

1. My Name is David Nixon – I am here today on behalf of the Ohoka Residents Association.
2. I wish to table a memorandum of Counsel and a Submission on behalf of our lawyer Philip Maw who has Covid and is not able to be present today. Please note this is a short 3-page submission responding to Rolleston industrial Development's (RIDL) lawyer' Jo Appleyard's relevant submission. I would like to respectfully suggest that the Panel take a couple of minutes to read this as it is important contextually.
3. I have lived in Ohoka for 6 years with my wife and two young children. My background is in property development I develop and operate public housing for the Government. We take people from the public housing register and provide them with a warm, dry and safe place to live, and we foster positive social outcomes.
4. For the 10 years that we have been carrying out this work for Government our focus on delivering social outcomes has been paramount. What this means practically, is that whilst improving the lives of an at-risk cohort (being those on the Public Housing Register) is our key focus, it must not come at the expense of others living in the community. We work very hard to ensure that established communities are not disrupted or disadvantaged as a result of us increasing public housing supply.
5. The Ohoka Residents Association represents over 600 individuals who live in the Ohoka area. These people are sensible and rational individuals who regularly interact at local events such as school fundraisers, farmers markets, and sporting fixtures. As a community we understand that growth is an inevitable part of life and we support the sensible expansion and development of the Waimakariri region and we pay rates to support this.
6. Ohoka is often referred to as the Arrowtown of Canterbury. It is a relaxed rural environment with lifestyle sections, tree-lined lanes, low traffic volumes, lots of animals, and an amazing sense of community. As an area Ohoka represents an excellent opportunity for that comparatively small group of people (largely Cantabrians) who want to live in the Waimakariri region, but don't want to live in Rangiora, Kaiapoi, Pegasus or Woodend. Over the last 6 years I have witnessed the demand for this type of lifestyle being well met. The success of Plan Change 17, Hallfield of Ohoka is a good example of Council planning being well implemented. Hallfield is a boutique residential subdivision in the heart of Ohoka consented for 55 sections. It was consented 12 years ago and in the last 10 years there has been 28 sections sold -these vary in size from 2800m² to 1.35ha. The reality is that the level of demand for those wanting to live in the Waimakariri region, but outside of an urban center, is currently being met.
7. As part of its PC31 application RIDL engaged Greg Akehurst of Market Economics to carry out a demand assessment for the Waimakariri area. In his Report, Mr Akehurst claims that there is currently a deficiency (which would naturally be met by RIDL's proposed subdivision). Mr Akehurst alleges that there is not currently a suitable offering for people wanting to live in the Waimakariri region but outside of the rural areas of

Rangiora, Kaiapoi, Pegasus and Woodend. Evidently RIDL's solution to meet this demand is to create another urban area – this is highly illogical and is not something that will stand up to scrutiny.

8. As previously high-lighted the ORA supports sensible and well-planned development in the Waimakariri region. In developing the Proposed Plan, Council have engaged a team of suitably qualified independent consultants to review the wider area and determine which land is suitable for intensification. These consultants are impartial and, importantly, make their assessment based on what will best benefit the district and ratepayers. Unsurprisingly RIDL's Bradley's Road Ohoka site was overlooked for a variety of reasons including its isolated location, lack of services, land of amenity and lack of transport – additional detail will be provided on these points as part of ORA's submission.
9. The Bradley's Road site was not RIDL's first choice for investment in the Waimakariri area. Other more suitable sites were investigated however RIDL were unsuccessful in securing appropriate land. Unlike Council's planning team RIDL are not motivated by suitability, they are motivated by super-profits. The land in the Waimakariri region that is suitable for intensification and has been suitably zoned as such, has already had this high-yielding capacity factored into its price. If RIDL were to develop in these areas it would have to acquire development land market price, and the opportunity for super-profits would not exist.
10. If there is no demand for a high-density subdivision in Ohoka, and supply can be delivered through other more appropriate and better-connected areas, then it is important that a strong message is delivered as part of this panel's judgement. Attempts to transfer wealth from the ratepayers of Ohoka and the wider Waimakariri region to opportunistic developers must not be allowed. Developing unsuitable sites like that proposed at the Bradley's Road site, which aren't part of Council's plan, to create unwanted satellite towns creates a significant financial burden – Selwyn are facing this presently where their rates are set to rise 16% per year over the next 3 years (~\$120m up to ~\$180m) – this figure was released at a SDC workshop on its draft 2024-2034 Long Term Plan (LTP).
11. The ORA is not comprised of hand-wringing opponents of progress. The community is made-up of a group of sensible and rational individuals who want to see Waimakariri thrive. We feel strongly about sensible investment in the area which is why we have put our hands in our own pockets and made the investment in our own good legal and planning advice to ensure that the basis for our position is sound, and that our contribution to the overall process is a positive one.