

**WAIMAKARIRI DISTRICT
COUNCIL**

PRIVATE PLAN CHANGE P021

**P & A BAGRIE
BRADLEYS ROAD, OHOKA
(RESIDENTIAL 4A)**

**SUMMARY OF SUBMISSIONS
(Includes Further Submissions)**

September 2012

Index of Submitters

Name	Address		Sub
Armstong, G & S	53 Threlkelds Road, RD 2	Kaiapoi 7692	110
Armstrong, P	PO Box 152,	Cust 7444	109
Armstrong, M & E	63 Keetly Place, RD 2	Kaiapoi 7692	111
Arps, A	5 Wilson Drive, RD 2	Kaiapoi 7692	112
Arps, B	5 Wilson Drive, RD 2	Kaiapoi 7692	113
Bagrie, P & A	474 Bradleys Road, RD 2	Kaiapoi 7692	114
Bagrie, Scott	474 Bradleys Road, RD 2	Kaiapoi 7692	115
Bagrie, Tom	474 Bradleys Road, RD 2	Kaiapoi 7692	116
Bagrie, James	474 Bradleys Road, RD 2	Kaiapoi 7692	117
Bagrie, Samantha	474 Bradleys Road, RD 2	Kaiapoi 7692	118
Bennet, J	536 Mill Road, RD 2	Kaiapoi 7692	119
Billing, S	574 Mill Road, RD 2	Kaiapoi 7692	120
Borlase, C	447 Mill Road, RD 2	Kaiapoi 7692	121
Borlase, A	447 Mill Road, RD 2	Kaiapoi 7692	122
Borlase, G	447 Mill Road, RD 2	Kaiapoi 7692	123
Borlase, D	447 Mill Road, RD 2	Kaiapoi 7692	124
Borlase, N	447 Mill Road, RD 2	Kaiapoi 7692	125
Canterbury District Health Board,	PO Box 1475,	Christchurch 8040	169
Canterbury Regional Council,	PO Box 345,	Christchurch 8140	170
Catton, Mrs J	346 Whites Road, RD 2	Kaiapoi 7692	126
Catton, Mr G	346 Whites Road, RD 2	Kaiapoi 7692	127
Chahine, J & A	358 Mill Road, RD 2	Kaiapoi 7692	128
Charlton, C & A	278 Mill Road, RD 2	Kaiapoi 7692	129
Clarke, F & P	22 Keetly Place, RD 2	Kaiapoi 7692	130
Clifton, M	46 Verona Place, RD 2	Kaiapoi 7692	131
Clifton, S	46 Verona Place, RD 2	Kaiapoi 7692	132
Cottell, R	371 Mill Road, RD 2	Kaiapoi 7692	133
Denham, J	258 Mill Road, RD 2	Kaiapoi 7692	134
Dixon, C	301 Earlys Road,	Cust 7471	135
Docherty, C	336B Whites Road, RD 2	Kaiapoi 7692	136
Docherty, JW & CE	336B Whites Road, RD 2	Kaiapoi 7692	137
Flintoft, M	351 Bradleys Road, RD 2	Kaiapoi 7692	138
Griffin, D	308 Whites Road, RD 2	Kaiapoi 7692	139
Griffin, J	308 Whites Road, RD 2	Kaiapoi 7692	140
Hack, B & M	271 Mill Road, RD 2	Kaiapoi 7692	141
Hill, Steve	470 Mill Road, RD 2	Kaiapoi 7692	142
Hough, S & R	79 Keetly Place, RD 2	Kaiapoi 7692	143
Ibarcena, C	474 Bradleys Road, RD 2	Kaiapoi 7692	144
Jenkins, M & R	30 Kintyre Lane, RD 2	Kaiapoi 7692	145
Jenkins, E	3/71 Ranfurly Street, St Albans	Christchurch 8014	146
Jongens, M & T	422 Bradleys Road, RD 2	Kaiapoi 7692	147
Lack, FR	6 Wilson Drive, RD 2	Kaiapoi 7692	148

