

Before the Independent Commissioners appointed by the Waimakariri District Council

In the matter of Proposed Waimakariri District Plan: Ohoka Rezonings (Hearing Stream 12D)
and
In the matter of Further submission by the Oxford Ohoka Community Board [further submitter
62] to the Rolleston Industrial Developments Limited [submitter 160] and
Carter Group Property Ltd [submitter 237] submission to Rezone land at Ohoka

Summary of Sarah Kaye Barkle (Chairperson) on behalf of Oxford-Ōhoka Community Board

Dated: 2 July 2024

Andrew Schulte (andrew.schulte@cavell.co.nz)
Counsel for further submitter

CavellLeitch >
LIMITED

AIS-434615-182-79-V1

Level 3, BNZ Centre
111 Cashel Mall
PO Box 799, Christchurch
T: +64 3 379 9940 F: +64 3 379 2408

1. Before I get into the most important part of my evidence I would just like to make a couple of other notes that have come up throughout the hearing process so far:
 - 1.1. A dormitory suburb, a new term I heard and one that I find accurately depicts the lifestyle people will live in this proposed subdivision. It's too small to sustain itself and be a well-functioning and efficient urban environment, but it is too big not to have a negative impact on its presence in terms of amenity, character, traffic, schooling, greenhouse emissions and downstream flooding. People will sleep there but their work and activities will be outside of this environment just like other people that live out this way.
 - 1.2. I have heard questions from Commissioner Cubbitt about vehicle movements for people who live in a more rural area, a driving distance away from a serviced urban centre. I can give you my average vehicle movements as an example of someone who lives in such a location.
 - 1.3. I live too close to school for the children to catch the bus and the roads are too unsafe for them to travel independently so I have to take them by car each day – 4 vehicle movements, I then go to Rangiora each day – 2 more vehicle movements. While I am in Rangiora I will try and do any jobs I need to while I am there, but that still requires me to drive to these different locations, as it does for someone who lives within Rangiora. I then take the children to their various after school activities which this term has been 4 times per week – 2 more vehicle movements on these days. My husband works in Christchurch so he contributes another 2 vehicle movements. That equates to, 10 vehicle movements 4 days per week, 8 vehicle movements 1 day per week, in the weekend probably on average 4 vehicle movements per day at the very least. So, on a weekly average we make at least 8 vehicle movements from our house every day. The shortest journey being to school which is 6km return, Rangiora approx. 30km return and Christchurch approx. 55km return. I would say my family is a typical family for this area and struggle to see how we would generate less trips in a vehicle than someone who lives within a serviced township.
 - 1.4 I also have great concern for elderly if there was to be a retirement village located in the development. The isolation and disconnect from services that these people would face is their reality. It also highlights the fact that this is not a well-functioning urban environment in itself. Then there is mixing elderly drivers with narrow rural roads with unforgiving intersections which is quite frankly a recipe for disaster.
 - 1.5 In terms of the proposed urban development plan, it looks like a lot of planting, I am sure there would also be large retention basins in there somewhere too. Whilst it is a lovely idea, I just wonder, who pays for the ongoing maintenance that these would require? I also question the perimeter planting. Whilst its intent is to buffer the extensive development from the surrounds such planting can also shade roads and cause hazards during frost events, particularly on the southern side of Whites Rd. I also see the flip side of this hedging as creating a 'them and us effect', those who live behind the hedge and those who do not. Rather than acting like a buffer to the internal environment it may just act as a physical divide.
 - 1.6 In terms of the proposed urban development plan, it looks like a lot of planting, I am sure there would also be large retention basins in there somewhere too. Whilst it is a lovely idea, I just wonder, who pays for the ongoing maintenance that these would require? I also question the perimeter planting. Whilst its intent is to buffer the extensive development from the surrounds such planting can also shade roads and cause hazards during frost events, particularly on the southern side of Whites Rd. I also see the flip side of this hedging as creating a 'them and us effect', those who live behind the hedge and those who do not. Rather than acting like a buffer to the internal environment it may just act as a physical divide.

1.7 I think we need to be realistic about the public transport on offer. I agree with Shane Binder from WDC, it is unlikely that those who live in the development are going to use this service when they can travel more efficiently and easily via private vehicle. The comparison to the Arrowtown service is not the same. In Ohoka you have a destination of housing, in Kaiapoi you have a destination of a transport link to Christchurch. In Arrowtown you have a hospitality hub, in Queenstown you have patrons who want to go to thus hospitality hub. Two completely different scenarios.

