

Agenda

Oxford-Ohoka Community Board

Wednesday 7 December 2022

7pm

A&P Room
Oxford Town Hall
Main Street
Oxford

Members:

Thomas Robson (Chairperson)

Sarah Barkle (Deputy Chairperson)

Mark Brown

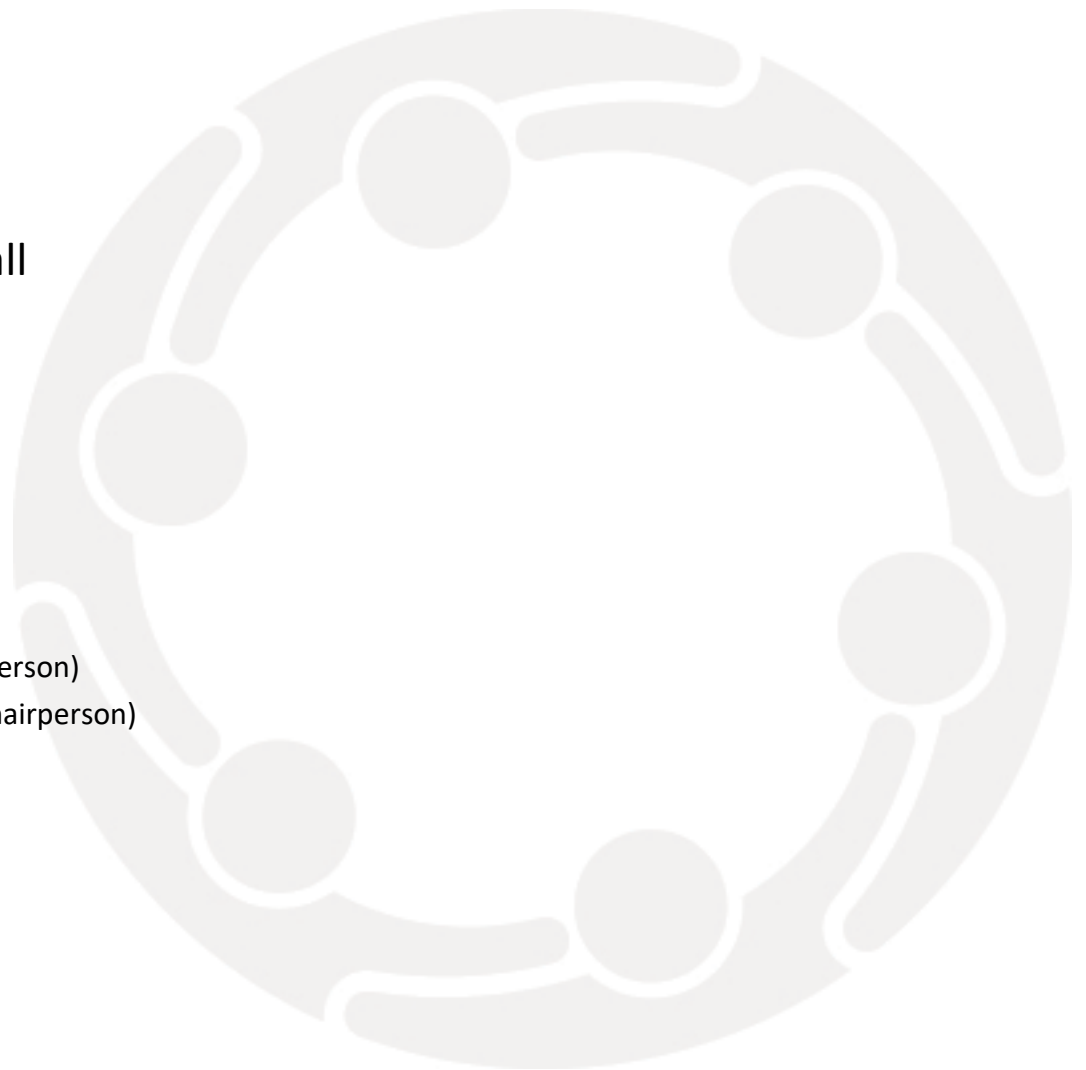
Tim Fulton

Ray Harpur

Niki Mealings

Pete Merrifield

Michelle Wilson



WAIMAKARIRI
DISTRICT COUNCIL

AGENDA CONTENTS –OXFORD-OHOKA COMMUNITY BOARD MEETING

<u>Item Number</u>	<u>Item Topic</u>	<u>Page numbers</u>
4	Confirmation of Minutes	
4.1	Minutes of the Oxford-Ohoka Community Board – 9 November 2022	7-15
7	Staff Reports	
7.1	Retrospective Ratification of the Oxford-Ohoka Community Board’s submission on Further Submissions to the District Plan and Variation 1 – Housing Intensification	16-35
7.2	Application to the Oxford-Ohoka Community Board’s Discretionary Grant Fund 2022/23	36-49

AGENDA FOR THE MEETING OF THE OXFORD-OHOKA COMMUNITY BOARD TO BE HELD IN THE A&P ROOM, OXFORD TOWN HALL, MAIN STREET, OXFORD ON WEDNESDAY 7 DECEMBER 2022 AT 7PM.

RECOMMENDATIONS IN REPORTS ARE NOT TO BE CONSTRUED AS
COUNCIL POLICY UNTIL ADOPTED BY THE COUNCIL

BUSINESS

PAGES

1. **APOLOGIES**
2. **PUBLIC FORUM**
3. **CONFLICTS OF INTEREST**
4. **CONFIRMATION OF MINUTES**
 - 4.1. **Minutes of the Oxford-Ohoka Community Board – 9 November 2022** 7-15
RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

 - (a) **Confirms** the circulated Minutes of the Oxford-Ohoka Community Board meeting, held on 9 November 2022, as a true and accurate record.
 - 4.2. **Matters Arising**
- PUBLIC EXCLUDED MINUTES** (*Refer to public excluded agenda*)
 - 4.3. **Minutes of the public excluded portion of the Oxford-Ohoka Community Board meeting held on 9 November 2022**
5. **DEPUTATIONS AND PRESENTATIONS**

Nil.
6. **ADJOURNED BUSINESS**

Nil.

7. REPORTS

7.1. Retrospective Ratification of the Oxford-Ohoka Community Board's submission on Further Submissions to the District Plan and Variation 1 – Housing Intensification – Kay Rabe (Governance Adviser) 16-35

RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** report No 221118200543.
- (b) **Approves** the Oxford-Ohoka Community Board's submissions on Further Submission to the District Plan (Trim 221121201561) and Variation 1 – Housing Intensification (Trim 221121201564).

7.2. Application to the Oxford-Ohoka Community Board's Discretionary Grant Fund 2022/23 – Kay Rabe (Governance Adviser) 36-49

RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** report No. 221116198634.
- (b) **Approves** a grant of \$..... to the West Eyreton School towards the purchase of bark for the junior playground.

OR

- (c) **Declines** the application from the West Eyreton School.

8. CORRESPONDENCE

Nil.

9. CHAIRPERSON'S REPORT

9.1. Chairperson's Report for November 2022

The Chair will provide the Board with a Verbal Update.

RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** the verbal report from the Oxford-Ohoka Community Board Chairperson.

10. MATTERS FOR INFORMATION

- 10.1. **Oxford-Ohoka Community Board Meeting Minutes 9 November 2022.**
- 10.2. **Woodend-Sefton Community Board Meeting Minutes 14 November 2022.**
- 10.3. **Rangiora-Ashley Community Board Meeting Minutes 9 November 2022.**
- 10.4. **Kaiapoi-Tuahiwi Community Board Meeting Minutes 21 November 2022.**
- 10.5. **Health, Safety and Wellbeing Report October 2022 – Report to Council meeting 8 November 2022 – Circulates to All Boards.**
- 10.6. **Approval to Submit Three Waters Reform - Better Off Application and Funding Agreement – Report to Extraordinary Council meeting 22 November 2022 – Circulates to All Boards.**

- 10.7. July 2022 Flood Response Update – Report to Utilities and Roding Committee meeting 29 November 2022 – Circulates to All Boards.
- 10.8. Library Update to 17 November 2022 – Report to Community and Recreation Committee meeting 29 November 2022 – Circulates to All Boards.
- 10.9. Aquatics November Update – Report to Community and Recreation Committee meeting 29 November 2022 – Circulates to All Boards.

RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** the information in Items.10.1 to 10.9.

Note:

1. *The links for Matters for Information were circulated separately to members.*

11. MEMBERS' INFORMATION EXCHANGE

The purpose of this exchange is to provide a short update to other members in relation to activities/meetings that have been attended or to provide general Board related information.

Any written information submitted by members will be circulated via email prior to the meeting.

12. CONSULTATION PROJECTS

Nil.

13. BOARD FUNDING UPDATE

13.1. Board Discretionary Grant

Balance as at 31 October 2022: \$3,039.

13.2. General Landscaping Fund

Balance as at 31 October 2022: \$13,090.

14. MEDIA ITEMS

15. MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED

Section 48, Local Government Official Information and Meetings Act 1987

RECOMMENDATION

THAT the public be excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution, are as follows:

Item N°	Reports / Minutes of:	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
15.1	Minutes of the Public Excluded Portion of the meeting of 9 November 2022	Confirmation of Minutes	Good reason to withhold exists under Section 7	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987, and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

Item N°	Reason for protection of interests	Ref NZS 9202:2003 Appendix A
15.1	Protection of privacy of natural persons	A2(a)

16. QUESTIONS UNDER STANDING ORDERS

17. URGENT GENERAL BUSINESS UNDER STANDING ORDERS

NEXT MEETING

The next meeting of the Oxford-Ohoka Community Board is scheduled for 7pm, Wednesday 8 February 2022 at the Ohoka Hall, Mill Road, Ohoka.

Workshop
<ul style="list-style-type: none"> • <i>Capital Works Projects – Joanne McBride (Roading and Transport Manager) – 30 minutes</i> • <i>Speed Management – Allie Mace-Cochrane (Project Engineer) – 20 Minutes</i> • <i>Landscaping Budget – Grant Stephens (Design and Planning Team Leader) – 20 Minutes</i> • <i>Members Forum</i>

MINUTES FOR THE MEETING OF THE OXFORD-OHOKA COMMUNITY BOARD HELD IN THE A&P ROOM OF THE OXFORD TOWN HALL, 34 MAIN STREET, OXFORD, ON WEDNESDAY, 9 NOVEMBER AT 7PM.

PRESENT

T Robson (Chairperson), S Barkle (Deputy Chairperson), M Brown, T Fulton, R Harpur, N Mealings, P Merrifield and M Wilson.

IN ATTENDANCE

G Cleary (General Manager Utilities and Roading), J McBride (Roading Manager), A Mace-Cochrane (Project Engineer), S Binder (Senior Transport Engineer), Mike Kwant (Greenspace Community Projects Officer) virtually, K Rabe (Governance Advisor) and A Connor (Governance Support Officer).

There was one member of the public present.

1. APOLOGIES

There were no apologies.

2. PUBLIC FORUM

No members of the public wished to speak.

3. CONFLICTS OF INTEREST

There were no conflicts of interest declared.

4. CONFIRMATION OF MINUTES

4.1. Minutes of the Oxford-Ohoka Community Board – 27 October 2022

Moved: M Brown

Seconded: N Mealings

THAT the Oxford-Ohoka Community Board:

- (a) **Confirms** the circulated Minutes of the Oxford-Ohoka Community Board meeting, held on 27 October 2022, as a true and accurate record.

CARRIED

4.2. Matters Arising

There were no matters arising from the minutes.

5. DEPUTATIONS AND PRESENTATIONS

Nil.

6. ADJOURNED BUSINESS

Nil.

7. REPORTS

7.1. Ashley Gorge Bridge – Approval of No-Stopping Restriction – S Binder (Senior Transportation Engineer)

S Binder spoke to the report which sought a recommendation to the Utilities and Roading Committee the installation of a no-stopping restriction on Ashley Gorge Road. He clarified that the bridge concerned was known as the Ashley Gorge Bridge and not the Ashley River Bridge as was stated in the report.

He highlighted the following points

- Staff were trying to rectify issues regarding parking and visibility.
- There would be new signage indicating where parking was prohibited and encouraging people to park in the reserve car park instead.