Name	Address		Sub
Larson, S & M	386 Bradleys Road, RD 2	Kaiapoi 7692	149
MacDonald, R & T	416 Mill Road, RD 2	Kaiapoi 7692	150
Marshall, C & J	419 Mill Road, RD 2	Kaiapoi 7692	151
Matson, S & J	97 Threlkelds Road, RD 2	Kaiapoi 7692	152
Mealings, P & N	406 Bradleys Road, RD 2	Kaiapoi 7692	153
Middleton, B & C	103 Threlkelds Road, RD 2	Kaiapoi 7692	154
Minnis, S	401 Whites Road, RD 2	Kaiapoi 7692	155
Nicholson, M	4 Wilson Drive, RD 2	Kaiapoi 7692	156
NZ Fire Service,	C/- Beca Carter Hollings & Ferner Ltd, PO Box 13 960	Christchurch 8141	172
Pegler, P & R	189 Jacksons Road, RD 2	Kaiapoi 7692	157
Preston, A	40 Keetly Place, RD 2	Kaiapoi 7692	158
Richards, L & P	122 Turners Road, Styx	Christchurch 8083	159
Rodda, S & P	364 Bradleys Road, RD 2	Kaiapoi 7692	160
Sharpe, M & B	69 Kintyre Lane, RD 2	Kaiapoi 7692	161
Simmonds Family Trust,	507 Mill Road, RD 2	Kaiapoi 7692	162
Stevenson, I & T	174 Jacksons Road, RD 2	Kaiapoi 7692	163
Svoboda, A, J & A	40 Keetly Place, RD 2	Kaiapoi 7692	164
Tucker, S & K	simon.tucker@windowlive.com,		165
Watson, A & J	24 Keetly Place, RD 2	Kaiapoi 7692	166
Wicklow Farming Ltd,	600 Mill Road, RD 2	Kaiapoi 7692	171
Wieck, K & M	28 Keetly Place, RD 2	Kaiapoi 7692	167
Wilkinson, M & N	498 Mill Road, RD 2	Kaiapoi 7692	168

SUMMARY OF SUBMISSIONS (DECISIONS REQUESTED AND REASONS)

P & A Bagrie Bradleys Road, Ohoka

Ref Relief Sought

Armstrong, G & S

110.1 Decline application

- Reason** - Road layout like racetrack.
- Traffic will use stopbank to access Rangiora.
 - Access to Kaiapoi, Rangiora and Christchurch is all through Ohoka village.
 - Road accessing Threlkelds Road should be extended.
 - No definite pedestrian access to Ohoka.
 - No walk/cycleway from Bradelys Road to Whites Road.
 - Too far from school and domain.
 - Long way from existing sewer line.
 - Negative impact of proposed sewer pump stations on existing residents.
 - Cost of providing sewer and water.
 - Odour from poultry sheds.
 - Loss of farmland.
 - Geotech information lacking.
 - No flood risk assessment for upstream rural catchment or Cust Main Drain breakout.

110.2 Alternatively if plan change approved;

- Delay until road access and services are available through P017.
- Change road layout to provide better linkages through to Threlkelds Road.
- Change road layout to slow traffic and make it less interesting to boy racers.
- Require provision of flood risk assessment.

- Reason** - Road layout like racetrack.
- Traffic will use stopbank to access Rangiora.
 - Access to Kaiapoi, Rangiora and Christchurch is all through Ohoka village.
 - Road accessing Threlkelds Road should be extended.
 - No definite pedestrian access to Ohoka.
 - No walk/cycleway from Bradelys Road to Whites Road.
 - Too far from school and domain.
 - Long way from existing sewer line.
 - Negative impact of proposed sewer pump stations on existing residents.
 - Cost of providing sewer and water.
 - Odour from poultry sheds.
 - Loss of farmland.
 - Geotech information lacking.
 - No flood risk assessment for upstream rural catchment or Cust Main Drain breakout.

