



Outlook

Carter Group Ltd Ōhoka Residential Subdivision application

From [REDACTED]
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To FastTrack Substantive <substantive@fasttrack.govt.nz>

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I can receive emails and my email address is correct.

Comments for the Fast-track panel.

We own the largest parcel of land immediately adjacent and sharing a boundary to the proposed subdivision being 13.4 hectares (approximately 33 acres). We also own [REDACTED] being a 4 hectare (10 acre) block which has been invited to comment as it is considered to be adjacent to the proposed subdivision. We SUPPORT the Carter Group Limited Ōhoka Residential Subdivision application.

We operate a small scale sheep, beef and horse grazing farm and the land is zoned "Rural Lifestyle". Under the Environment Canterbury (ECan) Regional Rules, land use consent is generally not required for land area under 5 hectares. Our neighbours range from residential lots to 4 hectare lifestyle lots excluding the subject land. Therefore very few Ōhoka residents are on farm lots in the true sense. The 4 hectare lifestyle block is not a good use of land. It is too big for a lifestyle "farmer" and too small for most economic pursuits. It does not take much to see the run down properties, poor soil and animal husbandry and high maintenance requirements of these "lifestyle" blocks. 4 hectare block owner's are not farmers.

I am born and bred on a sheep and beef farm in Cheviot, North Canterbury. I have been a farmer all of my life. Three years ago we sold our farm and moved to Ohoka. We chose this location due to the close proximity it is from Christchurch. Like the majority of local people we rely on the Waimakariri bridge to access the facilities available in Christchurch. We believe the Waimakariri District Council is disregarding the growth potential of Ōhoka in favour of developing around and north of Rangiora. This is partly due to the vociferous nature of the Ōhoka Residents Association (ORA) and the political aspirations of the council members.

Ōhoka village and the surrounding Mandeville and Silverstream areas are not rural. In the three years we have lived in Ōhoka we have never seen anyone ride a horse on public land nor would we risk it ourselves. A lot of the comments on the local Mandeville Swannanoa Ohoka Community

Group Facebook page attest to the general lack of rural knowledge. It is on this local group page that the ORA are especially condemning and unprofessional in their approach to anyone who does not support their beliefs.

ORA claim to represent 97% of Ōhoka residents. We totally disagree with this claim. We are not alone in our support of the proposed subdivision among close neighbours. We are however not wanting to engage in public ridicule or be a target of retribution from ORA supporters. The local area has been graffitied by ORA supporters and the Carter family property has been mentioned as a location for protest. We strongly disapprove of their bigoted behaviour.

Waimakariri District Council (WDC) recently voted to not amalgamate with Christchurch City Council under the government's Head Start Pathway. Their main concerns were the community expressing strong preference to have a North Canterbury identity and their concern's about Christchurch's higher per-household debt level. This highlights the total naivety of the WDC and many of the local people. Everyone wants to utilise the facilities Christchurch has to offer but they do not want to pay for any of it.

Ōhoka, Silverstream, Clarkville, Mandeville, Swannanoa residents chose to be close to Christchurch. We do not want to live further away from Christchurch. We view continued growth in and around Ōhoka and Mandeville to be akin to what has occurred in Prebbleton, Selwyn District. The area will command higher land and house values due to it's proximity to Christchurch and not being fringe Rangiora. We believe it is the ideal location and will easily accomodate the proposed large scale urban growth. There would not be any erosion of rural character as Ōhoka is not a rural town. It is full of lifestyle properties and small residential allotments with very few rural properties.

We have had several people approach us looking for small parcels of land and many people advertise on the local Facebook page searching for small lots of land. We believe the subject subdivision application will be highly popular. The proposed commercial area will complement the Mandeville Village and Ōhoka Farmers Market. Several years ago the development application for the commercial Mandeville Village suffered vociferous opposition and is now a very popular local area and valued addition. We believe there is demand for further commercial growth to accomodate medical facilities, Retirement Village etc. Ōhoka is a demographically high income area and the increase in housing availability will allow a more diverse population. Retirees, young professionals, empty nesters, downsizer's will be attracted to the small lot sizes proposed. These people will not detract from the current area as those who are price conscious will prefer the cheaper areas around Rangiora.

Flooding

We have never had any flooding on any of our land in the three years we have been here. We have never seen any flooding down Bradley's Road or on the subject land in that time. The previous owner of our land who was here for seventeen years prior states that this land or any of the neighbouring land has never flooded. We believe the subdivision development requirements will accomodate the water runoff issues as in all development projects.

Transport

Tram Road is an ideal main artery to service the projected growth in traffic. Unlike Lineside Road which terminates in Rangiora and is congested, Tram Road leads to the countryside. As proposed by the subject application, there will be improvements made to both intersections on Tram Road

and the motorway on/off ramp. Carters Group are a long term developer of high quality developments. The application is consistent with the quality subdivisions expected of the Carter Group and benefiting Ōhoka. Their application includes consideration of the increased traffic requirements.

Wastewater and Water

We feel that the WDC and Carters Group Ltd should work together and resolve the issues at stake. Development contributions gained from the Ōhoka subdivision should provide for the growth of the area network. It is sanctimonious of WDC to deny collaboration.

Waste (Rubbish) Management

As part of the draft Waste Management and Minimisation Plan, WDC is proposing to extend the kerbside collection services around Ōhoka including the addition of an organics bin option. It includes Mill Road, Whites Road and areas to the west of the subject application. The residents of Ōhoka lobbied the WDC to extend the kerbside collection for their residential properties. It is hypocritical of both the local residents and WDC to continue to stifle growth when they expect services of a township.

School Capacity

As with all developments, the Ministry of Education makes decisions on new school growth in accordance with the growth of population. First the population then the school. There are many examples of this occurring namely Prebbleton which is a comparative example.

Loss of Local Democracy and Community Say

The very reason the Fast-track Approvals Act 2024 was introduced was to speed up the slow, expensive and complex consenting process delaying growth. The Carter Group Ōhoka Residential Subdivision application is plagued by the ORA and the political aspirations of the Mayor and recently the electorate Labour Party candidate. ORA recently submitted over 3000 signatures to parliament via the Labour Party candidate against the Fast-track nature of the Ōhoka Residential Subdivision application. Ōhoka immediate area has a population of 345 people (as per Census data) and in the broader area of roughly 34 square kilometres, a population of 1,671 people. It is clear that many who supported the petition were not local to Ōhoka. ORA are vociferous, antagonistic and dogmatic in their disapproval of the subdivision application. People who support the application are like us and not wanting to become their next target. Searching the local Facebook page has many examples of ORA's modus operandi. ORA only represent members of the association.

Fast-track Approvals Act eliminates the continuous noise of people who do not want anything to change in their neighbourhood.

Conclusion

We SUPPORT the Carter Group Ōhoka Residential Subdivision application in entirety.

We believe it is well supported by locals who chose to not be targeted by the vociferous Ōhoka Residents Association members.

The subdivision will be an attribute to the area and support a diverse population of people from many chapters of life.

Yours sincerely

Jeff McClintock & Confido Muneris Limited
As Trustees of MacClan Trust