

Before an Independent Hearings Panel
Appointed by Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions on the Proposed
Waimakariri District Plan

and: Hearing Stream 12: Rezoning requests (larger scale)

and: **Carter Group Property Limited**
(Submitter 237)

and: **Rolleston Industrial Developments Limited**
(Submitter 160)

Statement of evidence of Tim Walsh (Planning) on behalf of
Carter Group Limited and Rolleston Industrial Developments
Limited

Dated: 5 March 2024

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STATEMENT OF EVIDENCE OF TIM WALSH ON BEHALF OF CARTER GROUP LIMITED AND ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED

INTRODUCTION

- 1 My full name is Timothy Carr Walsh. I am a resource management planner employed by Novo Group. Novo Group is a resource management planning, landscape architecture and traffic engineering consulting company that provides resource management related advice to private clients and local authorities.
- 2 I hold a Bachelor of Science (Honours) degree and a Master of Science degree from the University of Canterbury. I am also an Associate member of the New Zealand Planning Institute.
- 3 I have approximately 18 years of experience as a resource management planner, working in local and central government, and as a consultant. I have particular experience in urban land use development planning in Greater Christchurch, predominantly as a consultant to property owners, investors and developers.
- 4 Relevant to this matter I have experience in processing resource consent applications including preparing section 42A reports and attending resource consent hearings for district councils. As a consultant planner I have experience in evaluating development projects, preparing resource consent applications and plan change requests, and presenting evidence at council resource consent and plan change hearings and the Environment Court.
- 5 I note that Novo Group has been involved in several recent plan changes in the Greater Christchurch area since the National Policy Statement for Urban Development came into force.
- 6 I have experience in a wide range of resource management planning matters, with a particular focus on residential development. While employed at the Canterbury Earthquake Recovery Authority from 2013 to 2015, I led the development of the 'A Liveable City' residential chapter of the Christchurch Central Recovery Plan.
- 7 I am familiar with the submitter's request to rezone land bound by Mill Road, Whites Road, Bradleys Road at Ōhoka ('**the site**') to enable approximately 850 residential sites, two small commercial zones, and provision for a school and retirement village.
- 8 I have visited the site and surrounding area on several occasions having been involved in private plan change 31 ('**PC31**') to rezone this land under the operative District Plan.

CODE OF CONDUCT

- 9 Although this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

SCOPE OF EVIDENCE

- 10 This evidence:
- 10.1 Describes the site and surrounds and the rezoning request;
 - 10.2 Addresses the issues associated with the request, including those raised by further submissions;
 - 10.3 Provides the required statutory analysis; and
 - 10.4 Considers relevant non-statutory documents including Our Space 2018-2048: Greater Christchurch Settlement Pattern (**'Our Space'**), Waimakariri 2048 District Development Strategy (**'DDS'**) and the Greater Christchurch Spatial Plan (**'GCSP'**).
- 11 In preparing my evidence I have reviewed the evidence of the following people:
- 11.1 Mr Jeremy Phillips – planning;
 - 11.2 Mr Gregory Akehurst – economics;
 - 11.3 Ms Natalie Hampson – economics;
 - 11.4 Mr Gary Sellars – housing demand and supply;
 - 11.5 Mr Chris Jones – market demand;
 - 11.6 Mr Chris Sexton – spatial analysis;
 - 11.7 Mr Chris Thompson – geotechnical matters;
 - 11.8 Mr Mark Crooks – land contamination;
 - 11.9 Ms Laura Drummond – ecology;
 - 11.10 Mr Victor Mthamo – versatile soils;

- 11.11 Mr Timothy McLeod – infrastructure;
 - 11.12 Mr Carl Steffens – water supply;
 - 11.13 Mr Eoghan O’Neil – stormwater;
 - 11.14 Mr Ben Throssell – flooding;
 - 11.15 Mr Bas Veendrick – hydrology;
 - 11.16 Mr Nicholas Fuller – transport;
 - 11.17 Mr Simon Milner – public transport
 - 11.18 Mr Paul Farrelly – greenhouse gas emissions;
 - 11.19 Mr Garth Falconer – urban design;
 - 11.20 Ms Nicole Lauenstein – urban design;
 - 11.21 Mr David Compton-Moen – landscape;
 - 11.22 Mr Tony Milne – landscape;
 - 11.23 Dr Gabrielle Wall – education provision; and
- 12 While not directly relevant to this matter, I have also considered the section 42A report and supporting assessments, submissions, and evidence prepared for PC31.
- 13 The Rolleston Industrial Developments Limited submission refers to the PC31 request as providing a detailed justification in support of the proposed zoning of the land. To avoid the reader having to refer to the PC31 documentation, all information and assessment relevant to the requested zoning (by Rolleston Industrial Developments Limited and Carter Group Property Limited, hereon referred to as ‘**the submitter**’) is included in this evidence.

SUMMARY OF EVIDENCE

- 14 The proposed rezoning provides for approximately 850 dwellings, a school, retirement village, polo field and commercial centre providing for the day-to-day needs of existing and future residents.
- 15 A development capacity shortfall that exists within the urban environment (particularly outside the main towns) means that there is not enough land available to provide for expected housing demand and that Council is not currently meeting its obligations under the National Policy Statement on Urban Development (**‘NPS-UD’**).

- 16 The proposed development area is well located within a relatively unconstrained area of the urban environment that has a high demand for people seeking to live outside the district's main towns as evident from the evidence of Messrs Akehurst, Sellars and Jones and Ms Hampson. The site in Ōhoka is readily available and would eliminate the identified development capacity shortfall. It stands out as a suitable candidate for rezoning given it provides a large contiguous area of land adjacent to an existing urban area, that can be developed comprehensively and in a timely manner.
- 17 While the proposed rezoning is not anticipated by the planning documents, it can be considered on its merits because the proposal satisfies the responsive planning provisions of the NPS-UD. On the merits, I consider the proposal is appropriate because:
- 17.1 The site has low exposure to natural hazards. While it is at some risk of flooding (less so than many other areas), modelling has determined that minimal mitigation is required to ensure that development of the site does not worsen flooding beyond the site.
 - 17.2 The potential costs associated with the loss of productive land are outweighed by benefits of providing development capacity.
 - 17.3 The distance of Ōhoka from coastal areas and the ability to manage flooding risk contribute to the resilience of the development area to impacts of climate change.
 - 17.4 The proposal supports future residents in reducing their GHG emissions via multi-modal transport options including a public transport service, requirements for houses to be electric vehicle charging ready and generate solar power generate reduced car use, and tree and garden planting requirements. The proposal would also remove dairying from the land which further supports emissions reductions. More fundamentally, the proposed urban expansion is preferable to providing the required capacity with additional rural residential / lifestyle development which would be more carbon intensive.
 - 17.5 The site can be serviced with all the necessary infrastructure.
 - 17.6 The proposal provides local convenience for an expanded local population. The commercial offering is likely to be anchored by a supermarket and would also be expected to accommodate a small mix of food and beverage retail, commercial services, and potentially health care facilities and a preschool.
 - 17.7 The proposal will lead to an improvement to waterway ecology which is matter of importance to Te Ngāi Tūāhuriri Rūnanga.

- 17.8 The proposal provides good connectivity and accessibility at the local scale, and acceptable levels beyond.
- 17.9 The proposal maintains the existing characteristics of the Ōhoka settlement and urban area while providing a compact and consolidated urban form.
- 18 I consider that the proposal will give effect to the NPS-UD, and give effect to the RPS and achieve consistency with the Proposed Plan (except for those directive provisions regarding urban growth which are resolved by the responsive planning provisions of the NPS-UD).
- 19 Overall, I consider that the proposal achieves the purpose of the Resource Management Act 1991 ('**the Act**') in the most appropriate way.

THE SITE AND SURROUNDING ENVIRONMENT

- 20 The land that is the subject of the rezoning submission is indicated on the aerial photograph in **Figure 1** below, and comprises 511, 531, 535 & 547 Mill Road and 290 & 344 Bradleys Road. It is currently proposed to be zoned Rural Lifestyle Zone ('**RLZ**') in the Proposed Waimakariri District Plan ('**Proposed Plan**').



Figure 1: Aerial photograph indicating subject land (Source: Canterbury Maps)

- 21 The site is described below along with a description the surrounding environment.

SITE DESCRIPTION

- 22 The site (also referred to as '**development area**') is approximately 156 hectares in area and is bounded in large part by Bradleys Road, Mill Road and Whites Road. It does not include the land proposed to be zoned Settlement in the Proposed Plan near the intersection of Mill Road and Whites Road. The southwestern boundary extends between Bradleys Road and Whites Road roughly 1.5 kilometres from the Mill Road end.
- 23 The Records of Title of affected land are included in **Appendix 1**. The submitter controls 535 Mill Road, which is approximately 152.56 hectares in area. Properties also affected by the submission, but not controlled by the submitter, include 290 and 344 Bradleys Road, 511, 531 and 547 Mill Road, and all these properties are currently proposed to be zoned Settlement at Ōhoka.
- 24 For the most part, the current land use of the site is a dairy farm with the farmhouse and farm buildings in a cluster towards the western corner and an additional cluster of farm buildings near the boundary of 531 Mill Road. Open paddocks predominate, but the site comprises a variety of mature trees and shelterbelts. A high water table extends over the site and several waterways, including Ōhoka Stream and the Ōhoka South Branch, flow in an easterly direction. Roughly 350 metres from the farmhouse is another more recent dwelling situated next to a pond mostly surrounded by mature vegetation. The pond is fed by one spring, while another spring nearer to Bradleys Road drains through a channel within the site. Another notable feature is the 66kV electricity transmission lines that run through the western part of site.
- 25 The features of the site and surrounds are further described in the technical evidence of the experts engaged by the submitter.

DESCRIPTION OF THE ŌHOKA SETTLEMENT AND CONTEXT

- 26 The design report appended to Mr Falconer's urban design evidence succinctly outlines the historical context of the settlement founded as a mill town in the mid 1800's. The report describes Ōhoka as a thriving settlement by the mid to late 1800's:

with multiple schools, a hotel and a number of shops and businesses clustered around the T-junction at Mill and Whites Road. These formed the nucleus of a small community, and a number of the buildings are visible today including the Community Hall, which is still used for social occasions and workshops, and the Gate Keeper's House, which has been preserved and relocated to Ōhoka Domain. Due to improvements in logistics, local milling was in decline by the mid 20th century. Many of Ōhoka's families moved to the city, and the settlement's growth was largely stalled relative to its neighbours. Land has primarily been used for farming, however lifestyle blocks and smaller residential lots are increasingly common.

- 27 The current settlement, which immediately adjoins the site, is described by Ms Lauenstein as comprising a core confined within the north and south tributaries of the Ōhoka Stream with residential development beyond hidden behind mature vegetation. While the extent of the settlement can be described in different ways, for the purposes of this evidence I refer to it as the land proposed to be zoned Settlement Zone ('**SETZ**'), Large Lot Residential Zone ('**LLRZ**'), Natural Open Space Zone ('**NOSZ**') and Open Space Zone ('**OSZ**' which includes the Ōhoka Domain) as indicated in **Figure 2** over the page. I note that some of this land is yet to be developed in line with its current zoning. I also note that the Ohoka SETZ is the extent of the existing urban area identified on Map A of the RPS.
- 28 Commercial activities are currently limited in Ōhoka with only one business providing day-to-day type goods and services for the local population. This is the Ōhoka GAS service station with automotive servicing and attached dairy which is located on the corner of Mill Road and Whites Road opposite the Domain. Other commercial operations in the settlement include WaterForce, an irrigation company located adjacent the site at 530 Mill Road, Waimakariri Dental Centre at 475 Mill Road, Lithoprint Graphics at 469 Mill Road, and Baby Kulture Handknits also on Mill Road.
- 29 Ōhoka Domain is a notable feature of the settlement and is the venue for a popular Friday morning farmers market. Occupying over 6 hectares, the Domain includes car parking, tennis courts, a playground, picnic and barbeque facilities, a children's bike track, public toilets, and a pavilion available for hire.



Figure 2: The extent of the existing Ōhoka settlement

- 30 Local recreational facilities also include the Ōhoka Stream Walkway which runs along the true left of Ōhoka Stream from Bradleys Road

to Keetly Place, and the walkway through Ōhoka Bush at the southern end of the Domain.

- 31 As noted in Mr Compton-Moen’s urban design evidence, the road environment through the settlement is generally slow speed owing to the presence of parked cars, a general lack of road markings and narrow carriageways. This is despite a posted speed limit of 60km/h in the immediate vicinity of the settlement and 100km/h beyond.
- 32 Ōhoka School, which includes a sports and event centre available for wider community and corporate use, is located on Jacksons Road roughly 1.5 kilometres from the intersection of Whites Road and Mill Road. The site is within the Ōhoka School zone.

SURROUNDING ENVIRONMENT

- 33 The block bounded by Whites, Mill, Jacksons and Tram roads to the east of the site is predominately comprised of rural lifestyle properties. Rural lifestyle and rural residential development proliferate to the southeast of the site throughout the Mandeville area which is centred around a small local commercial centre with offerings that include a bar, restaurants, a small supermarket, a hair and beauty salon, a preschool, and a fuel station. A rural and rural lifestyle equipment hire business is due to open in spring this year.
- 34 Rural land use predominates to the west of the site, and to the north beyond the Ōhoka settlement. Local industry includes the Canterbury Pet Food Company southwest of the site at 166 Bradleys Road.
- 35 Ōhoka is close to the district’s urban centres including Rangiora, and Kaiapoi. According to Google Maps, the distance from Ōhoka to the centres of Kaiapoi and Rangiora is approximately 9.2 and 9.5 kilometres respectively, a journey that takes about 10 minutes by car or 20-30 minutes on a bicycle.
- 36 Christchurch/Ōtautahi, the main employment centre for the district, is also close to Ōhoka via State Highway 1 which is accessed via primary collector roads (Bradleys Road and Mill Road) and district arterial roads (Tram Road and Ōhoka Road). A car journey to central Christchurch takes approximately 25 minutes depending on traffic. Further, park and ride facilities are available at Kaiapoi and Rangiora for public transport services to Christchurch.
- 37 The eastern part of the district, including Ōhoka, is part of the Greater Christchurch sub-region and urban environment identified in the Canterbury Regional Policy Statement (‘RPS’).

THE PROPOSAL

- 38 The proposal provides for a coordinated and master-planned expansion of the existing Ōhoka settlement and urban area, with

the Outline Development Plan ('**ODP**' included at **Appendix 2**) guiding the form and layout of future development.

- 39 The submission seeks that the site be zoned a combination of General Residential Zone ('**GRZ**'), LLRZ, Local Commercial Zone ('**LCZ**'), and OSZ with overlays providing for educational facilities and retirement village activities.
- 40 The scope of the proposal has changed somewhat due to the evolution that occurred during the PC31 plan change process. The revised proposal seeks a combination of SETZ, LLRZ, LCZ and Natural Open Space Zone ('**NOSZ**'). The originally proposed GRZ has been replaced with SETZ, the smaller of the originally proposed LCZs has been removed, and the OSZ has been replaced with NOSZ. Further, the overlays in respect of the SETZ provide for a polo field and associated facilities and educational facilities. A retirement village is also provided for within the SETZ.
- 41 While the revised proposal has been drafted to seek SETZ rather than GRZ, the proposed rules package could readily be drafted to use the GRZ zoning and maintain the same development outcomes. The SETZ zoning was chosen over the GRZ zoning as in the context of the Proposed Plan provisions this was the simplest and most effective way of drafting the development area provisions. In addition, the SETZ suits the proposal better in terms of the minimum lot size for that zone and the type of development intended. However, if the Panel preferred GRZ zoning (instead of SETZ) for those areas of the site, an amended set of provisions could be prepared. I consider there is scope within the original submission to seek SETZ, as this relief does not seek provision for more development than the relief sought in the original submissions. I understand the issue of scope in this respect will also be covered in legal submissions.
- 42 The proposed LCZ is in the northeast corner of the site opposite the Ōhoka Domain with frontage to Whites Road. This is intended to be the location of the village centre for Ōhoka. This modestly sized local centre is envisaged to serve the local community with day-to-day goods and services. A cap of 2,700m² gross floor area of retail activities is proposed to apply to the LCZ, which is the same as for the Mandeville LCZ.
- 43 Alongside local convenience shops, the masterplan for the village centre / LCZ envisions car parking (including a park and ride facility), a pub, and provision for the hosting of the Ōhoka farmers market during the winter when ground conditions are not suitable at the Domain. The retail cap would not apply to the Ōhoka farmer's market. Development within the LCZ would be of a high amenity standard with generous tree planting.
- 44 The proposed SETZ occupies roughly two thirds of the plan change area and would accommodate approximately 704 residential

allotments. It provides for a variety of lot sizes with the minimum allotment size being 600m². The general intent is for smaller properties to be located closer to the proposed LCZ with the density decreasing towards the LLRZ.

- 45 The LLRZ occupies the southwest end of the site. The LLRZ would accommodate approximately 146 residential allotments at a proposed maximum average density of 3,300m² per lot with a minimum allotment size of 2,500m². This increases the average density from the 5,000m² per lot minimum prescribed for the LLRZ in the Proposed Plan.
- 46 NOSZ corridors are proposed along waterways and around springs to provide for ecological restoration and protection, and for recreation and connectivity.
- 47 Measures that will help support the reduction of greenhouse gas ('GHG') emissions are proposed including a requirement for additional tree planting on all residential sites, additional native planting on LLRZ sites, prohibition of LPG use (except for outdoor barbeque use) and a requirement that provision is made for electric vehicle charging and solar generation for all residential properties. These requirements are expressed in the ODP text enforceable via a developer covenant (or similar legal instrument) except the planting requirements which are covered by district plan rules. A public transport service connecting Ōhoka to Kaiapoi is also proposed which will help support the reduction of GHG emissions. Details of proposed service are provided in the transport features section of the proposal.

DEVELOPMENT CONTROLS AND DESIGN GUIDELINES

- 48 In recognition of the existing character of the Ōhoka settlement, development controls and design guidelines specific to the development area will be required to be prepared by the developer and approved by Council at or before subdivision stage. The guidelines would ensure that all development, including built form, fencing/walls, landscaping, parking, and public spaces, is of the quality and character required to maintain the existing characteristics of the Ōhoka settlement. The guidelines would address matters similar to those addressed by the residential design principles (RES-MD2) and urban design (CMUZ-MD3) matters of discretion in the Proposed Plan, but specific to the Ōhoka context so as to ensure carefully curated outcomes.
- 49 An independent design approval process would be established and most likely administered by a professional residents' association which would appoint a panel of appropriate design professionals (e.g. architects and landscape architects) to review and approve development proposals. A rule is proposed requiring compliance with the abovementioned development controls and design guidelines. The independent design approval process would be used

to demonstrate compliance with the proposed rule. If the design guidelines were not approved by Council prior to development commencing, any development proposal would require a discretionary resource consent.

DEVELOPMENT SCENARIOS AND RESIDENTIAL YIELD

- 50 The proposal generally provides for 850 residential units (704 within the SETZ and 146 in the LLRZ) and a school. If a school is not established within the Education Overlay, approximately 42 additional residential units could be established within the SETZ area increasing the number of residential units to 892.
- 51 As well as standalone residential units, it is anticipated that a retirement village be established within the development area. While indicative only, this potential retirement village is estimated to provide 220 units and is assumed to replace 55 standard residential units within the development area. This would result in a net increase of 165 units above the 892 residential unit threshold (i.e. 1,057 units). However, Mr Fuller has advised that from a traffic generation perspective, four retirement households equate to one residential unit. As such, the upper dwelling yield of 1,057, inclusive of 220 retirement units, has a household traffic equivalent of 892 standard residential units.
- 52 The proposal provides for a polo facility within an overlay located south of Ōhoka Stream to the west of the main north/south spine road. If developed, the facility would permanently or temporarily prevent up to 96 residential units from being developed. Decisions on the viability of the facility would be made at subdivision stage.

OUTLINE DEVELOPMENT PLAN FOR THE SITE

- 53 The proposed ODP includes a body of text, in addition to the planning map, with further detail of how the area is to be developed. It has been designed to ensure the future expansion of Ōhoka occurs in a manner appropriate for the context. Subdivision standard SUB-S4 requires subdivision to be designed and carried out in accordance with the ODP (including its associated text). Non-compliance with the ODP would require a discretionary subdivision consent.

Urban Design Features

- 54 The urban design features of the proposal are described in detail in the urban design evidence Mr Falconer (particularly within a design report appended to his evidence), Ms Lauenstein and Mr Compton-Moen. The design report sets out the key design elements as follows:

Ecology

Protect and enhance the Ōhoka Stream Tributary as a key ecological corridor

Integrate and realign the northern spring into the southern spring to create a clear and enhanced stream corridor

Protect and accentuate the southern spring pond to form a key landscape feature centrally within the site

Retain other natural waterways & existing native planting

Urban Structure

Create a natural radial urban form to complement the existing Ōhoka settlement

Provide an enhanced village centre with additional facilities

Provide suburban residential on the northern two-thirds of the site with densities transitioning down from the village centre to the south and west

Provide large lot residential to sleeve the suburban residential and wrap the southern end of the development

Character

The proposed Local Centre is to be configured in a finer-grained commercial pattern (typically 80 to 100m² one and two level units) with buildings fronting the streets and internal car parking areas

A building setback of 20m, vegetation buffer of 10m, along with a gravel path and grass strip, are proposed to screen the proposal from both Bradleys and Whites Roads

Vehicular access onto both Bradleys and Whites Roads is restricted and carefully provided with a landscape setting

Connection

Provide a central collector spine road in a north-south direction from the Mill Road frontage through to the south

Provide a main east-west collector road connection from the Whites Road frontage through the Local Centre to Bradleys Road following the Ōhoka Stream tributary

Create a permeable local street network which provides direct key north-south and east-west connections throughout the site and a series of accessible and interlinked local streets

Provide a park and ride area adjacent to the Local Centre to promote car sharing and a possible public transportation pick up and drop off location.

Open Space

Fit in an integrated series of open spaces to enhance the existing natural and environmental features within the site

Provides for a variety of quality green spaces

Integrate stormwater treatment facilities into the open space network

Provide a series of connected off-road walking and cycling paths to ensure easy access to all proposed open spaces

Diversity

Provide approximately 850 residential units with a range of types and sizes

Promote multi-modal transportation

Provide a variety of compatible commercial/business/community facilities for local catchment

Alternative land uses for a polo field and a retirement village/school are provided

- 55 The indicative masterplan in the design report shows community green spaces in addition to the NOSZ. Any required community reserves would be identified at subdivision consent stage. The size and location of any reserve spaces will need to be balanced against the existing generous provision in the nearby Ōhoka Domain and within the NOSZ.

Ecological Features

- 56 Development of the site provides potential for ecological restoration and enhancement of waterbodies which are described in the evidence of Ms Drummond. The ODP provides for the protection and enhancement of selected water bodies and freshwater ecosystems within the site and incorporates them into a wider green and blue network. The ODP requires:
- 56.1 Construction methodologies to be informed by the results of detailed groundwater and spring water level and spring flow monitoring.
- 56.2 The preparation of an ecological management plan that:

- (a) specifies spring head restoration, riparian management, waterway crossing management, and segregation of spring water and untreated stormwater, and
 - (b) require minimum waterbody setbacks for earthworks and buildings/structures.
- 56.3 Maintenance of the perennial course of the lower Southern Spring Channel.
- 56.4 Possible re-alignment of the Northern Spring Channel baseflow into the Southern Spring Channel downstream of the spring-fed ponds. Both channels are perennial and could be meandered and naturalised.
- 56.5 Possible meandering and naturalisation of the Groundwater Seep.
- 56.6 Riparian planting plans with a focus on promotion of naturalised ecological conditions, including species composition, maintenance schedules, and pest and predator controls.
- 56.7 Stream ecology monitoring (i.e., fish, invertebrates, instream plants and deposited sediment surveys).
- 57 Another ecological intervention of the proposal is the prohibition of the keeping of cats within the site. This is expressed in the ODP text and would be enforced via a developer covenant.

Transport Features

- 58 Mr Fuller's transport evidence and the evidence of the urban design experts describe the relevant transport features of the proposal, which are expressed in the ODP. In general, the network within the site will be designed to facilitate movement towards the village centre, particularly making it easy to do so on foot and bicycle, and the aesthetic of the streets will reflect the existing character of Ōhoka. The ODP shows the indicative layout of the road and pedestrian/cycle network as well as indicative cross-sections of various road types. As is common practice, the road and pedestrian/cycle network for the site would be developed at subdivision consent stage.
- 59 Road links to Mill Road, Bradleys Road and Whites Road are proposed. Intersections with these roads will give priority to the external road network. Direct vehicle access to private properties will be provided to Mill Road only. Beyond the site, gateway treatments are proposed at the intersection of Mill Road and Bradleys Road, and on Whites Road at the intersection of Ōhoka Stream.

Public Transport

- 60 A developer¹ funded public transport service is proposed to be provided that would connect Ōhoka and Kaiapoi. The service would:
- 60.1 Connect tightly with Christchurch express services,
 - 60.2 Minimise morning connection times,
 - 60.3 Allow time for delays in afternoon connection times,
 - 60.4 Keep departure times as consistent through the day as possible, and
 - 60.5 Minimise wait times evenly between arriving and departing all-stop services.
- 61 The vehicle(s) providing the service is proposed to be an electric powered bus with 22-seat plus eight standing capacity, wheelchair access and bicycle racks. Unless fare integration with Canterbury Regional Council contracted services is in place, the service would be provided without charge.
- 62 The developer funded service would be provided for a period of not less than 10 years from the occupation of the first new residential unit constructed within the development area unless the Canterbury Regional Council elects to provide the same or similar service.

Servicing

- 63 The planned development of the site can be fully serviced as set out in the evidence of the various infrastructure experts. The following briefly summarises the servicing options for wastewater, water, stormwater, electricity and telecommunications.

Wastewater

- 64 Effluent will be reticulated to the Rangiora Wastewater Treatment Plant either via gravity reticulation or a local pressure sewer network or a combination of both. The new wastewater reticulation system would collect wastewater from site and convey it to the treatment plant via a new dedicated rising main.

Water

- 65 Potable water will be supplied via new bores within the site and supported by the transfer of existing water-take consents to Council or potentially a new community water supply take. A new water supply headworks for treatment, storage and pumping would be

¹ The developer has received two quotes from public transport companies and is satisfied that the service is financially viable.

developed and could be integrated with the existing Ōhoka water supply network.

- 66 Firefighting water flows will be provided to the proposed SETZ and LCZ. Hydrants will be provided for emergency requirements within the LLRZ consistent with the surrounding Mandeville and Ōhoka areas.

Stormwater

- 67 Stormwater management facilities are proposed within the site to provide for treatment and attenuation prior to discharge into natural waterways and drainage channels.

Electricity and Telecommunication

- 68 Sufficient power for the development is available from the existing electricity network bordering the site and telecommunications can be provided underground to future allotments from an existing fibre network in Mill Road.

FUNDING OF INFRASTRUCTURE

- 69 For the most part, development contributions levied at subdivision stage are anticipated to fund new and/or upgrade infrastructure to accommodate the proposed rezoning. I understand that development contributions can only be levied in respect of projects indicated in Council's Long Term Plan ('LTP') and several required upgrades are not included in current LTP², and are unlikely to feature in the upcoming 2024-2034 version (due to its imminent release for consultation and subsequent adoption around the middle of this year). However, if the rezoning were approved, Council would have a strong incentive to include the upgrades in the 2027-2037 LTP so that it can capture development contributions at subdivision stage. If any of the upgrades need to be delivered earlier than required to respond to growth in the wider network, a developer agreement may be required to enable the works to be implemented without undue delay.
- 70 Development contributions would not apply to any new and/or upgraded infrastructure required for no reason other than to accommodate development of the site – an example of which is a new rising main to convey wastewater from the site to the Rangiora Wastewater Treatment Plant. This would be funded in full by the developer.

² One exception is the proposed Bradleys Road roundabout scheduled for construction in 2025 which would accommodate traffic from the development site as identified in Mr Fuller's evidence.

NATIONAL GRID

- 71 Activities, development and earthworks proximate to the 66kV electricity transmission lines that run through the western part of site are subject to rules EI-R51 to EI-R56. These rules seek to manage effects on the National Grid and major electricity distribution lines.

THE ŌHOKA SETTLEMENT ZONE

- 72 The submitter initially proposed that the existing Ōhoka SETZ be rezoned GRZ. This is no longer proposed. However, if the proposed rezoning of the site were approved, the current SETZ provisions would not be entirely fit for purpose given they provide for commercial activities within the zone. Given a LCZ is proposed to provide for the day-to-day goods and services needs of the local community, exclusions are proposed so that provision is not made for the following within the Ōhoka SETZ:

- 72.1 health care facilities,
- 72.2 convenience activities,
- 72.3 veterinary facilities,
- 72.4 food and beverage outlets, and
- 72.5 supermarkets.

AMENDMENTS TO THE PROPOSED DISTRICT PLAN

- 73 The proposed amendments to the Proposed Plan are included at **Appendix 3**. In summary, the proposed amendments include:
- 73.1 an objective providing for expansion of the Ōhoka settlement while achieving the outcomes outlined previously,
 - 73.2 three associated policies concerning character and amenity matters, residential density, and matters relating to development of the local centre,
 - 73.3 four rules specifically permitting anticipated activities including a parking lot in the LCZ, education and polo facilities in the relevant overlays, and a retirement village,
 - 73.4 a rule discouraging minor residential units,
 - 73.5 an urban design rule applying to all proposed buildings, structures and development, and
 - 73.6 two standards relating to residential density in the SETZ and LLRZ, and

- 73.7 four built form standards requiring tree planting on all residential sites, native planting on LLRZ properties, a 10-metre setback from residential sites of any polo related structures, and a maximum height limit of 8 metres relating to the LCZ.
- 74 All other relevant district plan provisions apply except where exclusions are proposed. The exclusions relate to the SETZ rules which provide for a range of small-scale commercial activities. Commercial activities are proposed to only be exclusively provided in the LCZ. Exclusions are also made in respect of certain LCZ activities not considered appropriate for the Ōhoka LCZ including trade supplier and yard-based activities.
- 75 A minor amendment to the SETZ objective is also proposed that resolves a slight tension between the proposed rezoning and the objective as currently proposed.
- 76 An amendment is also proposed in respect of the interpretative diagram relating to the banks of water bodies.

IDENTIFICATION AND ASSESSMENT OF ISSUES

SUMMARY OF ISSUES RAISED IN FURTHER SUBMISSIONS

- 77 A total of 32 persons made further submissions in relation to the proposed rezoning. The submissions were mostly made by individuals and from the following entities:
- 77.1 the Waimakariri District Council³,
- 77.2 the Oxford Ohoka Community Board,
- 77.3 the Ohoka Residents Association,
- 77.4 Transpower New Zealand Limited, and
- 77.5 Waka Kotahi / the New Zealand Transport Agency.
- 78 Most of the further submissions are opposed to the rezoning except David Cowley who supports the proposal but appears to suggest the density in the proposed LLRZ should be higher (minimum lot size of 1,000m² with an average lot size not less than 2,000m²). Further, the Transpower submission is neutral and requests amendments to the proposal. Issues / matters raised in the further submissions can be generally grouped as follows:

³ The submission is from the elected members. I refer to the elected members using the term 'Waimakariri District Council' to differentiate them from the council organisation (i.e. executive and staff) which I refer to as 'Council'.

- 78.1 Unanticipated urban development,
 - 78.2 Land suitability matters including use of highly productive land, land contamination, geotechnical and flooding risk,
 - 78.3 Servicing anticipated development with three waters infrastructure,
 - 78.4 The National Grid,
 - 78.5 Transport effects and infrastructure,
 - 78.6 Character, amenity and landscape, and
 - 78.7 Aquatic and terrestrial ecology.
- 79 I note that several further submissions refer to previous submissions made in respect of PC31 to the Operative District Plan. Given my involvement in PC31, I am familiar with the issues previously raised and have accounted for them in the following analysis.

ANALYSIS OF ISSUES RAISED IN FURTHER SUBMISSIONS

Unanticipated Urban Development

- 80 Further submissions assert that growth of Ōhoka is not anticipated within the centres-based growth model of the RPS and other non-statutory documents, and that the proposed rezoning is not the type of development contemplated by the NPS-UD.
- 81 I agree that Ōhoka has not been identified as a location for urban growth in the district and Greater Christchurch sub-region. As assessed later in the statutory analysis section of this evidence, I find that the proposal is contrary to RPS provisions that direct where urban growth is to be located. Further, the proposal does not align with the non-statutory direction in Our Space, the GCSP and the DDS in respect of the location of urban growth.
- 82 Prior to the gazettal of the NPS-UD, this misalignment with local and regional planning documents would have provided strong grounds for refusal of the rezoning proposal. However, the responsive planning provisions of the NPS-UD provide for consideration of proposals that are unanticipated by RMA planning documents. As assessed later in this evidence, I consider the rezoning proposal satisfies the responsive provisions of the NPS-UD meaning it can be considered on its merits.
- 83 The following section of this evidence reviews the predicted residential demand and supply situation in the Greater Christchurch sub-region of the district. For the purposes of the NPS-UD, the Greater Christchurch part of the district defines the extent of the

urban environment⁴. The sub-region / urban environment within the district includes the existing urban areas of Rangiora, Kaiapoi, Woodend/Pegasus, Tuahiwi, Waikuku Beach, Woodend Beach, The Pines Beach, Kairaki and Ōhoka alongside rural land. I note that there was some debate in the PC31 hearing regarding whether Ōhoka is within an urban environment. A detailed discussion on this matter is included in the evidence of Mr Phillips. I agree with his analysis.

- 84 Following the review of residential demand and supply situation, the evidence analyses the opportunities for urban growth in the district in the context of the direction provided by the statutory planning documents and in consideration of development constraints.

Residential Supply and Demand Situation

- 85 The Greater Christchurch Partnership prepared an updated housing development capacity assessment for the sub-region in March 2023. The assessment indicates that the population of Christchurch City, Selwyn and Waimakariri districts could increase by 32% in 2052 which translates to an additional 79,220 households. It is expected that the Greater Christchurch sub-region will accommodate 85% of the projected growth with Waimakariri District absorbing a 17% share of that growth.
- 86 Subsequent to that regional assessment, housing demand and capacity has been assessed specifically for Waimakariri District by way of the Waimakariri Residential Capacity and Demand model ('**WCGM22**'). The model and its findings are presented in the 'Waimakariri Residential Capacity and Demand Model – IPI 2023 Economic Assessment' prepared by Formative Limited (the '**Formative Report**').
- 87 Given the objectives of the NPS-UD, the matter of residential development capacity within the district is of central importance to consideration of the proposed rezoning. Whether or not feasible and sufficient development capacity is provided in the district was a subject of extensive analysis throughout the PC31 plan change process as summarised in Mr Akehurst's evidence⁵.
- 88 The hearings panel for PC31 found that there is a high likelihood that the WCGM22 overstates residential capacity and recommended that Council revisit the matter. As Mr Akehurst points out, the recommendation has not been acted on and the Formative Report maintains the position held at the PC31 hearing.
- 89 In August 2023, the experts for Rolleston Industrial Developments Limited in relation to PC31 found that there was a medium-term

⁴ I note that this was accepted by the hearings panel for PC31.

⁵ Evidence of Greg Akehurst, paragraphs 29-32.

development capacity shortfall of 1,239 dwellings in the district – capacity for supply of 4,361 dwellings against an estimated demand for 5,600 dwellings. This contrasted with the small surplus of 350 dwellings estimated in the 2023 Greater Christchurch Housing Development Capacity Assessment. In summary, the reasons for the differing capacity estimates are because the WCGM22:

- 89.1 Includes stormwater detention and treatment areas and commercial areas in the 25% infrastructure deduction where these areas ought to be deducted separately,
 - 89.2 Includes parcels not available to be developed such as those containing recreation and utility reserves, pre-schools, protected items etc.,
 - 89.3 Includes parcels already developed that do not provide scope for infill or intensification and further capacity in the medium term,
 - 89.4 Includes parcels subject to restrictive covenants that would limit or prevent further development/subdivision, and
 - 89.5 Includes parcels where infill development is unlikely.
- 90 It was also found that the capacity shortfall issue may also persist into the long term. A key component of the feasible development capacity estimates for the district for the long term are the Future Development Areas ('**FDAs**') as identified in Map A of the RPS. Within the district, these provide for 450 hectares of future urban expansion east and west of Rangiora (345 hectares) and west of Kaiapoi (105 hectares). These areas are reflected in the Proposed Plan and referred to as New Development Areas ('**NDA**s').
- 91 Council has assumed that the proposed NDAs will provide between 5,000 and 7,000 new dwellings based on a total developable area of approximately 450 hectares and minimum net densities of approximately 12 households per hectare ('**hh/ha**') (5,400 dwellings) to 15 hh/ha (6,750 dwellings). However, I consider that the developable area of the NDAs has been overestimated. In particular, the developable area of the Kaiapoi NDAs is significantly less than stated due to the risk of inundation with much of the NDAs exposed to high hazard – I discuss this matter in more detail later in this evidence. Analysis undertaken to inform PC31 evidence indicates that the capacity of the NDAs is most likely to deliver between 3,200 and 4,400 dwellings, which is 1,800 to 2,600 fewer dwellings than assumed⁶. While long term development capacity is not of immediate concern given Council has time to plan for it, I consider it remains a relevant matter when considering rezoning proposals that would provide development capacity into the long term.

⁶ I note that this analysis was incorrectly based on the 1 in 200-year event rather than the 1 in 500-year event and therefore overestimates supply.

- 92 Mr Akehurst and Ms Hampson have revisited the matter for the proposed rezoning in the context of the Proposed Plan. Both experts raise concerns about the veracity of the WCGM22 and consider the model overestimates capacity. Rather than achieving sufficient feasible development capacity, Mr Akehurst and Ms Hampson consider that there is medium term shortfall of 1,330 dwellings district wide which increases to 1,849 dwellings in the long term. Specifically, there is a shortfall within the urban environment of the district outside of the districts three main urban areas (Rangiora, Kaiapoi and Woodend/Pegasus⁷) which Mr Akehurst estimates to be approximately 524 dwellings in the medium term increasing to 1,541 dwellings in the long term.
- 93 The data used to estimate development capacity sufficiency is derived from an extrapolation of past population growth in the area accounting for predicted changes in demographics (i.e. Statistics New Zealand projections at SA2 level) adjusted by recent building consent numbers. Population growth within the urban environment of the district outside of the main urban areas has been accommodated within the smaller settlements and on rural properties (mostly rural lifestyle and rural residential properties). The sufficiency analysis shows that the zoning in the Proposed Plan outside the main towns will not accommodate the predicted growth.
- 94 The identified medium-term development capacity shortfall is a problem that requires a solution. The NPS-UD obligates Council to, among other things, change any planning documents that wholly or partly result in the development capacity insufficiency as soon as possible⁸.

Supply/Demand Analysis Summary

- 95 The WCGM22 overestimates housing supply to the extent that rather than a supply surplus, there is insufficient development capacity to provide for housing demand in the district's urban environment outside of the main urban areas in the medium and long term.

Planning for Residential Growth

- 96 Council's strategy is to accommodate predicted population growth predominately in the main urban centres. While these centres *may* have capacity to accommodate the predicted growth, Mr Jones considers that there are market segments that will not consider living within the main centres. Further, Mr Akehurst demonstrates (using Statistics New Zealand information) that the western part of the urban

⁷ These towns comprise the three Key Activity Centres of the district as identified in the RPS.

⁸ See Clause 3.7 of the NPS-UD

environment (comprising the SA2s west of Rangiora and Kaiapoi) has the highest insufficiency in the medium term.

- 97 In my view, the options to accommodate the identified demand shortfall broadly include an urban approach⁹, by way of expansion of existing urban areas or creation of new urban areas, and/or zoning more land for rural residential development. I consider that expanding existing urban areas is preferable, compared to additional rural residential development, because it:
- 97.1 concentrates the population which in turn increases the viability of providing day-to-day type goods and services, local schooling, healthcare facilities, and local reserves and recreation facilities,
 - 97.2 leverages the social fabric and networks of existing communities,
 - 97.3 provides more affordable housing options,
 - 97.4 makes efficient use of existing infrastructure (acknowledging that upgrades would likely be required), and
 - 97.5 provides for higher densities which:
 - (a) is a more efficient use of land,
 - (b) provides for walkable communities and the ability to service the population with public transport, and
 - (c) are less carbon intensive.
- 98 The following spatial planning analysis considers constraints to guide the identification of areas of the district that may be suitable to accommodate growth. I note a similar approach was applied in developing the 2019 Waimakariri Rural Residential Development Strategy and the GCSP.
- 99 The analysis also considers the statutory framework which provides direction for the identification of future growth areas. I note that the analysis only considers the area of the district within the urban environment – areas beyond it are outside the scope of the NPS-UD.

Constraints

- 100 A series of maps showing development constraints affecting the district are included at **Appendix 4**. The constraints mapping is generally consistent with that in Part 1 (Areas to protect, avoid and enhance) of the GCSP. The constraints considered include susceptibility to liquefaction, coastal inundation, tsunami, flooding,

⁹ The RPS defines residential units (except rural residential activities) at a density of more than one household unit per 4 ha of site area as urban activities within the Greater Christchurch sub-region.

productive soils, sites and areas of significance to Māori, noise generating activities, and reserves. The combined constraints map in the appendix (and below at **Figure 3**) overlays all the individual constraint layers.

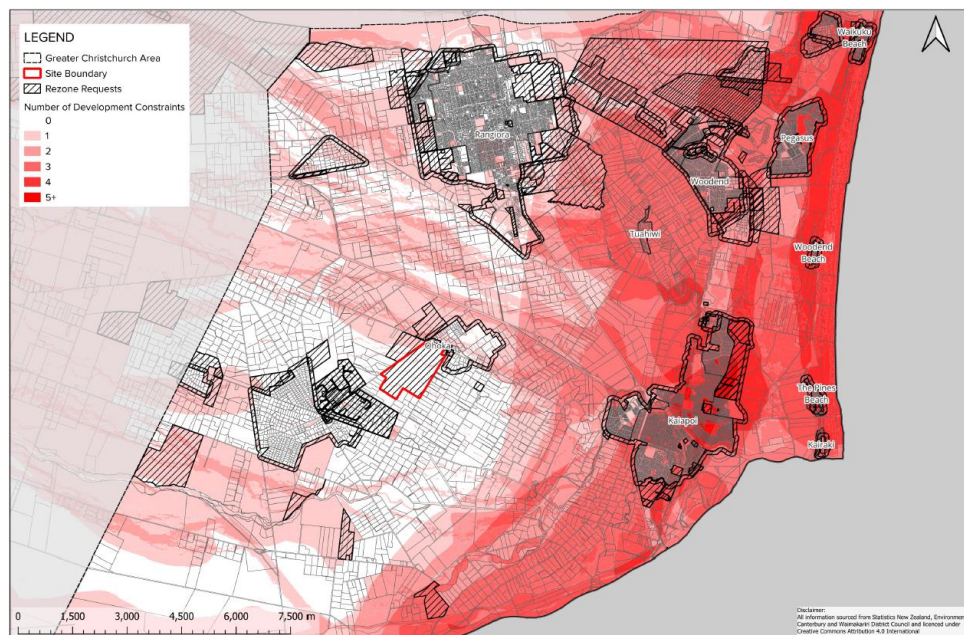


Figure 3: Combined constraints map

101 The constraint layers have been sourced from the following:

- Eastern Canterbury Liquefaction Susceptibility Study (2012): Areas identified where the risk of possible damage from liquefaction.
- Waimakariri District Council Flood Hazard Modelling: all 1:200-year flood events medium and high flood hazard and 1:500-year event high flood hazard.
- Canterbury Tsunami Evacuation Zones published by the Canterbury Regional Council: yellow, orange and red zones.
- Land Use Category 1, 2 and 3 soils within rural zoned land, excluding the Rural Lifestyle Zone, as per the NPS-HPL. Land Use Category 1 and 2 soils elsewhere in recognition that these are versatile soils as defined in the RPS.
- Proposed Plan:
 - o Special Purpose Zone Kainga Nohoanga.
 - o Natural Open Space Zone.
 - o Open Space Zone.

- Sport and Active Recreation Zone.
 - Sites and Areas of Significance to Māori.
- Noise Contours:
- Proposed Plan Speedway Noise Avoidance Contour.
 - Proposed Plan Rangiora Airport Noise Avoidance Contour.
 - RPS: 50dBA Ldn airport noise contour for Christchurch International Airport as indicated on Map A and the CIAL combined 50dBA noise contour published May 2023 and digitised from the relevant Marshall Day Acoustics report.
- 102 Care has been taken to ensure there is no 'double counting' of constraints. For example, given the flood modelling carried out by Council includes coastal inundation, this was not included in the combined constraints.
- 103 Overlays of the future development areas are sourced from the Proposed Plan and the rezoning proposals from the Council GIS.
- 104 All base information has been sourced from Council and Regional Council open-source GIS databases and processed using QGIS to determine overlaps between multiple constraint layers.
- 105 Each of the individual constraints are discussed below.

Reserves

- 106 The Proposed Plan includes three different types of open space and recreation zones as follows:
- Natural Open Space Zone;
 - Open Space Zone; and
 - Sport and Active Recreation Zone.
- 107 As per the description in the Proposed Plan, these zones are almost entirely comprised of public land to provide for open space and recreation areas to benefit the health and well-being of the people and communities of the district. Much of the proposed open space zoned land will be held under the Reserves Act 1977 and managed/preserved according to its purpose. Proposed open space zoned land and/or reserves are not typically available for development. Further, it would not be appropriate in most instances to develop this land. For these reasons, proposed open space zoned land is included as a constraint on development.

- 108 Utility reserves are also included as a constraint because they are not typically available for development.

Flooding

- 109 The RPS addresses flood hazard using a two-tiered approach. The first tier relates to high hazard areas where new subdivision, use and development in these areas is to be avoided unless it meets the criteria listed in Policy 11.3.1. The definition of high hazard is reproduced below.

"High hazard areas" are:

- 1. flood hazard areas subject to inundation events where the water depth (metres) x velocity (metres per second) is greater than or equal to 1, or where depths are greater than 1 metre, in a 0.2% AEP flood event;*
- 2. land outside of greater Christchurch subject to coastal erosion over the next 100 years;*
- 3. land within greater Christchurch likely to be subject to coastal erosion including the cumulative effects of sea level rise over the next 100 This includes (but is not limited to) the land located within Hazard Zones 1 and 2 shown on Maps in Appendix 5 of this Regional Policy Statement that have been determined in accordance with Appendix 6; and*
- 4. land subject to sea water inundation (excluding tsunami) over the next 100 years. This includes (but is not limited to) the land located within the sea water inundation zone boundary shown on Maps in Appendix 5 of this Regional Policy Statement.*

When determining high hazard areas, projections on the effects of climate change will be taken into account.

- 110 The second tier of flood hazard avoidance in the RPS relates to areas subject to inundation by a 0.5% AEP flood event (accounting for climate change projections) where new subdivision, use and development is to be avoided unless there is no increased risk to life, and the subdivision, use or development (Policy 11.3.2):
- 1. is of a type that is not likely to suffer material damage in an inundation event; or*
 - 2. is ancillary or incidental to the main development; or*
 - 3. meets all of the following criteria:*

- a. *new buildings have an appropriate floor level above the 0.5% AEP design flood level; and hazardous substances will not be inundated during a 0.5% AEP flood event;*
- b. *provided that a higher standard of management of inundation hazard events may be adopted where local catchment conditions warrant (as determined by a cost/benefit assessment).*

111 At the district level, Waimakariri District Council has identified areas it considers are subject to flood hazard and categorised them by high, medium and low risk. In accordance with the RPS, the Proposed Plan generally seeks to avoid development in the high-risk areas (as indicated in red on the flood hazard constraint map in **Appendix 4**), noting that allowance is made for development within urban areas that meet certain criteria. Outside those areas (i.e. in the medium and low risk categories), the Proposed Plan provides for development where:

- 1. *the nature of the activity means the risk to life and potential for building damage from flooding is low; or*
- 2. *minimum floor levels are incorporated into the design of development to ensure building floor levels are located above the flood level so that the risk to life and potential for building damage from flooding is avoided; and*
- 3. *the risk from flooding to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and*
- 4. *the ability for the conveyancing of flood waters is not impeded.*

112 An extensive area of the district is at risk of flooding. I understand that satisfying the above criteria is most often readily achievable in the low-risk areas, but can be more difficult to satisfy within the medium risk areas. This is particularly the case in respect of large-scale development where required mitigation would likely significantly reduce the developable area. On this basis, uncertainty exists in respect of development in the medium risk areas (as indicated in blue on the 1:200-year flood hazard constraint map).

113 One of the areas where I consider there is significant uncertainty in respect of flooding is the proposed Kaiapoi NDAs. In my view, these NDAs may not be able to be developed as intended, if at all. I consider that there are strong grounds for the NDAs to be refused given Policy 11.3.1 of the RPS which seeks avoidance of new subdivision, use and development of land in high hazard areas. The extent of the high hazard area (1 in 500-year event) covers approximately 76.5% of the Kaiapoi NDA.

- 114 I note that the section 42A officer for PC31 considered that Policy 11.3.1 would not be relevant in respect of the Kaiapoi NDA if the ground level were raised – because it would remove the high hazard. Indeed, I understand this is the intention. The officer identified several examples of where this has been achieved, including Beach Grove, Silverstream and Waimak Junction. The key difference between those subdivisions / developments and the Kaiapoi NDA is that they are located in Greenfield Priority Areas whereas the Kaiapoi NDA is within a Future Development Area. Policy 11.3.1 allows for mitigation or avoidance of high hazard on existing urban zoned land and land within Greenfield Priority Areas. The Kaiapoi NDA is neither and therefore, I consider there is no pathway available to enable subdivision and development within it as Policy 11.3.1 would require such development to be 'avoided'.
- 115 Having discussed the matter with the officer, I understand the reason for our difference in opinion relates to whether raising the ground level is considered hazard mitigation works. The officer considered that raising ground level is not an example of hazard mitigation works. Hazard mitigation works are not defined in the CRPS, but Issue 11.1.3 provides some guidance where it says that they "*are works intended to control the effects of natural events and provide benefits to people and the community. They include flood control works such as stop-banks, or land stabilisation works such as tree planting or retaining walls*". While raising the ground level is not referenced, the list of examples is not exhaustive. In my view, a resource consent application for earthworks to raise the ground level within the NDA would be classified as hazard mitigation works. The purpose of the works would be to mitigate or avoid the flood hazard. This is not provided for in Policy 11.3.1 of the RPS and given its clear avoidance directive, the application would likely warrant refusal.

Coastal Hazards

- 116 The RPS addresses coastal erosion and seawater inundation hazards also via the 'high hazard area' definition and Policy 11.3.1 (avoidance of inappropriate development in high hazard areas) and includes the following explanation:

Coastal erosion is a major issue in parts of Canterbury. New development such as residential, commercial and industrial activity is not sustainable in areas subject to erosion over the next 100 years. Sea water inundation has occurred, and will continue to occur, in many coastal areas of Canterbury. Sea water inundation can occur due to a number of different factors, including coastal erosion and storm-surge. Many activities are not sustainable in these areas and should be avoided.

- 117 The Proposed District Plan identifies a Coastal Flood Assessment Overlay within which Policy NH-P16 encourages redevelopment or

land use changes that reduce the risk of adverse effects including managed retreat and designing for relocation or recoverability from natural hazard events. Further urbanisation within areas affected by these hazards ought to be discouraged, particularly given climate change induced sea level rise will only exacerbate the potential impacts.

- 118 Another coastal hazard is tsunamis. These do not occur often but can have severe impacts. The RPS notes that tsunamis have affected the Canterbury coastline in 1868, 1877, 1960 and 2010.
- 119 As per the liquefaction susceptibility discussion below, the RPS seeks to avoid new subdivision, use and development of land that increases risk of natural hazards to people, property and infrastructure or mitigate the risk where avoidance is not possible as directed by Objective 11.2.1.
- 120 While land subject to sea water inundation is included in the high hazard area definition, tsunami is excluded. Further, unlike earthquakes, flooding, coastal erosion and sea water inundation, there is no specific policy direction for tsunami hazard. Instead, it is captured by Policy 11.3.5 which provides a risk management approach for natural hazards not specifically addressed. That policy seeks that subdivision, use or development of land be avoided if the risk from the hazard is unacceptable. While the RPS states that the likelihood of tsunami is not high enough to warrant avoidance of further development in affected areas, the policy directs Council to adopt a precautionary approach. I consider that a precautionary approach is becoming increasingly important in light of predicted climate change induced sea level rise which will exacerbate the impact of tsunamis.
- 121 The Canterbury Tsunami Evacuation Zones have been used to represent a potential constraint on development. There are no planning documents that reference these zones, however, I do consider they are relevant to district planning. While current tsunami modelling is not sufficiently robust to include in district plans, it is the best information available to help inform zoning decisions. In my view, giving the modelling some consideration is preferable to ignoring the issue altogether.

Noise Generating Activities

- 122 The RPS requires that strategic infrastructure (including Christchurch International Airport) is not compromised by urban growth and intensification. In respect of aircraft noise, Policy 6.3.5 seeks the avoidance of:

noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential

greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A

- 123 I note the evidence of Mr John Kyle for Christchurch International Airport Limited ('**CIAL**') in relation to Hearing Stream 10A.¹⁰ Mr Kyle's evidence is relevant to the consideration of noise generating activities as a constraint.
- 124 The 50dB Ldn airport noise contour for Christchurch International Airport ('**50dB Ldn airport noise contour**') as indicated on Map A in the RPS is included on the relevant constraints map in **Appendix 4**. However, I understand that the noise contours have recently been remodelled ('**remodelled contour**') to account for changes in runway capacity, aircraft traffic projections, flight track assumptions, noise modelling and aircraft technology.¹¹ I understand that the 50dB Ldn remodelled contour represents the most up-to-date information about noise effects.¹² It is therefore shown on the relevant constraint map at **Appendix 4** to this evidence. However, taking a conservative approach, it is not included on the combined constraints map.
- 125 I understand Council considers that the Kaiapoi FDA (and other parts of Kaiapoi) are expressly excluded from the application of the avoid direction associated with the 50dB Ldn airport noise contour in the RPS by virtue of the three exclusions in Policy 6.3.5(4) which exclude development in an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A.
- 126 Mr Kyle's evidence for CIAL addresses the interpretation of Policy 6.3.5(4) in detail. I understand from his analysis of the policy that the exemption may not apply to the Kaiapoi FDAs.¹³ I note that the Canterbury Regional Council agrees with this interpretation of 6.3.5(4) – that the exemption does not apply to the Kaiapoi NDA.¹⁴
- 127 Further, Council considers that the remodelled contour ought not to be relied on for the purposes of the Proposed Plan until it has been considered as part of the RPS review by a Schedule 1 process. Again, I refer to the evidence of Mr Kyle, as well as Mr Darryl

¹⁰ Statement of evidence of Mr John Kyle for Hearing Stream 10A: Future Development Areas, Airport Noise Contour, Bird Strike and Growth policies on behalf of CIAL dated 1 February 2024.

¹¹ Mr Kyle's evidence, paragraph 41.

¹² Mr Kyle's evidence, paragraph 47.

¹³ Mr Kyle's evidence, paragraphs 60 to 71.

¹⁴ Statement of evidence of Ms Joanne Mitten for Hearing Stream 10A: Future Development Areas, Airport Noise Contour, Bird Strike and Growth policies on behalf of the Canterbury Regional Council dated 1 February 2024, at paragraph 42.

Millar,¹⁵ who both note the wording of Policy 6.3.5(4) does not refer to the contour shown on Map A. It may be that the policy is concerned about where aircraft noise over 50 dB Ldn is experienced rather than is the contour land that is indicated on Map A. I understand that the remodelled contour more accurately demonstrates the extent of aircraft noise over 50 dB Ldn. The remodelled contour has been peer reviewed by an independent panel for Canterbury Regional Council in accordance with the monitoring and review process prescribed at Policy 6.3.11 of the RPS. The peer review summary report required by Policy 6.3.11 Method 5 is now publicly available.

- 128 In addition to 50dB Ldn airport noise contour, the constraints map also includes the Rangiora Airfield noise contour given that Policy NOISE-P5 of the Proposed Plan seeks to:

Avoid the development of noise sensitive activities in the Rural Lifestyle Zone within the 55dBA Ldn Noise Contour for Rangiora Airfield and prohibit noise sensitive activities within the 65 dBA Ldn Noise Contour for Rangiora Airfield.

- 129 In relation to the Woodford Glen Speedway at 39 Doubledays Road, the Proposed Plan includes a noise contour within which residential activity is a non-complying activity. While there are no explicit policy references to the Speedway Noise Avoidance Contour, there is general policy support relating to it. For this reason, this noise contour is also included on the relevant constraint map.

Productive Soils

- 130 As indicated on the soil resource constraint map in **Appendix 4**, a significant area of the district has Land Use Category 1, 2 and 3 soils. The National Policy Statement on Highly Productive Land ('**NPS-HPL**') applies to those soils within rural zoned land, excluding the Rural Lifestyle Zone (this is discussed in more detail at paragraph 190). The objective of the NPS-HPL is that:

Highly productive land is protected for use in land-based primary production, both now and for future generations.

- 131 Policy 5 seeks that urban rezoning of Highly Productive Land ('**HPL**') is avoided except in relation to proposals that satisfy the stringent criteria set out at Clause 3.6. On this basis, all HPL (as defined by the NPS-HPL) is shown as a constraint for future urbanisation.

- 132 Further, Policy RURZ-P2 of the Proposed Plan seeks to:

¹⁵ Statement of evidence of Mr Darryl Millar for Hearing Stream 1: Part 1 General Matters, Definitions, Strategic Directions and Urban Form and Development on behalf of CIAL dated 1 May 2023.

Maintain the availability and life supporting capacity of land in recognition of its importance for undertaking primary production, and to maintain or enhance natural environment values in Rural Zones...

- 133 Outside the area subject to the NPS-HPL, the constraint map includes Land Use Category 1 and 2 soils.
- 134 In respect of urban expansion, I consider that this policy direction is particularly important in relation to versatile soils (Land Use Category 1 and 2), which the RPS identifies supporting the widest range of productive uses with the least inputs.

Sites and Areas of Significance to Māori

- 135 The Kāinga Nohoanga Special Purpose Zone adjoining Woodend and sites/areas of significance to Māori are included on the relevant constraints map in **Appendix 4**. While these do not preclude development, they create uncertainty and potential development barriers in respect of large-scale urbanisation.
- 136 The Kāinga Nohoanga Special Purpose Zone occupies a large area between Rangiora, Woodend and Kaiapoi and its purpose is to provide for activities within Māori Reserve 873. It enables the development of Māori¹⁶ land for a wide range of activities. Rural and residential land uses are provided for in respect of non-Māori land. The density of residential development is governed depending on location. The highest density is directed towards the Tuahiwi Precinct, rural residential development in the Large Lot Residential Precinct, and rural lifestyle density (four hectare minimum) outside the precincts. Further, a range of small-scale commercial activities are also provided for on non-Māori land within the Tuahiwi Precinct.
- 137 The purpose of the Kāinga Nohoanga Zone, and land ownership within it, create potential development barriers and uncertainty for larger scale urban development.
- 138 The Proposed Plan also identifies sites and areas of cultural significance to Ngāi Tūāhuriri grouped into the following:

wāhi tapu and wāhi taonga – are treasured places that include wāhi tapu, which are sites and places that are held in reverence due to their significance according to whakapapa (including urupā, pā, maunga tapu, kāinga, and tūrangā waka). In addition

¹⁶ Under the Proposed Plan Māori land means land:

- a. *that has been gazetted or determined by an order of the Māori Land Court as having a particular land status as defined or provided for within Te Ture Whenua Maori Act 1993, which may apply to any form of ownership that is recognised or provided for under Te Ture Whenua Maori Act 1993; or*
- b. *where one or more owners of the land provide written confirmation from Te Runanga o Ngāi Tahu Whakapapa Unit that they are a direct descendant of the original grantees of the land.*

to wāhi tapu, other places are treasured due to their high intrinsic values or their capacity to sustain the quality of life and provide for the needs of present and future generations (including areas important to support ecosystems and sites related to food gathering and cultural resources);

ngā tūranga tūpuna – larger extents of land within which there is a concentration of wāhi tapu or taonga values, or which are of particular importance in relation to Ngāi Tūāhuriri cultural traditions, history or identity; and

ngā wai – is water and represents the essence of all life, is integral to tribal identity, and source of mahinga kai.

- 139 Subdivision within the Wāhi Tapu, Wāhi Taonga, Ngā Tūranga Tūpuna and Ngā Wai overlays is a restricted discretionary activity (with legal effect) in the Proposed Plan with Council’s discretion limited to protection of sites/areas of significance to Ngāi Tūāhuriri and mitigation of effects on wāhi taonga. The appropriateness of larger scale urban development would depend on the location and specifics of the proposed development. Therefore, prior to site specific consultation with Ngāi Tūāhuriri, these planning overlays create a level of uncertainty for larger scale urban development.

Susceptibility to Liquefaction

- 140 The RPS through Objective 11.2.1 seeks to avoid new subdivision, use and development of land that increases risk of natural hazards to people, property and infrastructure or mitigate the risk where avoidance is not possible.
- 141 At face value, this objective suggests that new subdivision, use and development should be avoided in areas where damage from liquefaction is possible. However, the policies associated with this objective take a more nuanced approach. The RPS is most concerned about new subdivision, use and development in high hazard areas (as defined at paragraph 109). Areas susceptible to liquefaction are not included in the high hazard areas. Instead, Policy 11.3.3 seeks that new subdivision, use and development in areas susceptible to liquefaction be *managed* to avoid or mitigate adverse effects. A similar approach is taken in the Proposed District Plan whereby subdivision is managed in respect of liquefaction to ensure that the risk to life and property is low.
- 142 Despite the current direction in the relevant statutory documents, a first principles approach to urban planning and the requirements in section 32 of the Act would suggest that new development ought to be discouraged in areas where damage from liquefaction is possible (as indicated on the liquefaction constraint map in **Appendix 4**) unless:

- there is a strategic reason for locating new development in that area,
- there are no viable alternatives,
- the cost of mitigating damage to buildings and infrastructure are not prohibitively high, and
- the potential benefits of developing the land outweigh the potential disruption and cost associated with recovery in the aftermath of a significant seismic event¹⁷.

143 Liquefaction resulting from the 2010/11 Canterbury earthquakes severely impacted buildings, infrastructure, people and communities in extensive areas of Greater Christchurch. As stated in the RPS, most of the damage to houses and infrastructure during the Canterbury earthquake was caused by ground damage due to liquefaction (and lateral spreading), rather than ground shaking. Based on that experience, I consider that exposure to this hazard would ideally be significantly limited. I note that Mr Thompson considers that:

between a choice of rezoning/developing land where liquefaction damage has been identified as possible or unlikely, it would be preferable to rezone/develop land in areas where it has been shown that 'Liquefaction damage is unlikely' rather than in an area that has been identified as 'Liquefaction damage is possible'¹⁸.

Other Constraints

- 144 Highly fragmented land, particularly in different ownership, can impose significant constraints on land development due to several factors including (but not limited to):
- 144.1 Smaller parcel sizes, which can limit the feasibility and efficiency of development projects.
 - 144.2 Multiple owners, who will likely have different plans, priorities, or timeframes for land development, or no plans for development.
 - 144.3 Disruption to connectivity within and beyond development projects. Disjointed parcels can hinder the establishment of coherent transportation networks, utility systems, and other infrastructure.

¹⁷ I note that these matters generally reflect the requirements in section 32 of the Act.

¹⁸ Evidence of Mr Thompson, paragraph 14.

- 144.4 Increased costs. Fragmented land will often require negotiations and coordination among multiple landowners to assemble contiguous parcels for larger-scale development. These transactions can be time-consuming, complex, and costly, involving planning and legal advice and surveying.

Kaiapoi Growth Constraints

- 145 In assessing the development constraints affecting the urban environment, I have identified a significant issue in relation to the growth of Kaiapoi due to high hazard flood risk. If this issue cannot be overcome, it may have implications for the long-term viability of the centre. With potentially no viable expansion options, the alternative option would be to intensify, however, I am sceptical that this would eventuate, at least at any significant scale. Demand for standalone dwellings remains strong in the district. While demand for medium density typologies could increase, Mr Sellars considers this is unlikely in the foreseeable future. Mr Jones supports this opinion based on his sales experience in the district. Intuitively, it makes sense that demand for higher density housing would be low in the district. Higher density living is considerably more attractive in major metropolitan centres. The district is attractive to people who seek lower density living.
- 146 The proposed rezoning could, to an extent, help mitigate economic challenges that Kaiapoi may face if it cannot grow. As per the evidence of Mr Akehurst, the proposal would generate a significant retail spend in the district. Given the proximity of Ohoka, some of the economic benefit would be flow into Kaiapoi. Further, the proposal provides housing capacity within a short distance of Kaiapoi and links it with a direct public transport service.

Opportunities

Statutory Directions

- 147 Several statutory documents provide direction as to where new or expanded urban area should be located. At the top of the hierarchy, is the NPS-UD. Policy 1 (reproduced below) sets out what constitutes well-functioning urban environments and requires planning decisions contribute to such environments.

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

a) have or enable a variety of homes that:

- (i) meet the needs, in terms of type, price, and location, of different households; and*

- (ii) *enable Māori to express their cultural traditions and norms; and*
- b) *have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- c) *have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- d) *support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- e) *support reductions in greenhouse gas emissions; and*
- f) *are resilient to the likely current and future effects of climate change.*

- 148 Several of these matters are relevant to consideration of the suitability of the *location* of new urban development. Also relevant, is the ability to service an area with the necessary horizontal infrastructure as reflected in the NPS-UD and RPS.
- 149 Objective 3 of the NPS-UD also provides direction in terms of the location of urban growth specifying that district plans enable more people to live in areas of the urban environment that are: in or near a centre zone or other area with many employment opportunities, well-served by existing or planned public transport, and have high demand for housing, relative to other areas within the urban environment. Related to Objective 3, Clause 3.2(1) requires Council to meet housing demand in both existing and new urban areas.
- 150 The RPS is directive in terms of where urban development can be located within Greater Christchurch specifying that it only occur within existing urban areas or identified greenfield priority areas as shown on Map A, and in Future Development Areas subject to certain circumstances (policies 6.3.1 and 6.3.12). It also directs that intensification should be focused within central Christchurch, the Key Activity Centres and neighbourhood centres (Policy 6.3.7).
- 151 Policy UFD-P1(2) of the Proposed Plan seeks to avoid new residential development areas unless they:
- a. *occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development;*
 - b. *occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such*

infrastructure is not available, upgrades, funds and builds infrastructure as required;

- c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;*
- d. concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;*
- e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;*
- f. are informed through the development of an ODP;*
- g. supports reductions in greenhouse gas emissions; and*
- h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-06.*

- 152 To achieve consistency with the RPS, the section 42A officer for the Urban Form and Development topic of hearing stream 1 & 2 recommends the term 'urban environment' referenced in Policy UFD-P1(2) be replaced by a new term 'urban centres' defined as:

The area encompassing the townships of Rangiora, Kaiapoi, Woodend, Ravenswood and Pegasus.

- 153 The effect of this recommendation is that any new residential development areas would need to adjoin one of the main 'urban centres' – in alignment with the RPS. This matter is discussed in the evidence of Mr Phillips. He urges caution is required when considering the introduction of this new term to ensure that it is not inconsistent with the NPS-UD. Despite this, Mr Phillips considers the term is not relevant to Ohoka, the submitter's requested relief, or the extent to which sufficient development capacity is provided in accordance with the NPS-UD. I agree with his assessment.
- 154 As demonstrated by the combined constraints map at **Appendix 4** and the draft GCSP, urban growth is restricted. While some of the identified constraints are potentially 'negotiable' (to use the term used in the GCSP), others are far more difficult and/or prohibitively costly to overcome. The least constrained area of the district, which is in the general vicinity of Ōhoka and Mandeville, is not an area anticipated for new urban development or expansion. However, as previously established, the responsive planning provisions of the NPS-UD provide for the consideration of proposals for unanticipated urban growth that meet the criteria at Clause 3.8.

Discussion

- 155 Where there is a need to provide sufficient development capacity, the RPS and Proposed Plan (if amended as recommended by the section 42A officer) direct urban growth to locations attached to existing larger centres in the east of the district. However, I note that any proposed new development areas would be contrary to Policy 6.3.1 of the RPS if they are located outside existing urban areas, identified greenfield priority areas (as shown on Map A), and Future Development Areas. The higher order NPS-UD is less directive and allows more flexibility to consider other potentially appropriate locations. Given the supply/demand analysis has identified a capacity shortfall within the urban environment outside the main urban towns, the flexibility provided by the NPS-UD to address the issue is an important factor.
- 156 Focusing on the area within the urban environment outside the main towns, I consider that the most logical locations to accommodate the required development capacity are the existing settlements of Waikuku Beach, The Pines Beach, Kairaki, Woodend Beach, Tuahiwi and Ōhoka which are all identified in the RPS as existing urban areas. However, expansion of all these settlements, except for Ōhoka, is impacted by the previously outlined development constraints. In particular, the coastal settlements are subject to high flooding hazard which poses a significant hurdle for rezoning and urbanisation.
- 157 While not identified as existing urban areas, other potential areas to accommodate capacity include Waikuku, Mandeville and Fernside areas.
- 158 Waikuku is a potential candidate given its proximity to Woodend/Pegasus, is not subject to high flood hazard, and has only moderate levels of land fragmentation. Its suitability is reduced given the surrounding land comprises versatile soils which may be susceptible to liquefaction. I also understand that road capacity may be a constraint where State Highway 1 passes through Woodend including the intersection with Bob Robertson Drive and Pegasus Boulevard – the roads that feed into Pegasus and Ravenswood.
- 159 I note this area is subject to a large-scale rezoning proposal (Submission 214, B & A Stokes) that, if approved, would have the effect of extending Woodend/Pegasus. The proposed zoning is a combination of GRZ and Medium Density Residential Zone ('**MRZ**') which, as previously discussed at paragraph 96, does not accommodate demand from the market segments not inclined to live within the main towns.

- 160 Mandeville is an area of very low-density housing centred around a local centre¹⁹. The Operative District Plan recognises that further expansion of this area is undesirable and seeks that it be contained as directed by Objective 18.1.3 and Policy 18.1.3.1. I consider that significantly intensifying and/or expanding Mandeville would not be feasible, principally because of the high level of land fragmentation. Further, a large reserve extending between Mandeville Road and North Eyre Road prevents development of less fragmented land to the southeast of Leyland Crescent and Truro Close. Regardless of feasibility considerations, creating a well-functioning urban settlement within the confines of Mandeville would be significantly challenging.
- 161 A LLRZ at Fernside (bounded by Swannanoa, Oroakes and Mount Thomas roads) contains a concentration of rural residential properties. It is approximately 2.5km west of the outskirts of Rangiora and could be a location to provide additional development capacity. It is relatively unconstrained but is subject to medium flood hazard being located in the Ashley River breakout flow path. Further, land ownership is fragmented, albeit not to the same extent as Mandeville.
- 162 The rezoning site at Ōhoka provides a large contiguous area of land adjoining the existing urban area that can be developed comprehensively and in a timely manner. The suitability of the proposal to provide the required additional development capacity considered below in the context of the responsive planning provisions of the NPS-UD and the provisions that require sufficient development capacity to meet housing demand.
- 163 Given the directive nature of the RPS and Proposed Plan, the rezoning proposal would need to satisfy the responsive planning provisions of the NPS-UD to be considered on its merits. Policy 8 and Clause 3.8 of the NPS-UD implement Objective 6(c) by providing for the consideration of proposals that are unanticipated by RMA planning documents or out-of-sequence with planned land release. Council must be responsive to, and have particular regard to the development capacity provided by, plan change proposals that:
- provide significant development capacity,
 - contribute to well-functioning urban environments, and
 - enable development that is well-connected along transport corridors.
- 164 Based on the economic evidence of Mr Akehurst, the rezoning proposal will add significantly to development capacity within the

¹⁹ See page 4 of the Reset Design Report appended to the evidence of Garth Falconer.

context of Ōhoka and the district. He considers that the proposal will represent approximately 15% of district dwelling growth over the ten-year period from 2028 to 2038²⁰. Arguably, it would also add significantly to development capacity within the Greater Christchurch context, albeit to a lesser extent given the scale of the sub-region. I note that, in relation to Plan Change 67 (West Melton) to the Selwyn District Plan ('**PC67**')²¹, the hearing commissioner agreed with the applicant's planner that assessing significance at a Greater Christchurch scale is not appropriate given it would prevent the majority of, if not all, plan changes from progressing. This would undermine the intent of the NPS-UD which, in part, is to provide some flexibility to address planning capacity constraints, to free up more land and improve competitiveness.

- 165 Further, I consider that the development capacity enabled by the proposed rezoning will be well-connected along transport corridors, including a public transport service linking with Kaiapoi. The site is close to State Highway 1 which is accessed via primary collector roads (Bradleys and Mill) and district arterial roads (Tram and Ōhoka). The site is also well connected via collector and arterial roads to the urban centres of the district.
- 166 In my view, the proposal also contributes to well-functioning urban environments. I reach this by reviewing its consistency with Policy 1. By my interpretation, the rezoning proposal would not necessarily need to satisfy all the Policy 1 criteria. Rather, it must be demonstrated that approval of the proposal would *contribute* to a well-functioning urban environment. In this instance, Greater Christchurch is the urban environment that an expanded Ōhoka would form part of and contribute to. For the purposes of my assessment, I assume that Greater Christchurch is a well-functioning urban environment, while acknowledging that parts of the sub-region function better than others in respect of the Policy 1 criteria.
- 167 While the proposal would not necessarily need to satisfy all the Policy 1 criteria, I consider that it does for the reasons discussed below.

Clause (a) – Variety of Homes

- 168 The proposal provides for a greater variety of housing at higher density compared than the current stock in the Ōhoka area where there is a demonstrated demand (see the evidence of Messrs Akehurst and Jones). While homes within the site may not be within the 'affordable' range²² – acknowledging that this is a nationwide

²⁰ Evidence of Greg Akehurst, paragraph 68.

²¹ The commissioner considered that the 131 additional residential allotments at West Melton proposed via PC67 was significant in terms of Policy 8.

²² In terms of the accepted standard measure of affordability (three times median incomes).

issue – they will be more affordable compared to the existing offering which comprises predominately rural residential and rural lifestyle properties. Further, additional dwelling stock enabled by the proposed rezoning would assist with housing affordability district wide by introducing more competition into the market as addressed by Mr Akehurst.

- 169 Further, the proposal will enable Māori to express their cultural traditions and norms, to the extent relevant to the site context. I note that Te Ngāi Tūāhuriri Rūnanga assessed the PC31 proposal (see **Appendix 5**) and requested waterway protection. This proposal provides that protection as well as significant enhancement of the waterways within the site.

Clause (b) – Variety of Business Sector Sites

- 170 Provision for local convenience goods and services for existing and future residents of Ōhoka is made via the proposed LCZ including hosting of the farmers market during winter months. A variety of sites will be made available to meet demand and therefore business needs at the local scale. Beyond Ōhoka, the nearby Rangiora, Kaiapoi and Christchurch provide wider offerings.

Clause (c) – Good Accessibility

- 171 The proposal provides good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport noting the findings in the evidence of Messrs Fuller and Milner and my assessment regarding connectivity and accessibility at paragraphs 238 to 246. Policy 1 does not specify what form the accessibility should take; it simply states at the end of the policy “*including by way of public or active transport*”. This is the conclusion that was reached in respect of accessibility in the Ohinewai rezoning of the Proposed Waikato District Plan²³.

Clause (d) - Competitive Operation of Land and Development Markets

- 172 Mr Akehurst discusses how the proposal supports the competitive operation of land and development markets. He considers that approval of the rezoning proposal will avoid or minimise the impacts of monopolistic competition with respect to residential land and suggests that this represents a significant economic benefit.
- 173 I also note that the submitter has not previously been active in the district, therefore, its entry to the market would increase competition. Further, the submitter is not a house builder, therefore,

²³ See paragraph 312 of Report 2 of the Waikato District Plan Hearings Panel - Ohinewai Rezoning.

the properties it sells will allow for greater competition in the construction sector.

Clause (e) - Support Reductions in GHG Emissions

- 174 Mr Farrelly provides a thorough assessment of the proposal in respect of this matter and concludes that it supports reductions in GHG emissions due to the "removal of dairying activity from the land, and the practical steps being undertaken by the submitters to support a reduction in emissions arising from the development"²⁴. I accept and rely on his evidence.
- 175 I also consider that the proposal is consistent with this clause given it provides necessary development capacity in a consolidated manner (serviced with public transport) which is more efficient from a carbon perspective compared to providing capacity via a more dispersed rural residential / lifestyle approach.

Clause (f) – Resilience to Climate Change

- 176 The constraints maps at **Appendix 4** demonstrate that large areas of the district are susceptible to the predicted effects of climate change both now and into the future, particularly relating to exposure to natural hazards such as coastal inundation and flooding.
- 177 A recent (March 2023) opinion of Dr Jo Horrocks²⁵ (chief resilience and research officer with Toka Tū Ake EQC) raises the following relevant concerns/observations:

"At Toka Tū Ake EQC we see troubling trends in how quickly some properties go from build to insurance claim".

"Many properties have been recently built in – or are still being built in – foreseeably hazardous locations; on flood plains, close to cliff edges, at sea level, or on highly liquefiable land".

"We know we have an urgent need for housing but growth needs to be smart growth, resilient growth; not putting people in harm's way, and not setting ourselves up for greater costs and social impacts in the future".

"We need to avoid or limit building on some of our highest-risk, or multi-risk land".

- 178 I also note Mr Throssell's evidence where he refers to recent guidance updates from the Ministry for the Environment and sea level rise projections that recommend a Relative Sea Level Rise "scenario equal to 2.07 m rather than the 1 m adopted by the model

²⁴ Evidence of Mr Farrelly, paragraph 9.

²⁵ See eqc.govt.nz/news/natural-hazard-risk-must-become-top-priority-in-land-use-planning/

results presented on the WDC maps. Applying this recommended [Relative Sea Level Rise] increase would further increase flood depths over and above those presented on the WDC maps”²⁶.

- 179 The proposal achieves resilience to the effects of climate change through:
- 179.1 the distance of Ōhoka from coastal areas susceptible to sea-level rise and storm surges,
 - 179.2 the ability to avoid the potential effects of flooding, and
 - 179.3 the attributes of the proposal discussed in Mr Farrelly’s evidence.
- 180 While Ōhoka is not currently contemplated as a location for urban growth, in satisfying the responsive provisions of the NPS-UD, I consider the proposal can be considered on its merits.
- 181 Having demonstrated that the proposal satisfies the responsive planning provisions, it is necessary to consider it against Objective 3, Policy 2 and Clause 3.2(1) of the NPS-UD (as reproduced below) which are concerned about ensuring district plans meet expected housing demand. This is of particular importance given the identified development capacity shortfall.

Objective 3: *Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:*

- (a) *the area is in or near a centre zone or other area with many employment opportunities*
- (b) *the area is well-serviced by existing or planned public transport*
- (c) *there is high demand for housing or for business land in the area, relative to other areas within the urban environment.*

Policy 2: *Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.*

3.2 Sufficient development capacity for housing

- (1) *Every tier 1, 2, and 3 local authority must provide at least sufficient development capacity in its region or district to meet expected demand for housing:*

²⁶ Evidence of Mr Throssell, paragraph 84.

- (a) *in existing and new urban areas; and*
- (b) *for both standalone dwellings and attached dwellings; and*
- (c) *in the short term, medium term, and long term.*

182 In my view, the rezoning proposal is consistent with Objective 3 as it enables more people to live within an expanded Ōhoka settlement, noting that the existing settlement is an urban area²⁷ within the Greater Christchurch urban environment. Further, all three subclauses are met given the rezoning:

182.1 includes a centre zone²⁸, and is otherwise in an existing urban area near areas with many employment opportunities including Christchurch, Kaiapoi and Rangiora,

182.2 includes a planned public transport service linking Ōhoka to Kaiapoi, and

182.3 has high demand for housing in the area, relative to other areas within the urban environment as demonstrated in the evidence of Messrs Akehurst and Jones.

183 Based on his extensive sales experience in the district, Mr Jones is confident that type of residential development enabled by the proposed rezoning would be attractive to the people who seek properties in the east of the district close to Christchurch, Rangiora and Kaiapoi.

184 The proposed rezoning is also consistent with Policy 2 because it provides additional development capacity that would eliminate the identified shortfall within the urban environment outside the main urban areas in the medium term (and into the long term).

185 Clause 3.2 provides Council the specific what, when and where direction in terms of providing sufficient development capacity to meet housing demand. The 'what' includes both standalone and attached typologies. Appropriate to the context, the proposed rezoning provides for standalone dwellings with attached typologies already provided for within the main urban areas. The 'when' includes the short, medium and long term. The proposal provides development capacity predominantly in the medium term, with the first sections anticipated being available for purchase in 2028, and into the long term. The 'where' is within existing and new urban areas of the district. Given the wording of Objective 3, I consider that 'existing and new urban areas' must be those that are within the urban environment (i.e. the Greater Christchurch sub-region of the district). The reference to 'new' demonstrates that the NPS-UD contemplates new urban areas can

²⁷ As identified on Map A of the RPS.

²⁸ The definition of centre zone in the NPS-UD includes city, metropolitan, town, local and neighbourhood centre zones.

contribute to providing sufficient development capacity not simply intensification and expansion of existing urban areas – although the rezoning proposal represents an expansion of an existing urban area.

- 186 In respect of location, the Formative Report uses a different interpretation. It intentionally excludes locations outside the main urban centres from the residential sufficiency analysis²⁹. It considers the urban environment of the district is confined to the main urban centres only (Rangiora, Kaiapoi and Woodend/Pegasus). In my view, this interpretation is incorrect. As set out earlier, and as per the evidence of Mr Phillips, Map A of the RPS shows the extent of the Greater Christchurch urban environment which includes the existing urban areas of Rangiora, Kaiapoi, Woodend/Pegasus, Tuahiwi, Waikuku Beach Woodend Beach, The Pines Beach, Kairaki and Ōhoka alongside rural land. The narrow interpretation used in the Formative Report ignores development capacity that may be required to meet urban housing demand in other 'existing and new urban areas' within the urban environment.

Capacity Problems and Solutions Summary

- 187 The demand/supply analysis identifies a problem: there is a shortfall in development capacity within the urban environment outside the main urban centres. Additional land needs to be identified to solve the problem.
- 188 There are various development constraints in the urban environment limiting opportunities for urban growth. Accounting for the constraints, there are few alternatives available. Of the less constrained land, the rezoning site in Ōhoka is readily available and would eliminate the shortfall in the medium term.

Land Suitability

Loss of Productive Farmland

- 189 Further submissions raised concerns about the irreversible loss of productive farmland that would result from the proposed rezoning. Submitters consider that the most appropriate use of the site is for continued agricultural use given that the land is highly productive, can be used for a wide range of potential agricultural uses, and contributes to the local and regional economy. Several submitters consider that the National Policy Statement on Highly Productive Land ('**NPS-HPL**') applies to the proposed rezoning and that the proposal is contrary its objectives.
- 190 First, and most importantly, the NPS-HPL does not apply to the proposed rezoning. Put simply, at the commencement of the NPS-HPL on 17 October 2022, the plan change site was subject to a Council initiated notified plan change (via the Proposed Plan) to

²⁹ See the 'Implementation' section from page 40 of the report.

rezone it to rural lifestyle and therefore the land is not highly productive land ('**HPL**') for the purposes of the NPS-HPL. I note Council advice to the Hearings Panel on 30 June 2023 concurs with this view.

- 191 I agree with submitters that the current use of the site is viable for primary production activities, while acknowledging the constraints identified in Mr Mthamo's evidence. However, in assessing the loss of productive rural land, submitters have not recognised that the land could be subdivided as a controlled activity into four-hectare allotments (see the indicative rural lifestyle subdivision plan attached to Mr Milne's evidence).
- 192 Indeed, I understand that should the proposal be refused, subdivision for rural lifestyle use is the most likely outcome for the site. The high demand for rural lifestyle properties in the area (see the evidence of Mr Jones) has elevated the value of the site to a level where rural lifestyle represents the highest and best use. This is further exacerbated by the application of the NPS-HPL in respect of rurally zoned land beyond the Rural Lifestyle Zone ('**RLZ**'). The NPS-HPL severely restricts further subdivision of rural land meaning that demand for rural lifestyle properties will be met almost exclusively within the RLZ.
- 193 Rural lifestyle subdivision of the site would significantly reduce the current productive value of the site. The 2018 Waimakariri District Rural Character Assessment states that activity on four-hectare rural lifestyle blocks "*is typically focused on rural residential use with the balance land simply maintained as ancillary or used for small scale primary production*"³⁰. Further, I note a relevant excerpt from a 2018 MacFarlane Rural Business assessment referenced in the abovementioned 30 June Council memo to the Panel which says:
- there are very few agricultural or horticultural farming practises that would justify a farming business of 4ha (with the exception of very intensive vegetable production or glasshouse operations), even if they are operated to the highest level. The reality is that most properties under 10ha have been purchased for lifestyle purposes and the majority of the household income is derived off farm. Furthermore, once the house and amenities are deducted from the total area, the effective farming area on a 4ha property could be as low as 2ha. Whilst in theory a group of 4ha properties could be operated in conjunction to achieve scale, this is unlikely to be successful given owners will often have differing priorities and the fact that the small paddock sizes will limit operational efficiency.*
- 194 In my view, in addition to reducing its rural productive value, subdivision of the land into four-hectare lots would also represent a

³⁰ The 2018 Boffa Miskell Waimakariri District – Rural Character Assessment, page 2.

lost opportunity to deliver required development capacity via a comprehensive and sympathetically designed expansion of the existing Ōhoka settlement.

195 While not applicable, I consider the NPS-HPL provides some useful high-level guidance in respect of the proposed rezoning in respect of the loss of productive farmland. Clause 3.6 allows for the consideration of rezoning HPL if:

- a) *the urban rezoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Policy Statement on Urban Development 2020*
- b) *there are no other reasonably practicable and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and*
- c) *the environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.*

196 In relation to the first condition, I consider that the proposal is required to address a development capacity shortfall as discussed previously.

197 To meet the second condition, consideration must be given to reasonably practical options including: greater intensification in existing urban areas; rezoning of land that is not HPL; and rezoning different HPL that has a relatively lower productive capacity. In respect of this criteria, residential intensification would not address the shortfall outside the main towns – it is not the type of supply sought by people seeking properties outside the main towns. The remainder of the criteria is of little relevance because, aside from the fact that the land is not HPL, the large majority of the land is of the lowest order (Land Use Category 3).

198 The Ministry for the Environment guidance says that the third condition is intended to “*ensure a more robust assessment of benefits and costs across the four wellbeings*”. Further, the “*consideration should go beyond the economic value of transitioning from rural to urban use. Intangible values of HPL that should be considered as part of this assessment include:*

- *its value to future generations*
- *its finite characteristics and limited supply*

- *its ability to support community resilience*
- *the limited ability of other land to produce certain products"*

199 The evidence of Mr Akehurst demonstrates that the economic benefits of the proposal far outweigh the costs relating to the loss of primary production (and I note my previous evidence in respect of rural lifestyle subdivision). This leaves the assessment of social, environmental and cultural costs/benefits, examples of which are discussed in the section 32 report of the NPS-HPL, particularly within Appendix C. The Appendix C examples are reproduced below, each followed with a discussion relating to the proposal.

Societal benefits

Sustaining communities

Primary production activities, particularly in some larger food production hubs such as Pukekohe, contribute significantly to the social fabric of rural communities as support and community services establish around concentrations of land-based primary production activities. Primary producers, such as from the horticultural industry, have contributed to inter-generational employment in some communities, which has resulted in long-term support of social activities in the community, such as fundraising, support for local sports teams and support for local events. A critical benefit of retaining HPL (particularly in larger concentrations near established rural communities) therefore, is that rural communities stay cohesive, supported and socially stable due to secure employment opportunities in the primary production sector.

200 It is unlikely that the current primary production activities within the site contribute to the social fabric of the Ōhoka community. The community is mainly comprised people who live on rural lifestyle and rural residential properties and are not reliant on the land or primary production for their livelihood. While the proposal will have an impact on status quo amenity values, removal of the primary productive use would not, in my opinion, have any significant impact in terms of social cohesion and stability.

Community identity

Both individuals and groups in society can have a deep connection to the land and derive social value from it. HPL can contribute to a sense of belonging and place. This sense of identity is intimately connected with the events and history of the land including its past use. In some cases, HPL has been farmed by multiple generations of the same family – such families have strong ties to that land. The produce from HPL can also help shape a community's identity. Anecdotal information suggests communities take pride in living in an area that is well known for

particular produce. Some communities have chosen to celebrate this with annual harvest festivals, regular farmers' markets and even erecting large novelty statues including a kiwifruit in Te Puke, various fruits in Cromwell and a carrot in Ohakune.

- 201 Changing the use of the subject land would have an impact on individuals who gain a sense of belonging from it. The extent of the impact would vary from one individual to the next and is therefore difficult to assess. However, it is relevant to note that the identity of places change through history in response to various factors.
- 202 Ōhoka developed from the mid-1800's grew from its origins as a milling settlement connected some 25 years later by rail. As noted in the design report appended to Mr Falconer's evidence, "*by the late 1800's Ōhoka had expanded significantly, with the school boasting over 200 pupils [and] was a flourishing village on the Kaiapoi-Bennett's railway line*". The report suggests a decline from the 1950's with a "*shift away from local milling, and populations migrating towards the city. Further development was largely stalled*". A small community remained providing the nucleus for the rural residential/lifestyle growth which has occurred since the 1990's while maintaining a village character.
- 203 As demonstrated in the evidence of Mr Falconer and Ms Lauenstein, Ōhoka will maintain its existing characteristics, albeit that it would support a significantly expanded population. Further, I would anticipate that the popularity of the Ōhoka Farmers Market, a strong part of the identity of Ōhoka, would only increase because of the proposal.

Social value of landscape

While not all people in a community near HPL directly use the resource, HPL is often valued in the sense that it forms part of the landscape that people live in. Landscape is a combination of the physical environment (eg, the soil, vegetation) and how that environment is perceived. People value the landscape in which they live for what they can do in that landscape (eg, recreation or employment opportunities) and for how that landscape makes them feel (eg, aesthetic appreciation, spiritual connection with the land, inter-generational ties). Research has demonstrated that self-identity and group-identity are intimately connected with the events and history associated with tangible elements of the landscapes in which people live. Culture and identity are therefore not just about social relationships but are also about the spatial areas that people feel like they belong to. Retaining HPL land for land-based primary production will therefore have a positive benefit for people who gain meaning and identity from living in a rural area used for land-based primary production.

- 204 Mr Milne has assessed the proposal from a landscape perspective and found that while the proposal would result in landscape change,

it “does not necessarily mean that the resulting level of visual amenity will be lower than at present. Instead, the resulting visual amenity will be from a combination of existing and new elements”³¹. Mr Milne finds that proposal is “appropriate and will not result in significant adverse landscape or visual amenity effects that cannot be either avoided or mitigated”³². On this basis, I consider that the removal of the productive land will have minimal impact in terms of landscape values.

Meeting societal expectations around food

A degree of inter-regional food supply will always be needed in New Zealand due to certain crops performing better in different regions. However, there is a growing desire from consumers for locally grown food. Many vegetables are grown on HPL close to large urban centres, which satisfies the consumer demand for local produce. Retaining HPL in strategic locations near major urban centres has the benefit of providing the consumer with the knowledge that their produce has come from a local source and is therefore in the freshest condition with a small carbon footprint.

Future food security

One of the key benefits of retaining HPL is the knowledge that future generations will be able to grow food to feed themselves and others. The obligation that society feels to preserve finite resources for future generations applies to HPL and aligns with the purpose of the RMA to manage finite resources sustainably for long-term benefits. There are societal benefits to be gained from taking steps to preserve our food-producing ability and gifting a legacy of sustainable food production to the next generation.

- 205 The proposal would result in the cessation of milk production on the site. Given the prevalence of dairying in New Zealand, this will not have any significant impact milk supply within the region and beyond. Horticulture is another viable primary productive use of the site. However, this use is not economically viable given the low return on capital (noting the advice of MacFarlane Rural Business at **Appendix 6**). I also note Mr Mthamo’s evidence which identifies the loss of the versatile soils as representing a reduction of 0.0002% within Canterbury and 0.0016% within the district.

Environmental benefits

Direct and indirect ecological services

³¹ Evidence of Tony Milne, paragraph 49.

³² Evidence of Tony Milne, paragraph.51.

While the primary purpose of HPL used for land-based primary production is to generate produce and a subsequent income, retaining HPL for productive purposes enables this land to provide a number of direct and indirect ecological functions. This includes water purification/ filtration, water storage for plants to use and flood regulation, habitat for many different creatures (supporting biodiversity), nutrient cycling and climate regulation through carbon sequestration. This contrasts with converting HPL to an urban use where most of these ecological functions are effectively lost.

- 206 The ecological benefits of the proposal are identified by Ms Drummond who considers the proposal could result in net ecological benefits to aquatic ecological values. With appropriate landscape treatment (as proposed) Ms Drummond considers there is potential for the site to contain "*highly naturalised and enhanced watercourse corridors [including the] opportunity to link Ōhoka Stream to the Ōhoka Bush, downstream of Whites Road, to increase the length of the Ōhoka Stream ecological corridor and improve not only instream conditions, but overall biodiversity values in the area*"³³. This improvement is also assisted by the removal of dairying.

An efficient use of a finite resource

Utilising HPL to the best of its ability for land-based primary production is an efficient way to use a finite resource. Land classified as LUC 1–2 land has a higher ability to sustain agricultural production, given its enhanced natural attributes such as soil and rock type, climate, and reduced potential for erosion. This means HPL can produce food more efficiently than other types of land, allowing growers to grow more on less land. This is positive from an environmental perspective as HPL needs less intervention to be used for efficient and effective land-based primary production.

- 207 I note that only 2.45% of the site contains versatile soils. Further, Mr Mthamo identifies several constraints that affect the productive capacity of the site including poor soil drainage, moisture limits and irrigation availability, nutrient limits, characteristics of soils, and the drinking water protection zone.

Cultural benefits

Māori have had a long history and a close interdependent relationship with the natural environment, particularly soil resources. Feedback provided by various iwi through consultation on the proposed NPS-HPL confirmed that land and soil resources are a precious taonga for Māori as tangata whenua.

³³ Evidence of Laura Drummond, paragraph 12.

- 208 While tangata whenua value high value soil resources generally, this land is not identified as having any special significance except in relation to the Ōhoka Stream which is identified as a 'ngā wai' site of cultural significance to Ngāi Tūāhuriri in the Proposed Plan. If approved, the rezoning proposal would protect and enhance Ōhoka Stream and all the other waterways within the site. On this basis, and in reference to the Mahaanui Kurataiao consultation report on the PC31 plan change request, I anticipate that the proposal would result in cultural benefits.
- 209 On balance, I consider the benefits of the proposal likely outweigh the costs accounting for both tangible and intangible values in accordance with Clause 3.6 of the NPS-HPL.
- 210 As set out at the beginning of this assessment, the NPS-HPL does not apply to the site. Therefore, moving beyond the confines of the Clause 3.6 assessment, it is my view that when the benefits to the district of providing required development capacity are considered, the costs associated with the loss of productive land are clearly outweighed by the benefits.

Loss of Productive Land Conclusion

- 211 I consider that the above assessment demonstrates that the benefits of rezoning the site for urban residential use outweigh the costs relating to the loss of productive land. Importantly, the primary productive value of the site would be diminished even if the rezoning proposal was refused given the highest and best use of the land anticipated by the Proposed District is for rural lifestyle purposes.

Land Contamination and Geotechnical Matters

- 212 The Waimakariri District Council further submission (48) identifies land contamination and geotechnical matters as potential issues.
- 213 A geotechnical assessment undertaken by Tetra Tech Coffey concludes that the site is "TC1-like". The assessment is appended to the evidence of Mr Thompson.
- 214 A Preliminary Site Investigation, also undertaken by Tetra Tech Coffey (and appended to the evidence of Mr Crooks), found the presence of Hazardous Activities and Industries List ('**HAIL**') activities on the site. Mr Crooks concludes that the "*rezoning request and proposed development is considered low risk due to the relatively small scale and low risk of the potentially contaminating activities identified. Residual risk will be addressed by the planned detailed site investigation followed by remediation (if required) prior to development*"³⁴.

³⁴ Evidence of Mr Crooks, paragraph 11.

- 215 A Detailed Site Investigation will be carried out at subdivision consent stage as required by the ODP. This investigation will identify what (if any) remediation is required to satisfy the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Flooding

- 216 Further submissions raise concerns in respect of flooding in the area, stating the site is not suitable for new housing due to poor (or at capacity) drainage and existing flood risk. Submitters are concerned that the proposal will exacerbate flooding on neighbouring properties due to displacement and a reduction in the floodplain.
- 217 Mr Throssell oversaw development of a model to understand the potential flooding effects of the proposed rezoning. It was updated in response to concerns raised in submissions on PC31.
- 218 The modelling has identified conveyance of floodwater in significant events and recommends that development is minimised in areas where the existing conveyance of floodwaters is significant. In respect of the impacts beyond the site, Mr Throssell finds that no existing buildings and habitable dwellings would experience an increased depth of flooding greater than 20mm in a 200-year event (except two non-habitable buildings where the depth would increase by 24-28mm). While modelling would be required at subdivision stage to ensure this, Mr Throssell is confident it is achievable through considered subdivision design.
- 219 Overall, I consider that Mr Throssell's evidence demonstrates that the proposed rezoning avoids significant flood hazards, and ensures that any residential development occurring in the Ōhoka settlement does not increase the flood risk within Ōhoka and adjoining areas.

Three Waters Infrastructure

- 220 Further submissions are generally concerned:
- 220.1 about the ability of the proposal to be serviced,
 - 220.2 that the existing services are already stretched,
 - 220.3 that three waters infrastructure upgrades are required, and
 - 220.4 about whom bears the cost of the required upgrades.
- 221 A substantial body of evidence is provided to address infrastructure matters. This includes the evidence of Mr McLeod who assesses the overall infrastructure requirements with supporting evidence from

Mr Steffens (potable water) and Mr O'Neil (stormwater and wastewater).

Stormwater

- 222 Mr Throssell's flooding evidence considers significant flooding events and notes that the stormwater solution within the development area will provide mitigation for higher frequency lower magnitude events. Mr O'Neill addresses stormwater and finds that runoff up to the 1% AEP (100-yr ARI) can be managed within the site via dedicated flow paths connecting upstream and downstream catchments alongside the use of basins, compensatory storage, and rain tanks. Several stormwater quality treatment options have also been identified. Importantly, Mr O'Neill is confident that there is a viable solution for stormwater attenuation that does not involve a consumptive groundwater take, thus avoiding potential consenting issues with respect to the Canterbury Land and Water Regional Plan (**LWRP**).
- 223 I note that there is a scenario where the density of housing may need to be reduced within a 26-hectare area adjacent the Whites Road boundary that cannot be attenuated. However, it is highly unlikely that no development could be accommodated in that part of the site. I understand that compensatory storage throughout the balance of the site will be able to provide hydraulic neutrality in respect of the unattenuated area (which represents 17% of the site).

Potable Water

- 224 The main concern addressed in respect of potable water is the ability to provide the required volume without unacceptable levels of drawdown. This matter is addressed in the evidence of Mr Steffens who considers that *"it is reasonable to expect that drawdown interference effects are likely to be less than minor"*³⁵. Noting that most existing bores in the area are shallow, Mr Steffens suggests that existing deep bores have greater amounts of available drawdown and are therefore less sensitive to drawdown interference effects.
- 225 Overall, Mr Steffens considers it is viable to provide a safe community water supply utilising approximately four deep bores without unduly impacting existing water takes in the area. Further, he notes that full allocation of groundwater in the area is not a significant concern because there is a clear pathway in the LWRP for consenting of groundwater for community supply even when allocation volumes are exceeded.
- 226 In the unlikely scenario that the identified supply solution is insufficient, Mr Steffens identifies two viable alternative options for a

³⁵ Evidence of Carl Steffens, paragraph, 62.

water supply including utilising the existing shallow irrigation bores or an offsite source.

Wastewater

- 227 Mr McLeod considers gravity and low pressure sewer network options. While he favours the low pressure option, he considers both solutions are viable for wastewater servicing. Conveyance of wastewater to the Rangiora Wastewater Treatment Plant would be via a new dedicated rising main which addresses previous concerns raised by Council that connection to the existing main along Bradleys Road may be problematic.

Three Waters Infrastructure Conclusion

- 228 Accounting for the evidence of the infrastructure related experts, I consider there is a high degree of certainty that the site can be serviced with three waters infrastructure. Detailed design matters will be appropriately addressed at subdivision stage.

Groundwater

- 229 While not specifically identified as an issue in further submissions, potential impacts on groundwater are a relevant consideration. Given the high water table of the site, the construction of horizontal infrastructure risks intercepting groundwater. This matter has caused issues in the past in other subdivisions where backfilled infrastructure trenches have short-circuited groundwater flow with consequential issues such as dried up waterways previously fed by groundwater. The risk is real and must be properly considered and managed.
- 230 Mr Veendrick has assessed the hydrogeological characteristics of the site and the potential for groundwater interception. He refers to construction methodologies, as outlined by Mr McLeod, that are designed to avoid the interception of groundwater, and recommends groundwater investigations be carried out to inform construction methodologies appropriate for different areas of the site.
- 231 Mr Veendrick's recommendations are reflected in the ODP requirements.
- 232 For completeness, I note that Mr Veendrick considers that the proposal rezoning is unlikely to have an adverse impact on groundwater recharge.

The National Grid

- 233 Transpower New Zealand Limited (further submission 92) seek that:

- 233.1 rural zoning be retained in respect of the area of the site that is traversed by the National Grid, including an appropriate buffer,
 - 233.2 provision is made requiring Transpower to be consulted as part of any application for subdivision consent for the site, and
 - 233.3 landscape treatments in the vicinity of the National Grid be required to be designed and implemented to achieve compliance with NZECP 34:2001 and the Electricity (Hazards from Trees) Regulations 2003 (including when planting reaches maturity.
- 234 The ODP provides for the latter two of Transpower's requirements. I do not consider it necessary or appropriate to retain rural zoning beneath the National Grid. There are numerous examples within the district and throughout the country where land beneath the National Grid is zoned for development. For example, this same corridor traverses General Industrial zoned land at Southbrook further to the north. Further, retaining rural zoning would be anomalous and result in a narrow corridor of land not easily able to be used for rural zone purposes.

Transport

- 235 Further submissions raise concerns about:
- 235.1 increased traffic volumes and the implications for congestion,
 - 235.2 the lack public transport options for future residents,
 - 235.3 the need for intersection upgrades,
 - 235.4 safety of road users due to an increase in the risk of accidents,
 - 235.5 the poor access to jobs, community services and schooling via walking and cycling,
 - 235.6 costs of road upgrading and maintenance, and
 - 235.7 increases in vehicle kilometres travelled ('**VKT**') with implications for GHG emissions and safety.
- 236 In forming a view on these matters, I rely on the evidence of Mr Fuller (traffic engineer), Mr Milner (passenger transport), Mr Falconer and Ms Lauenstein (urban design), Dr Wall (education) and Mr Farrelly (GHG emissions).

Internal Road Layout

- 237 Mr Fuller considers that the internal road network is acceptable subject to detailed review at subdivision stage. I note that bespoke road layouts are proposed to maintain the characteristics of the existing settlement which are likely to be different from the road standards in the Proposed Plan. Any departure from the Proposed Plan standards will be assessed at subdivision stage via a restricted discretionary resource consent application (see Rule TRAN-R3).

Connectivity and accessibility

- 238 Given the distance of the site from Christchurch and the main centres of the district, external connectivity is lower than it is locally. Currently, the site is connected to the wider district via high-speed rural roads with no or limited pedestrian or cycle facilities. I note that the same applies to other urban settlements in the district, in that their connectivity to the wider district is by way of high-speed roads with no pedestrian or cycle facilities. For example, a commute from Tuahiwi to Rangiora would encounter similar conditions compared to a commute from Ōhoka to Rangiora.
- 239 Mr Fuller's evidence references the planned cycle/pedestrian network for the area which connects the site to Rangiora and Kaiapoi mainly via 'Grade 2' routes (described as unsealed paths less than 2.5 metres wide). While this network is not currently funded, I suggest that approval of the rezoning proposal would increase its viability and likely bring forward implementation with funding assistance by development contributions. Mr Fuller also identifies a suitable cycle route to Kaiapoi via Main Drain Road subject to the Skewbridge Road bridge replacement (which has a funding allocation in the LTP).
- 240 In respect of the high-speed nature of the rural roads, I note that Council's Speed Management Plan seeks to reduce the speed limit on rural sealed roads from 100km/h to 80km/h. This will improve safety.
- 241 While the site may not be as highly connected compared to a location adjoining a larger urban centre, I consider that it is well connected along transport corridors, including by proposed public transport – which is a particularly positive aspect of the proposal. The matter of connectivity is otherwise addressed by Mr Falconer and Ms Lauenstein who both consider the level of connectivity is high internally in respect of the immediate surrounds, and Ms Lauenstein considers that external connectivity moderate. I agree with these assessments.
- 242 The site is not within a walkable distance of Kaiapoi, Rangiora and Christchurch, and it is not within a cyclable distance for many people (certainly not in respect of Christchurch). However, a significantly improved local offering of goods and services as

proposed provides walkability for both future and existing residents. In terms of walkability, I note that a significant portion of the population of the larger urban areas also live beyond a walkable distance from public services and facilities.

- 243 While the proposed cycle network will provide for recreational cycling, it will benefit relatively few existing/future residents in terms of commuter cycling given the distance to the larger centres. However, I note that Ōhoka is closer to Christchurch (the main employment centre for the sub-region) compared to Rangiora, Woodend and Pegasus. These locations are also beyond a reasonable cycling distance of the main employment centre of Greater Christchurch.
- 244 In terms of schooling, the site is generally beyond a walkable distance of Ōhoka School. This is because the school is poorly located a considerable distance from the centre of Ōhoka. A primary school is ideally located at the centre of the population it serves. This provides access to school by way of active transport and is one of the reasons why a primary school is provided for within the site – a location that is supported in the evidence of Dr Wall. Existing and future secondary school aged children attending Kaiapoi High School have the option of commuting to/from school on the existing Ministry-funded bus service. Dr Wall considers this route could be slightly re-routed to serve the site. In terms of children attending school in Christchurch, Mr Milner considers that there are viable public transport options. Dr Wall also notes that there are also *“three existing bus services that connect Rangiora and Kaiapoi with specific State, State Integrated and Private schools within Christchurch City, which could also potentially be extended to service”*³⁶ the site.
- 245 In terms of recreation, I consider the rezoning proposal provides good access to recreation opportunities including to the planned cycle/pedestrian network as mentioned above, the Ōhoka Domain, and local walking tracks. The proposal also provides additional passive recreational opportunities along enhanced waterways within the site including within a possible polo field facility.
- 246 Overall, I consider the rezoning proposal provides good accessibility, particularly given the public transport offering, while acknowledging rates of commuter cycling will be lower compared to locations closer to the larger urban centres. However, as noted earlier, there are few feasible or practicable alternative locations where development capacity can be provided closer to the district’s main towns – keeping in mind that the proposal provides for demand for housing outside the main towns.

³⁶ Evidence of Gabrielle Wall, paragraph 44.

Transport Network Effects

- 247 Mr Fuller has predicted the volume of traffic that the proposed rezoning would generate and its distribution to destinations within and beyond the district. Accounting for the likely timing of development (with the earliest dwellings estimated to be constructed being 2028), Mr Fuller identifies the following intersection upgrades required within the vicinity of the site to accommodate predicted background traffic growth in the network (regardless of the proposed rezoning) – 2% and 3.5% per year on the Tram and Flaxton road corridors respectively:
- 247.1 a roundabout at the Whites Road / Tram Road intersection;
 - 247.2 a roundabout constructed at the Flaxton Road / Threlkelds Road intersection with associated changes in priority at the Mill Road / Threlkelds Road intersection;
 - 247.3 capacity improvements at the Tram Road / State Highway 1 interchange; and
 - 247.4 construction of a roundabout at the Bradleys Road / Tram Road intersection.
- 248 Mr Fuller considers that the same upgrades would accommodate the full development of the site.
- 249 To ensure that upgrades are implemented when required, the ODP provides for assessment at subdivision stage.

Vehicle Kilometres Travelled and GHG Emissions

- 250 The proposal will result in an increase in VKT and associated transport related GHG emissions as is expected with any greenfield development. More important to determine is whether the increase in VKT is of a greater and unacceptable magnitude compared to providing the required development capacity elsewhere (or via a rural residential / lifestyle approach). The proposed rezoning provides development capacity to meet a predicted shortfall in demand within the urban area outside the main towns. While one would intuitively expect relatively less VKT resulting from urban growth attached to one of the main towns – given the closer proximity to a broader range of goods/services, community services employment etc. – I do not consider a comparison of the proposal to expansion of the main urban areas is an appropriate one.
- 251 The submitter has investigated ways to quantitatively compare the proposal in its current location with other potential locations. Unfortunately, the model available to carry out this exercise is too coarse grained in the more sparsely populated statistical areas (SA2s) to provide accurate/reliable results. Short of a robust quantitative analysis, any predictions of VKT are speculative.

- 252 What we can say is that approval of the proposed rezoning would result in a significantly improved local offering of goods and services within walking and cycling distance of existing and future residents. Ms Hampson considers that the LCZ would be anchored by a supermarket and *"would also be expected to accommodate a small mix of food and beverage retail activity (takeaways, cafes, restaurants/bar), commercial services (such as a hair salon, beauty salon, vets), maybe a health care facilities (such as a medical centre), potentially a preschool (as seen in Mandeville), and any complementary convenience retail, such as a chemist (particularly if medical centre is provided)"*³⁷. I consider that this sort of provision would have a VKT reducing influence.
- 253 Transport related GHG emissions are addressed in the evidence of Mr Farrelly. He discusses various mitigating factors such as public transport, ride sharing, electric vehicles, working from home, and travel behaviour and concludes that the proposal supports the reduction of transport related GHG emissions. I accept and rely on his evidence.

Passenger Transport

- 254 Aside from the school bus services mentioned previously, Ōhoka is not currently serviced with passenger transport. Existing residents must travel to Kaiapoi or Rangiora to access public transport services. Most relevant is the park and ride facility in Kaiapoi.
- 255 As set out in the proposal section, a bus service connecting Ōhoka to Kaiapoi is proposed. Mr Milner discusses the proposed service and considers that it is consistent with the relevant provisions of the Canterbury Regional Public Transport Plan and NPS-UD. I accept and rely on his evidence.

Transport Conclusion

- 256 Accounting for the assessment above, I consider the proposal is appropriate from a transport perspective.

Character, Amenity and Landscape Matters

- 257 Further submissions expressed concern that the proposal would degrade the existing character of the settlement, which was generally described as a rural / semi-rural, historic settlement with rural outlook and a close-knit community. The Waimakariri District Council further submission describes Ōhoka as a more rural than urban settlement, incorporating rural road standards, softly landscape edges and margins, along with open-style fencing and vegetated boundary demarcation.

³⁷ Evidence of Natalie Hampson, paragraph 117.

258 In addressing concerns raised in further submissions, I rely on the evidence of Mr Falconer (urban design), Ms Lauenstein (urban design), Mr Compton-Moen (urban design and landscape architecture), and Mr Milne (landscape architecture).

Existing environment

259 As identified previously, and in the evidence of Mr Phillips, I note the existing SETZ part of Ōhoka is identified as an 'existing urban area' in Map A of the RPS.

260 All the urban design and landscape experts provide an analysis of the context of the Ohoka settlement to gain a full understanding of the structure, form and composition of the place.

261 Ms Lauenstein considers that the core of the settlement, the part that provides its small settlement character, is confined within the north and south tributaries of the Ōhoka Stream. Beyond the core, residential development is hidden behind mature vegetation. Ms Lauenstein considers that the proposal successfully emulates this form by including the proposed commercial aspects within the core and screening residential development from view on the approaches to the village centre.

Character and Amenity

262 Messrs Falconer, Compton-Moen and Ms Lauenstein all give their opinions as to what constitutes the existing character of the Ōhoka settlement, which submitters consider the proposal fails to maintain because of the scale and type of development anticipated by the rezoning. This is clearly an important aspect of the 'character' assessment.

263 Ms Lauenstein considers that the "*key elements that contribute to the ruralness of the Ohoka settlement are the landscape setting and rural streetscapes, not the density, building typology or built form*"³⁸. Messrs Falconer and Compton-Moen consider that the characteristics of Ōhoka can be retained and enhanced through careful and considered design. Ms Lauenstein concurs and considers that the existing characteristics are reflected in the:

263.1 spatial layout of the proposal,

263.2 design of streets and public spaces,

263.3 edge treatment of the perimeter roads,

263.4 placement of the commercial centre,

³⁸ Evidence of Ms Lauenstein, paragraph 44.

263.5 landscape treatment of the waterway margins, and

263.6 the location and design of the settlement gateways / thresholds.

264 From a landscape perspective, Mr Milne considers that while some change is inevitable, the proposal represents a carefully considered response to the existing landscape character.

265 The proposal would change the existing character of the settlement to an extent. There would be more people about, more traffic, an expanded village centre, more buildings (albeit mostly screened from view), and the site will no longer provide an open pastoral outlook (acknowledging that this is likely to occur if the proposal was refused due to rural lifestyle development). However, based on the various urban design and landscape assessments, I consider that the proposal is sympathetic to the current character of Ōhoka. As set out previously, the ODP requires the preparation of development controls and design guidelines specific to the development area. Following the approval of Council, the guidelines will ensure that development is of the quality and character required to retain the existing characteristics of the Ōhoka settlement.

Landscape and Visual Impact

266 Mr Milne has assessed that the landscape change that would result from the proposal and its impact on visual amenity are acceptable in the context of the existing and anticipated environment (which includes potential rural lifestyle subdivision of the site). Mr Compton-Moen agrees, and I note that his evidence includes a full description of the features of the proposal that provide mitigation of potential adverse visual effects.

267 While Mr Milne considers that the proposal would change the currently experienced visual amenity from public and private vantage points, he does not consider that this translates necessarily to a lower level of visual amenity. He also identified positive landscape and visual amenity effects of the proposal including improvement in ecological values and an increase in general amenity from a high-quality landscape setting.

268 Messrs Milne and Compton-Moen both agree that an expanded Ohoka would appear visually separate from rural residential and lifestyle development that radiates out from the local centre at Mandeville.

Character, Amenity and Landscape Matters Conclusion

269 Relying on the evidence of Ms Lauenstein and Messrs Falconer, Milne and Compton-Moen, which I accept, I consider that while the proposal would bring change, it would maintain the key

characteristics of the Ōhoka settlement and is acceptable in terms of landscape change and visual amenity impacts.

- 270 Further, it is also relevant to consider the proposal in the context of Policy 6 of the NPS-UD. Policy 6(b) recognises that changes to amenity values are not of themselves, an adverse effect and that changes to an area may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types. In my view, this policy directly responds to local objections to change that often present hurdles to achieving objectives such as the provision of sufficient housing capacity.

Terrestrial and Aquatic Impacts

- 271 The further submission of Philip and Michelle Driver (51) raises concerns about the potential detrimental impacts on birdlife that would be caused by a large increase in domestic cats. Responding to this concern, the ODP prohibits the keeping of domestic cats within the development area. This would be enforced via a developer covenant.
- 272 The Waimakariri District Council further submission expresses concern in respect of potential impacts on the longfin eel which are found in the waterways that traverse the site. Relying on the evidence of Ms Drummond, I consider the habitat of the longfin eel will be improved. Ms Drummond considers the proposal has the *"potential to improve the current ecological values of aquatic features within the site (which are degraded by current land use) and increase the naturalized corridor of Ōhoka Stream from the Ōhoka Bush reach downstream"*³⁹. I consider this potential enhancement will be realised with adherence to the requirements of the ODP.

STATUTORY ANALYSIS

SECTION 31 – FUNCTIONS OF COUNCIL

- 273 Any change to a plan must assist Council to carry out its functions so as to achieve the purpose of the Act. The functions of a territorial authority are set out in section 31 of the Act and include:
- 273.1 establishing, implementing and reviewing objectives, policies, and methods to achieve integrated management of the effects of the use and development of land; and
- 273.2 controlling actual or potential effects of the use and development of land.

³⁹ Evidence of Ms Drummond, paragraph 30.

- 274 The proposed rezoning accords with these stated functions. The proposal provides for the use and development of land for residential activities as an extension of Ōhoka settlement, with amendments to provisions necessary to ensure the intended outcomes. The proposed amendments to provisions, including the ODP, provides the methods for Council to manage potential effects of this activity and demonstrates an integrated management approach.

SECTION 32

- 275 The following sections provide an overview of proposed objectives, polices and methods, evaluate the scale and significance of the rezoning proposal, and evaluate the proposed objectives, policies and methods.

Overview of Proposed, Objectives, Policies and Methods

- 276 All the proposed amendments to provisions are set out in **Appendix 3**. In summary, the proposal seeks to amend the Proposed Plan by establishing a Ōhoka development area. The development area (the extent of which covers the entire site as indicated on the ODP) has a single objective providing for expansion of the Ōhoka settlement in a manner that maintains the existing characteristics of the settlement, delivering ecological enhancement and recreational amenities, and providing for local convenience, education facilities, a retirement village and a polo facility.
- 277 Three associated policies are proposed concerning character and amenity matters, residential density, and matters relating to development of the local centre.
- 278 Four rules are proposed specifically permitting anticipated activities including a parking lot in the LCZ, education and polo facilities in the relevant overlays, and a retirement village. Another rule is proposed to discourage minor residential units. Further, a proposed urban design rule applies to all proposed buildings, structures and development, including fencing and walls. Development would only be permitted (subject to compliance with other rules) if deemed to be in accordance with design guidelines. As explained previously, the guidelines would be developed (and approved by Council) prior to subdivision and would ensure the specific outcomes sought for development area. An independent design approval process would be established to review and approve development proposals. This approval process would be used to demonstrate compliance with the proposed rule. If the design guidelines were not approved by Council prior to development commencing (or if approval is not obtained through the independent design approval process), development proposals would require a discretionary resource consent.

- 279 In addition to rules, two standards relating to residential density in the SETZ and LLRZ are proposed and four built form standards. The density standards ensure 12 households per ha, except for areas where there are demonstrated constraints, in the SETZ, and a minimum lot size of 2,500m² with a maximum average of 3,300m² in the LLRZ. The built form standards require tree planting on all residential sites, native planting on LLRZ properties, a 10-metre setback from residential sites of any polo related structures, and a maximum height limit of 8 metres relating to the LCZ.
- 280 All other relevant district plan provisions also apply except where exclusions are proposed. The exclusions relate to the SETZ the rules of which provide for a range of small-scale commercial activities. Given that a LCZ adjoins the SETZ (a unique situation in the district), it is proposed that commercial activities only be provided only in that location. Exclusions are also made in respect of certain LCZ activities not considered appropriate for the Ōhoka LCZ including trade supplier and yard-based activities.
- 281 A minor amendment to the single SETZ objective and an amendment is also proposed in respect of the interpretative diagram relating to the banks of water bodies.

Scale and Significance

- 282 The proposed rezoning provides for a substantial expansion of Ōhoka and given the scale of development capacity provided for, the proposal is considered to be of district-wide significance.

Evaluation

- 283 An evaluation carried out under section 32 of the Act, must examine:
- (a) *the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the Act; and*
 - (b) *whether, the provisions in the proposal are the most appropriate way to achieve the objectives by:*
 - (i) *identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) *summarising the reasons for deciding on the provisions; and*
 - (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and*

cultural effects that are anticipated from the implementation of the proposal.

- 284 In assessing the efficiency and effectiveness of the provisions, the evaluation must also:
- 284.1 identify and assess the benefits and costs of effects, including opportunities for economic growth and employment,
 - 284.2 if practicable, quantify these benefits and costs, and
 - 284.3 assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
- 285 A Ministry for the Environment guide to section 32 notes that case law has interpreted *most appropriate* to mean *suitable, but not necessarily superior*. *Effectiveness* is noted in the guide as assessing the contribution new provisions make towards achieving the objective, and how successful they are likely to be in solving the problem they were designed to address. *Efficiency* is noted as measuring whether the provisions will be likely to achieve the objectives at the lowest total cost to all members of society or achieves the highest net benefit to all of society. The assessment of efficiency under the Act involves the inclusion of a broad range of costs and benefits, many intangible and non-monetary.

Evaluation of the Proposed Objective

- 286 In the context of the identified shortfall in residential development capacity and the requirements of the NPS-UD, the proposed objective is highly relevant. The objective resolves the shortfall as it relates to demand for housing within the urban environment outside the district's main urban centres.
- 287 The outcome sought is reasonable in that it provides for housing demand for this area of the district but in a manner that is sensitive to the existing context of the Ōhoka settlement.
- 288 Further, I consider the objective is achievable. Investigations by the submitter's expert advisors confirm that there is high demand for housing in this location and that the anticipated development can be serviced with all the necessary supporting infrastructure.

Amendment to the SETZ Objective

- 289 The SETZ-O1 objective currently reads as follows:

Existing settlements are recognised and retain their existing character, while providing for a mixture of commercial and residential use on larger sites.

290 The proposed amendment simply changes 'character' to 'characteristics'. As currently worded, the objective seeks that the existing settlements remain unchanged over the lifetime of the plan. I consider that this is an unrealistic expectation and that it is more important that new development retains the characteristics of the settlement. The proposed amendment is particularly minor and does not have any fundamental implications other than resolving a slight tension in respect of the proposed objective for the Ohoka development area. Given the minor nature of the proposed change, I do not provide any further assessment.

Evaluation of the Proposed Policies and Methods

291 Section 32(1)(b) requires examination of whether the proposed provisions are the most appropriate way of achieving objectives by:

identifying other reasonably practicable options for achieving the objectives; and

assessing the efficiency and effectiveness of the provisions in achieving the objectives; and

summarising the reasons for deciding on the provisions

292 Before addressing these matters, I address the discrete matter of the interpretative diagram for water bodies.

Interpretative Diagram

293 The proposed amendment to the interpretative diagram included at Figure NATC-1 of the Proposed Plan (Interpretation of banks of water bodies) seeks to avoid confusion that the diagram causes in relation to its use in the Christchurch District Plan. Given there are several water bodies that traverse the site and proposed requirements relating to them, I consider the proposed amendment is relevant to the submitter's relief.

294 The figure contains three diagrams, one of which is shown below in Figure 4. The explanatory text for the diagram refers to "normal low flow water levels" and "normal average flow water level". Given the 'low flow' reference specifically relates to the setback distance, I consider this is the correct point to measure the setback from.

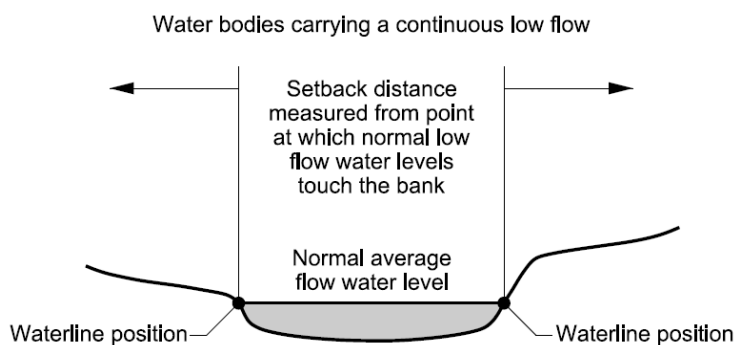


Figure 4: Excerpt from NATC-1

- 295 In my view, if the amendment is made, the interpretative diagram would be a useful and unambiguous feature of the Proposed Plan.

Other Options to Achieve the Objective

- 296 In my view, reasonably practical alternative options of achieving the proposed objective relate to the way in which provision is made for commercial activities, and the way in which development will be assessed from an urban design perspective.

Commercial Provision

- 297 As outlined previously, the proposal provides for commercial activities in the LCZ. Another option would be to remove the proposed LCZ and instead rely on the existing SETZ rules (absent exclusions) to enable activities that would provide the anticipated local convenience goods and services. While this may deliver the required goods and services provision, it would unlikely ensure that they are centrally located in the settlement within a purpose-built village centre. I consider this option has greater potential of delivering an inferior urban form and less likely to achieve the objective.

Urban Design Assessment

- 298 The proposed method for ensuring development reflects the existing characteristics of the settlement, and otherwise adheres to good urban principles, is to develop specific design guidelines for the development area and assess development proposals via an independent design process. The method also allows for provision of a parking lot in the LCZ, education and polo facilities in the relevant overlays, and a retirement village in the SETZ as permitted activities⁴⁰.
- 299 There is precedent for the proposed approach. The Jacks Point Resort Zone in the operative Queenstown-Lakes District has a controlled

⁴⁰ Subject to compliance with other relevant provisions in the Proposed Plan including the high trip generators rule TRAN-R20.

activity rule⁴¹ where the one of the matters of control includes “compliance with any relevant Council approved development controls and design guidelines”. This works well in Jacks Point and has resulted in a high-quality residential neighbourhood with a distinctive character that protects landscape values. The Jacks Point Residential Design Guidelines 2019 can be found on the Jacks Point website⁴². The guidelines for Ōhoka would be different, given the different context and objective, but the Jacks Point guidelines provide an example of how design matters are comprehensively covered in such documents.

- 300 Other reasonably practicable options include:
- 300.1 Requiring resource consent for anticipated activities / development and relying on the consent process to assess proposals against the relevant district plan matters of discretion.
 - 300.2 Requiring a combination of an independent design assessment process and a consenting regime that also requires design assessment for anticipated activities / development.
 - 300.3 Rely solely on the current SETZ (with commercial activity exclusions), LLRZ and LCZ provisions (i.e. no independent design assessment process) which would permit most development such that design assessment would not be required.
- 301 In my view, the third option identified above comes with a high risk that development outcomes would not achieve the objective. This is not to say that development would result in poor urban design outcomes, but the outcomes may not be appropriate for the context.
- 302 The option of relying on resource consent assessment only would likely be effective. For example, the residential design matters of discretion (RES-MD2) generally cover the bases in respect of residential development, as do the commercial urban design matters of discretion (CMUZ-MD3) in respect of development in the LCZ. However, the consenting process would lack the site-specific detailed design control that the proposal would ensure, and it would not provide overly clear expectations to designers. Conversely, I anticipate that the design guidelines would be comprehensive and set clear expectations to designers.
- 303 The option of the two-pronged independent design assessment process with subsequent resource consenting would be equally effective as the proposal, possibly more so given the belts and braces nature of the approach. However, I consider the duplication

⁴¹ Rule 12.2.3.2.vii.c of the operative Queenstown-Lakes District Plan.

⁴² jackspoint.com/building-at-jacks-point

of assessment would be inefficient and add more cost. It would also be largely unnecessary given the requirement for Council to approve the design guidelines.

Status Quo Option

- 304 A status quo option involves retaining the existing zoning which would necessarily involve applying for a resource consent(s) for subdivision and development as intended for the site. While resource consents have the potential to enable the same or similar development sought through the proposed rezoning, given the rural related objectives and provisions of the Proposed Plan, which do not anticipate the type of development proposed, the resource consent process would not provide sufficient certainty of outcome. The amount of upfront detail that would be required in such a resource consent application(s) is prohibitive without certainty of outcome. Further, resource consents for a development of the scale proposed are inefficient, with changes to consents commonly required as the site develops, resulting in ongoing time and costs to the consent holders (preparation of applications), to Council (processing and administration of applications), and potentially for adjoining landowners (where they may be identified as affected persons).
- 305 Accounting for the above, I do not consider the status quo is a reasonably practicable option.

Efficiency and Effectiveness

- 306 Section 32 of the Act requires consideration of the benefits and costs of the proposal when assessing efficiency and effectiveness, including environmental, economic, social and cultural effects. Consideration is directed by section 32(2)(a)(i) and (ii) to include consideration of opportunities for economic growth and employment. Section 32(2)(b) requires all effects to be quantified where practicable. These matters are addressed in **Table 1** below.

Table 1: Cost and benefits of the proposal

Benefits	Costs
Environmental	
<ul style="list-style-type: none"> • Extended open space network in Ōhoka providing additional recreation opportunities. • Naturalisation and enhancement of waterway corridors. • Opportunity to link Ōhoka Stream to the Ōhoka Bush, downstream of Whites Road, to increase in the length of the Ōhoka Stream ecological corridor and improve instream conditions and overall biodiversity values in the area. 	<ul style="list-style-type: none"> • Increased ambient noise from traffic and general activity associated with an expanded local population. • Carbon emissions from construction activities and traffic generation.

- Provides a denser housing typology (compared to rural residential and lifestyle) to accommodate demand within the urban environment outside the main towns.

Economic

- Additional supply of housing to assist in avoiding price rises resulting from otherwise suppressed housing supply.
- Additional commercial and employment opportunities.
- Benefit to Council from larger rating base through additional properties being added upon subdivision.
- Value from construction activities.
- to the landowner from development of the property.
- Additional customers proximate to the Ōhoka farmers' market.
- Increased resilience to the impacts of climate change.
- Loss of agricultural production land.

Social

- Significantly increased availability of residential properties within Ōhoka.
- Additional supply of housing to assist in avoiding price rises resulting from otherwise suppressed housing supply.
- Provision of high amenity village for existing and future residents including local convenience goods and services.
- Extended open space network in Ōhoka providing additional recreation opportunities.
- Provision for schooling, retirement living.
- Increased resilience to the impacts of climate change.
- Change in character and amenity of the site despite retention of the characteristics of the existing settlement through design.
- Potential impacts on existing community fabric and networks.
- Increase in traffic generated in and around Ōhoka.

Cultural

- Naturalisation and enhancement of waterway corridors.
 - None identified.
-

307 In my view, the potential benefits of the proposal outweigh the potential costs, acknowledging the difficulties in quantifying the impact in terms of the change the existing community would experience. While the benefits and costs have not been fully quantified, the evidence of Mr Akehurst and Ms Hampson provides analysis in respect of economic benefits including employment.

- 308 Overall, I consider the proposed provisions are the most effective and efficient means of achieving the objective of the proposed rezoning.

Risk of Acting or Not Acting

- 309 Section 32(2) requires an assessment of the risk of acting or not acting if there is any uncertain or insufficient information about the subject matter of the provisions. Given previous attention given to the Ōhoka settlement (including via PC31), the relevant issues associated with the development of land in this location are well understood. Accounting for the background information to and assessments for those developments, and the technical assessments accompanying this rezoning proposal, there is minimal uncertain or missing information in relation to this proposal. Accordingly, there are no notable risks in respect of section 32(2). However, considering the development capacity analysis which identifies a shortfall, there may be some risk associated with not acting (refusing the proposal) on the basis that it provides an opportunity to deliver capacity in a suitable location, where there may not be many suitable alternatives. If the proposed rezoning was refused, the current opportunity to expand Ohoka may be lost with fragmentation through rural lifestyle subdivision.

Examination of the Proposal in terms of the Objectives of the Proposed Plan

- 310 Section 32(3) requires an examination of the proposed rezoning in relation to the Proposed Plan. This examination is provided in **Table 1** below focusing on the most relevant objectives and policies.

Table 2: Examination of Proposed Plan objectives and policies

District Plan Objectives & Policies	Assessment
Strategic Directions	
<p><i>SD-O1</i></p> <p><i>Natural environment</i></p> <p><i>Across the District:</i></p> <ol style="list-style-type: none"> <i>1. there is an overall net gain in the quality and quantity of indigenous ecosystems and habitat, and indigenous biodiversity;</i> <i>2. the natural character of the coastal environment, freshwater bodies and wetlands is preserved or enhanced, or restored where degradation has occurred;</i> <i>3. outstanding natural features and outstanding natural landscapes are identified and their values recognised and protected;</i> 	<p>The proposal would ultimately result in an improvement to the quality of the natural environment within the site in respect of waterways and their margins, which the public will have access to.</p>

4. *people have access to a network of natural areas for open space and recreation, conservation and education, including within riparian areas, the coastal environment, the western ranges, and within urban environments; and*
5. *land and water resources are managed through an integrated approach which recognises the importance of ki uta ki tai to Ngāi Tahu and the wider community, and the inter-relationships between ecosystems, natural processes and with freshwater.*

SD-O2

Urban development

Urban development and infrastructure that:

1. *is consolidated and integrated with the urban environment;*
2. *that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors;*
3. *utilises the District Council's reticulated wastewater system, and potable water supply and stormwater infrastructure where available;*
4. *provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve the housing bottom lines in UFD-O1;*
5. *supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being:*
 - a. *the primary centres for community facilities;*
 - b. *the primary focus for retail, office and other commercial activity; and*
 - c. *the focus around which residential development and intensification can occur.*
6. *provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency;*
7. *provides people with access to a network of spaces within urban environments for open space and recreation;*
8. *supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural*

The proposed expansion of Ōhoka represents consolidation of, and integration with, an existing urban environment in a manner that is sympathetic to the existing characteristics of the settlement.

The proposal leverages existing Council infrastructure acknowledging required upgrades.

Development of the site would extend the range of housing options in the district and support/complement the hierarchy of urban centres in the east of the district.

The proposed commercial area within the site will provide for local convenience goods and services but is not of a scale that could diminish the viability or vibrancy of the main urban centres.

The green and blue network shown on the ODP, as well as the street network, will provide a network of public space which will enhance recreation in the area.

The proposal provides for larger allotments in the southern part of the site which act as a density transition into the rural environment.

The proposal would result in the enhancement and protection of Ōhoka Stream (along its length through the site) which is a site of significance to Māori.

Overall, the rezoning proposal is considered to be consistent with Objective SD-O2.

activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga;

9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and
10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1.

SD-03

Energy and infrastructure

Across the District:

1. improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities;
2. infrastructure, including strategic infrastructure, critical infrastructure and regionally significant infrastructure:
 - a. is able to operate efficiently and effectively; and
 - b. is enabled, while:
 - i. managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and
 - ii. managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity;
3. the nature, timing and sequencing of new development and new infrastructure is integrated and coordinated; and
4. encourage more environmentally sustainable outcomes as part of subdivision and development, including through the use of energy efficient buildings, green infrastructure and renewable electricity generation.

The proposal provides opportunities for multi-modal connectivity and improved local access to recreational opportunities and local convenience goods and services.

The proposal will not adversely affect strategic infrastructure.

While the development enabled by the proposed rezoning is not currently anticipated by the Proposed Plan (pending consideration of the requester's submission), it is the type of proposal which the responsive provisions of the NPS-UD seek to enable.

SD-04

Rural land

Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that it remains available for productive rural activities by:

1. providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resources of Rural Zones and limit other activities; and

While the proposal is inconsistent this objective, I do not consider the proposal to be contrary to it given:

- the District Plan anticipates subdivision of the land into four-hectare allotments which would significantly reduce its rural productive value,
- the site contains only a small area of versatile soils,
- primary production is constrained, to a degree, as

2. *ensuring that within rural areas the establishment and operation of rural production activities are not limited by new incompatible sensitive activities.*

identified in the evidence of Mr Mthamo, and

- the low return on capital renders primary production uneconomical.

Further, as assessed previously, the benefits associated with providing required development capacity outweigh the costs relating to the loss of productive land.

I note that, if approved, the proposal would not cause any ongoing tension in respect of this policy – given the site would be an identified residential development area.

SD-O6

Natural hazards and resilience

The District responds to natural hazard risk, including increased risk as a result of climate change, through:

1. *avoiding subdivision, use and development where the risk is unacceptable; and*
2. *mitigating other natural hazard risks.*

The site is not subject to unacceptable hazard risks.

In respect to increased risk resulting from climate change, the site is relatively insulated because of:

- the distance from coastal and low-lying areas susceptible to sea-level rise and storm surges,
- resilience to heavy rainfall events built into the proposed stormwater management system and floodwater flow paths, and
- potential for building and landscape designs to be able to respond to climatic extremes.

Urban Form and Development

UFD-O1

Feasible development capacity for residential activities

Sufficient feasible development capacity for residential activity to meet specified housing bottom lines and a changing demographic profile of the District as follows:

[table omitted]

Consistent with the directions in the NPS-UD to provide sufficient development capacity to meet demand, the proposal supports the provision of 'sufficient feasible development capacity'.

UFD-O2

Feasible development capacity for commercial activities and industrial activities

Sufficient feasible development capacity to meet commercial and industrial development demand.

The proposed LCZ provides the appropriate quantum of land to support an expanded local community.

UFD-P1

Density of residential development

In relation to the density of residential development:

1. *provide for intensification in urban environments through provision for minor residential units, retirement*

As discussed previously, the section 42A officer for the Urban Form and Development topic of hearing stream 1 & 2 recommends the term 'urban environment' referenced in Policy UFD-P1(1) be replaced by a new term 'urban centres' defined as:

villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form and purpose of the zone;

...

The area encompassing the townships of Rangiora, Kaiapoi, Woodend, Ravenswood and Pegasus.

If accepted, the policy would not be applicable to the proposal.

UFD-P2

Identification/location of new Residential Development Areas

In relation to the identification/location of residential development areas:

1. *residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy;*
2. *for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they:*
 - a. *occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development;*
 - b. *occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;*
 - c. *have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;*
 - d. *concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;*
 - e. *take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;*
 - f. *are informed through the development of an ODP;*
 - g. *supports reductions in greenhouse gas emissions; and*
 - h. *are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6.*

I consider that the proposal largely accords with the criteria set out under Policy UFD-P2 2.a.-h. for reasons previously discussed in this evidence.

However, the effect of the section 42A officer recommendation (set out above) is that any new Residential Development Areas would need to adjoin one of the main urban centres.

If the recommendation is accepted, the proposal would be contrary to the intent of 2.a. given the site is not attached to a main town. I note that, if approved, the Ōhoka development area would not be a new Residential Development Area, it would be an existing one. Therefore, the proposal would not cause any ongoing tension in respect of this policy.

Energy and Infrastructure

<p><i>EI-02</i></p> <p><i>Adverse effects of energy and infrastructure</i></p> <p><i>Adverse effects of energy and infrastructure on the qualities and characteristics of surrounding environments and community well-being are avoided, remedied or mitigated.</i></p>	<p>As per the findings of the infrastructure assessments, the proposal can be supported by infrastructure, and will not otherwise compromise the continued operation of existing infrastructure.</p>
<p><i>EI-03</i></p> <p><i>Effects of other activities and development on energy and infrastructure</i></p> <p><i>The safe, efficient and effective operation, maintenance, repair, renewal, upgrading and development of energy and infrastructure is not constrained or compromised by activities and development, including by reverse sensitivity effects.</i></p>	

Transport

<p><i>TRAN-01</i></p> <p><i>A safe, resilient, efficient, integrated and sustainable transport system</i></p> <p><i>An integrated transport system, including those parts of the transport system that form part of critical infrastructure, strategic infrastructure, regionally significant infrastructure, and strategic transport networks, that:</i></p> <ol style="list-style-type: none"> <i>1. is safe, resilient, efficient and sustainable for all transport modes;</i> <i>2. is responsive to future needs and changing technology;</i> <i>3. enables economic development, including for freight;</i> <i>4. supports healthy and liveable communities;</i> <i>5. reduces dependency on private motor vehicles, including through public transport and active transport; and</i> <i>6. enables the economic, social, cultural and environmental well-being of people and communities.</i> 	<p>The proposal does not compromise the safety, resilience or efficiency of the transport network. Given the location of Ōhoka relative to key urban centres in the district and Christchurch, the proposal is unlikely to reduce dependency on private motor vehicles. However, given the provision for local convenience goods and services within a walkable village, this would reduce some vehicle trips of future and existing residents.</p> <p>Further, the proposal provides a 10-year commitment to provide a public transport connection between Ōhoka and Kaiapoi. From Kaiapoi connecting services provide access to Rangiora, Woodend and Christchurch. It is also relevant to note that the site is within cycling distance (for some) to Kaiapoi and Rangiora. Planned cycleways linking these places will increase accessibility as would increasing uptake of e-bikes.</p>
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Contaminated Land

<p><i>CL-01</i></p> <p><i>Contaminated land</i></p> <p><i>The subdivision, use and development of contaminated land does not adversely affect people, property, and the environment.</i></p>	<p>A Detailed Site Investigation will be undertaken at subdivision stage to identify what (if any) remediation is required to satisfy the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.</p>
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Natural Hazards

<p><i>NH-01</i></p>	<p>The site is not subject to unacceptable hazard risks. It is noted</p>
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*Risk from natural hazards**New subdivision, land use and development:*

1. *manages natural hazard risk, including coastal hazards, in the existing urban environment to ensure that any increased risk to people and property is low;*
2. *is avoided in the Ashley Fault Avoidance Overlay and high hazard areas for flooding outside of the urban environment where the risk to life and property are unacceptable; and*
3. *outside of the urban environment, is undertaken to ensure natural hazard risk, including coastal hazard risk, to people and property is avoided or mitigated and the ability of communities to recover from natural hazard events is not reduced.*

that if the site were rezoned as requested, parts of it would be subject to the Urban Flood Assessment overlay.

Sites and Areas of Significance to Māori

*SASM-01**Ngā tūtohu whenua*

The historic and contemporary cultural significance for Ngāi Tūāhuriri mana whenua, of and their relationship with ancestral lands, water, sites, wāhi tapu, wāhi taonga and coastal environment is recognised and provided for.

The proposal would result in the enhancement and protection of Ōhoka Stream (along its length through the plan change site) which is a site of significance to Māori.

Ecosystems and indigenous biodiversity

*ECO-01**Ecosystems and indigenous biodiversity*

Overall, there is an increase in indigenous biodiversity throughout the District, comprising:

1. *protected and restored SNAs; and*
2. *other areas of indigenous vegetation and habitat of indigenous fauna that are maintained or enhanced.*

The proposal will ultimately result in ecological enhancement of the waterways and their margins within the site in line with this objective.

Natural Character of Freshwater Bodies

*NATC-02**Restoration of natural character*

Restoration of the natural character of surface freshwater bodies and their margins where degradation has occurred.

The proposal achieves consistency with these objectives.

*NATC-03**Use of freshwater body margins*

The use of wetlands, and lakes and rivers and their margins are managed to preserve their natural character.

Subdivision

SUB-01*Subdivision design*

Subdivision design achieves an integrated pattern of land use, development, and urban form, that:

1. *provides for anticipated land use and density that achieve the identified future character, form or function of zones;*
2. *consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development;*
3. *supports protection of cultural and heritage values, conservation values; and*
4. *supports community resilience to climate change and risk from natural hazards.*

The detail and requirements of the ODP ensure that future subdivision will meet this objective.

General Objectives and Policies for all Residential Zones

RESZ-01*Residential growth, location and timing*

Sustainable residential growth that:

1. *provides more housing in appropriate locations in a timely manner according to growth needs;*
2. *is responsive to community and district needs; and*
3. *enables new development, as well as redevelopment of existing Residential Zones.*

The proposal demonstrates consistency with the general residential objectives. In particular, it provides additional housing options in a location assessed as appropriate within the district.

RESZ-02*Residential sustainability*

Efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.

RESZ-03*Residential form, scale, design and amenity values*

A form, scale and design of development that:

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

RESZ-05

Housing choice

Residential Zones provide for the needs of the community through:

1. *a range of residential unit types; and*
2. *a variety of residential unit densities.*

Large Lot Residential Zone

LLRZ-01

Purpose, character and amenity values of Large Lot Residential Zone

A high quality, low density residential zone with a character distinct to other Residential Zones such that the predominant character:

1. *is of low density detached residential units set on generous sites;*
2. *has a predominance of open space over built form;*
3. *is an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust; and*
4. *provides opportunities for agriculture activities where these do not detract from maintaining a quality residential environment, but provides limited opportunities for other activities.*

The proposed LLRZ will develop in a manner consistent with the expectations set out in the objective. I note that the minimum allotment size of the proposed LLRZ aligns with that specified in the Proposed Plan, but with a lower average size requirement (3,300m² rather than 5,000m²). This increases the density above the rural residential threshold and.

Settlement Zone

SETZ-01

Settlement Zone

Existing settlements are recognised and retain their existing character, while providing for a mixture of commercial and residential use on larger sites.

Given the scale of change that the proposal would bring, I do not consider that it would be consistent with this objective which seeks to 'retain' the 'existing character' of the district's smaller settlements. This is despite the intention that development of the site would maintain the existing characteristics of the settlement.

An amendment is sought to exclude the Ōhoka development area from being subject to this objective. It would instead be subject to the objective of the proposal (i.e. expansion of the settlement in a sympathetic manner).

General Objectives and Policies for all Commercial and Mixed Use Zones

CMUZ-01

Commercial development and location

Sustainable and self-sufficient commercial economic development occurring in a hierarchical network of consolidated commercial centres.

The proposed commercial area within the site will provide for local convenience goods and services but is not of a scale that could diminish the viability or vibrancy of the main urban centres.

CMUZ-02

Urban form, scale and design

A scale, form and design of development in all Commercial and Mixed Use Zones that:

1. *recognises and enhances the centre's role and function and the overall centres hierarchy;*
2. *supports achieving a good quality urban environment;*
3. *recognises the functional and operational requirements of activities and the existing built form; and*
4. *manages adverse effects on the surrounding environment.*

Local Centre Zone

LCZ-01

Local Centre Zone activities

Local Centres:

1. *are the focal point for a range of commercial, community and service activities at a smaller scale than Town Centres to provide for the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities;*
2. *activities do not adversely affect the role and function of Town Centres; and*
3. *amenity values are managed within the zone and at the interface with adjacent residential zones.*

The proposed LCZ is functionally appropriate for the context and scale of residential development anticipated. It will not affect the role and function of the district's town centres. Further, a specific policy is proposed concerned with potential retail distribution effects on the nearby Mandeville LCZ which would be relevant if retail activities exceeded 2,700m².

General Objectives and Policies for all Rural Zones

RURZ-01

Rural Environment

An environment with a predominant land use character comprising primary production activities and natural environment values, where rural openness dominates over built form, while recognising:

1. *the east of the District has a predominant character of small rural sites with a pattern of built form of residential units and structures at more regular intervals at a low density compared to urban environments; and*
2. *the remainder of the District, while having a range in the size of rural sites, has a predominant character of larger rural sites with a corresponding density of residential units and built form.*

While the proposal will reduce the area of rural zoned land in the district, I consider that it does not adversely impact on the rural environment beyond the site.

- 311 Accounting for the assessment above, I consider that the proposed rezoning generally accords with the objectives and policies of the Proposed Plan while acknowledging certain objectives and policies

discourage the type of urban growth proposed and associated loss of productive farmland.

Overall Assessment

- 312 In my view, the proposed objective is the most appropriate way to achieve the purpose of the Act. It addresses a key issue for the district (residential development capacity) in an appropriate location and in a manner sensitive to the context. I also find that the proposed provisions are the most appropriate way of achieving the objective of the proposal.

SECTION 74 – MATTERS TO BE CONSIDERED BY TERRITORIAL AUTHORITY

- 313 Section 74 of the Act prescribes that the Council must prepare and change a district plan in accordance with:
- 313.1 its functions under section 31 (as discussed previously),
 - 313.2 the provisions of Part 2 (as discussed later in this evidence),
 - 313.3 a section 32 evaluation report (as provided), and
 - 313.4 a national policy statement (as discussed later in this evidence).
- 314 While consideration of a New Zealand coastal policy statement is also required, the New Zealand Coastal Policy Statement is not relevant given the site is not located in or near the coastal environment.
- 315 Section 74(2) requires Council to also have regard to management plans and strategies prepared under other acts, entries on the New Zealand Heritage List, regulations or the plans of adjoining territorial authorities to the extent that these may be relevant. To the best of my knowledge, the proposal does not involve any cross-territorial issues or matters of historical reference. Relevant strategies prepared under other legislation include the DDS, Our Space and the GCSP. The relevant aspects of these strategies are addressed later in this evidence under the heading 'non-statutory planning documents'.

Mahaanui – Iwi Management Plan 2013

- 316 Section 74(2A) requires Council to take into account relevant planning documents recognised by an iwi authority, to the extent that its content has a bearing on resource management issues.
- 317 The Mahaanui Iwi Management Plan ('IMP') sets out Ngāi Tahu's issues, objectives, and policies for natural resource and environmental management within the area bounded by the Hurunui

River in the north and the Ashburton River in the south. Under Section 74(2A) of the Act, a territorial authority must take into account any such plan to the extent that it has a bearing on the resource management issues of the district. The IMP is primarily a tool for the Rūnanga in the area it covers. The plan also provides guidance to territorial authorities and others.

- 318 The IMP sets out the broad issues as well as the specifics for particular areas. These matters are considered below, as they are relevant to the plan change proposal. The IMP does not identify any specific cultural values associated with the subject land that might be adversely impacted by its development.
- 319 I note that consultation with the local Rūnanga via Mahaanui Kurataiao Limited has been undertaken and the consultation report is included at **Appendix 5**.

Ranginui

- 320 The relevant matters identified in IMP are discharges to air and the protection of night-time darkness. The proposed plan change does not contain controls on these matters. The main discharge to air that could occur through this proposal is the establishment of log burners or similar within individual houses, as well as discharges of dust to air during the development of the site. Such discharges are controlled by Environment Canterbury through the Regional Air Plan. While specific controls in respect of night-time lighting have not been proposed, one would expect lighting to be at a minimum given the rural context.

Wai Māori

- 321 Freshwater is of considerable cultural significance to Rūnanga. The main matters of concern relate to water quality and quantity and mixing waters from different waterbodies. With the reticulation of effluent disposal from new dwellings the potential from adverse impacts on groundwater quality are limited. Comprehensive stormwater management is a key design driver of the proposal which provides confidence that no untreated stormwater will reach groundwater or surface water bodies. As discussed previously, the freshwater ecology of surface water bodies within the site will be enhanced.

Papatūānuku

- 322 The use of land and how it is developed is of importance to Rūnanga. This section identifies matters such as the urban planning, the subdivision and development of land, stormwater, waste management, and discharges to land. The potential effects of the proposal on the environment have been discussed in the assessment of effects above. That assessment concludes that there will minimal adverse impacts on the quality of the natural

environment as no waste or contamination will be discharged in a manner that will compromise the mauri of surface or groundwater.

Tāne Mahuta

- 323 This section addresses the significance of indigenous biodiversity and mahinga kai to Rūnanga. The application site is not located in a known mahinga kai area. The subject land has been used for farming purposes for many years. However, surveys by Aquatic Ecology Ltd. in the various waterways across the site identified four species of fish including the upland bully, shortfin eel, longfin eel and brown trout. Invertebrate fauna, including koura, are expected to be present also although not surveyed. The proposed protection and enhancement of the principle waterways and their margins will maintain and likely improve the current freshwater ecological values of the land.

Ngā Tūtohu Whenua

- 324 There are no known wāhi tapu or wāhi taonga sites within the application site or close by.

IMP Conclusion

- 325 I consider that the proposal will not have an adverse impact on the cultural values of iwi as set out within IMP.

SECTION 75 – CONTENTS OF DISTRICT PLANS

- 326 Section 75 requires a district plan to state objectives for the district, policies to implement the objectives and rules to then implement the policies. The proposal introduces an objective for the development area with associated policies and rules as discussed previously.

National Policy Statements

- 327 Section 75(3)(a) requires a district plan to give effect to any national policy statement.

National Policy Statement for Renewable Electricity Generation 2011

- 328 The proposal does not involve nor is it located in the proximity of a renewable electricity generation activity.

National Policy Statement for Electricity Transmission 2008

- 329 The site is traversed in the western corner by 66kV electricity transmission lines, meaning the National Policy Statement for Electricity Transmission 2008 is relevant. Any development will comply with required setbacks and restrictions relating to works and

activities near the transmission lines. For this reason, I consider that the proposal is consistent with the policy statement.

National Policy Statement for Freshwater Management 2020

- 330 Stormwater and wastewater discharges will be dealt with at subdivision; however, no practices or effects are anticipated that would be inconsistent with the National Policy Statement for Freshwater Management 2020.

National Policy Statement on Urban Development

- 331 The NPS-UD which took effect on 20 August 2020 is of principal relevance to the proposed rezoning. If the NPS-UD did not apply, or the proposed rezoning is not consistent with it, there would be strong grounds for refusal. I am confident however, that the NPS-UD does apply, and that the request is consistent with it. In my view, the key considerations are:
- 331.1 will the proposal provide significant development capacity in an appropriate location (Objective 6(c), Policy 8 and Clause 3.8),
 - 331.2 will the proposal contribute to a well-functioning urban environment (Objective 1, Policy 1, Policy 6, Clause 3.8, Clause 3.11),
 - 331.3 is the site able to be adequately serviced with infrastructure (Objective 6, Policy 10, Clause 3.5), and
 - 331.4 is it well-connected along transport corridors (Clause 3.8).

Enabling Residential Growth

- 332 Objective 3 supports enablement of residential growth in areas that are near a centre zone or other area with many employment opportunities, well-serviced by existing or planned public transport, or have high demand for housing relative to other areas within the urban environment. As per my previous assessment, I consider the proposal supports this objective.
- 333 Policy 2 implements Objective 3 by placing an obligation on Council to provide sufficient development capacity to meet housing demand. My evidence, as well as the evidence of Messrs Akehurst and Sellars and Ms Hampson, demonstrates that Council is currently failing to meet its obligation. In fairness to Council, it has attempted to provide sufficient development capacity to meet expected housing demand, but a more fine-grained analysis shows that there is a shortfall in capacity within the urban environment outside the main towns. That fine-grained analysis should have been undertaken by Council as required by Objective 7 of the NPS-UD which requires

local authorities to have “robust” information about their urban environments and use it to inform planning decisions.

- 334 Policy 2 also implements Objective 2 which seeks planning decisions that improve housing affordability by supporting competitive land and development markets. A development capacity shortfall has been identified and options for addressing it are limited. Forgoing the additional development capacity provided by the proposed rezoning would, in my opinion, only exacerbate existing housing affordability issues. While the proposal may not result in affordable housing⁴³ at Ōhoka, that is not what Objective 2 seeks. However, the proposal will improve housing affordability by supporting competitive land and development markets. This conclusion is supported by the evidence of Mr Akehurst. Further, the housing provided for by the proposal will be, for the most part, more affordable than existing housing in the area on larger properties.

Responsive Planning Provisions

- 335 As per my previous assessment, I consider the proposal satisfies the responsive planning provisions of the NPS-UD (Objective 6(c), Policy 8 and Clause 3.8) meaning the proposal can be considered on its merits despite the fact that the expansion of Ōhoka is not anticipated by RMA planning documents.

Well-functioning Urban Environment

- 336 The merits of the proposal as relevant to the NPS-UD depend on consistency with Objective 1 and Policy 1. My assessment of the proposed rezoning against Policy 1 is set out at paragraphs 166 to 178. I consider the proposal is consistent with Objective 1 which seeks that:

New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Changing Urban Environments

- 337 Objective 4 recognises that urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations. The proposal responds to the diverse and changing needs of people, communities, and future generations in a manner consistent with this objective. At a broader scale, the same can be said of the rapid and continuing growth of the district within the Greater Christchurch context, which is evidently occurring ‘in

⁴³ In terms of the accepted standard measure of affordability (three times median incomes)

response to the diverse and changing needs of people' choosing this location over alternative locations or housing types.

- 338 To the extent that the appreciation of the status quo by some may be diminished by the proposal, Policy 6 recognises the potential for change and that this is not necessarily an adverse effect.

Local Authority Decisions

- 339 Objective 6 of the NPS-UD seeks that local authority decisions on urban development that affect urban environments are integrated with infrastructure planning and funding decisions; strategic over the medium term and long term; and are responsive, particularly in relation to proposals that would supply significant development capacity.
- 340 The aspect relating to responding to proposals that deliver significant development capacity has been addressed previously. The proposal clearly provides significant development capacity (to satisfy unmet demand for housing west of Kaiapoi and Rangiora within the urban environment), and on that basis this objective seeks responsive decision making. I also note that while the NPS-UD only requires that sufficient capacity is provided, it does not preclude greater capacity being provided. It seeks to ensure minimum capacity requirements are met. It does not seek to limit further capacity. In my view, the risk of under-supply far outweighs any consequence arising from an over-supply.
- 341 The responsive decision-making directive has the potential to create some tension with the requirement to be strategic over a medium and long term. The RPS, Our Space, GCSP and DDS set out the strategic direction for growth over the medium and long term. While expansion of Ōhoka is not part of the growth strategy, I consider it is required to address an identified shortfall of development capacity. Identification of the site as a suitable candidate for growth has been carried out in a strategic way. It involved identification of a development capacity shortfall, and identification of suitable areas to accommodate growth by way of mapping constraints and opportunities. On this basis, I consider that enablement of this proposal would be strategic and therefore consistent with this aspect of the objective.
- 342 In terms of the infrastructure aspect of the objective, the infrastructure and transport evidence has demonstrated that the proposal can be effectively integrated with infrastructure planning, funding and delivery.
- 343 Based on the assessment above, I consider that the proposal is consistent with the NPS-UD. For the same reasons, I consider refusal of the proposal would be inconsistent with the NPS-UD.

Canterbury Regional Policy Statement

- 344 Section 75(3)(c) requires a district plan to give effect to any regional policy statement. Given the nature, scale and location of the proposed rezoning, there are a large number of relevant provisions. Rather than commenting on each and every objective and policy, I have structured my assessment thematically focusing on what I consider to be the most important aspects.

Urban Form and Growth

- 345 Objective 6.2.2 (Urban form and settlement pattern) seeks to achieve consolidation and intensification of urban areas and avoids unplanned expansion of urban areas. Policy 6.3.1 (Development within the Greater Christchurch area) seeks to give effect to the urban form identified in Map A. That form indicates that the site adjoins but is outside the existing urban area. The policy seeks to ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A.
- 346 The policy framework clearly articulates that urban development is to occur inside the existing urban area and greenfield priority area within Greater Christchurch. The proposal is inconsistent with those objectives and policies seeking to avoid urban development outside the urban area. Despite this, the responsive planning provisions of the NPS-UD (as discussed previously) provide the opportunity to allow the proposed rezoning that would otherwise be precluded by the RPS. Whether the proposal should be allowed depends, in my view, on consistency with the relevant provisions of the NPS-UD.
- 347 I note this matter has been considered in deciding various recent plan change applications in Greater Christchurch. The PC67 recommendation report, as previously referred to, contains a thorough and useful commentary on the relationship between the NPS-UD and RPS. The recommendation report for Plan Change 80 to the Selwyn District Plan (now operative) also contains a relevant commentary on the relationship between the NPS-UD and RPS. In all these cases (and in others), the commissioners found that the NPS-UD enables appropriate plan changes to be assessed and determined on their merits, including where there are avoidance objectives and policies in regional policy statements and district plans.
- 348 Objective 6.3.2 (Development form and urban design) seeks that development give effect to urban design principles including integration, connectivity, safety, choice and diversity, environmentally sustainable design, and creativity and innovation. As demonstrated in the various assessments accompanying the proposed rezoning (particularly the urban design assessments), the proposal accords well with this objective.

- 349 Policies 6.3.3 (Development in accordance with outline development plans) and 6.3.7 (Residential location, yield and intensification) do not technically apply to the proposal because they specifically apply to development in greenfield priority areas, Future Development Areas and rural residential development – none of which apply given the proposal is not anticipated by the RPS. Despite that, I consider the proposal generally accords with these policies. Specifically, I note that the development would achieve the minimum density of 12 hh/ha.

Infrastructure

- 350 Policy 6.3.5 (Integration of land use and infrastructure) seeks that development be integrated with infrastructure, including by only providing for new development that does not affect the operation, use, development, upgrading and safety of strategic infrastructure.
- 351 Further, development enabled by the plan change proposal can be fully serviced without generating unacceptable adverse effects.

Centres

- 352 Objective 6.2.5 concerns key activity and other centres, seeking to support and maintain the existing network of centres as the focal points for commercial, community and service activities during the recovery period. Objective 6.2.6 relates to business land development. Of relevance to the proposed rezoning, these objectives and the supporting Policy 6.3.6 seek to avoid significant adverse effects on the function and viability of the Central City, Key Activity Centres and Neighbourhood Centres. Based on the evidence of Ms Hampson, and a proposed retail activity floor space cap, I consider the proposal achieves consistency with these provisions.

Character and Amenity

- 353 The character and amenity considerations of the proposal are well traversed in the evidence of Messrs Milne, Falconer Compton-Moen and Ms Lauenstein who find that the proposal retains the key characteristics of Ōhoka and is acceptable in terms of landscape change and visual amenity impacts. The assessment of these experts demonstrates consistency with various provisions of the statutory documents that seek the maintenance and enhancement of character (particularly relating to small settlements) and amenity values.

Transport

- 354 The RPS contain a suite of transport and energy related objectives and policies Objective 6.2.4 prioritises the planning of transport infrastructure so that it maximises integration with land use patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while:

1. *managing network congestion;*
2. *reducing dependency on private motor vehicles;*
3. *reducing emission of contaminants to air and energy use;*
4. *promoting the use of active and public transport modes;*
5. *optimising use of existing capacity within the network; and*
6. *enhancing transport safety.*

355 RPS policies 6.3.4 and 6.3.5 seek to ensure an efficient and effective transport network across Greater Christchurch, with Policy 6.3.4(2) *providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport and provide opportunities for modal choice.*

356 Given the distance of the plan change site to the larger urban centres, the proposal is not completely consistent with transport provisions. However, accounting Mr Fuller's evidence, the proposal achieves a level of consistency that I consider is acceptable given there are few feasible or practicable alternative locations where development capacity can be provided closer to the district's existing urban centres. The proposal:

- 356.1 provides for an appropriate internal transport network including a safe walking and cycling environment,
- 356.2 achieves an acceptable level of connectivity and is well-connected along transport corridors,
- 356.3 provides good accessibility, acknowledging that rates of commuter cycling will be lower compared to locations within larger urban centres,
- 356.4 is appropriate in terms of impacts on the transport network,
- 356.5 will be provided with appropriate public transport services linking to other centres, and
- 356.6 supports the reduction of transport related GHG emissions.

Natural Hazards

357 The constraints maps included at **Appendix 4** demonstrate that the site has a low exposure to identified natural hazards. Most of the site is subject to a low risk of flooding whereas medium risk areas extend along waterways. Policy 11.3.2 of the RPS requires avoidance of development subject to inundation by a 0.5% AEP

flood event. Development will be subject to the minimum floor level rule which satisfies this requirement.

- 358 Beyond the site, further submissions are concerned that the proposal may exacerbate flooding downstream. Mr Throssell addresses this concern in detail and finds that any downstream impacts will be very minimal and acceptable.
- 359 Overall, I consider the proposal is consistent with the natural hazards provisions of the RPS.

Waterbodies and Freshwater Ecosystems

- 360 Given the proposal would restore and enhance waterbodies and freshwater ecosystems within the site, I consider that the rezoning is supports the relevant objectives that seek sustainable management of fresh water in chapter 7 of the RPS.

Productive Rural Land

- 361 The RPS versatile soil provisions in Chapter 5 do not apply to the Greater Christchurch sub-region. Regardless, my evidence in chief provides detailed consideration in respect of the loss of productive rural land, noting that versatile soils make up only 2.45% of the site.

Energy

- 362 Policy 16.3.1 promotes the efficient end-use of energy, while Objective 16.2.1 seeks that:

Development is located and designed to enable the efficient use of energy, including:

- 1. maintaining an urban form that shortens trip distances*
- 2. planning for efficient transport, including freight*
- 3. encouraging energy-efficient urban design principles*
- 4. reduction of energy waste*
- 5. avoiding impacts on the ability to operate energy infrastructure efficiently.*

- 363 The explanation and reasons states that this objective seeks that development is located and designed to enable the efficient use of energy, including maintain an urban form that shortens trip distances. The use of energy can be made more efficient if development is designed and located to reduce the need to commute over significant distances, and services are closer to the population base. Transport planning can encourage more efficient

options such as public passenger transport or efficient freight transport. For reasons previously discussed in this evidence, I consider the proposal is consistent with this objective.

Environmental Results Anticipated and Conclusion

- 364 Based on the above assessment, I consider the proposal is generally consistent with the objectives of the RPS recognising the tension with those objectives and policies that are directive in terms of the location of greenfield growth in Greater Christchurch. My conclusion in respect of consistency with the RPS is supported by a brief assessment environmental result anticipated by Chapter 6 of the RPS in **Table 3** below.
- 365 The assessment demonstrates that the proposal is consistent with the key outcomes sought by Chapter 6 of the RPS except where they are prescriptive about the location of urban growth.

Table 3: RPS Chapter 6 Anticipated Environmental Results

Anticipated Environmental Result	Analysis
<i>1. Recovery and rebuilding is enabled within Greater Christchurch.</i>	The proposal is consistent with this anticipated result to the extent that it remains relevant 13 years on from the Canterbury earthquakes.
<i>2. Priority areas, Future Development Areas and existing urban areas identified provide the location for all new urban development.</i>	The proposal is not consistent with this directive requirement.
<i>3. Significant natural resources are protected from inappropriate development.</i>	The proposal is consistent, noting significant natural resources will not be affected.
<i>4. People are protected from unacceptable risk from natural hazards.</i>	The proposal is consistent, noting natural hazard risks are avoided or managed to an acceptable level.
<i>5. Infrastructure, and urban and rural development, are developed in an integrated manner.</i>	The proposal is consistent, noting the evidence regarding effects on and integration with infrastructure.
<i>6. The use of existing infrastructure is optimised.</i>	The proposal is consistent, noting the evidence regarding effects on and integration with infrastructure.
<i>7. Development opportunities are provided for on Māori Reserves.</i>	Not applicable.
<i>8. Growth is provided for through both greenfield and brownfield development opportunities.</i>	Based on the economic evidence, the proposal provides sufficient development capacity to meet predicted unmet demand in the medium term.
<i>9. Higher density living environments are provided.</i>	High density living environments are not proposed (which responds to the existing characteristics of Ohoka) but are provided for in the districts main urban areas.

<i>10. Greenfield development is provided for at a rate that meets demand and enables the efficient provision and use of infrastructure.</i>	Based on the economic evidence, demand for housing in the vicinity is not met in the medium term. Noting that efficient provision and use of infrastructure can be achieved and demand will be supported, the proposal supports the outcome sought.
<i>11. Growth of rural towns within Greater Christchurch is sustainable and encourages self sufficiency.</i>	The proposal significantly increases the level of self-sufficiency of Ohoka by way of the proposed LCZ.
<i>12. Rural residential development is appropriately managed.</i>	Not applicable
<i>13. Development incorporates good urban design.</i>	The proposal is consistent, noting the evidence of Messrs Falconer, Compton-Moen and Ms Lauenstein.
<i>14. Areas of special amenity, heritage value, or importance to Ngāi Tahu are retained.</i>	The proposal is consistent, noting the ODP provides for protection and enhancement of freshwater bodies (of importance to Ngai Tahu) and generally reflects the historic aspect of the Ohoka.
<i>15. Residential development contains a range of densities.</i>	The proposal is consistent, noting the proposal allows for a range of lot sizes from 600m ² to over 3,000m ² .
<i>16. Transport infrastructure appropriately manages network congestion, dependency of private vehicles is reduced, emissions and energy use from vehicles is reduced, and transport safety is enhanced.</i>	The proposal is consistent, noting the evidence of Messrs Fuller and Milner.
<i>17. The function and role of the Central City, the Key Activity and neighbourhood centres is maintained.</i>	The proposal is consistent, noting the evidence of Ms Hampson.
<i>18. Sufficient business land is provided for, and different types of business activity take place in appropriate locations, adopting appropriate urban design qualities.</i>	The proposal is consistent, noting the proposed LCZ and the evidence of Ms Hampson.
<i>19. Development opportunities for a metropolitan recreation facility at 466-482 Yaldhurst Road are provided for.</i>	Not applicable
<i>20. Commercial film or video production activities are enabled to support the regional economy and provide employment opportunities.</i>	Not applicable
<i>21. Sufficient opportunities for development are provided to meet the housing and business needs of people and communities – both current and future.</i>	Based on the economic evidence, sufficient opportunities for development are not adequately provided. The proposal therefore supports the outcome sought.

Non-statutory Strategies

Our Space

- 366 Our Space was prepared to satisfy the requirements of the National Policy Statement on Urban Development Capacity (**'NPS-UDC'**) for

high growth councils to produce a future development strategy that shows there will be sufficient, feasible development capacity to support housing and business growth needs over the medium (next 10 years) and long term (10 to 30 years).

- 367 The proposal is not expressly contemplated by Our Space which identifies indicative locations of future development areas in Greater Christchurch within the Projected Infrastructure Boundary. However, consistent with the findings regarding the directive policies in Chapter 6 of the RPS, the NPS-UD provides a more enabling and responsive approach to growth.
- 368 Accounting for the NPS-UD, the recognition in Our Space that responsive planning is required in response to drivers of change, and that the proposal is otherwise consistent with the key outcomes sought in Our Space in respect of the location and form of growth, the proposal is not completely at odds with Our Space.

Greater Christchurch Spatial Plan

- 369 The 'Planning and Policy Context' section of the GCSP states that it:

...builds on and replaces the previous plans and strategies developed for Greater Christchurch, but does not seek a fundamental change from their strategic direction.

- 370 That being the case, I assume that Our Space will become a historical document once the plan is adopted. I note that the officers' report on submissions was provided in October last year and the hearing panel's report was provided to the Greater Christchurch Partnership Committee on 16 February 2024. The committee has endorsed the plan, but it is yet to be adopted by the partner councils.
- 371 Relevant to the proposed rezoning, the GCSP has similar intent to Our Space, i.e. the site is not identified as a location for future growth. However, the 'Areas to protect, avoid and enhance' section shows Ōhoka as a location with very few constraints (consistent with the constraint mapping included at **Appendix 4**). Further, I note that the proposed rezoning may support, and be supported by, potential future mass transit extending out to Belfast to transport future residents into Christchurch.

District Development Strategy

- 372 The DDS is intended to guide residential and business growth over the next 30 years. It acknowledges the district is fast growing in the New Zealand context and identifies the need for ongoing work needed to respond to the changing needs of the district, including ensuring there is variety in housing choice in well-functioning urban environments, and access to jobs in a thriving local economy.

373 The strategy was developed with community input expert advice / analysis. Like Our Space, the strategy predates the NPS-UD having been developed under the now superseded NPS-UDC.

374 In relation to the growth of the district's smaller settlements, the strategy states (at section 2.5) that they:

... have not experienced the same growth pressures as the District's larger centres. There have been 106 building consents issued for new houses in the period 2006 to 2016 for the Residential 3 Zone, with the majority of these in Waikuku (35), followed by The Pines Beach/Kairaki (30), then Ashley (17). Community feedback sought to limit further growth in these settlements to protect their unique character, and avoid natural hazard impacts for beach settlements. These comments reflect policies within the operative District Plan that seek to maintain the compact form of the settlements.

The growth approach identified enables existing vacant areas in the small settlements to develop and provides for some further 'organic' expansion opportunities, generally consistent with historic growth rates. By focusing most new greenfield and intensification development in the District's larger towns, the character of the District's small settlements will generally be retained. This approach accords with the majority of feedback received on small settlements and the constraints that apply to some of them. By focussing most new development outside of the small coastal settlements, the identified natural and cultural values in these settlements are protected and desired outcomes for the area achieved.

375 Consistent with the RPS, Our Space and the GCSP, the DDS intends for urban growth to focus in and around the main towns. For this reason, the proposed rezoning does not accord with strategy.

376 Council's preference to restrict growth of the district's smaller settlements predates the DDS. In respect of Ōhoka, the now historic residential growth strategy, Directions for Residential Growth 1997-2016, states that:

Council does not favour Ōhoka (population 160) as one of the locations for further residential development because of the:

- *high water table which leads to drainage and effluent disposal difficulties*
- *effect on the character of Ōhoka. The township has already experienced considerable development Further development has the potential to overwhelm the present small town characteristics or Ōhoka (refer Planning Tribunal 1994 Armstrong versus Waimakariri District Council)*

- *need to upgrade the water supply and provide a reticulated sewerage system*
- *no logical boundaries to limit further expansion*
- *lineal form of the township along Mill Road which should not be extended.*

377 Balancing the objectives of the NPS-UD, the submitter understands that any expansion of the Ōhoka settlement must address previously identified constraints and be carefully planned so that resulting development is sympathetic and the existing settlement.

378 Below is a response to the constraints listed in the Directions for Residential Growth 1997-2016 strategy:

high water table which leads to drainage and effluent disposal difficulties

379 As per the evidence of Messrs O'Neill and McLeod, stormwater can be managed within the site and effluent disposal will be reticulated to the Rangiora Wastewater Treatment Plant.

effect on the character of Ōhoka. The township has already experienced considerable development. Further development has the potential to overwhelm the present small town characteristics of Ōhoka

380 While I do not agree that the settlement has experienced considerable development, I do agree that further development could overwhelm the character of Ōhoka if not carefully considered and planned. As per the evidence of the urban design experts, I consider that the development enabled by the proposed rezoning would be delivered in a way that maintains the characteristics of the existing settlement.

need to upgrade the water supply and provide a reticulated sewerage system

381 As per the evidence of infrastructure experts, the development enabled by the proposal can be fully serviced.

no logical boundaries to limit further expansion

382 Taking into consideration the urban design and landscape assessments, I consider that development that would be enabled by the proposed rezoning will comprehensively complete the development of Ōhoka for the foreseeable future, negating the need for further expansion (except for possible residential infill around the Domain to the east of Whites Road). In the foreseeable future, I consider that Bradleys Road will become the western extent of

Ōhoka, and the southwest boundary will mark the southern extent of the settlement.

lineal form of the township along Mill Road which should not be extended.

- 383 The form of the proposed rezoning comprehensively addresses this previous concern. It ensures that the settlement radiates from an expanded village centre avoiding further lineal extensions.

Regional Plans

- 384 Section 75 requires that a district plan must not be inconsistent with regional plans. The two relevant regional plans are the LWRP and Canterbury Air Regional Plan ('**CARP**').
- 385 The LWRP broadly seeks to manage land and water within the Canterbury region, by setting water allocation limits and limits on the type and volume of discharges permitted. The main LWRP matter relates to the potential for groundwater interception and associated rule interpretation issues. Relying on the evidence of Messrs McLeod and O'Neill, I am confident the proposal will not result in a consumptive take where the Canterbury Regional Council considers such activity is prohibited. Otherwise, consent pathways are available (if required) to authorise diversion of water or non-consumptive takes / use, if not permitted by the LWRP.
- 386 The objectives and policies of the CARP broadly seek (in relation to those activities emitting discharges to air) best practicable options to minimise the effects of discharges; to manage, and in some situations avoid, discharges of PM10; to manage discharges of odour and dust from solid or liquid waste; and address localised effects of discharges including relative to sensitive receptors.
- 387 The proposed rezoning is not considered to be inconsistent with these regional plans.

PART 2 OF THE ACT

- 388 Part 2 of the Act sets out its purpose and principles which are to promote the sustainable management of natural and physical resources. This is defined to mean:

managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while –

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*

- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) *Avoiding, remedying or mitigating any adverse effects of activities on the environment.*

389 Whether the purpose of the Act is being met involves an assessment informed by reference to the matters set out in sections 6, 7 and 8.

390 Section 6 sets out matters of national importance, none of which are of relevance to this application. Section 7 requires particular regard to be had to 'other matters.' Of relevance to this application are:

- (b) *the efficient use and development of natural and physical resources;*
- (c) *the maintenance and enhancement of amenity values; and*
- (f) *maintenance and enhancement of the quality of the environment;*

316 The proposed rezoning is considered to be an efficient use of the land resource as it provides for the expansion of an existing settlement in a sympathetic manner while adding significantly to development capacity in the district.

317 Amenity values will be maintained and enhanced. As assessed previously, while the character of the site will change and become less open, the characteristics of the existing settlement will be maintained through careful design.

318 Environmental quality will be enhanced in respect of ecology and through large scale landscaping. More generally, the proposal will deliver a high-quality village environment.

319 Section 8 requires the principles of the Treaty of Waitangi to be taken into account. There are also no known cultural values that need to be taken into account in respect of the plan change proposal.

320 The preceding assessment demonstrates that the proposal achieves the purpose of the Act.

CONCLUSION

321 The proposed rezoning provides for approximately 850 dwellings, a school, retirement village, polo field and commercial centre providing for the day-to-day needs of existing and future residents.

322 A development capacity shortfall within the urban environment outside the main towns means that there is not enough land

available to provide for housing demand. The NPS-UD mandates a solution to this problem.

- 323 In terms of potential solutions, the proposed development area is well located within a relatively unconstrained area of the urban environment that has a high demand for people seeking housing outside the district's main towns. The site is readily available and would eliminate the identified development capacity shortfall in the medium term and continue to contribute capacity into the long term. It stands out as a suitable candidate for rezoning given it provides a large contiguous area of land that can be developed comprehensively and in a timely manner.
- 324 While the proposed rezoning is not anticipated by the lower order planning documents, it can be considered on its merits because the proposal satisfies the responsive planning provisions of the NPS-UD. On the merits, I consider the proposal is appropriate because:
- 324.1 The site has low exposure to natural hazards. While it is at some risk of flooding (less so than many other areas), modelling has determined that minimal mitigation is required to ensure that development of the site does not worsen flooding beyond the site.
- 324.2 The potential costs associated with the loss of productive land are outweighed by benefits of providing development capacity.
- 324.3 The distance of Ōhoka from coastal areas and the ability to manage flooding risk contribute to the resilience of the development area to impacts of climate change.
- 324.4 The proposal supports future residents in reducing their GHG emissions via multi-modal transport options including a public transport service, requirements for houses to be electric vehicle charging ready and generate solar power generate reduced car use, and tree and garden planting requirements. The proposal would also remove dairying from the land which further supports emissions reductions. More fundamentally, the proposed urban expansion is preferable to providing the required capacity with additional rural residential / lifestyle development which would be more carbon intensive.
- 324.5 The site can be serviced with all the necessary infrastructure.
- 324.6 The proposal provides local convenience for an expanded local population. The commercial offering is likely to be anchored by a supermarket and would also be expected to accommodate a small mix of food and beverage retail,

commercial services, and potentially health care facilities and a preschool.

- 324.7 The proposal will lead to an improvement to waterway ecology which is matter of importance to Te Ngāi Tūāhuriri Rūnanga.
- 324.8 The proposal provides good connectivity and accessibility at the local scale, and acceptable levels beyond.
- 324.9 The proposal maintains the existing characteristics of the Ōhoka settlement while providing a compact and consolidated urban form.
- 325 I consider that the proposal will give effect to the NPS-UD, and give effect to the RPS and achieve consistency with the Proposed Plan (except for those directive provisions regarding urban growth which are resolved by the responsive planning provisions of the NPS-UD).
- 326 Overall, I consider that the proposal achieves the purpose of the Act in the most appropriate way.

Dated: 5 March 2024

Tim Walsh

APPENDIX 1: RECORD OF TITLE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **72972**
Land Registration District **Canterbury**
Date Issued 26 March 2003

Prior References
CB35A/113 CB420/50 CB659/2

Estate Fee Simple
Area 22.9220 hectares more or less
Legal Description Lot 2 Deposited Plan 318615

Registered Owners
Peter John Sherriff and HC Trustees 2010 Limited as to a 1/2 share
Rhonda Jane Sherriff and HC Trustees 2010 Limited as to a 1/2 share

Interests
52390 (89 D 530) Outstanding Agreement to clean out the Ohoka Creek (affects part formerly in CT CB437/205) - 9.12.1879 at 9:00 am
52396 (89 D 533) Deed of Easement with the Eyreton Road Board to clean out the Ohoka Creek (affects part formerly in CT CB420/50) - 9.12.1879 at 9:00 am
5532709.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.3.2003 at 9:00 am
8847430.3 Mortgage to Bank of New Zealand - 1.9.2011 at 2:21 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

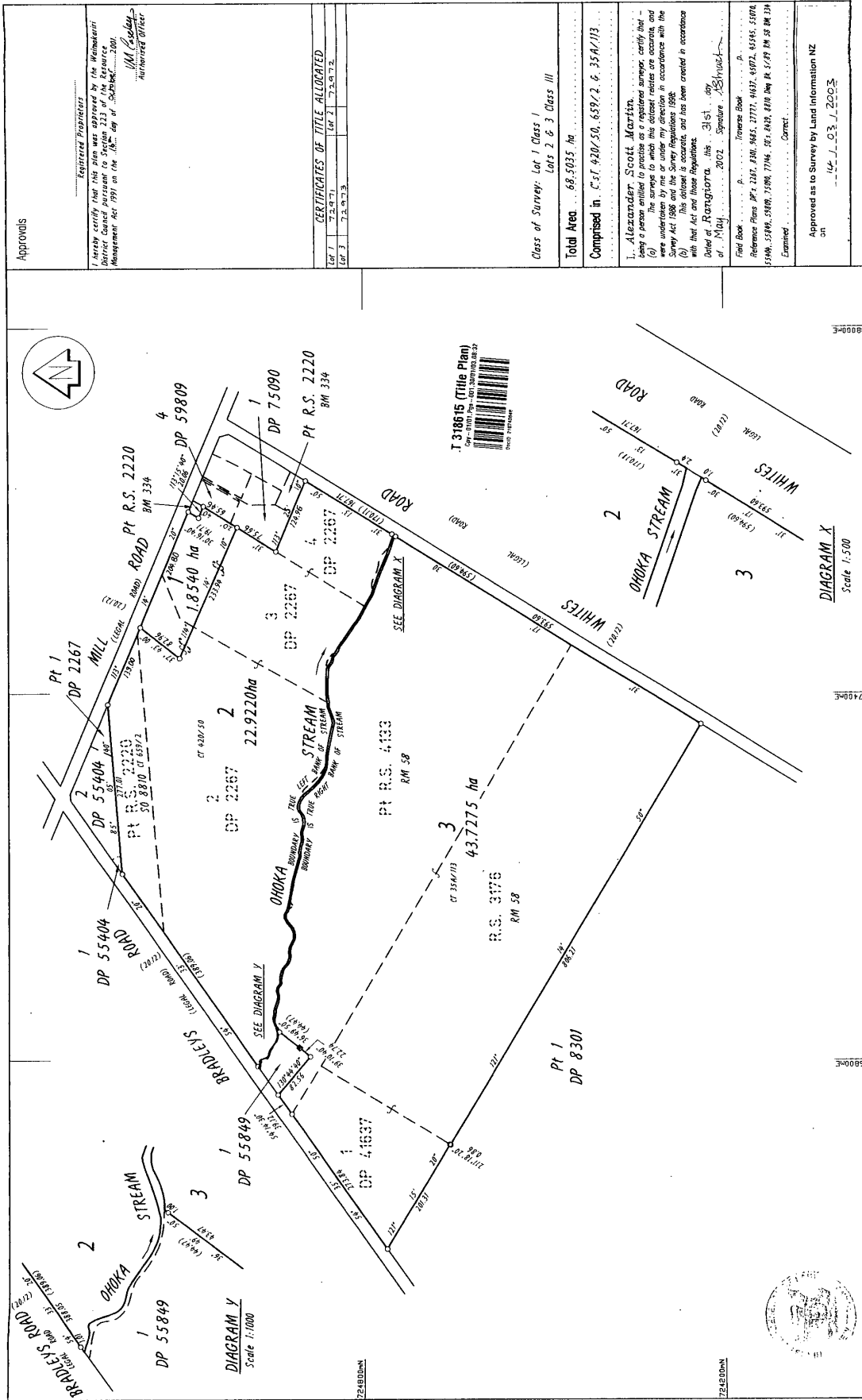
Identifier **72973**
Land Registration District **Canterbury**
Date Issued 26 March 2003

Prior References
CB35A/113 CB420/50

Estate Fee Simple
Area 43.7275 hectares more or less
Legal Description Lot 3 Deposited Plan 318615

Registered Owners
Peter John Sherriff and HC Trustees 2010 Limited as to a 1/2 share
Rhonda Jane Sherriff and HC Trustees 2010 Limited as to a 1/2 share

Interests
52390 (89 D 530) Outstanding Agreement to clean out the Ohoka Creek (affects part formerly in CT CB437/205) - 9.12.1879 at 9:00 am
52396 (89 D 533) Deed of Easement with the Eyreton Road Board to clean out the Ohoka Creek (affects part formerly in CT CB420/50) - 9.12.1879 at 9:00 am
5532709.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.3.2003 at 9:00 am
8847430.3 Mortgage to Bank of New Zealand - 1.9.2011 at 2:21 pm



Approved as to Survey by Land Information NZ
 on
 14. J. 03. J. 2003

Deposited by Land Information NZ on
 26. J. 03. J. 2003

Approved as to Survey by Land Information NZ
 on
 14. J. 03. J. 2003

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Approved as to Survey by Land Information NZ
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Deposited by Land Information NZ on
 26. J. 03. J. 2003

Approved as to Survey by Land Information NZ
 on
 14. J. 03. J. 2003

LAND DISTRICT Canterbury
 Survey Blk. & Dist. XIV Rangiora
 NZMS 261 Sheet Record Map No.

LOTS 1 - 3 BEING SUBDIVISION OF LOTS 2, 3 & 4
 DP 2267, PT R.S. 2220, R.S. 3176 PT R.S. 4133
 & LOT 1 DP 41637

TERRITORIAL AUTHORITY: Waimakariri District
 Surveyed by **Connell Wagner**
 Scale 1:4000 Date June - July 2000
 Ref: D862372B



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

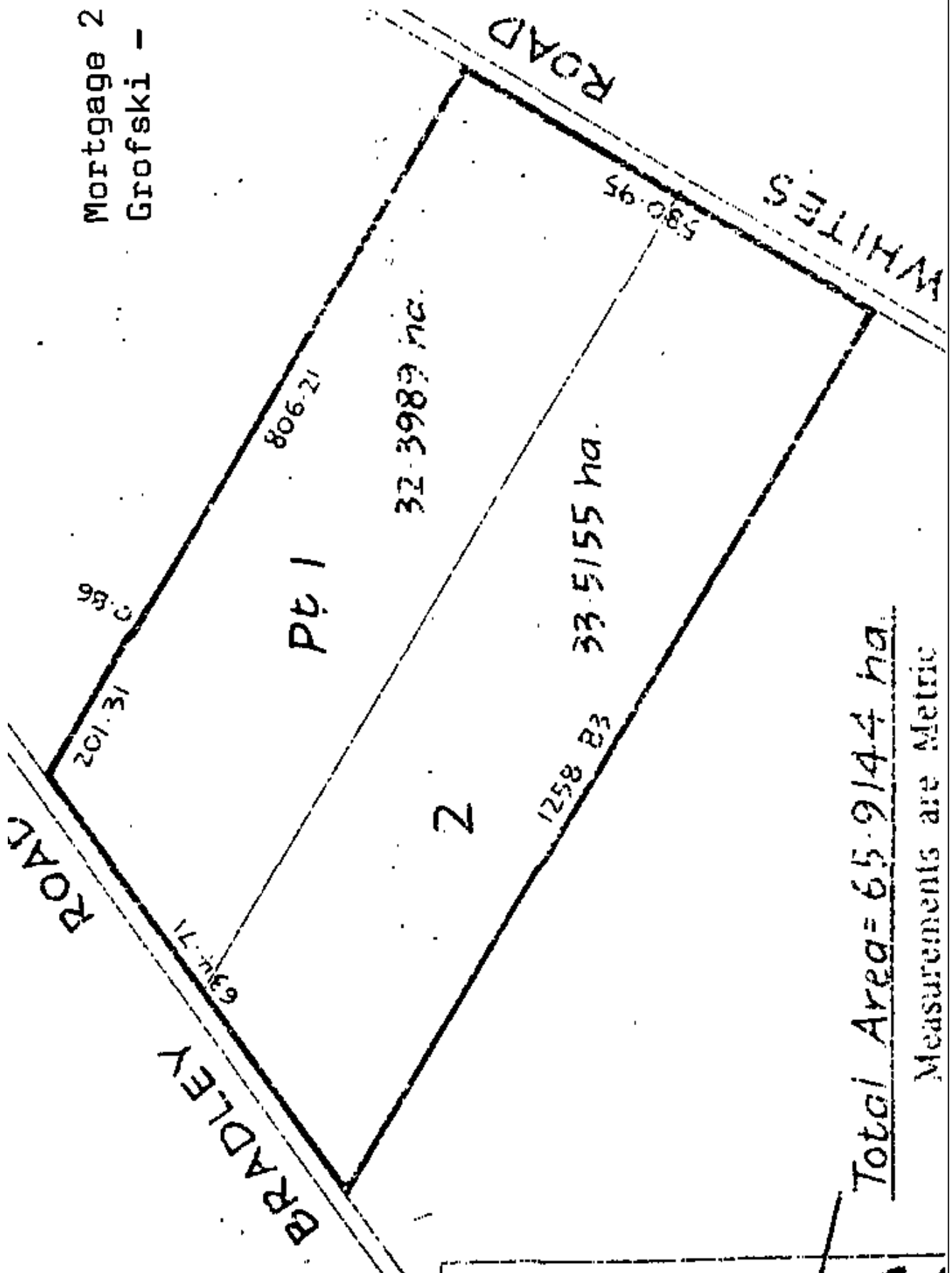
Identifier **CB19B/21**
Land Registration District **Canterbury**
Date Issued 23 January 1979

Prior References
CB2B/487

Estate Fee Simple
Area 65.9144 hectares more or less
Legal Description Lot 2 and Part Lot 1 Deposited Plan 8301
Registered Owners
Peter John Sherriff and HC Trustees 2010 Limited as to a 1/2 share
Rhonda Jane Sherriff and HC Trustees 2010 Limited as to a 1/2 share

Interests
8847430.3 Mortgage to Bank of New Zealand - 1.9.2011 at 2:21 pm

Mortgage 2
Grofski -



Total Area = 65.9144 ha.

Measurements are Metric



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

Identifier **CB36C/1075**
Land Registration District **Canterbury**
Date Issued 01 December 1992

Prior References
CB33F/624

Estate Fee Simple
Area 20.0000 hectares more or less
Legal Description Lot 2 Deposited Plan 61732

Registered Owners
Peter John Sherriff and HC Trustees 2010 Limited as to a 1/2 share
Rhonda Jane Sherriff and HC Trustees 2010 Limited as to a 1/2 share

Interests

894859.4 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, rights to convey electric power and telephonic communications	Lot 2 Deposited Plan 56611 - CT CB33F/625	ABF DP 56611	Lot 2 Deposited Plan 61732 - herein	

The easement specified in Easement Certificate 894859.4 is subject to (now) Section 243(a) Resource Management Act 1991

421843.5 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Lot 1 Deposited Plan 60126	Part	Lot 2 Deposited Plan 61732 - herein	
Drain water	Lot 2 Deposited Plan 60126	Part	Lot 2 Deposited Plan 61732 - herein	

692889.3 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way and rights to convey telephonic communications and electric power	Lot 2 Deposited Plan 56611 - CT CB33F/625	ABC DP 51690	Lot 2 Deposited Plan 61732 - herein	

Convey electric power	Lot 2 Deposited Plan 56611 - CT CB33F/625	Part	Lot 2 Deposited Plan 61732 - herein	
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717781.2 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
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Drain water

Lot 2 Deposited Plan

Part herein

Part Lot 1 Deposited

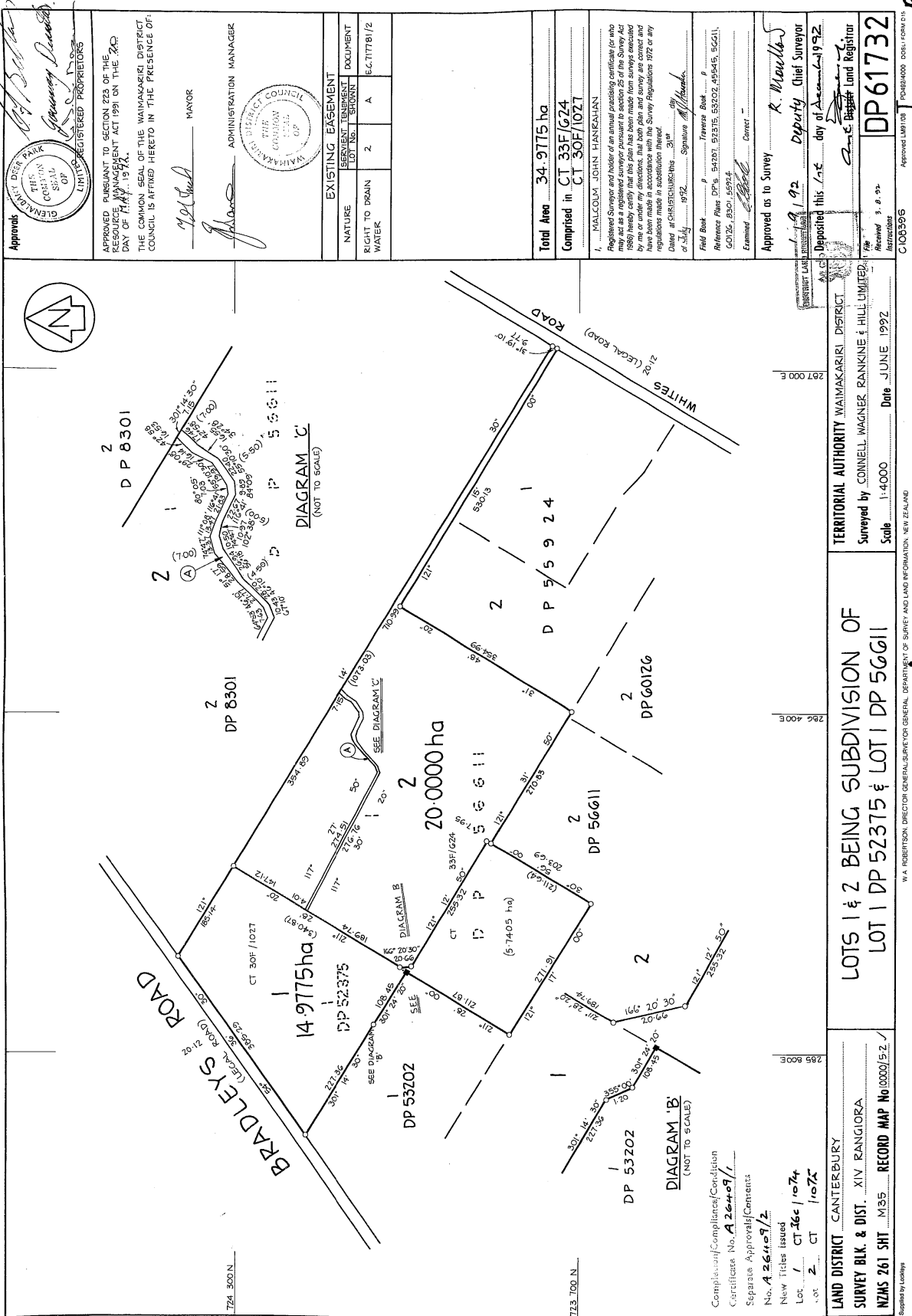
61732 - herein

Plan 61732 - CT

CB36C/1074

A26409.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.12.1992 at 11.32 am

8847430.3 Mortgage to Bank of New Zealand - 1.9.2011 at 2:21 pm





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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Registrar-General
of Land

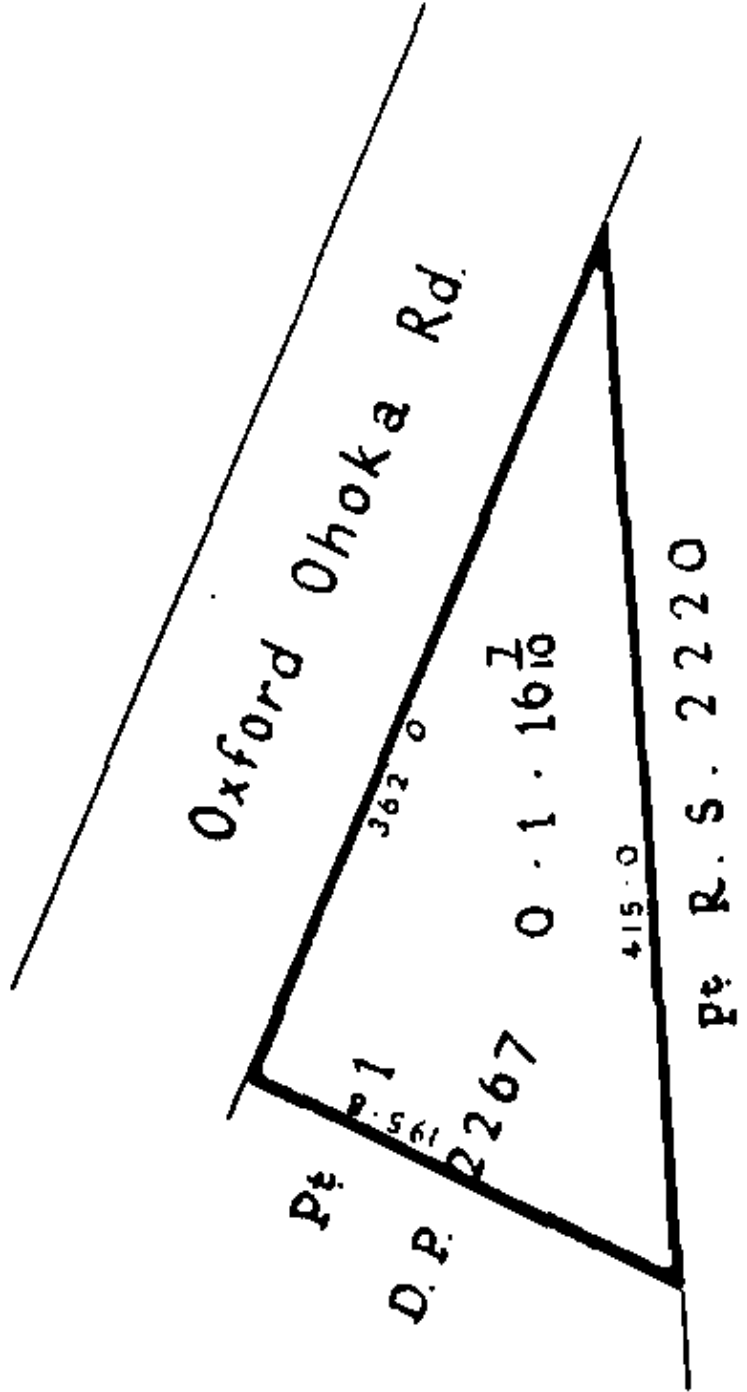
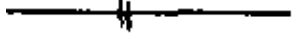
Identifier CB742/18
Land Registration District Canterbury
Date Issued 19 December 1957

Prior References
CB234/249

Estate Fee Simple
Area 1434 square metres more or less
Legal Description Part Lot 1 Deposited Plan 2267
Registered Owners
Glenn Daniel Walls

Interests

Image Quality due
to Condition
of Original





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UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land


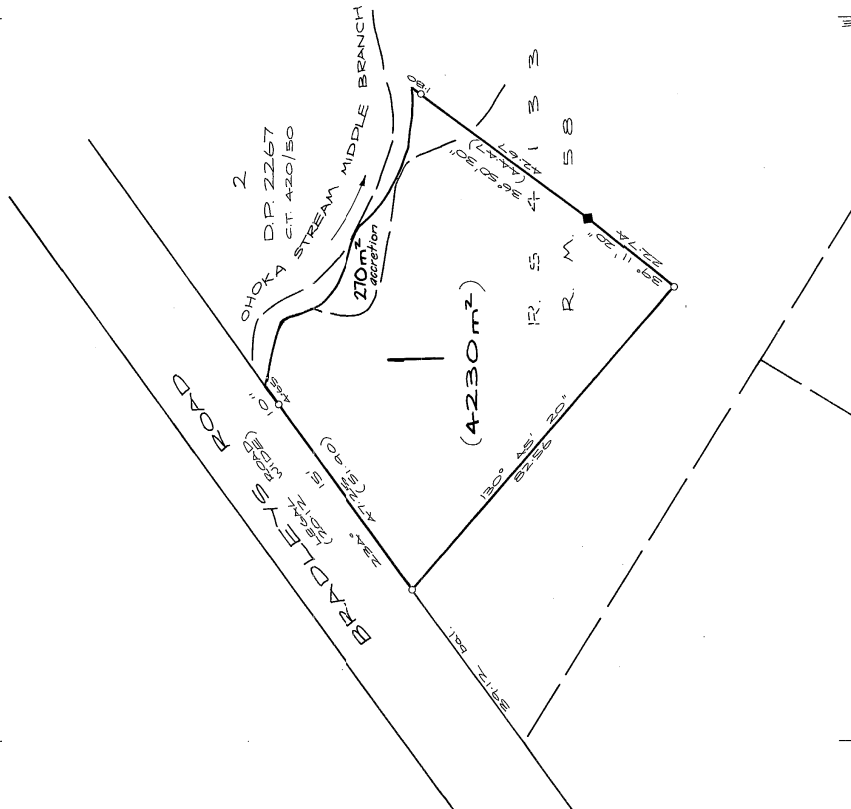
Identifier CB35A/112
Land Registration District Canterbury
Date Issued 11 October 1991

Prior References
CB19B/20

Estate Fee Simple
Area 4230 square metres more or less
Legal Description Lot 1 Deposited Plan 55849

Registered Owners
Philip George Driver and Michelle Driver

Interests
Subject to a Deed of Easement 52390 (89 D 530) to clean out the Ohoka Creek

<p>REGISTERED PROPRIETORS</p> <p>Pursuant to a resolution under 1974 Act dated this 20 day of May 1987 the Rangiora District Council and Rangiora District Council in accordance with the requirements of the operative District Council seal of the Rangiora District Council as amended herein in the presence of</p> <p><i>[Signature]</i> Mayor</p> <p><i>[Signature]</i> District Clerk</p> 	<p>Approvals</p> <p>Field Book No. 1987/1</p> <p>Reference Plans DEP 2267, A1537, R.M. 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 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Plans DEP 2267, A1537, R.M. 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 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983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</p>
<p>LAND DISTRICT CANTONMENT</p> <p>SURVEY BLK. & DIST. XIV RANGIORA</p> <p>NZMS 261 SH1 M 35 - 10 000 / 5 21</p>	<p>LOT 1 BEING SUBDIVISION OF R.S. A13</p> <p>Scale 1:1000</p>	<p>TERRITORIAL AUTHORITY RANGIORA DISTRICT</p> <p>Surveyed by RANGIORA DISTRICT COUNCIL</p> <p>Date 22/12/87</p>	<p>Approved as to Survey</p> <p><i>[Signature]</i> Chief Surveyor</p> <p>Deposited this 13th day of January, 1988</p> <p>Received 14 2 90</p> <p>DP55849</p>

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Printed in New Zealand

REF C-874-75 T



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **CB33F/218**
Land Registration District **Canterbury**
Date Issued 30 July 1990

Prior References
CB742/19

Estate Fee Simple
Area 9080 square metres more or less
Legal Description Lot 2 Deposited Plan 55404

Registered Owners
Brian Colin Chambers and Barbara Mary Chambers

Interests

<p>Approvals</p> <p><i>M. G. Unwin</i> Registered Owners</p>	<p>Consent to subdivision under Section 224 of the Resource Management Act 1974 dated 23.11.1989</p> <p>The Rangiora District Council has reviewed the subdivision and certifies that the plan is in accordance with the provisions of the Resource Management Act 1974. The provisions of the Resource Management Act 1974 are hereby approved.</p> <p><i>M. G. Unwin</i> Mayor</p> <p><i>[Signature]</i> Council</p>	<p>287 100E</p> <p>287 200E</p> <p>287 300E</p> <p>725 300N</p>	<p>LOT 1 2267</p> <p>LOT 2 9080m² P.T. D.</p> <p>LOT 3 235m²</p> <p>BRADLEYS ROAD</p> <p>MILL ROAD</p> <p>ROAD</p> <p>P.T. R. S. 2220 S. O. 8810</p>	<p>Total Area 9315 m²</p> <p>Comprised in C. T. 742/19</p>	<p>I, Paul Francis Skene, of Christchurch, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed in accordance with the provisions of the Survey Act 1980 and that the same have been made in accordance with the Survey Regulations 1975 or any regulations made in substitution thereof.</p> <p>Dated at Christchurch this 27th day of July 1989</p> <p><i>[Signature]</i> Signature</p> <p>Field Book P. Travers Book P.</p> <p>Reference Plans D.P. 2267, DD1/1637 & 54105.</p> <p>S.O. 8429, 8610 & 10463. Day BK 5 p. 89</p> <p>Examined <i>[Signature]</i> District</p>	<p>Approved as to Survey</p> <p>50/11/89 Deputy Chief Surveyor</p> <p><i>R. Moulden</i> Chief Surveyor</p>	<p>Deposited this 30th day of July 1989</p> <p><i>[Signature]</i> District Land Registrar</p>	<p>DP55404</p> <p>Received 30/10/89</p>	<p>LAND DISTRICT Canterbury</p> <p>SURVEY BLK. & DIST. XIV Rangiora</p> <p>NZMS 261 SHT M. 35 RECORD MAP 1000/51/13</p> <p>LOTS 1 & 2 BEING SUBDIVISION OF</p> <p>PT LOT 1 D.P. 2267</p> <p>TERRITORIAL AUTHORITY Rangiora District</p> <p>Surveyed by Davie Lovell-Smith & Partners</p> <p>Scale 1:1000 Date JULY 1989.</p>
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

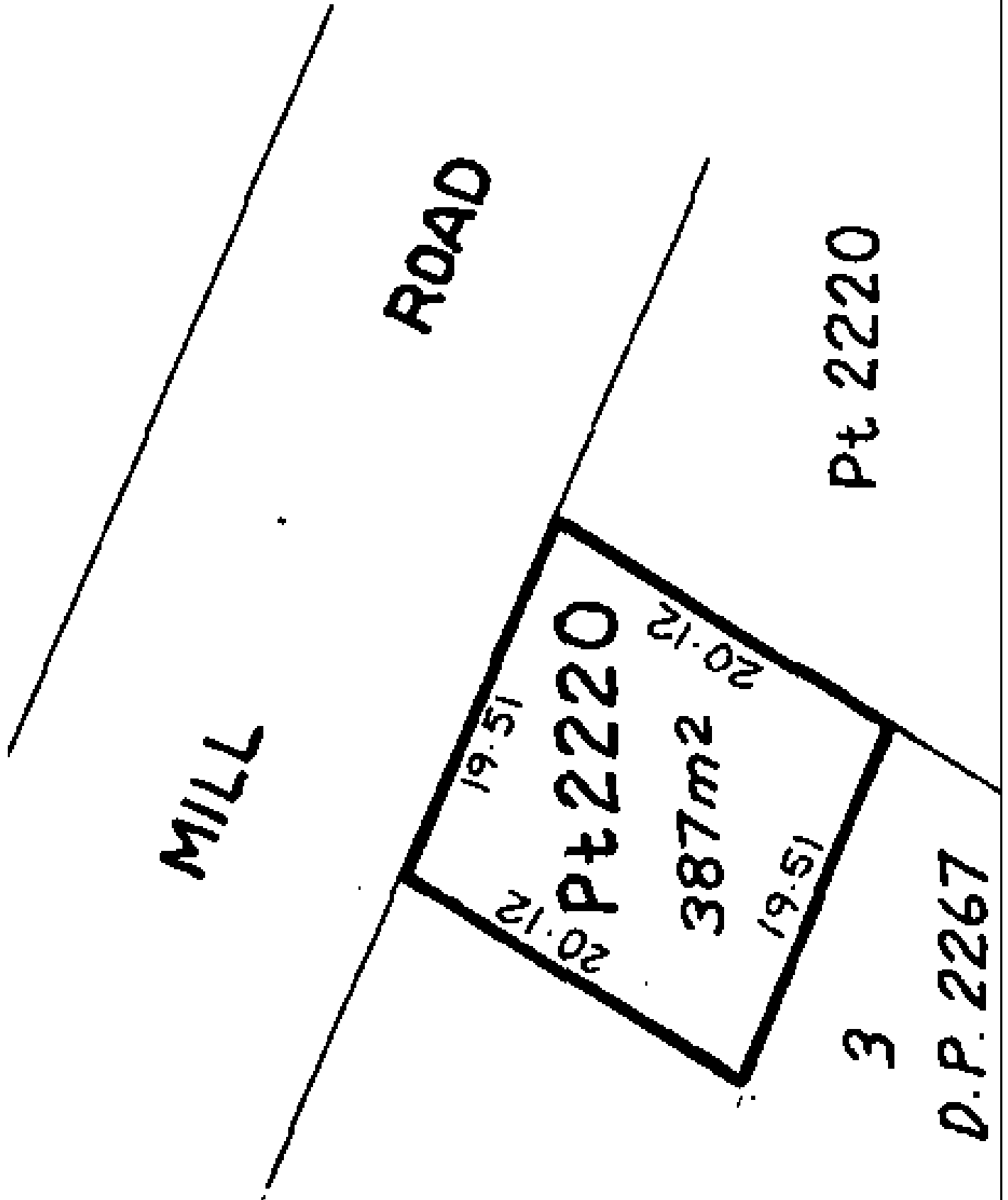
Identifier **CB26B/467**
Land Registration District **Canterbury**
Date Issued 24 July 1984

Prior References
CB186/163

Estate Fee Simple
Area 387 square metres more or less
Legal Description Part Rural Section 2220

Registered Owners
Elizabeth Janet Hadfield

Interests





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier 72971
Land Registration District Canterbury
Date Issued 26 March 2003

Prior References
CB420/50

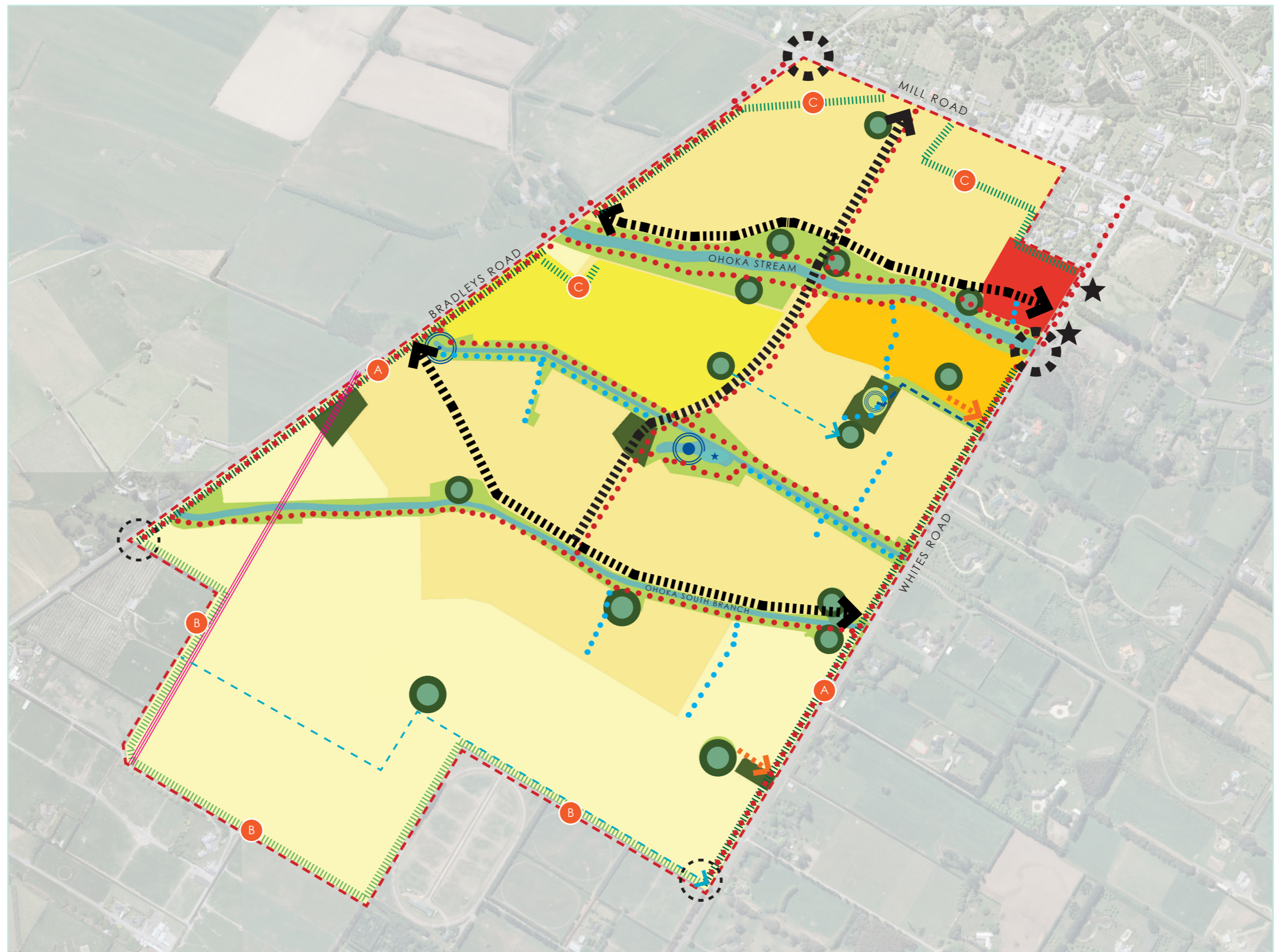
Estate Fee Simple
Area 1.8540 hectares more or less
Legal Description Lot 1 Deposited Plan 318615

Registered Owners
Donald Stuart Hunt, Laura Merle Rea-Hunt and Lindsay Muncaster Bisman

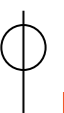
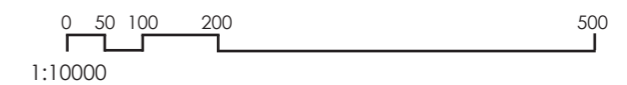
Interests

APPENDIX 2: OUTLINE DEVELOPMENT PLAN

- LEGEND**
- Outline Development Plan Area
 - Settlement Zone
 - Settlement (Educational Overlay)
 - Settlement (Polo Grounds Overlay)
 - Large Lot Residential Zone
 - Local Centre Zone
 - Natural Open Space Zone
 - Indicative Reserves (Size and Location to be Confirmed)
 - Indicative (Collector) Road
 - Indicative Local Road Connection
 - Village Threshold / Gateway
 - Potential Minor Threshold
 - Indicative Pedestrian-Cycle Network
 - Indicative Pedestrian Path
 - Indicative Stormwater Management Areas (size and location to be confirmed)
 - Existing / Modified Waterways
 - Existing Springs and Associated Setback (30m)
 - Stormwater Conveyance Flow Path
 - Groundwater seep and associated setback (20m)
 - Groundwater Seep Channel
 - Existing Pond (size and location to be confirmed)
 - Landscape Treatment A
 - Landscape Treatment B
 - Landscape Treatment C
 - Pedestrian / Cycle Crossing
 - Overhead 66kV Power Lines



A. OUTLINE DEVELOPMENT PLAN - 535 MILL ROAD, OHOKA



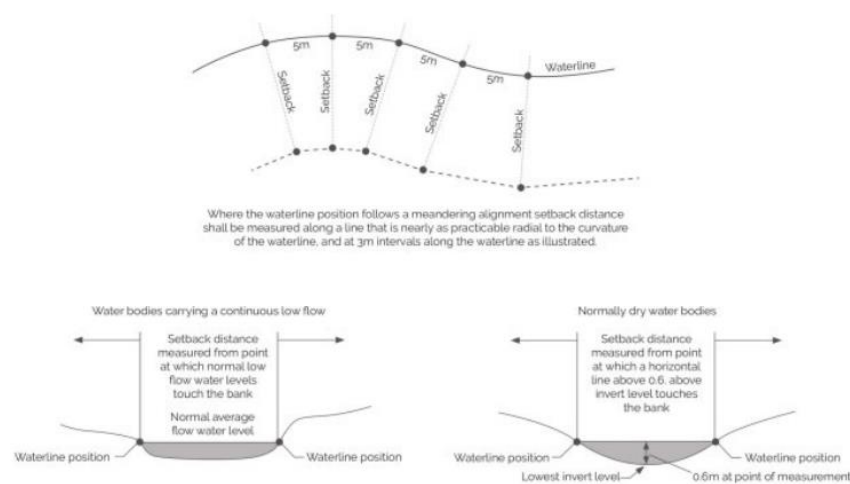
APPENDIX 3: PROPOSED AMENDMENTS TO PROVISIONS

The submitter proposes the following changes to the Proposed Plan:

- To amend the Proposed Waimakariri District Plan planning maps by rezoning the site to a combination of SETZ, LLRZ, LCZ and NOSZ with overlays in respect of the SETZ to provide for a polo field and associated facilities and educational facilities.
- To amend the Proposed Waimakariri District Plan by inserting an Outline Development Plan for the site as below (see DEV-O-APP1).
- To amend the Proposed Waimakariri District Plan by including the Development Area within the Urban Flood Assessment Overlay.
- To amend the Proposed Waimakariri District Plan provisions as below (changes underlined or struck through).
- Any other consequential amendments including but not limited to renumbering of clauses.

Figure NATC-1: Interpretation of banks of water bodies

AMEND s42A RECOMMENDED INTERPRETATION



Setback distance measured from point at which normal low flow water levels touch the bed.

Normal ~~average~~ low flow water level

SETZ - Settlement Zone

Introduction

AMEND INTRODUCTORY TEXT

The purpose of the Settlement Zone is to provide for the smaller rural and beach settlements of the District. This is a mix of residential and commercial activities in a manner that provides services to the local rural or beach communities. These include the settlements of Ashley, Sefton, Cust, Ohoka, Waikuku Beach, Kairaki, The Pines Beach and Woodend Beach.

Objectives

AMEND OBJECTIVE

SETZ-01	Settlement Zone Existing settlements are recognised and retain their existing characteristics, while providing for a mixture of commercial and residential use on larger sites.
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Activity Rules

AMEND RULES SETZ-R15, SETZ-17, SETZ-18, SETZ-19, SETZ-20 & SETZ-22

SETZ-R15 Health care facility <i>This rule does not apply within the Ōhoka Settlement Zone</i>	
Activity Status: PER Where: <ol style="list-style-type: none">1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;2. the maximum GFA of building occupied by the educational facility shall be 200m²;3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 6:00pm Monday to Saturday;4. the facility shall not result in more than two non-residential activities within a residential block frontage; and5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.	Activity status where compliance is not achieved: DIS

SETZ-R17 Convenience activity

This rule does not apply within the Ōhoka Settlement Zone

Activity Status: PER

Where:

1. the maximum GFA of building occupied by the neighbourhood convenience retail activity shall be 75m².

Activity status where compliance is not achieved: DIS

SETZ-R18 Veterinary facility

This rule does not apply within the Ōhoka Settlement Zone

Activity Status: PER

Where:

1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and
2. the maximum GFA of building occupied by the veterinary facility shall be 200m².

Activity status where compliance is not achieved: DIS

SETZ-R19 Food and beverage outlet

This rule does not apply within the Ōhoka Settlement Zone

Activity Status: PER

Where:

1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and
2. the maximum GFA of building occupied by the food and beverage outlet shall be 200m².

Activity status where compliance is not achieved: DIS

SETZ-R20 Supermarket

This rule does not apply within the Ōhoka Settlement Zone

Activity Status: PER

Where:

1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road; and
2. the maximum GFA of building occupied by the supermarket shall be 400m².

Activity status where compliance is not achieved: DIS

SETZ-R22 Retirement village

This rule does not apply within the Ōhoka Settlement Zone.

Activity Status: RDIS

Where:

1. the application is supported by a design statement.

Matters of discretion are restricted to:

RES-MD2 - Residential design principles
RES-MD7 - Outdoor storage

Notification

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

Activity status where compliance is not achieved: DIS

LCZ - Local Centre Zone

Activity Rules

AMEND RULES LCZ-R4, LCZ-R21 & LCZ-R22

LCZ-R4 Retail activity	
Activity Status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for Mandeville and Ōhoka, the maximum gross retail area for all retail activities in each the zone shall be 2700m ² ; c. for all other sites the activity shall be a maximum of 300m ² GFA.	Activity status where compliance is not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution

LCZ-R21 Trade supplier	
<i>This rule does not apply within the Ōhoka Local Centre Zone</i>	
Activity Status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status where compliance is not achieved: N/A

LCZ-R22 Yard-based activity	
<i>This rule does not apply within the Ōhoka Local Centre Zone</i>	
Activity Status: RDIS Matters of discretion are restricted to: CMUZ-MD1 - Trade suppliers and Yard based suppliers	Activity status where compliance is not achieved: N/A

Wāhanga waihanga - Development Areas

Existing Development Areas

INSERT ŌHOKA DEVELOPMENT AREA

O – Ōhoka Development Area

Introduction

The Ōhoka Development Area provides for a comprehensive and carefully considered expansion of Ōhoka. The area covers approximately 156 hectares extending in a southwest direction from Mill Road and bounded on either side by Bradleys Road and Whites Road.

Key features of the Development Area (DEV-O-APP1) include:

- a village centre providing local convenience goods and services for residents and a small village square for community events/gatherings,
- provision for approximately 850 residential units, a school, and a retirement village (if a school is not developed, additional residential units would be established),
- provision for a polo field and associated facilities,
- a green and blue network providing for movement, recreation, and ecological enhancement of waterways, and
- high amenity streets appropriate for the rural setting.

Advisory note

The following provisions and Ōhoka Outline Development Plan (DEV-O-APP1) apply to the Ōhoka Development Area. All activities are also subject to other relevant District Plan provisions. For the avoidance of doubt, where there are any conflicts between Ōhoka Development Area provisions and other provisions in the District Plan, the Ōhoka Development Area provisions shall substitute the other provision.

Objectives

<u>DEV-O-01</u>	<u>Ōhoka Development Area</u> <u>A development area that provides for a comprehensive masterplanned expansion of Ōhoka that:</u> <ol style="list-style-type: none">1. <u>is sympathetic to, and integrated with, the existing settlement,</u>2. <u>delivers high quality urban design outcomes that reflect and enhance the characteristics of the existing settlement,</u>3. <u>enables the establishment of limited commercial activities to provide for day-to-day convenience needs of an expanded local community,</u>4. <u>enables education facilities, a retirement village, and a polo field with associated facilities, and</u>5. <u>delivers ecological enhancement and recreational amenities.</u>
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Policies

<p>DEV-O-P1</p>	<p><u>Development Area character and amenity</u></p> <p><u>Ensure that the Development Area:</u></p> <ol style="list-style-type: none"> 1. <u>maintains the characteristics of the settlement with:</u> <ol style="list-style-type: none"> a. <u>a lower residential density compared to residential zones in the larger urban centres of the district,</u> b. <u>minimal use of kerb and channelling, and intimate and informal streetscapes,</u> c. <u>retention, where possible, and establishment of large-scale tree plantings and the use of rural style fencing;</u> 2. <u>achieves high quality urban form and function with a village centre located adjacent the existing settlement;</u> 3. <u>provides for a pleasant residential environment minimising the adverse effects of noise and outdoor lighting, and maintaining a high level of visual amenity; and</u> 4. <u>provides for high levels of connectivity throughout the Development Area and with the existing settlement.</u>
<p>DEV-O-P2</p>	<p><u>Density of residential development</u></p> <p><u>In relation to the density of residential development:</u></p> <ol style="list-style-type: none"> 1. <u>provide for a variety of site sizes within the Development Area achieving a minimum net density of at least 12 lots or households per ha measured over the Settlement Zone, unless there are demonstrated constraints;</u> 2. <u>provide for a single residential unit on each residential site; and</u> 3. <u>provide for a retirement village.</u>
<p>DEV-O-P3</p>	<p><u>Local Centre Zone design and integration</u></p> <p><u>Within the Local Centre Zone:</u></p> <ol style="list-style-type: none"> 1. <u>Enable commercial, community, convenience and service activities in a manner consistent with LCZ-P1 while:</u> <ol style="list-style-type: none"> a. <u>maintaining the characteristics of the Ōhoka settlement,</u> b. <u>ensuring the centre is designed to achieve high quality urban design principles and a high standard of visual character and amenity,</u> c. <u>enabling the development of a supermarket, and</u> d. <u>limiting retail distribution effects on the nearby Local Centre Zone at Mandeville North.</u>

Activity Rules

<u>DEV-O-R1 Urban design</u>	
<u>Activity Status: PER</u>	<u>Activity status where compliance is not achieved: DIS</u>
Where:	
1. <u>buildings, structures and development, including fencing and walls, that are deemed to be in accordance with any relevant Council approved design guidelines for the Development Area.</u>	

<u>DEV-O-R2 Parking lot within the Local Centre Zone</u>	
<u>Activity Status: PER</u>	<u>Activity status where compliance is not achieved: N/A</u>

<u>DEV-O-R3 Educational facility within the Education Overlay</u>	
<u>Activity Status: PER</u>	<u>Activity status where compliance is not achieved: N/A</u>

<u>DEV-O-R4 Polo ground and associated facilities within the Polo Grounds Overlay</u>	
<u>Activity Status: PER</u>	<u>Activity status where compliance is not achieved: N/A</u>

<u>DEV-O-R5 Retirement village</u>	
<u>Activity Status: PER</u>	<u>Activity status where compliance is not achieved: N/A</u>

<u>DEV-O-R6 Minor residential units</u>	
<u>Activity Status: NC</u>	<u>Activity status where compliance is not achieved: N/A</u>

Development Area Standards

<u>DEV-O-S1 Residential yield in the Settlement Zone</u>	
1. <u>Residential subdivision shall provide for a minimum net density of 12 households per ha, except for areas where there are demonstrated constraints.</u>	<u>Activity status when compliance not achieved: DIS</u>

<u>DEV-O-S2 Subdivision in the Large Lot Residential Zone</u>	
1. <u>All allotments created shall have a minimum area of 2,500m² with a maximum average of 3,300m² for allotments within the subdivision</u>	<u>Activity status when compliance not achieved: DIS</u>

Development Area Built Form Standards

DEV-O-S1 Tree planting in residential zones	
<ol style="list-style-type: none">1. All residential sites shall provide a <u>minimum of:</u><ol style="list-style-type: none">a. <u>one tree within the road boundary setback for every 15 metres of road frontage (or part thereof) and;</u>b. <u>one additional tree elsewhere on the property for every 400m² of site area (or part thereof).</u>2. All trees required by this rule shall be:<ol style="list-style-type: none">a. <u>not less than 1.5 metres high at the time of planting; and</u>b. <u>maintained and if dead, diseased or damaged, shall be replaced.</u>	<p><u>Activity status when compliance not achieved: DIS</u></p>
DEV-O-S2 Native planting in the Large Lot Residential Zone	
<ol style="list-style-type: none">1. All residential sites shall provide a <u>minimum of 15% of the net site area planted in native vegetation.</u>2. All planting required by this rule shall <u>be maintained and if dead, diseased or damaged, shall be replaced.</u>	<p><u>Activity status when compliance not achieved: DIS</u></p>
DEV-O-S3 Polo facility in the Polo Grounds Overlay	
<ol style="list-style-type: none">1. Any building or structure shall be set <u>back a minimum of 10m from any residential site.</u>	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>RES-MD2 - Residential design principles</u> <u>RES-MD5 - Impact on neighbouring property</u></p> <p><u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</u></p>

DEV-O-S4 Height in the Local Centre Zone	
1. <u>The maximum height of any building, calculated as per the height calculation, shall be 8m above ground level.</u>	<u>Activity status when compliance not achieved: DIS</u>

Appendix

DEV-O-APP1 – Ōhoka Outline Development Plan

All requirements specified below are to be designed/coordinated to the satisfaction of Council prior to approval of any subdivision consent application.

Land Use Plan

The development area shall achieve a minimum net density of 12 households per hectare, averaged over the Settlement zoned land. The zone framework supports a variety of site sizes to achieve this minimum density requirement. Staging is required to ensure the Development Area develops in a logical and appropriate manner in recognition of the current urban form of Ōhoka. In general, staging will proceed from the Mill Road end towards the southwest. Ōhoka Stream forms the first line of containment, the realigned and naturalised spring channel forms the second line, Ōhoka South Branch the third, and Landscape Treatment B the last.

Confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 12 households per hectare for the overall area can be achieved, will be required.

Residential activities are supported by key open spaces, waterbodies, and a small commercial centre which is to become part of the village centre of Ōhoka. This commercial centre will provide good accessibility and help to meet some of the convenience needs of residents in the immediate area. Car parking within the village centre can provide a public transportation hub via the provision of park and ride services. It can also provide for ride sharing. The parking area will be of a high amenity standard enabling it to be integrated into a village square to provide additional hard surface area when required for community events, as well as providing for parking for the Ōhoka farmers market at the neighbouring Ōhoka Domain. Provision is also made to host the Ōhoka farmers market during winter months when ground conditions in the domain are unsuitable.

Provision is made for educational facilities in the area immediately adjoining the Local Centre Zone on Whites Road on the south side of the Ōhoka Stream. The prospect of developing such facilities will be subject to a needs assessment according to the Ministry of Education processes. If the Ministry decides that educational facilities are not required, additional residential properties will be developed at a minimum net density of 12 households per hectare.

Residential development shall retain existing characteristics of the Ōhoka settlement, particularly within the street environments and along property boundaries. Development controls and design guidelines specific to the development area shall be prepared and submitted to Council for approval. The overarching purpose of the guidelines would be to ensure development is of the quality and character required to maintain the existing characteristics of Ōhoka. The guidelines will apply to all development including built form, fencing/walls, landscaping, parking, and public spaces, and shall cover (without being limited to) the following matters:

Context and character: ensuring that design of development (especially landscaping and fencing) is in keeping with the character of development anticipated for the area and relevant natural, heritage and cultural features.

Relationship to the street, public open spaces and neighbours: ensuring that development engages with and contributes to adjacent streets and public open spaces to contribute to them being safe and attractive, while avoiding unacceptable loss of privacy.

Residential amenity: ensuring good access to sunlight, privacy, and provision of useable outdoor living areas.

Built form and appearance: ensuring that the design of buildings minimises visual bulk.

Access, parking and servicing: ensuring good access and integration of space for parking and servicing, and outdoor storage is appropriately located and screened.

Safety: ensuring the incorporation of CPTED principles to achieve a safe, secure environment.

Stormwater: ensuring that appropriate provision is made for stormwater management recognising the low-lying nature of the Development Area and the high water table.

Sustainability: ensuring the incorporation of environmental efficiency measures in the design.

An independent design approval process will be established, and most likely administered by a professional residents' association, which would appoint suitably qualified professions (such architects, urban designers and landscape architects) to review and approve proposals to demonstrate compliance with DEV-O-R1.

Movement Network

A road network and classification for the Development Area shall be developed that, together with the green network, delivers a range of integrated movement options. A key design principle of the movement network shall be facilitating movement towards the village centre and within the Development Area, particularly on foot or bicycle. In recognition of the

character of the Ōhoka setting, several specific road types within the Development Area shall be developed with varying widths and layouts depending on the function and amenity. These are to be developed in collaboration with Council at subdivision consenting stage. Indicative cross-sections of the street types are shown in Figure 1.

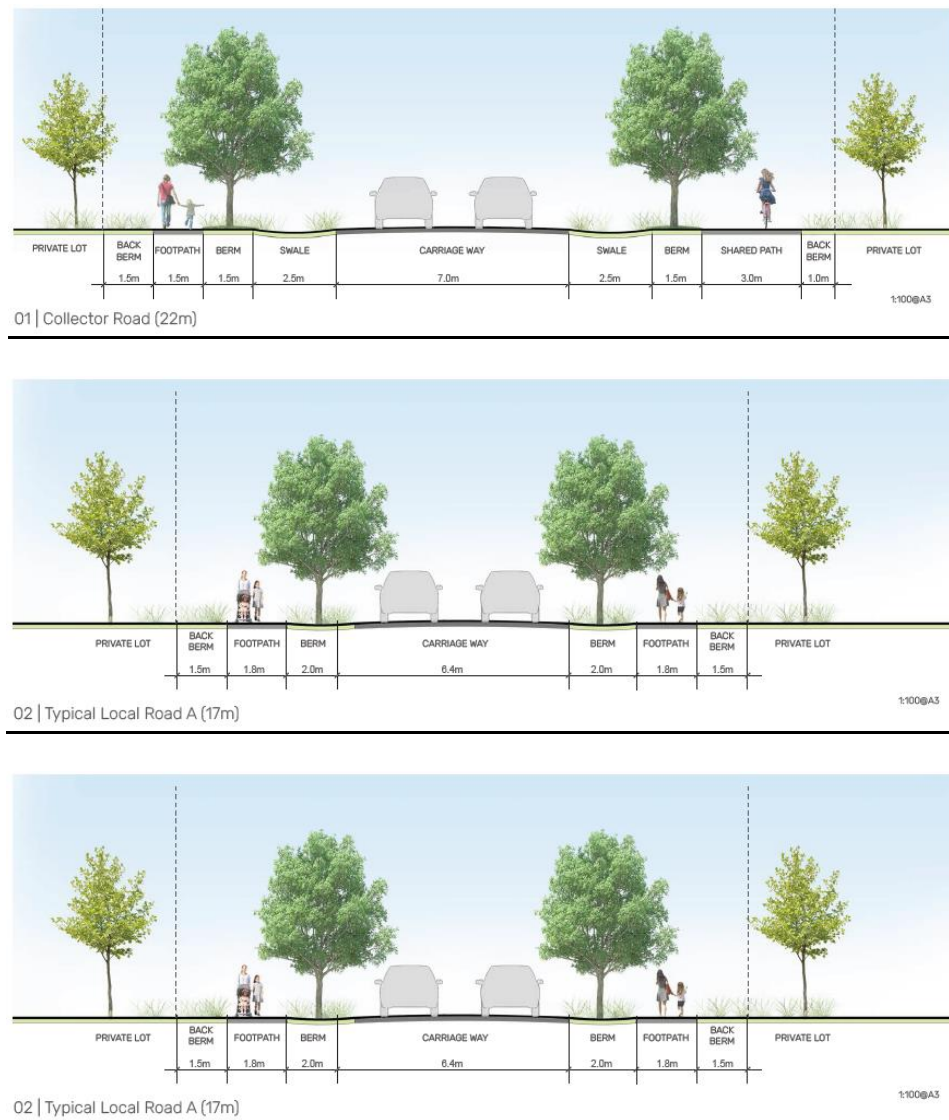


Figure 1: Indicative road cross-sections

Gateway treatments are located at the intersection of Mill Road and Bradleys Road, and on Whites Road at the intersection of Ōhoka Stream. The Mill Road / Bradleys Road gateway is directly at the intersection with a hard contrast from flat open rural land to a built-up edge supported by the verticality of landscape treatment. The Whites Road gateway will use the Ōhoka Stream as a distinct design feature. Combined with specific landscape treatment and bespoke design details, such as lighting and signage, this will create a strong rural gateway. The existing 100km/hr speed limit would ideally reduce to 60km/hr from the Ōhoka Stream gateway. There are potential minor traffic thresholds proposed at the southern boundaries of the Development Area at both Bradleys Road and Whites Road. The speed limit would ideally reduce to 80km/hr on Bradleys Road and Whites Road alongside the Development Area frontage (outside the gateways). Regardless, two pedestrian/cycle crossings are to be

provided across Whites Road, one near the Ōhoka Stream and the other near the commercial area.

The road classification shall deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development. The movement network for the area shall integrate into the existing and proposed pedestrian and cycle network beyond the Development Area. A 2.5m wide shared path is proposed with the Landscape Treatment Area A along Whites Road and Bradleys Road. Wherever possible, other bicycle and pedestrian routes shall be integrated into the green network within the Development Area. Cycling and walking shall otherwise be provided for within the road reserve and incorporated into the road design of the overall road network where applicable. Adequate space must be provided to accommodate bicycles and to facilitate safe and convenient pedestrian movements. The management, design and/or treatment of roads within the subdivision shall achieve an appropriately low-speed environment, accounting for the safety and efficiency of all road users.

Trees in the road reserve will assist in reducing the perceived width of the road corridors and provide a sense of scale. Further, the street trees will break up the roof lines of the denser areas and provide shade and texture. The trees may be located between carriageway and footpaths on larger roads, and closer to the carriageway on smaller roads. Swales will also assist in softening the road appearance, along with providing stormwater treatment. Aside from the functional aspects, the different street environments will significantly contribute to differentiating the Development Area from the typical suburban character found in the main centres of the District.

The Outline Development Plan provides road links to Mill Road, Bradleys Road and Whites Road. These intersections will be priority-controlled with priority given to the external road network. Direct vehicular access to private properties can be provided to Mill Road. Otherwise, no direct vehicular access to Bradleys Road and Whites Road is provided.

The following transport network upgrades are required to accommodate growth and traffic from the Development Area (noting that the upgrades are required regardless of whether the Development Area is developed):

- Flaxton Road / Threlkelds Road intersection roundabout with associated changes in priority at the Mill Road / Threlkelds Road intersection,
- Whites Road / Tram Road roundabout,
- Bradleys Road / Tram Road roundabout, and
- Tram Road / State Highway 1 interchange capacity upgrade.

In addition to these upgrades, consideration shall be given to whether the development warrants minor works to carriageways and roadside hazards, including roadside signage and/or line markings, on Whites and Bradleys roads (on the stretches between Tram Road to Mill Road), Mill Road (where impacted by the development) and Threlkelds Road. These works would be developer funded.

All works relating to Council road assets will be funded, in part, by development contributions levied at subdivision stage. If any of the upgrades are required earlier than scheduled to respond to growth in the wider network, a developer agreement may be required to enable the works to be implemented without undue delay.

The developer shall consult with Waka Kotahi in respect of the upgrade works required in respect of the Tram Road / State Highway 1 interchange.

Public Transport

A public transport service shall be provided connecting Ōhoka to Kaiapo that:

- Connects tightly with Christchurch express services,
- Minimises morning connection times,
- Allows time for delays in afternoon connection times.
- Keeps departure times as consistent through the day as possible, and
- Minimises wait times evenly between arriving and departing all-stop services.

The vehicle(s) providing the service shall be electric powered bus with 22-seat plus eight standing capacity, wheelchair access and bicycle racks. Unless fare integration with Canterbury Regional Council contracted services is in place, the service shall be provided without charge.

The service shall be provided for a period of not less than 10 years from the occupation of the first new residential unit constructed within the Development Area unless the Canterbury Regional Council elects to provide a similar service.

Supporting reductions in greenhouse gas emissions

In addition to the public transport service detailed above, measures to support reducing greenhouse gas emissions include a requirement (DEV-O-S1) for additional tree planting on all residential properties, and a requirement (DEV-O-S2) for at least 15% of site area to be planted in native vegetation on larger properties.

Further, LPG use shall be prohibited within the Development Area, except for LPG for outdoor barbeque use, and all residential units shall be required to be electric vehicle charging ready and include solar power generation. These requirements shall be enforced by a legal instrument that is binding on all future residential allotment owners such as developer covenants.

Water and Wastewater Network

Water reticulation is to be provided by the establishment of a new community drinking water scheme. A site of approximately 1,000m² will be provided within the Development Area for water supply headworks infrastructure including treatment plant, storage reservoirs and reticulation pumps. Fire-fighting flows to FW2 standards will be provided for Settlement and Local Centre zoned properties. Hydrants will be provided for emergency requirements within

the Large Lot Residential Zone, in a similar manner to the neighbouring Mandeville and Ohoka areas.

Wastewater will be reticulated to the Rangiora Wastewater Treatment Plant either via gravity reticulation or a local pressure sewer network or a combination of both. A new rising main connecting the development to the treatment plant is likely to be required.

Open Space, Recreation and Stormwater Management

The green network combines the Natural Open Space Zone, recreational reserves including pedestrian connections, and stormwater management throughout the Development Area. The green network largely follows waterways and provides access to open space for all future residents within a short walking distance of their homes. Pedestrian and cycle paths will integrate into the green network to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

Detailed stormwater solutions shall be determined by the developer at subdivision stage and in accordance with Canterbury Regional Council requirements. Stormwater management facilities shall be designed to integrate into both the movement and open space networks where practicable. Groundwater monitoring will assist in the design of the stormwater management facilities.

The stormwater solutions shall be cognisant of a 26-hectare area adjacent the Whites Road boundary that cannot be attenuated. The stormwater solutions for development of the site shall demonstrate hydraulic neutrality up to the 50-year event. If neutrality cannot be achieved, the density of development within the 26-hectare area may need to be reduced.

The proposed green and blue network provides an opportunity to create ecological corridors. Plant species in the new reserves and riparian margins shall include native tree and shrub plantings. The plant species selection process shall involve consultation with local rūnanga. The green network will ensure that buildings are setback an appropriate distance from waterbodies.

Character and amenity through landscape and design

The character of Ōhoka is strongly reliant on landscaping, in particular trees, in both public and private environments. The landscape treatment of the waterway margins may include large specimen trees, but will mostly be comprised of planted natives. Space for street trees is to be provided on both sides of all road types and are to be placed strategically to create an organic street scene avoiding a typical suburban appearance. Additional tree planting is required on private properties.

An overall planting strategy is to be developed for the Development Area at subdivision consent stage.

Specific measures to protect and enhance landscape values will be addressed at the time of subdivision including:

- a. An assessment by a suitably qualified and experienced arborist, guided by a suitably qualified terrestrial ecologist, that:
 - i. Identifies trees that are to be retained and integrated into the development
 - ii. Specifies protection measures during construction to ensure survival of selected trees

To further support the distinct village character of Ōhoka, street furniture, lighting and all other structures in the public realm are to reflect the rural characteristics with regard to design, type, scale, material and colour. In particular, street lighting shall be specified to minimise light spill and protect the dark night sky. These can be considered as part of the development controls and design guidelines mentioned previously.

Landscape Treatment A

Landscape Treatment A shall be designed to assist in retaining a rural character along Whites and Bradley Roads and to fully screen development from public and private vantage points outside the Development Area. It shall consist of a 1.5-metre-wide grass strip at the site boundary with an adjoining 2.5-metre-wide gravel path and a 10-metre-wide native vegetation strip in the location identified on the Outline Development Plan and include a post and rail fence or post and wire fence on the road side of the vegetation. Solid fencing within this strip is not permitted. This is combined with a 15m building setback, consistent with setbacks required in the rural zone.

The planting is to consist of the following species, or similar, planted at 1000mm centres to achieve a minimum height of 5m once established:

- Griselinia littoralis, Broadleaf;
- Cordyline australis, Ti kouka;
- Pittosporum tenuifolium, Kohuhu;
- Podocarpus totara, Totara;
- Phormium tenax, Flax;
- Dacrycarpus dacrydioides, Kahikatea;
- Sophora microphylla, SI Kowhai;
- Korokia species; and
- Cortaderia richardii, SI Toetoe.

Landscape Treatment B

Landscape Treatment B, as indicated on the Outline Development Plan, shall be designed to provide a visual buffer between the Development Area and adjacent rural land to the southwest. The treatment shall consist of retention of the existing shelter belts running along the southern boundary of the Development Area and planting a 6m wide landscape strip consisting of either (or a mix of) the following trees, or similar, to achieve a minimum height of 5m with trees at a maximum spacing of 2000mm:

- Pinus radiata, Pine;
- Cupressus Arizonia, Arizona cypress;

- Chaemaecyparis lawsoniana, Lawson's Cypress;
- Populus nigra, Lombardy Poplar;
- Podocarpus totara, Totara (native);
- Pittosporum eugenioides, Tarata (native);
- Phormium tenax, Flax;
- Prunus lusitanica, Portuguese laurel; and
- Griselinia littoralis, Kapuka / Broadleaf (native).

Landscape Treatment C

Landscape Treatment C is proposed to be located toward the northern extent of the Development Area and act as a buffer between the Development Area and the existing Ōhoka Village properties on the southern side of Mill Road. The treatment shall be a planted single row consisting of one of the below species, or similar, along the shared internal boundaries to achieve a minimum established height of 4m and a width of 2m, planted at a maximum spacing of 1500mm (within a 6m wide strip). This relates to the internal boundaries of 290 and 344 Bradleys Road; 507, 531 and 547 Mill Road; and 401 Whites Road.

- Prunus lusitanica (Portuguese Laurel)
- Pittosporum eugenioides (Tarata, Lemonwood)
- Pittosporum tenuifolium (Kohuhu, Black Matipo)
- Griselinia littoralis (Broadleaf)
- Kunzea ericoides (Kanuka)
- Leptospermum scoparium (Maunka)

Approval, Implementation and Maintenance

All proposed planting within Landscape Treatments A, B and C and the green and blue networks will be subject to Council approval. A landscape management plan shall be developed to ensure a successful outcome and provided for approval at Engineering Approval Stage. The plan will provide direction on the establishment of planting, weed and pest control, replacement planting, irrigation and maintenance. The landscape maintenance period shall extend for five years following implementation.

The National Grid

The National Grid Islington – Southbrook A (ISL-SBK-A) 66kV transmission line traverses the site. The line starts at the Islington Substation in Christchurch and extends through the Christchurch, Waimakariri and Hurunui districts. The following matters will assist in ensuring the ability for Transpower to operate, maintain, upgrade and develop the National Grid is not compromised by future subdivision and land use.

Consultation

Transpower shall be consulted as part of any application for subdivision consent affecting the National Grid. Evidence of this consultation shall be provided to Council as part of any subdivision consent application.

Planting and maintenance of landscaping beneath the National Grid

Any landscaping in the vicinity of the National Grid shall be designed and implemented to achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) and the Electricity (Hazards from Trees) Regulations 2003, including when planting reaches maturity.

Water Bodies and Freshwater Ecosystems

The Development Area contains several waterbodies with varying characteristics. Development of the Development Area provides potential for higher ecological values to be re-established through restoration and enhancement. This could include protected reserve space, native planting, naturalisation, and instream enhancement. Development shall protect and enhance selected water bodies and freshwater ecosystems within the Development Area and incorporate these features into the wider green and blue network of the site.

In terms of specific measures to be addressed at the time of subdivision in order to protect and enhance freshwater values and ecosystems, development within the Development Area shall:

- a. Include an assessment by a suitably qualified and experienced practitioner that:
 - i. Provides the results of groundwater and spring water level and spring flow monitoring across the site to inform the construction methodologies that are applied in different parts of the site; and
 - ii. Specifies construction measures to ensure that shallow groundwater is not diverted away from its natural flow path for those areas where the shallow groundwater (in water bearing seams or layers) is likely to be intercepted by service trenches and hardfill areas.
- b. Be in accordance with an Ecological Management Plan prepared by a suitably qualified and experienced practitioner that, as a minimum, includes:
 - i. Plans specifying spring head restoration, riparian management, waterway crossing management, and segregation of spring water and untreated stormwater.
 - ii. Aquatic buffer distances, including minimum waterbody setbacks for earthworks and buildings of:
 - 30 metres from the large central springhead and Northern Spring head identified on the ODP.
 - 20 metres from the Ōhoka Stream and Groundwater Seep origin.
 - 15 metres from Northern and Southern Spring Channel and South Ōhoka Branch.
 - 10 metres from the Groundwater Seep channel.
 - 5 metres from the South Boundary Drain along the furthestmost southwest boundary of the ODP area.

Any additionally identified springs shall be assessed to determine the appropriate aquatic buffer distance.

- iii. Ongoing maintenance and monitoring requirements that are to be implemented, including groundwater level, spring water level and spring flow monitoring.
- c. Maintain the perennial course of the lower Southern Spring Channel.
- d. Possible re-alignment of the Northern Spring Channel baseflow into the Southern Spring Channel downstream of the spring-fed ponds. Both channels are perennial and could be meandered and naturalised.
- e. Possible meandering and naturalisation of the Groundwater Seep.
- f. Riparian planting plans with a focus on promotion of naturalised ecological conditions, including species composition, maintenance schedules, and pest and predator controls.
- g. Stream ecology monitoring (i.e., fish, invertebrates, instream plants and deposited sediment surveys).

The aquatic buffers shall be protected by appropriate instruments (whether that be esplanade reserves/strips, recreation reserves or consent notice condition imposed setbacks) at the subdivision consent stage. Further, landscape design drawings of stream setbacks are to include input and approval from a qualified freshwater ecologist, with a minimum of the first 7 metres of the spring and stream setbacks to be reserved for riparian vegetation only, with no impervious structures and pathways as far as practicable away from the waterway.

Additional protection shall be afforded to ecological restoration within the Development Area and existing ecosystems in the surrounding area by the prohibition of the keeping and breeding of domestic cats. This requirement shall be enforced through a developer covenant.

Cultural

The importance of natural surface waterbodies and springs to Manawhenua is recognised and provided for by the Outline Development Plan and the specific measures described above in respect of waterbodies and freshwater ecosystems that will support cultural values associated with the Development Area. The Ngāi Tahu Subdivision and Development Guidelines shall be referred to throughout the subdivision design process with guidance adopted where practical/applicable.

For all earthworks across the site, an Accidental Discovery Protocol will be implemented at the time of site development, in addition to appropriate erosion and sediment controls, to assist in mitigating against the potential effects on wahi tapu and wahi taonga values generally.