Armstrong, M & E

111.1 Decline application.

- Reason** - Proposal surrounds an operating farming activity.
- Increased traffic through Ohoka.

Armstrong, P

109.1 Decline application

- Reason** - Traffic will use stopbank
- Odour problem
- Roothing looks like speed track
- No access to school or domain

Arps, Anna

112.1 Decline application

- Reason** -Adverse effects to character, amenity and rural setting of Ohoka.
-Unresolved drainage, effluent and wastewater proposals.
-Use of paper road for walking and riding access.
-Implications and cost of reticulated sewer and water on other Ohoka residents.
-Increased traffic volumes on Mill Road.
-Pressure on community facilities.
-Drainage and flooding issues.
- Broadband capacity issues.

Arps, B

113.1 Decline application

- Reason** -Adverse effects to character, amenity and rural setting of Ohoka.
-Unresolved drainage, effluent and wastewater proposals.
-Use of paper road for walking and riding access.
-Implications and cost of reticulated sewer and water on other Ohoka residents.
-Increased traffic volumes on Mill Road.
-Pressure on community facilities.
-Drainage and flooding issues.
- Broadband capacity issues.

Bagrie, James

117.1 Approve at an appropriate scale.

- Reason** - Sewer and water systems will be upgraded.
- Ideal location for rural residential extension of the existing Ohoka settlement.
- Logical boundaries following defined physical features.
- Appropriate buffer arounds poultry farm.
- Good connectivity with P017 and existing Ohoka settlement.

Bagrie, P & A

114.1 Approve at an appropriate scale.

- Reason** - Sewer and water systems will be upgraded.
- Ideal location for rural residential extension of the existing Ohoka settlement.
- Logical boundaries following defined physical features.
- Appropriate buffer arounds poultry farm.
- Good connectivity with P017 and existing Ohoka settlement.

Bagrie, Samantha

118.1 Approve at an appropriate scale.

- Reason** - Sewer and water systems will be upgraded.
- Ideal location for rural residential extension of the existing Ohoka settlement.
- Logical boundaries following defined physical features.
- Appropriate buffer arounds poultry farm.
- Good connectivity with P017 and existing Ohoka settlement.

Bagrie, Scott

115.1 Approvae at an appropriate scale.

- Reason** - Sewer and water systems will be upgraded.
- Ideal location for rural residential extension of the existing Ohoka settlement.
 - Logical boundaries following defined physical features.
 - Appropriate buffer arouns poultry farm.
 - Good connectivity with P017 and existing Ohoka settlement.

Bagrie, Tom

116.1 Approve at an appropriate scale.

- Reason** - Sewer and water systems will be upgraded.
- Ideal location for rural residential extension of the existing Ohoka settlement.
 - Logical boundaries following defined physical features.
 - Appropriate buffer arouns poultry farm.
 - Good connectivity with P017 and existing Ohoka settlement.

Bennet, J

119.1 Require developer to fund foot/bike paths on Mill, Bradleys and Threlkelds Roads.

- Reason** - Impact of increased vehicular traffic on roads in the area.

Billing, S

120.1 Decline application

- Reason** - Adverse effects to character of village.
- Located within flood plain.
 - Inappropriate design for Ohoka.
 - Adverse traffic and pedestrian effects.

Borlase, A

122.1 Decline application.

- Reason** - Adverse effecst on school.
- Road layout inappropriate.
 - Odour effects from closeness of chicken sheds.
 - Will not maintain or enhance character of Ohoka.
 - Water supply limitations.
 - Needs detailed flood modelling.
 - No provision for reserves.
 - Potential for contamination of ground water from effluent disposal systems.

