

Submission: Comments on FTA 231

Ohoka Residential Subdivision Proposal (Carter Group Ltd) - Fast Track Approvals Act 2024

Our Details:

Full name(s):	Arthur Simmonds and Levinea
Property Address:	[REDACTED]
Email Address:	[REDACTED]
Postal Address (if different):	As above
Phone contact:	Arthur: [REDACTED] / Levinea [REDACTED]
Date:	10 October 2026
Contactable via email	

A: ARTHUR'S COMMENTS

1. Introduction

My Name is Arthur Simmonds I am 83 years old and I have lived at the present address for 35 years, I have also worked in the district, off and on, since 1966. So know the district well. In 2014 my first wife [REDACTED] and I remarried in 2016 to Levinea Joris . Our property sits in behind the [REDACTED]. It has 2 boundaries with the farm next door that Carters want to subdivide. So, we are one of the most affected properties. The first Owner of that farm was [REDACTED], a very good neighbour that assisted [REDACTED], with the many drainage and locality issues. [REDACTED] became the new owner and was not a good neighbour at all. He would not cooperate at all, and did not fit in well with the community generally. Ohoka is a lovely village community, and we live there for that reason. We do not want 1000 houses plus and heavy machinery on our boundaries for the next 10 years making dust and noise and chaos.

2. Flooding and ground conditions:

The proposed Subdivision by Carters on that farm beggars belief. I have read the information that Carters so called experts have written, and it is hogwash. The land at Ohoka is fragile and would not support the number of houses they are proposing, period! I am a Carpenter by trade and hold a NZBC so know what I am talking about. [REDACTED] the first farmer helped me, in the beginning of building my house, to establish extra storm drains, and diversion channels, to control the flooding issues, so that I could build the house. In my time at Ohoka I have witnessed tractors sunk to their engines in that land in the winter, and loaded concrete trucks sunk to their bowls in that ground. That land is not suitable for what Carters propose, unless of course they cheat, and raise the land like what was done at Silverstream, and shift the water down stream, and then, issue those unfortunately downstream property owners with, inclined to flood notices, thus compromising their selling ability. That must not happen because it will effect Silverstream and parts of Kaiapoi so on and so on

3. History

Ohoka is a very historic village. It had Māori food gathering connections as its name suggests, that

linked to the Pa; at Tuahiwi and Kaiapoi. It had its Own Mills one at Ohoka and one at Weatheral toward Kaiapoi and a Railway station. I remember those things A Dairy, a Pub, and a Coal yard, and a School. Some of that has gone now, and what is left, has since become, is important for the fabric of our nation. I don't want to see that stuffed up with an unnecessary subdivision, that is being driven only by greed.

Infrastructure:

Our forward-looking Council's district plan has already provided suitable land for future subdivision. With correct infrastructure. This Carter subdivision has already been rejected twice.

Don't again make this a fast-track folly, as happened during the Bolger Government. i.e. Leaky Homes. No reinforcing Steel in Concrete floors. Untreated Radiata Timber in new homes. Then we had the very deadly Earthquakes.

4. Live Experience:

I used to drive out to Ohoka, and you would not see another car on Tram Road, in the 60s , Ohoka was always on one side on its own. Individual and no bus connection to anywhere except the schools and that was and still is OK. Mandeville was the turn off and Mandeville has now become a shopping hub, and that is correct, and it works very well, and with its excellent domain close by. The Carter subdivision madness would destroy Mandeville and create a huge bottle neck on tram road both there and at the Motorway junction to Christchurch. Tram road has always been the link to West Eyreton, Horaville, Bennetts, and then Oxford. This has all grown organically for good purpose, not for profit as it should be. The Carter subdivision madness, will create frustration, mental anguish, and all manner of unhealthy stress to the communities of North Canterbury and must not happen. Having to do all this for a third time is also obscene and totally wrong. Go away Carters and annoy someone else for your money.

5. Additionally:

We went to a meeting regarding the subdivision proposal, opposing fast track. We learned that the overview plan of the Ohoka subdivision Carter group limited. We heard that there is going to be a pumpstation on block of land Mill Road. Got home looked on google and sure enough, the central waste water pump station for the proposed Ohoka subdivision is planned to be located near Mill road end of the developing site () Without having much time remaining to read all the information. We immediately again have great concern as to the noise level in Ohoka lovely historic village. Will this pump station be going Day and Night to move the waste sewage water? How loud is it going to be? Noise pollution will spoil the ambience of a village? On google-If a pump station is going there, how big is it? Another view that will become an eye sore. Is it on building plans that every house built in proposed Carters subdivision in Ohoka fast track, would have maceraters. So there is 850-1300 maceraters. I tell you, from my point of view, they are noisy little machines. They certainly annoy me. When I visit property that has them and their neighbours have them. You certainly know when your neighbour goes that's for sure. So are we going to have these sounds echoing in the land basin swamp of Ohoka in the night and daytime?

