

Mike Meade.
Submitter 125.

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We totally oppose the Proposed Private-Plan-Change RCP031 due to the following reasons.

The plan if implemented will alter:

- 1) Ohoka's social environment. The current population of Ohoka is supportive and inclusive and is interested in keeping people safe and involved – they have that neighbourliness that comes with a small village. The new population with its smaller sections is more likely to see Ohoka as a dormitory suburb of Christchurch, with work and leisure Christchurch-focussed rather than operating as an extension of the existing community. The proposed subdivision will likely fragment the existing community and see a migration of the current inhabitants to other rural or semi-rural locations, a move that they should not be forced to make. Alternatively, it may create a fractured community with the division between the two groups of residents.
- 2) The semi-rural nature of Ohoka. Should Ohoka become a town rather than staying a village, it will affect the current inhabitants in how they live their everyday life. We have chosen to live in Ohoka for this semi-rural environment providing a quiet and spacious setting, a place to safely walk the dog down country roads. This is the environment we selected to build my home. With the proposed changes the rural nature of Ohoka will change forever and will impact on current visitors from elsewhere travelling to attend the weekly farmers market.
- 3) The visual appeal of the area due to the additional infrastructure. A large subdivision as proposed will need improved infrastructure such as power supply, water supply, drainage systems, extra roading and lighting. These structures and systems will detract from the current Ohoka as being quiet and pleasant and are also likely to impact on the already strained flood control system.
- 4) The level of noise. Additional noise from vehicles and people will change Ohoka from being a quiet peaceful place to being that of a noisy town environment.
- 5) The level of light pollution. This night sky will degrade from the added air pollution and extra ambient light from vehicle and street lighting.
- 6) The historical value of Ohoka of its buildings, local hall and historic sites/buildings. Ohoka has a history of being a village dating back to the 1880's and has maintained some its historic sites and older buildings. If they were to proceed, the proposed changes would diminish the historic nature of the village through increased traffic and housing density. It is interesting to note that the Christchurch Court Theatre have based a play set in the 1960s Ohoka, entitled "Flagons and Foxtrots" – opening night 13th Aug 2022. Ohoka is selected we are sure because of the then (and now) small village neighbourliness, closeness to Christchurch and having a local hall that the community used and enjoyed.
- 7) The Ohoka Farmers Market has been an Ohoka institution for the last 25 years and a centre of community life. The intended industrial area positioned directly opposite the domain, where the market is held, reflects a complete lack of understanding of the cultural impact that this would have on the existing community and its semi-rural lifestyle.
- 8) The Domain and native bush will be similarly impacted as the Farmer's Market in Point 7 above. The establishment of the Ohoka bush has been a local community project over several years.

Other concerns include

- 9) Significant increases in traffic density, particularly on Mill and Tram Roads which are not currently equipped for such an increase. We will not elaborate here (as we believe other submissions are covering this point in more detail) other than to express safety concerns for

Tram Road, already a high crash rate area, and the significant increase in carbon emissions which is in direct opposition to current environmental concerns.

- 10) Marked increase in the flood risk . Flooding is already a major issue in the Ohoka area, as evident during the recent floods of the week 25 July 2022. The additional drainage demand from 850 homes may seriously impact on an already significant problem within Ohoka and potentially in communities further downstream such as Silverstream and Kaiapoi. Any cost of subsequent upgrading underperforming drainage will impact on local rate payers.
- 11) Seeming benefits of the plan. The “owner” of this Proposed Private-Plan-Change may outline numerous “benefits” that such a development will bring. Shops, restaurants(s) and services such as doctors and chemists and other professional services are likely to get established. It may even attract a bus service if the population is sufficiently increased. We, and we suspect many other locals, have chosen Ohoka knowing that such services would just detract from that small village feel that we appreciate so much.

