

Emily Cameron

Sent: [REDACTED] n <asmarsden1@icloud.com>
To: Monday, 21 November 2022 10:58 am
Subject: Development Planning Mailbox
Attachments: Further Submission Form
Further Submission Form.pdf; ATT00001.htm

[THIS EMAIL IS FROM AN EXTERNAL SOURCE] DO NOT CLICK links or attachments unless you recognise the sender email address

I am attaching my further submission opposing Sub. No 326.

Best Wishes

A [REDACTED] Marsden
The Lighthouse

DEVELOPMENT PLANNING

Further Submission Form

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

I/we are further submitting on:

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

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: A [REDACTED] Marsden

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

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

Email: asmarsden1@icloud.com Phone: [REDACTED]

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

I am:

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

Please explain why you come within the category selected above:

Rolleston Industrial Developments Ltd. (RIDL), seek to change the wording of the District Plan in their further submission to limit the use of absolutes, incorporate non-notification clauses and lift a cap on applications. As RIDL have proposed a Private Plan Change 031 which proposes high density housing across the road from my property, changes to the wording as suggested here would give them freedom to introduce further applications with no public

Hearing options

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

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

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

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

Name of person making further submission: A Marsden

This further submission is in relation to the original submission of: Enter the details of the original submitter: • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: Support or oppose	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make
Rolleston Industrial Developments Ltd. (RIDL) C/O Jo Appleyard/Lucy Forrester Chapman Tripp 60 Cashel Street PO Box 2510 Christchurch 8140	Sub No. 326.1	Oppose	RIDL suggest limiting the use of absolutes, i.e. 'maximum', within the Waimakariri District Plan. The these absolutes exist is surely to ensure compliance with the District Plan so should be included as they stand to prevent private developers doing exactly as they please.	Disallow	Limiting the use of absolutes as suggested by RIDL opens the system up to potential abuse. As RIDL are proposing a Plan Change 31 which directly affects my property, this change to wording must not be allowed.
	Sub No. 326.2	Oppose	RIDL are proposing that the District Plan wording be altered to include unlimited applications which do not need to be publicly notified. However all applications should be notified and open for consultation to give local communities a voice.	Disallow	The District Plan covers Ohoka. RIDL have proposed a Plan Change 31 for this area and adopting unlimited applications and non-notifications will open the system up to exploitation so the change of wording must be declined.

Emily Cameron

From: A [REDACTED] Marsden <asmarsden1@icloud.com>
Sent: Sunday, 20 November 2022 7:14 pm
To: Development Planning Mailbox
Subject: Further Submission
Attachments: Further Submission Form.pdf; ATT00001.htm

[THIS EMAIL IS FROM AN EXTERNAL SOURCE] DO NOT CLICK links or attachments unless you recognise the sender email

Please find attached my further submission on variation 160.

Best Wishes

A [REDACTED] Marsden



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

DEVELOPMENT PLANNING

Further Submission Form

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

I/we are further submitting on:

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

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: A [redacted] Marsden

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

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

Email: asmarsden7@gmail.com Phone: [redacted]

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

I am:

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

Please explain why you come within the category selected above:

I am a resident of Whites Road, Ohoka. This further submission from Chapman Tripp on behalf of Rolleston Industrial Developments Ltd. (RIDL) proposes changes to their application for Private Plan Change 31 which I would be entirely affected by as it seeks to alter the Operative District Plan and introduce a high density housing development directly across the road from my house.