2. Now to the most important part of my summary.

2.1 The 600 plus residence who submitted against PC31 thought that had fought the battle. They did not realise that there was actually another through this PDP hearing. What you have missed from not having had the benefit of heard from these locals, is information that you need to make a sound decision. There were two main re-occurring themes, 1) the concern about the historical village they dearly love, which the Ohoka Residence Association talked to, and 2) the flooding issues and ground suitability - which we will highlight to try and give a sense of what the residence had to say.

2.2 This land is boggy, it has a high water table, it is affected by the undercurrents and subsequent storm water drainage flows, it has flooding issues and so does the land downstream. The Ohoka stream is also subject to a tidal influence which must be factored in. After the 2014 event the land owner of the proposed subdivision went to Council and asked for help because his land was flooding. I have heard the applicant and the applicant's experts state time and time again that this piece of land is suitable because the hazard mapping shows no significant issues. This is simply not the case, and is where local knowledge becomes an essential resource for decision makers like you.

2.3 This land is boggy, it has a high water table, it is affected by the undercurrents and subsequent storm water drainage flows, it has flooding issues and so does the land downstream. The Ohoka stream is also subject to a tidal influence which must be factored in. After the 2014 event the land owner of the proposed subdivision went to Council and asked for help because his land was flooding. I have heard the applicant and the applicant's experts state time and time again that this piece of land is suitable because the hazard mapping shows no significant issues. This is simply not the case, and is where local knowledge becomes an essential resource for decision makers like you.

2.4 The problem we have is a unique one and unfortunately it is not encapsulated in desktop modelling - this is an issue that needs to be addressed for future planning. But also answers the question as to why Ohoka is not an area suitable for large scale development.

2.5 Ground water resurgences are currently not part of flooding models or hazard maps - they are unpredictable and have not been researched enough to have a certain understanding of them. What is known is that the act of carrying out development can exuberate these issues, intercept the flows and inadvertently redirect undercurrents. These undercurrents are most frequent during years of high rainfall and not such a problem during periods of drought so can often be forgotten about, as occurred in Mandeville. The best source of knowledge of these particular hazards are our local farmers who have seen them and do know more about their impact on the land.

2.6 You have not had the opportunity to hear from the locals and because of this, I believe you are not getting an accurate account of the nature of the land that we are dealing with. You would not be equipped with adequate knowledge to make such an important decision in an area that could impact many people. Knowing how incredibly important it is have this information in this unique setting, I have asked for some key members of the community to come along today so that they can speak to their experiences which

back up what I have said in my evidence. These people are local experts, they know the land, they live the land they work the land. These are the people who can give you reliable information that is not reliant on the erroneous modelling that the experts have to use.

