

My name is Douglas (Doug) James Nicholl.

I have a Diploma of agriculture (Lincoln College), I have been chair of the Ohoka Rural Drainage Advisory Group (ORDG) for 23 years. I was chair of the Oxford Ohoka Community Board for six years. I was a market gardener producing leaf vegetables for 40 years and have been fattening cattle since 2006. My wife and I have been living at 58 Mill Road since 1997.

I am representing the ORDG with this presentation. It is the opinion of the members of the group that the extra run off of storm water from the number of houses proposed, will create very serious adverse effects down stream from the site. The Ohoka stream is running beyond capacity now when ever there is heavy rain. The July 23 2023 event is a great example of the area not coping with heavy down pours. The photographs taken on the 24th July and provided by Mr Tim McLeod shows that the system is working but cannot cope with heavy flows.

There were 120mm of rain during the first 24 hours and a further 20mm in the next 12 hours of this event. These falls were measured in Wilsons Drive. The Ohoka stream over flowed opposite 100 Mill Road. our property at 58 Mill Road flooded badly. Our property and our surrounding neighbours experienced a lake of approximately 40 hectares at an average depth of 1.5 metres. This is not unusual but with the extra expected flows from the proposed subdivision it will get worse. The property belonging to Mr and Mrs Arps in Wilsons Drive, the water was very close to entering their house, this has not happened previously.

The ORDG is made up of long time residents of Ohoka and the collective local knowledge of the group is worth much more than any outside expert. It is the opinion of the group that retention pond don't work because once full they just add to the flooding problem. The storm water coming off open farm land is reduced by the ability of the soil to absorb some of the rainfall.

It is also the opinion of the ORDG that there is insufficient roading infrastructure to cope with the amount of extra traffic that will be created.

It is my opinion that the soil quality of this site is of high quality and should be retained as productive land.

In conclusion as there is no way to increase the capacity of the drainage system at the lower end of the Ohoka and Kaiapoi rivers this subdivision should not be allowed

~~Doug Nicholl.~~

After hearing the first day of opposition submissions I feel that I need to add some more comments.

The amount of rain that fell on the site on 23/24 July 2023 amounted to 218,400 cubic metres. I am sure that the developers would not like to provide enough retention areas large enough to store this amount of water. Because of the down stream system not being capable of cope with this type of rain fall there appears to be a huge problem. This rain event was exacerbated by the fact that the soil was already almost saturated, almost the same as it would be with hard surfaces and road ways etc.

The springs on this block of land are part of the system colloquially known as the under current, a system of under ground currents that come to the surface at different points. there is no way of predicting where they will surface or how strong they will flow. these will create problems in the future.

Finally Mr Mkurutsi admitted that the soil was classed as LUC3 which is Highly Productive Land (HPL) but it was only reducing the percentage of total HPL by a minimal amount. If we keep reducing the area of HPL by a minimal amount there will eventually be none left.

In conclusion I again implore the Comissioner to NOT allow the plan change to proceed.

Doug Nicholl.