P Merrifield questioned if the Groups consulted about the changes had any comments. S Binder answered that most of their feedback had been regarding the lack of visibility. He was holding a site meeting with members of the Ashley Gorge Reserve Advisory Group to walk the road and discuss the changes at a later date and there may be further feedback at that time.

N Mealings asked if there was a safe option for people with mobility issues to be able to park closer to the trail entrance. S Binder noted there was a limited amount of parking on the west side of the bridge. Currently there were informal no parking signs in place, however after the area had been the signs would be moved so that parking on the bank would not inhibit visibility to the bridge. Parking on the west side would result in only needing to walk across the bridge to reach the trail head. He did not recommend parking on the east bank as visibility was compromised.

T Fulton inquired if staff typically looked at crash site data during their evaluations and what other issues were considered. S Binder replied that there was limited crash history at this point and that crash data was not always a good indicator of risk. Although there was a low number of crashes at this site the risk was still present shown by known 'near miss' incidents. Main criteria considered were visibility, the likelihood of frost, volume of traffic and other such factors. Near misses were hard to quantify as they were not reported.

Moved: S Barkle

Seconded: P Merrifield

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** Report No. 210812132935.
- (b) **Notes** that Council staff would work with the road maintenance contractor to remove vegetation and trees on the south side of the east approach to further improve visibility to the bridge.
- (c) **Notes** that other improvements proposed in the vicinity of the bridge included the following:
 - i. New guide signage to direct car parking to the holiday park car park.
 - ii. Removal of informal parking signage.
 - iii. Relocation of curve speed chevron sign at holiday park entry on the west approach.

AND

THAT the Oxford-Ohoka Community Board recommends:

THAT the Utilities and Roading Committee:

- (d) **Approve** installation of the following no-stopping restriction on Ashley Gorge Road at the Ashley Gorge Bridge:
- i. For a distance from 15m west of the bridge to 25m east of the bridge railing on the north side.
 - ii. For 25m east of the bridge on the south side.

CARRIED

S Barkle commented it was good to see action being taken on an issue raised by the community.

7.2. **Approval to Proceed with Upgrading the Main Street Oxford Pedestrian Crossings – J McBride (Roading and Transport Manager) and A Mace-Cochrane (Project Engineer)**

A Mace-Cochrane noted the scope of works to be carried out outside the Fresh Choice Supermarket and the bakery to upgrade the pedestrian crossing markings to align with the new requirement of 600mm wide crossing bars and to replace current discs to 400mm belisha discs. The pedestrian crossing outside the bakery would also have directional and warning tactile pavers installed on both sides of the road.

The crossing outside the Oxford Town Hall would be shifted east to increase the distance from the Main Street / Burnett Street intersection. This would result in the loss of one car park which could not be accommodated anywhere else. As part of these works the curb build out would be extended on the northern side southern sides. The cost estimates for these works had increased since the Board's workshop in August due to increased market rates. However, these costs would be covered by the minor safety budget.

N Mealings questioned if the materials being removed and replaced would be replaced with new items or if the old ones would be refreshed and reused. J McBride answered that some materials would be replacing what was lacking and others would be upgraded like the belisha discs which were bigger and more visible.

P Merrifield asked if the Fresh Choice car park could be reviewed to allow for a one way in and one way out system. J McBride explained this was a resource consent issue, and the owners did acknowledge the difficulties experience in accessing and leaving the car park. N Mealings noted they had been working with the owners of Fresh Choice to create a strategic parking plan.

M Brown asked how staff planned to inform the public of the changes. J McBride stated they would work with the Council's Communication Team to ensure the community was informed of the works. G Cleary added that it could be added as a notes into the recommendation.

Moved: T Fulton

Seconded: M Brown

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** Report No. 220209016538.
- (b) **Approves** the design shown in Trim No.22100774577, which included relocating the crossing outside of the Community Hall further east, updated markings (600 mm wide white crossing bars), enlarged belisha discs, and tactile pavers.
- (c) **Approves** the removal of one carpark on the northern side of Main Street, outside of the Community Hall, due to the extension of the kerb buildout when the crossing was to be relocated.
- (d) **Notes** that as there were no additional no-stopping lines to be installed and there was no change required to the Parking Schedule.
- (e) **Notes** that the current location of the eastern pedestrian crossing (outside the Community Hall) had health and safety issues due to its close proximity to Burnett Street, which prevented motorists turning left onto Main Street from aligning themselves perpendicular to the crossing, and hence, created problems with pedestrian visibility in vehicle blind spots.
- (f) **Notes** the southern crossing point of the eastern pedestrian crossing, in its existing location, aligns with a vehicle entrance servicing the Queenette backpackers and a residential property, which also created health and safety issues around pedestrian visibility when vehicles are reversing out onto Main Street.
- (g) **Notes** that by shifting the eastern pedestrian crossing, approximately 10 metres further east, mitigated the health and safety issues noted in Recommendation (f) and (g) by enabling motorists turning left onto Main Street, from Burnett Street, to align themselves perpendicular with the crossing, and by removing the conflict with the double vehicle entrance on the southern side.
- (h) **Notes** that each pedestrian crossing would be monitored, and any further improvements would be brought back to the Board for consideration.
- (i) **Notes** that the pedestrian crossing upgrades were included in the 2022/23 Roothing Capital Works Programme which was consulted with the Community Boards and approved by Utilities and Roothing Committee, and that there was a budget allowance for this project.
- (j) **Circulates** this report to the Utilities and Roothing Committee for information.
- (k) **Notes** staff would work with the Communications Team to establish a communication plan regarding why and when this would be happening.

CARRIED

N Mealings commented that within the communication it should state why these changes were happening to enable the community to have a better understanding of the health and safety implications.

8. CORRESPONDENCE

8.1. West Eyreton Community Hall

N Mealings asked if holding the meeting on Tuesday 4 April 2023 would clash with the Council Long Term Plan Budget Meeting. K Rabe noted she would check.

Moved: P Merrifield

Seconded: M Wilson

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** the correspondence regarding the West Eyreton Community Hall.

CARRIED

K Rabe commented she had visited the Swannanoa Hall as requested by a Board member with the view of holding meetings in the Swannanoa area. However currently the Hall had insufficient tables and chairs to accommodate a meeting of the Board and she had encouraged the Committee to apply to the Board's Discretionary Grant to enable them to equip their Hall. The Board may wish to consider this venue when considering the 2024 meeting schedule.

9. CHAIRPERSON'S REPORT

9.1. Chairperson's Report for October 2022

T Robson also attended computer training and the Oxford Area School Prize Giving as well as those mentioned in the report.

Moved: N Mealings

Seconded: S Barkle

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** the report from the Oxford-Ohoka Community Board Chairperson (TRIM: 220905153098).

CARRIED

10. MATTERS FOR INFORMATION

10.1. Woodend-Sefton Community Board Meeting Minutes 12 September 2022.

10.2. Rangiora-Ashley Community Board Meeting Minutes 14 September 2022.

10.3. Kaiapoi-Tuahiwi Community Board Meeting Minutes 19 September 2022.

10.4. Three Waters Reform - Transition Support Package Agreement with Dept of Internal Affairs – Report to Council Meeting 6 September 2022 – Circulates to All Boards.

10.5. District Regeneration - Annual Progress Report to June 2022 – Report to Council Meeting 6 September 2022 – Circulates to All Boards.

10.6. July 2022 Flood Response – Emergency and Immediate Works Expenditure – Report to Council meeting 6 September 2022 – Circulates to All Boards.

10.7. Adoption of Policy - Briefings and Workshops – Report to Council meeting 6 September 2022 – Circulates to All Boards.

10.8. Summary of Discretionary Grant Accountability 1 July 2021 to 30 June 2021 – Report to Woodend-Sefton Community Board Meeting 12 September 2022 – Circulates to Oxford-Ohoka, Rangiora-Ashley and Kaiapoi-Tuahiwi Community Boards.

10.9. Summary of Discretionary Grant Accountability 1 July 2021 to 30 June 2022 – Report to Rangiora-Ashley Community Board Meeting

14 September 2022 – Circulates to Oxford-Ohoka, Woodend-Sefton and Kaiapoi-Tuahiwi Community Boards.

- 10.10. Summary of Discretionary Grant Accountability 1 July 2021 to 30 June 2022 – Report to Kaiapoi-Tuahiwi Community Board Meeting 19 September 2022 – Circulates to Oxford-Ohoka, Woodend-Sefton and Rangiora-Ashley Community Boards.
- 10.11. Aquatics September Update – Report to Community and Recreation Committee Meeting 20 September 2022 – Circulates to All Boards.
- 10.12. Library update to 8 September – Report to Community and Recreation Committee Meeting 20 September 2022 – Circulates to All Boards.
- 10.13. Annual Report to the Alcohol Regulatory and Licensing Authority 2022 – Report to District Planning and Regulation Committee Meeting 20 September 2022 – Circulates to All Boards
- 10.14. Analysis of Recent Reports Covering Regional Water Quality Trends and Issues – Report to Land and Water Committee Meeting 27 September 2022 – Circulates to All Boards
- 10.15. Solid Waste Services and Waste Data Update for 2021/22 – Report to Utilities and Roading Committee Meeting 27 September 2022 – Circulates to All Boards
- 10.16. 2021-2022 Flood Recovery: September Update – Report to Utilities and Roading Committee Meeting 27 September 2022 – Circulates to All Boards
- 10.17. Eastern Districts Sewer Scheme and Oxford Wastewater Treatment Plant Annual Compliance Monitoring Reports 2021 – 2022 – Report to Utilities and Roading Committee Meeting 27 September 2022 – Circulates to All Boards
- 10.18. Approval of the Transportation Procurement Strategy – Report to Council Meeting 4 October 2022 – Circulates to All Boards
- 10.19. July 2022 Flood Response – Forecast Costs and Funding Sources – Report to Council Meeting 4 October 2022 – Circulates to All Boards
- 10.20. Submissions: Water Services Entity Bill, Proposed National Policy Statement for Indigenous Biodiversity, and ME 1669 Discussion Document: Managing Wetlands in the CMA – Report to Council Meeting 4 October 2022 – Circulates to All Boards
- 10.21. Health, Safety and Wellbeing Report September 2022 – Report to Council Meeting 4 October 2022 – Circulates to All Boards
- 10.22. Council meeting schedule – Report to Council Meeting 27 October 2022 – Circulates to All Boards

Moved: M Brown

Seconded: M Wilson

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** the information in Items.10.1 to 10.22.

CARRIED

11. MEMBERS' INFORMATION EXCHANGE

S Barkle

- Attended Situational Awareness Training.
- She noted that there were several trees in the forestry area on McHugh's Road that were overhanging the fence and causing a hazard to road users.

M Brown

- Attended the West Eyreton 150th celebrations.
- Attended Governance and Finance refresher trainings.
- Attended the Oxford Promotions Action Committee meeting. Had a strong business membership attending the meetings. Currently working on creating a jingle for Oxford to promote the town. Businesses would be able to buy into the Jingle to assist with their advertising. The Committee were making progress on its water tank trial initiative where encouraged water tank owners to allow artists to paint artworks on their tanks as a tourist attraction. The Committee were working with the Lions Club to change the route of the Christmas Parade which would allow it to end closer to the town.
- Stepping down as a member of the Board of Mandeville Sports Club.

T Fulton

- Attended Oxford Area School Prize Giving.
- Attended West Eyreton 150th Celebrations.
- Met with a resident in Tawera Lane regarding flooding matters.
- Visited Wayne Nelsons Alpaca Farm on North Eyre Road, who was still experiencing flooding impacts on his property.
- Queries from the public on the status of Wolfs Road Bridge.
- Members of the public were also interested in seeing something done with West Eyreton Railway sites.

R Harpur

- Attended Mandeville Residents Association Meeting. Met with a water engineer from the Council who presented different options he was working on to get the floods away from Mandeville.
- Attended Mandeville Sports Centre meeting. Main topic of discussion was the dog agility competition. There was over 1000 dogs in attendance.

N Mealings

- The Council had a flood works progress webpage set up detailing where each project and service request was.
- Attended the Oxford Big Family Fun Day Out. Had a great turn out.
- Met with a resident regarding a drainage issue which had now been dealt with by the Council's Drainage Team.
- One of the Co-Chairs of the Youth Council would be resigning in January.
- Attended the Oxford Area School Prize Giving.
- Attended Council Meeting. Main report was regarding chlorination exemption applications. Taumata Arowai had allowed the Council to hold off on chlorinating the water supplies till after the applications had been reviewed.

