

Response ID ANON-URZ4-5FQR-K

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 13:29:39

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Carter Group Limited

2 Contact person

Contact person name:  
Tim Carter

3 What is your job title

Job title:  
Project Director

4 What is your contact email address?

Email:  
s 9(2)(a)

5 What is your phone number?

Phone number:  
s 9(2)(a)

6 What is your postal address?

Postal address:  
  
PO Box 2726, Christchurch, 8140

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

The site addresses are 511, 531, 535 & 547 Mill Road and 290 & 344 Bradleys Road, Ōhoka, Canterbury 7692

The property is situated adjacent to the existing Ōhoka township and urban area, in the Waimakariri District, Canterbury. The site is approximately 152 hectares in area and is bounded in large part by Bradleys Road, Mill Road and Whites Road.

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Ohoka Economic Effects Memo.pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

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Ohoka Records of title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Peter Sherriff and HC Trustees 2010 Limited (as to a ½ share) and Rhonda Sherriff and HC Trustees 2010 Limited (as to a ½ share)

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The applicant has all of the relevant titles under contract to purchase.

## Section 2: Project details

What is the project name?

Please write your answer here:

Ōhoka Residential Subdivision

What is the project summary?

Please write your answer here:

To provide for a regionally significant master-planned residential development of approximately 152 hectares of rural land adjacent to Ōhoka. The project will provide for at least 850 residential lots at a range of densities, a commercial/mixed use centre to provide for the convenience needs of residents, a new school and/or retirement village, recreational facilities, and all necessary associated infrastructure.

What are the project details?

Please write your answer here:

The project's purpose is to deliver as quickly as possible a regionally significant housing development comprising of at least 850 new residential sites, with an associated commercial/mixed use centre, school and/or retirement village, and recreational facilities that integrate with the existing Ōhoka urban area.

By creating at least 850 housing sites the project directly and significantly contributes to increasing housing supply. The project would add 18% to 20% to the existing medium-term residential capacity, and 16% of the projected medium-term growth for the Waimakariri District. The project will deliver significant regional economic benefits. The total value add to the economy has been calculated to be \$324 million, with the project anticipated to sustain employment equivalent of 3,000 full time equivalent job years in the Canterbury Region.

The objective of the project is to address the pressing need for additional housing capacity in Waimakariri District in an area where there is significant and unprecedented demand for housing. Noting that in the Waimakariri District there is proven significant demand (and lack of supply) for housing outside of the established main centres of Rangiora, Kaiapoi and Woodend/Pegasus. The project constitutes one of the largest residential developments in the Waimakariri District in the last 20 years.

The project activities primarily involve subdivision and land development to create the specified residential sites and commercial centre, alongside provisions for open space, a school and/or retirement village, a frequent public transport service funded by the developer for the next 10 years that would link Ōhoka and Kaiapoi, a polo field and associated facilities, and transport and three waters infrastructure:

- In terms of residential development within the subdivision, the northern two thirds of the site would accommodate approximately 700 residential allotments, with a variety of lot sizes no smaller than 600m<sup>2</sup>. The general intent is for smaller properties to be located closer to the proposed commercial centre with the density decreasing to the south adjacent to the site's rural interface.
- At the southwest end of the site, approximately 150 large lot residential allotments are proposed with an average density of 3,300m<sup>2</sup> and a minimum allotment size of 2,500m<sup>2</sup>.
- Open space corridors are proposed along waterways and around springs to provide for ecological restoration and protection, and for recreation and connectivity.

- The proposed commercial centre 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 serving the local community with day-to-day goods and services. Alongside local convenience shops, the centre would include car parking (including a park and ride facility), a pub, and provision for the hosting of the renowned Ōhoka farmers market during the winter when ground conditions are not suitable at the Ōhoka Domain.
- The park and ride facility would support a proposed developer funded public transport service that would link Ōhoka and Kaiapoi, connecting tightly with Christchurch express services. The service would utilise an electric powered bus with wheelchair access and bicycle racks.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

The project is ready to proceed immediately after receiving the relevant approvals. Stage 1 will consist of 187 lots including the proposed commercial area, with all following stages in the order of at least 100 lots, with at least one stage per year. It is possible that some stages may be developed concurrently in the same year as required to satisfy market demand.