Borlase, C

121.1 Decline application.

- Reason** - Adverse traffic effects.
- Adverse effecst on school.
 - Road layout inappropriate.
 - Odour effects from closeness of chicken sheds.
 - Will not maintain or enhance character of Ohoka.
 - Water supply limitations.
 - Needs detailed flood modelling.
 - No provision for reserves.
 - Potential for contamination of ground water from effluent disposal systems.

Borlase, D

124.1 Decline application.

- Reason** - Adverse effect on school.
- Road layout inappropriate.
 - Odour effects from closeness of chicken sheds.
 - Will not maintain or enhance character of Ohoka.
 - Water supply limitations.
 - Needs detailed flood modelling.
 - No provision for reserves.
 - Potential for contamination of ground water from effluent disposal systems.

Borlase, G

123.1 Decline application.

- Reason** - Adverse effect on school.
- Road layout inappropriate.
 - Odour effects from closeness of chicken sheds.
 - Will not maintain or enhance character of Ohoka.
 - Water supply limitations.
 - Needs detailed flood modelling.
 - No provision for reserves.
 - Potential for contamination of ground water from effluent disposal systems.

Borlase, N

125.1 Decline application.

- Reason** - Adverse effect on school.
- Road layout inappropriate.
 - Odour effects from closeness of chicken sheds.
 - Will not maintain or enhance character of Ohoka.
 - Water supply limitations.
 - Needs detailed flood modelling.
 - No provision for reserves.
 - Potential for contamination of ground water from effluent disposal systems.

Canterbury District Health Board

169.1 - Require connection to reticulated water and sewer.
- Provide appropriate stormwater management.
- Do not approve development until land contamination issues have been identified and addressed.

- Reason** - Provide appropriately for drinking water and wastewater management.
- Provide appropriate stormwater management facilities and recognise potential for creation of mosquito and biting midge habitat.
 - Ensure no land contamination is present.

Canterbury Regional Council

170.1 Decline application

- Reason** - Fails to adequately address flooding issues
- Fails to give effect to the Objectives and Policies of the Canterbury Regional Policy Statement.
 - Fails to have sufficient regard to the Objectives and policies of the Proposed Regional Policy Statement.
 - Inconsistent with the provisions of the Waimakariri District Plan.
 - Contrary to Part II of the RMA.

Catton, Mr G

127.1 Decline application.

Reason Will destroy rural feel of village and adversely affect surrounding roads.

Catton, Mrs J

126.1 Decline application

Reason Will swamp the village with too many houses, people and traffic.

Chahine, J & A

128.1 Decline application.

Reason - Will not achieve Objectives and Policies of the District Plan.
 - Will compromise the function of the Rural Zone.
 - Not supported by Part II of the Act.
 - Does not give effect to Chapter 12A of the RPS.
 - Does not accord with the WDC Rural Residential Development Plan.
 - Both P017 and P021 ODPs must be considered together re transport effects.

F123.1 Borlase, G ☐ Support

F125.1 Borlase, N ☐ Support

128.2 Amend ODP by deleting the north-eastern portion of the ODP, or require a bridge over the Cust River at Bradleys Road to provide an alternative route to Flaxton/Skewbridge Roads.

Reason - Land to north east not included in WDC Rural Residential Development Plan.

- Traffic volumes along Mill Road will threaten amenity.
- Rural view from our house and garden will be compromised.

128.3 Any other consequential changes required to give effect to this submission.

Reason None specified

Charlton, C & A

129.1 Decline application.

Reason - Loss of ruralness and destruction of the Ohoka Village character.

- Adverse drainage effects.
- Effects of increased traffic flow will have a negative effect for Ohoka residents.
- Reconstruct Bradelys Road bridge.
- Rural Residential Plan is misleading and does not represent the views of the people of Ohoka.
- Loss of productive farmland.

Clarke, F & P

130.1 Decline application.

Reason - Contrary to District Plan Policy 18.1.1.9.
- Ohoka village character, rural setting and landscape unique. Qualities will be eroded by the proposal.