P Merrifield

- Attended Oxford Promotions Action Committee meeting.
- Attended Situational Awareness Safety Training.
- Attended Cust Community Hub meeting.

M Wilson

- Attended Women's Institute of Ohoka. They were looking for new members.
- Attended National Dog Agility Championship. Was great for the Mandeville shopping centre also.

12. CONSULTATION PROJECTS

Nil.

13. BOARD FUNDING UPDATE**13.1. Board Discretionary Grant**

Balance as at 31 October 2022: \$3,039.

13.2. General Landscaping Fund

Balance as at 31 October 2022: \$13,090.

14. MEDIA ITEMS**15. MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED**

Section 48, Local Government Official Information and Meetings Act 1987

Moved: M Brown

Seconded: N Mealings

THAT the public be excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution, are as follows:

Item N°	Reports / Minutes of:	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
15.1	Report of Mike Kwant (Greenspace Community Projects Officer)	Ashley Gorge Reserve Advisory Group appointment of members and confirmation of current Terms of Reference	Good reason to withhold exists under Section 7	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987, and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

Item N°	Reason for protection of interests	Ref NZS 9202:2003 Appendix A
15.1	Protection of privacy of natural persons	A2(a)

CLOSED MEETING

The public excluded portion of the meeting commenced at 7.54pm and concluded at 8pm.

OPEN MEETING**Resolution to resume in open meeting**

Moved: S Barkle

Seconded: M Wilson

THAT open meeting resumes and the business discussed within the public excluded portion of the meeting remains public excluded.

CARRIED

16. QUESTIONS UNDER STANDING ORDERS

Nil.

17. URGENT GENERAL BUSINESS UNDER STANDING ORDERS

Nil.

NEXT MEETING

The next meeting of the Oxford-Ohoka Community Board is scheduled for 7pm, Wednesday 7 December 2022 at the Oxford Town Hall, Main Street, Oxford.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8pm.

CONFIRMED

Chairperson

Date

Workshop

- *Staff Update*
 - *Community Board Plan*
 - *End of Year function*
- *Members Forum*
 - *Board Promotion – Facebook page*

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION**

FILE NO and TRIM NO: GOV-26-10-06 / 221118200543

REPORT TO: OXFORD-OHOKA COMMUNITY BOARD

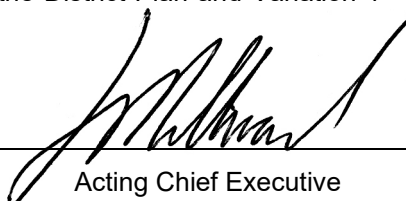
DATE OF MEETING: 7 December 2022

AUTHOR(S): Kay Rabe – Governance Adviser

SUBJECT: Retrospective Ratification of the Oxford-Ohoka Community Board's submission on Further Submissions to the District Plan and Variation 1 – Housing Intensification.

SIGNED BY:
for Reports to Council,
Committees or Boards)

General Manager



Acting Chief Executive

1. SUMMARY

1.1 The purpose of this report is to seek retrospective ratification for the Oxford-Ohoka Community Board's (the Board) further Submission to the District Plan and Variation 1 – Housing Intensification.

Attachments:

- i. Proposed Oxford-Ohoka Community Board's submissions on Further Submission to the District Plan (Trim 221121201561); and
- ii. Variation 1 – Housing Intensification. (Trim 221121201564).

2. RECOMMENDATION

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** report No 221118200543.
- (b) **Approves** the Oxford-Ohoka Community Board's submissions on Further Submission to the District Plan (Trim 221121201561) and Variation 1 – Housing Intensification (Trim 221121201564).

3. BACKGROUND

3.1 The District Plan sets rules for sustainably managing how people use, subdivide, and develop land and controls the adverse effects on activity which could have on the neighbourhood and protects the uniqueness of the district. Formal submissions on the Proposed Waimakariri District Plan closed on 26 November 2021.

3.2 In December 2021, the Government introduced the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021 (Amendment Act) to amend aspects of the Resource Management Act 1991. The Amendment Act requires Councils to introduce Medium Density Residential Standards (MDRS) into proposed District Plans. It also requires residential areas in the affected townships to be rezoned Medium Density Residential Zones and adopt the MDRS. The Council have achieved this by notifying Variation 1 to the Proposed District Plan which closed on 9 September 2022.

- 3.3 As a result the Council has allowed for Further Submissions by people who represent a relevant aspect of the public interest or have an interest greater than the general public on the original submissions. Further submissions were allowed on the Proposed District Plan, Variation 1 – Housing intensification and Variation 2 – Financial Contributions. The summary of submission was notified on 5 November 2022 with the further submission period open for a maximum of 10 working days as prescribed by the Resource Management Act 1991, closing at 5pm on Monday 21 November 2022.

4. ISSUES AND OPTIONS

- 4.1 The Board held a workshop via Zoom on Tuesday 15 November 2022 to discuss whether to make Further Submissions. The workshop was also attended by Jane West, Friend of the Submitter, who offer assistance and gave advice. At the workshop, the Board decided to only submit on District Plan and Variation 1 – Housing Intensification.
- 4.2 Board members discussed various submission points with the goal to support and reinforce its previous submission on Plan Change 31 which highlighted the following concerns:
- The environmental sustainability of development
 - The retention for the rural character of the Ohoka area
 - The inability of the infrastructure in Ohoka to cope with additional households.
 - The environmental constraints created by the high water-table and the potential of future flooding.
 - Spatial design and sustainability, e.g., access and transport
 - The capacity of the local schools to cope with the additional children
 - The views of the community as captured in the District Development Plan.
- 4.3 At the workshop members agreed submit their input and supporting information to the Governance Advisor, who collated the information received and circulated a draft Board submission to members. After approval by the Chairperson the Board's Further Submission was lodged via e-submission on Monday 21 November 2022, with the understanding that the submission would be ratified by the Board at its December 2022 meeting. The Board is therefore requested to retrospectively adopt its Further Submission to the District Plan and Variation 1 – Housing Intensification.
- 4.4 It should be noted that there are implications on community wellbeing by the issues and options that are the subject matter of this report. The community has the right to submit on Private Plan Change 31.

5. COMMUNITY VIEWS

5.1 Mana whenua

Taking into consideration the provisions of the Memorandum of Understanding between Te Ngāi Tūāhuriri Rūnanga and the Council, Te Ngāi Tūāhuriri hapū are not likely to be affected by or have an interest in the subject matter of this report.

5.2 Groups and Organisations

There are no other groups and organisations, which are likely to be affected by, or to have an interest in the subject matter of this report.

5.3 Wider Community

The wider community is likely to be affected by, or to have an interest in, the subject matter of this report. It is the role of the Board to advocate for balanced growth in its area, that enhances and protects the character of the communities and create opportunities for all. The community had opportunity to submit individual comments through the public consultation process.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.2 Financial Implications

There are financial implications of the decisions sought by this report. The Board's Further Submission did not have any cost implications, except for the staff time for holding the workshop, which are met within Council's existing Governance Budgets.

6.2 Sustainability and Climate Change Impacts

The recommendations in this report do not have sustainability and/or climate change impacts, however the outcomes of any planning decision will have environmental impacts.

6.3 Risk Management

There are no risks arising from the adoption/implementation of the recommendations in this report, as it is a submission conveying views of the Board (incorporating some public views), noting the process of the Plan Change is through Resource Management legislation.

6.3 Health and Safety

There are no health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. CONTEXT

7.1 Consistency with Policy

This matter is a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2 Authorising Legislation

Resource Management Act 1991
Waimakariri District Plan

7.3 Consistency with Community Outcomes

Various community outcomes are relevant to the actions arising from the recommendations in this report.

7.4 Authorising Delegations

The Board is required to advocate on behalf of the Community on key issues and priorities for the community area.

DEVELOPMENT PLANNING

Further Submission Form

Further submissions close on Monday, 21 November 2022 at 5pm.

I/we are further submitting on:

 Proposed District Plan Variation 1: Housing Intensification Variation 2: Financial Contributions*Please use a separate form for each consultation.**Clause 8 of Schedule 1, Resource Management Act 1991*

To: Waimakariri District Council

Further submitter details

Name of further submitter: Oxford-Ohoka Community Board

Organisation name and contact (if representing a group or organisation): _____

Postal address/Address for service: 215 High Street RangioraPostcode: 7400

Email: _____

Phone: _____

Only certain persons can make a further submission. Please select the option that applies to you.

I am:

- a person representing a relevant aspect of the public interest
- a person who has an interest in the proposal that is greater than the interest the general public has
- the local authority for the relevant area

Please explain why you come within the category selected above:

The Oxford-Ohoka Community Board advocates for its community within the Oxford-Ohoka Ward.

Hearing options

I wish to be involved in any further submission? Yes NoIf others make a submission I will consider presenting a joint case with them at a hearing. Yes NoSignature: Date: 18 November 2022*(of person making submission or person authorised to make decision on behalf)***PLEASE NOTE** - A signature is not required if you submit this form electronically. By entering your name in the box below you are giving your authority for this application to proceed.

<p>This further submission is in relation to the original submission of: Enter the details of the original submitter: • name, address or email; and • submission number (and point(s), if applicable)</p>	<p>The particular parts of the original submission I/we support /oppose are:</p>	<p>My/our position on the original submission is: Support or oppose</p>	<p>The reasons for my/our support/ opposition to the original submission are:</p>	<p>Allow or disallow the original submission (in full or in part)</p>	<p>Give precise details of why you wish to allow/disallow (in full or in part) to indicate the decision you want Council to make</p>
<p>Oxford A & P Association Submissions: 146.1, 146.2, 146.3 and 146.4</p>	<p>146.1 Oppose wording of GRZ-R18 Oxford A&P Showground activities. 146.2 Recognise private ownership and community use of Oxford A&P Showgrounds and allow ongoing activities and recreation as undertaken without concern or complaint for past 117 years with care and duty by the organisation at all times. Proposed District Plan wording restricts ongoing activities.</p>	<p>Support</p>	<p>We recognise that this land is privately owned and the way that the current plan is worded would limit their ability to operate as required and to restrict Community activity in the area</p>	<p>Allow</p>	
<p>Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited Submission 160.1 to 160.22</p>	<p>Opposes Rural Lifestyle Zone for Ohoka properties legally described as Lot 2 & 3 DP 318615, Lot 2 & 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 that extend in a southwest direction from Mill Road and bounded on either side by Bradleys Road and Whites Road (as indicated in map in Annexure B of</p>	<p>Opposes</p>	<p>Oppose in entirety We do not believe this land should be rezoned as requested by the Rolleston Group. We support the proposed district plan zoning as it keeps with the Ohoka Village special character and does not promote inappropriate urban sprawl. We do not support this rezoning</p>	<p>Disallow</p>	<p>The key issues for the Community are storm water, flooding, water supply, waste water, power grid, insufficient local roads and increased congestion, with negative impacts on the local schools and Community. The loss of the rural character of the area</p>
<p>Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Carter Group Property Limited Submission 237.1</p>	<p>Oppose Rural Lifestyle zoning for Lot 2 & 3 DP 318615, Lot 2 & 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 by the map in the submission. Rezone to a combination of General Residential Zone (including an overlay providing for Educational facilities and retirement village activities), Large</p>	<p>Oppose</p>	<p>We support the current proposed zoning in the proposed District Plan. In relation to the proposed plan change 31 the Oxford Ohoka Community board does not believe that the change will benefit the Community in any way, and urban development of this scale is not appropriate in a rural area</p>	<p>Disallow</p>	<p>The key issues for the Community are storm water, flooding, water supply, waste water, power grid, insufficient local roads and increased congestion, with negative impacts on the local schools and Community. The loss of the rural character of the area</p>

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Fiona Aston Submission 244.1	Rezone 405 Bradleys Road, 547 Mill Road, 351 Bradleys Road, and 566 Mill Road from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ). The proposal is to develop the site for rural residential purposes with a minimum lot size of 2,500m2 and the average lot size not less than 5000m2; or minimum lot size 1000m2 average lot size not less than 2000m2; or a mix of these	Oppose	There is already scope for sensible and sustainable growth within the Ohoka area that is more fitting with the rural character and the vision for the Waimakariri District. A new town is not an effective use of resources. It is also taking away viable farming land which goes against then national policy statements. Equip	Disallow	The key issues for the Community are storm water, flooding, water supply, waste water, power grid, insufficient local roads and increased congestion, with negative impacts on the local schools and Community. The loss of the rural character of the area

TRIM Ref: 220729129517

11 August 2022

The Chief Executive
 The Waimakariri District Council

Dear Sir

SUBMISSION ON PRIVATE PLAN CHANGE 31 (PC31) – AUGUST 2022

Introduction.

