

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

DEVELOPMENT PLANNING

Further Submission Form

WAIMAKARIRI DISTRICT COUNCIL	
RECEIVED:	21 NOV 2022
To:	AUDLEY

Further submissions close on Monday, 21 November 2022 at 5pm.

I/we are further submitting on:

☒ **Proposed District Plan** ☐ **Variation 1: Housing Intensification** ☐ **Variation 2: Financial Contributions**

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: [REDACTED] Brantley

Organisation name and contact (if representing a group or organisation): _____

Email: albert.brantley@hotmail.com

Phone: [REDACTED]

Only certain persons can make a further submission. Please select the option that applies to you.

I am:

- ☐ a person representing a relevant aspect of the public interest
- ☒ a person who has an interest in the proposal that is greater than the interest the general public has
- ☐ the local authority for the relevant area

Please explain why you come within the category selected above:

The Further Submissions by Chapman Tripp on behalf of Rolleston Industrial Developments Limited (RIDL) seeks to make changes to the Proposed District Plan that would allow development of significant high density housing in the Ohoka Community, as outlined in Private Plan Change 31 to the Operative District Plan. This high density housing development is immediately across Whites Road from my property (Lot 1, DP82022, BLKXIV, Rangiora SD) and will have a significant impact the amenities of my community and my property.

Hearing options

I wish to be heard in support of my further submission? ☒ Yes ☐ No

If others make a similar further submission I will consider presenting a joint case with them at a hearing. ☒ Yes ☐ No

(of person making submission or person authorised to make decision on behalf)

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

Name of person making further submission: A [REDACTED] Brantley

This further submission is in relation to the original submission of: Enter the details of the original submitter: • name, address or email, and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: Support or oppose	The reasons for my/our support/opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make
Rolleston Industrial Developments Limited (RIDL) C/o Jo Appleyard/Lucy Forrester Chapman Tripp 60 Cashel Street PO Box 2510 Christchurch 8140	Sub No. 160.1	Oppose	The rezoning of the Ohoka properties requested by RIDL is proposed to give effect to PPC 31, which I have objected to in its entirety	Disallow	Reference is made to my submission in opposition to Private Plan Change 31, attached as Schedule 1.
	Sub No. 160.2	Oppose	The request to rezone Settlement Zone in Ohoka to General Residential Zone is requested by RIDL to give effect to PPC31, which I have objected to in its entirety.	Disallow	As above
	Sub No. 160.3	Oppose	The change requested by RIDL is to give effect to PPC31, which I have objected to in its entirety.	Disallow	As above
	Sub No. 160.4	Oppose	The requested change is required to allow for variations to roading development to allow for the increased traffic resulting from proposed PPC31, and for development roading.	Disallow	As above
	Sub No. 160.5	Oppose	The amendment proposed by RIDL seeks to establish a minimum density for new residential areas in Ohoka that is inconsistent with the character of the Ohoka village.		The proposed minimum density housing for Ohoka will destroy the "village" atmosphere of Ohoka. Reference made to Schedule 1 attached.
	Sub No. 160.6	Oppose	Same as above		As above

Name of person making further submission: A [REDACTED] Brantley

This further submission is in relation to the <u>original submission</u> of: Enter the details of the original submitter: • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: Support or oppose	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make
	Sub No. 160.7	Oppose	The new Development Area for Ohoka is based on the assumption that PPC31 proceeds.	Disallow	Changes to the proposed District Plan should not be made on the assumption PPC31 proceeds, in view of the significant opposition.
	Sub No. 160.8	Oppose	Ohoka is a small village and should not be included in development of General Residential Zones.	Disallow	Ohoka does not have the infrastructure nor roading development to allow its inclusion in General Residential Development.
	Sub No. 160.9	Oppose	This change is required as part of PPC31 development, which I oppose in its entirety, including development of the commercial, education facility and retirement home.	Disallow	Reference is made to my submission on PPC31, attached as Schedule 1.
	Sub No. 160.10	Oppose	As above	Disallow	As above. I particularly object to the proposal to exclude community developments from local consultation.
	Sub no.160.11	Oppose	The proposed variation is required to build larger education facilities as part of PPC31, which I oppose in its entirety.	Disallow	The change allows for construction of large facilities at Ohoka that are not needed nor desired by the local community.
	Sub No.160.12	Oppose	Any landscaping, fencing for any facilities in Ohoka should be subject to compliance with existing norms and standards.	Disallow	There should be no reason for any exemptions from accepted standards for educational facilities as determined by the Ministry and other entities.

Note

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Waimakariri District Council. Contact details for all submitters can be found on the Waimakariri District Council website, at waimakariri.govt.nz/planning/district-plan.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one 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.

Privacy Act 1993

Please note information on this form and the content of your submission will be made publicly available as part of the decision-making process.

This form is in the format required by Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

Further submissions close on Monday, 21 November 2022 at 5pm.

Returning this form

You can:

- Email it to: developmentplanning@wmk.govt.nz - Subject line: Further Submission
- Post it to: Waimakariri District Council, Private Bag 1005, Rangiora 7440
- Deliver it to a Council Service Centre in Rangiora, Kaiapoi or Oxford

SCHEDULE 1

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of Private Plan Change RCP031
(535 Mill Road, Ohoka) to the
Waimakariri District Plan by
**Rolleston Industrial
Developments Limited**

1. INTRODUCTION

- 1.1 My name is Albert George Brantley. I reside at 350 Whites Road, Ohoka with my wife and my daughter. My family has lived in Ohoka for the last 19 years, and we plan to reside in Ohoka for many more years. We have invested considerable funds in both the initial purchase and development of our residential property and family home.
- 1.2 I make a submission on Private Plan Change RCP031 requesting that it be declined due to the following reasons:
- Overall lack of compliance with the operative District Plan developed by the Waimakariri District Council and the proposed District Plan as reviewed in November 2021, after considerable consultation with the local community.
 - Adverse effects on the rural nature, amenity and characteristics of Ohoka Village and its immediate surroundings.
 - Effects on the local ecology, particularly on local birdlife.
 - Risks of surface flooding, both locally and downstream of the Ohoka area.
 - Effects of increased traffic on health, local wellbeing and safety of the immediate Ohoka community, as well as flow on impacts on commuters on Tram Road and in North Canterbury, in general.
 - Concerns regarding Climate Change impacts due to increased transport and other emissions.
 - The significant improvements of local infrastructure that would be required to service the residential development proposed by Private Plan Change

RCP031, and the placing of the economic burden for development of this improved infrastructure on local ratepayers.