Clifton, M

131.1 Decline application.

Reason Will adversely affect the rural feel of this village.

Clifton, S

132.1 Decline application.

Reason Will adversely affect the rural feel of the village and swamp the surrounding roads with traffic.

Cottell, R

133.1 Decline application.

Reason - Inappropriate development destructive of the character of Ohoka.
- Land is wet and slow draining.
- Increase in traffic.

F153.1 Mealings, P & N ☒ Support

Denham, J

134.1 Decline application.

Reason - Extra traffic loads.
- Need to provide Bradleys Road bridge.
- Effect on school.
- Use of stop bank as road.
- Shape of subdivision very urban.
- Cost of providing reticulated water and sewer.
- Not in keeping with rest of Ohoka.
- Rural Residential Development Plan misrepresents community views.
- One of few working farms left in area of economic size.

F153.2 Mealings, P & N ☒ Support

Dixon, C

135.1 Decline application.

Reason Object to a working farm being subdivided.

Docherty, C

136.1 Decline application.

Reason - Overwhelming impact on the form and function of Ohoka settlement.
- Rural ambience will be lost.
- Amenity values will not be maintained.
- Additional pollution from fires.
- Not best use of rural farmland.
- Additional traffic on Whites Road.
- Loss of privacy and views.
- Drainage effects.
- Maintenance of walkways/cycleways.
- Maintenance of swales.
- Maintenance of trees.
- Potential for groundwater contamination.
- Rural Residential Development Plan wrong.
- Cell phone coverage issues.
- Large subdivision a few kilometres away to provide housing for displaced earthquake people.

F125.2 Borlase, N ☐ Support

Docherty, JW & CE

137.1 Decline application

- Reason** - Will destroy character of the Ohoka area.
- Rural Residential Development Plan not supported by community.
 - Impact of increased population.
 - Lack of reserves.
 - Effect on air quality.
 - Number and size of lots.
 - Inappropriate use of rural land.
 - Building controls.
 - Water supply.
 - Low lying land subject to flooding and drainage problems.
 - Protection of groundwater resources.
 - Cell phone coverage.

F123.2	Borlase, G	<input checked="" type="checkbox"/> Support
F125.3	Borlase, N	<input type="checkbox"/> Support
F153.3	Mealings, P & N	<input checked="" type="checkbox"/> Support

Flintoft, M

138.1 Not specified

- Reason** - Pump station no. 1 too close to my water supply and houses.
- Traffic volume on Bradleys Road and effect on culvert.

F153.4	Mealings, P & N	<input checked="" type="checkbox"/> Support
--------	-----------------	---

Griffin, D

139.1 Decline application

- Reason** - Inappropriate development of a rural area.
- Adverse effects on school and local community.
 - Excessive extra traffic.

Griffin, J

140.1 Decline application.

- Reason** - Will destroy quiet rural feel of the village.
- School would be overwhelmed.
 - Increase in traffic would result in adverse safety effects for children.

Hack, B & M

141.1 Decline application

- Reason** - Ohoka will lose its small village atmosphere.
- Will be a substantial increase in traffic to the detriment of cyclists, walkers and horse riders.

Hill, Steve

142.1 Alter roading to be at minimal a safe two lane road.

- Reason** Traffic safety.

Hough, S & R

143.1 Decline application

- Reason*** - Will ruin the character of Ohoka.
- Increase traffic.
- Lack of local facilities.
- Land wet and does not drain properly.

Ibarcena, C

144.1 Approve application at an appropriate scale.

- Reason*** - Sewer and water systems will be upgraded.
- Ideal location for rural residential extension of the existing Ohoka settlement.
- Logical boundaries following defined physical features.
- Appropriate buffer arounds poultry farm.
- Good connectivity with P017 and existing Ohoka settlement.

