

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR  
PLAN, CHANGE OR VARIATION**

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To** Waimakariri District Council

Name of submitter: Rolleston Industrial Developments Limited (**RIDL**)

- 1 This is a submission on the proposed Waimakariri District Plan (**the Proposed Plan**).
- 2 RIDL could not gain an advantage in trade competition through this submission.
- 3 RIDL's submission relates to the entire Proposed Plan.
- 4 RIDL seeks the following decision from the local authority:
  - 4.1 The relief as set out in **Annexure A**.
  - 4.2 Any other similar relief that would address the relief sought by RIDL.
  - 4.3 All necessary consequential amendments.
- 5 RIDL **wishes to be heard** in support of the submission.
- 6 If others make a similar submission, RIDL will consider presenting a joint case with them at a hearing.

**Signed** for and on behalf of Rolleston Industrial Developments Limited by its solicitors and authorised agents Chapman Tripp

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Partner  
26 November 2021

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## ANNEXURE A


The drafting suggested in this annexure reflects the key changes RIDL seeks. Consequential amendment may also be necessary to other parts of the proposed provisions.

RIDL proposes drafting below and seeks that this drafting, or drafting with materially similar effect, be adopted by the Council.

Suggested amendments and alternative drafting is shown in track change – RIDL's requested deletions are shown using ~~red-strike through~~ and requested insertions shown using red underline.

### PLANNING MAPS

No.	Provision	Position	Submission	Relief Sought
1.	Zoning – Rural Lifestyle Zone	Oppose	<p>The submitter opposes the RLZ zoning proposed for several Ohoka properties legally described as Lot 2 &amp; 3 DP 318615, Lot 2 &amp; Part Lot 1 DP 8301, Lot 2 DP 61732, Lot 1 DP 55849, Lot 2 DP55404, Part RS 2220, Lot 1 DP 318615 and Part Lot 1 DP 2267 as indicated in the relevant planning map below (over the page).</p> <p>This land is subject to a request for a private plan change to the Operative District Plan that proposes an extension of the existing Ohoka settlement. The plan change request seeks to change the zoning of the land from Rural to a combination of Residential 3 Zone, Residential 4A Zone, Business 4 Zone and a new Residential 8 Zone. The proposed plan change would enable up to 800 households, local services, and either a school or retirement village on the subject land.</p> <p>Accounting for this, Rural Lifestyle zoning is not appropriate, and the land should be zoned General Residential Zone ('<b>GRZ</b>') including an overlay providing for Educational facilities and retirement village activities, Large Lot Residential Zone ('<b>LLRZ</b>'),</p>	<p>Amend the planning maps so as to zone the subject land GRZ with a portion subject to an Education/Retirement Village Overlay, LLRZ, LCZ, and OSZ as indicated at <b>Annexure B</b>.</p> <p>The nature of this submission is such that relief is sought to enable the equivalent outcomes as sought in the plan change request, and accordingly, consequential changes may be required to other provisions in the Proposed Plan in order to provide the requested relief.</p>

No.	Provision	Position	Submission	Relief Sought
			<p>Local Centre Zone ('<b>LCZ</b>'), and Open Space Zone ('<b>OSZ</b>') to achieve an outcome that is generally consistent with the relief sought in the plan change request. An ODP indicatively showing the relevant Proposed Plan zoning is included at <b>Annexure B</b>.</p> <p>A copy of the plan change request, providing detailed justification in support of the proposed zoning of the land, can be found at the following web link: <a href="#">Plan Change Proposal</a></p> 	
2.	Zoning - SETZ	Oppose	<p>The submitter opposes the SETZ zoning for the existing Ohoka settlement and suggests that GRZ is more appropriate. The SETZ is described in the Proposed Plan as providing for a "mix of residential and commercial activities in a manner that provides</p>	<p>Amend the planning maps so as to zone the properties zoned SETZ as GRZ.</p>

No.	Provision	Position	Submission	Relief Sought
			services to the local rural or beach communities". The proposed Local Centre zoning in Ohoka (see submission point 1 above) is the appropriate location to provide local services. It is not necessary nor appropriate to pair SETZ with LCZ.	