- Inability of the Ohoka School to service the increased student numbers should the development proposed by Private Plan Change RCP031 proceed.

1.3 In my statement of evidence, I will:

- Outline my understanding of Private Plan Change RCP031 and what I perceive as the lack of any community consultation.
- Outline why I consider Private Plan Change RCP031 should be declined.

2. PRIVATE PLAN CHANGE RCP031

2.1 I understand that Private Plan Change RCP031 proposes to rezone 155.9 hectares of land located to the south/southwest of the Ohoka Village, in an area bounded for the most part by Bradleys Road, Mill Road and Whites Road. The Applicant is proposing that the area covered by Private Plan Change RCP031 is rezoned from Rural to Residential 3, 4A and Business 4, and to create a Residential 8 zone.

2.2 Private Plan Change RCP031, if approved, would provide for a residential development including up to 700 new households in the proposed Residential 3 zone, up to 150 new households in the proposed Residential 4A zone and a possible school or retirement village in the proposed Residential 8 zone, or additional housing commiserate with the proposed Residential 3 zone if either the school or retirement village were not developed.

2.3 The proposed Business 4 land would accommodate between 5700m² to 6900m² of commercial floor space and associated car parking.

2.4 The area subject to Private Plan Change RCP031 is currently zoned as Rural, and is largely included in an existing farming operation, although there are several residential areas within the area covered by Private Plan Change RCP031, including a total of 7 separate dwellings.

2.5 As a long-time resident of the community, I am surprised and frustrated that the Applicant has undertaken no consultation with the local residents of Ohoka in

respect to Private Plan Change RCP031. There has been no prior attempt to ascertain the community's views, nor to engage in open dialogue with local residents about the Private Plan Change and the extensive proposed residential and commercial development that will clearly have significant adverse effects on those of us who live in the Ohoka area, as well as others. The first time that most of us residents were aware of the proposed development was when the Private Plan Change application was notified by the District Council.

- 2.6 The Applicant appears to have limited consultation to the Waimakariri District Council and to Te Ngai Tuahuriri Runanga. This approach falls well short of my understanding of what "consultation with the community" should comprise.

3. SUBMISSION POINTS

- 3.1 I have previously outlined my main reasons for requesting that Private Plan Change RCP031 be declined (paragraph 1.2). I will now expand on each of these points.

Lack of Compliance with the Waimakariri Operative District Plan and the Proposed District Plan

- 3.2 It is my understanding, although I am not a planner or lawyer, that Private Plan Change RCP031 is not consistent with the relevant provisions of the operative Waimakariri District Plan. As I read and understand it, Policy 18.1.1.9 of the operative District Plan limits the expansion of the Ohoka settlement to within its currently designated Residential 3, 4A and 4B boundaries, and intends that any future residential development at Ohoka is constrained to maintain its rural village character.
- 3.3 The Policy goes on to further outline that *"this is most likely to be achieved by consolidating growth around or adjacent to the existing urban area and ensuring that development complements the existing low density rural residential environment"*.
- 3.4 The Applicant has suggested that the residential development proposed by Private Plan Change RCP031 would *"provide a consolidated urban form"*. However, the Applicant fails to recognise that Policy 18.1.1.9 also states that *"any further rural residential development occurs in a way, and to an extent, that does not overwhelm the special semi-rural nature of the settlement. It is expected that*

the type of growth and development required to maintain the rural village character of Ohoka is that of low density housing, where dwellings are situated within generous settings comprising an average size of between 0.5 – 1.0 hectares”.

- 3.5 While I may not be appropriately qualified to expertly comment on the specific provisions of the operative District Plan from a “planners” perspective, from a “non-expert” perspective, Policy 18.1.1.9 clearly states that expansion of Ohoka settlement in the manner proposed by Private Plan Change RCP031 is undesirable and that such development is inconsistent with Policy 18.1.1.9, and will have the resulting impact of overwhelming the semi-rural nature of the Ohoka community.
- 3.6 The Waimakariri District Council completed a review of the operative District Plan in late 2021, including considerable consultation with the community. Submissions on the proposed District Plan closed in November 2021. From the planning maps issued with the proposed District Plan, limited development has been forecast for the Ohoka area, with further residential development zones being restricted to an area north of Mill Road and east of Bradleys Road and adjacent to the housing development along Wilson Road, north of the southern branch of the Ohoka Stream.
- 3.7 The Waimakariri District Council has identified alternative preferred development areas through its recent consideration of a development site north of Rangiora. The proposed District Plan identifies West Rangiora, Northwest Rangiora, Southeast Rangiora and Kaiapoi as the Council’s preferred locations for future housing development in the district, in close proximity to existing urban based infrastructure and transport arterials. The Council has publicly stated it has “neither planned for nor solicited” the application for development outlined by Private Plan Change RCP031.

