

FLOODING

Ohoka is a swamp. We sit within a low-lying flood plain influenced by the Ohoka Streams, multiple drainage channels and underground resurgence channels. In a moderate winter the water level on our property is at grass level. Carters have admitted in the previous Private Hearing that our property after the subdivision and a heavy rain event we will have an increase in ground water levels of 4%, stating that this will cause danger to the elderly and to children. In the Fast Track Reports, they have omitted Culverts and drains immediate to our property that will also be negatively affected by extra run off from the site. In the Flood in 2023 our elderly neighbour woke in the night to water flowing through his bedroom. This flood occurred with a lower rainfall than previous flooding but was exaggerated by higher underground water levels. There seems to be no references to these flooding events as they have only shown the higher rainfall events. The developers have not shown the impact on existing residents will loss of permeable land, raised ground levels and the effect of Global warming.

LOSS OF OUR ENVIROMENT

All our work encouraging and protecting the natural environment around us will be destroyed. Urbanization, higher water levels, loss of vegetation and the loss of the dark night skies will have a negative impact on all the village. We have colonies of skinks in different parts of our property, we have encouraged different bird life including Bellbirds, Owls, Pukekos and Kingfishers. All these will be put at risk if the subdivision goes ahead. In the upper Ohoka stream we have seen Lamprey, large eels and Trout. These will also be at risk from extra runoff and pollutants from the subdivision.

At present on our boundary with the subdivision, we have a rural outlook of farmland and animals. This is to be changed to a view of 8 houses. We can also see the last remains of the Historic Ohoka Railway Station which they plan to replace with a sign.

INSURANCE

With the increase in probability of flooding our insurances will become too expensive or worse our property uninsurable.

TRAFFIC

As our property is at an intersection the increase in Traffic will have a huge impact on us and our neighbors. We see accidents and near misses constantly. We know that these will increase plus cause more sound pollution. Tram Road is a high danger risk road.

Putting extra traffic and heavy vehicles on this access road will have a huge impact on us and our surrounding communities.

INFRASTRUCTURE FAILURE

With any increase in ground water levels caused by the subdivision or an increase in flooding, our Septic Tank will fail. This would be an extreme Health Hazard to both us and our community. If the ground levels in the subdivision are raised this will compound the problem throughout the Village. Our roads will become more dangerous with extra traffic. Our drains will not cope with extra run-off.

IN CONCLUSION.

We have endured stress, uncertainty and cost for 5 years. We have been through 2 Council Planning Hearings and an Independent Hearing, all of which have rejected this subdivision. We cannot understand why local knowledge and expert's findings have been ignored. We have always protected our historic Village for the benefit of all.

Replacing productive Farmland with a totally unsupported urban development makes a mockery of the Waimakariri Councils District Plan which has provided more development areas than needed. Carters' development in Ohoka will cost Ratepayers. Financial benefits of a subdivision are transferable and would be more substantial in a Subdivision included in the district plan with infrastructure and roading already planned

We ask the panel to decline the proposed development as the adverse impacts on us and our village are significant.

