offsite flood displacement. Request that Council quantifies the potential number of new dwellings that could be located in high hazard areas and considers the effects that this will have on increasing the risk from a high hazard flood event. Retain the minimum allotment size for sites within Kaiapoi Area A (and in any other areas) that are affected by the High Hazard Flood Overlay, as was notified in the Proposed District Plan. Further assess these provisions, having regard to the efficiency and effectiveness, to determine whether what is proposed is the most appropriate way of achieving the objectives under section 32 of the Resource Management Act 1991.		Accept in part	Flooding hazards have been assessed in the s42A report on residential rezonings, and the number of additional dwellings in this area also quantified in evidence by rezoning submitters
V1	FS 23						

Appendix C. Pre-hearing Reports and Joint Witness Statements

Appendix D. Report Author's Qualifications and Experience

1. I hold the following qualifications:
 - Master of Planning (MPlan) and Bachelor of Physical Geography (BSc) from the University of Otago.
2. I am an intermediate member of the New Zealand Planning Institute. I am a certified hearings commissioner. I have 17 years' experience in working as a planner for local, central government, private consultancy, and a range of non-government organisations.
3. My work experience includes:
 - Statutory, RMA, and recreation planning for the Department of Conservation.
 - Consent planning for the Waitaki District Council.
 - Extensive affected party, policy planning, Environment Court case management and litigation, central government liaison, and freshwater science experience with regional Fish and Game Councils and the New Zealand Fish and Game Council.
 - Principal advisor (water) for Federated Farmers of New Zealand.
 - Private consultancy, primarily on conservation and recreation planning issues to a range of non-government organisation and trust clients.
 - Private aquaculture and geospatial businesses.
4. I have worked on planning matters across all New Zealand.
5. I have been employed by the Waimakariri District Council since August 2022.

Conflict of interest statement

6. In my role at Federated Farmers of New Zealand, I was the primary author of its submission on the PDP. I understand that this is a potential conflict of interest that requires declaration. Whilst I have no direct interest or benefit or gain from the outcome of the submission, not being from a farming background and also being a new resident to the district (and region) since employment by Council, I have undertaken to:
 - Not be the reporting officer on the rural chapter
 - Ensuring that any other work that handles the Federated Farmers submission is checked and reviewed.
 - Not participating in consultation and engagement with Federated Farmers, except with another staff member present.
7. I notified my employer, the Waimakariri District Council, of this prior to employment.

Qualifications in respect of geospatial modelling

8. I have 15 years of experience in geospatial modelling and programming, particularly open source techniques and spatial SQL, and 25 years of experience in associated computer programming.

Appendix E. Sunlight and Shading assessment

1. A sunlight and shading assessment has been undertaken across relevant residential zones in the District. These are the urban areas of Rangiora, Kaiapoi, Woodend, Ravenswood, and Pegasus. The sunlight and shading assessment forms three parts:
 - An general architectural study of various MDRS built forms and their likely effect on shading outcomes undertaken by McIndoe Urban, and attached in Appendix F.
 - A site-specific sunlight and shading study utilising the most likely MDRS built forms assessing sunlight and shading outcomes on each relevant parcel using geospatial analysis.
 - The expert evidence of Mr Graeme McIndoe
2. My qualifications for the purpose of this modelling exercise are outlined in Appendix E.

Background

3. I consider that shading and loss of sunlight is an effect that can be objectively measured and modelled but no district specific shading assessment has been undertaken prior to notification. The s32 report does not identify such a study.
4. Sunlight and shading, as I understand it, is a combination of the following factors:
 - Latitude – there is less sunlight in winter with increases in latitude due to a lower angle of the sun. Rangiora has substantially less sunlight in winter than more northern latitudes.
 - Terrain – hills cause localised and regional shading effects. In the Waimakariri District, which is largely flat, hill-shading is not an issue or a factor.
 - Built form – the built form of adjacent properties has a strong effect on sunlight access and degree/length of shading on a property.
 - Vegetation – thick, dense vegetation can shade a property. The DTM model I use shows hedges, trees, to within an accuracy of 1m.

Understanding the sunlight environment.

5. The Greater Christchurch towns are the most southern environments which are required to implement the MDRS, as Tier 1 local authorities.
6. Rangiora and Woodend/Pegasus are at a latitude of 43.30S, Kaiapoi is slightly further south, at a latitude of 43.38 S. For modelling purposes, I consider there is no practical difference between them, but I use the Kaiapoi latitude for the purposes of modelling, as it is slightly more southern, and thus, slightly more conservative in terms of the sunlight environment.
7. Sunlight access changes with the season, and the angle of the sun with respect to the horizon. There is less sunlight available in winter, and more in summer. As the urban areas of the District are flat, hill-shading or terrain-shading is not a factor.

8. The seasonal effects of sunlight and shading are a constant within the environment, and the purpose of any modelling is to understand the nature of any additional shading effects that are caused by different built forms. An example is shorter days in the winter and therefore reduced sunlight in the mornings and evenings. This would occur regardless of built form, however, changes to built form, such as increases in height and the reduction of setbacks in relation to boundaries may increase the period of shading.
9. I do not consider that a comparison with the sunlight environment of other Tier 1 authorities is required, as these are different environments.
10. The Ministry for Environment has undertaken some modelling at a nationwide level on the effects of shading⁵⁷ from developments based on building location and height.
11. I have reviewed the MfE modelling work, and consider the following:
 - The published modelling does not appear to have modelled the effect of shading of buildings on a site-specific basis, in relation to the sunlight that would be received at that location based on the surrounding environment.
 - The MfE modelling does not appear calculate or quantify shading effects, or at least, this is not published. Instead it uses an economic approach of a “shadow cost” for affected properties as a price, and uses that price to assess value of the property lost or gained in respect of sunlight and shading.
 - I do not consider price to be a reliable or objective metric for assessing actual sunlight received. Instead, I would prefer to understand energy received and changes in that as an objective metric in the first instance.
12. My approach undertakes a quantitative and site-specific sunlight analysis across the relevant residential zones in the district, which are the towns of Rangiora, Woodend, and Kaiapoi. As these areas are flat, hill-shading is not an issue, and if neighbouring buildings are removed, sunlight access is largely even based on the day and hour of the year.
13. Thus, I consider it is relatively straightforward to assess the effects of change in built form on sunlight access to surrounding properties.
14. The aim of a quantitative sunlight and shading model is to assess changes between current built form and various future scenarios such as:
 - The operative plan permitted activity envelope (8m, or two-storey)
 - The MDRS (at 11m+1m, or three storeys), noting that the topmost parts of these buildings are within the MDRS recession plane.
 - Amendments to the MDRS recession planes, height in relation to boundaries, and setbacks, as proposed by McIndoe Urban.

⁵⁷ Icarus model, Sense Partners and PWC, <https://environment.govt.nz/assets/publications/Cost-benefit-analysis-of-proposed-MDRS-Jan-22.pdf>

15. Whilst not used for the purposes of this analysis, the software is capable of splitting out the various components of sunlight, such as direct irradiance, reflectance (where reflected off the adjacent surface), and diffuse or ambient light. I considered that this detail was not necessary for the purposes of this assessment, however it has been calculated. I have used the combined global irradiance (eg total sunlight or energy received) for the purposes of this assessment.

High level consideration of sunlight and shading

16. My model begins with a digital terrain model ("DTM") of the Waimakariri District, using 2022 lidar imagery⁵⁸. It has a height accuracy of $\pm 1\text{m}$ for every square metre of land in the district, and contains existing building heights. This forms the baseline for sunlight and shading assessment. This DTM shows existing buildings, trees, and any other tall structure to a height accuracy of plus or minus 1m.
17. It is best visualised, and I will provide a visualisation as a simplification of the model for the purposes of the hearing presentation.
18. The sunlight and shading model itself is known as r.sun, and freely available within the GRASS GIS package. The solar algorithms are published and referenced below, and have been utilised in various iterations for nearly 30 years. I explain briefly how it works:
 - The position of the sun in the sky at any time or day of the year based on latitude and longitude is calculable (known as "azimuth"), as is the height of the sun between its position in the sky and the horizon. It is also calculable (known as "altitude"). This determines the angle of the sun between a parcel, or part of a parcel, and the sun itself for every hour of daylight.
 - Using the digital terrain model, a viewshed, in 18 degree angles⁵⁹ is calculated from every 1m square parcel of land in a relevant residential zone to the position of the sun in the sky at that time and day. The direction of this line takes into account any terrain or buildings along it, and records where obstructions in that path, such as an adjacent building or hill (absent in this part of district) which prevent the sun's direct light from reaching the end of the path.
 - As the sun rises in height during the day, it rises above obstructions on that viewshed line, and the sun reaches a particular point on ground. As the sun begins to set, it falls below those obstructions, and the particular points on the ground cease to receive direct sunlight.
 - The software then calculates the amount of energy received by the points on the ground at end of that path. Where parcels are shaded, they will receive less energy depending on the part and time of the path that is shaded.
 - The software aggregates this energy received per square metre of land throughout the day, producing a sum total for that day.

⁵⁸ LIDAR obtained for Environment Canterbury, <https://data.linz.govt.nz/layer/111133-canterbury-lidar-1m-dem-2020-2023/>

⁵⁹ The software can calculate off any number of 'angle slices' to the horizon, but I have considered that additional computation does not produce any meaningful change in the results.

- This also calculates diffuse sunlight, as in sunlight that has bounced or reflected off the surrounding environment, usually buildings, as whilst the direct path to the sun on the horizon can be blocked, there is still daylight.
- As visual output, this produces a heatmap of values, representing received energy, for any given day (or a series of days). This is measured in watts.
- I note that this is equivalent to the freely available NIWA Solarview⁶⁰ calculator, with the addition of a localised digital terrain model that includes buildings, and granular output on any given day or hour of the year.