1. PC31 is a request by Rolleston Industrial Developments Limited (**RIDL** or **the applicant**) to rezone the land located at or about 535 Mill Road from rural to urban in the Operative Waimakariri District Plan (**District Plan**).
2. The Oxford-Ohoka Community Board (**OOCB**) has decided that it should make a submission opposing PC31. Its position on PC31 has been informed by public meetings, discussions with the Ohoka Rural Drainage Advisory Group, and comments made in reviews of the assessments provided with PC31 by experts retained by the Waimakariri District Council (**Council**).
3. The OOCB is aware that the Council has determined that it will also submit on PC31. This is understood to be an uncommon move that indicates the extent to which the Council is concerned with PC31. The OOCB shares those concerns, and to the extent that any issue raised in this submission is the same as or similar to an issue raised by the Council, the OOCB also adopts and supports the Council's position.
4. This relates, in particular, to the Council's position on the inappropriateness of resorting to the NPS-UD as justification for PC31. The OOCB does not believe that PC31 will contribute to a well-functioning urban environment at Ohoka. Further, the OOCB considers that the absence of existing or planned public transport, lack of integration with other urban environments in the District, the uncertainty as to the contribution to any affordable housing and the potential contribution to greenhouse gases and the ability to respond to the effects of climate change (especially higher rainfall), amongst the other issues touched on below, mean that PC31 is not an appropriate development for Ohoka and should be declined.
5. The OOCB wish to make it clear, however, that they do not oppose development. However, PC31 simply goes too far. Urban scale development is not appropriate in a rural area.

Issues for the Ohoka Community

6. The key issues for the Ohoka Community relate to concerns about:
 - 6.1. drainage, stormwater and flooding;
 - 6.2. water supply;
 - 6.3. the proposal to deal with wastewater;
 - 6.4. the power grid;
 - 6.5. the local roads and transport generally;
 - 6.6. the amenity and 'feel' of Ohoka;
 - 6.7. impacts on the local school;
 - 6.8. potential reverse sensitivity effects on rural community members;

- 6.9. the consistent and supported views of the local community as expressed in existing planning documents;
- 6.10. impacts on Ohoka heritage;
- 6.11. potential to upset ecological restoration works.

Drainage, Stormwater and Flooding

- 7. The view of the Ohoka Rural Drainage Advisory Group is that local drains already reach peak capacity during high rainfall events. Adding more surface water from impervious surfaces if PC31 was approved would push local drainage beyond capacity.
- 8. Locals have limited confidence that the proposed stormwater system, particularly the proposed Stormwater Management Areas (SMAs), will work in practice. The high groundwater levels at the site and throughout Ohoka, which the application concedes can be as high as just 140mm below the surface, means that holes and depressions in the ground often fill before any additional surface water is added.
- 9. How such a detention system can deal effectively with the volumes of water that are predicted without placing more significant strain on the already stressed drainage network is difficult to comprehend. It is noted that the experts consider it may be possible, but all appear to require significant additional work to get to that position. This does not engender local confidence in a satisfactory outcome.
- 10. The OOCB is unaware of any efforts by the applicant to seek local knowledge of these issues, which if true is considered by the OOCB to be a failing.
- 11. It is unclear to what extent the flooding that occurred in 2014, or more recent events in 2021 and 2022, have been taken into account. Such events appear likely to occur more frequently and with, potentially, greater intensity as a result of climate change. The potential that PC31 will focus on 'shifting' the impacts of flooding further downstream (through raising floor/ground levels similar to Silverstream) is considered by the OOCB to be a real one, and such effects do not appear to have been sufficiently addressed.
- 12. There is also concern, given the high water table, that the compaction of the land by subdivision will also impede subsurface flows.
- 13. The impacts on drainage, stormwater flows, build-up and transfer, leading to flooding at Ohoka and further downstream, is probably the number one concern expressed by local residents. The test later and see what happens approach that appears to underlie much of the approach in PC31 is not considered satisfactory for these and many other issues being raised.

Water Supply

- 14. It is understood that, while there may be limited effects on the current water supply, though, of course, that is yet to be thoroughly tested, the water supply proposed for PC31 is not intended to be integrated with the remaining Ohoka water supply. This seems a curious decision that suggests an inward-looking approach instead of a proper effort to integrate with Ohoka.
- 15. And returning to the testing, which would include water quality and quantity, there are assumptions made regarding the sufficiency of water, though it is not clear whether the restrictions placed on the current water takes for the site would have any impact on that overall, or seasonally? The potential for well interference effects is yet to be tested.

16. Whether the recent *Aotearoa Water* Court of Appeal decision,¹ on the ability to transfer water takes to different uses, will have any impacts on the applicant's plans for water supply is another unknown.

The proposal to deal with wastewater

17. The OOCB notes that the application speaks of options regarding the infrastructure to deal with wastewater/sewage. However, in reality, a pressure system seems the only option given the need to effectively 'push it uphill' from Ohoka to the proposed destination at Rangiora.
18. There will need to be significant investment in this infrastructure if PC31 is approved, and development contributions may account for much of that investment. However, there does appear to be an expectation that a proportion will need to be covered by the Council.
19. The OOCB is aware that constraints on the route for any new pipe to increase capacity which could lead to additional costs, not to mention the likely inconvenience and impacts on roads and berms during construction.
20. That there is apparent 'excess' capacity in the Mandeville pipeline is due to other already approved rural residential developments that are now underway or are yet to be taken up, and established properties in the existing Ohoka settlement itself.
21. Using the Rangiora Wastewater Plant to treat effluent from PC31 must also logically utilise capacity that might otherwise be available closer to Rangiora, in more sensible locations for growth. This suggests that such a development at Ohoka would result in an opportunity cost for development elsewhere.

The Power Grid

22. The OOCB notes from its members' experiences that the power supply to Ohoka can be temperamental. 'Brown-outs' are known to occur and when they do, they can affect heating, water pumps and general electricity consumption.
23. The OOCB is unaware of any consideration having been given to bolstering the security of the electricity supply that would seem to be inevitably impacted by such intensification. Are upgrades to the power grid planned? Who will bear the additional costs?

Local Roads and Transport generally

24. The potential impacts on the local roads are another critical concern for Ohoka locals.
25. While some upgrades are considered in the application, the extent appears insufficient to enable proper integration with other urban areas of the District. Moreover, it seems unlikely that Waka Kotahi will have available funds to complete the network improvements required to better integrate the PC31 site with the rest of the District, so that could be many years coming.
26. There are already traffic issues experienced with commuter traffic within the District and inevitably to Christchurch from Ohoka. In addition, a significant percentage of middle and high school-aged children are also schooled in Christchurch.
27. However, there is no current or planned public transport route to or through Ohoka to further afield. The bus to Oxford through Tram Road has been discontinued, and, according to advice from Environment Canterbury, appears unlikely to be reinstated in the near to medium future. There are school buses for Kaiapoi and Rangiora High Schools, however, these cater for a relatively small proportion of the total number of students and certainly do not go as far afield as Christchurch.

¹ *Aotearoa Water Action Inc. v Canterbury Regional Council & Ors* [2022] NZCA 325

28. There are park and ride facilities at Kaiapoi and Southbrook, but these are relatively poorly utilised when compared to private – generally motorised – transport. In addition, such transport is still required to access the park and ride facilities because of the distances involved and the level of safety for cyclists on the local roads. Given the 25-30 minute cycling time, it is unlikely that there would be a significant uptake of cycling as a means to then access public transport. In spite of national policy direction to reduce VKT (vehicle kilometres travelled), PC31 appears to acknowledge that the majority of the residents in the plan change area will use private motor vehicles as their primary mode of transport. The projected increase in vehicle movements represents a shift in orders of magnitude compared to current traffic levels.
29. Again, while the network for walking and cycling with PC31 has been considered, how that integrates and can be accommodated by surrounding networks appears to have received limited attention.
30. The effects on transport will also be impacted by the increase in intensity on account of the changing traffic environment and the impacts on local roads. These roads, which often currently boast wide grassed berms, or are constrained by drainage ditches and power poles are expected to change, at least in closer proximity to PC31. How that will be accommodated and how it will change the experience of those roads is another likely cost of PC31.

The Amenity and 'feel' of Ohoka

31. Those roads do contribute to the feel and amenity of Ohoka. The very same grassed berm roads that are exemplified as contributing to the rural character of Ohoka are elsewhere in the application proposed to be widened due to the need to accommodate increased traffic. It is understood that amenity may be a lesser consideration in areas identified for urban intensification under the NPS-UD. But it seems to be drawing a long bow to suggest that the amenity of a rural village such as Ohoka, which has been identified as a feature and made the subject of efforts for protection, should be ignored in the assessment of whether this is an appropriate place for such intensification in the first place.
32. It is evident that Ohoka and its village 'feel' is something worthy of some protection. Ohoka is the only location in the Operative District Plan whose rural village character is protected by its own policy, 18.1.1.9 under Constraints on Subdivision and Development. It provides a sense of place and is why many locals call Ohoka home. However, it does raise the issue of whether the locals and the OOCB are simply NIMBYs who do not want to share the experience. The OOCB considers this assessment inaccurate and unfair. It is desirable to provide for a variety of housing typologies in the district, and infringement of urban-sized sections in the rural lifestyle zone diminishes this choice. Such provision could be made more appropriately in an established urban area.
33. Ohoka is a place that still has some scope for development at a scale that will enable the values that have drawn people here to be maintained. The OOCB would like the essence of Ohoka to be something that people will continue to enjoy in the future. It is not to everyone's taste, but what draws them in the first place is precisely what PC31 threatens, the semi-rural or peri-urban feel that comes from low-intensity development and the retention of open spaces in between as described in policy 18.1.1.9.

Impacts on Local Schools

34. While, as noted, a significant number of high school-aged student residents study in Christchurch, the local primary school services a good-sized local zone in which PC31 sits at the centre. Pressure will inevitably increase on Ohoka School, and it is unclear if the Ministry of Education has been consulted or has plans to expand the school if PC31 were approved.
35. To many a new school might be preferable in such a circumstance so that, again, the feel of the local school as a rural school servicing a broad range of locals is something they value and would prefer not to lose.

36. As noted above, the local high schools provide school buses that would presumably continue, however, the impact on these services does not appear to have been the focus of much attention. The OOCB concedes that more students might be good for these schools, but with many high school-age children already travelling to Christchurch, rolls might be more likely to be beneficially affected if the development were closer to Kaiapoi or Rangiora, and not in Ohoka.

Potential reverse sensitivity effects on rural community members

37. The potential for reverse sensitivity impacts is likely to increase given the more intensive development and consequently, more receptors in the middle of rural land. The potential impacts on lifestyle block activities and farmers having to change practices because of nuisance complaints from new residents with urban expectations unaccustomed to the noises and smells of the rural zone should not be underestimated. Conversely, established rural residential and lifestyle block owners will also likely be impacted by the reverse sensitivity of urban activity, noise and light from PC31 residents.
38. Certainly, it should be something the applicant can show has been considered and guarded against.

