

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.

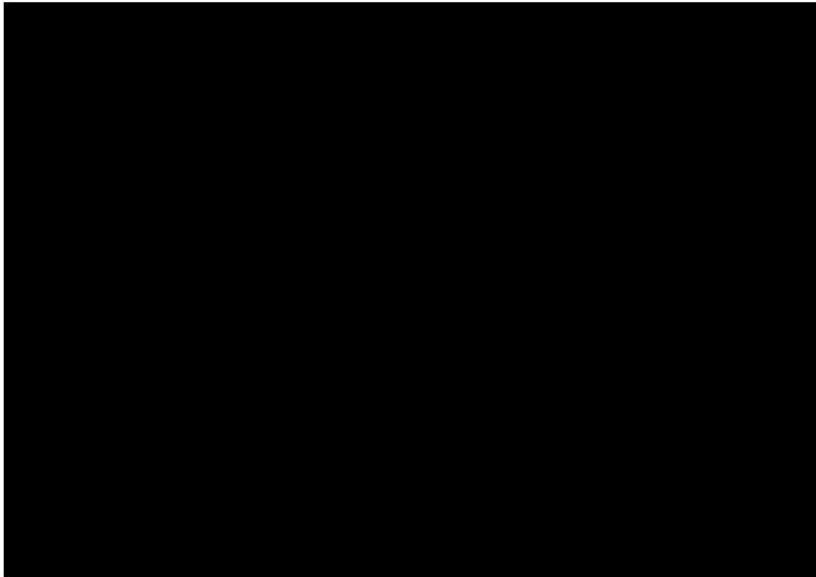
1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	UNION SPECIALTIES (NZ) LTD		
First name	JANET (JAN)		
Last name	BEZZANT		
Postal address	[REDACTED]		
Home phone / Mobile phone	[REDACTED]	Work phone	[REDACTED]
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			
yes	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

We , as Union Specialties (NZ) Ltd , own a property that has two borders to the proposed Carter subdivision . The property identity is [REDACTED]
[REDACTED] The property has been owned since 2004 by our company having been bought as a rundown small holding consisting of some damaged olive trees and runout pasture .This was purchased as an investment property to be developed into a functional and producing olive grove producing and pressing olives and hay production. The crosses on the map indicate our property showing both boundaries that are surrounded by the proposed subdivision.



2. Flooding

1. Property owned since 2004 and development began in 2005.
2. Property purchased with some underground concrete and Novaflo drainage pipes. Details unknown as to where and how many exist on Lot 1. Evidence only found after some earthworks conducted. Lot 2 contained inadequate PVC piping in unknown areas.
3. Subsequent surface water effects meant additional drainage was made in the way of sink holes drilled by power board and filled with stones. These were added across the olive grove section of the property.

These proved effective for a short time but after the earthquakes it was found that springs had appeared in various locations of the grove and required further attention. In discussions with ECan it was decided the best way was by a swale system down to a holding pond and drainage into the Sherriff (proposed development) property to connect into an already existing drainage channel.

It was also advised by ECan that other new areas of water accumulation could be the result of underground springwater seam movement that had occurred in the area after the earthquake activities. Certainly there appears to have been an increase in spring activity in recent years.

The underground waterflow direction was identified as flowing from Bradleys Road west boundary and following across [REDACTED] in a south easterly flow direction. Based on this an open swale was created from Row 1 of olive grove through to the last full row of trees on Lot 2.

This swale then fed into the pond which held the water then overflowed into an open flow drain into the neighbouring properties wetland area. The swale only takes water from Lot 2 at this stage. Lot 1 underground water is remaining within Lot 1 as pooling. This is because the natural directional flow

of the water cannot be channeled uphill to the swale. (It was underground piped to be channelled into a roadside drain on the boundary of Bradleys Road where Lot 1 meets the [REDACTED] property but this drain no longer exists in a functional manner. New piping would be necessary and some drain modifications would also be needed).

The swale was moving water that was appearing from various points of underground water springs. It had little effect on surface water from rainfall. In the process of creating the swale the digging unearthed various spring points coming through the surface. Further “burst” points have since been discovered in later years when the water table has been high and these have had to be manually rerouted by hand digging flow channels to the swale to try move water away from the tree roots. This is an ongoing issue and addresses only one drainage issue – that of natural springs.