19. An example of the models' outputs is below:

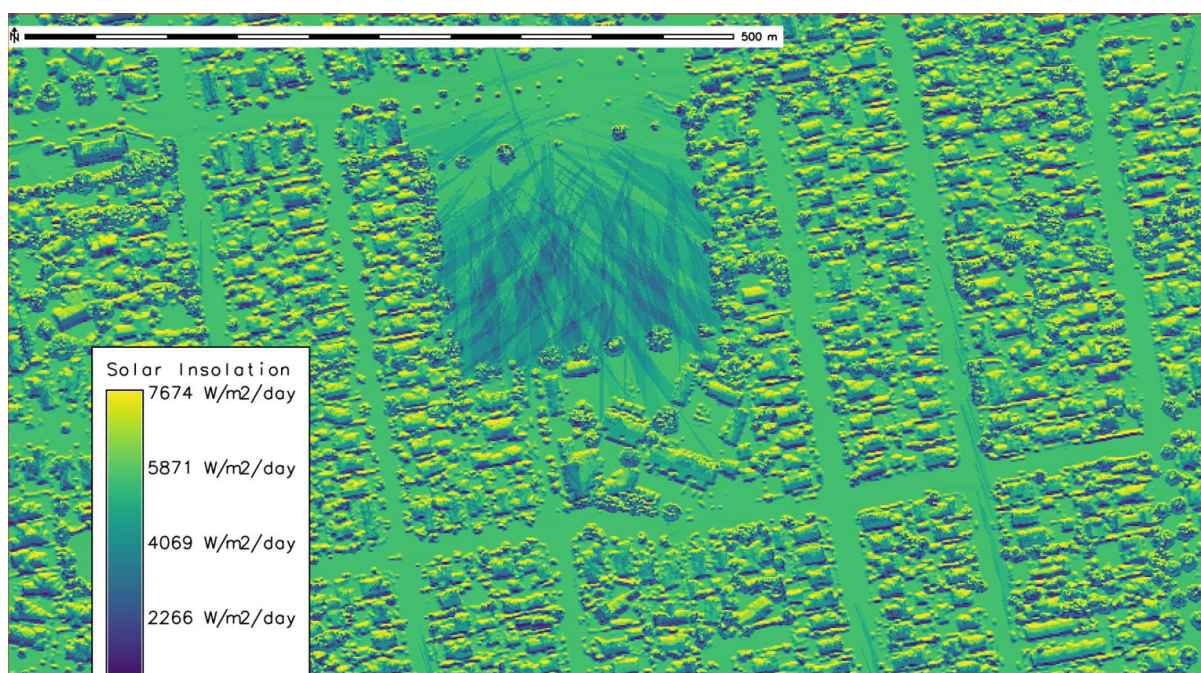


Figure 2 Sunlight received heatmap (for day 80, autumn equinox), for the existing built environment

20. Figure 1 above shows an example of the output of the modelling, for an area in Rangiora. The darker areas receive less sunlight energy, and the brighter areas receive more energy. The roofs of buildings receive the most energy, as would be expected as they are higher off the ground. The shadow paths that track with the movement of the sun in the early morning and evening can be seen (in blue) on the playing field.

21. For the scenarios, I undertake the following assessments:

- For the operative plan scenario, I increase the height of existing buildings to two storeys, or 8m.

⁶⁰ <https://solarview.niwa.co.nz/>

- For the full MDRS scenario, I split existing parcels into three parcels of 200m²⁶¹, apply a 11m+1m building with the relevant MDRS setbacks and recession planes, rotating and resizing it to the relevant lot orientation, and apply a 50% outdoor space requirement
 - For the McIndoe scenario, I split existing parcels into three parcels of 200m²⁶², apply a simplification of the 11m+1m building that McIndoe have recommended in their report⁶³, with the relevant MDRS setbacks and recession planes, rotating and resizing it to the relevant lot orientation, and apply a 50% outdoor space requirement⁶⁴.
22. I then model sunlight across all of the urban areas of the District for the following days⁶⁵:
- Autumn equinox (day 80 of the year), March 21
 - Winter solstice (day 171), June 20
 - Spring equinox (day 266), September 23
 - Summer solstice (day 354), December 19
23. I used these days to represent the sun pattern for the four seasons, however, a full day-by-day analysis is possible, however, I do not consider that this would change the findings significantly.
24. I then compare the differences between the current built form for each day, the two storey scenario, and three storey scenario for every square metre of ground, producing a table of differences for each property.

Treatment of building roofs

25. With the modelling approach I undertake, the building roof is at a higher level, thus, receives more sunlight (assuming that other surrounding buildings are also at the same height) than the ground, potentially substantially more sunlight.
26. To understand the ground floor environment, I take the building form out of the results.
27. To understand the second or third floor environment, results could be produced that show the additional sunlight received at the highest level of a building. However as I am considering ground floor shading, I have not included this, but the results are available.

⁶¹ The MDRS does not have a minimum lot size, however, I have used a 200m² scenario to represent the allotment sizes of the types of MDRS development the District is currently seeing.

⁶³ As set out in Appendix F

⁶⁴ I note that this a conservative assessment, as the McIndoe shading study in Appendix F showed that 50% site coverage was unlikely to be achieved due to the need to provide for vehicle access on site, yards, and the MDRS outdoor living space.

⁶⁵ These dates move slightly with each calendar year, they are calculated here for the 2024 calendar year.

Results

Overall results

5. Full, property specific results are available for every relevant residential zone site within the District in the form of a database, however, I present a summary of the findings here.

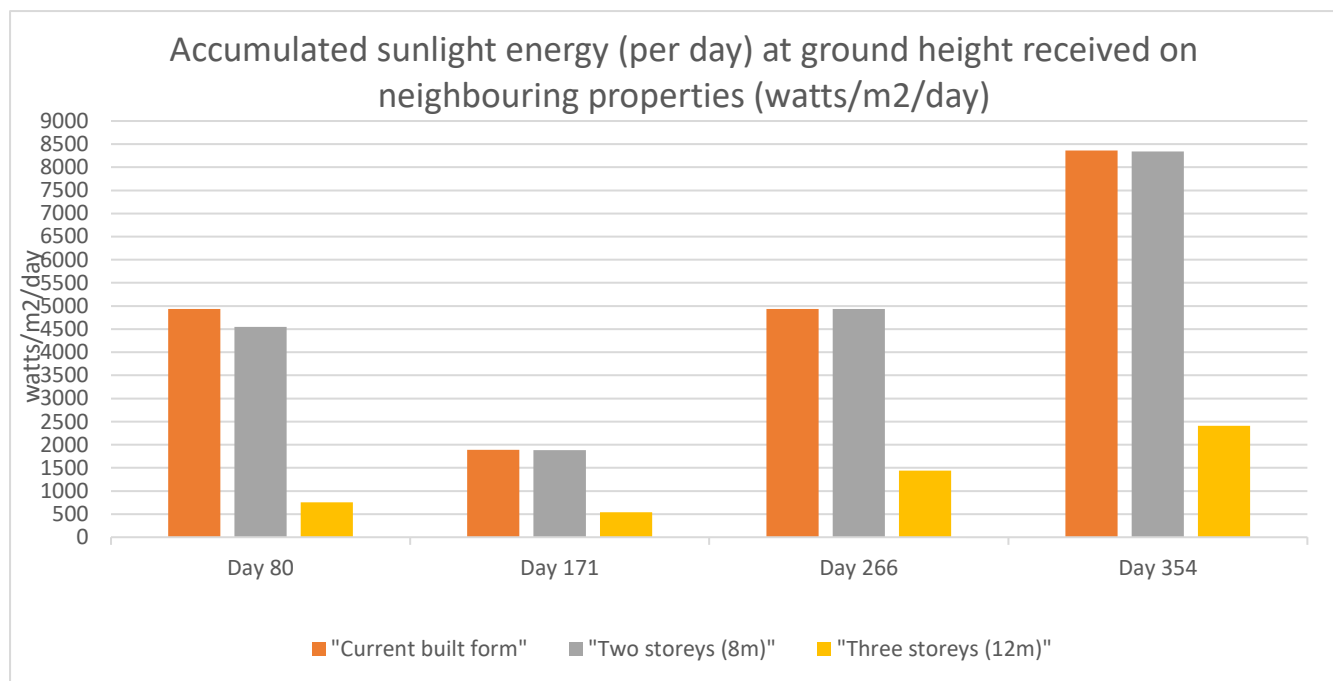


Figure 3 Sunlight energy received (per square metre within relevant residential zones)

28. This shows the average accumulated energy per square metre per day at ground height in relevant residential zones across the district. The shading is from neighbouring buildings, which are modelled in three different forms. More energy is received in summer than winter, with the autumn and spring sunlight environment being almost the same⁶⁶.
29. There is limited difference between sites with single or two storey buildings on the boundary. There is a slight reduction of sunlight access, and a slight increase in shading with an increase in height from one storey to two storeys.
30. However, there is a substantial drop in energy received (arising from a substantial increase in shading) when adjacent buildings are raised to three storeys (11m+1m) under the MDRS⁶⁷. This increase in shading occurs on all days of the year, and is not limited to the darker months of the year.
31. The following table shows the differences in energy received:

⁶⁶ Orbital parameters, such as the "precession of the equinoxes"/axial precession, on a ~25,000 year cycle, mean that the equinoxes are not completely equal.

⁶⁷ I explain more fully below, but the 11m+1m height scenario is modelled as per the MDRS, with the relevant recession planes and height in relation to boundary rules.

