

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: | AUDREY |

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): _____

Postal address/Address for service: [REDACTED] Postcode: [REDACTED]

Email: sarahbrantley13@gmail.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 parents property where I continue to live (Lot 1, DP82022, BLKXIV, Rangiora SD) and will have a significant impact on 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

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:

Albert George Brantley

| This further submission is in relation to the original submission of: <i>Enter the details of the original submitter:</i> • 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 |
|--|---|--|--|--|---|
| Rolleston Industrial Developments Limited (RIDL) | 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. |
| C/o Jo Appleyard/Lucy Forrester Chapman Tripp 60 Cashel Street PO Box 2510 Christchurch 8140 | 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: S [redacted] Bratty

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|--|---|---|--|--|---|
| | 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. |

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 Sarah Maria Brantley. I reside at 350 Whites Road, Ohoka with my mother and father. My family has lived in Ohoka for the last 19 years, and my parents plan to reside in Ohoka for many more years.

1.2 I make a submission on Private Plan Change RCP031 requesting that it be declined due to the following reasons:

- 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.
- 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.

1.3 In my statement of evidence, I will:

- Outline my understanding of Private Plan Change RCP031.
- 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 dairy farming operation, although there are several residential areas within the area covered by Private Plan Change RCP031, including a total of 7 separate dwellings.

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.

Adverse Effects on Rural Character, Amenity and Intrinsic Values

- 3.2 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 feel characterised by country roads, extensive road side planting, 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.
- 3.3 Over recent years, a wetlands habitat and park area has been developed at 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.

- 3.4 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.
- 3.5 The peace and quiet, rural nature and strong sense of community are values and attributes that were the main reasons our family moved to live in Ohoka. My parents are at retirement age now, and have planned to enjoy the peace and quiet of the Ohoka area in their retirement years. I consider that this quiet enjoyment is now at jeopardy if the residential development proposed by Private Plan Change RCP031 is allowed to proceed.
- 3.6 The proposal to add an extra 850 houses to the Ohoka area will, in my opinion, spoil the unique characteristics of Ohoka and the intrinsic values that we, as a family and as a community, value. I understand that the Waimakariri District Council is also concerned about this loss of amenity value and has submitted in opposition to the Private Plan Change.

Effects on Ecology

- 3.7 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, my mother and father have spent considerable effort over many years developing gardens and undertaking pest control so that our family can enjoy the presence of a variety of native birds. The Ohoka Bush development has added greatly to the habitat for native birdlife in the area.
- 3.8 With the increased population and the 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.

Increased Traffic and Pedestrian Safety

- 3.9 The addition of 850 houses in the Ohoka area will significantly increase the traffic on local roads. 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.
- 3.10 The widening of Mill Road that would be required from the significant increase of local traffic 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.
- 3.11 The Applicants' traffic studies indicate an increase of more than 8000 daily vehicle movements as a result of the proposed residential development, which will move than double 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 also result.
- 3.12 I consider there will be significant increase in accident risk for all roads surrounding the Ohoka community if the proposed development proceeds, including around the Ohoka school.
- 3.13 I 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

- 3.14 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 cities to decrease such urban spread, and the Private Plan Change 031 development is considered contrary to such efforts.
- 3.15 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.

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:
- 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.
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 - Concerns regarding Climate Change impacts due to increased transport and other emissions.
- 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.

Sarah Maria Brantley
350 Whites Road
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Email: sarahbrantley13@gmail.com
Mobile: +64 27 5085391

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Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

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Further submitter details

Name of further submitter: Sarah Maria 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: sarahbrantley13@gmail.com Phone: 027 5085391

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Please explain why you come within the category selected above:

My parents are the owners of the property where I live 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

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220906154129 – September 2022
Proposed District Plan and Variations 1 and 2

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- 3.4 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.
- 3.5 The peace and quiet, rural nature and strong sense of community are values and attributes that were the main reasons our family moved to live in Ohoka. My parents are at retirement age now, and have planned to enjoy the peace and quiet of the Ohoka area in their retirement years. I consider that this quiet enjoyment is now at jeopardy if the residential development proposed by Private Plan Change RCP031 is allowed to proceed.
- 3.6 The proposal to add an extra 850 houses to the Ohoka area will, in my opinion, spoil the unique characteristics of Ohoka and the intrinsic values that we, as a family and as a community, value. I understand that the Waimakariri District Council is also concerned about this loss of amenity value and has submitted in opposition to the Private Plan Change.

Effects on Ecology

- 3.7 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, my mother and father have spent considerable effort over many years developing gardens and undertaking pest control so that our family can enjoy the presence of a variety of native birds. The Ohoka Bush development has added greatly to the habitat for native birdlife in the area.
- 3.8 With the increased population and the 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.

Increased Traffic and Pedestrian Safety

- 3.9 The addition of 850 houses in the Ohoka area will significantly increase the traffic on local roads. 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.
- 3.10 The widening of Mill Road that would be required from the significant increase of local traffic 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.
- 3.11 The Applicants' traffic studies indicate an increase of more than 8000 daily vehicle movements as a result of the proposed residential development, which will more than double 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 also result.
- 3.12 I consider there will be significant increase in accident risk for all roads surrounding the Ohoka community if the proposed development proceeds, including around the Ohoka school.
- 3.13 I 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

3.14 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 cities to decrease such urban spread, and the Private Plan Change 031 development is considered contrary to such efforts.

3.15 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.

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:

- 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.
- 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.

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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