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource consents under the Resource Management Act 1991

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

- Waimakariri District Council
- Canterbury Regional Council (Environment Canterbury)

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

No other applications (or decisions) for a resource consent or a notice of requirement have been made in relation to the project.

However, the applicant has sought to enable the project through a private plan change to amend the zoning in the District Plan. The Waimakariri District Council via independent commissioners in its decision (dated 7 November 2023) found that:

1. There is a real risk that a shortfall of residential capacity exists in the medium term, and the Council likely needs to provide for additional development capacity within the District to accommodate growth in the medium and long term.
2. The changes to amenity values (including effects on landscape character and visual amenity) are to be expected, and on balance, these changes are not adverse.
3. The project would deliver a quality urban design outcome.
4. The project could be adequately serviced with three waters infrastructure and other non-transport infrastructure.
5. On-site and downstream flood risk (including groundwater resurgence) can be adequately managed, including through the subdivision and consenting phase.
6. The project provides for potentially significant benefits from an aquatic ecological perspective and provides tangible opportunities for environmental gain in the protection and enhancement of the springs and waterways.
7. The National Policy Statement on Highly Productive Land does not apply to the site.

However, the decision ultimately declined to rezone the site on the basis that the project lacked certainty regarding public transport servicing and did not maintain the rural village character of Ōhoka. This decision is on appeal to the Environment Court, with a hearing yet to be set.

The applicant is now proposing a fully funded public transport service for 10 years as a response to this decision. With respect to rural village of character, the decision accepts that amenity values experienced currently are expected to change over time, and on this basis, the applicant does not consider this a reasonable basis to decline the project. Despite the applicant's views on its chances of success, the project faces a considerable delay of years before the Environment Court.

The applicant is now currently pursuing the rezoning of the site through the current Waimakariri Proposed District Plan process. This process is still ongoing, with decisions expected to be released around December 2024. Appeals on that decision are inevitable and will face the same delays as the private plan change appeal already before the Court. The applicant to date has spent in the order of \$3 million in trying to obtain approval for this project through the above processes, with the outcome, timing, and cost of these still extremely uncertain and years away. This is in the face of the private plan change decision finding that there is a real risk that a shortfall of residential capacity exists in the medium term.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

The Waimakariri District Council, through its decision on the private plan change process for this land, has confirmed that the site has sufficient three water capacity and that no other approvals would be required other than resource consents subject to this application. Standard approvals for infrastructure and servicing connections will be required (as is the case for any land use) from the Waimakariri District Council once subdivision has been completed.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

The applicant is ready to commence development immediately after obtaining the required approvals.  
Detailed Design: Stage 1 detailed design will start immediately on approval(s) and is anticipated to take 2 months.

Procurement: Contractor tendering and engagement anticipated to take 1 month.

Funding: The applicant has funds reserved and set aside for the development of this project and requires no external or bank funding.

Site Works Commencement: Will commence three months following relevant approvals being obtained.

Stage 1 Subdivision works completion: 8 months from site works commencing, with titles to likely to be issued 4 months following completion of stage.

Subsequent Stages would follow a similar timeline, noting that there would be at least one stage per year of at least 100 lots, and some stages may be developed concurrently in the same year as required to satisfy market demand.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Waimakariri District Council (as the relevant local authority)
- Canterbury Regional Council (Environment Canterbury)

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Consultation/engagement with the persons above was undertaken as part of a recent request to rezone the subject land through the private plan change to the District Plan and has informed the project in the following way:

- Waimakariri District Council:

The consultation / engagement resulted in the refinement of the project, including the layout and design of development and the avoidance or mitigation of effects. The consultation has confirmed that the development can be adequately serviced in regards three-waters infrastructure.

- Canterbury Regional Council (Environment Canterbury):

The engagement resulted in refinement regarding protection of aquatic ecology and waterway hydrology. Environment Canterbury is not a party to the Environment Court appeal on the private plan change.