Adverse Effects on Rural Character, Amenity and Intrinsic Values

- 3.8 Ohoka was originally founded in the late 1800's as a mill town and as a centre to support farming, and today retains a semi-rural nature characterised by country roads, extensive road side plantings, surrounding farmland and established trees. The village has a local school, church hall, domain with recreational facilities, service station and grocer, and retains several historical buildings important to its history.
- 3.9 Over recent years, a wetlands habitat and park area has been developed at the Ohoka Bush by community volunteers, and the District Council has developed playground and public barbeque areas at the Ohoka domain. The original dwelling which housed the gatekeepers of the White family estate has also recently been relocated to the Ohoka domain, adding to the warm and friendly "country feel" and the historical features of the Ohoka village.
- 3.10 Our family find Ohoka to be a tranquil, peaceful and a high amenity place to live. The local community enjoys a quiet, relaxed atmosphere where neighbours are prepared to help one another and to spend time together. This sense of community and of belonging has been of significant benefit to all of us that live in Ohoka for dealing with the stresses on mental health and wellbeing we have endured over the past few years as a result of the Covid pandemic.
- 3.11 The peace and quiet, rural nature and strong sense of community are values and attributes that were the main reasons we moved to, and continue to live in Ohoka.
- 3.12 It is worth noting that during the period from 2008 to 2016, I was employed as the CEO of Genesis Energy, whose headquarters is in Auckland. However, our family made a decision that we would remain based in Ohoka, and for 8 years, I commuted every weekend to Ohoka from Auckland, arriving on Friday afternoon and leaving very early every Monday morning. Our family made this sacrifice due to our affinity for the Ohoka community and the surrounding area.
- 3.13 The country atmosphere of Ohoka and the immediate area is a large part of the success of the Farmers Market held on Fridays at the local domain. The Farmers Market attracts visitors from nearby Christchurch and Rangiora, as well as other urban centres. Visitors are often quoted as stating that the reason they come to the Ohoka market is *"to enjoy a day's outing to the country and to enjoy the Ohoka Village and the sense of history and community"*.

- 3.14 I understand that Private Plan Change RCP031 will result in an increase of up to 850 houses near to Ohoka Village. Ohoka Village currently has only approximately 80 house lots in a semi-rural setting and has unique 'village' characteristics not found in many parts of New Zealand. The proposal to add an extra 850 houses to the area will, in my opinion, destroy the unique characteristics of Ohoka and the intrinsic values that we, as a family and as a community, value and that are sought to be protected by the operative District Plan as well as the proposed District Plan.

Flood Risk

- 3.15 The low-lying nature of the Private Plan Change RCP031 area is evidenced by the extensive roadside drains running parallel to Mill, Bradley and Whites Roads, and by the presence of two known springs and several streams draining the area proposed for residential development. In addition, there is an extensive internal drainage network over the Private Plan Change area constructed by the existing land owner to facilitate his farming operations.
- 3.16 I understand that while the Rural Residential Development Plan identifies Ohoka as a location for potential growth, it also identifies poor drainage as a constraint for development of Ohoka.
- 3.17 The Applicants technical experts identified that the low lying nature of the area and the very high groundwater table will prohibit stormwater generated from the development from being infiltrated on site, and stormwater will require attenuation through surface structures. It is unclear from the technical information presented in the Private Plan Change what these surface structures will be and how they will be constructed in an area with such high groundwater levels.
- 3.18 With the low lying nature of the area, significant surface flooding is evident after major rainfall events, and the surface drains along Whites Road quickly fill to capacity. If the residential development proposed by Private Plan Change RCP031 is allowed to proceed, a significant area that currently serves as an infiltration reservoir will be covered with hard surfacing, which will increase surface runoff and significantly increase the risk of surface flooding downstream of the Ohoka area.

- 3.19 The Applicants technical experts acknowledge that *“further stormwater flood modelling, including addressing groundwater effects, will be undertaken to assist in identifying any areas of concern that may need to be addressed in further detail”*. This statement by the Applicants own technical experts create even more concern about the potential for flooding and poor stormwater management.
- 3.20 From information provided in Private Plan Change RCP031, substantial surface and groundwater drainage is expected to occur immediately across Whites Road from our residence at 350 Whites Road, and the accompanying Outline Plan includes a *“Stormwater Conveyance Flowpath”* immediately across the road from our property. However, there is no specific information provided on potential flow volumes or how this surface or groundwater flow will actually be managed.
- 3.21 It is worth noting that development of the residential lots to the north of Mill Road in the vicinity of Kintyre Lane have been hampered by ongoing delays in construction of required surface water control mechanisms, and development has largely been limited to two lots adjacent to Mill Road. The increased surface water runoff from the residential development proposed by Private Plan Change RCP031 will add to concerns of the locals about surface flooding as well as increase the flooding risk downstream towards Silverstream and Kaiapoi.

Effects on Ecology

- 3.22 The quiet rural nature of Ohoka continues to provide reasonable habitat for local wildlife, particularly for native birds. At our home at 350 Whites Road, we have spent considerable effort over many years developing our gardens and undertaking pest control so that we can enjoy the presence of native birds such as paradise ducks, pukekoe, bellbirds and the occasional tui. The Ohoka Bush development has added greatly to the habitat for native birdlife in the area.
- 3.23 With the significant light, noise and emissions pollution that will be produced by an additional 850 or more households in the restricted area of Private Plan Change RCP031, we expect that we will lose the native birdlife that we have all come to enjoy.

- 3.24 It should be noted that the technical information provided by the Applicant to address potential ecological impacts has been restricted to assessment of Aquatic Ecology solely, and there has been no assessment of the impact on birdlife.

