

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE  
WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER OF**

The Resource Management Act 1991 (**RMA** or  
**the Act**)

**AND**

**IN THE MATTER OF**

Hearing of Submissions and Further  
Submissions on the Proposed Waimakariri  
District Plan (**PWDP** or **the Proposed Plan**)

**AND**

**IN THE MATTER OF**

Hearing of Submissions and Further  
Submissions on Variations 1 and 2 to the  
Proposed Waimakariri District Plan

**AND**

**IN THE MATTER OF**

Submissions and Further Submissions on the  
Proposed Waimakariri District Plan by **Mark  
and Melissa Prosser**

---

**EVIDENCE OF MARK ALEXANDER COOK PROSSER  
IN RESPONSE TO OFFICER REPORT  
ON BEHALF OF MARK AND MELISSA PROSSER**

DATED: 8 July 2024

---

Presented for filing by:  
Chris Fowler  
Saunders & Co  
PO Box 18, Christchurch  
T 021 311 784  
chris.fowler@saunders.co.nz

## INTRODUCTION

- 1 My name is Mark Alexander Cook Prosser.
- 2 I am a Director and Shareholder of Ohoka Farm Holdings Limited.
- 3 I am a self-employed qualified Carpenter by trade, Licensed Building Practitioner and Registered Master Builder.
- 4 I have over 37 years of experience as an architectural builder in the construction industry. I have also been a property developer for 30 years.

## SCOPE OF EVIDENCE

- 5 In my evidence I address the following matters:
  - (a) My involvement in the rezoning proposal for Dawsons/Ashworths Road, Mandeville,
  - (b) My experience in undertaking land development projects; and
  - (c) My response to the s42A Officers' Report (**Officer Report**) regarding the proposed rezoning of Ashworth Road, Mandeville.

## CONTEXT

- 6 Melissa and I are seeking to rezone 73 ha at 2 Ashworths Road (**Site**) to LLR Zone in the PWDP, with an Outline Development Plan (**ODP**) applied to the Site.
- 7 The rezoning would enable development of the land down to a minimum allotment area of 2,500m<sup>2</sup>, with an average allotment area of 5,000m<sup>2</sup>. Accounting for the space required for civil infrastructure including roading, stormwater facilities and greenspace, an approximate yield of 115 households is anticipated.

## INVOLVEMENT IN THE REZONING PROPOSAL FOR ASHWORTH ROAD, MANDEVILLE

- 8 Melissa and I purchased land at the corner of Dawsons Road and Ashworth Road, Mandeville in 2017 with the intention of developing it into 4 ha blocks or rezoning it for rural residential development.
- 9 On 19 October 2020 we secured subdivision consent to subdivide the Site into 20 x 4 ha lots. We subsequently instructed Aurecon to prepare an engineering

plan to advance the subdivision proposal. This plan was completed at a cost of approximately \$11,600 plus GST at the end of February 2024 and is attached at **Attachment 1.**<sup>1</sup>

- 10 It is our intention to subdivide the Site in accordance with the 4 ha subdivision consent if our rezoning submission proves to be unsuccessful.
- 11 Even so, our strong preference is to rezone and develop the Site in accordance with LLR zone requirements and the ODP. We consider the Site is well placed for this form of residential development.
- 12 If the Site is rezoned, we intend to develop the Site in accordance with the ODP without delay, subject to market conditions.

### **EXPERIENCE IN UNDERTAKING LAND DEVELOPMENT PROJECTS**

- 13 I am confident we have the experience and financial capability to undertake a high-quality rural residential development on this site. We have previously completed the following land development projects:
- (a) Residential Development – Askeaton Drive Kaiapoi 13 sections – 1999.
  - (b) Lifestyle 4ha Developments – Threkelds Road Ohoka (2) Mill Road, Ohoka (10), Whites Road Ohoka (4), North Eyre Road Mandeville (17), South Eyre Road Eyreton (7), Two Chain Road Swannanoa (8), Swannanoa Road, Fernside (5) – 46 lots in total 1994-2015.
  - (c) Rural Residential Development – Mandeville Park 49 lots - 2011-2012.
  - (d) Residential Development – Riverview Road, Rangiora 35 sections 2013-2014.