Hearing options

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

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

Date: [redacted]

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

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

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

This further submission is in relation to the original submission of: Enter the details of the original submitter: • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: Support or oppose	The reasons for my/our support/opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make
<p>Rolleston Industrial Developments Ltd. (RIDL)</p> <p>C/O Jo Appleyard/Lucy Forrester Chapman Tripp 60 Cashel Street PO Box 2510 Christchurch 8140</p>	Submission No. 160.1	Oppose	Rezoning the 'Lots' from Rural Lifestyle Zone (RLZ) to General Residential Zone (GRZ) as requested by RIDL in this submission will fall in line with Private Plan Change RCP031 which my previous submission fully opposed.	Disallow	The rural nature of Ohoka will be lost forever with the adoption of RCP031. Flood risks, traffic noise and air pollution will all increase in the area giving significant rise to road safety issues. My previous submission is attached for reference.
	Submission No. 160.2	Oppose		Disallow	
	Submission No. 160.3	Oppose	The suggested policy change is designed to implement RCP031 which I have fully opposed. This suggested rule change made by RIDL is to provide variations to the road networks to enable them to withstand a greater weight of traffic in readiness for the implementation of RCP031.	Disallow	The addition of 850 houses to the area as outlined in RCP031 will destroy the rural landscape.
	Submission No. 160.4	Oppose		Disallow	I reject road changes that give effect to RCP031 - see my attached original submission for more detail.
	Submission No. 160.5 & 160.6	Oppose	Both suggested amendments proposed by RIDL seek to achieve a minimum density of households per ha that is inconsistent with the ODC, but however is consistent with the proposed RCP031. The sheer volume of housing proposed will destroy Ohoka as a rural village.	Disallow	The proposed minimum density housing per ha is neither consistent with the ODP or with the nature of Ohoka as a rural village location.

Name of person making further submission: [REDACTED] Marsden

This further submission is in relation to the original submission of: <i>Enter the details of the original submitter:</i> • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make
Rolleston Industrial Developments Ltd. (RIDL)	Submission No. 160.7	Oppose	This amendment is predicated on RCP031 being adopted.	Disallow	Given that RCP031 has not been adopted, this change should not be made.
C/O Jo Appleyard/Lucy Forrester Chapman Tripp 60 Cashel Street PO Box 2510 Christchurch 8140	Submission No. 160.8	Oppose	The change sought here to include Ohoka in the Introduction as a GRZ is not consistent with the size and nature of the village.	Disallow	Ohoka is a low density housing semi-rural village without public transport networks or the infrastructure to support it being part of the GRZ.
	Submission No. 160.9 & 160.10	Oppose	RIDL are seeking here to include an Educational/Retirement facility as part of their planned RCP031 development so this requested change assumes the development is going ahead or allows provision for it in Ohoka.	Disallow	Any changes to Ohoka which seek to make provision for an educational or retirement facility should be subject to the usual public notification and consent.
	Submission No. 160.11	Oppose	Built Form Standards that are part of GRZ-BFS10 Scale are being cited which should not apply to Ohoka and the suggested change seeks to build a larger educational facility as part of RCP031 which I oppose. Landscaping and fencing should be compliant with standards	Disallow	The amendment enables the build of a larger educational facility that is not required currently. Standards exist to prevent corner cutting and poor workmanship and should not be circumnavigated.
	Submission No. 160.12	Oppose		Disallow	

Emily Cameron

From: A [REDACTED] Marsden <asmarsden1@icloud.com>
Sent: Sunday, 20 November 2022 7:20 pm
To: Development Planning Mailbox
Subject: Further Submission 2
Attachments: Further Submission Form.pdf; ATT00001.txt; Submission on Private Plan Change RCP031.pdf; ATT00002.txt

[THIS EMAIL IS FROM AN EXTERNAL SOURCE] DO NOT CLICK links or attachments unless you recognise the sender email

Please find attached my further submission opposing submission variation No. 237

Best Wishes

A [REDACTED] Marsden

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>

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

DEVELOPMENT PLANNING

Further Submission Form

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

I/we are further submitting on:

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

Please use a separate form for each consultation.

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: [REDACTED] Marsden

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

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

Email: asmarsden1@icloud.com Phone: [REDACTED]

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

I am:

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

Please explain why you come within the category selected above:

I live on Whites Road in Ohoka. This further submission from Chapman Tripp on behalf of the Carter Group Property Ltd. (CGPL) proposes to rezone land in Ohoka from RLZ to a combination of GRZ, LLRZ, LCZ and OSZ which is in line with their proposed Private Plan Change RCP031 and proposes to introduce high density housing directly across from my property.