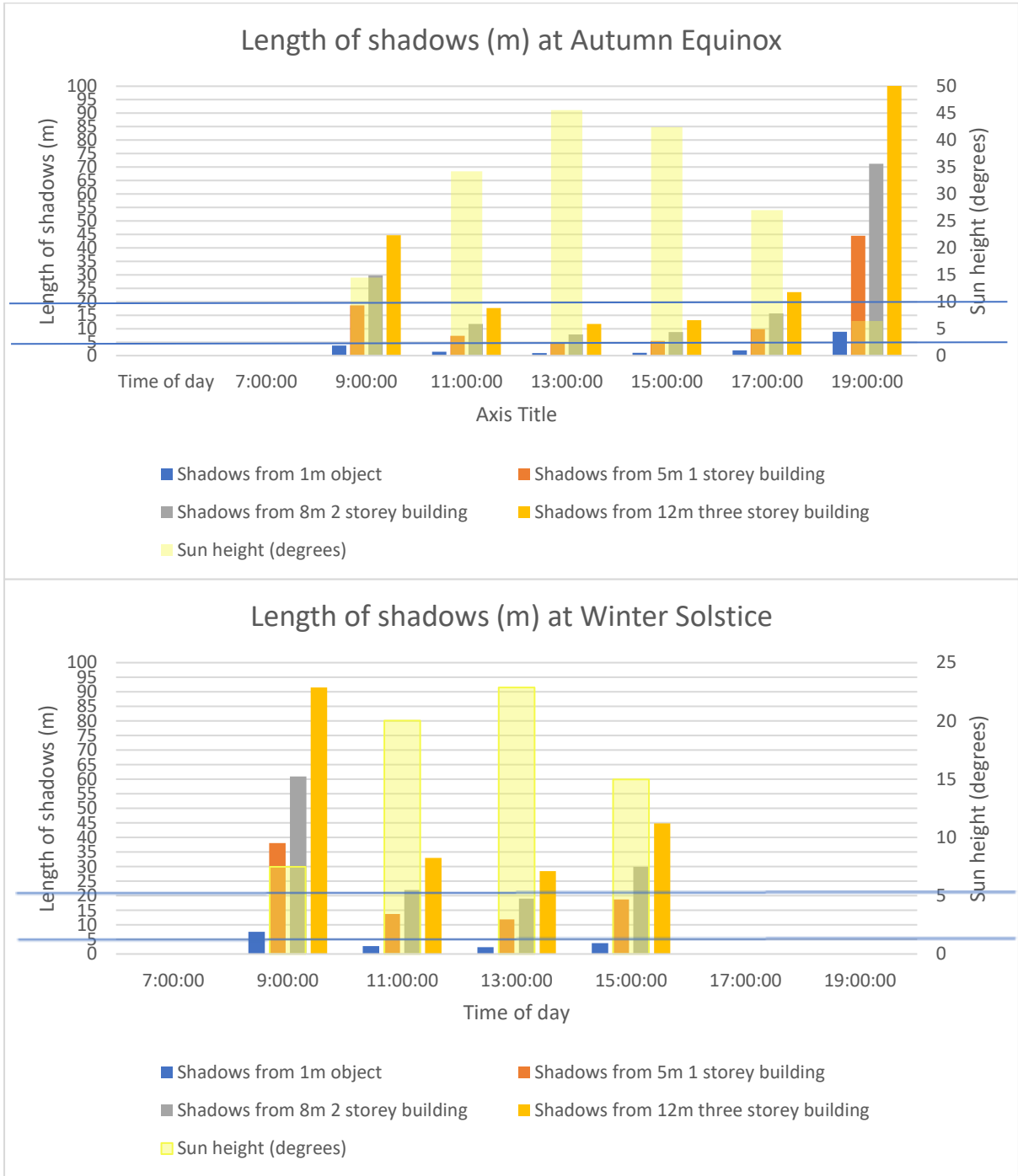
Watts/day received (average, per m2)

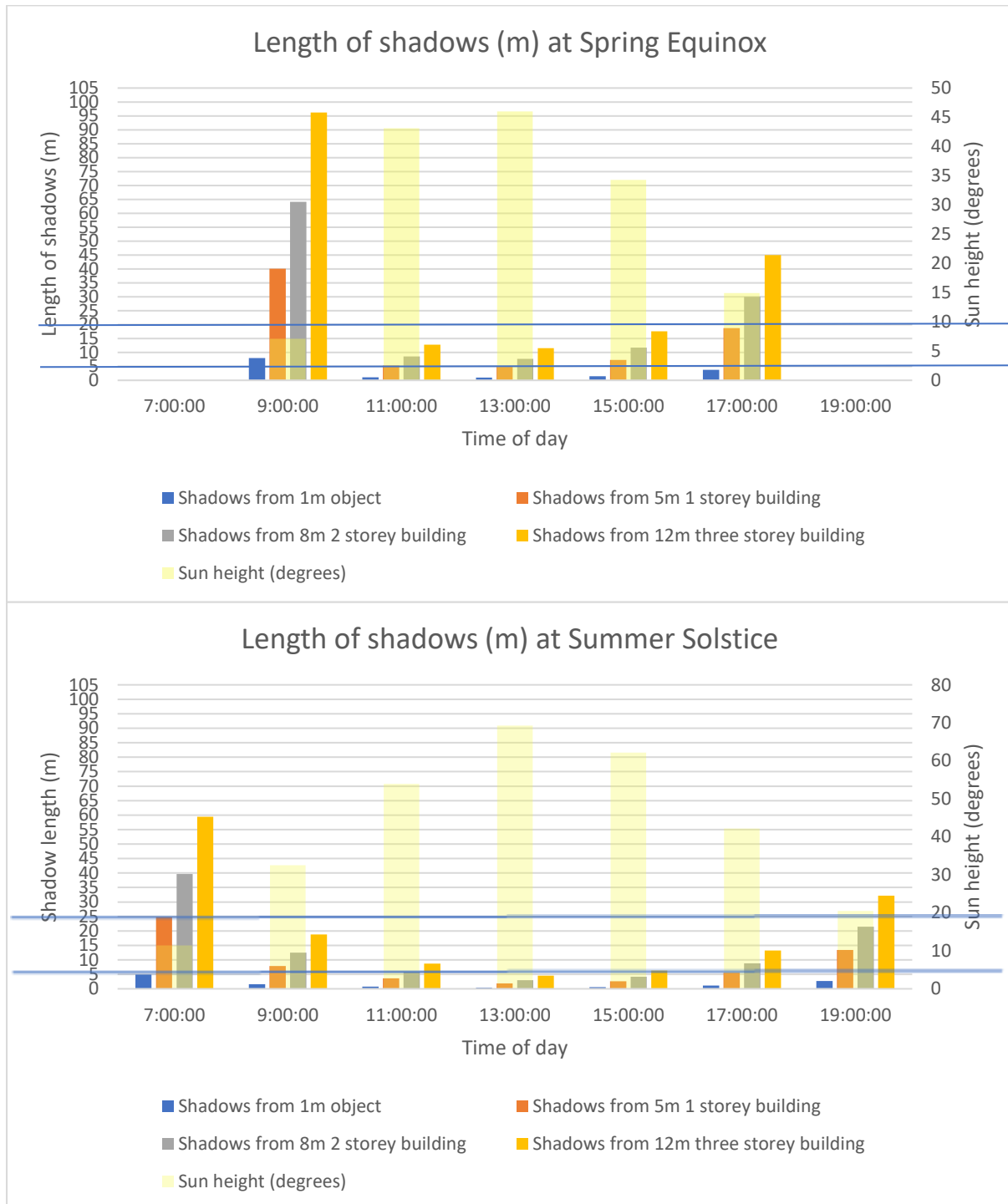
Day	Single storey	Two storeys	Three storeys	% between current and 2 storeys	% between current and 3 storeys
Day 80	4936	4535	755	-7.9%	-84.7%
Day 171	1887	1885	542	-0.1%	-71.27%
Day 266	4934	4934	1437	-0.01%	-70.86%
Day 354	8361	8342	2409	-0.23%	-71.18%

6. Essentially, the shadows from current buildings, including a modelled increase of all current building to two-storeys, are largely contained within their sites, and locations where there are existing two storey buildings. However, when building height increases from two storeys to three storeys, these shadows spill over onto adjacent properties, sometimes several properties. The resulting loss of sunlight access to neighbouring properties is an additional 70%-84%, depending on the day or time of the year.

Understanding shadowing

7. The length of shadows from different building typologies can also be understood. The bar graphs below show the length of the shadows resulting from neighbouring buildings for different days of the year and for different height scenarios. The angle of the sun between the natural horizon and position ("altitude"), is also shown, in degrees on the secondary axis.
8. The blue lines show the approximate distance from a building to the site boundary:
- For the 20 metre line, this represents a generous assessment of the size of most of the front yards (depending on aspect) of the District's properties.
 - For the 5 metre line, this represents a generous assessment of the size of most of the side and rear yards (depending on aspect) of the District's properties.
9. Any bars above the line shows a situation where shading exists at that hour of the day, for a particular building height. Bars below the line show a situation where there is no shading.





32. Two storey buildings on or near a property boundary produce some additional shading but not a substantial amount. Three storey buildings essentially result in a delayed sunrise and an earlier sunset for a particular property due to the additional shading.
33. This can be shown in sunrise/sunset diagrams for sites, with the expected sunrise/sunset times in the absence of building shading shown as follows:

Day of year/time hrs)⁶⁸	Dawn	Sunrise	Noon	Sunset	Dusk
Autumn equinox (day 80, March 21)	704	732	1336	1939	2007
Winter solstice (day 171, June 20)	729	801	1231	1700	1732
Spring equinox (day 266, September 23)	548	616	1221	1827	1855
Summer solstice (day 354, December 19)	508	543	1326	2109	2144

Figure 4 Sun parameters for days

Discussion

34. My quantitative modelling confirms the evidence of Mr Graeme McIndoe that it is height, particularly an increase from 2 to 3 storeys (8m to 11m+1m) within the parameters of the MDRS that is the substantial determinant of additional shading on adjacent properties.
35. Most properties adjacent to a three storey building lose some or all of their direct sunlight, depending on day and time of the year. Some properties further away, as in several properties distance become affected by distant properties as well. The number of hours on which they receive sunlight reduces significantly due to shadowing. The overall energy received by properties falls substantially – thus, they become colder, darker, likely with a substantial change in their living environment. Ecological functioning, such as garden and plant growth would also be affected.
36. Roads, footpaths and parks would receive additional shading as well. Of these shade on parks is most likely to be significant, due to the effects on recreation, particularly more passive, recreation in parks.
37. The full results for each property might show minor deviations in this trend, depending on the specific layout of surrounding buildings, but there are no substantial deviations as the relevant residential zones have flat and even topography which produces no major spatial variations in the sunlight environment.
38. Building design, such as recession planes, height in relation to boundary, and roof form does not appear to be a substantial factor in additional shading. Changes in building design other than for height are unlikely to materially affect the shading issue.
39. Bulk form, such as multiple unit developments as anticipated by the MDRS, provided it remains at or below two-storeys, does not seem to contribute to additional sunlight loss over and above what a two storey building permitted by the District Plan would currently do.
40. Careful site placement of a three-storey building on a large site could ensure no additional shadowing, however the site would have to be large enough to contain the additional shadows, and controls would need to exist to enable this placement to occur.

