

# Kaiapoi-Tuahiwī Community Board

## Agenda Extraordinary Meeting

Thursday 4 August 2022

4.00pm

Zoom

*Members:*

Jackie Watson (Chair)

John Mayer (Deputy Chair)

Neville Atkinson

Al Blackie

Brent Cairns

**AGENDA FOR AN EXTRAORDINARY MEETING OF THE KAIAPOI-TUAHIWI COMMUNITY BOARD TO BE HELD VIRTUALLY ON THURSDAY 4 AUGUST 2022 AT 4PM.**

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RECOMMENDATIONS IN REPORTS ARE NOT TO BE CONSTRUED AS  
COUNCIL POLICY UNTIL ADOPTED BY THE COUNCIL

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1	<b><u>APOLOGIES</u></b>	
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3.1	<b><u>Adoption of the Kaiapoi-Tuahiwi Community Board's Submission on Private Plan Change 31 (RCP031) – Rolleston Industrial Developments Limited – Kay Rabe (Governance Advisor)</u></b>	

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*RECOMMENDATION*

**THAT** the Kaiapoi-Tuahiwi Community Board:

- (a) **Receives** report No 220721123951.
- (b) **Adopts** the Board's submission (Trim 220801130035) to Private Plan Change 31 (RCP031).
- (c) **Authorises** the Chairperson of the Board to make any minor amendments to the final submission, if required, prior to the lodgement of the submission to the Waimakariri District Council on Friday 5 August 2022.

**NEXT MEETING**

The next meeting of the Kaiapoi-Tuahiwi Community Board is scheduled for 5pm, Monday 15 August 2022 at the Ruataniwha Kaiapoi Civic Centre.

**WAIMAKARIRI DISTRICT COUNCIL****REPORT FOR DECISION**

**FILE NO and TRIM NO:** GOV-26-08-06 / 220721123951

**REPORT TO:** KAIAPOI-TUAHIWI COMMUNITY BOARD

**DATE OF MEETING:** 4 August 2022

**AUTHOR(S):** Kay Rabe – Governance Adviser

**SUBJECT:** Adoption of the Kaiapoi-Tuahiwi Community Board's submission on Private Plan Change 31 (RCP031) – Rolleston Industrial Developments Limited.

**SIGNED BY:**  
for Reports to Council,  
Committees or Boards)

\_\_\_\_\_  
General Manager

  
\_\_\_\_\_  
Acting Chief Executive

**1. SUMMARY**

1.1 The purpose of this report is to seek approval for the Kaiapoi-Tuahiwi Community Board (the Board) to adopt its submission on Private Plan Change 31 (RCP031) affecting the Ohoka area between Bradleys and Mill Road.

Attachments:

- i. Proposed Kaiapoi-Tuahiwi Community Board's submission on Private Plan Change 31 (Trim 220801130035).

**2. RECOMMENDATION**

**THAT** the Kaiapoi-Tuahiwi Community Board:

- (a) **Receives** report No 220721123951.
- (b) **Adopts** the Board's submission (Trim 220801130035) to Private Plan Change 31 (RCP031).
- (c) **Authorises** the Chairperson of the Board to make any minor amendments to the final submission, if required, prior to the lodgement of the submission to the Waimakariri District Council on Friday 5 August 2022.

**3. BACKGROUND**

- 3.1 Proposed Private Plan Change RCP031 has been initiated by Rolleston Industrial Developments Limited seeking to rezone land located at 511, 531, 535 and 547 Mill Road and 290 and 344 Bradleys Road and is, for the most part, bounded by Whites, Mill and Bradleys Roads. The rezoning covers an area of approximately 155.9 hectares. The proposed Private Plan Change will rezone the area from Rural to Residential 3, 4A and Business 4, and create a Residential 8 zone.
- 3.2 The residential development will comprise up to 700 new households within the Residential 3 Zone; 150 new households within the Residential 4A Zone; and a new Residential 8 Zone to provide for a possible school or retirement village or residential activities commensurate with a Residential 3 Zone if neither activity is developed. The new commercial area (Business 4 Zone) will provide approximately 5,700m<sup>2</sup> to 6,900m<sup>2</sup> of commercial floor space and car parking.