Jenkins, E

146.1 Delay decision until a decision on P017 has been made.

- Reason*** - P021 dependent on P017.
- Will increase amount of traffic through village.
- P017 site more logical area for Ohoka's residential development.
- Site is located some distance from village's amenities and from school.
- Odour effects.
- Inadequate provision of footpaths and cycleways.
- Inadequate geotech information.

Jenkins, M & R

145.1 Decline application

- Reason*** - Traffic will be directed through Ohoka village.
- Main Drain/Threlkelds Road intersection is inadequate and dangerous.
- Roading layout poorly planned and resembles a race track.
- Requires P017 to provide connectivity to Threlkelds Road and the school and to divert traffic away from village and school.
- Does not integrate with a working farm/ horse race track/poultry farm/commercial dog kennels/ pig/dairy farm/effluent spreading.
- Odour.
- Will result in loss of valuable farm land.
- Sewer line not close.
- Geotech information limited.
- No flood risk assessment.
- Sections need to be set back at least 200m from Cust Main Drain.
- Roadside drainage and culverts need to be upgraded.

Ref **Relief Sought**

- 145.2 Alternatively if plan change is approved:
- Defer rezoning until better connectivity can be achieved through P017 land.
 - Road layout is revised keeping back from Main Drain.
 - Better access to Ohoka School, Ohoka hall/sports centre and Threlkeld Road is provided.
 - Flood risk assessment is provided.

Reason - Traffic will be directed through Ohoka village.
- Main Drain/Threlkelds Road intersection is inadequate and dangerous.
- Road layout poorly planned and resembles a race track.
- Requires P017 to provide connectivity to Threlkelds Road and the school and to divert traffic away from village and school.
- Does not integrate with a working farm/ horse race track/poultry farm/commercial dog kennels/ pig/dairy farm/effluent spreading.
- Odour.
- Will result in loss of valuable farm land.
- Sewer line not close.
- Geotech information limited.
- No flood risk assessment.
- Sections need to be set back at least 200m from Cust Main Drain.
- Roadside drainage and culverts need to be upgraded.

Jongens, M & T

- 147.1 - Provide an alternative exit point to the east.

Reason - Only exit to Bradleys Road.
- Increased traffic through Ohoka village.
- Bradleys Road and Ohoka Stream culvert narrow.
- May require bridge over Main Drain.

F153.5 Mealings, P & N ☒ Support

- 147.2 - Minimum lot size of 0.5ha.

Reason - Lots too small and concentrated in size.
- Changes whole nature of Ohoka village.
- Increased traffic volumes.

F153.6 Mealings, P & N ☒ Support

- 147.3 - Paper road should remain as is.

Reason Important mitigation to separate our property from proposed development.

F153.7 Mealings, P & N ☒ Support

- 147.4 - Enable pedestrian access to main village.

Reason No pedestrian connection to Ohoka Village or school.

F153.8 Mealings, P & N ☒ Support

- 147.5 - Provide more curved road layout.

Reason - Road and lot layout uninspiring and monotonous.

F153.9 Mealings, P & N ☒ Support

- 147.6 Provide appropriate flood mitigation strategies.

Reason - Drain on west side of Bradleys Road overflows on east side of road including some of the proposed development.

F153.10 Mealings, P & N ☒ Support

Lack, FR

- 148.1 Neither support or opposed

Reason Not specified.

Larson, S & M

149.1 Reject in current form and provide for 4ha lots.

- Reason* - Rural character of Bradleys Road impacted on by increase in traffic.
- 4ha lots more appropriate.

MacDonald, R & T

150.1 Decline application

- Reason* - Only entrance and exit is onto Bradleys Road.
- Majority of vehicles will travel through Ohoka village.
- Does not link village to the school.
- Extends the village boundary and significant population away from school.