- Mahaanui Kurataiao Limited:

The protection of waterways is a significant concern to Te Ngāi Tūāhuriri Rūnanga and various recommendations were made by the Kaitiaki to mitigate, avoid and remedy potential adverse effects on tangata whenua values. These recommendations have been adopted by the subdivision design, with buffers provided for water bodies, and indigenous planting and best practice stormwater management into the subdivision design. Other recommendations relating to construction methodologies (e.g. sediment control and accidental discovery protocol) can be readily implemented at the time of construction. Mahaanui Kurataiao Limited is not a party to the Environment Court appeal on the private plan change.

- Transpower New Zealand Limited

Engagement resulted in a commitment from the applicant to consult with Transpower as part of any application for subdivision consent affecting the National Grid, and to ensure that any landscaping in the vicinity of the National Grid will 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. Transpower is not a party to the Environment Court appeal on the private plan change.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

Not applicable.

#### Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

There are no statutory acknowledgement areas relevant to, or affected by this project. There are no known New Zealand Archaeological Authority Māori sites identified within the site.

The Ngāi Tahu Claims Settlement Act 1998 applies to the geographical region within which the project is located. However, there are no statutory acknowledgement areas relevant to, or affected by this project. The Act is aimed at redressing historical grievances of the Ngāi Tahu iwi against the Crown. In summary, its key principles and provisions include:

1. Apology: The Act includes an apology from the Crown to Ngāi Tahu for historical breaches of the Treaty of Waitangi and for other injustices suffered by Ngāi Tahu.
2. Redress: Ngāi Tahu received financial and non-financial redress as compensation for past grievances. This includes monetary settlements, the transfer of Crown-owned land, and the establishment of cultural, environmental, and economic initiatives to benefit Ngāi Tahu.
3. Cultural Redress: The Act recognizes Ngāi Tahu's cultural, spiritual, and historical connection to certain areas of land and natural resources. It provides for the return of specific culturally significant sites and the protection of customary rights.
4. Governance: The Act establishes mechanisms for the representation and participation of Ngāi Tahu in the management of natural resources, conservation areas, and other matters affecting the iwi's interests. This includes the creation of entities such as Te Rūnanga o Ngāi Tahu to oversee the iwi's affairs.
5. Co-Management: It promotes co-management arrangements between Ngāi Tahu and government agencies for the management of conservation lands, fisheries, and other natural resources within Ngāi Tahu's traditional territory.
6. Settlement Process: The Act outlines the process for negotiating and implementing the settlement, including mechanisms for dispute resolution and the establishment of a historical account of Ngāi Tahu's grievances.
7. Future Relations: The Act aims to establish a framework for ongoing cooperation and partnership between Ngāi Tahu and the Crown, recognizing the importance of building a positive relationship based on mutual respect and understanding.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

## Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

The applicant holds relevant expert reports confirming the following:

**Infrastructure:** Any adverse effects associated with the establishment of infrastructure can be adequately avoided or mitigated. The Council has confirmed, through its decision on the private plan change process for this land, that servicing capacity for water and wastewater is readily available and further capacity is being provided for the district generally. The project has been carefully designed to manage stormwater from the site. Power and communications infrastructure is already readily available in this locality.

**Natural hazards and contaminated land:** The site is not susceptible to any significant flood hazard risks (including coastal or climate induced flood hazards) and has good geotechnical characteristics. Any adverse effects associated with natural hazards and/or contaminated land (namely flooding and potential soil contamination) can be adequately avoided or mitigated.

**Transport:** The project will maintain the safety and efficiency of the transport network by contributing to localised transport network improvements. The project provides good accessibility and the provision of public transport for the Ōhoka urban area (being a developer funded bus service connecting Ōhoka with Kaiapoi). The project can comfortably be integrated into the existing transport network, noting that some minor upgrades will be required at later stages of the development that are either consistent with the Council's own Long Term Plan or are already anticipated to be required to meet the Council's predicted background future traffic growth levels for the area. Any adverse effects associated with transport can be adequately avoided or mitigated.