## PART 2 – DISTRICT-WIDE MATTERS

Strategic directions – Urban form and development				
No.	Provision	Position	Submission	Relief Sought
3.	Policies – UFD-P3	Support with amendments	Policy UFD-P3 as currently drafted does not support the plan change proposal which has LLRZ land adjoining GRZ land.	<p>Amend this provision as follows:</p> <p><i>2. new Large Lot Residential development, other than addressed by (1) above, is located so that it:</i></p> <p><i>a. occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone <u>or General Residential Zone</u> and promotes a coordinated pattern of development;</i></p>

### Energy, infrastructure and transport - Transport

No.	Provision	Position	Submission	Relief Sought
4.	Rules – TRAN-R3  (Formation of a new road)	Support with amendments	In recognition of the character of the Ohoka setting, it is appropriate to provide for specific road types within the ODP area that may not comply with the notified road formation standards.	Amend the provision to allow for appropriate standards to be developed for the ODP area at subdivision stage.

### Subdivision

No.	Provision	Position	Submission	Relief Sought
5.	Policies – SUB-P6	Support with amendments	Policy SUB-P6 seeks to achieve a <i>minimum net density of 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha</i> . In general, the submitter supports the proposed density minimums. However, 15 households per ha represents a density which is too high within the Ohoka context.	Amend this provision as follows:  <i>2. be prepared in accordance with the following:</i> <i>c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints <u>or the ODP is for the Ohoka area,</u> then no less than 12 households per ha;</i>

Subdivision				
No.	Provision	Position	Submission	Relief Sought
6.	Subdivision Standards – SUB-S3  (Residential yield)	Support with amendments	As above, 15 households per ha is too dense in the Ohoka context.	Amend this provision as follows:  <i>1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints <u>or the ODP is for the Ohoka area.</u> then no less than 12 households per ha.</i>

### PART 3 – AREA SPECIFIC MATTERS – RESIDENTIAL ZONES

General Objectives and Policies for all Residential Zones				
No.	Provision	Position	Submission	Relief Sought
7.	RESZ-P14  (Development density)	Support with amendments	As above, 15 households per ha is too dense in the Ohoka context.	Amend this provision as follows:  <i><u>2. in the new Development Area for Ohoka, achieve a minimum net density of 12 households per ha averaged across the</u></i>

General Objectives and Policies for all Residential Zones				
No.	Provision	Position	Submission	Relief Sought
				<p><u>whole of the residential Development Area within the ODP excluding the Residential Large Lot Zone, Local Centre Zone and Open Space Zone.</u></p> <p><del>2.</del> <u>3.</u> in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha.</p>

General Residential Zone				
No.	Provision	Position	Submission	Relief Sought
8.	Introduction	Support with amendments	Ohoka ought to be referenced in the introduction to the General Residential Zone.	<p>Amend this provision as follows:</p> <p><i>The General Residential Zone makes up the majority of the residential areas in the District, with development at a general suburban density, including the towns of Rangiora, Kaiapoi, Oxford, Woodend, <u>Ohoka</u>, and Pegasus, as well as the</i></p>

General Residential Zone				
No.	Provision	Position	Submission	Relief Sought
				<i>development of new greenfield areas.</i>
9.	Activity Rules	Support with amendments	It is appropriate to provide for educational facilities as a controlled activity within the 'Education/Retirement Village Overlay' identified on the Ohoka ODP included at Annexure B.	<p>Insert the following new provision:</p> <p><u>GRZ-R19 Educational facilities (Ohoka)</u></p> <p><u>Activity status: CON</u></p> <p><u>Where:</u></p> <p><u>1. the activity is located within the Education/Retirement Village Overlay identified on the Ohoka ODP; and</u></p> <p><u>2. no more than 500 students are enrolled within the Education/Retirement Village Overlay identified on the Ohoka ODP.</u></p> <p><u>Matters of control are restricted to:</u></p> <p><u>RES-MD12 – Educational facilities design principles</u></p> <p><u>RES-MD7 - Outdoor storage</u></p>