Increased Traffic and Pedestrian Safety

- 3.25 The addition of 850 houses in the Ohoka area will significantly increase the traffic on local roads, including Mill Road and around the school located on Jacksons Road. These roads and surrounds are popular for walking, cycling and horse-riding. Due to the semi-rural nature of the area, there are limited paths or walkways, and road users must share the transport space. The addition of 850 houses in the area and the associated increase in traffic will increase the risk of an accident occurring, and will severely restrict the peaceful enjoyment of Mill Road and other roads by the local community.
- 3.26 Space is already limited on Mill Road due to the lack of footpaths and the proximity of adjacent roadside drains, and significant upgrading of Mill Road will be required to accommodate the increase in traffic. This will almost certainly require the removal of the trees that line the southern edge of Mill Road from the Ohoka Village to Threlkelds Road, even more so destroying the ambience and “rural feel” of the Ohoka community.
- 3.27 The Applicants’ traffic studies indicate an increase of more than 8000 daily vehicle movements as a result of the proposed residential development, and a more than doubling of the peak hour traffic on Tram Road for residents commuting in and out of Christchurch. This increase in traffic will increase delays accessing Tram Road for residents of Bradley, Whites and Jackson Roads, as well other roads entering Tram Road further to the east of Ohoka. Increased delays accessing the Northern Motorway and the overall commute time to Christchurch for current Ohoka residents and residents of other communities to the west will result.
- 3.28 The Applicants’ experts have quantified the likely delays on entering Tram Road from Bradleys and Whites Road, but have not included any assessment of other likely traffic delays in the area.

- 3.29 From our own experience we know that traffic during peak times is already an issue near the Ohoka School. Private Plan Change 031 attempts in part to address this by making vague references to constructing a pathway from the proposed residential development to the Ohoka School adjacent to the southern branch of the Ohoka Stream, but does not provide any clarity on how this will be accomplished across the numerous private landholdings that would have to be crossed to provide such a pathway.
- 3.30 We consider there will be significant increase in accident risks for all roads surrounding the Ohoka community if the proposed development proceeds, including around the school.
- 3.31 We also believe there will be significant noise and emissions pollution arising from the increased traffic that would result from development of 850 or more households as part of the Private Plan Change, which will likely effect the quality of life and peaceful enjoyment of our homes in the Ohoka community.

Concerns Regarding Climate Change

- 3.32 The development of 850 or more households in the Ohoka Village will add to the current issues of urban sprawl and the increase of emissions related issues due to such sprawl. The Central Government is in the process of attempting through various policy statements to increase housing density in Christchurch and other urban to decrease such urban spread, and the Private Plan Change 031 development is considered contrary to such efforts.
- 3.33 Adding to our concern about the increased population growth is the absence of any public transport facilities in the area which will only make the traffic situation worse.

Concerns Over Loss of Productive Land/Soil

- 3.34 As indicated previously, the area covered by Private Plan Change 031 is presently being utilised as a productive farming operation. The Central Government is currently contemplating a National Policy Statement (NPS) to protect productive

lands from development, and the proposed District Plan is also seeking to limit further loss of productive farmland. It would appear this application is being made in haste to avoid any restrictions from such a possible NPS as well as restrictions likely to be imposed by the proposed District Plan.

Increased Pressure on the Local School

- 3.35 The Ohoka School has been an integral part of the community for some time, with many of the local residents being educated there. The local school authorities have indicated that the enrolment at Ohoka School is presently near capacity, and the addition of 850 or more extra families in the local area will increase the pressure on the school resources well beyond their ability to cope.
- 3.36 The Applicant has made some provision for creation of a Residential 8 zone to accommodate either development of a school, a retirement village, or additional housing commiserate with the Zone 3 approach should the school or the retirement village not proceed. From this latter statement it is apparent that there is no certainty of a school being built, nor is there any indication of any consultation that may have taken place with the Ministry of Education in this regard.
- 3.37 I have previously outlined my concerns regarding the health and safety concerns around the drop off and entry points to the Ohoka School as a result of the projected increase in local traffic from the residential development outlined in Private Plan Change RCP031.

Impacts on Local Infrastructure and the Costs of Improvements that May be Required

- 3.38 The Applicant has contracted consultants to consider the improvements in the infrastructure that may be required to accommodate an 850 plus residential development in a part of the Waimakariri District that has not been zoned nor planned for such development by the District Council in either its operative or proposed District Plan. These required improvements include significant upgrades in stormwater, sewerage, potable water, electrical supply, transport/roading and other services.

- 3.39 The Waimakariri District Council has staged planning underway for a major subdivision north of Rangiora, and is presently considering the capital investment to service this targeted area of population growth. The proposed District Plan also identifies other areas in the Waimakariri district planned for development, and the District Council has clearly stated that it *"has neither planned for, nor sought"* the development contemplated by Private Plan Change RCP031.
- 3.40 It is likely that the District Council will apply "development levies" to any proposed development in the district to help fund the costs of infrastructure development. However, such development levies seldom cover the full costs of infrastructure development. The extensive upgrading of infrastructure that would be required for the development contemplated by Private Plan Change RCP031 is most likely to place significant additional costs on the Council, and ultimately on rate payers.

4. CONCLUSION

- 4.1 I agree with the Waimakariri District Council's submission that this Private Plan Change 031 be declined.
- 4.2 In summary, as I have outlined in my submission, it is my opinion that Private Plan Change Plan 031 should be declined for the following reasons:
- Overall lack of compliance with the operative District Plan and with the proposed Plan Change as reviewed by the Waimakariri District Council in late 2021, after considerable consultation with the local community.
 - Adverse effect on the rural nature, amenity and characteristics of the Ohoka Village and its immediate surroundings.
 - Effects on the local ecology, particularly on local birdlife.
 - Risk of surface flooding, both locally and downstream of the Ohoka area.
 - Effects of increased traffic on health, local wellbeing and safety of the immediate Ohoka community, as well as flow on impacts on commuters on Tram Road and in North Canterbury, in general.
 - Concerns regarding Climate Change impacts due to increased transport and other emissions.
 - Loss of productive land.
 - The significant improvements of local infrastructure that would be required to service the residential development proposed by Private Plan Change

RCP031, and the placing of the economic burden for development of this improved infrastructure on local ratepayers.