References

⁶⁸ Sun parameters obtained from suncalc.org for Kaiapoi, New Zealand latitude

r.sun

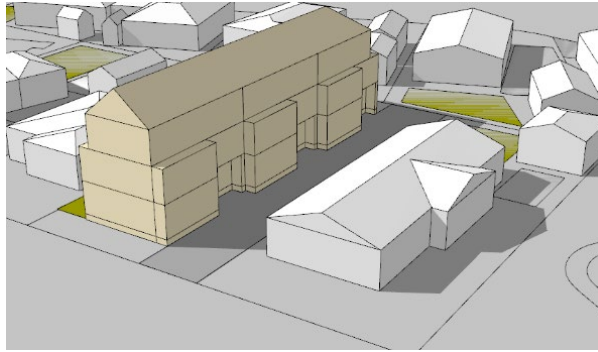
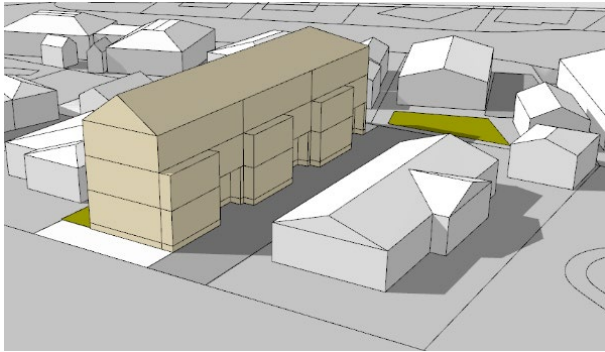
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Appendix F. McIndoe Report

Appendix G. Memorandum from Rodney Yeoman on capacity arising from intensification

Waimakariri District Council

Shading Study Interpretation Report



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1 Introduction

This study describes realistic theoretical building forms on representative typical urban sites within the Waimakariri region. It has been prepared to provide Waimakariri District Council (WDC) with three dimensional models for the nine representative sites to utilise in their study of the energy and amenity implications of shading effects. As a secondary control, one of the nine sites has been selected for a more conventional shading study to identify the relative shading effects experienced with the three development envelope scenarios.

2 Summary findings

1. Three development envelope scenarios have been tested. The studies show that variation in height and HIRB provides significant shading reduction while at the same time retaining generous development potential. In addition, it also significantly reduces adverse visual effects including potential visual dominance and the compromise to local neighbourhood character.

Envelope and shading effects

2. Reducing permitted maximum height from 11m to 8m provides significant benefit in reducing shading effects. There is a reduction in the length of shadow when dropping from three to two storey development of just under one third. This reduction will have a significant beneficial effect on neighbouring sites.
3. Variation in HIRB provides some relatively minor and localised benefit in terms of reducing shading effects on immediate existing neighbours which are currently mainly low intensity single storey detached dwellings with low site coverage. The benefits of a more restrictive HIRB are greater as development becomes more intensive and site coverage greater, and when neighbouring private outdoor living spaces are on the site boundary.

Development potential

4. Eight of the nine typical sites provide significant development potential and allows three units under all envelope scenarios. This is with the exception of the smallest lot, Site 1, which, irrespective of permitted height, at 309m² does not allow for three realistically sized and configured units.

5. When buildings are three storeys high (scenarios 1 and 2), the Gross Floor Area (GFA) possible is significantly greater than required to meet the MDRS three-unit aspiration. The range of unit sizes and average unit sizes approaches twice what is needed to achieve typical development.
6. When height is restricted to two storeys (Scenario 3), three units each with a floor area which correlates with what would typically be expected remain possible. The sites allow floor areas suitable for a wide range of typical unit types and sizes.

3 Methodology

1. Nine representative lots were selected for testing development envelope scenarios and its shading effects. These are described as sites 1-9.
2. A three-dimensional model of the theoretical development of three units on each site under each of the three scenarios for height and HIRB envelopes was prepared. This used realistic parameters for theoretical development which are detailed in Section 5 below. The three height and HIRB scenarios are:

	Maximum permitted height	HIRB
Scenario 1	11m + 1m for roof features	MDRS 4m+60°
Scenario 2	11m + 1m for roof features	Orientation specific, as per CHCH City Council (refer Figure 1)
Scenario 3	8m + 1m for roof features	Orientation specific, as per CHCH City Council (refer Figure 1)

3. The three-dimensional digital model of each scenarios for each of the nine representative lots was supplied to WDC for use in their analysis.
4. The Gross Floor Area (GFA) of development that is possible on each of the nine sites designed in accordance with the identified parameters was measured. This was to determine whether three residential units were possible on each site, and if so, that they are realistically sized.

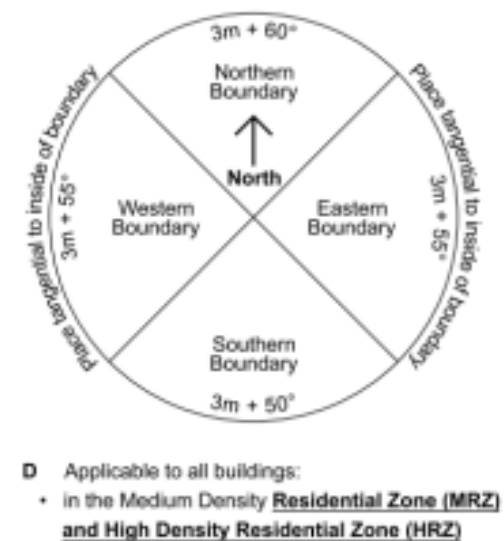


Figure 1: Orientation-specific HIRB as per Christchurch City Council

5. A conventional shading study on a sample representative lot was undertaken as a cross-check on the implications of the development envelope scenarios. This was carried out for each of the three scenarios on the selected lot (Site 5) at the summer and winter solstices and the spring equinox at three representative times on each day. Shading studies used Sketchup software calibrated to the latitude of Waimakariri district. 27 separate shading diagrams for the chosen site were prepared and these overlaid to show a comparative assessment of shading effects.
6. The study concludes with urban and architectural design interpretation and observations on the outcomes.

4 Selection of representative lots for testing

Selection criteria

The case study site selection criteria for modelling and analysis are:

- a. The site must represent a typical urban condition;
- b. The site size represents a typical urban lot;
- c. Adjoining lots are residential and of the same type and general size as the case study lot; and
- d. There is an existing dwelling on the lot and each adjoining lot.

Lot description

Urban areas considered in the selection of lots were Rangiora, Pegasus, Kaiapoi and Woodend. Nine representative lot orientations were identified by review of cadastral plan and aerial photographs for these four urban areas managed by WDC:

- Development on street facing lots
 - on EW axis, street to either east or west
 - on NS axis, street to north
 - on NS axis, street to south
 - on a NW-SE axis street to north
 - on a NE-SW axis street to north
 - on a NW-SE axis street to south
 - on a NE-SW axis street to south
- Development on rear lot
 - lot on EW axis
 - lot on NS axis



Figure 2: Study area

These represent the typical orientations of lots throughout the urban areas in the WDC area. Rangiora and Kaiapoi have an underlying predominantly north-south oriented grid structure. This is oriented within 10-15 degrees or so of north/south and most lots are on that grid. The impact on the overall magnitude of shading effects of that degree of variation in grid orientation is expected to be negligible, although it will have a minor effect on the time of day when shading effects are experienced. However, even in Rangiora and Kaiapoi there is a reasonable proportion of angled or curving cul-de-sac streets which can be represented by testing a grid on a 45° angle to north, such as is commonly found in Woodend and Pegasus.

Woodend and Pegasus are characterised by a composite north-south and 'angled' grid structure. Here, two grid structures on different alignments combine, one broadly but not precisely north-south, and another broadly but not precisely on a 45° angle to north. These are also in combination with a variety of other alignments for a proportion of streets.

Selection process

McIndoe Urban identified from District Planning Maps and aerial photographs three typical examples of each of the nine types of lot. The initial selection of three potential representative lots for each of the nine orientations was tabulated and the attributes of each identified. An example describing the attributes of each sample lot and selection of Site 5 is described in Figure 3 below. Then initial selection of 27 sites including the record of attributes of each was reviewed by WDC and McIndoe Urban instructed to select the nine for study. These are:

1. 5 Winterbourn Street, Kaiapoi
2. 15 Seddon Grove, Rangiora
3. 14 Puaka Street, Pegasus
4. 21 Cumberland Place, Kaiapoi
5. 15 Johns Road, Rangiora
6. 34 Fairweather Crescent, Kaiapoi
7. 62 Sutherland Drive, Kaiapoi
8. 90A Percival Street, Rangiora
9. 5 Forest lane Kaiapoi

This is a theoretical development study on these representative typical lots, not a plan that any redevelopment should or will occur on any of them.

Development on street facing lot

5. Lot on NE-SW axis, street to north



5A

54 Koura Drive, Rangiora

Lot attributes

- 600 sqm (approx.)
- Contemporary subdivision.
- Compact proportions (approx. 1:2).
- Most open space SW facing at rear.
- Modest front setback.
- Local street.



5B

19 Monarch Boulevard, Kaiapoi

Lot attributes

- 700 sqm (approx.).
- Contemporary subdivision.
- Compact proportions (approx. 1:2).
- Generous N facing side yard.
- Extensive mid-block open space.
- Broad collector road.



5C

15 Johns Road, Rangiora

Lot attributes

- 600 sqm (approx.)
- Traditional subdivision.
- Elongated proportions (approx. 1:3).
- Most open space SE facing at rear.
- Broad collector Road.

Figure 3: Example of site options, assessment and selection rationale. Lot 5C was selected.

Description of context

Following selection, the nine representative sites were viewed on Google Earth and Streetview to determine the nature of development on the adjoining and nearby lots. The height and roof form of dwellings was viewed in order to construct the three-dimensional model of context. The driveway and private outdoor living area of the adjoining lots are identified on plan in order to assist understanding of the amenity implications of shading variation.