**Landscape and visual impact effects:** The landscape change that would result from the project and its impact on visual amenity are acceptable in the context of the existing and anticipated environment (being rural lifestyle subdivision of the site). Further, positive landscape and visual amenity effects of the project include improvement in ecological values and an increase in general amenity from a high-quality landscape setting.

**Character and Amenity:** The project is sympathetic to the current character of the Ōhoka urban area. The existing character of the urban area will change with an extended village and increase population, such changes are anticipated by the National Policy Statement on Urban Development 2020 (NPS-UD). Design guidelines will be prepared to ensure that development is of the quality and character required to retain the existing characteristics of the Ōhoka urban area. Further, the existing characteristics of the Ōhoka urban area are reflected in the spatial layout of the project, the design of streets and public spaces, edge treatment of the perimeter roads, placement of the commercial centre, landscape treatment of the waterway margins, and the location and design of the urban area gateways / thresholds.

**Urban design and urban form:** The project is considered to provide an appropriate standard of urban design and urban form and deliver a well-functioning urban environment as sought by the NPS-UD.

The project represents a more sustainable approach to accommodating demand for housing in the area. The Waimakariri District Council's current strategy is to accommodate predicted population growth predominately in the larger main urban centres of the district. However, there are market segments that will not consider living within the main centres. Statistics New Zealand data reveals that the western part of the urban environment (west of Rangiora and Kaiapoi) has the highest insufficiency in the medium term, this project directly responds to that demand.

**Ecological effects:** The project will improve the current ecological values of aquatic features (which are degraded by current land use) through naturalisation and protection of the various waterway corridors and freshwater ecosystems within the site. Any potential adverse ecological effects can be readily avoided or mitigated.

**Reverse sensitivity:** The potential adverse reverse sensitivity effects from the project are negligible. The site shares a boundary (separated by Bradleys Road) with land used for rural productive activities, predominantly pastoral farming. While these activities may produce noise and odour at times, residential areas commonly border rural productive activities, and residents accept such effects. Further, proposed residential activities within the site would be located beyond the buffer zones indicated around existing consented effluent spreading areas.

**Loss of agricultural production:** The benefits of developing the site as proposed significantly outweigh the costs relating to the loss of productive land. Importantly, the primary productive value of the site would be diminished even if the project was refused given the highest and best use of the land anticipated by the District Plan is for rural lifestyle purposes, not the current primary productive use.

**Retail effects:** The proposed local centre is a small scale, convenience-oriented centre that will not undermine the viability, vibrancy, and amenity values of the existing centres (large or small) within the district.

**Economic effects:** The project will give rise to significant economic benefits on a regional scale which substantially outweigh any economic costs which are negligible and mostly arise from the opportunity costs associated with using the land for residential purposes rather than primary production

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## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The National Policy Statement on Urban Development 2020 (NPS-UD) is of particular relevance and the project strongly aligns with the national direction set in this document.

The NPS-UD is relevant to the project because Ōhoka is part of the Greater Christchurch “urban environment” and the project will ‘add significantly to development capacity’ in the Waimakariri District.

Objective 1 of the NPS-UD focuses on creating well-functioning urban environments to support social, economic, and cultural wellbeing, as well as health and safety. The project supports this objective by delivering a well-functioning urban environment through the provision of housing capacity, which enhances housing supply and choice, thereby supporting community wellbeing.

Objective 2 seeks to improve housing affordability by fostering competitive land and development markets. The project addresses constraints in the residential land supply markets, increases supply and competition, and contributes to housing affordability in the district and Greater Christchurch.

Objective 3 aims to enable more people to live and businesses to operate in areas with employment opportunities, good transport links, and high housing demand. The project supports residential growth (and associated commercial centres) near existing employment centres, and has good accessibility to existing transport networks.

Objective 4 emphasizes that urban environments should evolve over time to meet the changing needs of communities. The project is seen as a response to evolving needs, consistent with this objective.

Objective 6 seeks decisions to be integrated with infrastructure planning and funding, strategic over the medium to long term, and responsive to proposals supplying significant development capacity. The project meets these criteria.