Low lying land here means that rainfall drainage is also a problem.

There is an obvious impact to this if land adjoining this property is developed on both boundaries (as proposed by Carters) . By filling and building up the proposed adjoining land it will then have a dam effect on my property as natural water has no place to go ! I see no allowances on our boundaries for draining any runoff created from their increasing the height of adjoining land.

This property operates mainly as an olive grove. Olives do not like their roots to be sitting in water and rot easily if this happens. Until the swale was created on Lot 2 we lost quite a few trees to root rot when the water table created flooding. Various factors have been employed to counter this:

- Drain holes filled with stones (surface water)
- Swale and directing water flow to pond (for spring and underground seam water)
- Raising most rows of trees up by adding stones into the row channels to help drain water away from tree roots.

This has improved tree survival rate and the grove is now getting closer to full producing capacity.

As part of our business this is most important as it ultimately needs to be a self- supporting financial model within our organisation . So far costs in addressing water issues and remediation have hampered this goal. There is still work to be done on Lot 1 to solve water issues.

For each tree we lose to flooding and have to replace we lose around 5 production years.

For each area of flooding we experience in the picking season when we cannot get equipment in to pick we lose another year .

We need to note the following:

1. The springs seem to have minds of their own. Various photos/videos show they pop up in different places depending on the underground water levels at the time.
2. The environmental effects now being experienced in harsher weather events have increased both the underground and overground water issues Since our ownership in 2004 we have experienced more water issues in the last 10 years than ever before . This is despite our efforts to mitigate these .

Both weather and underground water movement have been the main factors. Rainfall and water table activity has increased in bursts. This is quite obvious in many places in this area.

3. The water issue of not only a “winter” issue. Problems are evident sometimes during supposed dry months where the water table is pushed higher by weather events not necessarily in our immediate location . An obvious meter on this can be seen in the reserve on the corner of Tram Road and Whites Road which is largely underground fed. (It can be dry then almost full within a month , after snow melt , during high levels in South Eyre River)

4. At no time have we been contacted by Carter group ‘ experts” to see what the issues are regarding the movement of water on our block . I note they have made some comment about negotiating privately as per item 108 page 26 copied on next page..

108. A Right to Drain Water easement (Instrument (EC) 717781.2) granted to the neighbour to the north [REDACTED] owned by Union Specialties (NZ) Limited) is actively used by this party. The easement runs across Stage 11 of the subdivision. The Applicant will negotiate with the owner to reroute the drainage channel to accommodate the subdivision plan. The current easement would be surrendered and a replacement easement created. Given the affected land is in final stage of the subdivision, there is ample time to complete that process.

PLEASE NOTE – at no time have Carters discussed or investigated with us what is happening with the water , why it needs to be where it is or any other relevant water issues. This is despite our initial objections made in earlier processes. Without them making any actual face to face or site visit enquiries I fail to see how they can continue to ignore this issue - not only its effect on our property and business, but they also fail to recognise any impact this has on their plan to run properties around this boundary. YOU CANNOT JUST REROUTE a natural channel of water because it suits your purposes and profitability to do so .To fill and raise land to support your land remediation plan does not make surrounding water issues go away.