General Residential Zone				
No.	Provision	Position	Submission	Relief Sought
				<u>Notification</u> <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</u>
10.	Activity Rules	Support with amendments	It is appropriate to provide for a retirement village as a controlled activity within the 'Education/Retirement Village Overlay' identified on the Ohoka ODP included at Annexure B.	Insert the following new provision:  <u>GRZ-R20 Retirement village (Ohoka)</u>  <u>Activity status: CON</u>  <u>Where:</u> <u>1. the activity is located within the Education/Retirement Village Overlay identified on the Ohoka ODP; and</u>  <u>2. a design statement is provided with the application</u>  <u>Matters of control are restricted to:</u> <u>RES-MD2 - Residential design principles</u> <u>RES-MD7 - Outdoor storage</u>

General Residential Zone				
No.	Provision	Position	Submission	Relief Sought
				<u>Notification</u> <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</u>
11.	Built Form Standards  (GRZ-BFS10 Scale)	Support with amendments	The submitter generally supports the built form standard but seeks an amendment to enable larger educational facilities within the 'Education/Retirement village Overlay' identified on the Ohoka ODP included at Annexure B.	Amend this provision as follows:  1. The maximum GFA of any single non-residential structure shall be 550m <sup>2</sup> .  <u>2. this rule does not apply to Educational facilities within the 'Education/Retirement village Overlay' identified on the Ohoka ODP.</u>
12.	Matters of Discretion for all Residential Zones	Support with amendments	The submitter seeks the inclusion of two new matters of discretion which would apply to: - controlled activity resource consent applications for educational facilities within the 'Education/Retirement village Overlay' identified on the Ohoka ODP included at Annexure B; and - landscaping or fencing that does not comply with the standards set out at submission point 16 below.	Insert a new matter of discretion RES-MD12 and RES-MD13 as indicated in <b>Annexure C</b> .

Large Lot Residential Zone				
No.	Provision	Position	Submission	Relief Sought
13.	General	Support	These provisions are considered appropriate and are supported by the submitter.	Retain these provisions as notified.

Open Space and Recreation Zones				
No.	Provision	Position	Submission	Relief Sought
14.	General	Support	These provisions are considered appropriate and are supported by the submitter.	Retain these provisions as notified.

### PART 3 – AREA SPECIFIC MATTERS – COMMERCIAL ZONES

Local Centre Zone				
No.	Provision	Position	Submission	Relief Sought
15.	General	Support	These provisions are considered appropriate and are supported by the submitter.	Retain these provisions as notified.