Objective 8 emphasizes the importance of urban environments supporting reductions in greenhouse gas emissions and being resilient to climate change. The project 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 project would also remove dairying from the site 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.

Additionally, the NPS-UD policies further support the project and its alignment with the objectives, particularly in terms of providing diverse housing options, supporting businesses, ensuring accessibility, promoting competition in land markets, and addressing climate change resilience. Regarding development capacity, the project will deliver additional capacity in the medium and long term addressing an identified shortfall identified in the Waimakariri District.

The site is traversed in the western corner by 66kV electricity transmission lines, however any development will comply with required setbacks and restrictions relating to works and activities near the transmission lines. Accordingly, the project is consistent with the National Policy Statement for Electricity Transmission 2008.

No practices or effects are anticipated that would be inconsistent with the NPS for Freshwater Management 2020 or the NPS for Indigenous Biodiversity 2023.

The following National Policy Statements are not relevant: the New Zealand Coastal Policy Statement, NPS for Renewable Electricity Generation 2011, NPS for Greenhouse Gases from Industrial Process Heat 2023, and the NPS for Highly Productive Land.

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## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

The slow speed, high cost and uncertainty associated with conventional planning processes is a significant deterrent to investors, has opportunity costs (from not enabling development in the interim) and has contributed to the current shortage of residential land in Greater Christchurch. The applicant needs more certainty at an earlier stage than the other processes can offer in order to be able to make certain decisions and investments in relation to

the project. In particular the appeal to the Environment Court on the private plan change is currently stalled and is likely to take 2 to 3 years to reach a conclusion.

The Fast-Track Approvals Bill 2024 was introduced with a specific purpose to provide a streamlined decision-making process that facilitates the delivery of infrastructure and development projects with significant regional or national benefits. Essentially, it aims to expedite approvals for projects that contribute to the overall well-being and growth of communities.

Fast-tracking this project under the Fast-Track Approvals Bill 2024 would bring several specific benefits, which are strongly aligned with the purposes of the bill:

**Addressing Residential Land Shortage:** The project directly addresses the current shortage of residential land in this part of the Waimakariri District and Greater Christchurch urban environment. Fast-tracking would allow this issue to be addressed more quickly, encouraging competitive land markets and in turn making housing more available and affordable. Despite the comments in the decision on the private plan change about the need for the Council to provide for additional residential development capacity in the medium and long term, the Council has asked the Environment Court appeal to be adjourned sine die while it completes its Proposed District Plan process. This is likely to add 2 to 3 years to the process.

**Accelerated Commencement:** Fast-tracking would enable the project to commence several years sooner than would be the case under conventional planning processes, particularly in the context of an appeal to the Environment Court. Without fast-tracking, it is possible the project may not commence construction until 2030, if at all, due to the time-consuming, costly, and highly uncertain conventional planning processes.

**Investor Attraction:** The slow speed, high cost, and uncertainty associated with conventional planning processes can deter investors. Fast-tracking provides more certainty at an earlier stage, making the project more attractive to investors.

**Opportunity Cost Reduction:** Fast-tracking reduces opportunity costs associated with delays. Enabling development and its associated economic benefits sooner, captures opportunities that would otherwise be lost or delayed whilst awaiting the conclusion of lengthy planning processes.

**Economic Growth and Job Creation:** The project will stimulate economic growth and create jobs, both during construction and through the subsequent establishment of business activity in the local centre. Fast-tracking would bring these benefits to the community sooner.

In summary, fast-tracking this project would accelerate its significant benefits to the region, attract investors, reduce opportunity costs, address residential land shortages, and stimulate economic significant development and job creation.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

Referring this project will not have a negative impact on the efficient operation of the fast-track process for the following reasons:

**Project Alignment with Bill's Purpose:** The proposed project aligns with the bill's core purpose, which is to expedite infrastructure and development projects with significant regional or national benefits. By addressing housing sufficiency, creating new residential sites with an associated commercial centre and infrastructure upgrades, the project directly contributes to regional well-being and growth.

**Clear Objectives and Scope:** The project's objectives are well-defined: deliver at least 850 residential sites and a commercial centre. Clarity in project scope ensures that decision-makers can assess its merits efficiently without unnecessary delays.

