

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.

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)	Campbell-Lee Trust Trustees: Peter Renner, Wendy-Lee Renner, PQ Trustees		
First name	Peter and Wendy-Lee		
Last name	Renner		
Postal address	██████████ ██████ ██████████████		
Home phone / Mobile phone	██████████	Work phone	██████████
Email (a valid email address enables us to communicate efficiently with you)	████████████████████		
2. We will email you draft conditions of consent for your comment			
☐	I can receive emails and my email address is correct	☐	I

1. Introduction

We have been a part of the Ohoka wider community for over 30 years. We built our home at ██████████ in 2017. We chose to live here because of the quiet rural aspect, the historical nature of the Ohoka Village. We love the rural character of the village, being a mixture of small old workers cottages, historical residences, the local domain. A local hall, domain, garage and an irrigation business are at the centre of the village. We planned a quiet retirement lifestyle with family close by.

2. Flooding

We have lived at [REDACTED] since 2017. We are on the northern side of Mill Road, directly opposite the proposed subdivision. Our property borders the north branch of the Ohoka Stream.

We have witnessed the stream breaking its banks on 3 times during this period.

We have also witnessed water flowing over Mill Road, Bradleys Road and Whites Road.

The domain had significant water pooling over a large area.

The ground water levels in winter often sit just below the surface making the grass difficult to walk on or maintain during winter.

Noted in a letter dated 17 June 26, signed by Mr Tim Carter; point no. 19:

“The reason for the staging is that development needs to occur over summer construction period”

We take this as a consequence of the known high ground water levels in the area in winter, making construction difficult.

The maps and data collected by the applicant do not reflect the experience of local residents.

High ground water levels and a significant rain event coinciding together can result in severe flooding as long term residents can attest to.

Replacing a large swampy area dotted with springs and streams with housing, roads and driveways, requires the adjustment of natural water courses and underground flows. If the storm water systems do not function as modelled we are concerned there will be an increased flooding risk to our property.

There is no clear information by the applicant on the effects of flooding of properties north of Mill Road.

3. Rural Character & Amenity

Ohoka is a small contained historic village, with a hall, a domain, a garage and an irrigation business. Clustered around this is a mixture of old workers cottages, historic homes and medium sized homes on various sized land packages. This leads out to larger lifestyle properties and farmland.

It is a small, close community with a village feel, many residents volunteering their time and sometimes funds to various projects such as establishing the Ohoka Bush at the southern end of the domain and the restoration of the historic Gate House, having being donated and moved to its present location in the Ohoka domain.

This is what appealed to us, and was a deciding factor in moving permanently to the Ohoka Village after many years in the district.

We enjoy walking our dog every morning from home around the walkways, quiet roads and the Ohoka domain. We walk to the Friday Farmers market at the Ohoka domain.

We walk with our Grandchildren to the domain where they can enjoy the play park.

We enjoy the sounds and sights of the abundant bird life, bell birds, tui, king fishers and owls, all have made their presence at our property.

The south branch of the Ohoka stream, and the north branch that borders our property are home to spawning trout, and eels some that are decades old.

With the minimal and low light street lighting we get to enjoy a dark night sky.

The applicant states (in document [REDACTED], Carter Group Limited, Landscape and Visual Impact **Assessment** Project No 2021_097B page 32):

“ Nearby residents along Whites Road, Mill Road and Bradleys Road, may experience close and sustained views of the development. Before landscape mitigation measures are established, effects on these residents are assessed as low-moderate or moderate.”

*“Overall subject to implementation and maintenance of the proposed landscape treatments, the adverse effects on the visual amenity are assessed as **Low-Moderate**. The development will remain visible and permanently change the rural landscape but will generally be experienced as a planted extension of Ohoka. “*

We struggle to understand that the effects of a 850 plus intensive housing development, a 250 unit retirement village, a commercial centre, along with the associated roading, lighting, traffic, construction in stages over many years to be considered by the applicant to have a **Low to Moderate** effect on our current daily lives.

