

## 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](mailto: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                                                                                                 | Edward & Justine         |            |  |
| Last name                                                                                                  | Hamilton                 |            |  |
| Postal address                                                                                             | [REDACTED]               |            |  |
| Home phone / Mobile phone                                                                                  | [REDACTED]<br>[REDACTED] | Work phone |  |
| 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 |                                                      |                          |                                                          |
|-------------------------------------------------------------------|------------------------------------------------------|--------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/>                               | I can receive emails and my email address is correct | <input type="checkbox"/> | I cannot receive emails and my postal address is correct |

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

### 1. Introduction

I was born and raised in Ohoka from 1960, schooled at Ohoka School and I have brought up my family in Ohoka. My children all went to Ohoka School. My wife and I still reside in Ohoka. Since the early 1950s my family had owned the [REDACTED] From the 1980's until July 2023 my wife and I owned and operated the [REDACTED] We are both actively involved in multiple Ohoka community groups. i.e. Ohoka Domain Advisory Group, Ohoka Hall Association, Ohoka Tennis Club, Ohoka Residents Association.

We have a very strong connection to the Ohoka Community and a true appreciation for Ohoka's history.

As an immediate neighbour to this proposed development it is hugely disappointing that we have never been consulted in any form with regards to this proposal.

We also find it hugely disappointing that after being already rejected twice by Council (WDC) that the applicant should be allowed to apply through the Fast Track process – it is hardly a project of national significance!

We strongly oppose this sub division for the following reasons:

- It does not fit in with the character of the Ohoka Village.
- It increases the flood risk to existing homes and communities further down stream.
- Infrastructure including suitable roading, storm-water and sewerage do not exist.
- Insufficient capability for Ohoka School to accommodate more pupils. Refer D Myall report 7/10/26.
- The application has been rejected twice by WDC with the decision supported by ECAN and NZTA.

## **2. Flooding**

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Our property at [REDACTED] is approx. 20 metres north and 100 metres to the east of the application site. In July 2023 surface water covered Whites Road by our property and out the front of the proposed land for several days. Our neighbours at [REDACTED], required urgent assistance from the fire service in the middle of the night to pump water out of their garage and driveway area in this rain event to prevent their house from being inundated with water. The event of July 2023 is not the first time Whites Road has flooded to that extent it has happened many times in the past decades so much so that our property as been surrounded with water. Refer photos July 2023.

In past heavy rain events, our business Ohoka Service Station was inundated with water resulting in the loss of stock and equipment.

The applicant comments that the proposed site is favourable as its on elevated land. The land in question is low lying and flat – it is a big stretch of the imagination to describe it as “elevated”!. As long standing residents we can tell you the proposed land is very heavy which holds high ground water, natural springs and surface water which can pool on the paddocks for weeks. The farm was once named “Springlands” due to the numerous numbers of springs across it, as it is it helps retain water in high rain events and decreases the flood risk down stream.

By introducing a large area of roads, driveways and roofs, (hard surfacing) this will change the flow of water as to where it goes and how fast it gets there.

If the proposed storm-water system fails (which it will if you go by the experience of the neighbouring developments of Sandona and Millfield) we will be left with the consequences as will our fellow neighbours downstream. The Council’s engineers have commented that the storm-water proposal is not adequate as it stands. The ground water is too high in wet years for retention ponds to work, this has been proven to be the case in the above mentioned subdivisions.

So far all the efforts across time by Council have failed to fully alleviate Ohoka’s flooding issues. Increased sub division in the area has only worsened the situation and not improved it. Why would this proposal be

any different?. Reference Sandona and Millfield flooding (c2012-2015). As well as several houses in Ohoka that were inundated also.

We consider the impacts of flooding are a very serious threat to our property. We ask the panel to further seek an independent review of the applicants flood and ground water modelling. Once the houses are built and the water remains, its too late if the applicants modelling was wrong.

### **3. Rural Character & Amenity and Lack of Recreational Space**

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The developers are not only stealing the Ohoka Village name but also proposing to destroy everything that the Ohoka Village stands for.

We choose to live in Ohoka for its rural outlook and country “feel”, its quietness, open spaces, its small community character and clear dark night skies. We also have great vistas across this land to the southern alps which would be lost – all these things we highly value. Extending the village at approx eight times its current size is unimaginable.