The consistent and supported views of the local community as expressed in existing planning documents

39. One of the most significant issues with the proposal for PC31 is that this is not the first time more intensive development has been proposed for this area. Previous propositions have been discounted by the Council, who after extensive consultation with the community, hundreds of submissions, and hearings have seen the value in having different housing typologies in Waimakariri and have moved to maintain lower density, larger sized lots, and an absence of too much intensification in Ohoka.
40. That is not to say things have not changed over the years, but changes had occurred in a way and at a rate that was in keeping with the goals for the area and constraints that exist, such as the need to acknowledge Ohoka's low lying, poorly draining, flood prone nature, avoid land subject to significant flood risk, and the impact of cumulative effects on the area's drainage systems.
41. Unsurprisingly, some landowners are tempted by the potential returns that intensive urban development can provide. But that does not mean, in the OOCB's view, such development will always be appropriate.
42. The OOCB, consistent with the views of locals, considers that there are several already identified and, in some cases, already planned for areas in which such development could be better accommodated and integrated, will be better serviced by public transport and efficient transport networks, will have access to urban scale services, and with little need for disruption or significant levels of uncertainty about the ability to deliver what's being considered.
43. Those areas around Rangiora, Kaiapoi, and Woodend/Pegasus should be developed and extended as planned. They are already approaching the scale of development that will see the labour force stay more local and reduce commuter traffic. In addition, they can be provided with interconnected public transport and cycleways that can also reduce the commuter load.
44. However, the same cannot be said for Ohoka. In short, it is simply not the most appropriate place for such a level of development.

Impacts on Ohoka Heritage

45. Ohoka has a long history and some heritage sites. It is presumed that these would remain protected but with the level of intensification envisaged, it is likely that places will lose a great deal of their context. The OOCB ask that this context be maintained, which would seem unlikely if PC31 is approved.

Potential to upset Ecological Restoration Works

46. Similarly, the OOCB is aware of areas of ecological restoration work that even include part of the subject site for PC31, that may be impacted by the level of intensification proposed. It is acknowledged that some additional mitigation in terms of waterways may be provided for. But it would seem that, again, with the proposed intensification level, there will be limits to what can be preserved, along with a heightened risk that ecological values in this rural area may be adversely affected.

Conclusions

47. The OOCB is not anti-development, however, for it to be pro-development, the development in question needs to be in the appropriate location and to an appropriate scale. The OOCB considers that PC31 is neither.
48. The potential impacts on infrastructure including 3 Waters, roading and local services such as the school, do not appear very well understood. Certainly not to the extent that the OOCB would expect in order to justify such a significant departure from recent, current, and future expectations for Ohoka. The applicant's 'approve now and design solutions later' approach also leaves much to be desired.
49. The OOCB accepts that the applicant is entitled to apply for a plan change, but this development is overly-ambitious and unsympathetic to the surrounding land uses and constraints in the area in question. The OOCB believes that presenting this plan change under the Operative District Plan undermines the integrity of the District Plan Review process now underway, which would be a more appropriate forum to weigh the merits of such a substantial proposal.
50. A plan change, such as PC31, should not effectively usurp the Waimakariri District Council's role to plan for the future of the District and its people.
51. The OOCB does not consider that demand for dwellings in Waimakariri is such that rejecting PC31 will cause significant supply issues in the near term. It is the board's view that well-considered integrated future planning is preferable to allowing *ad hoc* development that it seems few, other than those who would benefit directly, support at Ohoka.

The OOCB wishes to be heard on its submission. The OOCB is happy to consider presenting a combined case with others who share its views on PC31.

Thank you once again for the opportunity to submit.

Regards



Doug Nicholl
Chairperson
Oxford-Ohoka Community Board

Contact: Thea Kunkel, Governance Team Leader com.board@wmk.govt.nz
C/- Waimakariri District Council, Private Bag 1005, Rangiora 7440.

DEVELOPMENT PLANNING

Further Submission Form

Further submissions close on Monday, 21 November 2022 at 5pm.

I/we are further submitting on:

 Proposed District Plan Variation 1: Housing Intensification Variation 2: Financial Contributions*Please use a separate form for each consultation.*

Clause 8 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council

Further submitter details

Name of further submitter: Oxford-Ohoka Community Board

Organisation name and contact (if representing a group or organisation): _____

Postal address/Address for service: 215 High Street Rangiora Postcode: 7400Email: com.board@wmk.govt.nz Phone: _____**Only certain persons can make a further submission. Please select the option that applies to you.**


I am:

- a person representing a relevant aspect of the public interest
- a person who has an interest in the proposal that is greater than the interest the general public has
- the local authority for the relevant area

Please explain why you come within the category selected above:

The Oxford-Ohoka Community Board has an interest in the proposal that is greater than the interest the general public has and a person representing a relevant aspect of the public interest as it advocates for the community within the Oxford-Ohoka ward.

Hearing options

I wish to be heard in support of my further submission? Yes NoIf others make a submission I will consider presenting a joint case with them at a hearing. Yes NoSignature:  Date: 18 November 2022
(of person making submission or person authorised to make decision on behalf)**PLEASE NOTE** - A signature is not required if you submit this form electronically. By entering your name in the box below you are giving your authority for this application to proceed.

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<p>60.1 Rolleston Industrial Development Limited submitted by Chapman Tripp.</p>	<p>This land is subject to a request for a private plan change (PC31) to the Operative District Plan that proposes an extension of the existing Ohoka settlement. The PC31 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</p>	<p>Oppose</p>	<p>We oppose this submission in its entirety. We support the zoning of the proposed district plan. The Waimakariri district has a vision for its residential growth. To do this most effectively and efficiently it should occur around and within the existing urban centres. Ad back urban growth</p>	<p>Disallow</p>	<p>The key issues for the Community are lack of proper infrastructure to deal with storm water, flooding, water supply, waste water, power grid, insufficient locals roads and increased congestion with negative impacts on the local schools and community. The</p>
<p>3.1 General approach Angus Robertson Mechanical Limited - Seamus Robertson</p>	<p>Supports listing of mapped Significant Natural Area (SNA) on southern portion of property at 160 Pestors Road, but opposes protection of SNA through unmapped SNA provisions on northern portion of property.</p>	<p>Oppose</p>	<p>We believe that including Oxford in the medium density standards would have a detrimental impact on the rural character of the township and surrounding area, which the community values and which attracts people to the area. There is land available for expansion in the outskirts of Oxford</p>	<p>Disallow</p>	

TRIM Ref: 220729129517

11 August 2022

The Chief Executive
 The Waimakariri District Council

Dear Sir

SUBMISSION ON PRIVATE PLAN CHANGE 31 (PC31) – AUGUST 2022

Introduction.

1. PC31 is a request by Rolleston Industrial Developments Limited (**RIDL** or **the applicant**) to rezone the land located at or about 535 Mill Road from rural to urban in the Operative Waimakariri District Plan (**District Plan**).
2. The Oxford-Ohoka Community Board (**OOCB**) has decided that it should make a submission opposing PC31. Its position on PC31 has been informed by public meetings, discussions with the Ohoka Rural Drainage Advisory Group, and comments made in reviews of the assessments provided with PC31 by experts retained by the Waimakariri District Council (**Council**).
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4. This relates, in particular, to the Council's position on the inappropriateness of resorting to the NPS-UD as justification for PC31. The OOCB does not believe that PC31 will contribute to a well-functioning urban environment at Ohoka. Further, the OOCB considers that the absence of existing or planned public transport, lack of integration with other urban environments in the District, the uncertainty as to the contribution to any affordable housing and the potential contribution to greenhouse gases and the ability to respond to the effects of climate change (especially higher rainfall), amongst the other issues touched on below, mean that PC31 is not an appropriate development for Ohoka and should be declined.
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Drainage, Stormwater and Flooding

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- 9. How such a detention system can deal effectively with the volumes of water that are predicted without placing more significant strain on the already stressed drainage network is difficult to comprehend. It is noted that the experts consider it may be possible, but all appear to require significant additional work to get to that position. This does not engender local confidence in a satisfactory outcome.
- 10. The OOCB is unaware of any efforts by the applicant to seek local knowledge of these issues, which if true is considered by the OOCB to be a failing.
- 11. It is unclear to what extent the flooding that occurred in 2014, or more recent events in 2021 and 2022, have been taken into account. Such events appear likely to occur more frequently and with, potentially, greater intensity as a result of climate change. The potential that PC31 will focus on 'shifting' the impacts of flooding further downstream (through raising floor/ground levels similar to Silverstream) is considered by the OOCB to be a real one, and such effects do not appear to have been sufficiently addressed.
- 12. There is also concern, given the high water table, that the compaction of the land by subdivision will also impede subsurface flows.
- 13. The impacts on drainage, stormwater flows, build-up and transfer, leading to flooding at Ohoka and further downstream, is probably the number one concern expressed by local residents. The test later and see what happens approach that appears to underlie much of the approach in PC31 is not considered satisfactory for these and many other issues being raised.

Water Supply

- 14. It is understood that, while there may be limited effects on the current water supply, though, of course, that is yet to be thoroughly tested, the water supply proposed for PC31 is not intended to be integrated with the remaining Ohoka water supply. This seems a curious decision that suggests an inward-looking approach instead of a proper effort to integrate with Ohoka.
- 15. And returning to the testing, which would include water quality and quantity, there are assumptions made regarding the sufficiency of water, though it is not clear whether the restrictions placed on the current water takes for the site would have any impact on that overall, or seasonally? The potential for well interference effects is yet to be tested.

16. Whether the recent *Aotearoa Water* Court of Appeal decision,¹ on the ability to transfer water takes to different uses, will have any impacts on the applicant's plans for water supply is another unknown.

The proposal to deal with wastewater

17. The OOCB notes that the application speaks of options regarding the infrastructure to deal with wastewater/sewage. However, in reality, a pressure system seems the only option given the need to effectively 'push it uphill' from Ohoka to the proposed destination at Rangiora.
18. There will need to be significant investment in this infrastructure if PC31 is approved, and development contributions may account for much of that investment. However, there does appear to be an expectation that a proportion will need to be covered by the Council.
19. The OOCB is aware that constraints on the route for any new pipe to increase capacity which could lead to additional costs, not to mention the likely inconvenience and impacts on roads and berms during construction.
20. That there is apparent 'excess' capacity in the Mandeville pipeline is due to other already approved rural residential developments that are now underway or are yet to be taken up, and established properties in the existing Ohoka settlement itself.
21. Using the Rangiora Wastewater Plant to treat effluent from PC31 must also logically utilise capacity that might otherwise be available closer to Rangiora, in more sensible locations for growth. This suggests that such a development at Ohoka would result in an opportunity cost for development elsewhere.

The Power Grid

22. The OOCB notes from its members' experiences that the power supply to Ohoka can be temperamental. 'Brown-outs' are known to occur and when they do, they can affect heating, water pumps and general electricity consumption.
23. The OOCB is unaware of any consideration having been given to bolstering the security of the electricity supply that would seem to be inevitably impacted by such intensification. Are upgrades to the power grid planned? Who will bear the additional costs?

Local Roads and Transport generally

24. The potential impacts on the local roads are another critical concern for Ohoka locals.
25. While some upgrades are considered in the application, the extent appears insufficient to enable proper integration with other urban areas of the District. Moreover, it seems unlikely that Waka Kotahi will have available funds to complete the network improvements required to better integrate the PC31 site with the rest of the District, so that could be many years coming.
26. There are already traffic issues experienced with commuter traffic within the District and inevitably to Christchurch from Ohoka. In addition, a significant percentage of middle and high school-aged children are also schooled in Christchurch.
27. However, there is no current or planned public transport route to or through Ohoka to further afield. The bus to Oxford through Tram Road has been discontinued, and, according to advice from Environment Canterbury, appears unlikely to be reinstated in the near to medium future. There are school buses for Kaiapoi and Rangiora High Schools, however, these cater for a relatively small proportion of the total number of students and certainly do not go as far afield as Christchurch.

¹ *Aotearoa Water Action Inc. v Canterbury Regional Council & Ors* [2022] NZCA 325

28. There are park and ride facilities at Kaiapoi and Southbrook, but these are relatively poorly utilised when compared to private – generally motorised – transport. In addition, such transport is still required to access the park and ride facilities because of the distances involved and the level of safety for cyclists on the local roads. Given the 25-30 minute cycling time, it is unlikely that there would be a significant uptake of cycling as a means to then access public transport. In spite of national policy direction to reduce VKT (vehicle kilometres travelled), PC31 appears to acknowledge that the majority of the residents in the plan change area will use private motor vehicles as their primary mode of transport. The projected increase in vehicle movements represents a shift in orders of magnitude compared to current traffic levels.
29. Again, while the network for walking and cycling with PC31 has been considered, how that integrates and can be accommodated by surrounding networks appears to have received limited attention.
30. The effects on transport will also be impacted by the increase in intensity on account of the changing traffic environment and the impacts on local roads. These roads, which often currently boast wide grassed berms, or are constrained by drainage ditches and power poles are expected to change, at least in closer proximity to PC31. How that will be accommodated and how it will change the experience of those roads is another likely cost of PC31.