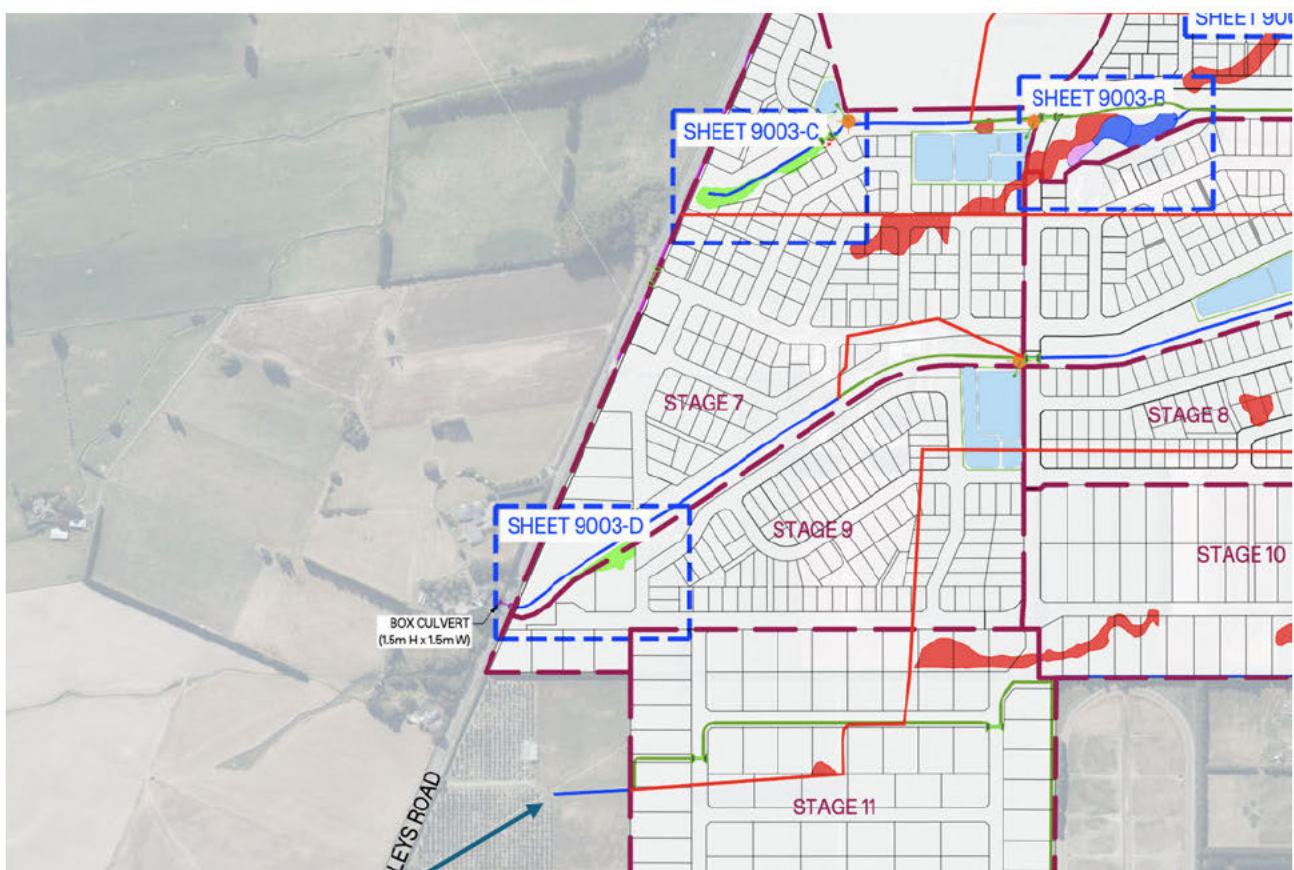
In Drawing 16013-00-IN-9000 (APPENDIX 470 0 FOR STAGE 11) shown below . It appears there is some plan to reroute the water from my springs to a new draining area and remove the wetland where this water currently goes.

There is no design that tells me how the water is going to run against the natural flow to this new draining system. By looking at the plans they are proposing the water runs against its natural flow direction to get to a new drain system.

The end result means that the water, which would have to run against its natural fall, will pool back into our property. I think there is a major underestimation about how much water can flow through our swale at various times . A screenshot of this section of the plan is attached. You can see the current flow which is the natural flow of the water and their proposed “solution”.

Their comments that they can leave this until later to consult because it is the last stage of development are both insulting and dismissive. To make the necessary changes they need to have addressed these issues in an acceptable and understanding manner. I therefore have to say I have no faith in their comments to discuss privately. I also see they say I will surrender the current easement. NO such discussions have taken place and so I assume that by leaving all this until the last stage as per their note above , they intend to make this a fait accompli situation. It cannot be left until the last stage .The proposed solution has only become known to me by their plan and is not satisfactory .It proves to me that they do not have any practical understanding of the issues , like volume flow, natural direction of flow and seepage flow along the back boundary.

A screenshot of this section of the plan is attached. You can see the current flow which is the natural flow of the water and their proposed “solution”.



