

Submission on Private Plan Change RCP031 535 Mill Road, Ohoka

My wife and I chose to live in Ohoka because of its rural ambience. I was market gardening. My wife Elaine has done a landscaping course. Our property has been on the Ohoka School Garden Tour. Together with other residents we share our landscaping, having a walkway alongside our property which forms a circuit with Ohoka Millstream Walkway.

The Ohoka residents have all contributed ^{TO} our environment on our properties and helping out with the landscaping on The Millstream Walkway. ^A
"We live among the trees"

An urban town of 3,000 residents on tiny sections would be inequitable with a rural village of six hundred residents. If an urban town of 500 sq m sections were to exist along side our rural village the contribution from the urban residents to our beautiful environment would be negligible and unfair to existing residents. The proposal to plant 3,000 people next to our existing 600 people would overtax our walkways and roading. An urban area should have urban facilities such as exist in Kaiapoi and Rangiora.

Runoff from intensive housing would be many times as fast as on farmland and increase flood levels downstream especially at the confluence of the Mill Stream and Silverstream.
This would threaten downstream residences, in particular Silverstream.

Trees

Some of these trees are in woodlots and some to enhance the environment. Eventually these are harvested for firewood and some are thinned. Most have been planted in the belief that they will provide home heating. If a large town exists beside our village a clean air zone may have to be declared. This would deny our residents of one of the benefits of country living.
"We live among the trees"

Section Size

The proposal for 850 new dwellings at an average occupancy of more than 3 people per dwelling would be equal to 3000 new residents. The population of Ohoka at present, in a predominately Rural Residential area, is approximately 600.

Hallfield Development

This has sections of approximately 5,000 sq m. We didn't object to this housing density as it is similar to adjacent sections, including our own home. It would seem unfair to deny newcomers the opportunity to enjoy having their home in a similar environment to what already exists. In time these new arrivals will live in a landscaped environment which will complement our own beautiful rural setting.
"We live among the trees"

Infill Housing

A case exists for the infilling of larger Ohoka village properties to 5,000 sq m. sections. It would utilise existing sewerage, water, power and fibreoptic cables without substantially altering the landscape. A case exists for infilling the area once occupied by the railway. Had the railway not prevented access to that land area houses would have been built there. Again high density housing is incompatible with existing average section sizes in Ohoka. The current carriageway of Mill Road is narrow and hemmed in by houses close to the road. Therefore, only low density housing could be serviced by this narrow road.

Village Development

We are sympathetic to the RURAL RESIDENTIAL development of Ohoka Village.
We object to SMALL URBAN SECTIONS spoiling our environment.
"We live among the trees"

DAVID JOHN BRADY
D J Brady

Elaine May Brady
Elaine M. Brady

Small sections are inequitable and incongruous with existing development

Run Off - our own experience is of two flooding events. We live in an old mill village and the whole area has four water courses through it. The local people consider the area to be developed as very wet. Global warming will intensify heavy rainfall events. Ohoka will not be spared.

Trees - One mature oak tree would occupy one of the proposed sections. We have a duty to replace trees felled or burnt from original afforestation. Rural residential development is an ideal way to redress tree loss.

Large sections abate noise and nuisance between neighbours. They provide excellent conditions for working from home, with lovely ambiance.

Infill Housing - reminiscent of early mill town development would enhance our village atmosphere on Mill Road. Infill housing to rural residential standards would better utilise existing infrastructure.