5 Parameters for theoretical development on each site

General approach

The intention on each site is to provide three units within a maximised development envelope. The site planning and modelling of building form takes into account drivers such as provision of public fronts and private backs, orientation to the sun, provision for garaging on site and optimal placement of private outdoor living areas. This is sufficient to ensure the forms and planning are realistic illustrations of what might be attempted. The interiors of the units have not been planned although the location of likely internal spaces was considered. The following is the approach taken in relation to identified matters and some observations on each of these.

Quantum of development on each site

Development is shaped to provide three units to the theoretical maximum possible under the height control plane and with application of otherwise sensible and realistic approaches to building form.

The outcome has been that when the development is to three storeys (Scenarios 1 and 2), terraced units much larger than would ever be built in this situation on eight of the nine sites. This also shows that when the height is limited to two storeys (Scenario 3) that realistically sized units will be achieved.

Vehicle access and garaging

While not required by the MDRS, on-site parking and in this case a single built-in garage is provided for each unit. This recognises that under current conditions in Waimakariri on-site parking is likely to be provided, so representative theoretical development should provide for vehicle access to the unit and garaging.

A 6m wide driveway has been allowed for, plus a minimum setback of garage doors of 7m to allow for vehicle turning in to and out of the garage. Garages have been placed to allow a three-point turn on site and exit from the site in a forward direction.

Building height

A floor-to-floor height of 2.7 m is used, based on precedent projects built in Waimakariri. For the sake of determining realistic building envelopes, the ground floor is assumed to be 500mm above ground. On these flat typical sites and using these heights, moderately pitched sloping roofs were readily achieved in all tests under the permitted base heights of 11m and 8m without the need to utilise the 1m allowance for roof features.

Outlook space

Because of the 6m setback from one boundary necessary to achieve a driveway, the MDRS 4m by 4m outlook space from the principal living room is readily achievable.

Private outdoor living space

To meet the MDRS, the private outdoor living space is drawn at 3m minimum deep and 20m² area in total. This has the effect of requiring the building to be 3m away from one boundary although in some instances, that dimension increases slightly.

The private outdoor living space is shown connected to the dwelling served, and where possible it is planned to be open to the north and the sun. Wherever possible and for most units it is located to the north, east or west of the dwelling served. The MDRS has no requirement for sun access to the outdoor living space, so in a limited number of cases the private outdoor living space for some units, generally the middle unit in a bank of three, is located on the south side of the unit served.

Height in relation to boundary

In Scenario 1, the HIRB is the MDRS 4m + 60°. The 'orientation-specific' HIRB used for scenarios 2 and 3 varies recession plane angles relative to boundary orientation as proposed in the Christchurch District Plan. This orientation-specific HIRB is illustrated in figure 1.

The primary forms for all scenarios are simple cubic volumes rather than 'ziggurat' forms. This is because simple forms with vertically aligned walls are likely to be economically viable. Ziggurat forms are more complex and introduce construction cost and are therefore not representative. Neither are such complex forms required to be able to get enough GFA on the sites to allow development.

Lower additive secondary forms are applied to provide for box windows, high level decks and generally to articulate and break down the scale of these generally large building forms. These secondary forms and elements relate to common development patterns and architectural solutions.

The viability of the floor plate dimensions has been considered. Complying with the HIRB imposes constraints on the depth of the floor plates in the three-storey height development of scenarios 1 and 2. The floor plates achievable under these envelopes are viable but typically relatively shallow. Because the walls of two storey buildings are lower than those of the three

storey forms they can be appreciably closer to the boundary. Therefore, two storey floor plates developed under Scenario 3 are larger, deeper, better proportioned and more useable. The floorplates for all scenarios of on Site 1 are too small to be realistically viable. Very small floor plates might be achieved with bespoke 'tiny house' design however that would be neither representative nor typical.

Site coverage

The MDRS maximum 50% is used. However, due to providing for vehicle access, boundary setbacks in relation to the HIRB and private open space, typical maximum coverages of approximately only 40% are achievable. 50% coverage was achieved only on Site 7, with that being possible only because access to the garages was directly from the street.

Building form, articulation and level of design resolution

Development is maximised in relation to the envelope, except that complex angles are avoided, and the forms are regularised. These forms are indicative and theoretical explorations, not resolved architecture. However, given the bulkiness of the primary forms some additive elements such as two storey bays on the three storey units, and some subtractive elements have been included. This articulation allows expression of individual units and breaks down the scale of large building forms. In addition, some solid balcony balustrades are drawn to test that they are possible within the height/HIRB envelope.

Secondary roof forms such as dormers have also been included on some of the site design studies. These are all within the district plan height and HIRB envelope and are to represent the types of features that might be included, and which would contribute to shading effects. From an architectural and urban design perspective, these articulate the skyline, help to mitigate visual bulk and assist in giving visual expression to individual units.

6 Development testing

A three-dimensional model of three units on each site for each of three scenarios for development envelopes was designed and described using SketchUp software. This uses the realistic parameters for theoretical development on the lot as identified above. An overview of the output of that exercise is summarised in the image below which is a screenshot of the digital model. The 27 representative views of building forms recorded in Table 1 illustrate the model for each of the scenarios on each site.



Figure 4: Overview of the development of three scenarios for each of the nine sites

Table 1 Representative comparative views of the models for each scenario

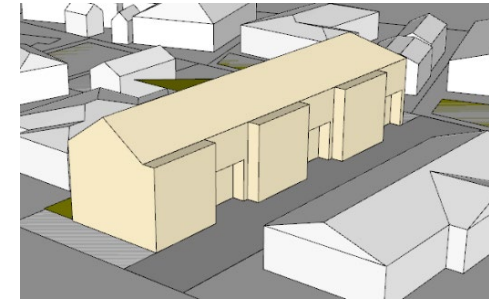
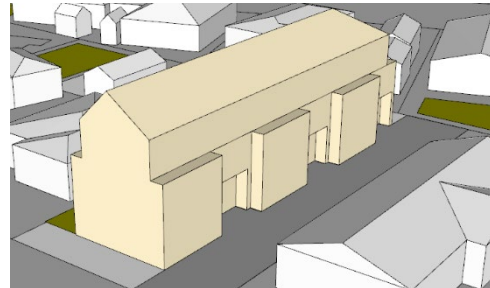
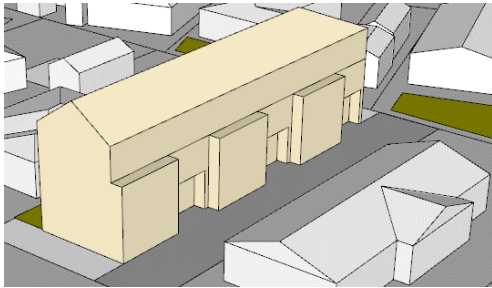
	Scenario 1	Scenario 2	Scenario 3
Site 1			
Site 2			
Site 3			
Site 4			

Scenario 1

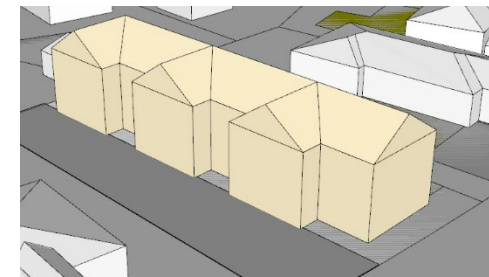
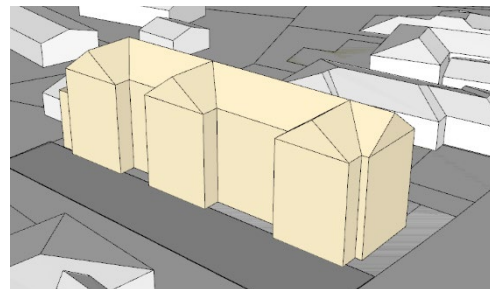
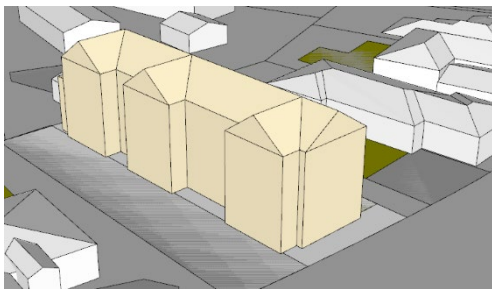
Scenario 2

Scenario 3

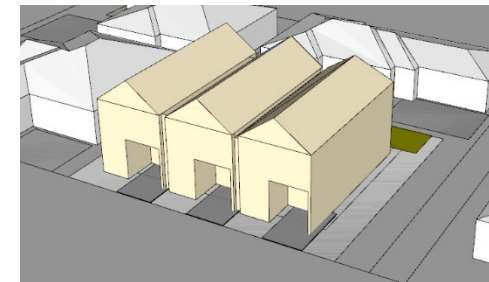
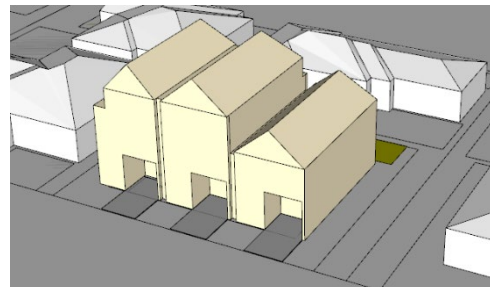
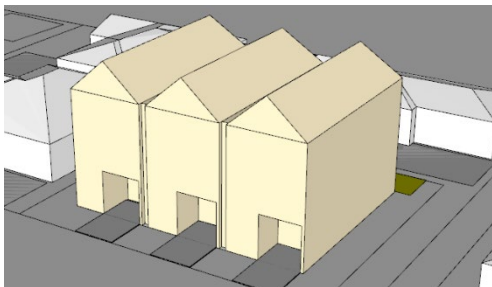
Site 5



