



Outlook

Submission for FTAS231 Ohoka Residential Subdivision (Carter Group Ltd) Fast track approvals Act 2024.

From [REDACTED]
Date Mon 12/10/2026 1:32 AM
To FastTrack Substantive <substantive@fasttrack.govt.nz>

email part 2
Sent as 2 seperate emails

To whom this may concern.
Please find below our families concerns and opposition to the proposed residential subdivision in Ohoka.

Michelle, Brent, Ruby & Jasmine Taylor



correspondence.

3. Rural Character and Amenity.

Ohoka is a beautiful rural village where it's all about community. Our local school, kids bike and scooter to school daily along the footpath down Mill Road.
Locals ride their horses, walk, and take dogs out on footpath for a walk.

Our beautiful walks around by the creek is a hidden secret, and used daily by the locals for the peace and tranquility.

The character of our village will change, if this housing development goes ahead.

It won't be a village anymore, it will be spoilt.

850 plus houses will impact our community hugely, in a negative way.

As a family we love the rural lifestyle, the tranquility, and the clear nights sky, which is an Incredible night sky.

Light pollution will take all this away.

Having the main Mill Road entrance diagonally opposite our house ([REDACTED])
[REDACTED] will be a nightmare.

Busy traffic, car lights shining at night across to us, along with the street lights.

This will be a huge impact on our community and ourselves as a family.

4. Infrastructure

We are a rural community, there is no bus service, and our country roads are certainly not built to withstand the traffic that would come along with 850 plus homes, a retirement village, and a possible commercial centre.

5. Insurability Risk

Any worsening of flood risk downstream will threaten our ability to insure, finance and sell our homes. It is a real cost, and a cost to our community.

6. Absence of Net Economic Benefits

The housing demand I feel is already being met in north Canterbury. Particularly Rangiora, Kaiapoi and Woodend. The council has planned and invested in this growth.

The proposed Ohoka development is sitting outside of this criteria.

As a ratepayer I do not want to subsidise an infrastructure for a site that the council never planned to service.

7. Anything Else

I would like to point out that this proposed development is going to cause lots of stress and unhappiness in our family and the wider community.

Starting with the construction, years of disruption, dust, (unbearable on a Norwester) noise and heavy machinery. Vibration, and inconvenience.

We live directly opposite, and we will have to suffer from dust coming from the stripped earthworks. My daughter Jasmine has [REDACTED].

The noise from the earthworks machinery, reversing alarms, and trucks working from morning till night daily, could impact my mental health. I have an [REDACTED] and often sleep in the daytime to keep well.

There will be many contractors, and this will impact on our privacy, as it was bad enough with the road upgrade. At times we could not get our car out of our driveway.

Safety will also be an issue, children waiting for the bus, biking to school, crossing the road to the Ohoka Domain.

A development of this size will

Impact ourselves and Ohoka hugely.

A historic rural community village ruined, for the sake of a development of this size is utter greed.

Our family would like to ask the panel to decline this application.

The adverse impacts on our property, our families mental health and our community are significant enough to say no.

Thank you

Michelle, Brent, Ruby and Jasmine Taylor.