The above shows by the blue arrow my swale onto an existing wet area in then in red and running through Stage 11. NOTE this red line is what is being removed. The green line shows the new proposed drain. The section where my swale joins this requires water to run along a boundary in an unnatural flow direction. Again there is no design that tells me how the water is going to run

against the natural flow to this new draining system and the end result means that the water will pool back into our property.

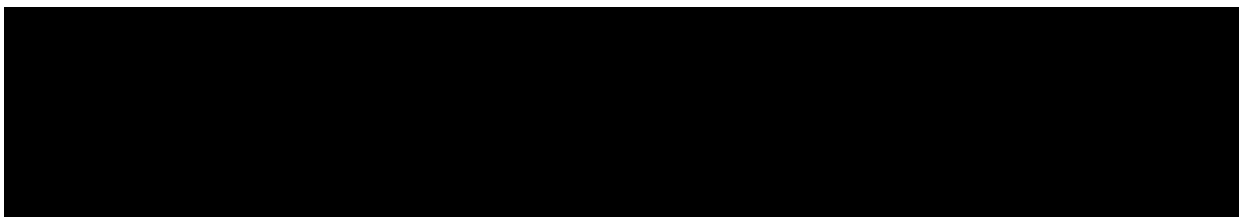
I think there is a major underestimation about how much water can flow through our swale at various times. Please look at the photos below and videos I have attached to this email showing the water issues and giving an example of the flow of the water from my property onto the proposed development site. It also illustrates spring activities.



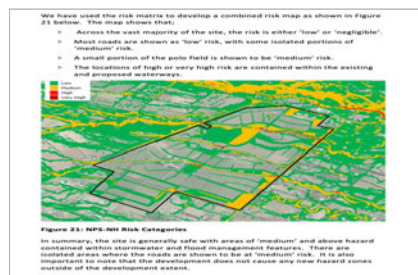




These links are to video's showing the spring openings and typical flow onto the proposed development site from my property. Please watch them.



You might also like to note the following maps from Appendix 22 Flood Effects. The figure 14 map shows ground levels after development. You can see that the level on the boundary of my Lot 1 will be higher than my land level this bunding any flooding. A stormwater channel needs to be provided running along this boundary to mitigate the risk of this. The figure 21 map shows my land as low risk. It is quite the opposite. This has disregarded the fact that Lot 1 is currently under water from rainfall and ground water and there has not been a 1:50, 1:100 or 1:200 event that can be blamed. Lot 2 on my property has been saved by my swale system which is indicated by a medium risk partial line. Please check out the bigger versions in Appendix 22-Flood Effects.



3. Rural Character & Amenity, Reverse Sensitivity

Another issue with intensive housing on my two boundaries means there maybe neighbour objections and subsequent restrictions imposed on the usual operations we have to carry out, things like:

- copper spraying,
- fertiliser and weed spraying
- heavy pruning and tree trimming
- burning of pruning's
- machinery operations

These activities are all necessary for the running of this operation and can create noise and smell issues.

On the back areas of Lot 1 and Lot 2 cultivation issues like ploughing, seeding, cutting and baling are carried out and cause noise and dust pollution at various times. These make up a part of the running and financial contribution of the property. I also note houses on the current boundary (running parallel to Mill Road) do not give us any allowance for trimming of tree boundary shelter. There needs to be some access way there to allow shelterbelt to be trimmed. These are on our property according to Elliott Sinclair Survey Documents held from our time of purchase although it should be noted that Cater claim they are on their boundary and will be removed .

History tells me that some people buy properties in areas like this, even if a caveat is present when they buy, then constantly lodge complaints about these sort of operations until it is not possible for these operations to continue. This has been shown to happen in other subdivisions in the district.