Personal situation

*Engineer & Occupational
Therapist.*

- My wife and I have recently retired and build our new home in Ohoka. We have been in Ohoka for just over 2 years.
Hallfield.
- This new home is our retirement sanctuary – quiet and in a semi-rural location offering plenty of gardening, places to walk and enjoy the rural surroundings and even a little *fly* fishing down at the Cust river.
- We selected Ohoka due to the character and way of life and we had expected this pleasant environment to continue based on the District Plan.
- Our objections are grounded in a deep-rooted concern for the social fabric of Ohoka, the preservation of its semi-rural ambience, and the safeguarding of its natural and historical beauty. Something that my wife and I can enjoy. *in the years to come - that is what we hoped.*

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- Walking our dogs along quiet country roads enjoying and buying our supplies at the weekly farmers market are valued activities that contribute to our quality of life.
- While the prospect of enhanced services like shops, restaurants, and medical facilities might seem appealing on the surface, it's vital to consider the potential dilution of Ohoka's unique charm.
- These amenities could diminish the very qualities that make our village special.
- We personally selected Ohoka for our retirement because it did not have café's and restaurants and other amenities – such services are a detraction for us – we would rather see horses, sheep and cattle and we don't complain about the smell that wafts over from the nearby dairy farm.

*In addition
We were hoping to give our
extended family a rural
holiday from time to time.*

Visual and Environmental Impact:

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Introduction:

- Good morning – my name is Mike Meade
- Thank you for allowing me to provide verbal support to my written objection to this proposed plan change that in my opinion will significantly alter a community atmosphere of the Ohoka village.
- I have just returned from 3 weeks horse trekking in Mongolia and as a result I have not had the opportunity to listen to the other verbal presentations so my apologies if you have heard the same sentiment that I *about to* am expressing.
- I will largely follow my written response – it helps to put voice and emotion to written words.

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Community Integrity and Identity

- Ohoka is not merely a geographical location; it's a close-knit community with a shared sense of camaraderie and neighborliness. The proposed satellite town threatens to erode these bonds, potentially fracturing the existing community and diminishing the unique spirit that comes with a small village.
- The influx of new residents with a different perspective on community might transform Ohoka into a dormitory suburb of Christchurch or Rangiora, compromising the authentic connections we *value. love.*

Preservation of Semi-Rural Character

- Ohoka's appeal lies in its tranquil semi-rural atmosphere, characterized by open spaces and a leisurely pace of life. This plan change threatens to transform Ohoka from a village to a town, altering the very essence that drew many of us to make this place our home.

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- This alteration would be particularly jarring for those who moved here seeking solace and tranquillity – such as my wife and I.
- traffic density, particularly on roads ill-equipped to handle such demands would introduce safety concerns, as well as the potential rise in carbon emissions, further underscore the unsuitability of this plan change for our community.

Historical Significance:

- Ohoka boasts a rich history dating back to the 1880s, evident in its preserved buildings and local hall. The proposed development could threaten these historical sites, altering the village's character and potentially diminishing its connection to its past.
- It's important to recognize that Ohoka's heritage contributes to its unique appeal.

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Closing

In closing, my opposition to the Proposed Private-Plan-Change is rooted in my steadfast commitment to preserving Ohoka's essence and protecting the qualities that drew my wife and I here in the first place. We believe that a thoughtful consideration of these concerns will lead to a decision that prioritizes the well-being, heritage, and cherished lifestyle of our community over short-term gains. We implore the authorities to carefully weigh the potential consequences of this plan change and join us in safeguarding the unique spirit of Ohoka for generations to come.

Thank you for your time and attention.

Any questions

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- The proposed subdivision necessitates extensive infrastructure development, including power supply, water systems, road expansion, and lighting. These additions would undoubtedly alter the visual aesthetics of Ohoka.
- Moreover, the potential strain on flood control systems raises concerns about our community's resilience in the face of natural challenges.
- Lets keep some of these picturesque places near Christchurch and Rangiora so these wider communities can enjoy picnics and walks that are relatively close and maintain their rural character.

Noise and Light Pollution:

- A surge in population would invariably introduce higher levels of noise and light pollution, effectively transforming Ohoka's serene nights into a noisy and illuminated environment.

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Impact on Community Institutions:

- The Ohoka Farmers Market and the local domain are integral to our community's cultural fabric. The proposed ^{commercial} industrial area could disrupt the market's longstanding tradition and potentially compromise the efforts invested in the establishment of the Ohoka bush.
- These institutions are central to our sense of identity and community.
- In addition, we would have years of building work in the area should the proposal be approved again detracting from our beautiful area.

Unintended Detriment to Services:

- While the prospect of enhanced services like shops, restaurants, and medical facilities might seem appealing on the surface, it's vital to consider the potential dilution of Ohoka's unique charm.
- These amenities could diminish the very qualities that make our village special.

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