Marshall, C & J

151.1 Decline application

- Reason* - Will damage the character of the Ohoka village.
- Destructive to rural amenities.
- Will not display characteristics of a rural residential development.
- Will change the landscape character of the site and dilute the rural setting for Ohoka.
- Unacceptable pressure on existing facilities.
- Significant adverse traffic effects.
- Land low-lying, slow to drain and prone to flooding.
- Loss of farmland.
- Contrary to Objectives and Policies of District Plan.
- Contrary to Rural Residential Development Plan.
- Contrary to Canterbury Regional Policy Statement.
- Contrary to Proposed Canterbury Regional Policy Statement.
- Contrary to Part II of the Act.
- Will create a precedent giving rise to cumulative effects.

F121.1	Borlase, C	<input type="checkbox"/> Support
F122.1	Borlase, A	<input type="checkbox"/> Support
F123.3	Borlase, G	<input type="checkbox"/> Support
F124.1	Borlase, D	<input type="checkbox"/> Support
F125.4	Borlase, N	<input type="checkbox"/> Support
F153.11	Mealings, P & N	<input checked="" type="checkbox"/> Support

Matson, S & J

152.1 Decline application

- Reason* - Increase in traffic.
- Drainage problems in flood prone area.
- Impact on school.
- Inappropriate development destructive to the rural nature of Ohoka.

Mealings, P & N

153.1 Decline application

- Reason* - Inference that the 150 household upper limit imposed by the RRDP is flexible.
- Assertion that Residential 4A is the prescribed zoning for the RRDP and Chapter 12A.
- Traffic adverse effects.
- Flood risk.
- Impact on Ohoka school.

F121.2	Borlase, C	<input type="checkbox"/> Support
F122.2	Borlase, A	<input type="checkbox"/> Support
F123.4	Borlase, G	<input type="checkbox"/> Oppose
F124.2	Borlase, D	<input type="checkbox"/> Support
F125.5	Borlase, N	<input type="checkbox"/> Support

Middleton, B & C

154.1 Decline application

- Reason** - Residential development not required in Ohoka.
- Adverse traffic effects.
 - Concern with inadequate stormwater management.
 - Wells may be adversely affected.
 - Plan and design of proposed subdivision uncomplementary to rural Ohoka.
 - May adversely affect property values.

Minnis, S

155.1 Not specified

- Reason** - Loss of working farm.
- Effects of odour, truck and lights at night from chicken farm.
 - Odour from neighbouring dairy farm.
 - Increased traffic through Ohoka village.
 - Will create demand for Bradleys Road Cust Main Drain bridge to be built.
 - No direct pedestrian access to the village.
 - Bradleys Road requires cycle/walkway to Mill Road.
 - 'Clip on' at back of village.
 - Drainage.
 - Sewer servicing.
 - Location of sewer pump station.
 - Layout and section size imposes a town layout on a rural hamlet.
 - May affect property values.

Nicholson, M

156.1 Decline application

- Reason** - Rate and extent of development.
- Residential 4A Zone not in keeping with the existing character of Ohoka.
 - Not the most suitable location for development.

NZ Fire Service

172.1 Ensure water supply provided is able to meet operational needs of the NZFS.

- Reason** Provision of water supplies suitable for fire fighting purposes.

Pegler, P & R

157.1 Decline application

- Reason** - Noise and odour issues.
- Size of development inappropriate.
 - Increased through traffic on Mill Road.
 - Would change Ohoka's rural character.
 - Would put strain on amenities such as the school.

Preston, A

158.1 Decline application

- Reason** - Loss of rural character of Ohoka.
- Negative impact on local schools.
 - Unsuitability of land due to flooding and poor drainage.
 - Traffic issues.
 - Loss of privacy.
 - Negative impact on existing Ohoka residents.

Ref Relief Sought

Richards, L & P

159.1 Decline application.

- Reason*** - Rural environment will be wrecked.
- Increase in traffic.
 - Increase in noise, dust, smells.
 - Reverse sensitivity issues.
 - Stopping of paper road to vehicles.