The increased lighting, both in the construction phase, as well as after development including street and house lighting, security lighting will destroy our ability to view a dark night sky.

The intensification of 850 plus houses will undoubtedly increase the numbers of domestic cats in the area with the potential of them harming the bird numbers. There is the potential of them escaping their properties and hunting in the Ohoka bush, which has been established and cared for over many years by local council and volunteers, for the enjoyment of all and also as a “bird corridor” to entice native bird species to the Ohoka area and beyond.

The planned planting and landscaping of the proposed development, aside from taking many years to mature, can in no way ever hide the size and scope of the proposed subdivision.

Our daily lives would change dramatically and this change would be permanent. Our peace, quiet, dark skies and the sense of belonging to a rural community would be altered and lost forever.

4. Infrastructure

We are concerned that the site for the proposed subdivision is not part of the Waimakariri's planned waste water network and will require updating the existing water supply.

Existing roads surrounding the proposed subdivision, intersections and feeder roads will all need upgrading.

We use the Mill Road, Ashworth's, through to Oxford Road route when we need to get to the west side of Rangiora, as do other residents in the Ohoka Village. It mitigates the traffic congestion in the Southbrook area. These roads are narrow, including farm traffic, and includes a one lane bridge over the Cust Main Drain.

Residents in the proposed new subdivision will also take this route.

These roads and a one lane bridge are not designed for high volume traffic.

Our concern is that the upgrades necessary to accommodate the proposed subdivision will not be fully funded by the developer, the Waimakariri Council and ultimately the ratepayers will have to cover the shortfall. This may not be apparent at the beginning of the development but may surface in years to come.

At close to 67 years old, we are no longer in paid employment.

Our concern is that our rates could rise significantly and ultimately force us to move from the area.

Our daughter and our Grandchildren also live in Ohoka, it would be devastating for us to have to move away from our family that lives close by.

5. Insurability Risk

If flood risk increases the cost and our ability to insure, the value of our home and the ability to sell our home would be a concerning financial issue for us.

With the threat of climate change and the increased frequency of flood events in New Zealand, insurance companies are becoming increasingly astute to any changes that may affect the risk factor of existing insurance policy owners.

There is a very high chance that our property's flood risk could be re-assessed.

This is not only a direct financial cost to us, but could affect the sale of our property in the future.

This has not been addressed by the developer in their submission.

6. Absence of Net Economic Benefits

The Waimakariri Council stated that it has met housing development targets and has enough land available for future housing demands. The council has already invested in growth in Rangiora, Kaiapoi and Woodend. It does not need the Ohoka development to meet its' housing targets and obligations.

These areas already have infrastructure in place, public transport, schools and services. Ohoka does not.

We do not want our rates to increase to service an area that the council does not consider in their plans for development.

Any projected economic benefits gained by the proposed development in Ohoka can be transferred to areas more suited and already planned for in the Waimakariri area, without the adverse and destructive effects on the quiet, historical village of Ohoka.

7. Mill Road Entry/Exit

In the proposed Ohoka Development Plan, the main road through the development exits onto Mill Road directly opposite our house at [REDACTED]. It points straight up our drive to the front of our house.

This places our house at the top of a "T Intersection". There are several undesirable effects of living at the top of a T intersection, these being:

- Vehicle over run risk
- Headlight glare
- Difficulty entering and exiting out of our driveway
- Traffic noise
- Elevated vehicle emissions and pollution
- Lower property market appeal, decrease in property value.

8. Summary

The proposed Ohoka development would have a profound effect on all aspects of our village community and our life.

We, along with others have invested and built a community over generations and decades. We have lived with our families based on the community, character and charms of the quiet, rural historic village of Ohoka.

Our planned quiet retirement years would be instead filled with the noise and adverse effects of years of construction should this development be approved to go ahead.

The proposed development would alter the social, economic and emotional fabric of our community.

Personally it would deeply alter our way of life, our relation to our rural identity and most significantly our mental wellbeing.

We would like the panel to consider our submission and decline the proposed development by Carter Group Limited.

How to Submit This Form

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 — 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.