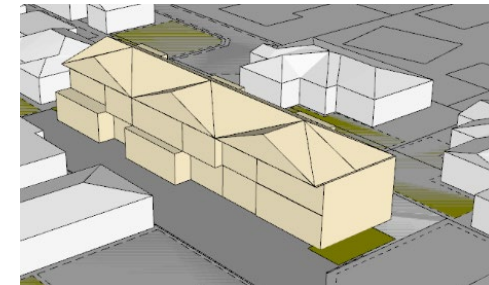
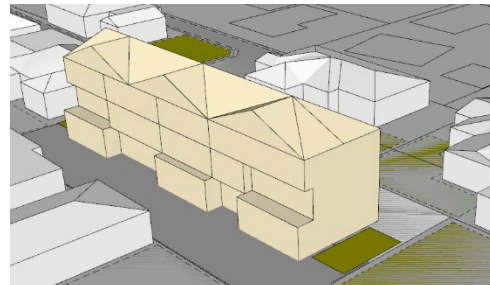
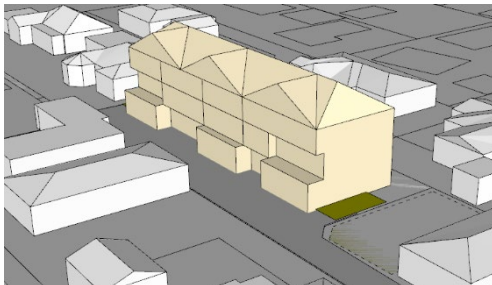
Site 6



Site 7

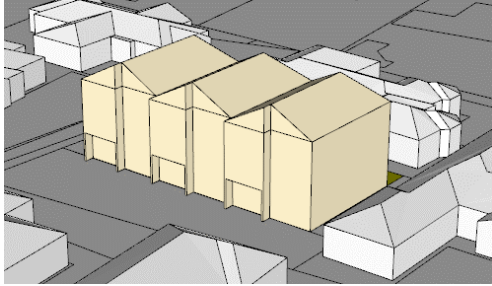


Site 8

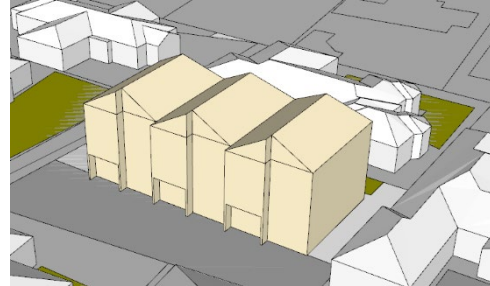


Site 9

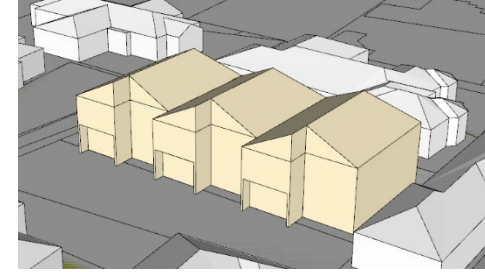
Scenario 1



Scenario 2



Scenario 3



The architecture of typical multi-unit development

The theoretical examples above have been modelled to allow for realistic site planning and the characteristics of real development on each site. However they do not show architecture. The photographs below are of recent multi-unit development at Hobsonville Point in Auckland. These precedent images show how the appearance of the basic envelopes above might be developed with materials, colour and secondary detail to become architecture.





7 Development potential

The GFA for indicative building forms designed under each of the scenario envelopes is identified in Table 2, each designed with a theoretical three units on each lot for consistency with the MDRS.

Table 2 Floor area of development achieved

		Scenario 1: MDRS height 11m, HIRB 4m+60°		Scenario 2 height 11m, HIRB orientation-specific		Scenario 3 height 8m, HIRB orientation-specific	
Site	Site area m ²	Total GFA m ²	Average unit m ²	Total GFA m ²	Average unit m ²	Total GFA m ²	Average unit m ²
1	309	282	94	270	90	187	62
2	1013	1283	428	1076	359	718	239
3	528	628	209	516	172	389	130
4	750	980	327	847	282	606	202
5	606	713	238	699	233	479	160
6	671	835	278	758	253	544	181
7	449	656	219	556	185	435	145
8	998	1178	393	936	312	694	231
9	870	979	326	873	291	689	230
Average unit size¹			284		247		182

¹ This calculation of average unit size excludes the smallest and largest sites (sites 1 and 2 respectively).

TABLE 3 Typical unit sizes for comparison

	2 bed	3 bed	4 bed	Notes
2 storey without garage	82 m ²	107 m ²	130 m ²	MHUD minimum GFA ²
2 storey with built-in garage	120-130 m ²	135-150 m ²	150-175m ²	Estimate
3 storey without garage	n/a	n/a	145-170m ²	Estimate
3 storey with built-in garage	n/a	150-160 m ²	165-190 m ²	Estimate

To place the unit floor areas recorded in Table 2 in context, Table 3 describes some typical unit sizes. These are indicative but based on site planning explorations carried out by McIndoe Urban for other projects and reference to MHUD guidance. Typical unit sizes will vary depending on site configuration, unit width and whether or not a built-in garage is provided. What is possible on any site also depends on the shape of the footprint and access arrangements. However, the areas in Table 3 give a reasonable indication of the floor areas needed for different types of townhouse.

The study and measurement of the GFA of the outcomes found that:

1. Except for the smallest lot (the 309m² Site 1) three units can readily be achieved on each lot, irrespective of building height.
2. The smallest of these sites, Site 1, allows only a very small footprint area for each level of the unit. The 30 m² - 31m² maximum building footprint achievable on this site with all three height/envelope scenarios does not allow typical residential development.
3. Sites 7 and 3 are the next smallest and allow development as follows which is consistent with typical unit sizes:
 - Site 7 is 449m²
 - Scenario 1 allows GFA of 219m² which equates to 73m² per floor on three levels
 - Scenario 2 allows a GFA of 185m² which equates to 62m² per floor on three levels
 - Scenario 3 allows a GFA of 145m² which equates to 73m² per floor on two levels

² Public Housing Design Guidance for Community Housing Providers and developers. MHUD, 22/02/2023 Version 2_1web

Site 3 is 528m²

- Scenario 1 allows GFA of 209m² which equates to 73m² per floor on three levels
- Scenario 2 allows a GFA of 172m² which equates to 57m² per floor on three levels
- Scenario 3 allows a GFA of 130m² which equates to 65m² per floor on two levels

4. When the maximum permitted height is 11m the GFA for each unit was excessively and unrealistically large on all but the smallest of the lots tested.
 - Excluding smallest and largest sites (that is sites 1 and 2) and assuming the remaining seven sites represent typical availability, then for Scenario 1 the range of sizes is 209m²-393m² and the average unit size is 284m².
 - For scenario 2 the range of sizes 172m²-312m² and the average unit size is 247m². With reference to Table 3 this allows for significant development potential.

This demonstrates that there is much more development capacity on these lots than required to meet the MDRS three-unit aspiration, with average unit sizes approaching twice what is needed to achieve typical development.

5. For Scenario 3 and a maximum permitted height of 8m, the GFA for each unit is realistic on eight of the nine lots. Excluding smallest and largest (i.e. sites 1 and 2) and assuming the remaining seven sites represent typical availability, the range of unit sizes is 130m²-231m² and the average unit size is 182m². With reference to Table 3, this allows floor areas suitable for a wide range of typical unit types and sizes.

8 Sample shading study

In order to inform an assessment of the implication on shading of the three scenarios for height and HIRB, one of the typical sites has been selected as a test. This is site 5, which is considered to be representative of the group of nine. It is close to the typical orientation of the urban grid that is most common in Waimakariri's townships, and with the street to the north of the site.

Conventional shading studies have been produced for the summer and winter solstices, and the spring equinox. The rationale for selection of the sample times is recorded in Table 4. In undertaking these studies, the individual shading studies for each scenario were produced and then these were overlaid and a dashed line shows the maximum extent of shading. The example below is for 9.30am on June 21.



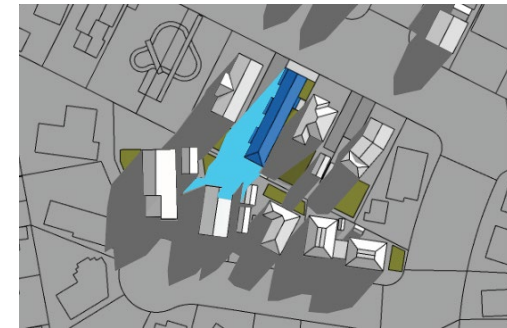
Site 5: lot on NE-SW axis, street to north



Scenario 1



Scenario 2



Scenario 3



Base shading



Scenarios overlaid

Table 4 Selection of times for shading effect check on a representative lot

	Sunrise		Meridian		Sunset
21 June (NZST)	7.52am		12.25pm		4.59pm
shading study at	9.30am	$\Delta = 3\text{hr}$	12.30pm	$\Delta = 3\text{hr}$	3.30pm
	1.5hr after sunrise				1.5hr before sunset
21 Sept. (NZST)	6.16am		12.17pm		6.18pm
shading study at	8.30am	$\Delta = 4\text{hr}$	12.30pm	$\Delta = 4\text{hr}$	4.30pm
	2.25hr after sunrise				1.75hr before sunset
21 Dec. (Daylight saving)	5.44am		1.21pm		8.59pm
shading study at	8.30am	$\Delta = 5\text{hr}$	1.30pm	$\Delta = 5\text{hr}$	6.30pm
	2.75hr after sunrise				2.5hr before sunset
Logic of time selection for shading	Early/mid morning - Sun is moderately low		Midday - Sun is at or close to its highest in the sky and shadows will be shortest		Late afternoon / early evening - Sun is moderately low

The output of shading studies as undertaken using SketchUp software for the three scenarios of development on Site 5 is tabulated below:

- Comparative shading study outcomes are shown in Table 5.
- Tables 6.1-6.3 show the base shading diagrams used to prepare Table 5.
- Observations on shading effects relating to different development scenarios on the selected representative lot are recorded in Table 7.