Hearing options

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

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

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

Date: [REDACTED]

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

Name of person making further submission: A [REDACTED] MARS DEN

This further submission is in relation to the original submission of: Enter the details of the original submitter: • name, address or email; and • submission number (and point(s), if applicable)	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: Support or oppose	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make
Carter Group Property Ltd. (CGPL) C/O Jo Appleyard/Lucy Forrester Chapman Tripp 60 Cashel Street PO Box 2510 Christchurch 8140	Submission No. 237.1	Oppose	The rezoning of Ohoka 'lots' requested by CGPL effectively gives rise to RCP031 which I object to entirely.	Disallow	I attach my previous submission outlining the full objections. Essentially the addition of 850 houses into Ohoka will destroy the rural nature of the village and give rise to increased flood risks, traffic noise and pollution.

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

DEVELOPMENT PLANNING UNIT

Submission on Private Plan Change RCP031 535 Mill Road, Ohoka

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

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

Full name:

A

MARSDEN

Email address:

asmarsden1@icloud.com

(if different from above)

Please select one of the two options below:

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

Please select one of the two options below:

- ☒ I **am** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
 - B) Does not relate to trade competition or the effect of trade competition.
- ☐ I **am not** directly affected by an effect of the subject matter of the submission that:
- A) Adversely affects the environment; and
 - B) Does not relate to trade competition or the effect of trade competition.

Submission details

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

Private Plan Change RCP031 is not consistent with the rules and objectives of the operative District Plan or with the proposed Waimakariri District Plan and indeed the Greater Christchurch Spatial Plan.

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

I OPPOSE Private Plan change RCP031 on the grounds that this development will destroy the rural character of Choka village, will increase the risks of flooding, have adverse effects on the ecology, impact the safety on Choka's roads and increase emissions through traffic volume, result in a loss of the night sky, see a loss of productive land, place a burden on council and ratepayers, and create pressures on schooling.

I/we have included: 7 additional pages

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

To reject the Private Plan change RCP031 outright and in its entirety.

Submission at the hearing

☒ I/we wish to speak in support of my/our submission

☐ I/we do not wish to speak in support of my/our submission

☐ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

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

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

Important information

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

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

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

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

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

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

Phone: 0800 965 468 (0800WMKGOV)

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

Rangiora Service Centre: 215 High Street, Rangiora

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

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 5 August 2022

Please refer to the Council website waimakariri.govt.nz for further updates

IN THE MATTER of the Resource Management Act 1991

AND

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

1. INTRODUCTION

1.1 My name is Andrea Stephanie Marsden and I live at 336 Whites Road, Ohoka with my husband. Having left Wanaka due to the vast overdevelopment of the area, my husband and I spent 7 months travelling around New Zealand in a campervan trying to find a peaceful rural area to make our home. We felt we had found the perfect spot when we came across Ohoka where we have been for the last 4 years, and hopefully for many more years to come. We have invested considerable funds in making our home here, both in the purchase and subsequent development of our residential property and family home and feel dismayed at the thought that this idyllic village might be transformed into an urban town by a development set to almost triple the existing population.

1.2 I oppose the submission on Private Plan Change RCP031 and request that it be declined due to the following reasons:

- It will destroy the rural nature that characterises Ohoka Village and its immediate surroundings and the very reason people like us have sought to live here.
- The development does not fall in line with the operative District Plan developed by the Waimakariri District Council and the proposed District Plan as reviewed in November 2021, after full consultation with the local community.
- There will be increased risks of surface flooding, both locally and downstream of the Ohoka area.
- It will have adverse effects on the local ecology, particularly on local birdlife.
- A lack of public transport networks will result in an increased number of cars on the roads which goes against the grain of trying to reduce the Country's carbon emissions in the light of Climate Change and impact the safety of the roads in and around Ohoka.
- There will be a loss of the night sky through light pollution.
- Irreversible loss of productive land when we should be looking to 'food security' within New Zealand.
- The burden it will place on the Council and local ratepayers to upgrade the Ohoka infrastructure. Significant spend will be required to service the residential development proposed by Private Plan Change RCP031.
- Lack of schooling to accommodate the influx of new families. Ohoka School is already over-subscribed and will not be able to service the increased student numbers should the development proposed by Private Plan Change RCP031 proceed.