### **RESPONSE TO THE S42A OFFICER REPORT**

- 14 In this section I respond to the s42A Officer Report by reference to the paragraph number in that report.
- 15 **At para 137** – the Officer Report comments that “rural production options exit for smaller 4 ha properties”. Having developed and sold 46 x 4ha blocks in the district I can confirm that each purchaser bought with the intention of utilising the land for lifestyle purposes not productivity. When you drive around the district now, you can see that some 4ha blocks have the odd cow

---

<sup>1</sup> This document is also included in the Statement of Evidence of Mark Allan at Attachment 1.

and sheep for home kill purposes, or pony and hobby shed for enjoyment. Some have established their contracting business base in the back yard. One other thing to note here when driving around, is that the 4ha lot subdivisions are nowhere near as palatable on the environment as the rural residential size subdivisions. The smaller size sections look more structured and established suggesting these size blocks are easier to maintain suiting the nature of the intended lifestyle.

- 16 **At para 138** – the Officer Report states that Mandeville has “very limited community services” and the corresponding footnote 59 refers to “a vet and supermarket”.
- 17 I disagree with this statement as it substantially understates the level of services currently available at Mandeville.
- 18 I have lived and owned property in the Mandeville/Ohoka District for nearly 40 years. In that time Mandeville has developed considerably. It is incorrect to assume that Mandeville remains a collection of lifestyle blocks amongst rural land. Instead, Mandeville has grown into a thriving community. It boasts many new businesses and organisations including;
- (a) Supermarket,
  - (b) Fuel station,
  - (c) Platform Bar and Restaurant,
  - (d) Thai Restaurant,
  - (e) Early Learning Centre,
  - (f) Beauty Clinic,
  - (g) Fish and Chip Shop,
  - (h) Mandeville Bar and Bistro,
  - (i) Squash Courts,
  - (j) Netball Courts,
  - (k) Rugby fields,
  - (l) Archery Club,
  - (m) Eyreton Pony Club,

- (n) Canterbury Rodeo Association,
- (o) Christchurch Riding Association,
- (p) Mandeville Bowling Club,
- (q) Ohoka Cricket Club;
- (r) Mandeville Dog Training Club, and
- (s) Even the Canterbury Lawnmower Racing Club.

19 This is all within the Mandeville Zone. These businesses and organisations are well served and supported by the residents and wider district.

20 **Also, at para 137** – the Officer Report states that the proposed rezoning has “limited active transport options”.

21 This is not correct as the ODP makes provision for walkways within the roading network and around the northeastern stormwater reserve. Provision is also made for connection from the Site entrance on Dawsons Road across Dawsons Road into the neighbouring development and along Dawsons Road to Wards Road via a proposed pedestrian / cycleway footpath.

22 I support this proposed footpath along Dawsons Road to Wards Road and am willing to fund its construction at the time of subdivision consent, should the Site be rezoned. During the last seven years whilst owning the proposed site, I have observed many walkers along Dawsons Road including both adults and children, and adults pushing prams. This road has a 100 km speed limit. There is no doubt in my mind that these residents would fully support the safety of a pedestrian walkway along this stretch of road. It would make the Mandeville Village more accessible and inviting if there was to be a safe footpath that was separated from the road carriageway.

23 I also note that the Early Bird Shuttles Limited run a daily school bus from Oxford to Christchurch stopping at the Mandeville Village for pick up and drop off. This is only the start of establishing a better transport system. Sometimes there is an argument as to what comes first, the chicken or the egg. Time will allow changes to occur. The Selwyn District is only now establishing its park and ride network after years of developing the area.

24 **At paragraph 139** – the Officer Report comments that there is “a large dairying operation” on our Site. It is important to note the Site is only 73ha

site My understanding is that a large dairy operation would include a milking shed, milking cows, irrigation pivots and other outbuildings to support a milking operation.

