

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.

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	MERIS		
Last name	BRANDRAM - ADAMS		
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 cannot receive emails and my postal address is correct

Thank you for your comments

Introduction 1

1(a)

I live on Whites Road, and I own an adjacent downstream property to the proposed development. I moved to Ohoka twenty-six years ago to start my dream business of running garden weddings. Brides love the rural setting, our amazing garden and our horse and carriage which is unique to my business. (see pictures 1.2.3.)

2 Flooding and low-lying wet land.

(a) Historically Ohoka was a swamp and since I moved here in 2000 I have experienced the high water table in the winter and have seen the neighbouring farm for the proposed development flooded right across at least five times with all the drainage ditches overflowing and spilling over the road and the downstream drainage crossing our land and through the village overflowing the banks as the run off drainage to the sea is poor in certain conditions. These conditions often occur when the Cust Drain river is in flood, or the Waimakariri river is high and it is high tide and there is heavy rain in the foot hills and moderate rain in Ohoka this triggers the springs into heavy flow and flooding rapidly occurs. Once triggered these springs keep flowing for 10 to 15 days after such an event happens. During most of the winter our lawns are too wet to mow as I risk getting stuck in the mud and having to be towed out by our four wheeled drive vehicle.

2 (b) The proposed building on such low-lying land attempting mitigation by raising the buildings and land will create more run off as the land is not able to act as a water sink due to it being impervious and this will exacerbate our existing problems with drainage. I am not confident at all that the runoff to properties downstream will not be adversely affected. We have four springs in our property and a wide spring fed stream. One spring runs all year into our lake and maintains a water level a meter above the stream next to it. The other springs flow just in the winter and make lawns very soft to walk on. Since the earthquakes we have had to stop winter weddings as the springs become more active and the ground is unsuitable to walk on without gumboots. From May to Oct, we are currently unable to operate weddings because of the wetness and any increase in the amount of runoff will negatively affect my ability to function as a wedding function centre.

3 Rural Character

3 (a) We purchased [REDACTED] because we love the dark night sky, looking to the heavens, the gardens are ideal for growing roses that like wet feet. We have a wood with a bell bird, fan tails and every year families of paradise ducks and other ducks hatch on the lake and other animals such as native frogs and lizards also flourish.

(b) The Ohoka village has maintained its character with many of the original old buildings still existing being loved and lived in. These are early wooden houses as example of the beginning of the Ohoka settlement. We love the quiet narrow rural roads that are safe to drive our horse and carriage down (except on Friday mornings) see photo. The horse is regularly exercised to maintain fitness and practices down Whites Road and during the wedding we are often asked to take the couple for a romantic drive together down the road. This will be unsafe to do with the horse with an extra 6000 car movements a day should this large-scale development go ahead.

(c) To purchase and live in Ohoka is a lifestyle decision involving a lot of effort to live and maintain the land. Rural enjoyment demands a lot of commitment and effort to support the village community and make a success of maintaining the rural ~~the~~ experience. The rural

lifestyle cannot survive the arrival of 850 plus households as the village experience will be forever drowned by an urban invasion and destroy the rural experience we all love so much and makes us want to live here.

4 Absence of Net Economic Benefit

(a) The fact that it will be unsafe to either exercise my horse or undertake a paid carriage hire will negatively affect my income and affect my trading competition as it is quite unique to me. We do also go further away to do the carriage rides but if the horse cannot be exercised this will also have to cease being quite an income revenue this will hit us hard financially and stop our enjoyment of doing this rural activity. If I lose a wedding booking the financial effect flow on as there will be a loss for the local florist, the caterer, cake makers the local alcohol supplier, the celebrant, the wedding decorators and hire companies, taxis stationary supplies and others associated with weddings would all lose income.

(b) The same houses can be built for less expense where there is existing infrastructure. Our local Council has planned for this in their District Plan. New Zealand needs affordable housing but because of the drainage and contamination mitigation expenses and complicated extensive unavailable infrastructure needed, these houses if ever built will not be affordable.

(c) Transport from the development will not be economical as everyone will need cars likely two per household to have access to services Doctors, Dentists, work, high schooling and libraries etc so creating a high carbon footprint for the development. The developer quoted 6000 car movements per day on our narrow roads which will forever change our rural experience and devastate our rural quality of living.

(d) Parking on Whites Road and Mill Road is a problem on Friday mornings; Many visitors attend the weekly market and currently cars are parked on both sides of the roads narrowing traffic to barely be able to pass. Any increase in traffic flow during this event would be dangerous as there are no footpaths for pedestrians and parking on both sides of the road presently goes past the proposed access way to the development. (photo 4)

5 Other concerns

- (a) Our property is supplied from water from our well. We have no other source of water supply. Any contamination of our well during the development may badly affect or drinking water. I am not assured that our water supply is protected or safe as there has been no assurance or adequate testing done to know the effect of more wells bores which may compromise our only water supply.
- (b) There has been no consultation with the neighbours by the developers even though one of the developers lives in the far end of the village.
- (c) Developers don't realise they will only be able to work on the land in summer months because of the water table levels.
- (d) Roding seals are always breaking down on our roads because of the high-water table, so potholes keep coming back. Our roads are not at all right for high traffic volumes.

We love living here in our small pretty village and want to protect it for future generations to enjoy.

Meris Brandram-Adams

Owner

MA Brandram-Adams . 8th Oct 2026.

PICTURE 1 OUR HORSE AND CARRIAGE



bride arriving for ceremony at

PICTURE 2. Another binder arrival
Canterbury red + black theme.



PICTURE 3

Pauline carriage awaits



PICTURE 4 WHITES ROAD
ON FRIDAY