Table 5 Comparative shading study outcomes for Site 5

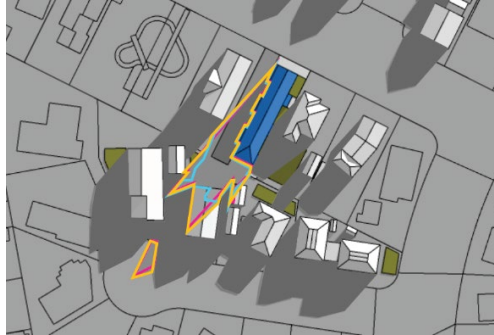
Key

Scenario 1 Orange line: MDRS (11+1m, 4m+60°)

Scenario 2 Pink line: (11+1m, ChCh City HIRB)

Scenario 3 Blue dashed line: (8+1m, ChCh City HIRB)

June 21 Winter Solstice



9.00am



12.30pm



3.30pm

21 September Spring Equinox



8.30am



12.30pm



4.30pm

21 December Summer Solstice



8.30am



12.30pm



6.30pm

Table 6.1 Winter solstice shading outcomes for Site 5 – June 21

Key

Scenario 1 Orange: MDRS (11+1m, 4m+60°)

Scenario 2 Pink: (11+1m, ChCh City HIRB)

Scenario 3 Blue: (8+1m, ChCh City HIRB)

Scenario 1 9:00am



Scenario 1 12:30pm



Scenario 1 3:30pm



Scenario 2 CCDP – 11m - 9:00am



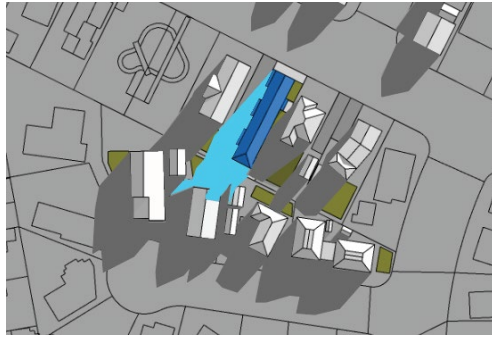
Scenario 2 12:30pm



Scenario 2 3:30pm



Scenario 3 9:00am



Scenario 3 12:30pm



Scenario 3 3:30pm



Table 6.2 Spring equinox shading outcomes for Site 5 – September 21

Key

Scenario 1 Orange: MDRS (11+1m, 4m+60°)

Scenario 2 Pink: (11+1m, ChCh City HIRB)

Scenario 3 Blue: (8+1m, ChCh City HIRB)

Scenario 1 8:30am



Scenario 1 12:30pm



Scenario 1 4:30pm



Scenario 2 8:30am



Scenario 2 12:30pm



Scenario 2 4:30pm



Scenario 3 8:30am



Scenario 3 12:30pm



Scenario 3 4:30pm



Table 6.3 Summer solstice shading outcomes for Site 5 – December 21

Key

Scenario 1 Orange: MDRS (11+1m, 4m+60°)

Scenario 2 Pink: (11+1m, ChCh City HIRB)

Scenario 3 Blue: (8+1m, ChCh City HIRB)

Scenario 1 8:30am



Scenario 1 12:30pm



Scenario 1 6:30pm



Scenario 2 8:30am



Scenario 2 12:30pm



Scenario 2 6:30pm



Scenario 3 8:30am



Scenario 3 12:30pm



Scenario 3 6:30pm



9 Observations on scenarios



Table 7 Comparison of shading and development capacity effects on a typical lot (Site 5)

OBSERVATIONS	Scenario 1: MDRS height 11m, HIRB 4m+60°	Scenario 2 height 11m, HIRB orientation-specific	Scenario 3 height 8m, HIRB orientation-specific
Variation of height	<i>The base case</i>	Little variation in shading effect relative to Scenario 1.	Significantly reduced shading effects in mid-winter relative to Scenarios 1 and 2, and when the sun is low in the morning and afternoon at all times of year.
<i>Conclusion</i>	<ul style="list-style-type: none"> Comparison between scenarios 2 and 3 show that variation in height from three down to two storeys provides significant benefit in reducing shading effects. 		
Variation in HIRB	<i>The base case</i>	Little variation in shading effect relative to Scenario 1 except for situations where the angle of sun is close to the line of the boundary, and then allowing tangible but localised benefits close to the boundary.	The change in shading effect relative to Scenario 1 that is due solely to variation in HIRB is imperceptible. The significant reduction in shading is driven primarily by reduction of maximum height from three to two storeys.

OBSERVATIONS	Scenario 1: MDRS height 11m, HIRB 4m+60°	Scenario 2 height 11m, HIRB orientation-specific	Scenario 3 height 8m, HIRB orientation-specific
<i>Conclusion</i>	<ul style="list-style-type: none"> • Comparison between scenarios 1 and 2 show that variation in HIRB provides some, but relatively minor and localised benefit in terms of reducing shading effects. • HIRB can be expected to have greater beneficial effect should the neighbouring sites accommodate three units to three storeys and with the small private outdoor living areas required by the MDRS. Our shading study is undertaken with existing low intensity single storey development on the neighbouring lots. The open space around these is so generous that that the modest difference shading effect between a 3m+60° HIRB and more restrictive alternative HIRB is as noted above, relatively minor and localised. That changes when the sites around are also intensively developed in accordance the MDRS, and as modelled by WDC in their whole-of-district analysis. Our investigations of such development have found that private outdoor living areas will be narrow and close to the boundary. In this case the reduction in shading effects from a more restrictive HIRB can be expected to be appreciable. 		
Development capacity	Allows a range of GFA from 209m ² - 393m ² , and an average GFA of 284 m ² per unit. ³	Allows a range of GFA from 172m ² - 312m ² , and an average GFA of 247 m ² per unit.	Allows a range of GFA from 130m ² - 231m ² , and an average GFA of 182 m ² per unit.
<i>Conclusion</i>	<ul style="list-style-type: none"> • Irrespective of height being two or three storeys, Sites 2-9 allow for realistic development to three and four bedrooms, variously with and without a garage. • Site 1 is too small to allow for three realistically sized and configured units at either two or three storeys. • The unit sizes possible with the three storey scenarios 1 and 2 are significantly in excess of what is required for typical and realistic units of three or four bedrooms. • Scenario 3 allows for realistic potential unit sizes on each site. 		

³ This range and average exclude the smallest and largest sites: that is Site 1 at 309m² and Site 2 at 1013m².

OBSERVATIONS	Scenario 1: MDRS height 11m, HIRB 4m+60°	Scenario 2 height 11m, HIRB orientation-specific	Scenario 3 height 8m, HIRB orientation-specific
Architectural and urban design factors	Unduly visually dominant 3-storey form multi-unit form contrasts radically with a single storey existing environment.	Unduly visually dominant 3-storey form multi-unit form contrasts radically with a single storey existing environment.	Two storey form is not visually dominant and fits comfortably next to single storey neighbours.
<i>Conclusion</i>	<ul style="list-style-type: none"> While recognising that three storey form is permitted by MDRS, three storey multi-unit development is unduly visually dominant and contrasts radically with the single storey existing residential environment. In comparison, two storey form is not visually dominant and can sit comfortably in that environment. 		

10 Conclusions

In summary, this study finds that:

1. On the typical representative lots, these three storey envelopes provide much greater GFA on site than is necessary to develop three terraced residential units. Building to these envelopes will also appear visually dominant in townships characterised by existing one or two storey development.
2. The Scenario 3 envelope with a height of 8+1m and HIRB responsive to orientation of the boundary has significantly reduced shading effects. It also maintains potential for three generously sized dwellings on each site and eliminates undue visual dominance effects.

Appendix G. Memorandum from Rodney Yeoman on capacity arising from intensification



Memo

To: Peter Wilson, Principal Policy Planner, Development Unit, Waimakariri District Council
From: Rondey Yeoman, Director
Date: 13 February 2024
Re: IPI Residential Sunlight and Shading Qualifying Matter

The purpose of this memo is to provide advice on the economic implications of the potential inclusion of a Qualifying Matter that modifies the recession planes in the Medium Density Residential Zone (MRZ) to Variation 1: Housing Intensification of the Waimakariri District Plan.

1 Introduction

Waimakariri District Council (WDC) is required by statute¹ to implement the Medium Density Residential Standards (MDRS) which enables the development of up to three residential units up to three storeys high per site in the identified areas without a resource consent (3-by-3 townhouses).

In the case of Waimakariri the MDRS applies within existing residential zoned areas of Rangiora, Kaiapoi, Woodend (including Ravenswood) and Pegasus, as well as the new residential zoned land in these towns. In the existing residential zoned areas the landholders have been able to utilise the new MDRS since notification of Variation 1 (August 2022) because the rules had immediate legal effect.

After notification of Variation 1, council officers have investigated the implications of modifications to the MDRS rules relating to recession planes to account for sunlight and shading outcomes in the District. Naturally, the winter sunlight angles are lower in the southern parts of New Zealand which means that adopting the nationally defined recession planes within the MDRS will have greater impacts in the District. WDC is considering whether to change the height and recession plane rules in the MDRS which will mean that 3-by-3 townhouses cannot be built as a permitted activity if they are over 8 metres in height (with 1m additional for roofspace).²

¹ Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

² The MDRS rules are set out in Schedule 3A of the act (11) Buildings must not exceed 11 metres in height plus 1 metre for roof and (12) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries. WDC is suggesting that the rules be changed to 3 metres vertically above ground level and 50° for southern boundary, 55° for east-west boundaries and 60° for the northern boundary and lower height limit of 8 metres in height plus 1 metre for roof.



1.1 Scope

The scope of this memo is to provide information on the following issues:

- ❖ The likely effect on capacity if MRZ has a sunlight and shading Qualifying Matter that reduces developable height from three-storeys to two-storeys.
- ❖ The consequence of this loss of capacity in the context of overall capacity within the district.
- ❖ How development has been tracking under the MDRS.

1.2 Likely Effects of Sunlight and Shading Qualifying Matter

The Council has proposed that the MDRS apply within the Urban Environment of the District, which is defined as Rangiora, Kaiapoi, Woodend (including Ravenswood) and Pegasus. Therefore, the Sunlight and Shading Qualifying Matter would only impact “plan enabled” capacity within these towns.