1.3 The following will aim to:

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

- Outline why I oppose Private Plan Change RCP031.

2.PRIVATE PLAN CHANGE RCP031

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

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

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

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

2.5 From my understanding, the application falls short of any required "consultation with the community". Limited Consultation has taken place with the Waimakariri District Council and Te Ngai Tuahuriri Runanga, but the Applicant has undertaken no consultation with the local residents of Ohoka or invited their views in respect to this plan. Neither has there been any attempt to open dialogue with Ohoka residents about the Private Plan Change and the extensive proposed residential and commercial development that will clearly have a huge adverse effect on those of us who live in the Ohoka area, as well as those who visit. The first time that I was aware of the proposed development was when the Private Plan Change application was notified by the District Council.

3.SUBMISSION POINTS

3.1 My main reasons for requesting that Private Plan Change RCP031 be declined are detailed as follows:

Destruction of the rural nature that characterises Ohoka Village

3.2 Ohoka was originally founded as a mill town and as a centre to support farming. It retains its rural feel through the large areas of open land, established trees, and a local school, church hall, and domain with recreational facilities, plus several historical buildings all of which add to the charm of the village.

3.3. My husband and I love Ohoka for the environment we enjoy here, and particularly for the friendly community of the neighbourhood where people are always prepared to step in and help you out. This has never been more apparent than in the recent stresses of the Covid pandemic where we saw the community pull strongly together.

3.4 The peaceful surroundings, rural nature, open spaces and strong sense of community are values and attributes that were the main reasons we moved to, and wish to continue to live in Ohoka.

3.5 The unique 'village feel' in Ohoka is a reason why so many of our friends and family enjoy visiting regularly. They love coming to this rural location for a peaceful break or holiday where they can take a stroll on a Friday morning down to our local Farmers Market held at the local domain or take a walk along the stream or around the pond without the noise pollution of heavy traffic.

3.6 An additional 850 houses in the area will destroy the unique characteristics of Ohoka village and the intrinsic values that we value and that are sought to be protected by the operative District Plan as well as the proposed District Plan.

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

3.7 Private Plan Change RCP031 does not appear to be consistent with the relevant provisions of the operative Waimakariri District Plan.

Policy 18.1.1.9 of the operative District Plan limits the expansion of the Ohoka settlement to within its currently designated Residential 3, 4A and 4B boundaries, and intends that any future residential development at Ohoka is constrained to maintain its rural village character.

3.8 The Policy states that "this is most likely to be achieved by consolidating growth around or adjacent to the existing urban area and ensuring that development complements the existing low density rural residential environment".

3.9 The Applicant has suggested that the residential development proposed by Private Plan Change RCP031 would "provide a consolidated urban form". However, the Applicant fails to recognise that Policy 18.1.1.9 also states that "any further rural residential development occurs in a way, and to an extent, that does not overwhelm the special semi-rural nature of the settlement. It is expected that the type of growth and development required to maintain the rural village character of Ohoka is that of low density housing, where dwellings are situated within generous settings comprising an average size of between 0.5 – 1.0 hectares".

3.10 Policy 18.1.1.9 clearly states that expansion of Ohoka settlement in the manner proposed by Private Plan Change RCP031 is undesirable and that such development is inconsistent with Policy 18.1.1.9, and will have the resulting impact of overwhelming the semi-rural nature of the Ohoka community.

