

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	Penny		
Last name	Flintoft		
Postal address	[REDACTED]		
Home phone / Mobile phone	[REDACTED]	Work phone	
Email (<i>a valid email address enables us to communicate efficiently with you</i>)	[REDACTED]		

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

I am 4th generation born in Ohoka, [REDACTED] was one of the first europeans to own land here, he bought land between Whites Road, Bradleys Road and Mill Road on 15th Jan. 1860.

As such I have some generational history of the area.

2. Flooding

Ohoka has long been known as swampland, The Main Drain channel built in 1862 was to drain the swamp land between Rangiora and the Waimakariri river.

Flooding in Ohoka has always been an issue, drains were dug alongside the 15 original house sites on Mill Road between Bradleys and Whites roads draining into what is now known as the Ohoka Stream (most of these have now been filled in) they were to protect the properties from the water table which could and can rise rapidly as can be seen in the Whites Road pit (now reserve).

The natural spring on the corner of Mill and Bradleys road supplied the house my family lived in, and previous families since 1860.

I have experienced very concerning flooding events on my property as recently as 3 years ago when water was flowing over Mill Road onto my place, garden/veggie beds are all raised to prevent plants/produce from drowning and or rotting every winter when the ground becomes very wet even without flooding. If the area of land opposite my property was raised at all I think the consequence for me would be dire, I'm downstream.

3. Rural Character & Amenity

I have been fortunate to live in this small township of Ohoka as have my children and now grandchildren and while I have been witness to changes, with many more people living in the area, I feel the larger lifestyle blocks have allowed Ohoka to retain its small town feel and has not impacted too much on the fauna.

We still get to see and hear the Bell-birds, Owls, Herons, Cattle Egrets etc on the farm land opposite our home. We also have eels, trout, the occasional fresh water flounder and (only once in my lifetime) a Lamprey in the Ohoka stream.

4. Infrastructure

5. Insurability Risk

Since the Christchurch earthquakes my house (built in 1932) has been compromised, the large trucks on Mill Road are felt already.

A large building site with trucks/earth moving vehicles will have a huge detrimental effect on my old house and potentially the cost of insurance.

6. Absence of Net Economic Benefits

While I acknowledge the need to house our population, we also need to be able to feed them, New Zealand has only 2% of arable land and 37% of Agricultural land, perhaps we should save the producing land we have left.

7. Anything Else

In conclusion, I strongly feel that the proposed Ohoka Residential Subdivision would have a very detrimental effect on my land, myself, my family and fellow residents.

I thank the Expert Panel for your consideration.

8. Photos

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.