

We have significant and valid reasons in asking that this plan change and development is rejected in its entirety.

This development is completely out of keeping with the Waimakariri District plan. Growth of historic Ohoka should maintain its rural village character, not rip its heart out ! The development is simply the wrong type of activity proposed in an inappropriate location. A mega profit grab by the developers with no social conscience in destroying a community. It goes against policy [18.1.1.9](#) of the district plan.

We have lived in Ohoka for 15 plus years. Like most in our community we moved for the numerous amenity values that make Ohoka a special place to reside. A beautiful semi rural environment , the quiet, the fresh country air, quiet rural roads, the stars at night and dark skies.

Chris Jones, states there is a huge demand for property in Ohoka, while he has a great reputation , i believe he mainly works south of Christchurch, and is not a name i have ever heard out Ohoka way. The demand is for Ohoka as it is now , a semi rural environment, lifestyle properties and a quick journey to Christchurch. . What demand will there be when everything Ohoka is loved for is taken away ?

Traffic will become a huge problem, when the estimated 7400 extra cars plus per day try to travel on tram road and the surrounding roads . Tram road is already a busy and dangerous road, unfortunately with numerous serious accidents including fatalities in the last few years. I can imagine the nightmare of trying to get onto Tram road from White's and Bradley's. Drivers will drive further up Mill trying to exit off Jackson's, causing safety issues for the school students. I imagine our commute to Christchurch for work and school will increase dramatically.

Our major concern, apart from losing our lifestyle is flooding. I don't believe the RIDL plans to add concrete basins will be enough to stop increased flooding of our roads , properties and land. Concrete basins sound unattractive, not very environmentally friendly and potentially dangerous. The water table is so high in Ohoka any rainfall of significance floods our land , there is no where for it to drain too. We have seen increasing weather events over the last few years. We are in uncharted territory with climate change . Any flood water on our property has to be seen as contaminated, and therefore of serious health concern to ourselves and our livestock. We have significant flooding in Ohoka recently (July 22nd/23rd 2023) which caused damage to land and property, the fire brigade needed to pump water out of a property right next to the proposed development. Having seen significant flooding on the land proposed for development over 15 years of living on Ohoka we are astounded that anyone would think this swamp like land is suitable for intense housing.

The idea of putting a international polo field on this land is laughable , possibly they meant " water polo" , because as stated by the developers expert well draining soil is needed for a polo ground !

Please consider what makes Ohoka , Ohoka. Don't let this development go ahead and destroy our historic village forever. This proposed development has caused immense stress and anxiety in our community, I can't imagine what it will do if it goes ahead and our community has to deal with being amongst a enormous building site that we didn't want for years.

Thank you for taking the time to read our concerns and apologies for not being able to attend the hearing in person.

The Jones family

Neil, Sandra, Lily , Poppy and Cooper