



Outlook

Ohoka Residential Subdivision Fast-track Application

From [REDACTED]
Date Sun 4/10/2026 9:21 PM
To FastTrack Substantive <substantive@fasttrack.govt.nz>

Good Morning to whom it may concern,

I wish to submit comments on the Ohoka Residential Subdivision proposed by Carter Group.

We support the subdivision proposal for the Ohoka Residential Subdivision;-

- The proposed development will create a “heart” for the Ohoka village by providing much-needed centralised services/amenities such as Shops, Café, Restaurants, Retirement Village, etc
- The subdivision will beautify and enhance the area, rather than detract from its village environment
- Residential and rural-residential properties surround the property designated for subdivision
- Since the 1990's the area has grown exponentially in both popularity and population and now caters for well over 4000 residents living in the immediate actual Ohoka district.
- Ohoka is located close to Christchurch, with commuting distances of 20 minutes to the centre of Christchurch and 15 minutes to the airport.
- The area will be well supported with public transport according to reports documenting the development plans for these services
- We support the intensive development nature of a subdivision, rather than seeing rural land subdivided into 4-hectare blocks where land is not utilised effectively or productively
- Whilst the area was once considered rural, with the growth of population in the district, it is no longer utilised for intensive farming, and is, in fact, discouraged by many locals.
- Local Waimakariri Council approval over many decades of what was farming land, being broken into 4-hectare blocks for lifestyle living, has meant that most farmers have moved out of the immediate district to further outlying rural land (there were originally 20 dairy farms in Ohoka when we first moved to the area in 1993). This consented land use/change has resulted in the 160-hectare Ohoka dairy farm block (identified for subdivision) being isolated amongst the surrounding intensified residential and lifestyle blocks.
- E Can supports the subdivision proposal and shift of the farming operation, according to read reports.
- Waterways and walkways that traverse through the farm will be beautified and enhanced for local enjoyment.
- Many locals actually support the proposed subdivision as they can see merit in the development, but their voice is being completely drowned out by a few very noisy and vocal locals.
- We see this proposal as a real asset for the local area, and it is much closer to Christchurch than many other planned Waimakariri housing developments

Contact details;-

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I am happy to receive emails, and my email address is correct.