

## Your Comment on the Ōhoka Residential Subdivision

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to [substantive@fasttrack.govt.nz](mailto:substantive@fasttrack.govt.nz).

| 1. Contact Details                                                                                         |                    |            |    |
|------------------------------------------------------------------------------------------------------------|--------------------|------------|----|
| Please ensure that you have authority to comment on the application on behalf of those named on this form. |                    |            |    |
| Organisation name (if relevant)                                                                            |                    |            |    |
| First name                                                                                                 | David, Lucy        |            |    |
| Last name                                                                                                  | Brougham, Matthews |            |    |
| Postal address                                                                                             | [REDACTED]         |            |    |
| Home phone / Mobile phone                                                                                  | [REDACTED]         | Work phone | NA |
| Email (a valid email address enables us to communicate efficiently with you)                               | [REDACTED]         |            |    |

| 2. We will email you draft conditions of consent for your comment |                                                      |                          |                                                          |
|-------------------------------------------------------------------|------------------------------------------------------|--------------------------|----------------------------------------------------------|
| <input type="checkbox"/>                                          | I can receive emails and my email address is correct | <input type="checkbox"/> | I cannot receive emails and my postal address is correct |

Please provide your comments below, include additional pages as needed.

### 1. Introduction

Hello, my partner Lucy and I moved to Ohoka from Christchurch just over three years ago. We relocated with our daughter, [REDACTED] (then two), while Lucy was pregnant with our son, [REDACTED]. [REDACTED]. I work remotely in the IT sector, and Lucy works in [REDACTED].

Moving to Ohoka has been one of the best decisions we've ever made. We love living out of the city, having extra space, and raising our family in such a great environment.

### 2. Flooding

We have lived in Ohoka for a relatively short time, yet we regularly witness surface flooding following consecutive days of rain. In heavier rainfall events, the back corner of our section becomes completely

submerged, with floodwaters pooling within metres of our home. Drainage in the area is poor, requiring at least a week of dry weather for the ground to firm up.

Our primary concern is that converting open rural land into hundreds of impervious surfaces (roofs, driveways, roads) will severely compromise the area's natural drainage capacity, escalating flood risks for existing properties. If stormwater management is inadequate, my family will face substantial financial costs to retrofit drainage infrastructure to protect our land.

Given the scale of this proposal, the applicant must produce rigorous, independently peer-reviewed hydrological and stormwater modeling. Making decisions based on incomplete data or generalized models presents an unacceptable level of risk to neighboring properties.

### **3. Rural Character & Amenity**

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Ohoka has a charm to it. It's a small rural village and the locals like it this way. I especially appreciate the low light pollution making for a spectacular nighttime display of the stars. Outside our kitchen window we view the proposed area for the subdivision. It's great to see livestock milling about.

This subdivision completely destroys the character of Ohoka under its current proposal. Modern subdivisions are completely void of character and I have zero confidence in developers remotely caring for this. Instead, the intent is clear. Jam as many properties as possible into the area, maximise profits and move onto the next development.

Infill planting or perimeter landscaping will not adequately mitigate the adverse visual effects of this development. Softening the edges cannot disguise a fundamental incompatibility in density and the proposed layout remains starkly out of character with Ohoka's open rural landscape.

Our primary concern is the proposed density. Mandeville nearby has shown that a lifestyle block development can retain aspects of a semi rural lifestyle. The majority of this development is for medium density housing which is completely out of place in this area. I am less opposed to a development more fitting of the area, much larger sections (at least 5,000m<sup>2</sup>) allowing properties to be more spread out. This would fit in with what is around the area, and similar locations like West Melton. We won't need to establish a new satellite town when Rangiora and Kaiapoi are so close.

The claims from a local real estate agent included in the brief are absurd. There may be a shortage of properties in Ohoka, and there may be high demand for people to move into the area. It's a desirable location for what it is today. A quiet semi-rural village with large lifestyle blocks, a country feel and peace and tranquility.

A subdivision of this nature, completely undoes this.

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## 4. Infrastructure

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Our property is connected to the town water supply and waste water. We have concerns of the additional pressure this subdivision will impose on the village's current infrastructure.

Our primary concerns regarding infrastructure are twofold.

Firstly the roads in the area will experience a short term increase in load from heavy vehicles associated with the development and then permanently all the additional motorists on the road. Again the issue we have here is the density of the subdivision as this increases the total number of motorists in the area significantly. Reducing the density will reduce the number of motorists.

We quite often use the walking path along Mill road for cycling and walking. We would have ~20 properties using shared driveways from our property on Mill Road to the next driveway making this pathway significantly more dangerous for our young family. To make this safer additional street lights will be required and this in turn brings me to our second major complaint of the subdivision.

There will be significant light pollution as a result of this development which will drastically reduce the amount of stars visible on a clear night. Currently on a clear night we are able to make out the milky way and both our kids enjoy pointing out the stars with [REDACTED] now wanting to know more about the stars and planets she can spot. Having low light pollution is a massive positive to living out in this area.

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## 5. Insurability Risk

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Similar to what has been discussed in the flooding section, our main concerns here are that an overall increase in risk for flooding will increase our premiums for insurance. This is a permanent cost Lucy and I will need to pay. There is no mitigation for this and very little the development can offer us here to compensate.

Any increase in risk as a result of flooding will make it harder for new buyers to get insurance for the property and could make it harder for us to sell the house in the future and could put our hard earned equity at risk.

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## 6. Absence of Net Economic Benefits

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I struggle to see what are the net economic benefits at all from this development. Sure there is the initial spike of the cost to build, but long term? The net gain here from construction would be fulfilled by other developments in the area.

We live close enough to other established satellite towns, Rangiora, Kaiapoi, Pegasus, Woodend, Ravenswood that are all set up for growth and have more established economic zones.

So after the development we are left with some small shops, maybe a takeaway or two. The new residents in the area will mostly work in Christchurch, needing to commute there and back. This development would establish ~850 homes that would largely be dependent on the local towns and Christchurch itself.

Any new potential residents looking to buy in this area will also be considering other developments in the surrounding areas. If this one were not to go ahead, they would likely go with one of these developments and continue to support the local economy this way.

The long term costs to service a newly established housing development must surely offset any of the proposed gains.

## **7. Anything Else**

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Construction noise and dust will be noticeable and disruptive. I work from home and already can be distracted with heavy trucks going down Mill Road, quite often speeding.

Our opposition centers on the unprecedented scale and density of this proposal. An 850-home development incorporating sub-600m<sup>2</sup> lots, commercial nodes, and integrated care facilities transforms a rural village into an urban satellite town.

Had the proposal been scaled to fewer than 200 low-density lifestyle sections (at least 5,000m<sup>2</sup>), consistent with Mandeville, many core concerns regarding stormwater runoff, traffic safety, infrastructure strain, light pollution, and rural character would be substantially alleviated.

## **8. Photos**

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## How to Submit This Form

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Your comments must be received by the Fast-track Team by 12 October 2026. Email is the preferred method — you can attach this completed form as a PDF or Word document.

Email (preferred): [substantive@fasttrack.govt.nz](mailto:substantive@fasttrack.govt.nz) — put “Ōhoka Residential Subdivision” in the subject line.

Post: Ōhoka Residential Subdivision Fast-track Application, Environmental Protection Authority, Private Bag 63002, Wellington 6140.

In person: Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.