4. Infrastructure

The area of this subdivision is also already plagued with traffic issues that will be massively compounded by adding a large number of homes, commercial areas and a proposed Rest Home and polo grounds. The main access road to the motorway (Tram Road) already suffers gridlock in mornings and after 3pm as everybody goes into and out of town. I am painfully aware of this as a resident in Tram Road who now has to wait some time to access the road from my driveway, should I be stupid enough to try and leave before 8.30 am or after 3.30 pm! No amount of speed controls, roundabouts or road widenings reduce the amount of private cars, stock trucks, tractors, horse floats, milk tankers, school buses and the like already using this road. As most of the traffic is travelling in one direction (into the city) in the mornings then in afternoons (out of the city) there would be no opportunity for roundabouts to have any more effect than the current stop signs. Roundabouts require traffic entering from all 4 points , not a constant stream of traffic in one direction. If this proposal details 850+ houses then it would be fair to assume that would be a minimum 800 car movements . plus Rest Home ++ , plus commercial ++ so it would be very easy to guess that they would be adding again to the Tram Road train of traffic. Already there is inadequate access onto the overbridge that takes you onto the motorway ramp and often in the morning traffic is banked up back to South Eyre Road . Public transport (bus) was tried a few years ago running from Oxford to the city but many people did not use it because they were not actually working in the city but in the outer areas like Hornby , Woolston , Wigram , Yaldhurst etc , so it ran at a loss . Suggestions by the developer to run a free shuttle to Park and Ride in Kaiapoi are not any solution when many people do not work in the city centre.

Tram Road was not designed to cope with existing traffic let alone even more . Regular potholes , surface degradation , edge breakdown all are subject to temporary repairs which last only a few months due to heavy traffic loading and heavy vehicles , not to mention frosted areas in winter which cause traffic “slide off “ incidents .

Another point to note is infrastructure requires the support of emergency services like Police Ambulance , Fire and Medical – all of which are already stretched covering other growth in the

more urban areas of Rangiora , Kaiapoi. Silverstream and Ravenswood. These areas can offer better services in all the things that will not be available in the Ohoka development .

5. Possible Restrictions as a result of development

I can only speak to my individual experience here . I note with horror that the bulk of my property suddenly appears to have a buffer zone appearing to cover most of my land . (see attachment). I am told this is a requirement to protect drinking water from various new bores being proposed . It then makes it subject to ECan and Canterbury Regional Council requirements . These restrict certain activities on my land.

While it is hard to find out the exact nature of these activities it seems clear from information on the ECan website that this can include chemical use. Any restriction has the possibility to cause major damage to our olive grove and also our ability to fertilise our feed paddocks . Olives are prone in different climatic conditions to Peacock Spot and so it may be necessary to spray with copper at some stage if this gets out of control . They also need fertilisation with particular chemicals yearly . If these are restricted or not allowed then the possibility of destroying the grove is very real . I am surprised to see proposed bore 05 in this position close to our boundary when it could be moved closer to Whites Road. It is also important to note we already have a HAIL note against our property from ECan. A copy attached here . (Please note Lot 3 does not belong to us – this is also covered by the HAIL). (I have a bore on my land that provides water – but the water is not fit as drinking and would have to be treated . Therefore I would expect the same in some areas of the proposed development since they were all originally part of the same property.)

I have to wonder how a property that has already been active as an olive grove for many years can suddenly be turned upside down by a developers plan that not only does not improve our area but also penalises those within it ! The only beneficiaries here seem to be the developer.

If continued weather patterns develop as predicted by weather experts then we may start to experience more very wet winters and particularly hot and dry summers . If this is the case then I will have to , ironically , have to start irrigating to save my trees in summer and trying to control flooding in winter . Any limitations to irrigation restrictions at that time by any development restrictions would likely ruin a seasons crop at best and at worst cause die off of trees.

Following is the ECan map and file showing the HAIL information. (pages 11 and 12)