**Balancing Speed with Rigorous Assessment:** The Bill aims for fast-track approval, without compromising on rigorous assessment. Referring this project will not adversely impact the process because it has undergone extensive scrutiny to date through district planning processes, in a manner that has narrowed the issues and provides confidence that relevant matters have been addressed. This minimises any risk of decision making in an expedited manner.

**Efficient Use of Resources:** By fast-tracking a project that is ready to commence and has clear significant regional benefits, the expert consenting panel can focus its resources on projects that are ready to proceed, rather than spending time and resources on projects that are not yet ready, lack sufficient detail, or do not align with the Bill's purpose.

In summary, referring this project will not hinder the efficient operation of the fast-track process. It strikes a balance between speed and thoroughness, aligns with the Bill's purpose, and addresses critical needs in the community.

Has the project been identified as a priority project in a:

Other

Please explain your answer here:

The project is not specifically identified in any of the plans or strategies above. However, the operative and proposed Waimakariri District Plans, Canterbury Regional Policy Statement, and Greater Christchurch Spatial Plan 2024 identify the Ōhoka as an existing 'urban area'.

In addition, the project is consistent with the Spatial Plan's direction regarding "Growth in appropriate places" insofar that it does not conflict with identified areas to protect (being sites and areas of significance to Māori, environmental areas and features, groundwater protection zones, highly productive land and strategic infrastructure) or identified areas to avoid or mitigate (being areas vulnerable to a high risk of flooding; areas vulnerable to a medium or high risk of coastal inundation, coastal erosion and tsunami inundation; and areas at risk from rockfall, cliff collapse, mass movement and



fault lines). This is notable given the large extent of the Waimakariri District's eastern environment (Kaiapoi especially) is subject to significant constraints to further growth and development, including airport noise constraints and significant flood hazard risks.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

**Increased Housing Supply:** The project's primary purpose is to deliver at least 850 new residential sites. By creating these sites, it directly and significantly contributes to increasing housing supply. Noting that the project would add 18% to 20% to the existing medium-term residential capacity, and 16% of the projected medium-term growth for the Waimakariri District. Overly restrictive planning rules have been a barrier to building more homes where they are needed most. The proposed project aims to overcome this challenge by providing additional housing options.

The above positive effects are particularly significant in light of an existing development capacity shortfall within the urban environment of the district which means that there is not enough land available to provide for expected housing demand. The Waimakariri District currently has a shortfall of residential capacity to meet medium term (3 to 10 years) demand. Specifically, there is a shortfall within the urban environment of the district outside of the districts three main urban areas (Rangiora, Kaiapoi and Woodend/Pegasus), which the project will directly address. The project will go a significant way in addressing this shortfall which makes it regionally significant in the context of a District currently not meeting its requirements in the National Policy Statement on Urban Development 2020 to provide sufficient capacity for housing in the medium (and long) term.

The site 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. The constraints map for the district included as part of this application is generally consistent with that in Part 1 (Areas to protect, avoid and enhance) of the Greater Christchurch Spatial Plan and demonstrates that the site is one of the few areas in the district appropriate for greenfield urban development. The constraints considered include susceptibility to liquefaction, coastal inundation, tsunami, flooding, productive soils, sites and areas of significance to Māori, noise generating activities, and reserves. The combined constraints map in the appendix overlays all the individual constraint layers.

The site is readily available and would contribute significantly to reducing the identified medium term development capacity shortfall. It stands out as a suitable candidate for subdivision and development 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.

**Addressing Housing Needs:** The shortage of housing in New Zealand is a critical issue. The project's focus on housing sufficiency directly addresses this need. By enabling the creation of a significant amount of new residential sites, the project contributes to meeting the demand for housing in the Waimakariri District, particularly in that part of the district where there is a clearly identified demand and that is within comfortable commuter distance Christchurch City. The decision on the private plan change found that there is a real risk that a shortfall of residential capacity exists in the medium term, and the Council likely needs to provide for additional development capacity within the District to accommodate growth in the medium and long term. Fast-tracking this project will directly address this shortfall and encourage competitive land markets that in turn making housing more available and affordable.