3.11 The Waimakariri District Council completed a review of the operative District Plan in late 2021, including considerable consultation with the community. Submissions on the proposed District Plan closed in November 2021. From the planning maps issued with the proposed

District Plan, limited development has been forecast for the Ohoka area, with further residential development zones being restricted to an area north of Mill Road and east of Bradleys Road and adjacent to the housing development along Wilson Road, north of the southern branch of the Ohoka Stream.

3.12 The Waimakariri District Council has identified alternative preferred development areas through its recent consideration of a development site north of Rangiora. The proposed District Plan identifies West Rangiora, Northwest Rangiora, Southeast Rangiora and Kaiapoi as the Council's preferred locations for future housing development in the district, in close proximity to existing urban based infrastructure and transport arterials. The Council has publicly stated it has "neither planned for nor solicited" the application for development outlined by Private Plan Change RCP031.

Increased risk of flooding

3.13 Ohoka has been identified as an area of low-lying nature. When we have a major rainfall in Ohoka, such as in recent weeks, significant surface flooding is evident - see attached photos - and the surface drains along Whites Road quickly fill to capacity. Our garden floods frequently and takes a week or more for water to drain away. If the residential development proposed by Private Plan Change RCP031 is allowed to proceed, a significant greenfield area that allows water to sink into the ground will be covered with hard surfacing, thereby increasing surface runoff and significantly increasing the risk of surface flooding.

3.14 While the Rural Residential Development Plan identifies Ohoka as a location for potential growth, it also identifies poor drainage as a constraint for development of Ohoka.

3.15 The Applicants technical experts have identified that the high groundwater table will prohibit stormwater generated from the development from being infiltrated on site, and therefore the site will require surface structures to deal with stormwater.

3.16 The Applicants technical experts acknowledge that "further stormwater flood modelling, including addressing groundwater effects, will be undertaken to assist in identifying any areas of concern that may need to be addressed in further detail". This statement by the Applicants own technical experts create even more concern about the potential for flooding and poor stormwater management.

3.17 The information provided in Private Plan Change RCP031, includes a "Stormwater Conveyance Flowpath" but there is no specific information provided on potential flow volumes or how this surface or groundwater flow will actually be managed.

3.18 The increased surface water runoff from the residential development proposed by Private Plan Change RCP031 will add to concerns of the locals about surface flooding as well as increase the flooding risk downstream towards Silverstream and Kaiapoi.

Effects on Ecology

3.19 The quiet rural nature of Ohoka has made it a haven for wildlife, particularly for native birds. We feel privileged to wake up to the beautiful sound of bellbirds and have seen tui in the garden. We have a habitat in Ohoka that is conducive to paradise ducks, pukeko families, and have 21 pukeko's on our property alone all which add to our enjoyment of living here.

3.20 The addition of 850 or more households in the restricted area of Private Plan Change RCP031, will undoubtedly bring about the significant loss of the native birdlife that we have all come to enjoy. Not only will we be removing a significant tranche of their habitat but the additional households will bring domestic cats and dogs who will also impact the birdlife.

3.21 The Applicant addresses potential ecological impacts on the aquatic life but there has been no assessment of the impact on other areas of ecology such as birdlife.

Lack of public transport, Increased Traffic and Road Safety

3.22 Ohoka is not serviced by public transport and the addition of 850 houses in the Ohoka area will therefore significantly increase the traffic on local roads, including Mill Road and around the school located on Jacksons Road. This goes against what the grain of National carbon reduction targets.

3.23 The addition of 850 or more households in the Ohoka Village will add to the current issues of urban sprawl and the increase of emissions related issues due to such sprawl. The Central Government is in the process of attempting through various policy statements to increase housing density in Christchurch and other urban to decrease such urban spread, and the Private Plan Change 031 development is therefore contrary to such efforts.

3.24 Walkers, cyclists and horse-riders use Ohoka's roads and surrounds. The addition of 850 houses in the area and the associated increase in traffic would undoubtedly impact the safety for these road users.

3.25 The Applicants' traffic studies indicate an increase of more than 8000 daily vehicle movements as a result of the proposed residential development, and a more than doubling of the peak hour traffic on Tram Road for residents commuting in and out of Christchurch. This increase in delays will impact not only Ohoka residents but those in neighbouring areas.