The Amenity and 'feel' of Ohoka

31. Those roads do contribute to the feel and amenity of Ohoka. The very same grassed berm roads that are exemplified as contributing to the rural character of Ohoka are elsewhere in the application proposed to be widened due to the need to accommodate increased traffic. It is understood that amenity may be a lesser consideration in areas identified for urban intensification under the NPS-UD. But it seems to be drawing a long bow to suggest that the amenity of a rural village such as Ohoka, which has been identified as a feature and made the subject of efforts for protection, should be ignored in the assessment of whether this is an appropriate place for such intensification in the first place.
32. It is evident that Ohoka and its village 'feel' is something worthy of some protection. Ohoka is the only location in the Operative District Plan whose rural village character is protected by its own policy, 18.1.1.9 under Constraints on Subdivision and Development. It provides a sense of place and is why many locals call Ohoka home. However, it does raise the issue of whether the locals and the OOCB are simply NIMBYs who do not want to share the experience. The OOCB considers this assessment inaccurate and unfair. It is desirable to provide for a variety of housing typologies in the district, and infringement of urban-sized sections in the rural lifestyle zone diminishes this choice. Such provision could be made more appropriately in an established urban area.
33. Ohoka is a place that still has some scope for development at a scale that will enable the values that have drawn people here to be maintained. The OOCB would like the essence of Ohoka to be something that people will continue to enjoy in the future. It is not to everyone's taste, but what draws them in the first place is precisely what PC31 threatens, the semi-rural or peri-urban feel that comes from low-intensity development and the retention of open spaces in between as described in policy 18.1.1.9.

Impacts on Local Schools

34. While, as noted, a significant number of high school-aged student residents study in Christchurch, the local primary school services a good-sized local zone in which PC31 sits at the centre. Pressure will inevitably increase on Ohoka School, and it is unclear if the Ministry of Education has been consulted or has plans to expand the school if PC31 were approved.
35. To many a new school might be preferable in such a circumstance so that, again, the feel of the local school as a rural school servicing a broad range of locals is something they value and would prefer not to lose.

36. As noted above, the local high schools provide school buses that would presumably continue, however, the impact on these services does not appear to have been the focus of much attention. The OOCB concedes that more students might be good for these schools, but with many high school-age children already travelling to Christchurch, rolls might be more likely to be beneficially affected if the development were closer to Kaiapoi or Rangiora, and not in Ohoka.

Potential reverse sensitivity effects on rural community members

37. The potential for reverse sensitivity impacts is likely to increase given the more intensive development and consequently, more receptors in the middle of rural land. The potential impacts on lifestyle block activities and farmers having to change practices because of nuisance complaints from new residents with urban expectations unaccustomed to the noises and smells of the rural zone should not be underestimated. Conversely, established rural residential and lifestyle block owners will also likely be impacted by the reverse sensitivity of urban activity, noise and light from PC31 residents.
38. Certainly, it should be something the applicant can show has been considered and guarded against.

The consistent and supported views of the local community as expressed in existing planning documents

39. One of the most significant issues with the proposal for PC31 is that this is not the first time more intensive development has been proposed for this area. Previous propositions have been discounted by the Council, who after extensive consultation with the community, hundreds of submissions, and hearings have seen the value in having different housing typologies in Waimakariri and have moved to maintain lower density, larger sized lots, and an absence of too much intensification in Ohoka.
40. That is not to say things have not changed over the years, but changes had occurred in a way and at a rate that was in keeping with the goals for the area and constraints that exist, such as the need to acknowledge Ohoka's low lying, poorly draining, flood prone nature, avoid land subject to significant flood risk, and the impact of cumulative effects on the area's drainage systems.
41. Unsurprisingly, some landowners are tempted by the potential returns that intensive urban development can provide. But that does not mean, in the OOCB's view, such development will always be appropriate.
42. The OOCB, consistent with the views of locals, considers that there are several already identified and, in some cases, already planned for areas in which such development could be better accommodated and integrated, will be better serviced by public transport and efficient transport networks, will have access to urban scale services, and with little need for disruption or significant levels of uncertainty about the ability to deliver what's being considered.
43. Those areas around Rangiora, Kaiapoi, and Woodend/Pegasus should be developed and extended as planned. They are already approaching the scale of development that will see the labour force stay more local and reduce commuter traffic. In addition, they can be provided with interconnected public transport and cycleways that can also reduce the commuter load.
44. However, the same cannot be said for Ohoka. In short, it is simply not the most appropriate place for such a level of development.

Impacts on Ohoka Heritage

45. Ohoka has a long history and some heritage sites. It is presumed that these would remain protected but with the level of intensification envisaged, it is likely that places will lose a great deal of their context. The OOCB ask that this context be maintained, which would seem unlikely if PC31 is approved.

Potential to upset Ecological Restoration Works

46. Similarly, the OOCB is aware of areas of ecological restoration work that even include part of the subject site for PC31, that may be impacted by the level of intensification proposed. It is acknowledged that some additional mitigation in terms of waterways may be provided for. But it would seem that, again, with the proposed intensification level, there will be limits to what can be preserved, along with a heightened risk that ecological values in this rural area may be adversely affected.

Conclusions

47. The OOCB is not anti-development, however, for it to be pro-development, the development in question needs to be in the appropriate location and to an appropriate scale. The OOCB considers that PC31 is neither.
48. The potential impacts on infrastructure including 3 Waters, roading and local services such as the school, do not appear very well understood. Certainly not to the extent that the OOCB would expect in order to justify such a significant departure from recent, current, and future expectations for Ohoka. The applicant's 'approve now and design solutions later' approach also leaves much to be desired.
49. The OOCB accepts that the applicant is entitled to apply for a plan change, but this development is overly-ambitious and unsympathetic to the surrounding land uses and constraints in the area in question. The OOCB believes that presenting this plan change under the Operative District Plan undermines the integrity of the District Plan Review process now underway, which would be a more appropriate forum to weigh the merits of such a substantial proposal.
50. A plan change, such as PC31, should not effectively usurp the Waimakariri District Council's role to plan for the future of the District and its people.
51. The OOCB does not consider that demand for dwellings in Waimakariri is such that rejecting PC31 will cause significant supply issues in the near term. It is the board's view that well-considered integrated future planning is preferable to allowing *ad hoc* development that it seems few, other than those who would benefit directly, support at Ohoka.

The OOCB wishes to be heard on its submission. The OOCB is happy to consider presenting a combined case with others who share its views on PC31.

Thank you once again for the opportunity to submit.

Regards



Doug Nicholl
Chairperson
Oxford-Ohoka Community Board

Contact: Thea Kunkel, Governance Team Leader com.board@wmk.govt.nz
C/- Waimakariri District Council, Private Bag 1005, Rangiora 7440.

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** GOV-26-10-06 / 221116198634**REPORT TO:** OXFORD-OHOKA COMMUNITY BOARD**DATE OF MEETING:** 7 December 2022**AUTHOR(S):** Kay Rabe, Governance Adviser**SUBJECT:** Application to the Oxford-Ohoka Community Board's Discretionary Grant Fund 2022/23**SIGNED BY:**
(for Reports to Council or Committees)_____
General Manager
Acting Chief Executive**1 SUMMARY**

1.1. The purpose of this report is to consider an application for funding received from:

Name of Organisation	Purpose	Amount requested
West Eyreton School	Towards the cost of purchasing bark for the junior playground	\$500
Total:		\$500

Attachments:

- i. An application from the West Eyreton School (Trim Ref: 221114197554).
- ii. Spreadsheet showing the previous two years' grants.
- iii. Board funding criteria 2022/23 (Trim Ref: 210603089866).

2 RECOMMENDATION**THAT** the Oxford-Ohoka Community Board:

- (a) **Receives** report No. 221116198634.
- (b) **Approves** a grant of \$..... to the West Eyreton School towards the purchase of bark for the junior playground.

OR

- (c) **Declines** the application from the West Eyreton School.

3 BACKGROUND

3.1 The West Eyreton School is seeking funding to purchase bark for the junior playground.

3.2 The current balance of the Oxford-Ohoka Community Board's Discretionary Grant Fund 2022/23 is \$3,039.

4 **ISSUES AND OPTIONS**

West Eyreton School (the School)

- 4.1 The School was established in 1872 and is a rural co-educational, full primary state school with 200 students. School buildings have been added to as the roll has grown. As well as the classrooms there is an administration block/staffroom, a library, a hall, a swimming pool, junior and senior adventure playground, a tennis/netball court, junior sandpit and a large creative play area and extensive playing fields. Two senior classrooms were built in 2015 forming a modern learning senior block environment consisting of four classroom spaces and in 2021 the School began the modernisation of the original two classroom block which has been transformed into a modern learning environment with natural lighting, amazing acoustics and fully double glazed windows and doors.
- 4.2 The School requires new bark/chip to ensure the safety requirements of the minimum depth of 400mm in the junior playground. This playground is not only used by the school children but also the pre-schoolers community transition to school programme and the community during the weekends and after school hours.
- 4.3 This project will benefit all pre-schoolers and school youth which belong to the community surrounding the school. The purchase of bark will ensure the playground is fully operational and is of high safety standard. The playground develops children's co-ordination and balance as well as honing socialisation between children, and the playground is heavily used by the community after school hours and over the weekends.
- 4.4 If this application is not successful the playground would need to be closed until the funds can be raised which would be detrimental to the community as a whole. The overall cost of the project is estimated at \$1,955. The School has received funding in 2021 for new books for its library and the Accountability form has been received.
- 4.5 The Board expects organisations that are predominately funded by Central Government, such as schools, to provide supporting evidence that the requested grant will not be spent on projects that should be funded by Central Government funding. However, it is the Board's prerogative to approve or decline grants as per the grant guidelines.
- 4.6 The Board may approve or decline grants per the grant guidelines.
- 4.7 There are social and cultural implications on community wellbeing by the issues and options that are the subject matter of this report.
- 4.8 The Management Team has reviewed this report.

5 **COMMUNITY VIEWS**

5.1 **Mana Whenua**

Taking into consideration the provisions of the Memorandum of Understanding between Te Ngāi Tūāhuriri Rūnanga and the Council, Te Ngāi Tūāhuriri hapū are not likely to be affected by or have an interest in the subject matter of this report.

5.2 **Groups and Organisations**

There are no other groups and organisations other than the West Eyerton School likely to be affected by or interested in this report's subject matter.

5.2 **Wider Community**

The wider community is not likely to be affected by, or interested in, this report's subject matter. However, it should be noted that the project would positively impact the well-being of pre-schoolers, students and the wider community of West Eyreton.

6 OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1 Financial Implications

The Annual Plan for 2022/23 includes budget provision for the Oxford-Ohoka Community Board to approve grants to community groups up to \$5,990. An amount of \$549 was carried forward from the 2021/22 financial year, bringing the Discretionary Grant Fund to a total of \$6,539 for this financial year.

The application criteria specify that grants are customarily limited to a maximum of \$500 in any financial year (July to June), even though a group can apply up to twice a year, providing it is for different projects. Where applicable, GST values are calculated and added to appropriately registered groups if decided benefits exceed Board resolved values. The current available balance of the Oxford-Ohoka Community Board's Discretionary Grant Fund 2022/23 is \$3,039.

6.2 Sustainability and Climate Change Impacts

The recommendations in this report do not have sustainability or climate change impacts.

6.3 Risk Management

There are no risks arising from the adoption of the recommendations in this report.

6.4 Health and Safety

All health and safety-related issues would fall under the auspices of the West Eyreton School.

7 CONTEXT

7.1 Consistency with Policy

These matters are not matters of significance in terms of the Council's Significance and Engagement Policy.

7.2 Authorising Legislation

Not applicable.

7.3 Consistency with Community Outcomes

People are friendly and caring, creating a strong sense of community in our District.

There are wide-ranging opportunities for people of different ages and cultures to participate in community life and recreational activities.

7.4 Authorising Delegations

Community Boards have delegated authority to approve Discretionary Grant Funding.