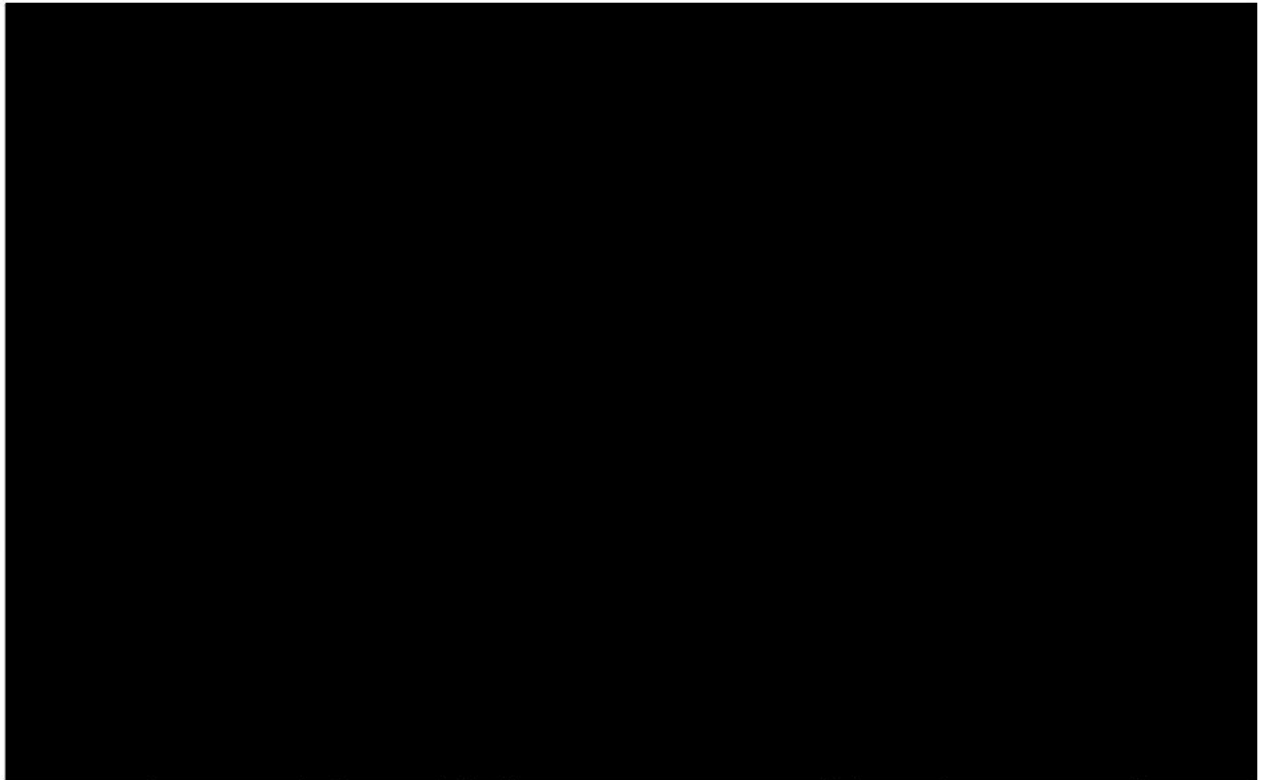
Page 12 also shows the Carters Buffer Zone map which has the ability to stop normal horticulture practises in an already established business. Note the buffer zone covers half of my Lot 1 olives PLUS my well and hay paddocks . As discussed elsewhere movement of Bore # 5 is necessary to solve this issue .

Property Statement from the Listed Land Use Register



Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ321608

Date generated: 01 August 2022
Land parcels:



the property is visible.

Sites at a glance

 Sites within enquiry area

	HAIL activity(s)	Category
	A10 - Persistent pesticide bulk storage or use;	Not Investigated

Legal description(s): Lot 1 DP 83609, Lot 2 DP 83609, Lot 3 DP 83609

HAIL activity(s):

Period from	Period to	HAIL activity
2000	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

- 6 Dec 2016** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
- 27 Jul 2017** Survey Response: Current owner purchased 2004. No knowledge of prior spray regime indicated
Survey Property Address: [REDACTED]
Survey Response File: C17C/112908
- 21 Aug 2017** Area defined from 2000 to Present aerial photographs. A10 - Persistent pesticide bulk storage or use was noted in aerial photographs reviewed.



Investigations:

There are no investigations associated with this site.

