

Spore

Waimakariri District Council  
215 High Street  
Private Bag 1005  
Rangiora 7440, New Zealand  
Phone 0800 965 468

## DEVELOPMENT PLANNING UNIT

# Submission on Private Plan Change RCP031 535 Mill Road, Ohoka

Clause 6 of Schedule 1, Resource Management Act 1991

### Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

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(if different from above)

Post code: \_\_\_\_\_

Please select one of the two options below:

- ☒ I **could not** gain an advantage in trade competition through this submission (*go to Submission details, you do not need to complete the rest of this section*)
- ☐ I **could** gain an advantage in trade competition through this submission (*please complete the rest of this section before continuing to submission details*)

Please select one of the two options below:

☐ I **am** directly affected by an effect of the subject matter of the submission that:

- A) Adversely affects the environment; and
- B) Does not relate to trade competition or the effect of trade competition.

☒ I **am not** directly affected by an effect of the subject matter of the submission that:

- A) Adversely affects the environment; and
- B) Does not relate to trade competition or the effect of trade competition.



## Submission details

The specific provisions (objectives, policy and rules) of the proposal that my submission relates to are as follows:  
(please give details)

18.1.1.9

My submission is that: *Please indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons (include additional pages as necessary).*

Please see attached.

Objection to the Development of the grounds of

Environmental Effects

I/we have included: 85 additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

The the Plan Change be rejected.



### Submission at the hearing

- ☒ I/we wish to speak in support of my/our submission
- ☐ I/we do not wish to speak in support of my/our submission
- ☐ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

### Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature

B. Stephen Wright

Date

9/8/2022

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

### Important information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the Private Plan Change RCP031 process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

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

**Send your submission to:** Submission Private Plan Change RCP031  
Waimakariri District Council, Private Bag 1005, Rangiora 7440

**Email to:** developmentplanning@wmk.govt.nz  
Subject line: Submission Private Plan Change RCP031

**Phone:** 0800 965 468 (0800WMKGOV)

**You can also deliver this submission form to one of our service centres:**

**Rangiora Service Centre:** 215 High Street, Rangiora

**Kaipoi Service Centre:** Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

**Oxford Service Centre:** 34 Main Street, Oxford

**Submissions close 5pm, Friday 5 August 2022**

**Please refer to the Council website [waimakariri.govt.nz](http://waimakariri.govt.nz) for further updates**



Submission by: Beverly Shepherd Wright – 403 High Street, Rangiora.

[bevwright@xtra.co.nz](mailto:bevwright@xtra.co.nz) – Ph. 0274342486

Mr. Chairman, and Members of the Hearing Panel

Good Morning,

I wish to make a submission on the proposed Ohoka Development.

Private Plan Change RCP031

My submission is ask the Panel to decline the application on the grounds that the effects of the required mitigation of the environmental impacts is greater than the benefits of undertaking such a development in this area.

I understand there is an overall need for more land to be made available for housing, we do need places in which people can live and while I am not looking forward to it personally, the optimal place for this size of development to happen in this District is around places where there are already facilities and infrastructure in place to accommodate such a large-scale project.

The towns that already exist in the Waimakariri Area, would be much better placed to take on such an increase in population than the productive rural land on which this development has been proposed.

Apart from housing another fundamental right of humans is to be able to eat.

While shelter is important, but one cannot exist without the other.

We as a country will need to rely more on our own resources particularly given the way the world is currently heading, our ability to feed our own people is becoming more and more necessary and to limit that capacity by increasing developing good rural land is short sighted.

The land where this proposal is being mooted is good productive land, which from time-to-time experiences high water tables, but with good management the area can be productive in terms of both grazing and cropping.

The surrounding townships, such as Kaiapoi, Rangiora, Oxford, Woodend are much better placed to cater for such an increase in population. There are already schools, swimming pools, bus routes, community services, and medical facilities in these areas and while they may need to be increased in size, they already provide an immediate structure. There would be a much more limited need to upgrade major roads in the area for instance.





It also seems cynical to many that this major development was presented to the WDC not long after the District Plan review was accepted by the council and where a range of opinions on matters of expansion and development had already taken place.

There had been a general acceptance that development should occur where there was already a community of interest, and infrastructure in place which was of course mainly around the established towns. The smaller villages would continue to develop by having some limited smaller growth which was seen as more appropriate.

#### Flooding and the Water Table –

Others will also submit on this subject I am sure, but common sense will tell you that when the neighboring properties are already suffering from high water tables and flooding is occurring on their properties now, it is only going to be exacerbated by this development. The floor levels may indeed need to be raised with this proposed development, and the swales prepared so that this new area does not flood, but water will find a way of going somewhere and dollars to donuts it will have an impact further downstream.

The proposed development of this area in terms of containing and mitigating the storm water is one aspect but where it will finish up is another.

The Cam and Kaiapoi Rivers are often at their peak and are close to overflowing their banks with the townships of Kaiapoi and in the surrounding areas.

With Climate change now more certain and certainly occurring at a much more rapid rate with the onset of rises in sea levels the impact on towns such as Kaiapoi and indeed Christchurch is now greater than it ever was, so while mitigation of the immediate might work, draining a swamp and simply sending the water somewhere else at a faster rate is not acceptable practice any longer.

I might remind the committee to think of some of the areas in Christchurch – they did not refer to Travis Swamp prior to development for no good reason and we know the impact of draining that area had on developments further downstream after the earthquakes. The same can be said for the area in South Brighton where development was allowed by the Environment Court despite even the councils turning down the application, that it was one of the worst hit areas in Christchurch and an absolute disgrace that those poor folk had to watch their homes literally sinking into the ground.