**Well-functioning Urban Environment:** The project will contribute to well-functioning urban environments. In particular, the project will:

- a. Have and enable a variety of homes that meet the needs, in terms of type, price, and location, of different households. The project provides a variety of house size and lot size offering choice with a high level of amenity. The project would also enable Māori to express their cultural traditions and norms, to the extent relevant to the site context.
- b. Provide access to suitably located and sized business sectors, recognising local facilities within the project site, accessibility to business activities in nearby Kaiapoi (including via a public transport service), Rangiora and the wider offerings in Greater Christchurch. The project provides for local convenience goods and services for existing and future residents of Ōhoka including ensuring the viability of the renowned Ōhoka farmers market particularly during the winter months.
- c. Provide good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport. The project will integrate into the existing well-connected network which combines with the green network and existing facilities connecting to key destinations. The project provides good accessibility to State Highway 1 and its connections to Greater Christchurch.
- d. Support the competitive operation of land and development markets by adding greater competition to the Greater Christchurch residential land market, and by avoiding or minimising the impacts of monopolistic competition with respect to residential land which represents a significant economic benefit. Further, given the applicant is not a house builder, the properties it sells would allow for greater competition in the construction sector.
- e. Supports future residents in reducing their GHG emissions via multi-modal transport options including a public transport service, ensuring use of low

carbon materials through building phase, ensuring energy efficient building design, prohibition of LPG use (except for outdoor barbeque use), requirements for houses to be electric vehicle charging ready and generate solar power generate reduced car use, and tree and garden planting requirements. The project would also remove dairying from the site 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.

f. Achieve increased resilience to the likely current and future effects of climate change through: the site's distance from coastal and low lying areas susceptible to sea level rise and storm surges; the land's resilience to heavy rainfall events/frequency, and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes; and encouraging the use of low impact design techniques including grass swales and soakage pits. In a Greater Christchurch context, the site has considerable advantages over greenfield or intensification growth in flood prone coastal and low-lying areas.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Economic benefits will arise in the form of additional employment, income and expenditure generated by the project, including increased economies of scale, increased competition, reduced unemployment and underemployment, and increased quality of central government provided services. The project will also increase competition and choice in residential housing markets in a manner that is strongly and directly consistent with the National Policy Statement on Urban Development 2020.

The applicant has engaged an economic expert to provide an estimate of the likely economic benefit that would arise from the project. An economic report has been provided as part of this application, which indicates that the project could:

- increase total retail demand in Waimakariri and Christchurch between \$28m and \$29.4m annually once the project is fully developed;
- contribute \$324.3 million in value added to the Canterbury economy over the duration of the project (not accounting for the construction of a school and/or retirement village);
- sustain employment for around 3,000 full time equivalent years across a broad range of sectors in Canterbury Region; and
- support the provision of a range of services, support local medical practices and help sustain or improve the viability of public transport initiatives.

Other economic benefits include:

1. Increased Housing Supply: The creation of at least 850 new residential sites directly and significantly contributes to increasing housing supply. More available housing options attracts new residents, stimulates local economies, generates economic activity, and contributes to the competitive operation of the land market in turn assisting to reduce housing costs across the region and country.

2. Commercial Centre: The proposed commercial centre provides spaces for businesses to operate, attracting investment, creating jobs, and contributing to the local economy.

3. Public Transport: The proposed public transport service will enhance connectivity and accessibility to the region as well as contributing to a reduction in GHG emissions.

5. Employment /job creation: The project will create jobs and increase employment in the region. A significant amount of work will be made available, particularly with regard to the construction of the project. In addition, the residential development will bring expenditure, incomes and employment opportunities for local businesses and residents within the Waimakariri District.

6. Overall Economic Impact: By addressing housing needs, improving infrastructure, and creating commercial spaces, the project enhances the economic vitality of the local area and Waimakariri District generally. Economic benefits include increased job creation and business growth.

