

FULL NAME: GARY COX

PROPERTY ADDRESS: [REDACTED]

EMAIL: [REDACTED]

POSTAL ADDRESS: [REDACTED]

PHONE: [REDACTED]

DATE: 9/10/2026

EMAIL: [REDACTED]

I can receive emails and my email address is correct.

INTRODUCTION,

My name is Gary Cox and myself and my partner [REDACTED] and our then 3 young children chose to move to Whites rd. Ohoka 23 years ago for the lifestyle, area and rural aspect.

FLOODING: In our 23 years we have experienced many times the road and the stream that runs along the side boundary of our property flooded and spilled into our property. In fact in approx. 2014 the entire bridge directly outside our property completely collapsed and closed Whites road for a few months with the only access our children had to the South part of tram road being via a footbridge that [REDACTED] kindly brought out so the children could get to school, while they rebuilt the bridge.

I have no photos due to loss of laptop in 2020 however a quick search of council and NZTA records will show the extent of the damage and the repair bill, this combined with the under scouring should be a significant warning to all.

This is just one example of significant flooding. July 2023 also comes to mind.

Groundwater is most times at ground level. How can anybody in good conscience actually believe it's only a 1 in 100 year flood zone.

then to replace waterlogged paddocks with roofs and concrete, where does the water go? How can the developer say it will be contained? It is the writer's opinion that the developers modelling is in-correct and needs to be looked at on face value.

We have to rely on our own well for our drinking water that sits directly opposite within 150m of the proposed 850 houses and commercial development, What happens to my water and all the contamination from chemicals?

RURAL CHARACTER AND AMENITY,

23 years ago i moved my then young family out to Ohoka due to my shift work. I am in trucking and the nature of the industry is I need to sleep during the day. This is particularly difficult in urban areas, so I mortgaged myself to my eye brows and brought out in Ohoka so that I could have some quality sleep.

My partner is also a long distance truck driver working nights our whole lives will be irrevocably altered should this proposal manage to get rejected twice, then get it on the fast track and get accepted.

[REDACTED]

How does this sit within the HSE act and fatigue management. Will I be able to come back to the Carter group when I have an accident and kill some family due to fatigue and have them held

liable? . 23 years ago I decided to move out here to manage that risk. This proposal puts all that to the rubbish bin.

Then there's the 10 years of noise, dust ,sheet piling, truck movements, banging and building etc that I would somehow need to manage.

I cannot sell my home because no one wants to live opposite this development. Carter groups greed is costing me sleep and money.

The Carters proposed development is approximately 8 times the size of the current village. This is not an extension to a rural village, this is building a small town in a desirable area to line the pockets of 2 people.

On the one night a week I am home I enjoy nothing more than being outside appreciating the view I have of the southern alps and the night sky. The stars are amazing. The Carters proposal and the light pollution will completely destroy the rural atmosphere.

Dogs and cats roaming around rural properties will only end badly. Most if not all adjoining neighbours have livestock. Roaming dogs that cause harm can and probably will, get shot as will feral cats. This is not a suitable area for such a large urbanised development.

INFRASTRUCTURE

Our property is fed off a private bore for all water for home and stock. A septic tank for wastewater containment. I am worried about the implications on the levels such a large scale development will have.

I note this site is not part of any long term plan with Waimakariri district council and servicing will require a huge amount of unscheduled expensive work, that me the local hard working truckie will have to pay for.

I live on Whites rd. and it is narrow [REDACTED] there is no street lighting no foot paths yet regularly is used by cyclists and horse riders alike. Adding several thousand car movements a day will only end in disaster with the loss of life a very real threat. There is no public transport alternative and never will be.

Leaving core infrastructure until later and to be worked out then leaves me the rate payer incredibly exposed and shifts the risk onto me. I find this unacceptable.

Futher to this Ohoka school is where our children attended. To not include them in this submission application is fundamentally flawed. You will see attached the school infrastructure and traffic management assessment. It shows the school has no ability without serious health and safety concerns to be able to grow beyond its current capacity. MOE have stated they will not be funding any work to expand the school and in fact to try to stem any potential short falls over capacity of students the MOE has scaled down the zone area for intake. The panel must read the attached report and include this in its findings.

INSURABILITY RISK.

any worsening of the flood risk will leave me once again exposed. It will threaten my ability to re-insure my home , sell it or even mitigate it. The cost to me directly is real and unrecoverable.

In summary I would ask that the panel come to the same conclusion as two other independent panels and a commissioner before you, and decline this proposal under the fast track act. it is not

fit for purpose. Independent decision makers heard expert advice on these same issues surrounding flooding infrastructure and character and found them unacceptable. Nothing has changed.