

**VERBAL SUBMISSION IN OPPOSITION TO PPC31 BY ANNA ARPS**

GOOD MORNING MY NAME IS ANNA ARPS, I LIVE AT 5 WILSON DRIVE, OHOKA AND I AM SUBMITTING TODAY IN OPPOSITION TO PPC31

I am a proud member of the Ohoka community and have lived in Wilson Drive for 30 years. I am the immediate past Secretary and Treasurer of the Mandeville Squash club and a Current committee member of the Ohoka Hall.

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 the proud residents of Ohoka.

As previously covered in my earlier verbal submission Flooding exacerbated by additional Stormwater run off from over 800 houses and buildings, roadways and commercial carpark areas is still my top most personal concern.

Ohoka village has been recognised as having high amenity value and the more than doubling of the size of the village with this proposed subdivision will diminish our amenity values.

Increased traffic movements, noise, light pollution, the loss of rural views, the division of the community between the old and the new will have a huge effect on our amenity values and the feeling of community.

The Amenity value of Ohoka will be ruined and we never recover the quaint rural feel and community that it currently has and that attracts residents to the area.

There is no public transport in Ohoka, with the closest being in Kaiapoi, a distance of 9 kilometres, therefore access to this will involve a vehicle journey thus causing additional traffic movement in an already congested area and raising the Greenhouse gas emissions caused by Petrol / Diesel powered vehicles.

There seems to have been no consideration in the Transport modelling for increased vehicle traffic using Mill Road. Mill Road will become a main route for traffic accessing Kaiapoi, the Ohoka school and Rangiora.

Traffic travelling to Kaiapoi either to access facilities such as Library, Pool or Supermarket or even the Park and Ride Public transport hub, will be feed onto Mill Road to connect with the Skewbridge and Ohoka Roads intersection.

Likewise traffic travelling to Rangiora for similar facilities will travel along Mill Road to Threlkelds Road, then joining Flaxton and Skewbridge Roads intersection. This route is necessary obviously to cross the Cust Main Drain.

The proposed subdivision is too far for primary age children to walk to school. The suggestion that the Ohoka stream walkway can be used to connect to the school is not possible, as it has unsuitable surface and crosses private land that the public do not have access to.

Therefore Mill Road will again become a thoroughfare for vehicles taking school children to Ohoka school on the adjoining Jacksons Road.

This plan goes against the WDC District Plan. The council in consultation with the Ratepayers have spent a considerable time and effort to ensure our district is future proofed and well planned. This PPC31 does not fit or adhere to the WDC District Plan.

PPC31 will have an adverse affect on our night skies in rural area by causing light pollution.

800 + dwellings, outbuildings and the associated roading and vehicle movements will have a serious adverse effect on our environment. Māori and others have used detailed astronomical knowledge for navigation, to mark the seasons, and for sowing crops. The ability to observe stars is especially important for maramataka (Māori traditional calendar) and at Mātariki. Artificial brightness can also affect wildlife, biodiversity, and people's mental health.

Ohoka has wonderful wildlife that has been encouraged to thrive with the work of volunteers in the area plus at the Ohoka Domain and Ohoka Bush. This wildlife will be under threat from introduced domestic cats and increased human population in the proposed subdivision. Ohoka is currently home to White heron/Kotuku and Eel/ Tuna which are historically important to Maori and considered a taonga, plus Trout, Waterfowl, Skinks, Kingfishers, NZ Wood Pigeon/Kereru, Owls and Bellbird/Korimako.

The Trout and Eel/Tuna will be further impacted by the Stream depletion as reported in the PPC31 and any flooding and pollution of habitat.

In conclusion and thank you for allowing me to speak.

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 this entire process, only 7 Supported the proposal, surely the other 641 must have some genuine concerns.

Thank you

Anna Arps  
5 Wilson Drive, Ohoka