- Inability of the Ohoka School to service the increased student numbers should the development proposed by the Private Plan Change proceed.

4.3 The reasons for my view expressed in this submission come from my knowledge and familiarity with the Ohoka Village and surrounding area. Overall, Private Plan Change RCP031 will overwhelm Ohoka Village, and destroy the small village character that is valued so highly by so many people.

4.4 Thank you for the opportunity to present my submission. I hope you consider it fairly in your decision-making.



Albert George Brantley

350 Whites Road

Ohoka 7692

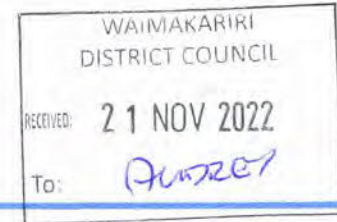
Email: albert.brantley@hotmail.com

Mobile: +64 21 726650

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DEVELOPMENT PLANNING

Further Submission Form



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☒ **Proposed District Plan** ☐ **Variation 1: Housing Intensification** ☐ **Variation 2: Financial Contributions**

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: Albert George Brantley

Organisation name and contact (if representing a group or organisation): _____

Postal address/Address for service: 350 Whites Road, RD 2, Ohoka Postcode: 7692

Email: albert.brantley@hotmail.com Phone: 021726650

Only certain persons can make a further submission. Please select the option that applies to you.

I am:

- ☐ a person representing a relevant aspect of the public interest
- ☒ a person who has an interest in the proposal that is greater than the interest the general public has
- ☐ the local authority for the relevant area

Please explain why you come within the category selected above:

I am a landowner immediately across Whites Road from the area that CSI Property Limited (CSIPL) has requested zoning changes from in the proposed District Plan. The request by CSIPL is to facilitate future development of a major housing development in the Ohoka area under Private Plan Change 31 to the Operative District Plan which I have objected to in its entirety.

Hearing options

I wish to be heard in support of my further submission? ☒ Yes ☐ No

If others make a similar further submission I will consider presenting a joint case with them at a hearing. ☒ Yes ☐ No

Signature:
(of person making submission or person authorised to make decision on behalf)

Date: 21 November 2022

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

Name of person making further submission: _____

This further submission is in relation to the original submission of: Enter the details of the original submitter: • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make
Sub No 212. Point.3	CSIPL opposes the RLZ Zoning for the land shown on their attached map at 301 Bradley Road, and seeks that the said land be rezoned a combination of GRZ and LLRZ, with an appropriate amount of commercial zoning to service the area as might be required.	Oppose	CSILP is requesting this change to the proposed District Plan zoning f to facilitate creation of an extensive housing development by an associated company, Rolleston Industrial Development Limited, in the immediate vicinity of the Ohoka Village by way of Private Plan Change31 to the Operative District Plan.	Disallow	I wish the proposed RLZ Zoning for the land at 301 Bradley Road, as outlined by the map attached to the CSILP submission, be retained in the District Plan. The reasons fro this request are outlined in my submission to PPC31 attached as Schedule 1.

SCHEDULE 1

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of Private Plan Change RCP031
(535 Mill Road, Ohoka) to the
Waimakariri District Plan by
**Rolleston Industrial
Developments Limited**

1. INTRODUCTION

- 1.1 My name is Albert George Brantley. I reside at 350 Whites Road, Ohoka with my wife and my daughter. My family has lived in Ohoka for the last 19 years, and we plan to reside in Ohoka for many more years. We have invested considerable funds in both the initial purchase and development of our residential property and family home.
- 1.2 I make a submission on Private Plan Change RCP031 requesting that it be declined due to the following reasons:
- Overall lack of compliance with the operative District Plan developed by the Waimakariri District Council and the proposed District Plan as reviewed in November 2021, after considerable consultation with the local community.
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 - Concerns regarding Climate Change impacts due to increased transport and other emissions.
 - The significant improvements of local infrastructure that would be required to service the residential development proposed by Private Plan Change

RCP031, and the placing of the economic burden for development of this improved infrastructure on local ratepayers.

- Inability of the Ohoka School to service the increased student numbers should the development proposed by Private Plan Change RCP031 proceed.

1.3 In my statement of evidence, I will:

- Outline my understanding of Private Plan Change RCP031 and what I perceive as the lack of any community consultation.
- Outline why I consider Private Plan Change RCP031 should be declined.

2. PRIVATE PLAN CHANGE RCP031

2.1 I understand that Private Plan Change RCP031 proposes to rezone 155.9 hectares of land located to the south/southwest of the Ohoka Village, in an area bounded for the most part by Bradleys Road, Mill Road and Whites Road. The Applicant is proposing that the area covered by Private Plan Change RCP031 is rezoned from Rural to Residential 3, 4A and Business 4, and to create a Residential 8 zone.

2.2 Private Plan Change RCP031, if approved, would provide for a residential development including up to 700 new households in the proposed Residential 3 zone, up to 150 new households in the proposed Residential 4A zone and a possible school or retirement village in the proposed Residential 8 zone, or additional housing commiserate with the proposed Residential 3 zone if either the school or retirement village were not developed.

2.3 The proposed Business 4 land would accommodate between 5700m² to 6900m² of commercial floor space and associated car parking.

2.4 The area subject to Private Plan Change RCP031 is currently zoned as Rural, and is largely included in an existing farming operation, although there are several residential areas within the area covered by Private Plan Change RCP031, including a total of 7 separate dwellings.

2.5 As a long-time resident of the community, I am surprised and frustrated that the Applicant has undertaken no consultation with the local residents of Ohoka in

respect to Private Plan Change RCP031. There has been no prior attempt to ascertain the community's views, nor to engage in open dialogue with local residents about the Private Plan Change and the extensive proposed residential and commercial development that will clearly have significant adverse effects on those of us who live in the Ohoka area, as well as others. The first time that most of us residents were aware of the proposed development was when the Private Plan Change application was notified by the District Council.