Rodda, S & P

160.1 Decline application

- Reason*** - Traffic effects particularly relating to narrow width of Ohoka Stream bridge on Bradleys Road.
- Unless access available from P017 this plan change should be declined.
 - Consider P017 and P021 together.

160.2 Provide for vehicle access only through P017 with no vehicle access from development to Bradleys Road if plan change approved.

- Reason*** - Traffic effects particularly relating to narrow width of Ohoka Stream bridge on Bradleys Road.
- Unless access available from P017 this plan change should be declined.
 - Consider P017 and P021 together.

Sharpe, M & B

161.1 Decline application

- Reason*** - Working farm with intensive chicken farm and race horses, concern over domestic animals in close proximity.
- Odour.

Simmonds Family Trust

162.1 Not specified

- Reason*** - Loss of working farm.
- Effects of odour, trucks and lights at night from chicken farm.
 - Odour from nearby dairy farm.
 - No allowance for growth in farming operation.
 - No direct access to school, Kaiapoi, Rangiora or Christchurch.
 - Traffic effects of all traffic going through Ohoka village.
 - Extra traffic will create demand for Bradleys Road bridge over Cust Main Drain.
 - No direct pedestrian access to village.
 - Cycle/walkway required along Bradleys Road to Mill Road.
 - Appears to be a 'clip on'.
 - Roads are in a straight line and like a race track.
 - Residents adjacent to paper road will lose their privacy.
 - Drainage effects.
 - No direct access to Rangiora to mandeville sewer line.
 - Location of sewer pump station unknown.

Stevenson, I & T

163.1 Decline application

- Reason*** - Will destroy rural character of Ohoka.
- Reverse sensitivity issues resulting from urban development.
 - Stick with Policy 18.1.1.9.
 - Low lying land with drainage issues.

Svoboda, A, J & A

164.1 Decline application

- Reason** - Loss of rural character of Ohoka.
- Negative impact on school.
- Unsuitability of land due to flooding and poor drainage.
- Traffic issues.
- Loss of privacy.
- Lack of consideration for existing Ohoka residents.

Tucker, S & K

165.1 Decline application

- Reason** - Smell, noise and general industry practice of working farm.
- Odour from neighbouring dairy farm.
- No direct access to school, Kaiapoi, Rangiora or Christchurch.
- All vehicles must go through Ohoka village.
- Extra traffic will create demand for Bradleys Road Cust Main Drain bridge to be rebuilt.
- No direct pedestrian access to village.
- Requires walkway/cycleway to Mill Road.
- Appears to be a 'clip on'.
- Road layout like race track and like town.
- Loss of privacy for Keetly Place residents.
- No direct access to Mandeville sewer line.
- No decision on location of sewer pump station.

F124.3 *Borlase, D* ☐ Support

F125.6 *Borlase, N* ☐ Support

Watson, A & J

166.1 Decline application

- Reason** - Increased traffic on Mill Road through village will destroy special character of Ohoka.
- Straight roads and rows of houses will spoil the village character.
- Drainage is problematic with frequent surface flooding.
- Odour from neighbouring dairy and chicken farms.

Wicklow Farming Ltd

171.1 Not specified

- Reason** - Operating dairy farm across road.
- Higher vehicle movements.

F153.12 *Mealings, P & N* ☒ Support

Wieck, K & M

167.1 Decline application

- Reason** - Site is a chicken farm and unsuitable for residential dwellings.
- Access is inadequate.
- No infrastructure to support development.
- Would compromise privacy and the rural/residential nature of Keetly Place properties.
- Extra traffic.

Wilkinson, M & N

168.1 Decline application

- Reason** - Separate from P017 and appears to be an attempt to shortcut the planning system.
- Odour issue from poultry sheds in combination with small lot sizes.
- Horses and pedestrians do not mix.
- Increased traffic on Bradleys Road would create demand for re-opening of Bradleys Road bridge.

F111.1 *Armstrong, M & E* ☒ Support

Grand total 74