Those who look at the planning proposal that you can get copies from Waimakariri Council. There is nothing on the plans that show where a pump station is. Yet google says differently. Mixed information to confuse the public or neighbours of Ohoka residences. Is honesty in tack???

On Whites Road end [REDACTED], south side, there is going to be a industrial complex. I heard three stories high. What? Even if not, they are usually high buildings, being commercial. It will definitely destroy the view not only for us but for the Ohoka domain. People come to domain from all parts of Canterbury. Some use the location as a cycling adventure. Some in walking clubs. Even some from other towns or cities in New Zealand. They come to the domain. To enjoy the domain and the landscape it offers the view of the mountains ect. This will totally destroy the view.

Particularly when the historic gate house has been kindly donated to the Ohoka domain. Have you walked across the domain park looked at the gate house view looking out from there to the mountains. particularly when it has snow on it. These subdevelopers want to destroy that view? It makes no sense. Unbelievable.

Now. Looking at the latest plan I got from council of Ohoka subdivision. I see that on the stage one plan. [REDACTED]. There is a green patch on drawing plan that says : Stormwater management plant. Hello. Listen up! 5 years ago, approximately we paid a digger contractor to put hard fill and bank up that particular side of the property, approx. 1 meter high, along our fence line. To stop the flooding that can still happen to this day, year or month with heavy rains. Our digger driver put a lot of effort in packing it down hard and building it up. I remember he said that should stop any flooding from those paddocks. Well, that year it flooded in paddock and went over the barrier. Again, our drive was a low flow of water stream to our gate. We mentioned to our contractor, he couldn't believe it.

To compound that as I mentioned we had rain that poured in overflowing gumboots. Now only this week I have just learned that this storm management plant is putting it exactly where major issues arise. Just mention to you we have floods on our property 2 to 3 times a year on average. On that note Carters want to put this stormwater management plant [REDACTED]. What guarantee is it or how is it going to work? What will happen to our property and even down to whites Road. If they put this storm water management area? They are going to have to dig down to create this. How are they going to dig down or can they dig down into a swamp. There is only a very short space of time in a dry season of the year to do this. How are they going to cope with noisy dusty machinery disturbing the locals of Ohoka and us.

We definitely are against this totally. Where that is drawn up in the plans will have to hold a colossal amount of water. As it is now when it rains it does not cope. We and our neighbours flood substantially. On top of all that, collecting water from all those roofs houses roads drives paths, that is alot of water. How do they propose to hold that water in? Concrete walls 2 to 4 meters high??? Whatever they use will block our view. If they use other material how sustainable will it be over time? Or is it, the attitude Carters could say : we are out of there by then not our problem. What Guarantee, is there that it will work? As water is a powerful force on its own. Will it cave in? Is there insurances that will cover that possibility or will it be the same as Kaiapoi. I am very concerned over this.

IS THE OHOKA VILLAGE COMMUNITY'S FATE IN THE HANDS OF THE CARTER SUBDEVELOPMENT? THEIR FUTURE. THEIR HOMES.

Also bear in mind please. In the last five years people have sold. People have come and gone. The new residents here have not a clue of the issues of this land in Ohoka. It is a new ball game for them. Again please. Listen to the old timers that have lived here 10 years plus.

On the Carter Ohoka map. It mentions a secondary storm water flow. I am puzzled over this they are already there serving the need to drain overflowing water. Which cannot handle the water capacity now without houses on land. These so-called secondary stormwater flows pour into the neighbouring properties across the road on Whites Road. So, the Carters have not planned a solution on what are they going to do with the excess waters, when houses are built. No plan to ease the mind of locals is, unfair putting that word mildly. What stress us out is the plans keep changing, we should have the right to know what is exactly going on, with solutions to the issues but understanding from the experienced locals if these ideas will or will not work.

Polo ground: not sure if it is true. If so, cheap way for a ploughed paddock without the cost of fuel.

Trucks: Simple, Heavy trucks on the road day and night, driving on a road with a swamp spongy underground that the road is built on top of it.

Potholes: I have seen many patches up after heavy rain in the last ten years. Increase alone on rate payers. Not thought out with care.

Our drive is shared by two others. [REDACTED] - to council specification three years ago. Company called [REDACTED] did our drive. Did a good job the best of circumstances, put a lot of work into it. done three years ago. Take a look at it now!!! A brand-new drive. Damaged due to flooding. Fast track plans cannot be set in concrete on a fragile piece of land in Ohoka.