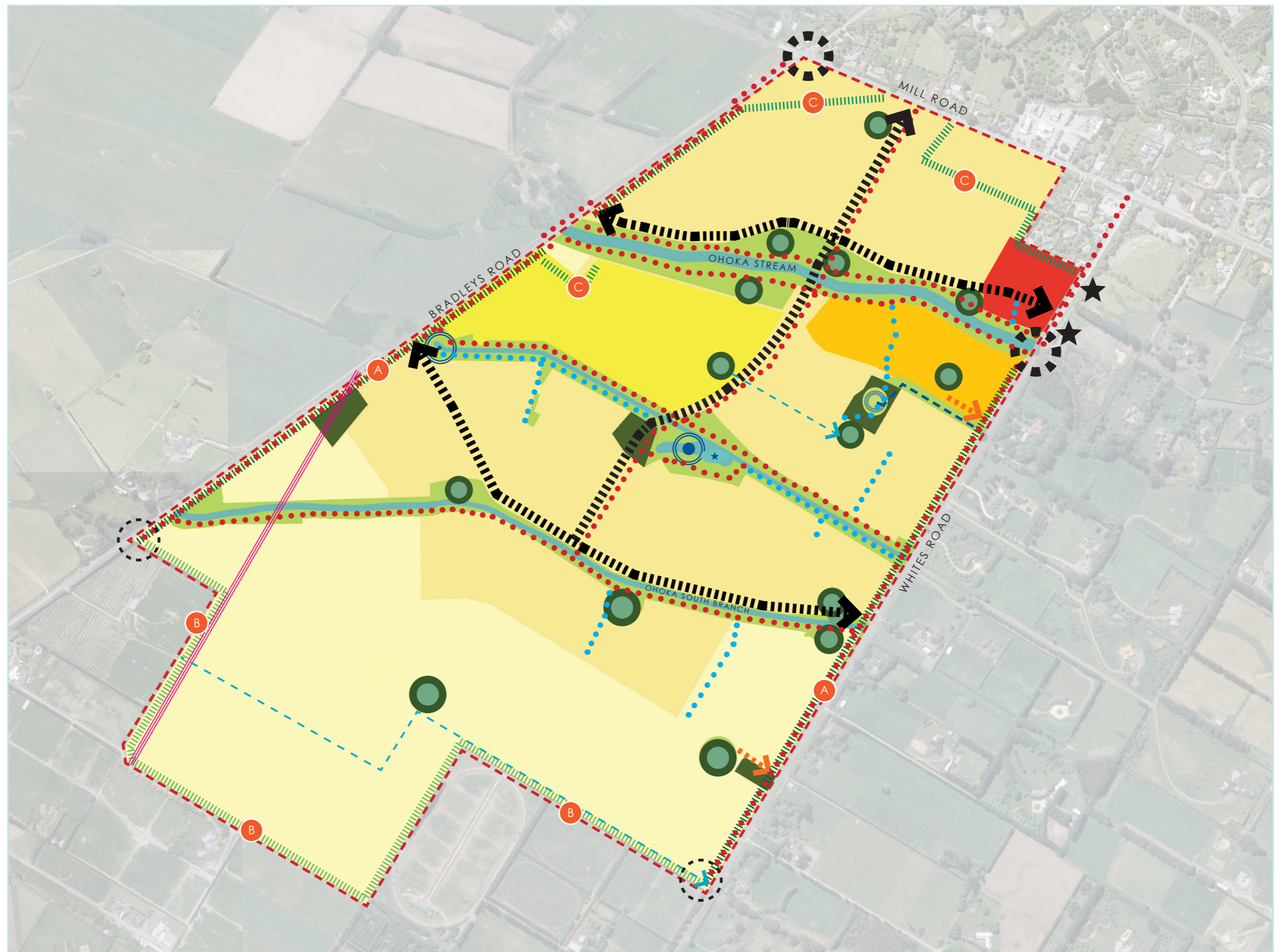
Detailed Site Investigation

Due to the previous agricultural land use including the storage and spreading of dairy effluent, a Detailed Site Investigation shall be carried out at subdivision consent stage. This investigation will identify what (if any) remediation is required to satisfy the requirements of

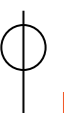
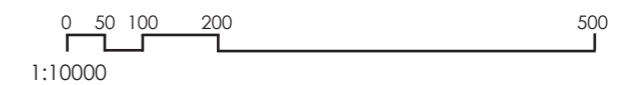
the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

DEV-O-APP1

- LEGEND**
- Outline Development Plan Area
 - Settlement Zone
 - Settlement (Educational Overlay)
 - Settlement (Polo Grounds Overlay)
 - Large Lot Residential Zone
 - Local Centre Zone
 - Natural Open Space Zone
 - Indicative Reserves (Size and Location to be Confirmed)
 - Indicative (Collector) Road
 - Indicative Local Road Connection
 - Village Threshold / Gateway
 - Potential Minor Threshold
 - Indicative Pedestrian-Cycle Network
 - Indicative Pedestrian Path
 - Indicative Stormwater Management Areas (size and location to be confirmed)
 - Existing / Modified Waterways
 - Existing Springs and Associated Setback (30m)
 - Stormwater Conveyance Flow Path
 - Groundwater seep and associated setback (20m)
 - Groundwater Seep Channel
 - Existing Pond (size and location to be confirmed)
 - Landscape Treatment A
 - Landscape Treatment B
 - Landscape Treatment C
 - Pedestrian / Cycle Crossing
 - Overhead 66kV Power Lines












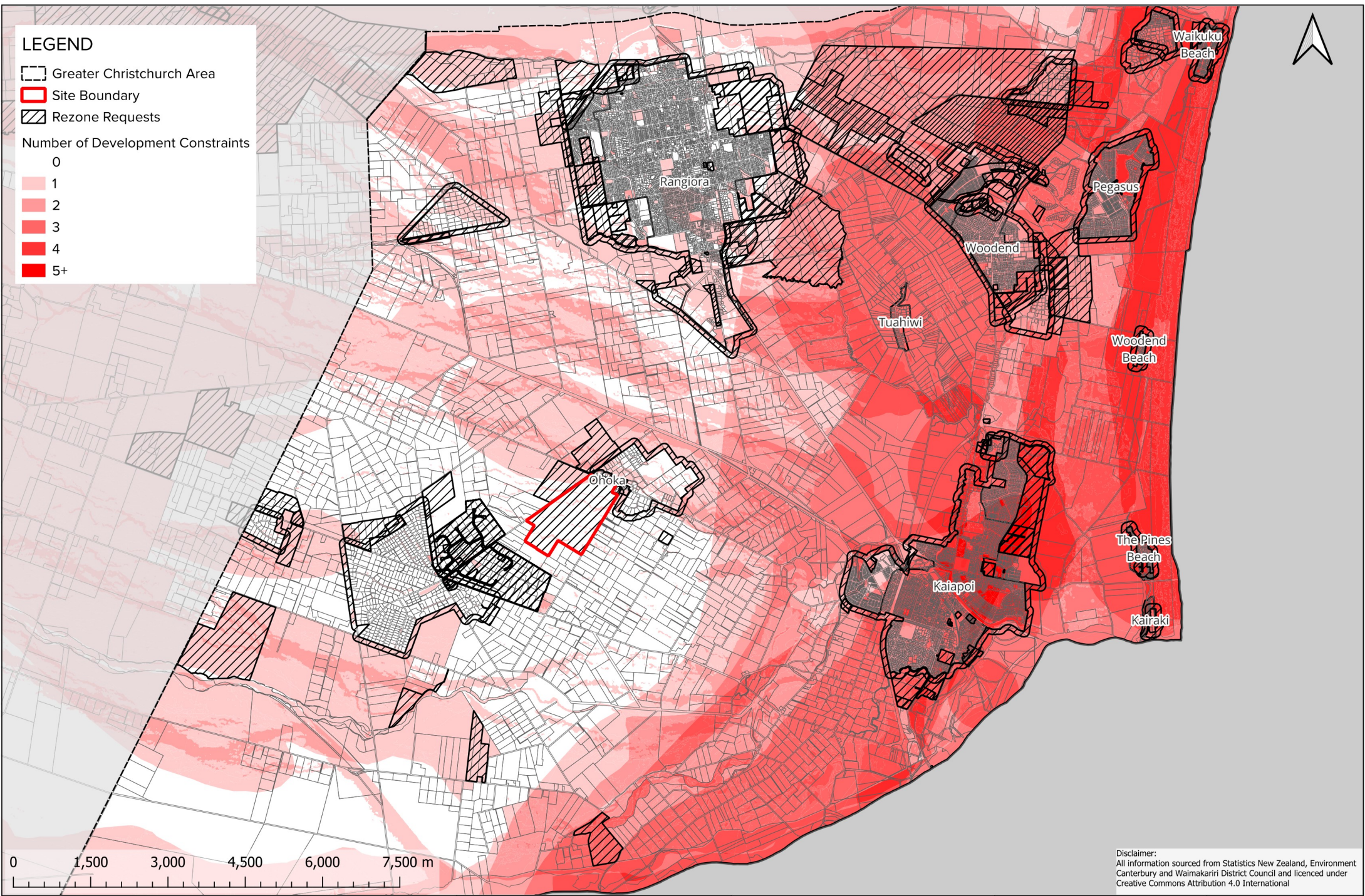
A. OUTLINE DEVELOPMENT PLAN - 535 MILL ROAD, OHOKA



APPENDIX 4: DEVELOPMENT CONSTRAINTS MAPPING

LEGEND

-  Greater Christchurch Area
-  Site Boundary
-  Rezone Requests
- Number of Development Constraints
-  0
-  1
-  2
-  3
-  4
-  5+



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Project
**WAIMAKARIRI DISTRICT PLAN REVIEW
 REZONING REQUEST - MILL ROAD OHOKA**

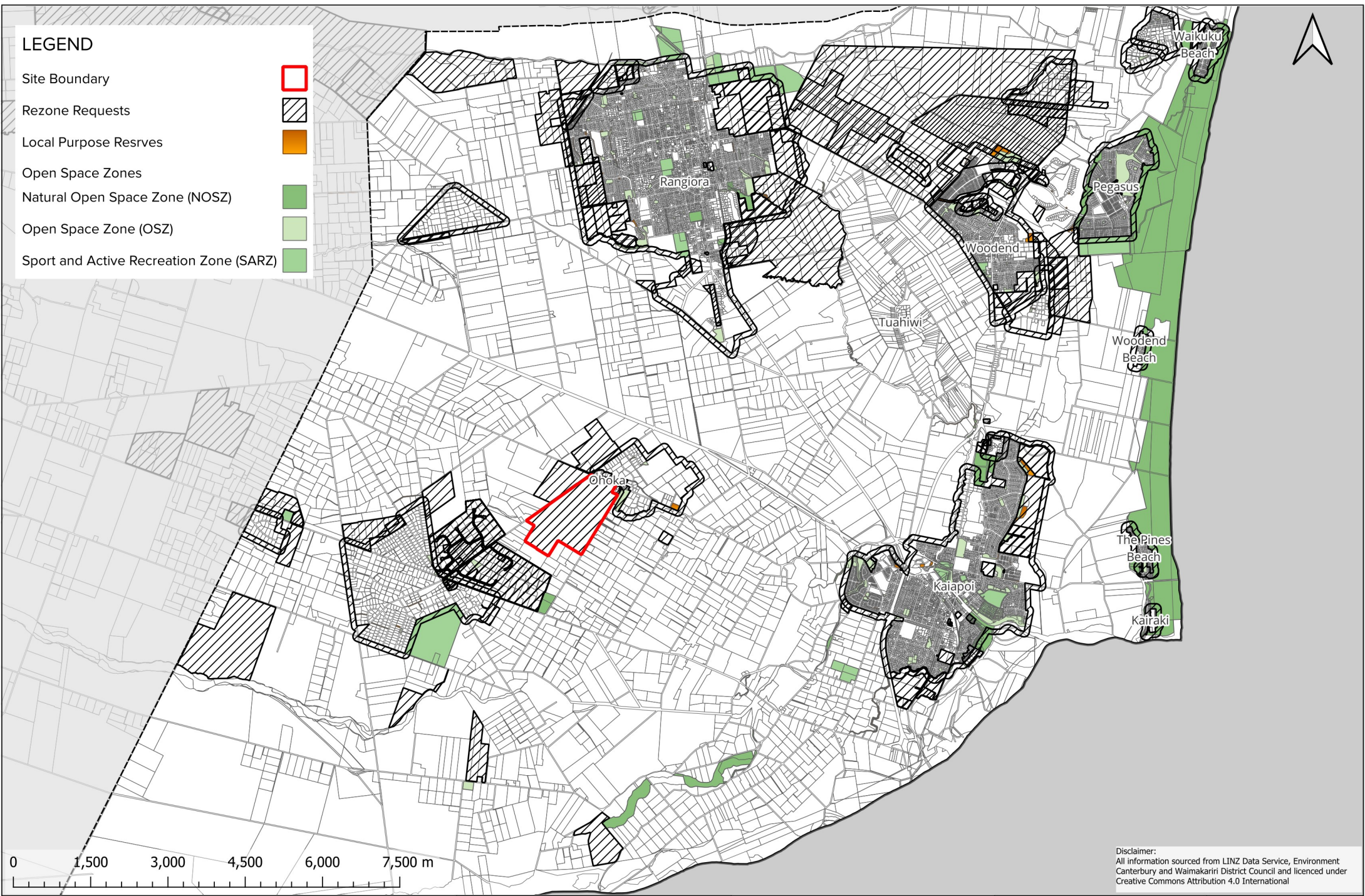
Map Title
COMBINED CONSTRAINTS MAP

Status
FOR INFORMATION

Map No. **14895-M-850 [G]**

LEGEND

- Site Boundary
- Rezoning Requests
- Local Purpose Reserves
- Open Space Zones
- Natural Open Space Zone (NOSZ)
- Open Space Zone (OSZ)
- Sport and Active Recreation Zone (SARZ)



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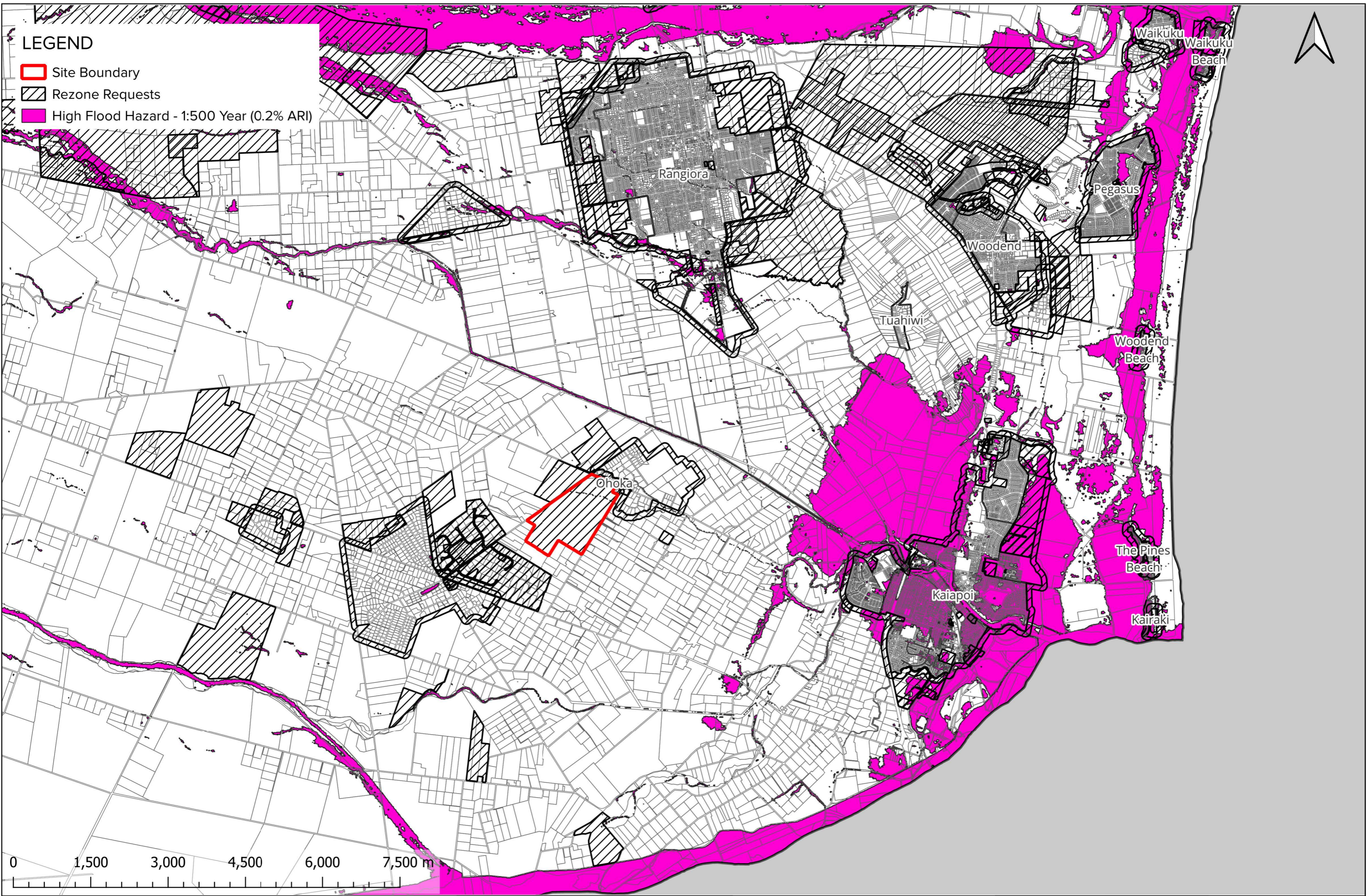
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Map Title
**LOCAL PURPOSE RESERVES
AND OPEN SPACE ZONES**

Status
FOR INFORMATION
Drawing No. **14895-M-875 [B]**



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Date: 01/03/2024



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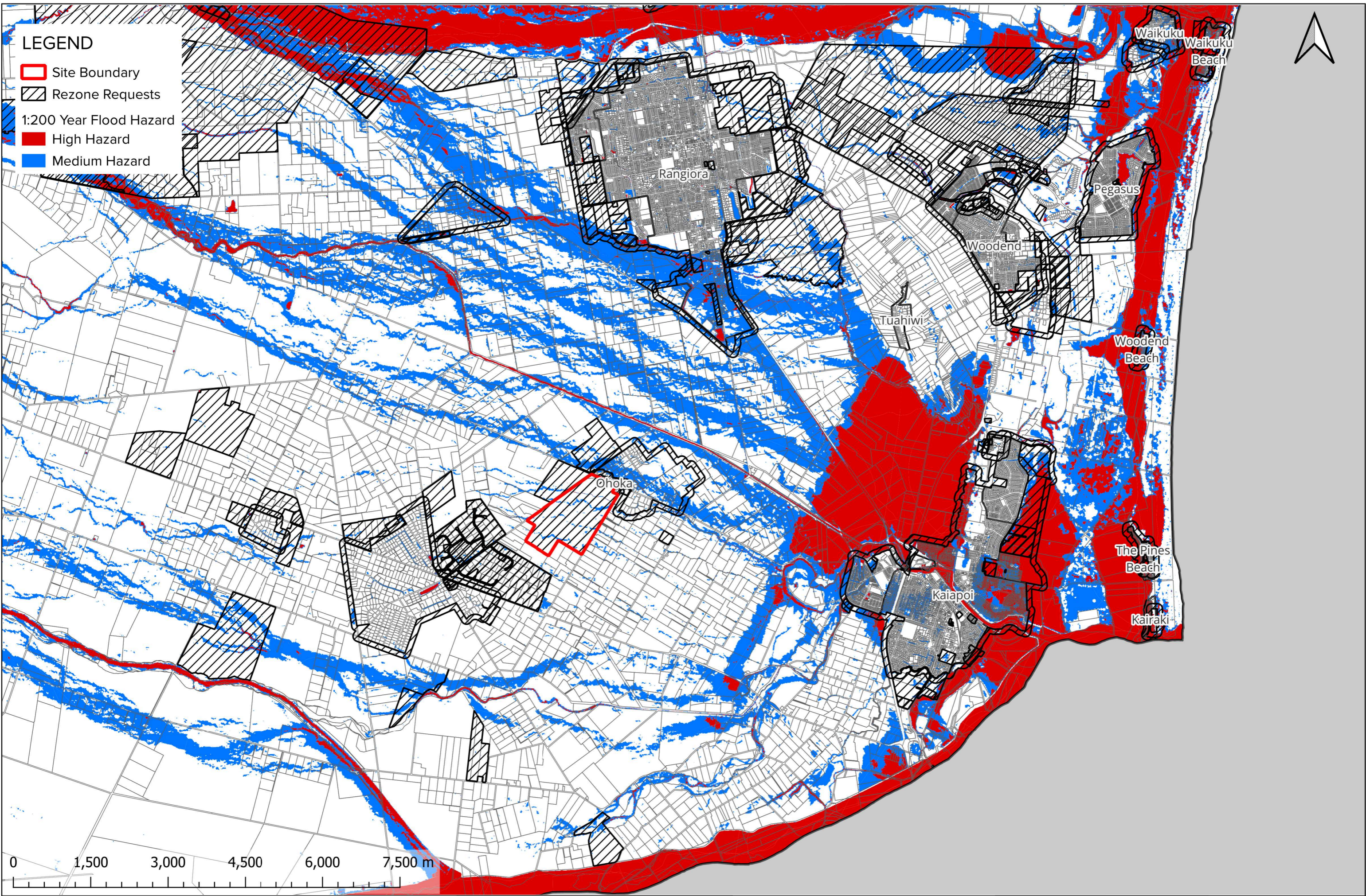
Client
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Project
PROPOSED WAIMAKARIRI DISTRICT PLAN REZONING REQUEST - MILL ROAD OHOKA

Map Title
1:500 YEAR (0.2% ARI) WDC FLOOD HAZARD MAP

Status
FOR INFORMATION

Map No. **14895-M-826 [A]**



LEGEND

- Site Boundary
- Rezone Requests
- 1:200 Year Flood Hazard
- High Hazard
- Medium Hazard



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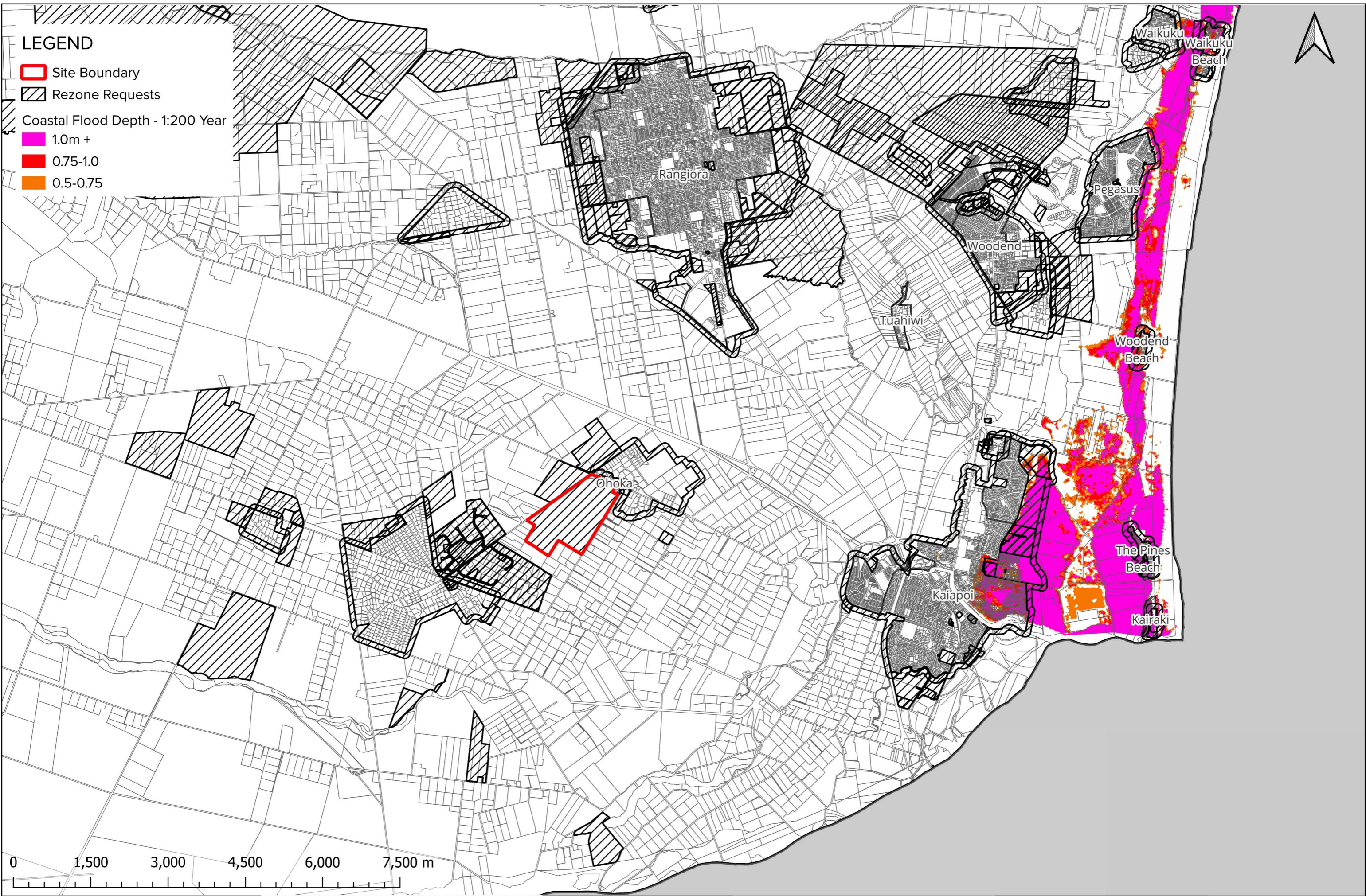
Client
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Project
PROPOSED WAIMAKARIRI DISTRICT PLAN REZONING REQUEST - MILL ROAD OHOKA

Map Title
1:200 YEAR (0.5% ARI) WDC FLOOD HAZARD MAP

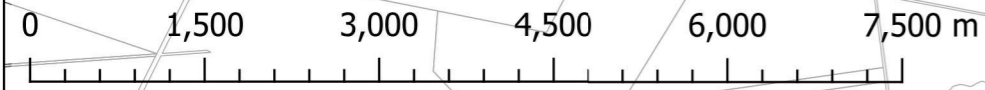
Status
FOR INFORMATION

Map No. **14895-M-825 [F]**

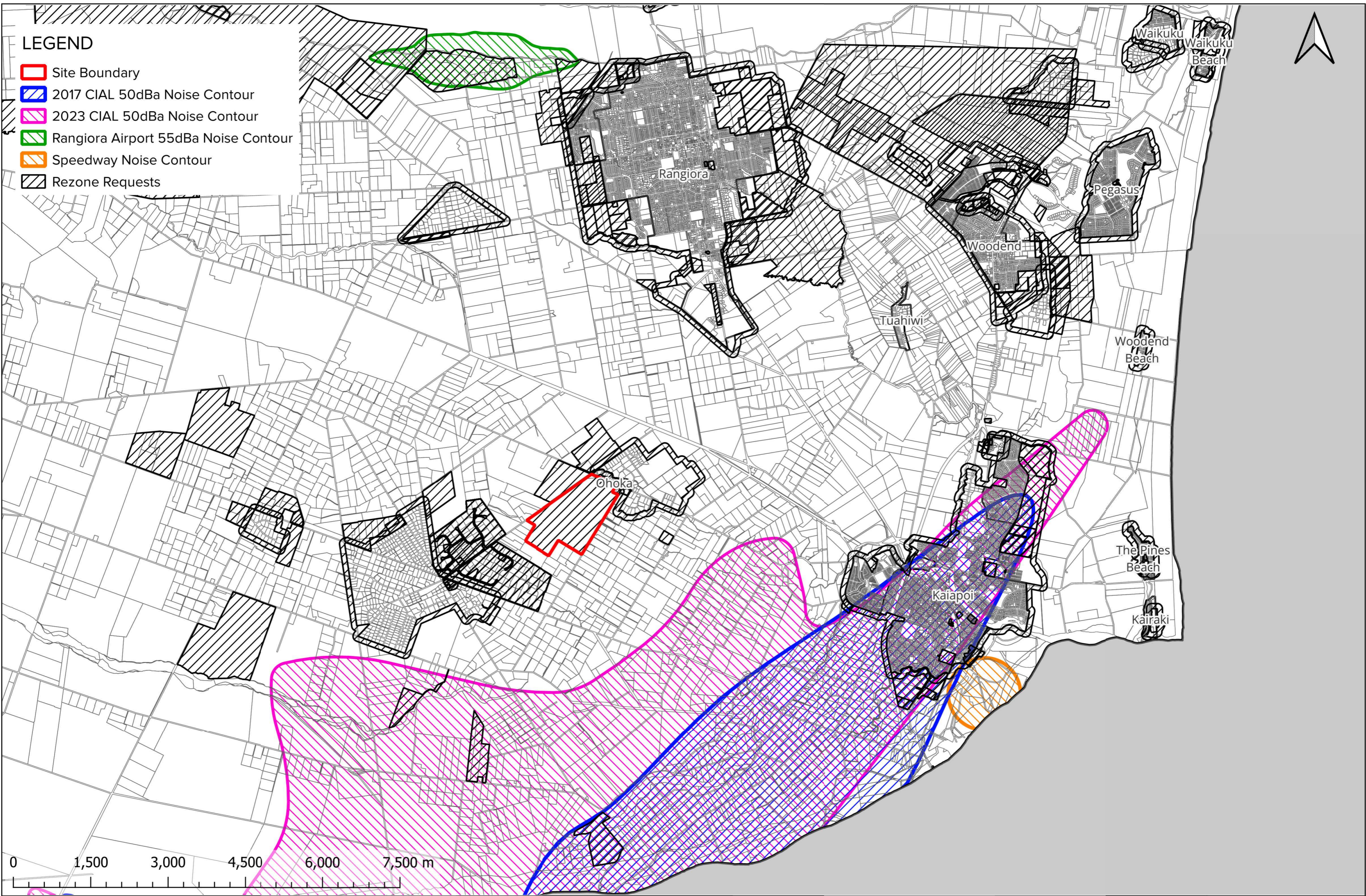


LEGEND

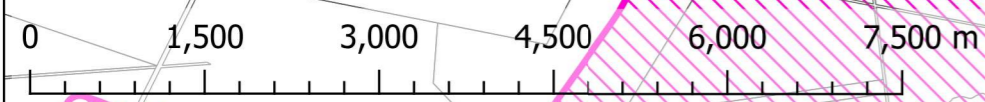
- Site Boundary
- Rezone Requests
- Coastal Flood Depth - 1:200 Year
 - 1.0m +
 - 0.75-1.0
 - 0.5-0.75



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- LEGEND**
- Site Boundary
 - 2017 CIAL 50dBa Noise Contour
 - 2023 CIAL 50dBa Noise Contour
 - Rangiora Airport 55dBa Noise Contour
 - Speedway Noise Contour
 - Rezone Requests



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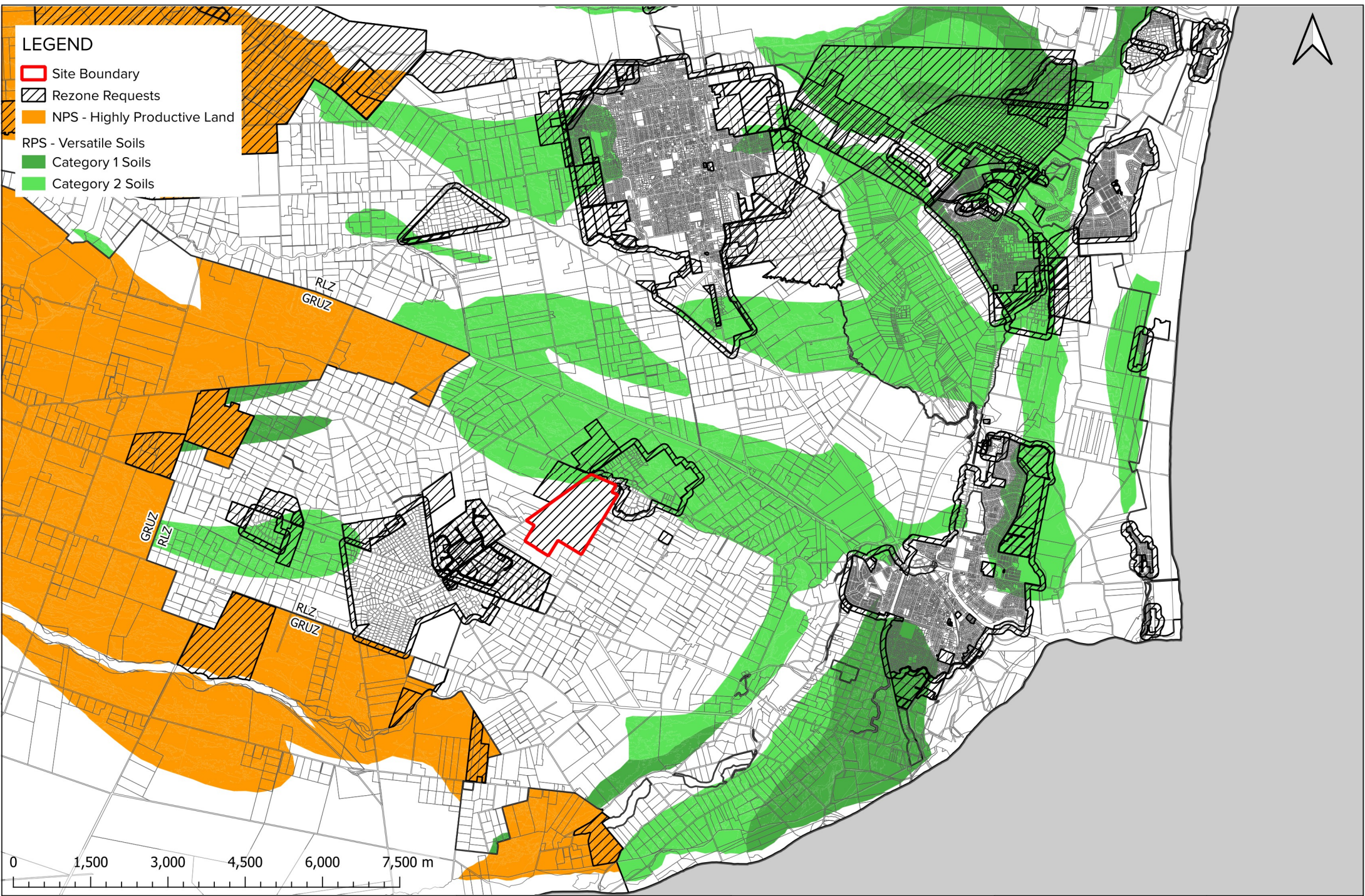
Client
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Map Title
NOISE CONTOUR MAP

Status
FOR INFORMATION

Map No. **14895-M-845 [J]**



- LEGEND**
- Site Boundary
 - Rezone Requests
 - NPS - Highly Productive Land
 - RPS - Versatile Soils
 - Category 1 Soils
 - Category 2 Soils

0 1,500 3,000 4,500 6,000 7,500 m

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Date: 01/03/2024

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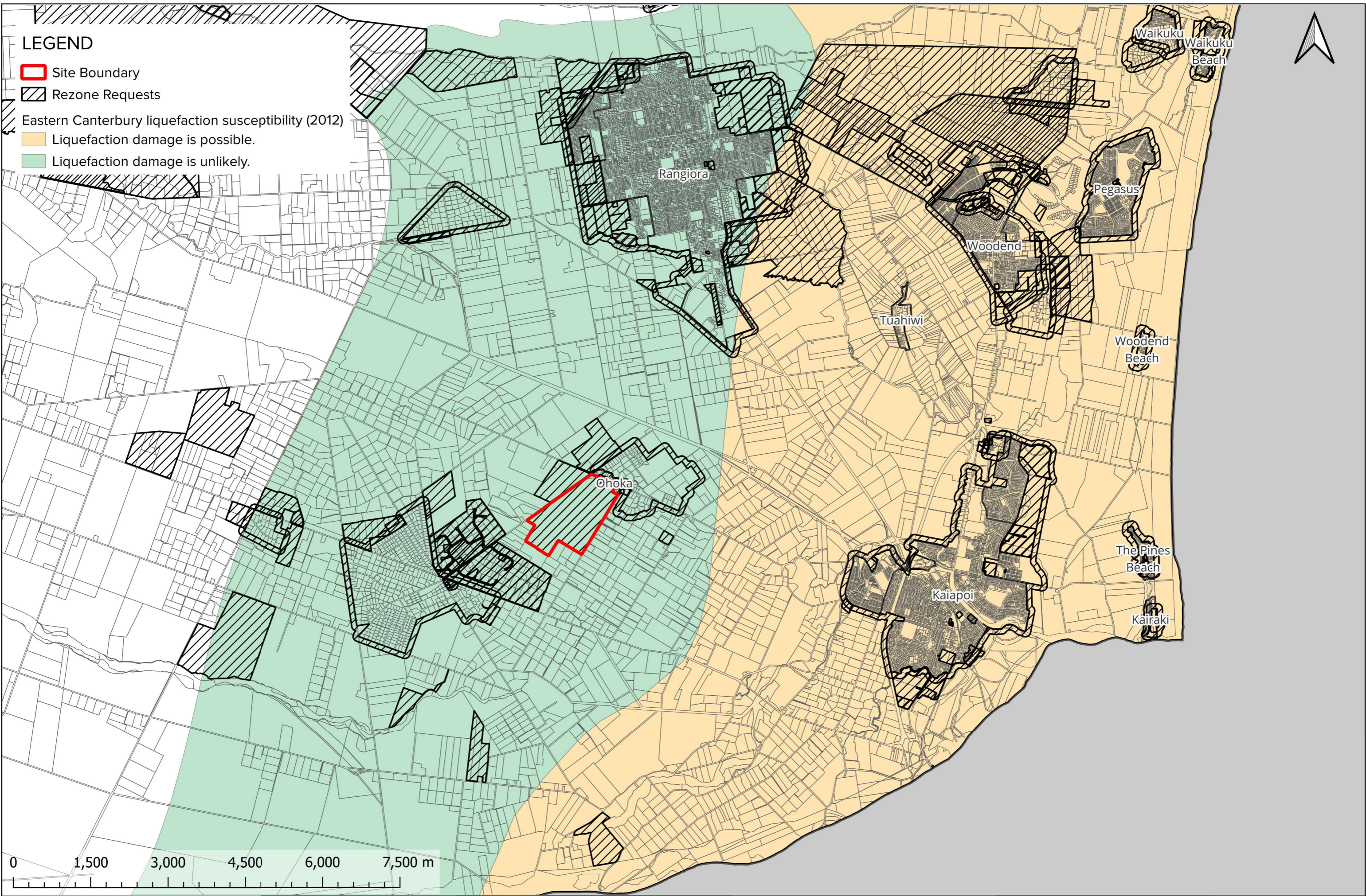
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REZONING REQUEST - MILL ROAD OHOKA**

Map Title
SOIL CLASSIFICATION MAP

Status
FOR INFORMATION

Map No. **14895-M-830 [G]**



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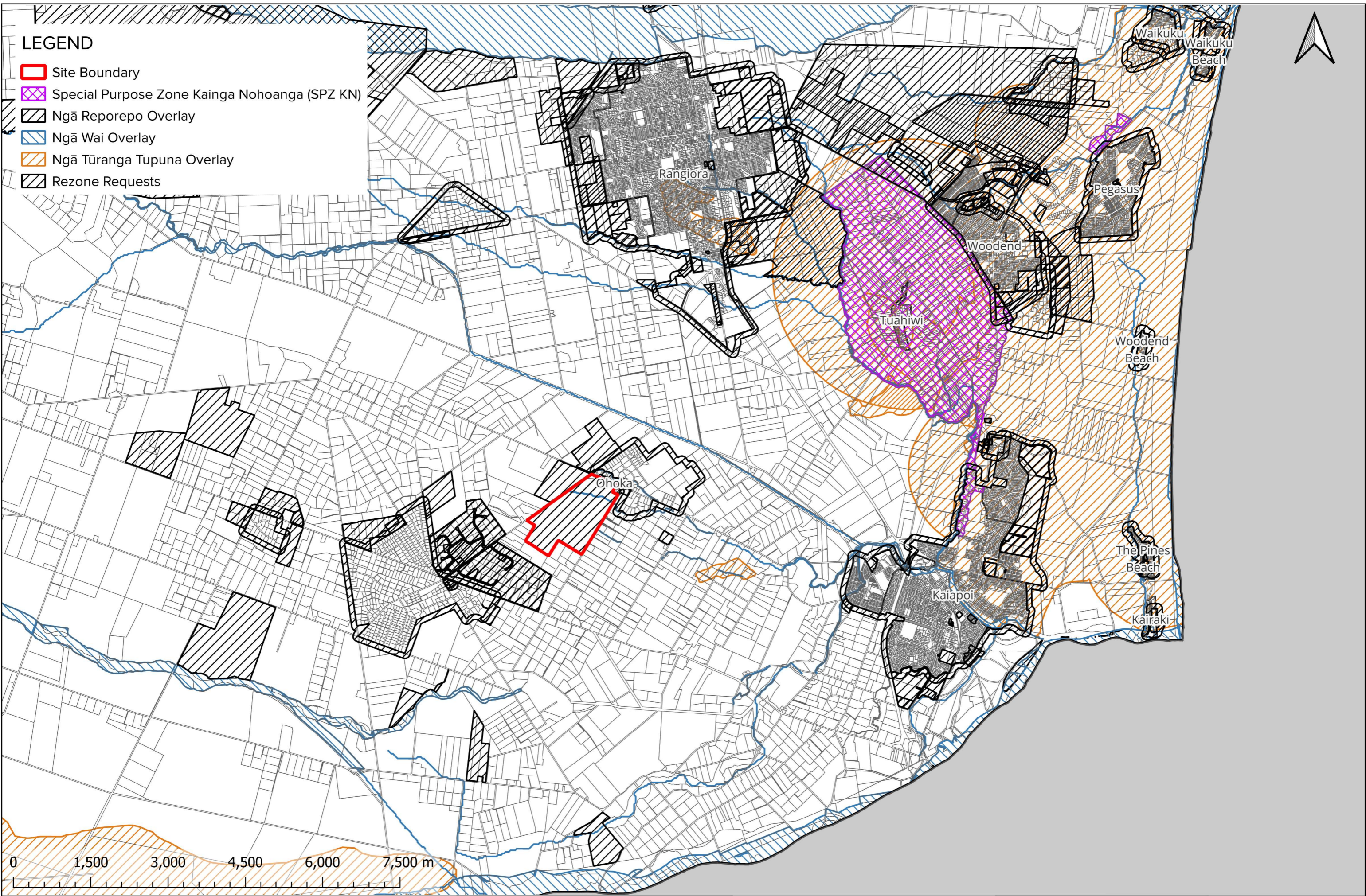
Client
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Project
PROPOSED WAIMAKARIRI DISTRICT PLAN REZONING REQUEST - MILL ROAD OHOKA

Map Title
LIQUEFACTION RISK AREAS

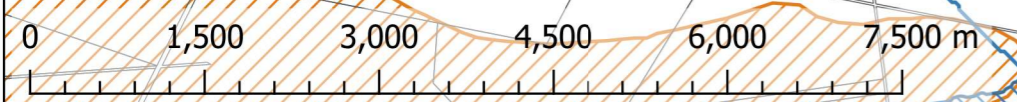
Status
FOR INFORMATION

Map No. **14895-M-810 [D]**

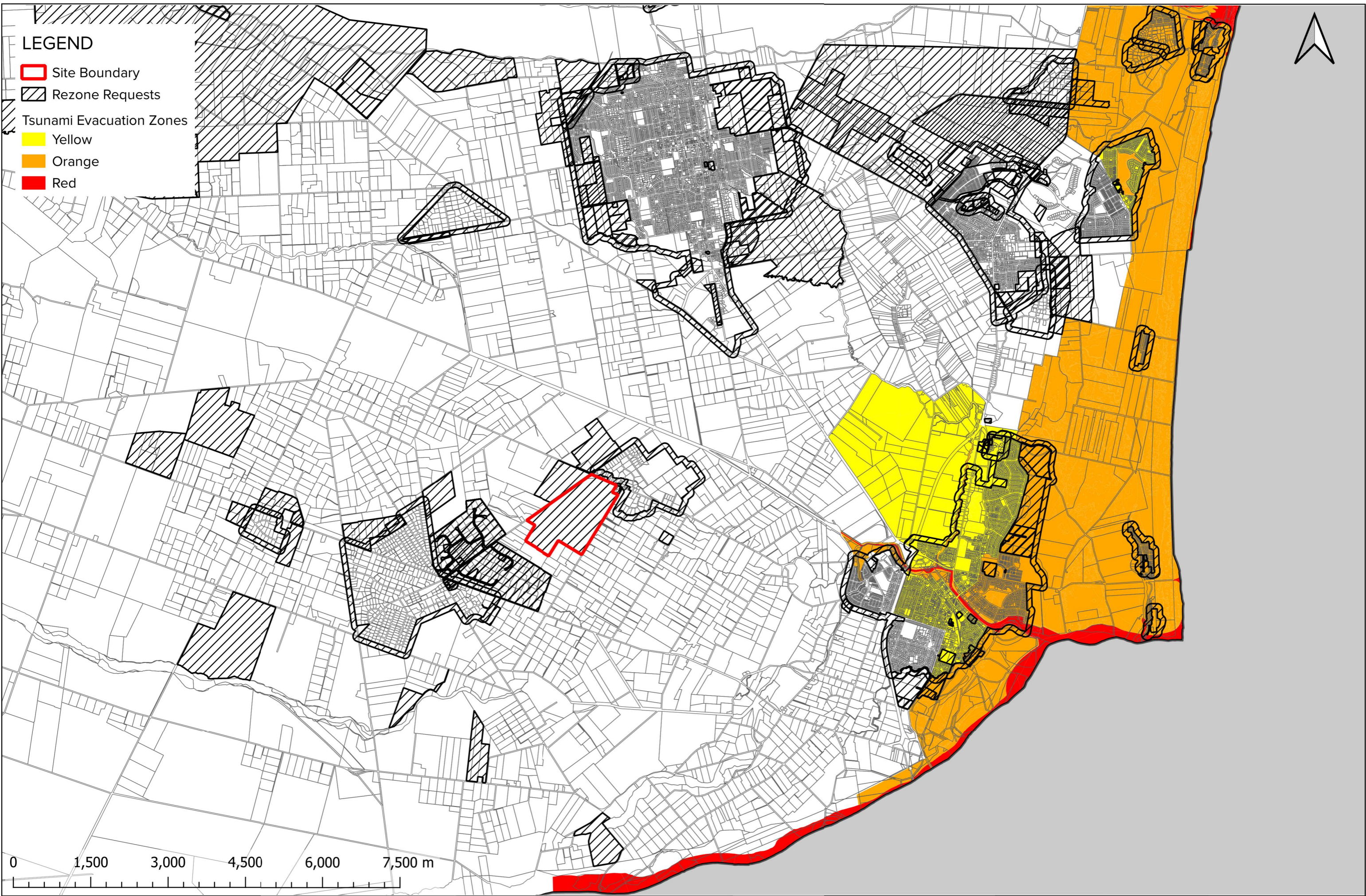


LEGEND

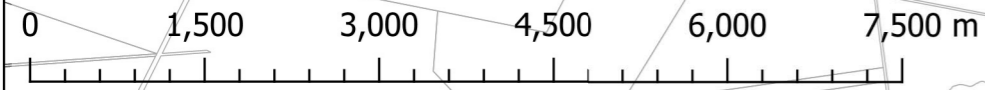
- Site Boundary
- Special Purpose Zone Kainga Nohoanga (SPZ KN)
- Ngā Reporepo Overlay
- Ngā Wai Overlay
- Ngā Tūranga Tupuna Overlay
- Rezone Requests



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- LEGEND**
- Site Boundary
 - Rezoning Requests
 - Tsunami Evacuation Zones
 - Yellow
 - Orange
 - Red



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APPENDIX 5: MAHAANUI KURATAIAO CONSULTATION REPORT

22 February 2022

Attention: Bruce Van Duyn - bruce@cartergroup.co.nz

Ohoka Plan Change Request

Manawhenua Statement

Ngāi Tahu are tangata whenua of the Canterbury region and hold ancestral and contemporary relationships with Canterbury. The contemporary structure of Ngāi Tahu is set down through the Te Rūnanga o Ngāi Tahu Act 1996 (TRoNT Act) and, through this structure and this Act, sets the requirements for recognition of tangata whenua in Canterbury.