### PART 3 – AREA SPECIFIC MATTERS – DEVELOPMENT AREAS

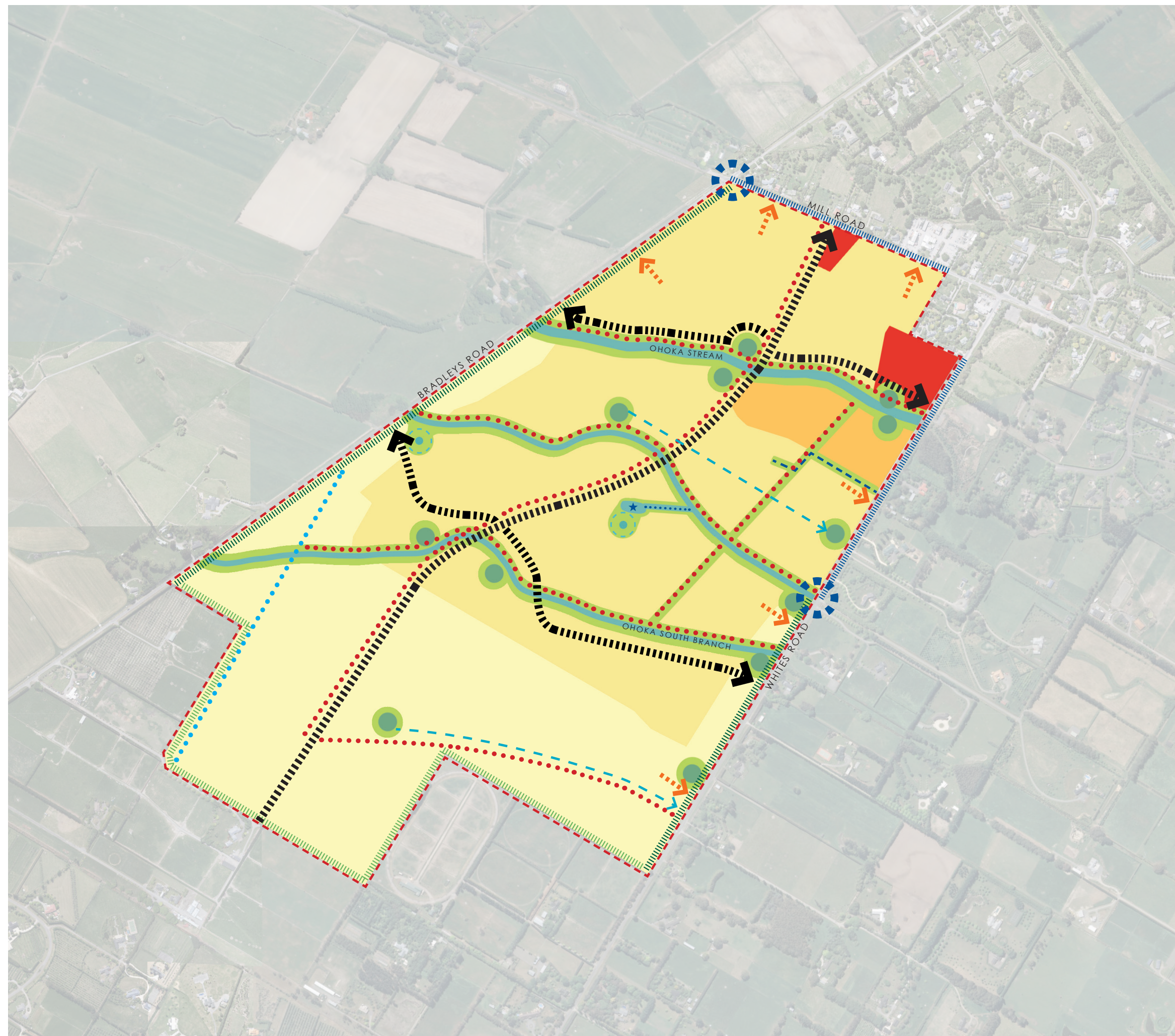
New Development Areas				
No.	Provision	Position	Submission	Relief Sought
16.	Introduction, objectives, policies, activity rules and development area standards	Support with amendments	Consistent with the approach in the Proposed Plan, the proposed ODP, including its narrative, should be located in the 'Existing development areas' section of the Plan and framed by an introduction, objectives and policies, activity rules and built form standards for the development area.	Insert an Ohoka Development Area within the 'Existing Development Areas' section of Part 3 of the Plan as indicated in <b>Annexure D</b> .