First, the proposed extent of the MRZ and rules in Variation 1 (IPI) would significantly increase plan enabled capacity within the District. Specifically, the IPI would enable landholders to build much more intensively on their land than under the operative District Plan. As noted in the IPI economic assessment, the Waimakariri Capacity for Growth Model (WCGM) estimates “*there is capacity for over 80,000 new dwellings in Waimakariri, which is almost 3 times the number of dwellings currently in Waimakariri.*”³ Most of the additional plan enabled capacity will be within the towns that make up the urban environment. This is a common outcome observed in other urban environments in New Zealand, with the MDRS providing capacity that is well above the level previously enabled in the existing planning framework.

Second, while the IPI can be expected to increase plan enabled capacity by a large amount that much of this capacity will not be demanded, commercially feasible or reasonably realisable, which means that it will not be developed in the medium or long term. Currently, the development of townhouses (attached three-level residential) is not demanded or commercially viable in the district. This is both observed in the building data (which is covered later in this memo) and also within WCGM commercial feasibility testing (which is discussed in the economic assessment⁴). In summary, the cost of building three-storey townhouses relative to the sale price that households would be willing to pay for this type of dwelling is not sufficient to generate enough profit, which means that this type of development is not commercially viable. However, the modelling suggests that towards the end of the long term (i.e. some 30 years from now) that higher intensification (i.e. 3-by-3 townhouses) may become

³ Formative (2023) Waimakariri Residential Capacity and Demand Model – IPI 2023 Economic Assessment.

⁴ Ibid.



commercially viable, but not necessarily the most profitable compared to the lower intensity developments (i.e. stand alone, attached single storey units or double storey).

While in theory IPI would provide the ability to develop to a much greater intensity, it is likely that for most of the development in Waimakariri that intensity will not reach plan enabled capacity. In my opinion there will be rare instances where development of a site will achieve the full density (i.e. 3-by-3 townhouses) that is enabled by MDRS within Waimakariri in the coming decades. There may be occasional developments, such as retirement villages and non-commercial housing, which could be developed to the intensity enabled in the MDRS as defined currently in the IPI.

In conclusion, from an economic perspective the introduction of a Sunlight and Shading Qualifying Matter that reduces the plan enabled development potential from three-storey townhouses to two-storeys is unlikely to have a material impact on the housing market in Waimakariri in the coming medium term (ten years). In the long term (10-30years) there could be a small impact, however given the long timeframes there is uncertainty about the potential outcomes.

2 Consequence of the loss of capacity

The National Policy Statement on Urban Development requires that councils provide sufficient capacity to meet the demands of their community.⁵ The economic assessment of the IPI outlines the comparison of the demand to the capacity to establish whether there is sufficient development potential to meet the needs of the community within the Urban Environment.⁶

Figure 4.7 of the economic report shows the outcome for the Urban Environment, which covers the towns where MDRS and the Sunlight and Shading Qualifying Matter would apply. The results suggest that there is capacity of 5,940 dwellings in the short-medium term (i.e. development that is commercially feasible and reasonably realisable) and a demand for 4,970 dwellings, which indicates that there is sufficient capacity over the coming 10 years with a positive buffer of 970. In the long term the results suggest that there is capacity of 14,450 dwellings and a demand for 11,700 dwellings, which indicates that there is sufficient capacity over the coming 30 years with a positive buffer of 2,750.

As discussed above, the development of three-storey townhouses is not currently commercially viable. This means that the commercially feasible and reasonably realisable capacity estimated in Figure 4.7 does not include development to the maximum plan enabled level. Specifically, the introduction of the Sunlight and Shading Qualifying Matter would not alter the estimate of capacity in Figure 4.7 because townhouses of three-storeys are not commercially feasible or reasonably realisable in the WCGM. As such I consider that there will still be sufficient capacity to meet the expected demands, with or without the introduction of the Sunlight and Shading Qualifying Matter. Therefore,

⁵ National Policy Statement on Urban Development (2022) Policy 2.

⁶ Formative (2023) Waimakariri Residential Capacity and Demand Model – IPI 2023 Economic Assessment.



it is unlikely that the policy will result in the need for additional provision of development capacity in the district.

3 How development has been tracking under the MDRS

The MRZ (and MDRS) had immediate legal effect for the last 18 months, with a number of residential developments being completed within the period. In summary, the development outcomes that have been observed in this period shows that intensity has increased, but not to the plan enabled level allowed within the MRZ and no three-storey townhouses have been developed.

My understanding is that MDRS applies to all residential developments in the existing MRZ of the Urban Environment. However, if the development has four or more dwellings then the developer needs to obtain a consent and the MDRS permitted activities do not apply.⁷ Therefore there is two main routes for development in the MRZ 1) smaller developments between 2-3 dwellings per site are permitted under MDRS and 2) larger developments of four or more require a consent and are not processed under the MDRS rules. Both of these routes are considered below to establish the nature of developments that are occurring in the MRZ and the potential impacts of the introduction of the Sunlight and Shading Qualifying Matter.

First, smaller developments are relatively rare in the MRZ with this type of development producing 30 new dwellings in the last 18 months, which is approximately 2-3% of the total new dwellings built in the district.⁸ The data shows that most smaller developments have only single storey and only one development had two storeys. Also, that the density of smaller developments ranged from 220m² to 510m² of land per dwellings, with an averaged 330m² of land per dwelling. These smaller developments are traditional standalone dwellings or low density attached units. The data clearly shows that the development intensity has not reached the level enabled by MDRS, and there have not been any 3-by-3 townhouses built.

Moreover, these developments can be compared to the estimates from the WCGM to establish whether the modelling is conservative. For half the developments the WCGM estimated that there was no feasible development on the sites (i.e. it was estimated not to be commercially viable to demolish and build new dwellings on these sites). For the remainder of the smaller developments, the WCGM estimated less development or the same as what was achieved by the market. Only in one instance did the WCGM estimate a feasible development of more new dwellings (3 in this case) as compared to what the market achieved (2 new dwellings). There will always be overs and unders in any modelling, but in the case of the WCGM it has been mostly shown to be conservative and it

⁷ In the operative District Plan these developments are referred to as “Comprehensive Developments” and in the proposed District Plan they are referred to as “Multi-unit Residential Developments”.

⁸ Waimakariri District Council (2024) Building Consents in Medium Density Residential Zone – 2-3 residential units – August 2022-December 2023.



underestimated capacity by almost 90%. This means that capacity numbers presented in Section 2 are likely to be conservative.

Second, for the larger scale developments there are no examples of development reaching the maximum plan enabled capacity (i.e. townhouses with 3 dwellings to 3 storeys - '3-by-3') in the MRZ.⁹ However, it is clear that development intensity is increasing with the average lot size in comprehensive developments in the district dropped from 380m² in 2018 to 273m² in 2022, and importantly, in the one year since the MDRS came into effect the average lot size has decreased a further 21% to 215m².

The following recent larger developments are examples that show that intensity is increasing, noting that some of these are beyond the scope of the MDRS:

- ❖ 50 Ashley Street, Rangiora: demolition of a 1920s dwelling and development of 4 new two-storey dwellings. The site has a land area of 811m², which means that each dwelling will have 203m² of land. For this site the WCGM predicted no capacity for net additional dwellings (commercially feasible or reasonably realisable).
- ❖ 152 Ōhoka Road, Kaiapoi: demolition of a 1960s dwelling and development of 4 new two-storey dwellings. The site has a land area of 809m², which means that each dwelling will have 202m² of land. For this site the WCGM predicted no capacity for net additional dwellings (commercially feasible or reasonably realisable).
- ❖ 236 Williams Street, Kaiapoi: demolition of a 1920s dwelling and development of 6 new two-storey dwellings. The site has a land area of 964m², which means that each dwelling will have 161m² of land. For this site the WCGM predicted a capacity of 1 net additional dwelling (commercially feasible or reasonably realisable).
- ❖ 20 Seddon Street, Rangiora: demolition of a 1920s dwelling and development of 5 new two-storey dwellings. The site has a land area of 779m², which means that each dwelling will have 156m² of land. For this site the WCGM predicted a capacity of 1 net additional dwelling (commercially feasible or reasonably realisable).

These examples are just a small selection of the recent examples of developments that are occurring in the District since the MRZ came into effect. This is a significant change in a very short period of time. Importantly the development intensity is materially greater than in the past, and is also greater than modelled in the WCGM. The WCGM predicts a capacity of only 2 new dwellings for the examples above, and yet the market is going to deliver 19 new dwellings (15 net additional), which is almost seven times the level predicted in the model. This indicates that the WCGM may be conservative in its

⁹ Waimakariri District Council (2023) Comprehensive Dwelling Consents.



yield estimates, and does not account for the recent change in intensity that is being achieved in the Urban Environment.

I consider that at this time there is no evidence that suggests that 3 storey townhouses will be developed in any great number in the district in the medium term, or even the long term. Also, that WCGM provides a conservative estimate of developable capacity, which means that sufficiency of capacity is likely to be higher than stated in the economic assessment.

Therefore, the introduction of the Sunlight and Shading Qualifying Matter is unlikely to have a material impact on the outcomes in the market.

4 Conclusions

WDC is proposing a large increase in capacity via changes to the local planning framework (variation 1 and District Plan Review). I consider that these changes can be expected to provide sufficient supply to meet demand in the coming medium term and long term.

Given the market conditions (demand and supply), it is likely that most residential developments in the district will be less than two-storeys in the medium term, or even the long term. There is no evidence that suggests that 3-storey townhouses will be developed in any great number in the district. Therefore, the introduction of the Sunlight and Shading Qualifying Matter is unlikely to have a material impact on the outcomes in the market. At most the introduction of the Sunlight and Shading Qualifying Matter will only impact theoretical plan enabled capacity which was unlikely to be developed in the medium or long term.

I note that there is a small positive buffer (as discussed above in section 3), and Council should monitor the situation. However, it is a positive buffer which means that the proposed planning framework provides sufficient development capacity to meet expected demands. Also I consider that WCGM has been shown to provide conservative estimates relative to the development that has been achieved by the market since the MDRS became operative. In summary, the introduction of the Sunlight and Shading Qualifying Matter is unlikely to impact the requirements to provide sufficient capacity as outlined in the National Policy Statement on Urban Development.

In conclusion, I consider that there is likely to be sufficient capacity to meet the expected demands, with or without the introduction of the Sunlight and Shading Qualifying Matter.

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