- 3.3 To enable this Private Plan Change, RCP031 seeks to amend the Operative Waimakariri District Plan to introduce a new Outline Development Plan, amend the associated planning maps, and amend definitions, policies and rules within Chapters 16, 18, 30, 31 and 32, and any consequential renumbering required.
- 3.4 The Private Plan Change was lodged with the Council on 14 December 2021, and on 31 May 2022, the Council officially accepted the plan change for processing in accordance with clause 25(2) (b) of Schedule 1 of the Resource Management Act 1991. In addition, Council staff were directed to notify Plan Change 31 at the first available opportunity.
- 3.5 The Private Plan Change was publicly notified on 6 July 2022, with all households and businesses in the District receiving a letter outlining the proposal and seeking submissions. Submissions close on Friday, 5 August 2022, at 5pm.

#### **4. ISSUES AND OPTIONS**

- 4.1 At the meeting held on Monday, 18 July 2022, the Board authorised that a submission be drafted in objection to Private Plan Change 31 for final consideration and adoption at an extraordinary Board meeting on Thursday 4 August 2022.
- 4.2 A workshop was held on Thursday, 21 July 2022, for Board members to discuss various submission points. The Board's goal was to highlight the following principal areas of concern:
- The inability of the infrastructure and service in Ohoka to cope with additional development in the area
  - The environmental constraints created by the high water-table and the potential of future flooding.
  - Spatial design and sustainability, e.g. access and transport
  - The desirability of creating another semi-rural urban centre
  - Creation of additional commercial development space.
- 4.3 The Board was assisted by an independent expert to draft its submission and is now requested to adopt its submission prior to being lodged with the Council.
- 4.4 Once submissions have closed and processed, the Council will prepare and publicly notify a summary of the submissions. All the submissions will be available for public inspection on line. There will be an opportunity for certain persons to make a further submission in support of, or in opposition to, any of these submissions. A Council hearing, involving independent Commissioners will then be arranged to consider all submissions, and decisions will be made. Anyone who has made a submission will have the right to attend the hearings and present their submission should they wish to do so. Generally, anyone who has made a submission also has the right of appeal against a Council decision to the Environment Court.
- 4.5 It should be noted that there are implications on community wellbeing by the issues and options that are the subject matter of this report. The community has the right to submit on Private Plan Change 31.
- 4.6 The Management Team have reviewed this report.

#### **5. COMMUNITY VIEWS**

##### **5.1 Mana whenua**

Te Ngāi Tūāhuriri hapū are likely to be affected by or have an interest in the subject matter of this report and have the right to submit comments through the formal submission process.

##### **5.2 Groups and Organisations**

There are groups and organisations likely to be affected by or to have an interest in the subject matter of this report, as the impact of this development could have far reaching and unexpected outcomes that affect areas outside the immediate vicinity of Ohoka.

### 5.3 **Wider Community**

The wider community is likely to be affected by, or to have an interest in the subject matter of this report and have the right to submit comments through the formal submission process. The Council used a 'Friend of Submitter' process to provide independent support for anyone who wanted to submit on Private Plan Change request.

## 6. **OTHER IMPLICATIONS AND RISK MANAGEMENT**

### 6.2 **Financial Implications**

There are financial implications of the decisions sought by this report. The costs associated with the formation of the submission will be funded from operational budgets. It is estimated that the cost for compiling a submission and preparation for a hearing will be in the vicinity of \$10,000. This budget is not included in the Council's Annual Plan/Long Term Plan.

### 6.2 **Sustainability and Climate Change Impacts**

The recommendations in this report have sustainability and/or climate change impacts, as the outcomes of this plan change decision will have environmental impacts.

### 6.3 **Risk Management**

There are no risks arising from the adoption/implementation of the recommendations in this report, as it is a submission conveying views of the Board (incorporating some public views), noting the process of the Plan Change is through Resource Management legislation.

### 6.3 **Health and Safety**

There are health and safety risks arising from the adoption/implementation of the recommendations in this report.

## 7. **CONTEXT**

### 7.1 **Consistency with Policy**

This matter is a matter of significance in terms of the Council's Significance and Engagement Policy.