- 25 I disagree with this statement. We do not have a milking shed on Site nor do we milk cows on Site. There is one irrigation centre pivot on the property, which is used for grazing beef cattle and dairy cattle Environment Canterbury is currently proposing to cut back on our water rights to irrigate the Site. If these rights are reduced or removed, then this will have a significant impact on our ability to use the land in the future for grazing purposes. This is because without water, the land at the Dawsons Road end of the block is stony and dry.
- 26 **At para 141** – the Officer Report states that “the proposed rezoning...is not integrated with infrastructure in that there is no capacity in the wastewater network”.
- 27 I disagree with this statement. As the developer of Mandeville Park, the Waimakariri District Council suggested a partnership to design and establish a Mandeville – Rangiora wastewater system to support our development and the Waikiwi Development on Wards Road. We supported this approach and established the wastewater system only to later find that the council chose to take total ownership knowing that future connections would be required. We currently have approval under our 4ha consent for 20 new connections to this system. We will still require a further 95 connections. I am prepared to fund the works required to enable additional on-site storage to enable the 95 connections within the existing wastewater capacity limits. In my opinion, based on my previous experience and the expert advice I’ve received, this is a viable approach. I would also fully support adding a further one-year maintenance period to the system once connected.
- 28 **At para 145** – the Officers Report comments that “...there is still rural land to the northeast and north” of the Site.
- 29 I disagree with this statement. Directly east of the Site is continuation of our property containing another 41ha. This land has already been subdivided into 9 x 4ha titles (see subdivision plan at **Attachment 2**). It is our intention to sell these titles in due course. So whilst this land presents as rural land, the reality is that it will be developed in the future for rural lifestyle purposes.

- 30 The same applies to the northern boundary on Ashworths Road. The land directly opposite the Site is already subdivided into relatively small blocks. For example, 41 Ashworths Road (4ha), 87 Ashworths Road (Poultry Farm 4.2ha), 143 Ashworths Road (10.9ha), 214 Dawsons Road (7ha) and 2 McRoberts Road (4.8ha). They are also zoned RLZ and so some can be subdivided into 4 ha blocks.
- 31 The lot size of land surrounding the Site is shown on the attached plan prepared by Aurecon marked **Attachment 3**. It seems to me that development of the Site in accordance with the proposed rezoning and the ODP would result in an outcome that is in keeping with the surrounding land holdings.

### **ENVIRONMENTAL ENHANCEMENTS**

- 32 I fully support all the environmental enhancements that our consultants or council have suggested as part of our rezoning proposal, including:
- (a) Increasing ecological setbacks from springs and waterways within the site.
  - (b) In 2022, we planted 2730 native plants along our Ashworths Road boundary. Depending on the council's preference, we would be happy to remove the pine shelter belt along Dawsons Road and do the same.
  - (c) Sealing of Ashworth's Road from Dawsons Road to the development entrance way.
  - (d) Extending the footpath/cycle way from the Site entrance on Dawsons Road to Wards Road to enable better access to the Mandeville Village Centre.
  - (e) The proposed wastewater treatment solution and willingness to fund installation of same with ownership ultimately vesting in council following two-year maintenance period.
- 33 Further, we are happy to consider a neighbourhood park for this Proposal should that be considered appropriate by Council Officers and our advisors.