#### Traffic and Roading Upgrades.

The WDC will have to share the cost of development of all the local roads in this area that will need to be upgraded to cater for the large increase in population. Both the local roads and the small narrow bridges are simply not up to having the volume of traffic on them and will need to be upgraded to cater for the increase.



Footpaths in the Ohoka Village will need to be upgraded, and the commuter traffic to the city which will undoubtedly use Tram Road, an already busy route which will also need to be completed upgraded to cater for the increase in traffic. Likewise, Threkleds Road along with the bridge as much of the residents will also work and shop in Rangiora.

### Sewage

Again, the upgrade of headworks will be required as this development will need to be hooked into the main pipeline for the ocean outfall. There will be considerable expense involved in achieving this, much of which will have to be met by existing residents.

I agree that with any development this will occur, but its the distance between the new proposed development and the main pipeline which will increase this cost significantly. I am sure the council planning consultants will have much more to say on this matter.

### Aircraft Noise

Now I do have some personal knowledge of this aspect of the District Plan and the thoughts of the CAA. I would expect to see a submission from the CAA- on this development.

During previous District Planning submissions, they made many submissions on the need for homes built in these areas, that is closer to Christchurch, would need to be triple glazed and development restricted so that the CAA did not suffer from the complaints from residents relating to aircraft using the airport during late evening and early morning. Christchurch International Airport is one of the few airports in New Zealand that can operate 24 hours a day without hinderance, it is their pivotal edge when competing for products to export etc. in that they can get to market overnight. They can also cater best for international markets. It has been a crowning jewel in Canterbury's economy.

You may suggest that all aircraft use the beacon at Kaiapoi and do not come over this area when landing at Christchurch International Airport, I can tell you from personal experience that is certainly not always the case and at times I thought where I lived in Rangiora was in fact a landing strip. I could stand in my driveway and look up at the undercarriage of aircraft particularly at night close to midnight when the Melbourne, Sydney and Brisbane flights all came in within ½ hour of each other. There are many other examples, but I understand that while the CAA may recommend the use of the beacon and that when the weather dictates the use of it, at other times the pilots may choose a shorter route based on savings in both fuel and time. Your new residents may not appreciate this and start to complain.



### Public Transport

Currently there is not public transport available from the city to the area of Ohoka. What discussions have the developers had with the bus companies regarding this matter? The people of Pegasus for instance get a limited service using the Rangiora Bus network. How could this network cater for the increase in residents when clearly it would require a whole new route to be developed with Silverstream and the rest of the Ohoka village area. Simply put, the developers cannot guarantee that there will be any public transport available for its citizens. And as there is not taxi service available in North Canterbury residents would have to pay the outrageous fees that Christchurch Taxis charge to pick up and deliver passengers to this area. One of my clients from Rangiora recently told me she was charged \$150 to come back out from Christchurch,

### Primary Schools and Secondary Schools

I will assume that some discussion has been had with the Ohoka Primary School about integrating this school into the new development, much as Waikuku School did with Pegasus.

However, the real challenge is that this community will also have many teenagers needing to attend Secondary School. What capacity is available at both Kaiapoi and Rangiora before they are full or unable to cater for more students?

### Sense of Community.

This is often overlooked when planning for a new development – the sheer impact of having a new subdivision in an area that has enjoyed a peaceful country setting for many years is hugely disrupting and unsettling for many of the residents. They choose this area for the style of living that it offers and the very nature of the area that surrounds it. There is a sense of community here, built up over many years as development and growth has occurred, changes have happened incrementally and that has had a manageable impact on those living in this community. They have a sense of we belong here, we make it happen, we look after each other, we have each other's backs and we know the area, we know what kind of farming the land will sustain, we understand the nature of the environment, the social underbelly of its community and when disaster or accidents strike, they are simply there for each other. This is very difficult to replicate when you suddenly have another 2,500 people living on your doorstep.



Lastly, but not least – I wish the committee to think about other developments that have occurred in Waimakariri in recent times. Namely the Pegasus development. By and large infrastructurally, it works, the streets are as designed, the services are put in place, but it is quite a different place in many ways than that which was promised.

The model on display at the Canterbury Court in Christchurch was an excellent model. It showed where the sports grounds, school, shops, lake and all sorts of facilities would be built etc.

There was to be no nationwide retailers, yet the model showed a large shopping centre of small sole business operators, there was to be a supermarket, a gym, a library, and service center a retirement village, and a swimming pool complex and all manner of extras.

While it is now looking quite established and indeed does have some of these facilities including a world class golf course, all of this has taken time. It does not yet have much of what was promised and that is due mainly to the fact that the development was sold soon after it was started and all of the promises regarding facilities virtually went out the window.

Today, the town is a long way behind what was promised. Yes, there is a café and a good one at that, a restaurant has been built and along with some shops. A playcenter and a health hub has now opened along with lawyer's offices etc and of course of the school.

It is now many years since this development was started and while Rome was not built in a day, certainly the dream was sold as though it would happen sooner rather than later.

Many of the extras simply did not happen and when questions were asked, we were told it was because the initial developers sold the development and therefore the new group was not held to provide those kinds of facilities.

Council was only interested in the infrastructural assets being in place and the rest was up to the developer as to what they were prepared to do, but those who initially brought sections I know in some cases quite disappointed that the promised facilities simply did not occur. This could happen again, and so there is no real protection early purchasers within the development.

Caution will be required.

I will finish with a quote from the District Plan which was formed after much consultation with the communities of Waimakariri and is set out in our District Plan.

#### 18.1.1.9

Ensure that any growth and development of Ohoka settlement occurs in a manner that: - maintains a rural village character comprising a predominantly low density living environment with dwellings in generous settings.