Changes to our peaceful daily life will be a permanent reminder of what we stand to lose. We do not want street lighting, increased traffic noise and household noise and pollution. We do not want an increase in domestic pets threatening our wildlife and bird species. On the basis this proposed development will progress in stages, we do not want to live with years of building noise, contractor traffic and pollution. We do not want our house flooded due to excessive run off. Ohoka prides itself on its wildlife attracting native birds. This disruption will affect our wildlife, birds and bees.

We question what happens to our water quality. Silt will be getting into Ohoka streams, south and middle branches. There will be long term depredation and a major disturbance to many natural springs and water courses.

The loss of the Ohoka Village’s character is an adverse impact that no condition can mitigate and it falls entirely on the existing community.

We do not want to live in suburbia. We chose to live in rural Ohoka for a reason. We will be forced to move should the development go ahead.

There is a lack of recreational space allocated in the proposed plans, relying on the Ohoka Domain and the Mandeville Sports grounds.

The Ohoka Domain accommodates the Ohoka Farmers Market, large picnics, car rallies, Caravan Club gatherings etc. They regularly descend on the Domain over the summer months and during the weekends. This already pushes the Ohoka Domain to capacity as far as its facilities are concerned.

It is noted the Polo Ground would be privately owned. Is this just a ploy to use the land for future development down the track?. Reference: Pegasus Golf course.

### **4. Infrastructure**

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The application comments Ohoka’s existing footpaths can be connected to planned footpaths. Only one current formed footpath exists, that is along Mill Road from Bradleys Road to Jacksons Road corner. There

are no safe footpaths along Whites Road, nor Bradleys Road which will border the development. Nor from Bradleys Road to Tram Road. We are cyclists and it is dangerous enough biking along Bradleys and Whites Road currently without shared footpaths or designated cycle lanes. The council has promised for years to give us linking cycle ways to Kaiapoi and Rangiora, which to date has never eventuated. Biking these routes is already hazardous due to the narrow roads and little to no shoulders.

As we also own a property at [REDACTED], Ohoka we drive most days to this property along Whites Road and over the Tram Road/Whites road intersection. Adding 875 houses to our village will add several thousand more vehicle movements on this road in particular, which was never designed to accommodate that volume of traffic. We often face long delays now trying to cross Tram Road from Whites Road at peak times. Refer Appendix 15 for anticipated vehicle numbers (over 6000 daily trips).

Suggesting that an approval will require core infrastructure to be worked through at a later date is too late. This is a significant adverse impact to our village.

Our property relies on the existing sewer infrastructure. The applicant suggests the proposed development is favourable as it can connect to an existing scheme. This infrastructure we understand from WDC reports is near capacity and there are still many houses in Ohoka yet to be connected. Increasing the scheme's capabilities will mean new pipework and pump stations coupled with risk of overflows, capacity outages and increased odour. The costs to remedy will be at the mercy of existing rate payers.

This application goes against the WDC Planning Process. The Council spends many millions to identify future growth that best services the growth of the area.

## **5. Increased Traffic at Key intersections**

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In particular the use of the intersection of Mill and Whites Road is of concern, as it is already heavily used predominately by large trucks due to its wide swing from Mill into Whites Road. Due to the nature of its width, it is a given that this intersection will be used by contractor vehicles during the proposed development of the sub division. Our house is 150m from this intersection. This intersection is already dangerous if you are stopped at the stop sign and a large truck is coming around the corner bearing down on you. Add to this many more large truck movements per day along with school kids crossing and you have a recipe for disaster.

Traffic at the Ohoka Farmers Market weekly on a Friday morning is already diabolical. The estimated increase in traffic volume around this area being Mill Road between Bradleys Road, Jacksons and Whites Road would severely impact this current disaster.

## **6. Photos**

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Please find attached photos of flooding along Whites Road from our house at [REDACTED]

## **IN SUMMARY:**

We ask the Panel to decline this application. The community has spoken as a whole and the application has already been twice declined by application through a Private Plan Change No.31 and through application to the District Plan Review. This speaks volumes.

The developer does not consider any adverse effects on our community but is solely looking for profit. There is no consideration for what is best for future growth. Money talks.

***The impacts on our livelihoods, our property and most importantly our community are significant.***

Thank you.

Edward & Justine Hamilton

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## How to Submit This Form

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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](mailto:substantive@fasttrack.govt.nz) — put “Ōhoka Residential Subdivision” in the subject line.