

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)		
First name	Brian & Pamela	
Last name	Bone	
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

Please provide your comments below, include additional pages as needed.

1. Introduction

My name is Brian and Pamela Bone, and I reside at [REDACTED]. We purchased our property in March 1999, feeling incredibly grateful to transition to the peace and tranquility of the countryside. Raising our children in this semi-rural setting has offered an extremely peaceful, beautiful and happy upbringing, complete with expansive open space for outdoor play, quiet country roads to explore, and the opportunity to care for animals. We value being able to walk our dog Honey safely along the roads without the disruption of heavy traffic.

I make this submission as an Affected Party to Application FTA231 (Proposed Ōhoka Subdivision - Carter Group Ltd) as my property is located immediately adjacent to the Application area.

2. Flooding

As long term residents at [REDACTED] we have serious concerns exacerbating flooding on our property and there is no certainty that the depth, duration, or frequency of flooding at our property will not worsen.

Council Opposition and Private Systems: The Waimakariri District Council has publicly stated they do not support connecting this subdivision's wastewater to the council system in Ohoka. Our property relies on our own private water well and self-contained wastewater/sewer system. A surge in surface runoff and development wastewater could easily overload the local ground environment and ruin how our private water and sewer systems work.

Saturated Ground: In spring, the paddocks are so wet that a 4wd ute will reliably get stuck down to its axles just trying to spread fertilizer.

Swimming Pool Risk: The ground water is so high that if we empty our concrete swimming pool, we have to run a water pump constantly. If we don't the ground water pressure will lift the entire concrete pool right out of the ground and ruin it. PTO

3. Rural Character & Amenity

Our property currently enjoys an open, unobstructed rural outlook. The plan to use boundary planting replaces that outlook with a vegetated screen rather than retaining the open landscape we value. Furthermore, bringing 850 urban dwellings to our doorstep creates risks that will threaten our existing rural right to have managed outdoor fires. The extensive permanently lit streets and loss of open fields will introduce significant light pollution and habitat loss, severely devastating local bird life. PTO

4. Infrastructure

The introduction of a massive 850 dwelling subdivision, commercial hub, and retirement village will place unmanaged pressure on local infrastructure. The traffic volumes and vehicle speeds along Whites Road will surge dramatically. We regularly walk our dog [REDACTED] along Whites Road, and this influx of traffic will make this routine activity highly dangerous, stripping away our safe use of local roadside.

This ~~proj~~ Project fails to keep Whites Road safe for existing residents who walk here.

② Flooding.

Surface Ponding: We have a 3-acre block in front of our house where water regularly ponds up to 300mm deep over an area of 250 square meters. Covering the neighboring land in roofs and roads will push even more water onto our wet property.

③ Rural character and Amenity.

As a family, we deeply enjoy our bike rides together, taking in the beautiful surrounding mountain views and scenery. Our children are also gaining practical country skills, learning how to bale hay and operating our tractor safely along the road to cart bales of hay. When my son [REDACTED] was 8 years old he would regularly stand at the end of our driveway for hours, captivated by the tractors passing by during harvest season.

That early fascination sparked a lifelong passion, and today he enjoys driving tractors himself.

[REDACTED] thoroughly enjoy assisting with our bonfires, utilizing the digger to safely clear and burn the debris from our trees & trimmings.

We are also fortunate to have Brian my husband's assistance when felling trees on the property.

During these tasks, Brian takes the time to teach the children essential chainsaw safety, ensuring they understand the precautions and proper procedures required for the work.

Dangerous for children: changing our quiet country road into a busy main road puts our children at risk. It will no longer be safe for them to walk outside or near our property.

5. Insurability Risk

The applicants flood modelling openly admits to limitations and cannot provide property specific predictions, it creates severe uncertainty for my property and others. Model predicts a 60mm flood increase in local watercourses. Increased flood depth directly threaten our property's future insurability. We are deeply concerned that these unquantified risks will lead to increased insurance premiums, restrictive policy, exclusions, or a total loss of flood coverage for our home.

6. Absence of Net Economic Benefits

The massive subdivision provides no economic benefit to long-term rural residents, but it imposes a economic cost on us. The transformation of the area will degrade the value of our lifestyle property by stripping away its rural character, quietness, and open views. Local rate payers will end up paying to maintain overloaded roads and drains.

7. Anything Else

Traffic Noise and Headlights:

An extra 6,046 cars a day will ruin our quiet area with loud noise, vibrations and headlights shining into our property. ~~construction~~

Construction Disruptions

Years of heavy trucks on our narrow, fast roads will make it dangerous

to walk dogs, bike, or travel to school.

Increase the risk of road accidents

8. Photos

Unfair Fire Restrictions: Having outdoor fires is a normal part of running our rural property. Bringing hundreds of urban houses next door will cause the council to put strict fire and smoke rules on us. It is unfair that a new development strips away our rural rights.

Crime Concerns: Replacing open country paddocks with high-density housing, shops, and a retirement village will bring a lot of strangers to the area, which will increase the risk of crime in our quiet neighborhood.

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.