- 2.6 The Applicant appears to have limited consultation to the Waimakariri District Council and to Te Ngai Tuahuriri Runanga. This approach falls well short of my understanding of what "consultation with the community" should comprise.

3. SUBMISSION POINTS

- 3.1 I have previously outlined my main reasons for requesting that Private Plan Change RCP031 be declined (paragraph 1.2). I will now expand on each of these points.

Lack of Compliance with the Waimakariri Operative District Plan and the Proposed District Plan

- 3.2 It is my understanding, although I am not a planner or lawyer, that Private Plan Change RCP031 is not consistent with the relevant provisions of the operative Waimakariri District Plan. As I read and understand it, Policy 18.1.1.9 of the operative District Plan limits the expansion of the Ohoka settlement to within its currently designated Residential 3, 4A and 4B boundaries, and intends that any future residential development at Ohoka is constrained to maintain its rural village character.
- 3.3 The Policy goes on to further outline that *"this is most likely to be achieved by consolidating growth around or adjacent to the existing urban area and ensuring that development complements the existing low density rural residential environment"*.
- 3.4 The Applicant has suggested that the residential development proposed by Private Plan Change RCP031 would *"provide a consolidated urban form"*. However, the Applicant fails to recognise that Policy 18.1.1.9 also states that *"any further rural residential development occurs in a way, and to an extent, that does not overwhelm the special semi-rural nature of the settlement. It is expected that*

the type of growth and development required to maintain the rural village character of Ohoka is that of low density housing, where dwellings are situated within generous settings comprising an average size of between 0.5 – 1.0 hectares”.

- 3.5 While I may not be appropriately qualified to expertly comment on the specific provisions of the operative District Plan from a “planners” perspective, from a “non-expert” perspective, Policy 18.1.1.9 clearly states that expansion of Ohoka settlement in the manner proposed by Private Plan Change RCP031 is undesirable and that such development is inconsistent with Policy 18.1.1.9, and will have the resulting impact of overwhelming the semi-rural nature of the Ohoka community.
- 3.6 The Waimakariri District Council completed a review of the operative District Plan in late 2021, including considerable consultation with the community. Submissions on the proposed District Plan closed in November 2021. From the planning maps issued with the proposed District Plan, limited development has been forecast for the Ohoka area, with further residential development zones being restricted to an area north of Mill Road and east of Bradleys Road and adjacent to the housing development along Wilson Road, north of the southern branch of the Ohoka Stream.
- 3.7 The Waimakariri District Council has identified alternative preferred development areas through its recent consideration of a development site north of Rangiora. The proposed District Plan identifies West Rangiora, Northwest Rangiora, Southeast Rangiora and Kaiapoi as the Council’s preferred locations for future housing development in the district, in close proximity to existing urban based infrastructure and transport arterials. The Council has publicly stated it has *“neither planned for nor solicited”* the application for development outlined by Private Plan Change RCP031.

Adverse Effects on Rural Character, Amenity and Intrinsic Values

- 3.8 Ohoka was originally founded in the late 1800's as a mill town and as a centre to support farming, and today retains a semi-rural nature characterised by country roads, extensive road side plantings, surrounding farmland and established trees. The village has a local school, church hall, domain with recreational facilities, service station and grocer, and retains several historical buildings important to its history.
- 3.9 Over recent years, a wetlands habitat and park area has been developed at the Ohoka Bush by community volunteers, and the District Council has developed playground and public barbeque areas at the Ohoka domain. The original dwelling which housed the gatekeepers of the White family estate has also recently been relocated to the Ohoka domain, adding to the warm and friendly "country feel" and the historical features of the Ohoka village.
- 3.10 Our family find Ohoka to be a tranquil, peaceful and a high amenity place to live. The local community enjoys a quiet, relaxed atmosphere where neighbours are prepared to help one another and to spend time together. This sense of community and of belonging has been of significant benefit to all of us that live in Ohoka for dealing with the stresses on mental health and wellbeing we have endured over the past few years as a result of the Covid pandemic.
- 3.11 The peace and quiet, rural nature and strong sense of community are values and attributes that were the main reasons we moved to, and continue to live in Ohoka.
- 3.12 It is worth noting that during the period from 2008 to 2016, I was employed as the CEO of Genesis Energy, whose headquarters is in Auckland. However, our family made a decision that we would remain based in Ohoka, and for 8 years, I commuted every weekend to Ohoka from Auckland, arriving on Friday afternoon and leaving very early every Monday morning. Our family made this sacrifice due to our affinity for the Ohoka community and the surrounding area.
- 3.13 The country atmosphere of Ohoka and the immediate area is a large part of the success of the Farmers Market held on Fridays at the local domain. The Farmers Market attracts visitors from nearby Christchurch and Rangiora, as well as other urban centres. Visitors are often quoted as stating that the reason they come to the Ohoka market is *"to enjoy a day's outing to the country and to enjoy the Ohoka Village and the sense of history and community"*.

- 3.14 I understand that Private Plan Change RCP031 will result in an increase of up to 850 houses near to Ohoka Village. Ohoka Village currently has only approximately 80 house lots in a semi-rural setting and has unique 'village' characteristics not found in many parts of New Zealand. The proposal to add an extra 850 houses to the area will, in my opinion, destroy the unique characteristics of Ohoka and the intrinsic values that we, as a family and as a community, value and that are sought to be protected by the operative District Plan as well as the proposed District Plan.