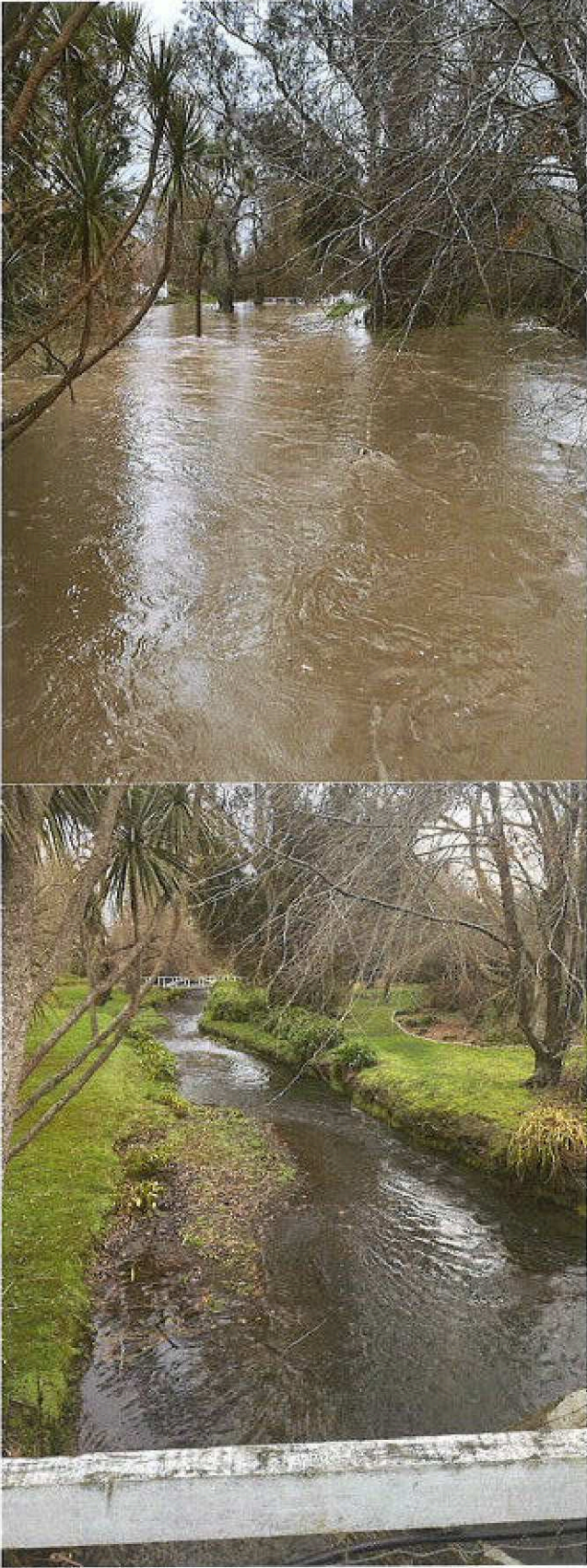
- 2.7 We have former Waimakariri Councillor John Meyers who has been part of previous district plan reviews and holds a wealth of knowledge on why the area has not been earmarked for future development.
- 2.8 We have Des Winter and Gary Boakes who are both long standing members on the Mandeville/Ohoka Drainage Board and farm downstream of the proposed development. They have long term knowledge of what they have seen happen over time as they have farmed their land and lived through various developments and weather patterns. They can give you information that no modelling can give. They can give you information that no experts can give.
- 3 The reason why I mentioned the Mandeville development in my evidence is the similarities it holds with the current subdivision. The developers here also had experts, planners and engineers who said there was low level risks of flooding. They too relied on desktop modelling which did not reflect the reality. The locals expressed their concern and said this was not the area to develop. However, it went ahead and the experts under-engineered their storm water and under-engineered their waste water infrastructure. The Waimakariri Council and its ratepayers then inherited a multi-million dollar problem. This could be a similar situation we find ourselves in with the proposed subdivision if we solely rely on desktop modelling and don't hear from the locals.
 - 3.1 A local who has first-hand experience and a huge amount of knowledge of the Mandeville issue is Tom McBrearty who is the current chair of the Mandeville/Ohoka Drainage Board. He too is here and give you an insight on the lived, reality of this area.
- 4 We should also not discount the issue of insurance either. We all know too well that insurance levies have sky rocketed. Significant land developments like this need to be well thought out. You need to be informed of the realities of this area and its tendency to hold water and flood. You cannot leave rate payers with a future problem and land/ house owners unable to be insured.
- 5 I would really encourage you to take the opportunity to speak to these local experts, hear what they have to say so that you can have the confidence to know that you have taken all information into account before making your critical decision.

Other possibly useful information:

- 6 Flooding events over the past years and their return periods. This information will be useful for you to correlate with the photos that you have received so that you can see these are relatively frequent return period rainfalls yet create significant issues. Also, it must be noted that we recently had a presentation from a NIWA scientist whom had said that due to climate change we can expect these return periods to change, for weather events to become less predictable and more erratic. To expect a revision of the return periods in the near future.
 - 6.1 Return period of resent rainfall events in Mandeville
 - 2021 17 year event over 48 hours
 - 2022 5.10 year event over 12 hours and 3.8years over 24 hours.
 - 2023 15 year event over 24 hour

Dated 2 July2024 **Sarah Barkle**

This is a comparison photo of the Ohoka Stream in the 2023 flooding event a 1 in 15 year return. You can just ma out the hand rail from the bridge in the distance.





Similar locations taken 4th July 2024 to show what the areas look like when not in flood.





Ohoka Stream Flooding 2023 1 in 15 year event – Gary Boakes Property

Locations are all within the location of 236 Butchers Rd and Mill House. This demonstrates the downstream capacities of the streams are already overflowing and flooding land in these relatively low level events.