## **ANNEXURE B**



# LEGEND

- Outline Development Plan Area
- General Residential Zone (GRZ)
- Large Lot Residential Zone (LLRZ)
- Education / Retirement Village Overlay
- Local Centre Zone (LCZ)
- Indicative Road
- Indicative Local Road Connection
- Threshold / Gateway
- Indicative Pedestrian Network
- Indicative Stormwater Management Areas (size and location to be confirmed)
- Existing / Naturalised Waterways
- Existing Springs and Associated Setback
- Stomwater Conveyance Flow Path
- Groundwater Seep
- Existing Pond (size and location to be confirmed)
- Southern Spring Channel
- Green Network / Open Space Zone (OSZ)
- Landscape Treatment A
- Landscape Treatment B
- Extent of Road Frontage Upgrade
- Overhead 66kV Power Lines





## ANNEXURE C

### **RES-MD12 Educational facility design principles**

1. Context and character:
  - a. The extent to which the design of the Educational facility is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.
2. Relationship to the street and public open spaces:
  - a. Whether the Educational facilities engage with and contribute to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive.
3. Built form and appearance:
  - a. The extent to which the Educational facilities are designed to minimise the visual bulk of the buildings and provide visual interest.
4. Access, parking and servicing:
  - a. The extent to which the Educational facilities provide for good access and integration of space for parking and servicing.
5. Safety:
  - a. The extent to which the Educational facilities incorporate CPTED principles to achieve a safe, secure environment.

### **RES-MD13 Fencing and landscaping Ohoka**

1. The extent to which the non-complying fencing or landscaping will detract from the rural village character and amenity of Ohoka settlement taking into account:
  - a. the ability to mitigate any adverse effects of the non-complying landscaping or fencing.

## ANNEXURE D

### **OHO – Ohoka Development Area**

#### **Introduction**

The Ohoka Outline Development Plan ('ODP') provides for a comprehensive expansion of Ohoka. 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 DEV-OHO-APP1 area include:

- a village centre providing local convenience goods and services for residents and a small village square for community events/gatherings,
- provision for around 800 residential units and a school or retirement village,
- a green and blue network providing for movement, recreation, and ecological enhancement of waterways, and
- high amenity streets appropriate for the rural setting.

#### **Activity Rules**

<b>DEV-OHO-R1 Residential units provided for in the Large Lot Residential Zone</b>	
<b>Activity Status: PER</b>  Where: 1. any fencing shall be: a. a maximum height of 1.2m and a minimum height of 0.6m, and b. traditional post and wire or post and rail construction, and c. at least 50% transparent, and d. extend at least 80% of the length of the road boundary.	<b>Activity status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b> RES-MD13 - Fencing and landscaping Ohoka

<b>DEV-OHO-R2 Residential units provided for in General Residential Zone and Large Lot Residential Zone</b>	
<b>Activity Status: PER</b>  Where: 1. landscaping (excluding for retirement village activities) shall provide a minimum of: a. one tree within the road boundary setback for every 15 metres of road frontage (or part thereof) and;	<b>Activity status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b> RES-MD13 - Fencing and landscaping Ohoka



<p><i>b. one additional tree elsewhere on the property for every 400m<sup>2</sup> of site area (or part thereof); and</i></p> <p><i>c. all trees shall be not less than 1.5 metres high at the time of planting; and</i></p> <p><i>d. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced</i></p>	
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<b>DEV-OHO-R3 Residential units provided for in the General Residential Zone</b>	
<p><b>Activity Status: PER</b></p> <p>Where:</p> <p>1. fencing (excluding for retirement village activities) complies with the following:</p> <p>a. no fencing between the road boundary and the road-facing elevation of the residential unit except on a corner site where one road boundary can be fenced; and</p> <p>b. all fencing is 30% transparent except solid fencing to a maximum height of 1.8 metres along internal boundaries which must:</p> <p>i. not extend further than 6 metres beyond the rear elevation of the residential unit and the rear boundary; and</p> <p>ii. be screened by evergreen planting when where visible from the street.</p>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> RES-MD13 - Fencing and landscaping Ohoka</p>

## **Appendix**

### **DEV-OHO-APP1 - Ohoka ODP**

#### **Land Use Plan**

The development area shall achieve a minimum net density of 12 households per hectare, averaged over the General Residential zoned land. The zone framework supports a variety of site sizes to achieve this minimum density requirement. Staging is likely required to ensure the ODP area develops in a logical and appropriate manner in recognition of the current urban form of Ohoka. Should this area be developed in stages, 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.