### 7.2 **Authorising Legislation**

Resource Management Act 1991  
Waimakariri District Plan

### 7.3 **Consistency with Community Outcomes**

Various community outcomes are relevant to the actions arising from the recommendations in this report.

### 7.4 **Authorising Delegations**

The Board is required to advocate on behalf of the Community on key issues and priorities for the community area.

## **Kaiapoi-Tuahiwi Community Board submission to PC31**

### **1. Introduction**

The Kaiapoi-Tuahiwi Community Board (**Board**) considers that it is appropriate for it to make a submission on Plan Change 31 (**PC31**) to the Operative Waimakariri District Plan (**OWDP**).

While the Board generally supports development in its area, it does not think that PC31 is appropriate or a sensible change to the OWDP for the reasons that follow.

### **2. Timing**

The Board thinks that any consideration of PC31 should be taking place at the same time as further development is considered for the District as a whole. We understand such a comparative approach cannot be used for a private plan change, while the District Plan Review is considering these very issues. The Board thinks that consideration under that process is more appropriate and should be preferred.

### **3. The NPS-UD**

The Board is aware of the National Policy Statement for Urban Development 2020 (NPS-UD) but questions whether it was ever intended for a development like PC31, which the Board considers will have significant impacts locally.

The Board understands that the Waimakariri District Council will be asking whether PC31 can rely on the NPS-UD in its submission. The Board supports the Council submission on that issue.

### **4. The District Plan and planning process**

The OWDP was created by experts to plan for future district development and Ohoka has as a result always been zoned rural. This is for very good reasons in our opinion.

For example, the land is low lying, a bit swampy in places but suited to farming and productive rural activities. Whereas other areas in the district, including around Kaiapoi, have been identified as more suitable for residential development.

PC31 will force a change of lifestyle for the community from more rural to intensified residential, which the Board considers is out of place and unnecessary.

The Council through the OWDP has recognised the importance of retaining the rural character to the west of Kaiapoi. In doing so it has also protected environmental features, and ensuring the productive use of farmland. This is to be taken further by the creation of two rural zones under a part of the District Plan review process that has already taken effect.

## **5. Drainage and stormwater**

This is probably the Board's biggest single concern.

During most rain events, the Ohoka Stream and Eyre River either overflow or get very close. This causes flooding over significant stretches of land as those waterways make their way to the east. The observations of Board members is that the Ohoka Basin frequently becomes inundated by these events, including but not limited to the recent July 2022 rain event. Other rain events of less magnitude in terms of rainfall have frequently overflowed roadside drains and flooded the area. These have increased in recent years, a possible result of climate change.

As a result, the Board considers that the land in Ohoka is unsuitable for intensive residential development as the sizable increase of sections will exacerbate flooding issues not only in the Ohoka Basin but also downstream in existing urban areas to the East.

The Board's view is that the land cannot tolerate additional high density development without having a major impact on current residences in the Ohoka Basin and downstream, in the waterways affecting Kaiapoi.

## **6. Traffic**

The Board notes that traffic congestion at Tram Road/Northern Motorway is already a problem and adding more than twice the current number of households to Ohoka can only exacerbate this problem.

The Board believes that a large percentage of new households will also be commuting to Christchurch for work and for schools.

Whether driving to Christchurch, Kaiapoi or Rangiora for work and schooling the increased number of cars will struggle on the current roading system and infrastructure.

The roads in this area are narrow with deep drains. Therefore there is a concern that safety on the roads will be compromised, especially at Skewbridge, IslandRoad/Flaxton Road, TramRoad/SH1 overbridge.

Even with the addition of park and ride facilities at Kaiapoi, that are under discussion, the extra traffic expected to be generated by PC31 will create further congestion in seeking to access this service, given that a car ride will still be necessary to reach the Kaiapoi hub.

## **7. Local services - schools**

With the increase of population that would be expected, the local primary school and the high school in Kaiapoi will also be affected and currently do not have the capacity to manage an influx of new students. There is no detail in the application of whether there are any plans to expand these schools in the near future.

## **8. Conclusion**

As noted the Board is not anti-development but has concerns as to whether PC31 as proposed for Ohoka is the best fit in the right place. The Board would prefer that the question be asked as part of the District Plan Review which can consider all the relevant issues on a District-wide basis.