

Hearing Stream 12C

Morris Harris, Evidence 22, Submitter 348

Speaking Notes: Morris Harris Submitter Our property at 177 Oxford Road is located between Rangiora and the existing rural residential at Fernside.

The North East paddock is 200 meters from Westpark residential subdivision .

The South East paddock off Johns Road is approximately 500 meters from services at Lehmans Road though sewer is running past it now that I was invited to join on to this.

The land is stable well drained flat land and would not require much work to prepare for development.

The Roading infrastructure is very good leading straight into Rangiora or can by-pass the town to the North or South without entering the town something all other directions don't have as easy.

There is easy access for emergency services from two roads straight out of Rangiora.

It is also close to several schools.

There are high voltage transmission lines through part of the property however development can be planned around the pylons as has occurred in Arlington and Westpark developments.

The type of land would mean Liquefaction would not be a hazard in the event of an Earth Quake.

History has told us twice lately that in the event of an Earth Quake land build on or near wet areas or streams does not fear well compared to stable ground.

It is hard to work out or find out why Rangiora has been ignored for large lot residential over areas like Swannanoa, Oxford, Ashley Louburn, Gressons Road Waikuku which apart from Oxford all other areas involve driving to main towns.

The areas identified in the strategy have proximity to some amenities but are still a reasonable distance from swimming pools, movie theatres, restaurant choices and shops.

We believe there is a demand for rural residential properties on the fringe areas of Rangiora.

This belief is based on what we are hearing in the community and the shortage of larger residential units close to Town.

Sections in Town are being developed to increasing smaller land areas.

This has worked well in Rangiora before with the likes of River Road and Ballarat Road these rural residential sections have maintained the town boundaries for 20 to 30 years and are only now being further developed into smaller lots.

This is evidence of how over time rural residential areas can be incorporated successfully into full urban developments.

The type of people wanting these sized blocks are more likely to be close to retirement or retired people who's next move would be into a townhouse or Retirement Village in Rangiora

Flooding Issues

This property has been in the Harris Family since 1940 and apart from one natural gully which runs after a prolonged period of rain no issues have arisen from flooding in this time.

In 2020 a flood assessment from Ecan was done for this property to gain consent from WDC for subdivision into 4hablocks at the bottom of this document in bold lettering was "The prediction of flood depth/levels requires many assumptions and is not an exact science"

There are rules in building heights off the ground in different areas of the district and these should be abided by.

Lastly the Farm is on both sides of the Oxford Road effectively split in half by a 80kmh was 100kmh road the principal access to Rangiora from the West motorists have very little respect for farm machinery moving along the road or livestock crossing it.

Ecan's Clean Air Zone stops burning fires in the open from 1st April to 30th September and restricted fire seasons lasting into March leaves very little or no time to burn.

Morris Harris 177 Oxford Road Rangiora