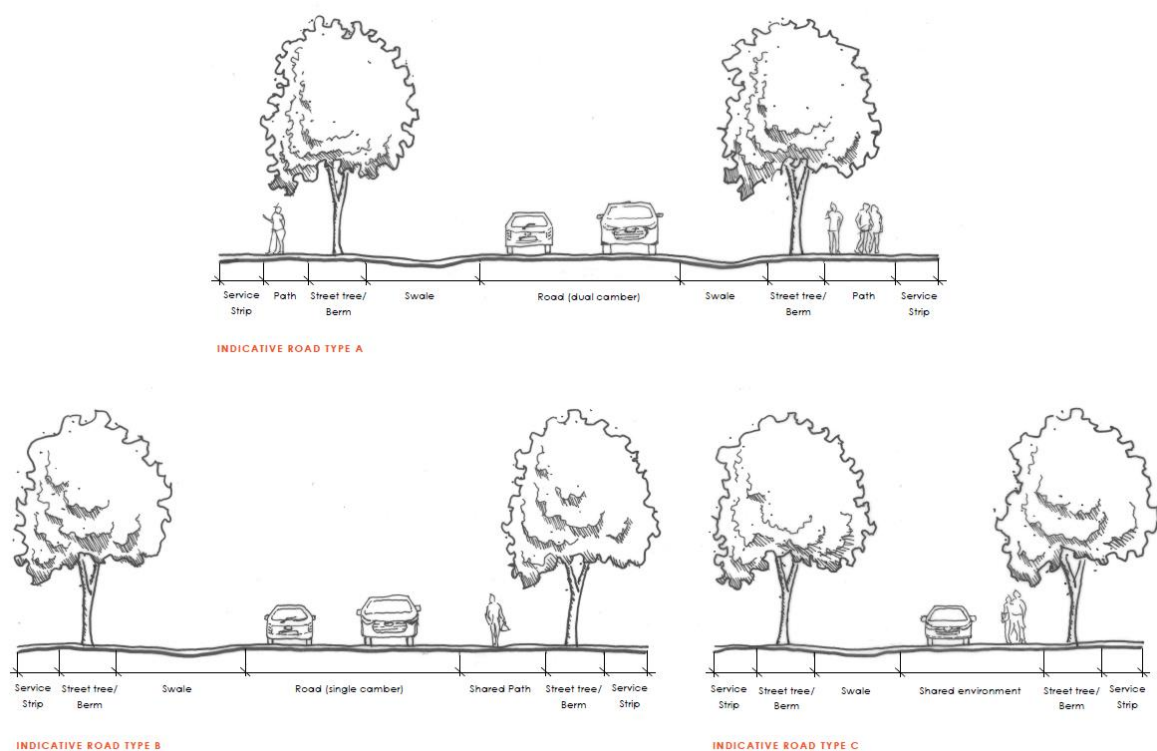
Residential activities are supported by key open spaces, waterbodies, and two small commercial centres, the larger of which is to become part of the village centre of Ohoka. These commercial centres will provide good accessibility and help to meet some of the convenience needs of residents in the immediate area. Car parking within the village centre 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 Ohoka farmers market at the neighbouring Ohoka Domain.

Provision is made for educational facilities or a retirement village in the area immediately adjoining the larger of the two commercial zones on Whites Road. The prospect of developing such facilities will be subject to a needs assessment. If educational facilities or a retirement village are not established, additional residential properties will be developed at a minimum net density of 12 households per hectare.

The Large Lot Residential zoned development shall retain rural characteristics within the street environments and along property boundaries. Wherever possible the existing shelterbelts are to be retained to create a distinct difference between the two proposed residential environments.

### **Movement Network**

The ODP employs a road hierarchy that together with the green network delivers a range of integrated movement options. A key design principle of the movement network is facilitating movement towards the village centre, particularly on foot or bicycle. In recognition of the character of the Ohoka setting, there will be several specific road types within the ODP area varying in width and layout depending on the function and amenity. Indicative cross-sections of the street types are shown in Figure 1 below.