Groups applying for Board Discretionary Grants ³⁹ 2021/2022

Name of Group: West Eyreton School

Address: [REDACTED]

Contact Person within Organisation: Carol [REDACTED]

Position within Organisation: School Bursar

Contact phone number: [REDACTED] Email: [REDACTED]

Describe what the project is and what the grant funding be used for? (Use additional pages if needed)

West Eyreton School's Junior Playground, requires new bark /chip to ensure the safety requirements of a minimum depth of 400mm are met. This playground is not only used for the school children but to our Pre-schoolers community transition to school programme and also to the community at weekends and after school.

What is the timeframe of the project/event date? _____

Overall Cost of Project: \$1955.00 Amount Requested: \$500

How many people will directly benefit from this project? Community

Who are the range of people benefiting from this project? (You can tick more than one box)

- People with disabilities (mental or physical) Cultural/ethnic minorities District
- Preschool School/youth Older adults Whole community/ward

Provide estimated percentage of participants/people benefiting by community area:

Oxford-Ohoka 100 % Rangiora-Ashley _____% Woodend-Sefton _____% Kaiapoi-Tuahiwi _____%

Other (please specify): _____

If this application is declined, will this event/project still occur? Yes No

If No, what are the consequences to the community/organisation?

[REDACTED]

What are the direct benefit(s) to the participants?

To ensure we have a fully operational playground and to keep children safe.

What is the benefit(s) to your organisation?

40

The cost is high for the school to resurface this area, if the safety requirements are not met the playground would have to close.

What are the benefit(s) to the Oxford-Ohoka community or wider district?

Pre-schoolers love to play on the equipment which helps with co-ordination and balance and also used widely over the weekend and after school especially in summer months by the community

Is your group applying under the umbrella of another organisation (that is Charity/Trust registered?) Yes No

If yes, name of parent group: _____

What is the relationship between your group and the parent group?

What other fundraising has your group undertaken towards this project/event? List any other organisations you have applied or intend to apply to for funding this project and amount applied for this project:

No further fundraising has been undertaken for this event.

Have you applied to the Oxford-Ohoka Community Board or any other Waimakariri Community Board for other project funding in the past 18 months? Yes No

If yes, please supply details:

Yes, for Library books for the community library.

- Enclosed Financial Balance Sheet and Income & Expenditure Statement
(*compulsory – your application cannot be processed without financial statements*)
- Supporting costs/quotes
- Other supporting information

- I am authorised to sign on behalf of the group/organisation making this application.
- I declare that all details contained in this application form are true and correct to the best of my knowledge.
- I accept that successful applicants will be required to report back to the Community Board by completing a simple Accountability Report.
- I accept that information provided in this application may be used in an official Council report available to the public.

Please note: If submitting your application electronically, entering your name in the signature box below will be accepted as your signature:

Signed:  Date: 13/5/2022

Rangiora Landscape & Garden Supplies Ltd
643 Lineside Road
Southbrook
Rangiora, 7400

Tax Invoice

GST NO. 87-662-519

Tax Invoice #	57178
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Date	29/04/2022
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Tax Invoice To
West Eyreton School North Eyre Road RANGIORA RD5 7475

P.O. No.	Account #
	30 Days

Description	Qty	Rate	TAX AMT	Amount
Playground Chip by R14	20	85.00	255.00	1,700.00

RANGIORA LANDSCAPE & GARDEN SUPPLIES LTD BANK A/C NUMBER: 06-0821-0239983-00
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Subtotal	\$1,700.00
Tax Total	\$255.00
Total	\$1,955.00

6/5/22
 1955.00
 54615229
 Lisa Diff

Trial Balance

West Eyreton School

For: March 2022

Trial Balance

Page 1 of 4

<u>Account</u>	<u>Account_Type</u>	<u>Branch</u>	<u>Dept</u>	<u>Debits</u>	<u>Credits</u>	<u>PY Debits</u>	<u>PY Credits</u>
Income Statement							
1000.00 (Base Grant)	Income				77,528.21		77,807.16
1018.00 (MOE Other Income)	Income				3,781.01		5,691.45
1022.00 (COL Allowance)	Income			3,000.00			
1050.00 (School Donations)	Income				2,515.50		1,951.50
1077.00 (Income - Grants)	Income						64.50
1095.00 (Main Fundraiser)	Income				869.57		
1110.00 (Pool Keys Income)	Income				452.18		
1115.00 (Misc Income)	Income				838.32		104.49
1115.01 (Miscellaneous)	Expense			654.29		926.96	
1400.00 (Interest Received)	Income				83.54		30.50
2160.00 (BOT Expenses incl)	Expense			3,329.03		477.36	
2200.00 (Audit Fees)	Expense			1,158.75		924.00	
2210.00 (Accounting Fees)	Expense			1,539.17		1,470.00	
2217.00 (Eftpos)	Expense			115.50			
2218.00 (Bank Fees)	Expense			130.00		245.50	
2219.00 (Interest Expense)	Expense			787.95		218.89	
2220.00 (Insurance)	Expense			10,465.00		11,250.55	
2222.00 (Alarm Monitoring)	Expense			785.54		356.94	
2310.00 (Telephone Expenses)	Expense			175.07		315.43	
2311.00 (PABX lease)	Expense			285.00		360.00	
2401.10 (Photocopier)	Expense			682.76		263.98	
2402.00 (Photocopier paper)	Expense			438.40		260.63	
2410.00 (Office Supplies)	Expense			418.02		121.07	
2510.00 (Advertising)	Expense						80.11
2550.00 (Subscriptions)	Expense			1,007.83		1,091.76	
2570.00 (Principal Fund)	Expense			220.45		49.37	
2585.00 (Linc-Ed & Training)	Expense			68.16		2,000.00	
3110.50 (Ropu Kotare)	Expense			125.49		882.72	
3111.00 (Ropu Ruru)	Expense			277.46		172.04	
3113.00 (Ropu Kereru)	Expense			263.83			
3115.00 (Ropu Kea)	Expense			310.56		192.02	
3117.00 (Ropu Karearea)	Expense			86.96		131.73	
3120.00 (Integ'd Studies \$500)	Expense					354.43	
3121.00 (Preschool Transition)	Expense					13.39	
3134.00 (LSC Resources)	Expense			19.92		49.75	
3136.00 (Literacy Maths)	Expense			805.50		4,639.40	
3137.00 (Literacy Maths)	Expense			2,459.76		291.30	
3139.00 (See Saw)	Expense					775.87	
3141.00 (Maths Senior)	Expense					266.69	
3145.00 (PAT)	Expense			416.95		521.74	
3150.00 (Computer ICT)	Expense			234.51		401.09	
3151.00 (Vis Tab Attendance)	Expense			135.03		200.50	
3155.00 (Computer Lease -	Expense					277.58	
3156.00 (Computer Lease -	Expense			931.14		720.76	
3157.02 (40 Mini iPads)	Expense					2,007.71	
3170.00 (Library Consumables)	Expense			16.00		60.76	
3180.00 (PE/Health/Sport)	Expense				13.04		
3190.00 (Assemblies/Prizes)	Expense			96.31		217.86	
3191.00 (Learning Support)	Expense					12.17	
3195.00 (GATE)	Expense					215.22	
3196.00 (ORRS Expenditure)	Expense			21.74		156.83	

<u>Account</u>	<u>Account_Type</u>	<u>Branch</u>	<u>Dept</u>	<u>Debits</u>	<u>Credits</u>	<u>PY Debits</u>	<u>PY Credits</u>
<u>Income Statement</u>							
3198.00 (Physical Activity)	Expense			1,279.88		1,314.13	
3810.00 (Activities Inc)	Expense				465.62		854.18
3811.00 (Activities Exp)	Expense			1,760.80		319.78	
3820.00 (Camp Inc)	Expense				200.00		11,299.36
3820.01 (Camp Fundraising)	Expense				420.00		
3821.00 (Camp Exp)	Expense					9,400.01	
4110.00 (Repairs & Maint -	Expense			2,099.52		991.17	
4115.00 (Repairs &	Expense			782.61		0.00	
4130.00 (OSH expenditure)	Expense			191.00		252.00	
4150.00 (Heatpump Checks)	Expense					1,375.50	
4190.00 (Prov for Cyclical	Expense					4,755.00	
4191.00 (Maintenance	Expense			2,055.00		2,055.00	
4200.00 (Cleaning Supplies)	Expense			718.17		661.40	
4210.00 (Towel Hire)	Expense			256.58		224.90	
4310.00 (Rubbish Removal)	Expense			344.10		324.30	
4400.00 (Pool Expenses)	Expense			852.90		747.19	
4401.00 (Pool Wages)	Expense			3,757.05		2,744.28	
4500.00 (Electricity)	Expense			2,678.93		2,946.18	
4520.00 (Rates)	Expense					229.22	
4600.00 (School House Rental	Expense				4,550.00		3,900.00
4610.00 (School House	Expense					2,408.84	
4620.00 (School House Rates)	Expense			647.60			
4630.00 (School House	Expense					70.00	
5026.00 (Teacher Aide - ORS	Expense				3,922.00		6,849.71
5050.00 (Interim Response	Expense						1,320.00
5051.00 (Learning Support	Expense				2,821.74		5,376.96
5110.00 (Wages Banked	Expense					2,304.00	
5140.00 (Relief Wages -	Expense						130.43
5150.00 (Teachers Salaries)	Expense			1,247.92			
5170.00 (Wages - Relieving /	Expense			2,379.81			
5210.00 (Wages - Office)	Expense			5,591.81		5,436.45	
5240.00 (Wages Bursar)	Expense			11,416.07		10,743.46	
5320.00 (Cleaning - Wages)	Expense			9,207.90		8,370.21	
5321.00 (Groundsman/Property	Expense			3,329.76		2,613.60	
5430.00 (Teacher Aide-SEG)	Expense			4,819.32		3,731.21	
5435.00 (Teacher Aide - ESOL)	Expense			1,947.00		3,327.46	
5440.00 (Teacher Aide -	Expense				625.15	2,739.52	
5445.00 (Teacher Aide -	Expense			1,784.54		248.95	
5450.00 (Teacher Aide - RTLB)	Expense			722.12		3,201.69	
5481.00 (Learning Support	Expense			28.95		1,280.90	
5490.00 (ESOL Librarian and	Expense			180.04		1,778.65	
5497.00 (Preschool Transition	Expense					256.83	
5600.00 (Staff teas etc)	Expense			349.05		415.25	
5625.00 (Wellbeing)	Expense			952.26		490.70	
5630.00 (Covid Expenses)	Expense			208.84			
5650.00 (First Aid)	Expense			301.74		230.12	
5675.00 (Staff travel - courses)	Expense					563.08	
5680.00 (Teacher Development	Expense			714.89		4,401.10	
5685.00 (Teacher	Expense			260.87		480.95	
6100.00 (Depreciation)	Expense			10,224.43		10,169.18	
6210.00 (Library Books)	Expense			42.95		15.64	
6220.00 (New Assets)	Expense					1,252.60	
7030.00 (Stationery Income)	Trading Income				20.66	286.12	
7031.00 (Stationery Expenses)	Trading Income			185.96			
7070.00 (Grow Income)	Trading Income						434.78
7071.00 (Grow Expenses)	Trading Income					466.69	