Flood Risk

- 3.15 The low-lying nature of the Private Plan Change RCP031 area is evidenced by the extensive roadside drains running parallel to Mill, Bradley and Whites Roads, and by the presence of two known springs and several streams draining the area proposed for residential development. In addition, there is an extensive internal drainage network over the Private Plan Change area constructed by the existing land owner to facilitate his farming operations.
- 3.16 I understand that while the Rural Residential Development Plan identifies Ohoka as a location for potential growth, it also identifies poor drainage as a constraint for development of Ohoka.
- 3.17 The Applicants technical experts identified that the low lying nature of the area and the very high groundwater table will prohibit stormwater generated from the development from being infiltrated on site, and stormwater will require attenuation through surface structures. It is unclear from the technical information presented in the Private Plan Change what these surface structures will be and how they will be constructed in an area with such high groundwater levels.
- 3.18 With the low lying nature of the area, significant surface flooding is evident after major rainfall events, and the surface drains along Whites Road quickly fill to capacity. If the residential development proposed by Private Plan Change RCP031 is allowed to proceed, a significant area that currently serves as an infiltration reservoir will be covered with hard surfacing, which will increase surface runoff and significantly increase the risk of surface flooding downstream of the Ohoka area.

- 3.19 The Applicants technical experts acknowledge that *“further stormwater flood modelling, including addressing groundwater effects, will be undertaken to assist in identifying any areas of concern that may need to be addressed in further detail”*. This statement by the Applicants own technical experts create even more concern about the potential for flooding and poor stormwater management.
- 3.20 From information provided in Private Plan Change RCP031, substantial surface and groundwater drainage is expected to occur immediately across Whites Road from our residence at 350 Whites Road, and the accompanying Outline Plan includes a *“Stormwater Conveyance Flowpath”* immediately across the road from our property. However, there is no specific information provided on potential flow volumes or how this surface or groundwater flow will actually be managed.
- 3.21 It is worth noting that development of the residential lots to the north of Mill Road in the vicinity of Kintyre Lane have been hampered by ongoing delays in construction of required surface water control mechanisms, and development has largely been limited to two lots adjacent to Mill Road. The increased surface water runoff from the residential development proposed by Private Plan Change RCP031 will add to concerns of the locals about surface flooding as well as increase the flooding risk downstream towards Silverstream and Kaiapoi.

Effects on Ecology

- 3.22 The quiet rural nature of Ohoka continues to provide reasonable habitat for local wildlife, particularly for native birds. At our home at 350 Whites Road, we have spent considerable effort over many years developing our gardens and undertaking pest control so that we can enjoy the presence of native birds such as paradise ducks, pukekoe, bellbirds and the occasional tui. The Ohoka Bush development has added greatly to the habitat for native birdlife in the area.
- 3.23 With the significant light, noise and emissions pollution that will be produced by an additional 850 or more households in the restricted area of Private Plan Change RCP031, we expect that we will lose the native birdlife that we have all come to enjoy.

- 3.24 It should be noted that the technical information provided by the Applicant to address potential ecological impacts has been restricted to assessment of Aquatic Ecology solely, and there has been no assessment of the impact on birdlife.

Increased Traffic and Pedestrian Safety

- 3.25 The addition of 850 houses in the Ohoka area will significantly increase the traffic on local roads, including Mill Road and around the school located on Jacksons Road. These roads and surrounds are popular for walking, cycling and horse-riding. Due to the semi-rural nature of the area, there are limited paths or walkways, and road users must share the transport space. The addition of 850 houses in the area and the associated increase in traffic will increase the risk of an accident occurring, and will severely restrict the peaceful enjoyment of Mill Road and other roads by the local community.
- 3.26 Space is already limited on Mill Road due to the lack of footpaths and the proximity of adjacent roadside drains, and significant upgrading of Mill Road will be required to accommodate the increase in traffic. This will almost certainly require the removal of the trees that line the southern edge of Mill Road from the Ohoka Village to Threlkelds Road, even more so destroying the ambience and "rural feel" of the Ohoka community.
- 3.27 The Applicants' traffic studies indicate an increase of more than 8000 daily vehicle movements as a result of the proposed residential development, and a more than doubling of the peak hour traffic on Tram Road for residents commuting in and out of Christchurch. This increase in traffic will increase delays accessing Tram Road for residents of Bradley, Whites and Jackson Roads, as well other roads entering Tram Road further to the east of Ohoka. Increased delays accessing the Northern Motorway and the overall commute time to Christchurch for current Ohoka residents and residents of other communities to the west will result.
- 3.28 The Applicants' experts have quantified the likely delays on entering Tram Road from Bradleys and Whites Road, but have not included any assessment of other likely traffic delays in the area.

- 3.29 From our own experience we know that traffic during peak times is already an issue near the Ohoka School. Private Plan Change 031 attempts in part to address this by making vague references to constructing a pathway from the proposed residential development to the Ohoka School adjacent to the southern branch of the Ohoka Stream, but does not provide any clarity on how this will be accomplished across the numerous private landholdings that would have to be crossed to provide such a pathway.
- 3.30 We consider there will be significant increase in accident risks for all roads surrounding the Ohoka community if the proposed development proceeds, including around the school.
- 3.31 We also believe there will be significant noise and emissions pollution arising from the increased traffic that would result from development of 850 or more households as part of the Private Plan Change, which will likely effect the quality of life and peaceful enjoyment of our homes in the Ohoka community.

Concerns Regarding Climate Change

- 3.32 The development of 850 or more households in the Ohoka Village will add to the current issues of urban sprawl and the increase of emissions related issues due to such sprawl. The Central Government is in the process of attempting through various policy statements to increase housing density in Christchurch and other urban to decrease such urban spread, and the Private Plan Change 031 development is considered contrary to such efforts.
- 3.33 Adding to our concern about the increased population growth is the absence of any public transport facilities in the area which will only make the traffic situation worse.

Concerns Over Loss of Productive Land/Soil

- 3.34 As indicated previously, the area covered by Private Plan Change 031 is presently being utilised as a productive farming operation. The Central Government is currently contemplating a National Policy Statement (NPS) to protect productive

lands from development, and the proposed District Plan is also seeking to limit further loss of productive farmland. It would appear this application is being made in haste to avoid any restrictions from such a possible NPS as well as restrictions likely to be imposed by the proposed District Plan.