In summary, the proposed project has the potential to deliver significant economic benefits by fostering growth, improving infrastructure, and meeting housing demands

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The project achieves resilience to the effects of climate change through: the distance of Ōhoka from coastal areas susceptible to sea-level rise and storm surges; the ability to avoid the potential effects of flooding; and the potential for building and landscape designs to be able to respond to climatic extremes.

The project supports the reduction of greenhouse gas emissions via multi-modal transport options including a public transport service, ensuring use of low carbon materials through building phase, ensuring energy efficient building design, requirements for houses to be electric vehicle charging ready and generate solar power, and tree and garden planting throughout the subdivision. The project would also remove dairying from the site which further supports emissions reductions. More fundamentally, the form of urban development proposed and the housing supply it will provide is highly preferable to otherwise providing the required capacity with additional rural residential / lifestyle development which would be more carbon intensive.

The applicant has engaged a consultant specialising in energy and carbon emissions and will work closely with them to develop the above initiatives further into the detailed design of the project.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The site strongly supports resilience from natural hazards.

The site is resilient to the likely current and future effects of climate change accounting for its distance from coastal and low-lying areas susceptible to sea-level rise and storm surges and the technical assessments undertaken to date confirming the land's resilience to heavy rainfall events/frequency.

The site is not subject to any notable natural hazards. A geotechnical assessment of the site has assessed it as TC1 (Technical Category 1) indicating that: the site is generally suitable for housing, future land damage from liquefaction is unlikely, and standard foundations for concrete slabs or timber floors can be used.

The Greater Christchurch Partnership's 'areas to avoid' of Greater Christchurch demonstrates that the site has a low exposure to identified natural hazards generally. Most of the site is subject to a low risk of flooding with some medium risk areas extending along waterways. The site is not susceptible to sea-level rise or storm surges and minimum floor level requirements will be imposed to mitigate any flooding risk. In addition, flood modelling has confirmed that minimal mitigation is required to ensure that development of the site does not worsen flooding beyond the site. Civil engineering and geotechnical assessments to date have confirmed that the site is generally suitable for housing.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project addresses an identified housing shortage for the district in the medium and long term, which is a significant environmental issue in the context of the National Policy Statement on Urban Development 2020 which requires the Council to provide sufficient housing capacity at all times through to the long term, and in the context of a district which has substantial constraints in its the ability to provide suitable land for urban development (refer to constraints map for the district included as part of this application). The site is currently used for dairy farming purposes, but is anticipated for low density rural lifestyle development in the District Plan. The project would provide for a more efficient use of this land (which has little to no topographical or planning constraints) to provide for the district's housing needs, in a location where demand for such housing is high.

The site is readily available and would eliminate the identified medium term development capacity shortfall. It stands out as a suitable candidate for subdivision and development 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.

There are no other significant environment issues applicable to the project. There are no significant or sensitive natural resources or features on the subject land.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

The project is consistent with the Greater Christchurch Spatial Plan that was adopted in March 2024 by all Partner Councils (Christchurch City Council, Selwyn District Council, Waimakariri District Council and Environment Canterbury). In particular, Ōhoka is recognised in the Spatial Plan as an existing 'urban area' and the project is a logical extension of this urban area. It is noted that the Canterbury Regional Policy Statement is yet to be reviewed and updated to reflect this recently adopted Spatial Plan, and that this could be expected to take another 3-5 years to occur (allowing for appeals).

As noted earlier, the project is also consistent with the Spatial Plan's direction regarding "Growth in appropriate places" insofar that it does not conflict with identified areas to protect (being sites and areas of significance to Māori, environmental areas and features, groundwater protection zones, highly productive land and strategic infrastructure) or identified areas to avoid or mitigate (being areas vulnerable to a high risk of flooding; areas vulnerable to a medium or high risk of coastal inundation, coastal erosion and tsunami inundation; and areas at risk from rockfall, cliff collapse, mass movement and fault lines).

The project is not otherwise identified in local or regional planning documents, which predate the Greater Christchurch Spatial Plan, noting that these prescriptively define the location for urban activities and do not contemplate any growth beyond those identified 'urban limits'.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

### Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

### Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

There have been no compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill.

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### Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Tim Carter

Important notes