<u>Account</u>	<u>Account_Type</u>	<u>Branch</u>	<u>Dept</u>	<u>Debits</u>	<u>Credits</u>	<u>PY Debits</u>	<u>PY Credits</u>
Income Statement							
7085.00 (Maori Culture Income	Trading Income						2,000.00
7160.00 (Uniform Income)	Trading Income				964.39		1,150.15
7164.00 (Sun/Swim Hat	Trading Income				13.04		9.13
Net Profit					4,698.48		9,462.85
				104,782.45	104,782.45	128,517.26	128,517.26
Balance Sheet							
9231.00 (ANZ Cheque	Bank			471,429.50		170,958.81	
9258.00 (Accounts Receivable	Current Asset				1,046.16		
9259.00 (Sundry Debtors)	Current Asset			7,150.49		0.00	
9260.00 (Inventory)	Current Asset			0.00		286.88	
9288.00 (GST Paid)	Current Asset			14,425.82		12,262.30	
9357.00 (Income in Advance)	Current Liability				6,138.90		
9359.00 (Sundry Creditors)	Current Liability				22,114.22		13,837.41
9363.10 (MOE SN Property	Current Liability				591.94		591.94
9375.50 (MOE Admin Heating	Current Liability			8,723.25		8,723.25	
9375.60 (MOE 1,2,3 Upgrade)	Current Liability				75,930.00		75,930.00
9379.00 (MOE Pool Upgrade)	Current Liability			20.00		20.00	
9380.00 (MOE Blocks 1,2,3 ILE	Current Liability				234,587.33	10,000.00	
9388.00 (GST collected)	Current Liability				53,007.30		14,251.83
9501.00 (Library Books)	Fixed Asset			53,201.30		52,783.65	
9501.20 (Library Books Accum	Fixed Asset				47,578.25		46,671.94
9502.00 (School Buildings)	Fixed Asset			477,182.51		477,182.51	
9502.20 (School Buildings	Fixed Asset				131,029.09		120,498.91
9503.00 (Office Furniture)	Fixed Asset			26,645.29		26,645.29	
9503.20 (Office Furniture	Fixed Asset				23,932.77		25,004.39
9504.00 (School Plant and	Fixed Asset			140,592.33		143,768.95	
9504.20 (Sch Plant & Equip	Fixed Asset				129,234.31		130,316.65
9505.00 (Classroom Furniture)	Fixed Asset			53,329.61		53,329.61	
9505.20 (Classroom Furniture	Fixed Asset				41,075.94		36,546.60
9507.00 (Sports equipment)	Fixed Asset			12,716.70		12,716.70	
9507.20 (Accum Depn Sports	Fixed Asset				12,716.70		12,716.71
9509.00 (Computers)	Fixed Asset			95,249.46		90,653.55	
9509.10 (Addns/Sales	Fixed Asset			1,200.00			
9509.20 (Computers Accum	Fixed Asset				80,324.54		75,009.06
9511.00 (Leased IT Equipment)	Fixed Asset			96,833.72		70,536.05	
9511.20 (Leased IT Equip	Fixed Asset				56,247.20		39,570.46
9520.00 (Furniture - New	Fixed Asset			624.33		624.33	
9520.20 (Furniture New	Fixed Asset				624.00		
9620.00 (Cyclical Maintenance)	Long Term Liability				71,071.00		62,851.00
9655.00 (Finance Lease	Long Term Liability				0.00		6,023.13
9656.00 (TELA Lease 97582)	Long Term Liability						138.33
9657.00 (TELA Lease 99456)	Long Term Liability				0.01		406.97
9658.00 (TELA Lease 100387)	Long Term Liability						1,545.63
9659.00 (TELA Lease 104207)	Long Term Liability				544.34		1,566.71
9660.00 (TELA Lease 106767)	Long Term Liability				542.79		1,041.78
9661.00 (Toshiba Copier	Long Term Liability				13,616.00		18,032.00
9662.00 (TELA Lease 108693)	Long Term Liability				1,695.83		2,929.80
9663.00 (TELA Lease 111386)	Long Term Liability				850.73		1,283.51
9664.00 (Flexi Lease	Long Term Liability				19,504.17		
9665.00 (9665.00 Cyclone	Long Term Liability				1,132.64		
9667.00 (9667.00 Cyclone	Long Term Liability				1,284.38		
9851.00 (Accumulated Funds)	Accumulated Profit				510,556.44		510,556.44
Net Profit				4,698.48		9,462.85	
Net Profit (Accumulated)				72,954.19		57,366.47	
				1,536,976.98	1,536,976.98	1,197,321.20	1,197,321.20

<u>Account</u>	<u>Account_Type</u>	<u>Branch</u>	<u>Dept</u>	<u>Debits</u>	<u>Credits</u>	<u>PY Debits</u>	<u>PY Credits</u>
<u>Balance Sheet</u>							
Totals				1,641,759.43	1,641,759.43	1,325,838.46	1,325,838.46

Spreadsheet Showing Previous Years Discretionary Grants 2022/23 Financial Year

	Meeting considered	Group	Project	Amount Requested	Amount Granted	Running Balance
			2022/23 \$5,990 + Carryover \$ = \$			\$5,990 + \$549 = 6539
	Jul	Swannanoa Volunteer fire brigade	Purchase a BBQ	\$999	\$500	\$ 6,039.00
	Jul	Waimakariri Dog Training Club Inc.	Towards the cost of purchasing a new BBQ.	\$500	\$500	\$ 5,539.00
	Jul	Oxford Senior Citizens Club	Towards the cost of hiring transport during the year.	\$500	\$500	\$ 5,039.00
	Jul	Declined Tasman Young Farmers Region	Towards the cost of hosting a Hauora Health and Wellbeing Event	\$500	Declined	
	Aug	Oxford Football Club	Towards the cost of uniforms for junior teams	\$500	\$500	\$ 4,539.00
	Sep	Oxford Arts Trust	Sensor Flood Lights for Oxford Gallery	\$500	\$500	\$ 4,039.00
	Sep	Oxford IFG Adventure	towards running ICONZ for girls programme	\$500	\$500	\$ 3,539.00
	Sep	Canterbury Endurance & Trail Riding Club	Towards hosting an edurance and trail riding event	\$500	\$500	\$ 3,039.00
Oxford-Ohoka Community Board 10.139.100.2410	Dec	West Eyreton School	Towards purchase of bark for junior play area	\$500		

Spreadsheet Showing Previous Years Discretionary Grants 2021/22 Financial Year

Meeting considered	Group	Project	Amount Requested	Amount Granted	Running Balance	Meeting considered	Group	Project	Amount Requested	Amount Granted	Running Balance
		2021/22 \$5,820 + Carryover \$3,000 = \$8,820			\$ 8,820.00						
						2-Feb	Nil				
1-Jul	Oxford Arts Trust	Shelving, furniture	\$500	\$500	\$ 8,320.00						
						2-Mar	Oxford Arts Trust	Purchase an air purifier	\$500	\$500	\$ 4,387.00
1-Jul	West Eyreton Primary School	New books and lego	\$456	\$456	\$ 7,864.00						
						6-Apr	Clarkville Playcentre	Purchase bikes and scooters	\$376	\$376	\$ 4,011.00
1-Jul	Swannanoa Volunteer fire brigade	Junior crew uniforms	\$722	\$500	\$ 7,364.00						
						1-Jun	Standardbred Stable to Stirrup Charitable Trust	Ground membership renewal	\$400	\$ 400.00	\$ 3,611.00
1-Jul	Swannanoa Volunteer fire brigade	Cost of holding open day	\$539	\$500	\$ 6,864.00						
						1-Jun	Cancelled Tasman Young Farmers	Community Ball	\$500		
4-Aug	Nil										
9-Sep	Meeting Cancelled					1-Jun	Standardbred Stable to Stirrup	uniforms	\$500	\$ 500.00	\$ 3,111.00
6-Oct	Nil										
						1-Jun	Swannanoa Home and School	kappa haka uniforms	\$500	\$ 500.00	\$ 2,611.00
3-Nov	Life Education Trust	Delivery of the Healthy Harold Programme	\$500	\$500	\$ 6,364.00						
						1-Jun	Swannanoa Home and School	football tshirts	\$500	\$ 500.00	\$ 2,111.00
3-Nov	Mandeville Sports Club	Purchase of a Life Members Board	\$477	\$477	\$ 5,887.00						
						1-Jun	Oxford Historical Records Society	securing medal display cabinets	\$697	\$ 697.00	\$ 1,414.00
3-Nov	Eyreton Pony Club	Towards the building of horse yards	\$500	\$500	\$ 5,387.00						
						1-Jun	Oxford Promotions Action Committee	Te Papa Matariki Activity Book	\$404	\$ 404.00	\$ 1,010.00
9-Dec	Oxford Community Trust	Purchase gazebos for Christmas Wonderland	\$600	\$500	\$ 4,887.00						
						1-Jun	Swannanoa Preschool	storage for nursery	\$ 461.00	\$ 461.00	\$ 549.00

GOVERNANCE

Oxford-Ohoka Community Board

Discretionary Grant Application

Information to assist groups with their application

The purpose of the Board discretionary grants is to assist projects that enhance community group capacity and/or increase participation in activities.

When assessing grant applications the Board considers a number of factors in its decision making. These include, but are not limited to; type of project, time frame, benefits to the community and costs being contributed. The more information you as a group can provide on the project and benefits to participants the better informed the Board is. You are welcome to include a cover letter as part of your application. The decision to grant funds is the sole discretion of the Board.

The Board cannot accept applications from individuals. All funding is paid to non-profit community based organisations, registered charities or incorporated societies. Council funding is publicly accountable therefore the Board needs to demonstrate to the community where funding is going and what it is being spent on. This is one of the reasons the Board requires a copy of your financial profit/loss statements and balance sheet for the previous/current financial year. Staff cannot process your application without financial records.

The Board encourages applicants, where practically possible, to consider using local businesses or suppliers for any services or goods they require in their application. The Board acknowledges that this may result in a higher quote.

It would be helpful to the Board to receive an expense summary for projects that cost more than the grant being requested to show the areas where funds are being spent and a paragraph on what fund raising the group has undertaken towards the project, or other sources considered (ie voluntary labour, businesses for supplies).

Examples (but not limited to) of what the Board cannot fund:	Examples (but not limited to) of what the Board can fund:
✗ Wages	✓ New equipment
✗ Debt servicing	✓ Toys/educational aids
✗ Payment for volunteers (including arrangements in kind eg petrol vouchers)	✓ Sporting equipment
✗ Stock or capital market investment	✓ Safety equipment
✗ Gambling or prize money	✓ Costs associated with events
✗ Funding of individuals (only non-profit organisations)	✓ Community training
✗ Payment of any legal expenditure or associated costs	
✗ Purchase of land and buildings	
✗ Activities or initiatives where the primary purpose is to promote, commercial or profit-oriented interests	
✗ Payment of fines, court costs or mediation costs, IRD penalties	

Continued over page

Criteria for application

- Grant applications will be considered every month by the Oxford-Ohoka Community Board. Applications are recommended to be received three weeks prior to Board meeting dates for processing.
- Grant funding will not be allocated for events/projects that have already occurred.
- Generally funding grants will be a maximum of \$500 in any one financial year (July 2022 to June 2023) but the group can apply up to twice in that year, providing it is for different projects.
- The grant funding is limited to projects within the Board area or primarily benefiting the residents of the ward.
- Applications will only be accepted from non-profit community-based organisations, registered charities or incorporated societies.
- Priority is to be given to groups with strong links with the Oxford-Ohoka community.
- The application should clearly state the purpose for which the money is to be used.
- The applicant should submit a 1-2 page summary balance sheet and an income and expenditure statement which shows their current financial assets and liabilities. Applications cannot be processed until financial information is received.
- Where possible, or feasible, applicants must declare other sources from which funding has been applied for, or granted from, for the project being applied to the Oxford-Ohoka Community Board.
- Organisations that are predominately funded by Central Government must provide supporting evidence that the requested grant will not be spent on projects that should be funded by Central Government funding.
- The Board supports a wide range of community activities but the application will only be considered if it is deemed of the nature listed in the table of examples of what the Board can fund (see previous page).
- An Accountability Form must be provided to the Council outlining how the funds were applied, within three months after the event or completion of the project, when funds are spent. A new application will not be accepted until the Council receives the Accountability Forms for previous funding granted. The group should maintain accurate records around the grant including, but not limited to: receipts, banks statements and invoices. In the event that funds are not spent on the project or activity applied for, the recipient may be required to return the grant funding to the Council.
- If the activity/event for which funds have been granted does not take place **or** if the group does not provide the information to enable the grant to be paid within six months of approval of the grant being notified, then in both cases the application will be regarded as closed and funds released for reallocation by the Board.

What happens now?

Return your completed application form (with financial records and any supporting information which you believe is relevant to this application) to:

Post to:

Governance Team
Waimakariri District Council
Private Bag 1005
Rangiora 7440

Or hand deliver to:

- Oxford Library & Service Centre, 34 Main Street, Oxford
- Rangiora Service Centre, 215 High Street, Rangiora
- Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Email: records@wmk.govt.nz

What happens next?

- Your application will be processed and presented to the Board at the next appropriate meeting.
- Following the meeting a letter will be sent to notify you of the Board's decision and if successful an invoice and your organisation's bank account details will be requested.
- On receipt of this information payment will be processed to your organisation's bank account.