

**VERBAL SUBMISSION IN OPPOSITION TO PPC31 BY ANNA ARPS ON BEHALF OF WILSON DRIVE
RESIDENTS**

GOOD MORNING MY NAME IS ANNA ARPS AND I AM SUBMITTING ON BEHALF OF THE RESIDENTS OF WILSON DRIVE, OHOKA IN OPPOSITION TO PPC31

I REPRESENT 11 OWNER OCCUPIERS AND THEIR FAMILIES BEING MARINDE VERMAAT AND JAMES RAWSTHORNE and their 3 children, GARY AND JEANETTE TEE, STEPHANIE AND SHANE BERRY and their 3 children, KATHIE AND MATT NICHOLSON and their 4 children, STACEY AND JONO TEE and their 2 children, DEBORAH AND GRAEME WILLIS, BELINDA TURNBALL AND LARRY OWENS, SARAH AND MATT GROUFSKY and their 2 children, JOLENE AND ROD PETRE and their 2 children AND BRENT AND ANNA ARPS.

Wilson Drive is less than 1km East of the proposed Subdivision and travels from North to South.
Photos 1 and 1A and 2

Photo 1 = Map of Ohoka showing Middle Ohoka stream running from proposed subdivision via Wilson Drive to Mill Road

Photo 1A = Looking North from # 5 Wilson Drive

Photo 2 = Looking South from # 5 Wilson Drive

Some of the Residents have lived in Wilson Drive for 30 years, have established their homes and gardens and raised and schooled their children in the lovely environment that is Ohoka.

Ohoka is more than a Garage and an Irrigation supplier, it is a village with a Historic community Hall, Domain and Childrens play area, School and Bushland that are all loved and cared for by Ohoka Residents.

Wilson Drive has however been plagued by serious flooding and we consider that the proposed PPC will significantly increase the risk of flooding to our properties and to those further downstream.

During periods of heavy rain the Middle Ohoka stream reaches capacity and does not allow surrounding environs to drain of stormwater run off, this causes flooding to Wilson Drive roadway to a measured depth of 450mm, which then flows onto the adjacent properties.

The Ohoka area has a natural high water table which exacerbates the ability of stormwater run off and is considered to be at a Peak level.

Our concern is that any additional run off entering the Middle Ohoka Stream will worsen the already serious condition.

We base our conclusions on lived experience from the most recent flood events in February and July 2022 and most recently July 2023. However there have been many other serious events and Wilson Drive floods on average once per year.

The July 2022 event measured at 80mm of rain falling over a 12 hour period (private Rain gauge at 5 Wilson Drive), resulted in a rise in water level of the Middle Ohoka stream at Wilson Drive of approximately 600mm and thus flooded the road and then the adjacent properties. **Photos 3 and 4**

Photo 3 = Flooding on Wilson Drive looking North on 26-7-22 at 8-23am from # 5 Wilson Drive

Photo 4 = Flooding on Wilson Drive looking South on 26-7-22 at 8-22am from # 5 Wilson Drive

The July 2023 event measured rain fall at 120mm over an 8 hour period (private Rain gauge at 5 Wilson Drive), resulted in a rise in water level of the Middle Ohoka stream at Wilson Drive of approximately 700mm and was locally considered a far worse flooding event than 2022. **Photo 5**

Photo 5 = Flooding on Wilson Drive looking South on 23-7-23 at from # 3 Wilson Drive

The flooding of the Road then causes significant run off and flooding onto to individual properties and damage and deterioration to the Roadway surface, Driveways and Gardens. Additionally flooding Septic tank Pumps. **Photo 6 and 7 and 8**

Photo 6 = Flooding on property at # 5 Wilson Drive at 8am on 23-7-23

Photo 7 = Flooding on property at # 5 Wilson Drive at 8-02am on 23-7-23

Photo 8 = Flooding on property at # 5 Wilson Drive at 8-03am on 23-7-23 caused by overflowing of Middle Ohoka stream

The flooding to Wilson Drive roadway poses a serious Health & Safety concern and risk to all Wilson Drive residents, who cannot access their properties via the deep flood water.

Residents are forced either to leave their vehicles at a safe distance and wade through the high flood water to access their homes or risk the high water if 4WD vehicles are available.

Additional concern is that in the event of a medical or other live threatening emergency, access to properties would be prohibited and Emergency services would not be able to attend.

Our concern is that the increased concentration of stormwater from Buildings and Hard surfaces from over 800 new houses and other buildings will inundate proposed swales and retention ponds and increase the risk of downstream flooding.

As stated in Colin Roxborough's statement and I quote - Post development stormwater neutrality must be achieved and no nuisance effect on neighbouring properties can be created.

Unfortunately we have no confidence in the expert evidence of Ben Throssell and I quote – therefore concludes that the effect of the development on flooding outside of the plan change area are less than minor.

We note there has been no consideration in the expert reports of the effect of the Tidal nature of Ohoka stream via the Kaiapoi and Waimakariri rivers. Ohoka Stream is most definitely tidally effected.

The WDC District Plan states the following must be adhered to and I quote:

Any residential development occurring in the Ohoka settlement does not increase the flood risk within Ohoka and adjoining areas

Development constraint for growth at Ohoka is the need to avoid land subject to significant flood risk. It will therefore be necessary for any proposed development to demonstrate that the land is suitable for its intended use and is not subject to undue risk of inundation. This includes the impact of cumulative effects on the area's drainage systems.

I am therefore delighted that Mr Carter has stated and I quote – The site itself happens to be on some of the highest land within Ohoka.

It must be gratifying for him to know that his Master-planned residential development will be on the high ground inundating the other lovely residents of Ohoka with stormwater run off and flooding their houses, land and roads.

Also no consideration of Climate change effects which are estimated as 16% additional increase in rainfall and 1 metre sea level rise.

As a matter of interest and information only I present **Photos 9, 10 and 11.**

Photo 9 = Mill Road looking East from Ohoka Domain with Fire Service on the corner of Wilson Drive – 23-7-23

Photo 10 = Mill Road looking West from the corner of Wilson Drive and Mill Road – 23-7-23

Photo 11 = Ohoka domain Car park – 23-7-23

In conclusion and thank you for allowing me to speak on behalf of the Residents of Wilson Drive.

We are concerned that in a very wet area of the Waimakariri District, a development such as this could be entertained, that could damage roads, properties and homes with flooding and endanger lives due to the lack of access through floodwater.

We have experienced much controlled and sympathetic development in the Ohoka area in the last 30 years, but none so destructive, intrusive and ill conceived as PPC31.

Of the over 600 who engaged in the process, only 7 Supported the proposal, surely the other 593 must also have genuine concerns.

Thank you

Anna Arps
5 Wilson Drive, Ohoka

