

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)			
First name	Glenn		
Last name	Walls		
Postal address	[REDACTED]		
Home phone / Mobile phone	[REDACTED]	Work phone	
Email (<i>a valid email address enables us to communicate efficiently with you</i>)	No email.		

2. We will email you draft conditions of consent for your comment			
☐	I can receive emails and my email address is correct	☒	I cannot receive emails and my postal address is correct

Please provide your comments below, include additional pages as needed

1. Introduction

I am Glenn Walls and I am 89 years old. I was born in Ohoka in 1937, and have lived here all my life. Initially our family home was on Mill Road, across from the now Ohoka Service Station. In 1964 I married and we bought our house at [REDACTED] which I still reside in, living alone. I am a very capable and fit 89 year old, who is social and well known in Ohoka. I intend to stay here until I am no longer able to do so. I was schooled in Ohoka along with my siblings and I am considered the local historian with my vast first hand knowledge of Ohoka and how it has evolved over the last 80 years.

2. Flooding

My house at [REDACTED], Ohoka has been flooded twice in recent decades. So much so that the entire house was completely consumed inside with water.

Run off from the paddocks contributed to this chaos along with the heavy rain events.

The old farm in question was named Springlands for a reason.

I am concerned that more disturbance to natural water ways and natural springs by introducing a large area of roads, driveways and roofs, will change the flow of water as to where it collects and how quickly it gets there.

3. Rural Character & Amenity

I spent a great day of time outside at my property and I can not fathom the interruption to my peace and quiet if the proposed sub division goes ahead. The constant traffic, contractor noise and pollution will likely see my days out if the sub division is to progress in stages. I have a substantial yearly vegetable garden which will be contaminated with building dust and debris. In particular a nor wester wind will carry dust straight across my property and my neighbours. This is an adverse impact on myself and my neighbours.

IN SUMMARY:

I have not been consulted as an immediate property owner to this proposed sub division.

This application goes against the WDC Planning process. Twice declined and with other land ear marked for growth in our district why would it be even considered to destroy this valuable farm land with 875 houses.

The developers will change Ohoka forever. It will destroy what Ohoka stands for. I do not want this to be one of my lasting memories of my life in Ohoka.

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.