Will Carters put in writing to compensate or replace damaged existing property, that the new Ohoka subdivision possible at risk in destroying? OR. Would they have an excuse already prepared so they don't have to forfeit the cost of damage on preexisting properties?

I am not an intellectual person but I do have common sense. I hope you have common sense and carefully read the submissions against the fast tract Ohoka subdivision from the locals that have the experience on what it is like to live in this area. Why we put up with this, it is wrong it is wrong it is wrong. We love the country side, the view. Plus a country village. Not a macerater orchestra whizzing noise of a town.

6. In Conclusion:

The stress and anger this Carter Subdivision is causing to the very good people of Ohoka and the surrounding districts, is very bad. Levinea and I have witnessed this in our role of collecting signatures for the petition to stop this madness. (99 % objection to this Subdivision nonsense). We are now living in a war zone, Levinea and I have also had abuse from the Farmer of that farm that Carters want to subdivide. Destroying our property. So much so that we considered selling because of five years of torment from Carters friends and definitely the Farmer. To sell is now impossible because we are living in a war zone. We feel our freedom of choice is locking us all innocent people in prison. We ask the people that are doing this review to put themselves in our shoes please and see how that feels to have this dodgy inconsiderate developer doing this to

our village and Silverstream town. As we have already said this Carter Subdivision has very little to do with housing the homeless or as they claim improve home buyers choices, and a great deal to do with making obscene money. Obscene it definitely is!!!

B: LEVINEA'S COMMENTS

1: Introduction

Hi, I am Levinea, I married Arthur now just over 10 years. Until covid both Arthur and myself did a lot of volunteer work. Helping people have high esteem of themselves. Well one thing I will say. Arthur and myself have had many disagreements. Ha Ha to Arthur. He never told me that Ohoka is a swamp. Why? He built his home here with his late wife. He wanted to live here for the rest of his life as long as he can. His feet in concrete. Due to his personal circumstances, I took pity on him, sold my property. Bought in with him. Paid debts and gave his children an early will.

2. Flooding issues:

Well, the first 5 years I experienced a lot of flooding, ok I thought it runs off quickly, I can cope with this. Then creating vege garden fine but winter came then spring. Question? Where did all my soil GO? I bought, which by the way was trailer loads. One time I shovelled 7 big size trailers of soil for vege garden. Every year I used to do this. Yes, it caused a lot of conflict between us. The farm next door that the farmer is selling to the Carters, when there is heavy rain, it races down like a low lying river cascading onto our property. This floods our property regularly.

Then this is where I still wonder I have any hair left on my head truly. 2016. November. That is another Earthquake but in Kaikoura. Did that effect North Canterbury? YES, it did. Our property. The farm Carters want to buy. The floods increased substantially. Since then, I have experienced water running down the top of my gumboots to just open our gate. (Don't you dare think this:) No these gumboots have not been cut down to my ankles. They are two inches below my knee. Yes, I deem myself just about tall. I have seen our drive like a river. IT WAS HEAVY RAIN PLUS KING TIDE. This subdivision frightens me immensely, NOT ONLY FOR US SELFISHLY, BUT FOR OTHERS ALSO.

I used to live in Sneyd Street Kaiapoi. Over 30 years ago. That street along with others, flooded regularly in winter and spring. Silver Stream became a new subdivision, did they care about people and community downstream? NO! they did not. That subdivision was pushed through by a Gerry Brownly a good friend of Carters. On one of the signatures I had while campaigning against the proposed Carters subdivision, I asked the folk living there, has the flooding been fixed since Silverstream was built.

Most have said that it has got worse. Now why do I have to waste my precious life doing this? Why don't the Carters themselves find out the damage it could do to other people's lives down stream? Please NOTE. Some of these people that live there, have worked hard all their lives to have a small property they call home.

ON TOP OF ALL THIS. Insurance policies changed in those parts of Kaiapoi due to Silverstream subdivision.

3. Conclusion:

There is no plan, no ideas, for the community that live in Ohoka and downstream to Silverstream then Kaiapoi, on where are all the flood waters to go due to roads gutters paths property drives from these proposed 1000 plus homes subdevelopment. Are our rates going to pay for all this.? We struggle with rates as it is now. Are not we entitled to have our little paradise and enjoy it, obviously not. As it is these people have stressed and destroyed our five years plus of our lives. None of us deserve this. It is OBSCENE GREED.

Yours Faithfully Arthur Simmonds and Levinea Joris

Appendix: Pictures of flood impact:

All pictures show flooding in and around our property, on the neighbouring (target development property) in July 2023:



