

SUBMISSION – OHOKA SUBDIVISION PROPOSAL FROM I & L BISMAN [REDACTED]

OHOKA

46 years ago, we chose to come and live in Ohoka at [REDACTED], (north of the proposed subdivision) with our young family. Firstly, [REDACTED] then building a new house to the east in 2019 on 7500 m². These properties are bounded by the Ohoka Stream to the north.

Ohoka is well known as a “drained swamp” attested to by those born and bred here. The Ohoka Stream was “straightened-out” in the early days to assist in alleviating the swampy ground conditions. Evidence of the original meandering stream is still on our property. Even the higher parts of our property are very wet for 4 months of the year and difficult to walk on – the water table is generally around 300mm below ground level. We have recent evidence of a neighbour excavating for a septic tank effluent drain through the clay pan just above the water table which has exasperated the existing wet conditions adjacent. The Ohoka Stream is a “bank to bank” torrent every few years and several times has flowed onto our property flooding the original stream bed close to our house



Ohoka Stream “bank to bank” - July 2022

The Ohoka Domain was originally utilized for rugby but despite extensive field tile drainage, had to be moved to Mandeville and facilities established there in the early 1980's as those who played at Ohoka commented on the fact that "someone could drown at the bottom of the scrum". Cricket had ceased earlier due to the ground conditions.

The deep ditch to the south side of Mill Road through the village (and northern side of the proposed development land) takes stormwater off this development site, twice in recent years flooded into the southern portion of our property and adjoining church to exit via our eastern neighbour into the Ohoka Stream. This proposed development will significantly increase the run-off into this ditch which is of real concern to us. Other recent urban developments observed have been "built-up" to sometimes as much as 2m to assist with drainage reticulation. This happening here would be a disaster for existing properties to the north.



Flooding on our property into original stream bed – July 2022

We believe that credence should be given to maintaining small intimate rural villages whose residents made conscious decisions to live in "the country". We did some 46 years ago for several reasons, including its relatively close proximity to Kaiapoi and Rangiora both of which have everything you need. The school consisted of children from farming and non-farming

backgrounds – we all supported school fairs, local fundraising activities, played sport at the Mandeville Sports grounds, and we knew our neighbours well and could rely on them should we require help.

Ohoka just does not have the infrastructure to support such a large subdivision. We get our water from the Ohoka Water Scheme which was installed many years ago, but recently upgraded but it still remains only for those within the original “plume” which was basically the Ohoka village. We understand the proposed subdivision is not part of the Council’s planned wastewater network. Associated disruption to the community with the establishment of new system to service the proposed sub-division would be problematic and cause unwelcome and unnecessary stress again for the residents.

We have grave concerns for the huge increase in traffic, firstly on Mill Road, which is narrow, with a footpath on one side which was established some years ago for the school children to walk or ride their bikes on and now caters for the many recreational cyclists. Mill Road is already carrying much more traffic than it was designed for. Even now many mornings we face a long wait at our gate when pulling out due to heavy traffic. Public transport is non-existent but we do have good services at Kaiapoi or Rangiora where they should be.

We understand that the need for more housing in Waimakariri is being met in Rangiora, Kaiapoi and Woodend, all having been allowed for in the Council’s District Plan and will suffice for many years to come. Housing developments are still taking place in the above areas with building sites available. . Construction works are much easier when all the necessary materials etc are readily available from the existing town, not where everything necessary for any Ohoka development will have to be “trucked in” putting more pressure and disruption to the existing residents who have been opposed to the development for all the right reasons.

The prospect of what could be years of total disruption in our small village fills us with grave concern and worry – noise, dust, heavy vehicles, large scale earthworks, traffic, etc. opposite our property. Having to navigate all the necessary requirements for this size of development and for many years, is a very daunting prospect. We certainly do not want to contribute in anyway via our rates to the infrastructure to support this subdivision.

So, in conclusion, this proposed urban subdivision is clearly not on suitable land as outlined above, is not wanted by the majority of local residents, together with already being turned down twice by eminent commissions along with opposition from the Waimakariri District Council. Please respect their decision and the communities’ valid and justified concerns, and turn down this fast-track application.

I.W. and L.M. Bisman