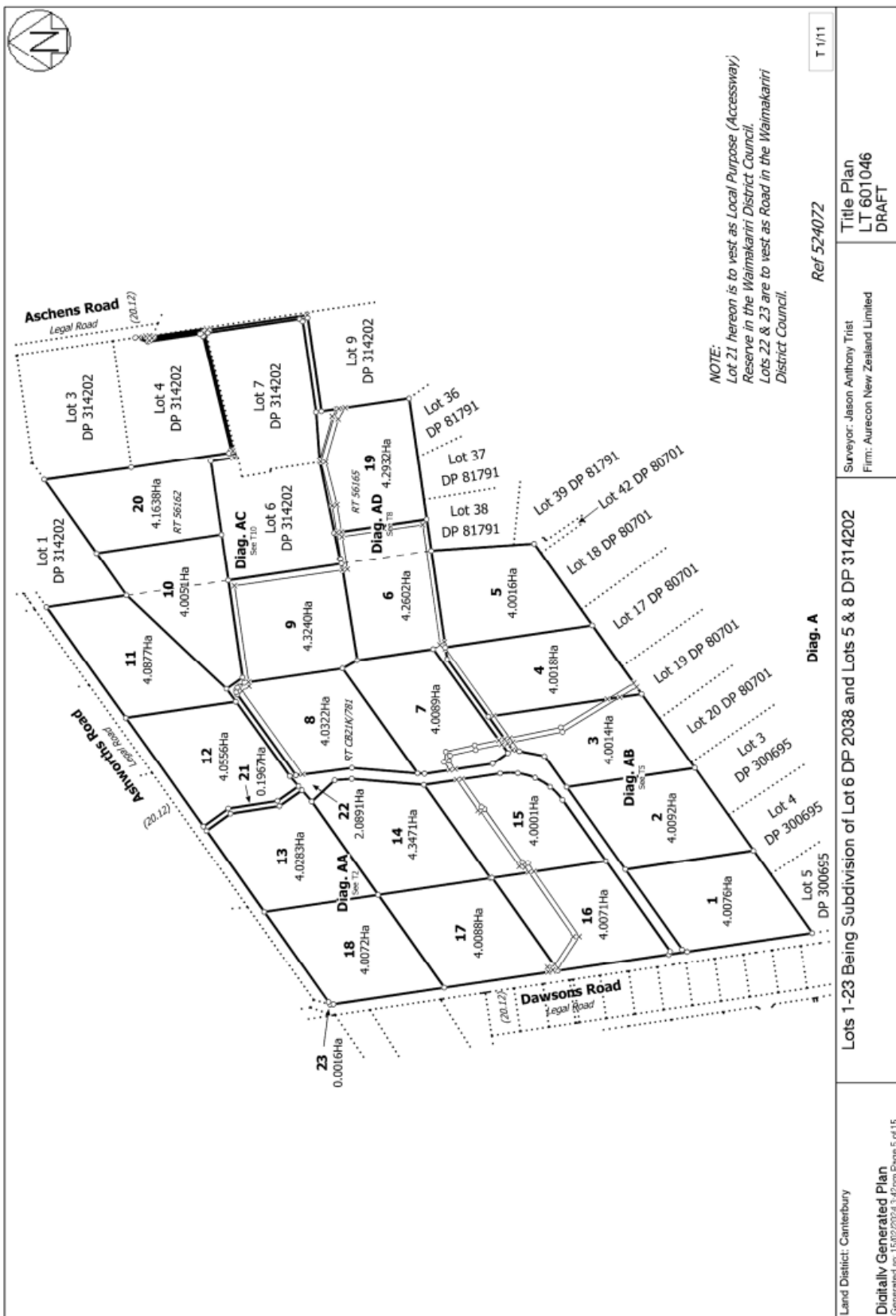
**CONCLUSION**

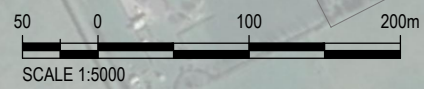
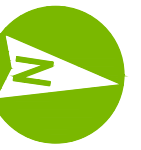
- 34 We are fully committed to development of this Site. Our strong preference is to rezone and develop the Site in accordance with LLR zone requirements and the ODP. We consider the Site is well placed for this form of residential development.
- 35 Thank you for the opportunity to present my evidence.

Mark Prosser  
8 July 2024

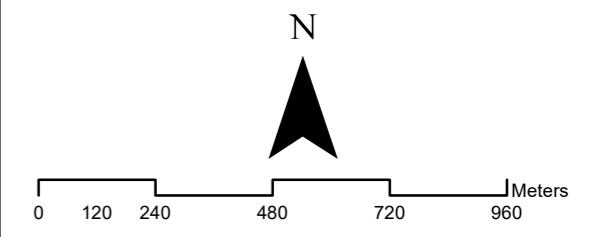


ATTACHMENT 1: TITLE PLAN FOR 4HA SUBDIVISION CONSENT (RC205106)





Map by: C:\Users\Ros.Dawson\Aurecon Group\524072 - Ohoka Farm Holdings - Ashworths Road - GIS/PLANNING LOCATION 1.mxd Date: 19/06/2024 12:19



**OHOKA FARM HOLDINGS LTD  
MANDEVILLE LOCATION**

Date: 14/06/2024 Version: 0 524072  
Coordinate system: MTPL 2000