**Figure 1: Indicative road cross-sections**

Gateway treatments are located at the intersection of Mill Road and Bradleys Road, and on Whites Road midway along the ODP area. Speed limit would ideally reduce to 50km/hr through Ohoka from these thresholds.

The road hierarchy will 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 ODP area. Wherever possible, other bicycle and pedestrian routes shall be integrated into the green network. Cycling and walking will 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 cyclists and to facilitate safe and convenient pedestrian movements.

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. Aside from the functional aspects, the different street environments will significantly contribute to differentiating Ohoka from the typical suburban character found in the main centres of the District.

The ODP 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 and Whites Road where road frontage upgrades are indicated on the ODP. Otherwise, direct vehicular access to Bradleys Road and Whites Road from Large Lot Residential zoned properties shall be limited as much as practical with up to six properties sharing an access. Where direct property access is proposed to the Whites Road frontage, this road would also include a footpath connecting to the proposed shared path on Mill Road.

### **Water and Wastewater Network**

Water reticulation is to be provided from either the establishment of a new source or from upgrading of the existing source and headworks in Ohoka. Fire-fighting flows to FW2 standards will be provided for General Residential zoned properties. Hydrants will be provided for emergency requirements within the Large Lot Residential zoned area in a similar manner to the neighbouring Mandeville and Ohoka areas.

Wastewater reticulation within the site can gravitate to a new pump station sized specifically for this new development or via a low-pressure sewer system. Either option will be able to discharge into the existing Bradleys Road rising main which flows into the Rangiora Wastewater Treatment Plant.

### **Open Space, Recreation and Stormwater Management**

The green network combines the open space, recreational reserves including pedestrian connections, and stormwater management throughout the ODP 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 are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater management systems will be designed to integrate into both the movement and open space networks where practicable.

The proposed green and blue network provides an opportunity to create ecological corridors. Plant selection in the new reserves and riparian margins will include native tree and shrub plantings. The green network will ensure that dwellings are setback an appropriate distance from waterbodies.

### **Character and amenity through landscape and design**

The character of Ohoka is strongly reliant on landscaping, in particular trees, in both public and private environments. The landscape treatment of the waterway margins shall therefore include large specimen trees. 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 street appearance. Additional tree planting is required on private properties and shall be controlled and enforced through developer covenants.

An overall planting strategy is to be developed for the ODP site at subdivision consent stage. Specific measures to protect and enhance landscape values will be addressed at the time of subdivision, and development within the ODP area shall include:

- a. An assessment by a suitably qualified and experienced arborist 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 Ohoka, 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.

### **Water Bodies and Freshwater Ecosystems**

The ODP area contains several waterbodies with varying characteristics. Development of the ODP 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 ODP 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 ODP area shall:

- a. Include an assessment by a suitably qualified and experienced practitioner that:
  - i. Provides the results of detailed groundwater level investigations across the site; and,
  - ii. Specifies construction measures to ensure appropriate management of shallow groundwater.
- 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:
    - 10 metres from the Ohoka Stream tributary, Groundwater Seep, Northern and Southern Spring Channel and South Ohoka Branch.
    - 20 metres from the northern springhead identified on the ODP.
    - 30 metres from the large southern springhead identified on the ODP.
    - 5 metres from the un-named waterway along the furthestmost southwest boundary of the ODP area.
  - iii. Ongoing maintenance and monitoring requirements that are to be implemented.
- 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.

Consent conditions (which may include consent notices or similar mechanisms) shall be imposed at the time of any subdivision consent to ensure these outcomes.

### **Cultural**

The importance of natural surface waterbodies and springs to Manawhenua is recognised and provided for by the ODP and the specific measures described above in respect of waterbodies and freshwater ecosystems that will support cultural values associated with the ODP area.

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.