Increased Pressure on the Local School

- 3.35 The Ohoka School has been an integral part of the community for some time, with many of the local residents being educated there. The local school authorities have indicated that the enrolment at Ohoka School is presently near capacity, and the addition of 850 or more extra families in the local area will increase the pressure on the school resources well beyond their ability to cope.
- 3.36 The Applicant has made some provision for creation of a Residential 8 zone to accommodate either development of a school, a retirement village, or additional housing commiserate with the Zone 3 approach should the school or the retirement village not proceed. From this latter statement it is apparent that there is no certainty of a school being built, nor is there any indication of any consultation that may have taken place with the Ministry of Education in this regard.
- 3.37 I have previously outlined my concerns regarding the health and safety concerns around the drop off and entry points to the Ohoka School as a result of the projected increase in local traffic from the residential development outlined in Private Plan Change RCP031.

Impacts on Local Infrastructure and the Costs of Improvements that May be Required

- 3.38 The Applicant has contracted consultants to consider the improvements in the infrastructure that may be required to accommodate an 850 plus residential development in a part of the Waimakariri District that has not been zoned nor planned for such development by the District Council in either its operative or proposed District Plan. These required improvements include significant upgrades in stormwater, sewerage, potable water, electrical supply, transport/roading and other services.

- 3.39 The Waimakariri District Council has staged planning underway for a major subdivision north of Rangiora, and is presently considering the capital investment to service this targeted area of population growth. The proposed District Plan also identifies other areas in the Waimakariri district planned for development, and the District Council has clearly stated that it *"has neither planned for, nor sought"* the development contemplated by Private Plan Change RCP031.
- 3.40 It is likely that the District Council will apply "development levies" to any proposed development in the district to help fund the costs of infrastructure development. However, such development levies seldom cover the full costs of infrastructure development. The extensive upgrading of infrastructure that would be required for the development contemplated by Private Plan Change RCP031 is most likely to place significant additional costs on the Council, and ultimately on rate payers.

4. CONCLUSION

- 4.1 I agree with the Waimakariri District Council's submission that this Private Plan Change 031 be declined.
- 4.2 In summary, as I have outlined in my submission, it is my opinion that Private Plan Change Plan 031 should be declined for the following reasons:
- Overall lack of compliance with the operative District Plan and with the proposed Plan Change as reviewed by the Waimakariri District Council in late 2021, after considerable consultation with the local community.
 - Adverse effect on the rural nature, amenity and characteristics of the Ohoka Village and its immediate surroundings.
 - Effects on the local ecology, particularly on local birdlife.
 - Risk of surface flooding, both locally and downstream of the Ohoka area.
 - Effects of increased traffic on health, local wellbeing and safety of the immediate Ohoka community, as well as flow on impacts on commuters on Tram Road and in North Canterbury, in general.
 - Concerns regarding Climate Change impacts due to increased transport and other emissions.
 - Loss of productive land.
 - The significant improvements of local infrastructure that would be required to service the residential development proposed by Private Plan Change

RCP031, and the placing of the economic burden for development of this improved infrastructure on local ratepayers.

- Inability of the Ohoka School to service the increased student numbers should the development proposed by the Private Plan Change proceed.

4.3 The reasons for my view expressed in this submission come from my knowledge and familiarity with the Ohoka Village and surrounding area. Overall, Private Plan Change RCP031 will overwhelm Ohoka Village, and destroy the small village character that is valued so highly by so many people.

4.4 Thank you for the opportunity to present my submission. I hope you consider it fairly in your decision-making.



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Waimakariri District Council - Proposed District Plan



Form 6 Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Date received: 20/11/2022

Further Submission Reference Number #

WAIMAKARIRI DISTRICT COUNCIL	
RECEIVED:	21 NOV 2022
To:	AUTREY

This is a further submission in support of (or in opposition to) a submission on a change proposed to the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

Albert George Brantley
350 Whites Road RD2 Ohoka 7692
Email: albert.brantley@hotmail.com

I am:

- a person representing a relevant aspect of the public interest. **False**
- a person who has an interest in the proposal that is greater than the interest the general public has. **True**
- the local authority for the relevant area. **False**

Reason for category chosen:

I am a landowner immediately adjacent to the the submitter has proposed for rezoning to allow fro development of Private Plan Change31

Further Submission points

I **Oppose** the original submission of:

Chapman Tripp - Jo Appleyard, 60 Cashel Street PO Box 2510 Christchurch 8140

Original Submission

The submitter opposes the RLZ zoning proposed for several Ohoka properties legally described as Lot 2 & 3 DP 318615, Lot 2 & Part Lot 1 DP 8301, Lot 2 DP 61732, Lot 1 DP 55849, Lot 2 DP55404, Part RS 2220, Lot 1 DP 318615 and Part Lot 1 DP 2267 as indicated in the relevant planning map below. The submitter seeks that this site be rezoned a combination of General Residential Zone ('GRZ') including an overlay providing for Educational facilities and retirement village activities, Large Lot Residential Zone ('LLRZ'), Local Centre Zone ('LCZ'), and Open Space Zone ('OSZ').

Further Submission Point .

Reason

Carter Group Property Limited is requesting this change to the proposed District Plan zoning for the land in question to facilitate creation of an extensive housing development by an associated company, Rolleston Industrial Development Limited, in the immediate vicinity of the Ohoka Village by way of Private Plan Change31 to the Operative District Plan.

PPC31 has received considerable opposition from the local community, including myself. I have objected to PPC31 in its entirety, and I also object to the zoning change under the proposed District Plan requested by the Carter Group Property Limited

I seek that the submission be:

Disallowed