The following Rūnanga hold manawhenua over the project's location, as it is within their takiwā:

- Te Ngāi Tūāhuriri rūnanga

The natural resources – water (waterways, waipuna (springs), groundwater, wetlands); mahinga kai; indigenous flora and fauna; cultural landscapes and land - are taonga to manawhenua and they have concerns for activities potentially adversely affecting these taonga. These taonga are integral to the cultural identity of ngā rūnanga manawhenua and they have a kaitiaki responsibility to protect them. The policies for protection of taonga that are of high cultural significance to ngā rūnanga manawhenua are articulated in the Mahaanui Iwi Management Plan (IMP).

Summary of Proposal

- This proposal seeks to amend the Waimakariri District Plan Planning Maps, by rezoning 156 hectares of Rural zoned land to expand the Ohoka settlement.
- Key features of the proposed Outline Development Plan (ODP) area include:
 - Two commercial centres, educational facilities or a retirement village in the area immediately adjoining the larger of the two commercial zones on Whites Road;
 - A small village square for community events/gatherings;
 - 800 residential units and a school or retirement village,
 - Provision for native riparian planting, naturalisation, and instream enhancement.
- The main drainage features include the Ohoka Stream which crosses the northern end of the site, and the Ohoka South Branch (stream) crossing near the middle of the site.

- Within the site are several land drains crossing the site that discharge directly into the Ohoka Stream or Ohoka South Branch.
- Four fish species were identified, the native longfin eel, shortfin eel, upland bully, and the introduced brown trout
- Groundwater was encountered between 0.9m and 1.5mbgl.

Stormwater Management and possible in-stream works

- Water reticulation is to be provided from the establishment of a new source or from upgrading of the existing source and headworks.
- Wastewater reticulation within the site can gravitate into the Rangiora Wastewater Treatment Plant.
- Primary stormwater runoff from residential allotments will be discharged via stormwater management facilities to the Ohoka Stream and Ohoka South Branch.
 - Stormwater runoff within road corridors will be via roadside swales and culverts.
 - All sumps will have trapped and/or inverted outlets and connected to the piped stormwater network.
- The road corridor will be used as overland flow paths to direct stormwater runoff when the drainage network is at full capacity.

Earthworks and Landscaping

- Proposed minimum waterbody setbacks for earthworks and buildings in the ODP;
 - 10 metres from the Ohoka Stream tributary, Groundwater Seep, Northern and Southern Spring Channel and South Ohoka Branch.
 - 20 metres from the northern springhead.
 - 30 metres from the large southern springhead.
 - 5 metres from the un-named waterway along the furthest southwest boundary of the ODP area
- The applicant has already indicated that they will follow the ECAN Sediment and Erosion Control Toolbox and will abide by the Accidental Discovery Protocol during earthworks.
- For all earthworks across the site, an Accidental Discovery Protocol will be implemented at the time of site development, in addition to appropriate erosion and sediment controls.

Evaluation in relation to Mahaanui Iwi Management Plan (MIMP)

The matters that are relevant to this proposal have been identified as:

CL3.8 To require, where a proposal is assessed by tāngata whenua as having the potential to affect wāhi tapu or wāhi taonga, one or more of the following:

(a) Low risk to sites:

(i) Accidental discovery protocol (ADP)

Comment: The applicant has indicated an Accidental Discovery Protocol will be followed.

P4.3 To base tāngata whenua assessments and advice for subdivision and residential land development proposals on a series of principles and guidelines associated with key issues of importance concerning such activities, as per *Ngāi Tahu subdivision and development guidelines*.

Consistency with this policy depends on the recommendations of the rūnanga being adopted.

P6.1 To require on-site solutions to stormwater management in all new urban, commercial, industrial and rural developments (zero stormwater discharge off site) based on a multi tiered approach to stormwater management:

(b) *Reducing volume entering system* - implementing measures that reduce the volume of stormwater requiring treatment (e.g. rainwater collection tanks);

(c) *Reduce contaminants and sediments entering system* - maximising opportunities to reduce contaminants entering stormwater e.g. oil collection pits in carparks, education of residents, treat the water, methods to improve quality; and

(d) *Discharge to land based methods*, including swales, stormwater basins, retention basins, and constructed wetpools and wetlands (environmental infrastructure), using appropriate native plant species, recognising the ability of particular species to absorb water and filter waste.

Comment: To reduce the volume of stormwater discharged to waterways flowing through the site, the applicant should consider the installation of swales on the carpark (where practical), rainwater tanks and greywater re-use systems.

P6.5 To encourage the design of stormwater management systems in urban and semi urban environments to provide for multiple uses: for example, stormwater management infrastructure as part of an open space network that provides for recreation, habitat and customary use values.

P7.3 To require waste minimisation as a basic principle of, and approach to, waste management. This means reducing the volume of waste entering the system through measures such as:

- (c) Incentives for existing and new homes, business, developments and council services to adopt greywater recycling and install low water use appliances; and
- (d) On site solutions to stormwater that avoid stormwater entering the wastewater system.

P11.1 To assess proposals for earthworks with particular regard to:

- (a) Potential effects on wāhi tapu and wāhi taonga, known and unknown;
- (b) Potential effects on waterways, wetlands and waipuna;
- (c) Potential effects on indigenous biodiversity;
- (d) Potential effects on natural landforms and features, including ridge lines;
- (e) Proposed erosion and sediment control measures; and
- (f) Rehabilitation and remediation plans following earthworks.

P11.7 To require that indigenous vegetation that is removed or damaged as a result of earthworks activity is replaced.

Comment: Should any indigenous vegetation be removed or damaged, this should be replaced by locally sourced indigenous plants.

P11.8 To require the planting of indigenous vegetation as an appropriate mitigation measure for adverse impacts that may be associated earthworks activity.

Comment: Several waterways flow through the site and are vulnerable to effects resulting from foreseeable development of the area in the future. Appropriate controls are recommended below.

TM2.8 To require the integration of robust biodiversity objectives in urban, rural land use and planning, including but not limited to:

- (c) Use of indigenous species as street trees in residential developments, and in parks and reserves and other open space;

WM6.17 To require the development of stringent and enforceable controls on the following activities given the risk to water quality:

- (b) Subdivision and development adjacent to waterways;

Comment: A minimum 20m buffer from all waterways with a 10m planted setback is recommended.

WM13.7 To recognise the protection, establishment, and enhancement of riparian areas along waterways and lakes as a matter of regional importance, and a priority for Ngāi Tahu.

Comment: All riparian areas should be planted with locally sourced indigenous species.

Conclusion

During their respective kaitiaki hui on the 17th of February 2022, Te Ngāi Tūāhuriri Rūnanga assessed this proposal.

The protection of waterways is a significant concern to the rūnanga. Additionally, there are no known New Zealand Archeological Authority Māori sites identified within the proposed area.

Various recommendations were made by the Kaitiaki to mitigate, avoid and remedy potential adverse effects on tangata whenua values. These are discussed below.

Recommendations

Recommendation 1:

Where practicable, there should be a 20m setback between the proposed subdivision development and waterways that flow through the site. Additionally, there should be a 10 buffer within the setback which should be planted with locally sourced indigenous plants to assist with nutrient uptake and to enhance biodiversity values.

Recommendation 2:

The inclusion of locally sourced indigenous planting in landscaping plans is an important mitigation measure for subdivision development. This includes street trees and landscaping, which may include indigenous species like *Plagianthus regius*.

- When available, the final landscape plan/plans for the site should be sent to the Rūnanga.

Recommendation 3:

Robust erosion and sediment controls must be installed and maintained in accordance with ECan's Erosion and Sediment Control guidelines.

Recommendation 4:

The policies identified in the Ngāi Tahu Subdivision and Development Guidelines should be referred to by the developer, particularly regarding stormwater management, water supply and use (grey water recycling) and indigenous planting. These guidelines have been attached at the end of this document.

Recommendation 5:

Future subdivision development should incorporate best practice onsite stormwater management controls to mitigate the effects of development and allow for stormwater infiltration.

- Stormwater should be directed to detention ponds and swales to reduce runoff from site and allow for infiltration.
- Stormwater discharge from roads and carparks should not be directed to waterways.

Recommendation 6:

To protect any potential wāhi tapu/wāhi taonga values for the site, an Accidental Discovery Protocol consistent with Appendix 3 of the Mahaanui Iwi Management Plan is recommended for all earthworks. Even shallow soil disturbance has the potential to uncover culturally significant material.

Mahaanui Kurataiao and its staff are available to discuss this report further or assist in direct engagement with rūnanga if desired.

Report Prepared by:

Hayden Zervos | Environmental Advisor

Peer Reviewed By:

Sapphire Wairau | Environmental Advisor

Appendix One

Ngāi Tahu subdivision and development guidelines

Note: These guidelines are to be read in conjunction with Policies P4.1, P4.2 and P4.3

Cultural landscapes

1.1 A cultural landscape approach is the most appropriate means to identify, assess and manage the potential effects of subdivision and development on cultural values and significant sites [refer Section 5.8 Issue CL1].

1.2 Subdivision and development that may impact on sites of significance is subject Ngāi Tahu policy on *Wāhi tapu me wāhi taonga and Silent Files* (Section 5.8, Issues CL3 and CL4).

1.3 Subdivision and development can provide opportunities to recognise Ngāi Tahu culture, history and identity associated with specific places, and affirm connections between tāngata whenua and place, including but not limited to:

- (i) Protecting and enhancing sites of cultural value, including waterways;
- (ii) Using traditional Ngāi Tahu names for street and neighborhood names, or name for developments;
- (iii) Use of indigenous species as street trees, in open space and reserves;
- (iv) Landscaping design that reflects cultural perspectives, ideas and materials;
- (v) Inclusion of interpretation materials, communicating the history and significance of places, resources and names to tāngata whenua; and
- (vi) Use of tāngata whenua inspired and designed artwork and structures.

Stormwater

2.1 All new developments must have on-site solutions to stormwater management (i.e. zero stormwater discharge off site), based on a multi-tiered approach to stormwater management that utilises the natural ability of Papatūānuku to filter and cleanse stormwater and avoids the discharge of contaminated stormwater to water [refer to Section 5.4, Policy P6.1].

2.2 Stormwater swales, wetlands and retention basins are appropriate land based stormwater management options. These must be planted with native species (not left as grass) that are appropriate to the specific use, recognising the ability of particular species to absorb water and filter waste.

2.3 Stormwater management systems can be designed to provide for multiple uses. For example, stormwater management infrastructure as part of an open space network can provide amenity values, recreation, habitat for species that were once present on the site, and customary use.

2.4 Appropriate and effective measures must be identified and implemented to manage stormwater run off during the construction phase, given the high sediment loads that stormwater may carry as a result of vegetation clearance and bare land.

2.5 Councils should require the upgrade and integration of existing stormwater discharges as part of stormwater management on land rezoned for development.

2.6 Developers should strive to enhance existing water quality standards in the catchment downstream of developments, through improved stormwater management.

Earthworks

3.1 Earthworks associated with subdivision and development are subject to the general policy on *Earthworks* (Section 5.4 Issue P11) and *Wāhi tapu me wāhi taonga* (Section 5.8, Issue CL3), including the specific methods used in high and low risk scenarios for accidental finds and damage to sites of significance.

3.2 The area of land cleared and left bare at any time during development should be kept to a minimum to reduce erosion, minimise stormwater run off and protect waterways from sedimentation.

3.3 Earthworks should not modify or damage beds and margins of waterways, except where such activity is for the purpose of naturalisation or enhancement.

3.4 Excess soil from sites should be used as much as possible on site, as opposed to moving it off site. Excess soil can be used to create relief in reserves or buffer zones.

Water supply and use

4.1 New developments should incorporate measures to minimise pressure on existing water resources, community water supplies and infrastructure, including incentives or requirements for:

- (i) low water use appliances and low flush toilets;
- (ii) grey water recycling; and
- (iii) rainwater collection.

4.2 Where residential land development is proposed for an area with existing community water supply or infrastructure, the existing supply or infrastructure must be proven to be able to accommodate the increased population *prior* to the granting of subdivision consent.

4.3 Developments must recognise, and work to, existing limits on water supply. For example, where water supply is an issue, all new dwellings should be required to install rainwater collection systems.

Waste treatment and disposal

5.1 Developments should implement measures to reduce the volume of waste created within the development, including but not limited incentives or requirements for:

- (i) Low water use appliances and low flush toilets;
- (i) Grey water recycling; and
- (ii) Recycling and composting opportunities (e.g. supporting zero waste principles).

5.2 Where a development is proposed for an area with existing wastewater infrastructure, the infrastructure must be proven to be able to accommodate the increased population *prior* to the granting of the subdivision consent.

5.3 New rural residential or lifestyle block developments should connect to a reticulated sewage network if available.

5.4 Where new wastewater infrastructure is required for a development:

- (i) The preference is for community reticulated systems with local treatment and land based discharge rather than individual septic tanks; and

- (ii) Where individual septic tanks are used, the preference is a wastewater treatment system rather than septic tanks.

Design guidelines

6.1 New developments should incorporate low impact urban design and sustainability options to reduce the development footprint on existing infrastructure and the environment, including sustainable housing design and low impact and self sufficient solutions for water, waste, energy such as:

- (i) Position of houses to maximise passive solar gain;
- (ii) Rainwater collection and greywater recycling;
- (iii) Low energy and water use appliances;
- (iv) Insulation and double glazing; and
- (v) Use of solar energy generation for hot water.

6.2 Developers should provide incentives for homeowners to adopt sustainability and self sufficient solutions as per 6.1 above.

6.3 Urban and landscape design should encourage and support a sense of community within developments, including the position of houses, appropriately designed fencing, sufficient open spaces, and provisions for community gardens.

6.4 Show homes within residential land developments can be used to showcase solar hot water, greywater recycling and other sustainability options, and raise the profile of low impact urban design options.

Landscaping and open space

7.1 Sufficient open space is essential to community and cultural well being, and the realization of indigenous biodiversity objectives, and effective stormwater management.

7.2 Indigenous biodiversity objectives should be incorporated into development plans, consistent with the restoration and enhancement of indigenous biodiversity on the landscape.

7.3 Indigenous biodiversity objectives to include provisions to use indigenous species for:

- (i) street trees;
- (ii) open space and reserves;
- (iii) native ground cover species for swales;
- (iv) stormwater management network; and
- (v) home gardens.

7.4 Indigenous species used in planting and landscaping should be appropriate to the local environment, and where possible from locally sourced seed supplies.

7.5 Options and opportunities to incorporate cultural and/or mahinga kai themed gardens in open and reserve space can be considered in development planning (e.g. pā harakeke as a source of weaving materials; reserves planted with tree species such as mātai, kahikatea and tōtara could be established with the long term view of having mature trees available for customary use).

APPENDIX 6: MACFARLANE RURAL BUSINESS FARM REPORT

FARM REPORT

Farm: 535 Mill Road, Ohoka (Private Plan Change 31)

Date: 6 July 2023

Consultant: Mark Everest

TOPICS: PC31 to Operative Waimakariri District Plan - Economic Viability Assessment

1. Introduction

1. I have been asked by the Applicant of Private Plan Change 31 (PC31) to the Operative Waimakariri District Plan to provide my views on the economic viability of land based primary production on the PC31 site.
2. My letter covers the following:
 - 2.1. Assessment of agronomically viable agricultural and horticultural land based enterprise options for the PC31 site being 155.9ha at or about 535 Mill Road, Ohoka.
 - 2.2. Economic viability of the PC31 site if used for land based primary producing purposes.
3. In preparing this letter I have reviewed:
 - 3.1. Section 42A Report to RCP031 Ohoka Plan Change (PC31), prepared by Andrew Willis;
 - 3.2. Appendix 3 to Section 42A Report on PC31 (Productivity Assessment and comment on the NPS-HPL), prepared by Stuart Ford;
 - 3.3. Request for Change to Waimakariri District Plan at 535 Mill Road Ohoka (PC31), Prepared by Tim Walsh;
 - 3.4. Appendix A to PC31 (Assessment of Potential Loss of Productive Land), Prepared by Victor Mthamo;
 - 3.5. Appendix G (Part 1) to PC31 (Infrastructure Assessment Part 1 of 4), Prepared by Chris Sexton;
 - 3.6. The land and relevant national and regional planning frameworks to which the land occupier is required to comply with.

2. Summary of Findings

4. After considering the physical resources available to the PC31 site and the relevant planning frameworks, I consider that there are three productively viable land use options that suit the site. The productively viable options include livestock trading, dairy production and horticultural production. The site is not constrained by scale, irrigation water or nutrient availability (any more than other sites across the District), however reverse sensitivity of residential amenity values, soil type and climate constrain PC31 site from being suited to high value perennial crops such as pipfruit, summerfruit, berryfruit or viticulture.

5. When preparing my economic viability assessment, I have assumed better than average management and resource use efficiency.
6. Of the three identified productively viable land-based, primary producing enterprises assessed, horticulture achieves a 3.6% Return on Capital (RoC). I determine none of the assessed land-based primary producing enterprises as being economically viable when considering a 4.0% RoC threshold.
7. I consider that the 155.9ha of land within the PC31 site will incur progressively reduced productivity over time as a result of increased reverse sensitivity. As productivity drops, economic viability will be further degraded.
8. I therefore do not consider productive agriculture or horticulture to be economically viable uses of the land, when considering a 30 year timeframe.

3. Resource Constraints

3.1. Effective area of Land

9. Using mapping software, I estimate the area of land unavailable to productive uses (ineffective area) is 16.9 hectares. The land that is ineffective is covered by established items I consider permanent over a 30 year time scale. The established items considered are: buildings and infrastructure; water courses; access lanes and treelines.
10. The effective area of the PC31 Site is therefore considered to be 139ha.
11. The proportion of a property that is typically able to be irrigated is up to 95% of the effective area. On this basis I assume that the irrigatable area of the PC31 site could be 95% of 139ha (132ha).

3.2. Soils

12. The PC31 site is predominantly located over Ayreburn, Paynter and Leeston Soils, all of which are variants of Gley Soils, characterized by high water holding capacities (90 to 154mm in top 60cm), but also poor drainage and high vulnerability to water logging.
13. Due to the prevalence of high waterlogging risk, the site precludes itself from providing a suitable substrate for growing perennial or winter sown plants whose performance is compromised significantly by waterlogged soil conditions.
14. While waterlogging is a risk to the site, Table 8 of Appendix A to PC31 (Assessment of Potential Loss of Productive Land), prepared by Victor Mthamo, illustrates that while soil moisture deficits are very low (indicating saturation) in May, June, July and August, there are higher soil moisture deficits for the rest of the production year. Soil moisture deficits through September to April provide an opportunity to grow annual crops which may otherwise be sensitive to waterlogging due to the fact that the risk of soils becoming waterlogged during this time is less likely.

3.3. Nutrients

15. The PC31 site is located within the Ashley-Waimakariri Nutrient Allocation Zone as defined by the Canterbury Land and Water Regional Plan (CLWRP). The zone is considered over-allocated for

nutrients and therefore subject to Rules 5.41-5.48 of the CLWRP which restrict the increase of Nitrogen discharge above the 2009-2013 loss rate as defined by OverseerFM.

16. Attachment 1 of Appendix A to PC31 (Assessment of Potential Loss of Productive Land), prepared by Victor Mthamo details a current nitrogen loss rate of 16kgN/ha/year.
17. The PC31 site is not located in the phosphorus risk zones and therefore unconstrained by phosphorus loss restrictions.

3.4. Irrigation Water

18. The PC31 site is located in the Eyre Groundwater Allocation Zone, which is considered over-allocated and therefore additional consents to take and use ground or surface water are unlikely to be granted.
19. The PC31 site however holds a number of groundwater consents as outlined in section 7.4 of Appendix A to PC31 (Assessment of Potential Loss of Productive Land), prepared by Victor Mthamo.
20. While Mr Mthamo discusses a lack of data available to ascertain the reliability of Consent CRC991827 without restriction, Consent CRC991827 provides for a reduced rate of take while the Ohoka Stream is gauged at or below 300 litres per second at the confluence of the Kaiapoi River. The minimum flow provision on the Ohoka Stream restricts a constant rate of take of groundwater to 8.4 litres per second.
21. Consent CRC991022 provides constant rate of take of groundwater for the taking of up to 57.5 litres per second.
22. Collectively, consents CRC991022 and CRC991827 provide for a constant rate of take of 65.9 litres per second.
23. Irrigation requirement calculating software, Irricalc, estimates that PC31 Site requires a daily peak volume of 53m³ per hectare or 5.3mm/ha/day (Appendix 1), which is sufficient water to irrigate 123 hectares of the PC31 site with certainty of crop performance.

3.5. Reverse Sensitivity

24. As urban urban land uses encroach on areas traditionally used for rural production, there is increased social pressure on farmers to comply with the convention of a residential setting and associated expectations. Commonly these arise through crop residue burning, animal odours, noise and light at night or spraying.
25. Canterbury Regional Council has developed rules to manage the effects of odour, they are:
 - 25.1. The Canterbury Regional Policy Statement, Rule 14.3.4 requires operators to avoid adverse effects of agrichemical sprays drifting beyond property boundaries or onto non-targeted properties.
 - 25.2. Canterbury Air Regional Plan, Rule 7.77 requires that fertiliser spreading and agrichemical spraying does not cause an offensive or objectionable effect beyond the boundary of the property.
26. Even though Canterbury Regional Council rules create provision for the control of activities, the interpretation of the term 'objectionable' can vary depending on the setting.

- 26.1. A recent example of interpretation of 'objectionable' resulted in the halting of spraying gorse in Wellingtons Belmont Regional Park farm in 2022. The spraying was halted primarily due to objectionable odour. The Regional Park is both a farm and partially open to the public, similar circumstances to a primary producing unit being located adjacent to a residential setting.
- 26.2. In my experience, in a rural setting the spraying of gorse and the emission of odour associated with agrichemical products is considered acceptable as a result of being common practice.
27. The listed activities above are considered standard practices in areas dominated by productive agriculture and/or horticultural farms. If the practices of agriculture or horticulture are not compatible with residential neighbours, then the productive capability of the land will be constrained. Practices relating to productive agriculture are often time critical, therefore altering timing to manage the above can negatively impact productivity.
28. The PC31 site shares boundaries in common with residential or lifestyle-residential dwellings to the North East and South East. While the current use of land is for dairy farming and arable cropping, a prudent primary production operator of the PC31 site would likely expect to have to operate a more conservative farm programme in coming years in order to meet residential amenity expectations. A more conservative production programme, results in poorer profitability and often makes properties economically unviable.

4. Land Based Primary Producing Land Uses Considered

29. In this assessment I have only considered viable opportunities currently available to the Central and North Canterbury Region. I have considered a number of primary producing land uses for the PC31 site, and have excluded those where physical limitations make them unsuitable. The options considered as practically viable are able to operate with the irrigation resources available and have been assessed using OverseerFM as complying with the nutrient losses limit of 16kgN/ha/year.

4.1. Practically the viable land uses for the site are:

30. Dairy farming (irrigated).
31. Vegetable and arable farming (irrigated) as a proxy for vegetable production. Considering only spring sown vegetables due to risk of waterlogged soils over winter.
32. Cattle trading and livestock finishing (irrigated)

4.2. Land uses excluded due to the physical limitations of the site are:

33. Pipfruit (irrigated). Discounted due to unsuitability of soils. Pipfruit production requires relatively free draining soils and very low risk of waterlogging. The PC31 site is poorly drained and prone to waterlogging therefore not suitable for pipfruit production.
34. Summerfruit (irrigated). Discounted due to unsuitability of soils and low heat units necessary for viable fruit production on site. Summerfruit production requires relatively free draining soils and

very low risk of waterlogging. The PC31 site is poorly drained and prone to waterlogging therefore not suitable for summerfruit production.

35. Viticulture (irrigated). Discounted due to unsuitability of soils. Viticulture requires free draining soils or low risk of waterlogging. The PC31 site is poorly drained and prone to waterlogging therefore not suitable for viticulture production.
36. Berryfruit in rotation with grain production and livestock trading (irrigated). Discounted due to unsuitability of soils. Berryfruit require free draining soils or low risk of waterlogging. The PC31 site is poorly drained and prone to waterlogging therefore not suitable for berryfruit production.

5. Economic Viability

37. I define economic viability of a farming business as being able to satisfy two objectives:

Objective One: Remunerate the owners of the land (if they are owner operators) equivalent to the weighted average salary of employees in the agricultural sector, scaled pro-rata based on the amount of time required to run the “farm”. The average remuneration for agricultural employees in the 2022 Federated Farmers – Rabobank Farm Remuneration Report is \$67,567; and

Objective Two: Generate a Return on Capital (RoC) acceptable for the class of country. On flat land in Canterbury, RoC¹ should be at least 4.0%.

38. I have assessed the productive capability of the land, identifying three practically viable land use options. For the identified practically viable land use options, I have assumed the owner would form a component of the labour force. For all of the assessed viable land use options, the labour requirements are at least one full time equivalent.
39. In my analysis I have only considered the economics of selling product wholesale to a further processor or retailer. Any further value added to product by a processor or retailer should be attributed to the investment in processing or retail facilities, not production.
40. The I have prepared financial budgets for the three practically viable production systems. A summary of the capital and operational budgets for the three production systems considered are outlined in Figure 1 below.

¹ Return on Capital is calculated as Earnings Before Interest, Tax, and Rent (EBITR) divided by Total Investment Cost (land, buildings, plant, machinery, livestock, supplier shares).

	Irrigated livestock trading	Irrigated Dairy	Irrigated Horticulture
Operating Budget			
income	\$5,066 /ha	\$11,193 /ha	\$13,486 /ha
Total Expenses	\$3,986 /ha	\$7,450 /ha	\$9,448 /ha
Earnings Before Interest and Tax (EBIT)	\$1,080 /ha	\$3,742 /ha	\$4,038 /ha
Owner Remuneration	\$67,567	\$67,567	\$67,567
EBITR Target (4% RoC)/155.9ha	\$673,900	\$698,718	\$693,000
EBITR Achieved/155.9ha	\$150,094	\$520,178	\$561,302
Capital			
Land and Improvements (Rating Valuation)	\$105,837 /ha	\$105,837 /ha	\$105,837 /ha
Capital Stock	\$1,331 /ha	\$4,573 /ha	\$0 /ha
Infrastructure	\$6,706 /ha	\$14,403 /ha	\$7,668 /ha
Plant and Machinery	\$898 /ha	\$1,636 /ha	\$5,292 /ha
Total Capital	\$108,066 /ha	\$112,046 /ha	\$111,129 /ha
Return on Capital	1.0%	3.3%	3.6%

Figure 1: Enterprise Profitability and Return on Capital

41. From an economic perspective, all three of the assessed physically viable land based primary production systems show positive EBITR² figures after remunerating owners for their time.
42. While I have considered horticulture and dairy as a viable primary production option on the land, there is considerable risk of odour originating from agrichemical spraying or effluent discharge causing offence to neighbours.
43. Agrichemical spraying (even for organic production) is undertaken to enable plants to generate viable yields. Some crops can be sprayed up to 30 times per year. If spraying becomes deemed by neighbours as objectionable (reverse sensitivity effects constraining the farming operation), then these crops would not be viable as the disease build up makes end product unsaleable.
44. Spreading of effluent originating from animals held on yards or feed pads produces an odour when applied to land. If the odour becomes deemed by neighbours as objectionable (reverse sensitivity effects constraining the farming operation), the consent to store and discharge effluent may not be re-issued by Regional Council. Without an effluent storage and discharge consent, the land would be unable to be used for dairy production and would likely resolve to operate similar to that of the Irrigated Livestock Trading production system.
45. While the remuneration target of Objective One is met for all three of the assessed farm systems, none of the options meet the 4.0% RoC threshold of Objective Two. The primary production systems evaluated fail to meet the RoC threshold primarily due to the high cost of the underlying land. As a result of the high cost of land, no prudent operator would invest in the land at the PC31 site for the purposes of developing or expanding an economically viable land-based, primary production system.

² EBITR is Earnings (income less direct expenses) Before Interest, Tax and Rent.

46. With no higher-value land use alternatives emerging, and a history of real profits eroding over time, I do not consider that land based, primary production on land located within the PC31 site is currently economically viable or will become economically viable when considering a 30 year time frame.
47. My concern for productive and economic viability of the land within PC31 site is amplified by the threat of residential neighbours objecting to necessary agricultural practices such as odours originating from animal effluent storage and discharge or chemical spraying in future years.

6. Conclusions

48. After considering the physical resources available to the PC31 site and the relevant planning frameworks, I consider that there are three productively viable land use options that suit the site. The productively viable options include, livestock trading, dairy production and horticultural production.
49. Of the three identified productively viable land-based, primary producing enterprises assessed, I determine none of them as being economically viable when considering a 4.0% RoC threshold.
50. I consider that the 155.9ha of land within the PC31 site will incur progressively reduced productivity over time as a result of increased reverse sensitivity. As productivity drops, economic viability will be further degraded.
51. I therefore do not consider productive agriculture or horticulture to be economically viable uses of the land at the PC31 site having considered a 30 year timeframe.

Mark Everest

Farm Management Consultant

MACFARLANE RURAL BUSINESS LTD

027 418 6559

Appendix 1: Irrigation Requirements

IRRIGATION REASONABLE USE DATABASE

5 STEPS - TO GET THE IRRIGATION REQUIREMENTS INFORMATION YOU NEED FOR IRRIGATION PLANNING, CONSENTING AND DESIGN



Ministry for Primary Industries
Manatū Ahu Matua
Sustainable Farming Fund





1

Enter the address or coordinates (latitude, longitude) of your farm and click 'Locate' or click on the map

-43.367 , 172.568 Locate

Map

Satellite



2

Select Crop

Pasture

3

Select Plant Available Water

(a) Most likely PAW in this area

4

Select Irrigation Method

Pivot

5

Fetch Data

Farm Details		Plant Available Water Details			Irrigation Requirements		
Description		PAW(mm)	Indicative Likelihood	Area (hectares)		Per Hectare	Total Area
Latitude	<input type="text" value="-43.367"/>	<input type="text" value="100"/>	<input type="text" value="81.6"/>	<input type="text" value="1"/>	System Capacity	<input type="text" value="0.61"/> (l/s/ha)	<input type="text" value="0.61"/> (l/s)
Longitude	<input type="text" value="172.568"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>	System Capacity	<input type="text" value="5.3"/> (mm/day)	
Council	<input type="text" value="Canterbury"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>	Daily Volume	<input type="text" value="53"/> (m ³ /ha)	<input type="text" value="53"/> (m ³)
Climate Site ID	<input type="text" value="P132085"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>	7 Day Volume	<input type="text"/>	<input type="text"/>
Distance to Climate Site (km)	<input type="text" value="1.05"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>	28 Day Volume	<input type="text"/>	<input type="text"/>
Rainfall (mm)	<input type="text" value="639"/>		Total area =	<input type="text" value="1"/>	90% ile Annual Volume	<input type="text" value="6,300"/> (m ³ /ha)	<input type="text" value="6,300"/> (m ³)

Sourced from: mycatchment.info on 30/6/2023

Appendix 2: Rating Valuation of Land

Rating Information Details

Property Description

Property ID:	20484
Valuation Number:	2174024700
Location:	347 Whites Road OHOKA
Legal Description:	LOTS 2 3 DP 318615 LOT 2 DP 61732 LOT 2 PT LOT 1 DP 8301
Nature Of Improvements:	3 DWG FG OB OI

Current Valuation

Date of Value	Value Type	Value
1/07/2022	Land Value	15000000
1/07/2022	Capital Value	16500000
1/07/2022	Improvement Val	1500000
1/07/2022	QV Land Area	152.5639

Your results have been limited.

Future Valuation

Date of Value	Value Type	Value
1/07/2022	Land Value	15000000
1/07/2022	Capital Value	16500000
1/07/2022	Improvement Val	1500000
1/07/2022	QV Land Area	152.5639

Your results have been limited.

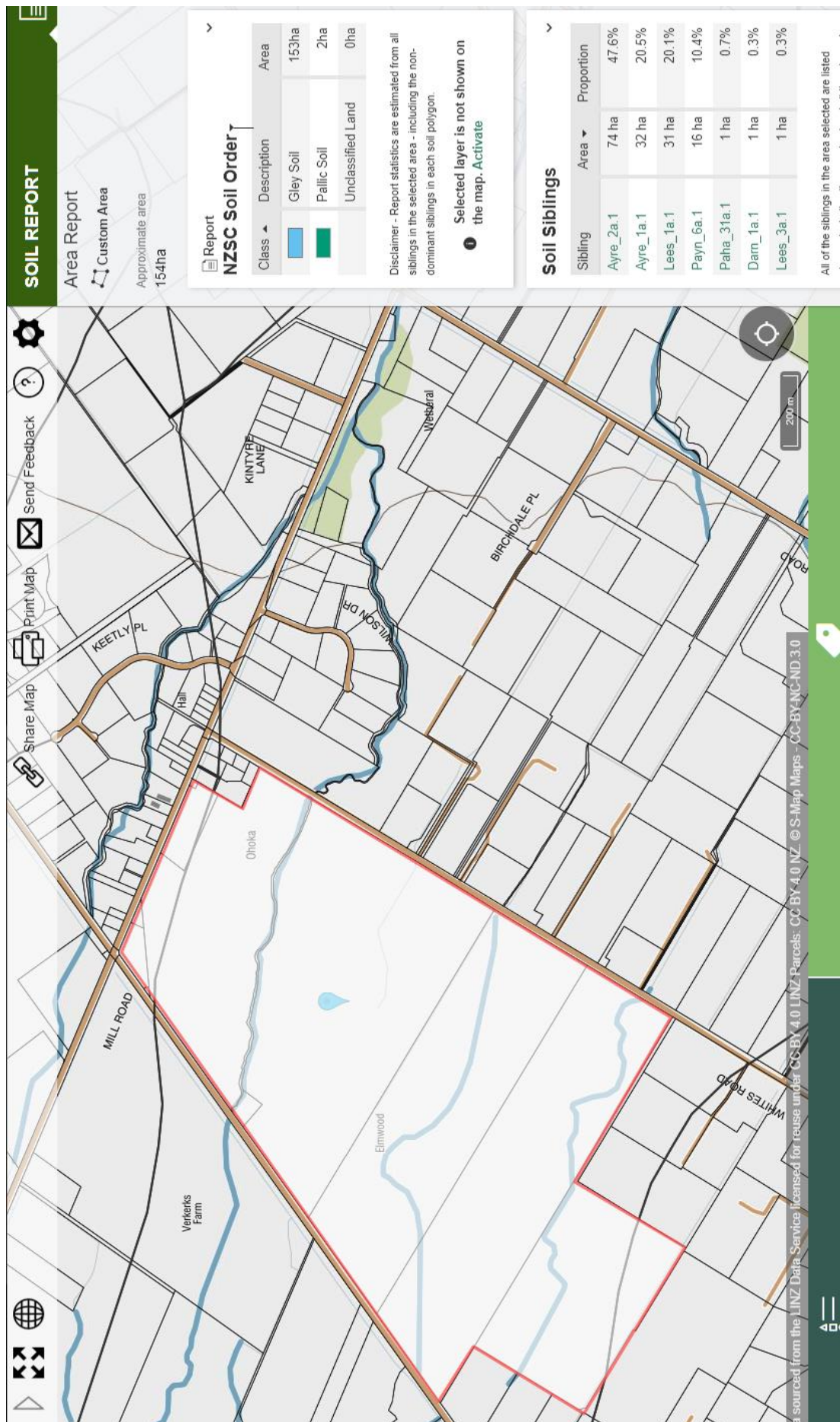
Sourced from: Waimakariri District Council Website on 1/7/2023

Current Year Rates

Description(basis)	Factor	Rate	Amount
General Rate	16500000	0.000396	\$6,534.00
Uniform Annual General Rate	1	135.00	\$135.00
Animal Control - Stock	16500000	0.000006	\$99.00
Canterbury Museum Redevelopment	1	7.90	\$7.90
Community Board Oxford - Ohoka	16500000	0.000005	\$82.50
Community Board Oxford - Ohoka fixed	1	29.18	\$29.18
Drainage - Ohoka Rural	15000000	0.0004124	\$6,186.00
Drainage - Ohoka Rural fixed	1	70.00	\$70.00
Earthquake Recovery Rate	1	139.31	\$139.31
Community Library/Museums Rate	1	199.29	\$199.29
Canterbury Museum Operational	1	31.40	\$31.40
Community Parks & Reserves Buildings/Grants	1	504.70	\$504.70
Roading fixed Rate	1	122.81	\$122.81
Roading Rate	16500000	0.000513	\$8,464.50
Community Swimming Pools Rate	1	173.33	\$173.33
General Rate	16500000	0.00033304	\$5,495.16
Uniform Annual General Charge	1	42.53	\$42.53
Civil Defence	1	11.96	\$11.96
Greater ChCh Transport & Development	16500000	0.00000395	\$65.18
Passenger Transport - Rural	1	24.68	\$24.68
Pest Management - charge	15000000	0.00004466	\$669.90
Pest Management - Per Hectare	152.5639	0.2058	\$31.40
Waimakariri FP - Class B	16500000	0.00000107	\$17.66
W-E-C Catchment Works Class A	10189000	0.00001726	\$175.86
W-E-C Catchment Works Class B	6311000	0.00001150	\$72.58
Works & Services Rate	16500000	0.00000684	\$112.86
Total			\$29,498.69

Sourced from: Waimakariri District Council Website on 1/7/2023

Appendix 3: Soil Map and Soil Characteristics



Ayreburn_1a.1

Soil physical properties

Depth class (diggability) Deep (> 1 m)	Texture profile Clay	Drainage class Poorly drained
Potential rooting depth Unlimited	Topsoil stoniness Stoneless	Permeability profile Moderate over slow
Rooting barrier No significant barrier within 1 m	Topsoil clay range 35 - 70 %	Depth to slowly permeable horizon 25 - 45 (cm)
Depth to hard rock No hard rock within 1 m		Permeability of slowest horizon Slow (< 4 mm/h)
Depth to soft rock No soft rock within 1 m		Aeration in root zone Very limited
Depth to stony layer class No significant stony layer within		

Profile available water

(0 - 30cm or root barrier)	(0 - 60cm or root barrier)	(0 - 100cm or root barrier)
High (50 mm)	High (90 mm)	Moderate to high (147 mm)

Dry bulk density

topsoil	subsoil
0.87 g/cm ³	1.01 g/cm ³

Ayreburn_2a.1

Soil physical properties

Depth class (diggability) Moderately deep (45 - 90 cm)	Texture profile Clay	Drainage class Poorly drained
Potential rooting depth 70 - 100 (cm)	Topsoil stoniness Stoneless	Permeability profile Moderate over slow
Rooting barrier Extremely gravelly	Topsoil clay range 35 - 50 %	Depth to slowly permeable horizon 20 - 50 (cm)
Depth to hard rock No hard rock within 1 m		Permeability of slowest horizon Slow (< 4 mm/h)
Depth to soft rock No soft rock within 1 m		Aeration in root zone Very limited
Depth to stony layer class Moderately deep		

Profile available water

(0 - 30cm or root barrier)	(0 - 60cm or root barrier)	(0 - 100cm or root barrier)
High (54 mm)	High (95 mm)	Moderate to high (127 mm)

Dry bulk density

topsoil	subsoil
0.87 g/cm ³	1.01 g/cm ³

Leeston_1a.1

Soil physical properties

Depth class (diggability)

Shallow (20 - 45 cm)

Potential rooting depth

70 - 100 (cm)

Rooting barrier

Extremely gravelly

Depth to hard rock

No hard rock within 1 m

Depth to soft rock

No soft rock within 1 m

Depth to stony layer class

Shallow

Texture profile

Clay

Topsoil stoniness

Slightly stony

Topsoil clay range

30 - 45 %

Drainage class

Poorly drained

Permeability profile

Moderate over slow

Depth to slowly permeable horizon

40 - 100 (cm)

Permeability of slowest horizon

Slow (< 4 mm/h)

Aeration in root zone

Limited

Profile available water

(0 - 30cm or root barrier)

High (53 mm)

(0 - 60cm or root barrier)

High (91 mm)

(0 - 100cm or root barrier)

Moderate (111 mm)

Dry bulk density**topsoil**

0.87 g/cm³

subsoil

1.01 g/cm³

Paynter_6a.1

Soil physical properties

Depth class (diggability)

Deep (> 1 m)

Potential rooting depth

50 - 100 (cm)

Rooting barrier

Anoxic conditions

Depth to hard rock

No hard rock within 1 m

Depth to soft rock

No soft rock within 1 m

Depth to stony layer class

No significant stony layer within

Texture profile

Peat over clay

Topsoil stoniness

Stoneless

Topsoil clay range

20 - 35 %

Drainage class

Very poorly drained

Permeability profile

Slow

Depth to slowly permeable horizon

15 - 30 (cm)

Permeability of slowest horizon

Slow (< 4 mm/h)

Aeration in root zone

Very limited

Profile available water

(0 - 30cm or root barrier)

Very high (112 mm)

(0 - 60cm or root barrier)

Very high (154 mm)

(0 - 100cm or root barrier)

High (224 mm)

Dry bulk density**topsoil**

0.27 g/cm³

subsoil

1.01 g/cm³