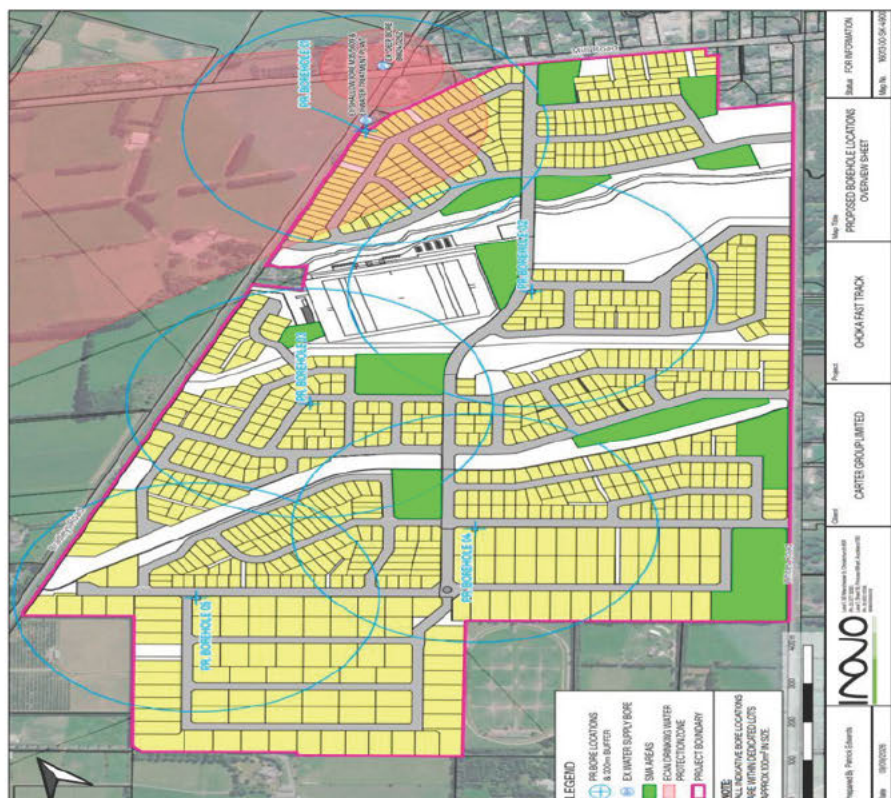
Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

PROPOSED BUFFER ZONE MAP AS DETAILED ON CARTERS APPLICATION



6. Comments on the token ecological drawing within the application.

I note with some amusement that there seems to be some lizard habitat(s) proposed within the proposed plan. Presumably these lizards are introductions to man-made areas within the property. I do wonder if these have been put there to appease general objections to the reduction of wildlife that will happen due to extensive “colonisation” of the area. While it would seem that these lizards will be protected by a low fence they have some natural predators, cats being #1. I think with 800 or so houses it would be fair to assume that this could equal 400+ cats and dogs being kept in the area. Lizard survival rate then becomes very short. In the meantime other natural inhabitants like the ducks, geese and native birds have also disappeared due to the high density development! A very bleak prospect for a rural pocket currently having some lovely wildlife. While we can admire the pretty pictures in the plan they are not compatible with the reality of the proposed area.

7. Anything Else

I don't think there is a need in this area for commercial enterprises and the like and any subdivision should compliment not degrade the area it is in. If this application was being made for rural blocks, of, for example, 4 hectares, I would be more likely to support it as this would compliment the surrounding area without impacting too much on already existing property owners or local infrastructure. Polo grounds, Rest Homes and commercial premises are already available within the area and in an entirely acceptable distance from Ohoka. There are also allocated areas for development on the Regional Plan that are better suited for intensive development. People move to a rural area because it offers something that a city does not and usually are happy to put up with fact that the commercial areas of Rangiora, Kaiapoi, Ravenswood, Silverstream and Mandeville are a short drive away. Some are actually closer than you would find in the city if you lived in the city but within a better environment. With the expansion of housing going on in other areas of the district and on land with far more suitability for development, then I see no reason to ruin a small self-sufficient rural community and its residents. I think it is a bit sad that Fast Track Applications are being used for applications that have already been turned down by multiple parties. It shows that developers are prepared to override anybody to get their project approved. Fast Track has applications in infrastructure projects like roading, flood mitigation, natural disaster repairs etc, that require quick solutions that benefit the general communities but this proposal is not one of those.

I have also noted that some of the Appendix notes provided contain a lot of projections, modelling and assumptions. Even incorrect information seems to have been obtained and used in some cases. Also a lot of the figures quoted seem to rely on being tested after the project has started when these theoretical outcomes will be tested. It is too late then! As a resident of 40 plus years with a house only 2-3 kms from this proposed subdivision and also a property / business on the 2 borders of the proposed subdivision I think I have enough insight to comment about the nature of the area and its changing conditions and to say this development is not needed and not right for this area.

Thank you for the opportunity to comment.

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.