3.26 Traffic during peak times and school hours is already a concern in and around Ohoka School without adding to the equation. Private Plan Change 031 attempts in part to address this by making references to pathways from the proposed residential development directly to Ohoka School but to my knowledge no consultation has taken place with the private landholders, including us, on whose land these footpaths cross and I fail to see how this will be achieved.

3.27 There will be significant noise and emissions pollution arising from the increased traffic which will likely effect the quality of life and peaceful enjoyment of our homes in the Ohoka.

Loss of night sky through light pollution

3.28 One of the most beautiful aspects of Ohoka is the sky at night. We, like many of our neighbours, sit out all year round and enjoy uninterrupted views of the stars as they shine bright through a lack of light pollution. The addition of 850 households and subsequent light pollution they will bring will have a devastating effect on the night skies and our views.

Irreversible Loss of Productive Land/Soil

3.29 Land covered by Private Plan Change 031 is presently being utilised as a productive farming operation. The Central Government is currently considering a National Policy Statement (NPS) to protect productive farmland from development, and the proposed District Plan is also looking at ways to limit the loss of productive land and soil. It would appear this application is being made in haste to avoid any restrictions from such a possible NPS as well as restrictions likely to be imposed by the proposed District Plan. This is further backed up by the application made by the Council to the Environment Court in July 2021 where it was identified that applicants are being encouraged to apply for subdivisions consents "while they can".

3.30 Loss of productive land in this way, at a time when there needs to be a focus on protecting National food security, will be irreversible.

Costs of Improvements

3.31 The required improvements to accommodate an additional 850 residential homes include significant upgrades in stormwater, sewerage, potable water, electrical supply, transport/roading and other services.

3.32 The Waimakariri District Council has staged planning underway for a major subdivision north of Rangiora, and is presently considering the capital investment to service this targeted area of population growth. The proposed District Plan also identifies other areas in the Waimakariri district planned for development, and the District Council has clearly stated that it "has neither planned for, nor sought" the development contemplated by Private Plan Change RCP031.

3.33 Rarely do 'Development Levies' applied by the District Council cover the full costs of infrastructure development. The extensive upgrading of infrastructure that would be required for the development proposed by Private Plan Change RCP031 is most likely to place significant additional costs both on the Council, and ultimately on ratepayers.

Increased Pressure on the Local School

3.34 The local school authorities have indicated that the enrolment at Ohoka School is at or over capacity, and the addition of 850 or more extra families in the local area will increase the pressure on the school resources well beyond their ability to cope.

3.35 An area is set aside for either a school, a retirement village or additional housing should either the school or retirement village not proceed. A school in this area does not feature in the Ministry of Education's long term plan so one can only assume there is no certainty that a school will be built.

4. CONCLUSION

4.1 I am in agreement with the Waimakariri District Council who are also making a submission to oppose this Private Plan Change 031.

4.2 In summary, it is my opinion that Private Plan Change Plan 031 should be declined for the following reasons:

- Damage to the rural character of Ohoka Village.
- Lack of compliance with operative District Plan and the proposed Plan Change as developed by the Waimakariri District Council.
- Risks of flooding.
- Adverse effects on the local ecology, particularly on local birdlife.
- Lack of public transport networks resulting in an increased number of cars on the roads impacting both Climate Change and the safety of the roads in and around Ohoka.
- A loss of the night sky through light pollution.
- Irreversible loss of productive land.
- Potential financial burden it will place on the Council and local ratepayers to upgrade the Ohoka infrastructure.
- Pressures on schooling in the area.

4.3 From my time residing in the Ohoka neighbourhood it is clear that Private Plan Change RCP031 will overwhelm Ohoka Village, and destroy the small village character that is valued so highly by so many people.

4.4 Thank you for the opportunity to present my submission and for taking the time to consider it. I hope my points will be given due and fair consideration.

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