

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	Mary		
Last name	Koh		
Postal address	[REDACTED]		
Home phone / Mobile phone	[REDACTED]	Work phone	N/A
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			
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Please provide your comments below, include additional pages as needed.

Submission Details

- My name is Mary Koh, and I reside at [REDACTED]. I have been resident at this address since August 2002, when my husband and I purchased this property. Our primary reason for buying in this location was the peace and quiet of its rural setting, the rural character of the Ohoka Village and the sense of belonging to a community that Ohoka provided. This sense of community is even more important after the death of my husband several years ago.
- I make this submission as an Affected Party to Application FTA231 (Proposed Ohoka Subdivision - Carter Group Ltd.) under the Fast Track Approvals Act 2024 by virtue of my property being located immediately adjacent to the Application area. I make this as an individual submission.

Basis of Submission

5. I have several concerns about the proposed development in Ohoka covered by Application FTA231 and believe the Application should be declined. My concerns which I would like the Panel reviewing this Application to consider are outlined below.
6. I am concerned that the proposed subdivision will increase flood risk to existing residents and property during significant rainfall events.
7. My property is often affected by surface flooding during significant rainfall, and I am worried that my property could be affected by increased runoff from the development area. The farming area presently covered by the Application area is frequently covered by sheet flooding during significant rainfall events, which in turn do not allow the surface drains immediately in front of my property to properly drain my yard in periods of heavy rainfall. I am concerned this situation could be made worse by the proposed subdivision.
8. I have also observed significant downstream flooding in the Ohoka Village and downstream as far as the Silverstream Subdivision. This flooding significantly impacts road access and creates other potential risks for the community.
9. I have also seen public statements by the Waimakariri District Council that they do not support the connection of the proposed subdivision's wastewater discharge to the Council operated system servicing Ohoka and surrounding areas. Many properties in the area, such as my own, have self-contained waste disposal systems, and increased surface runoff could materially affect the efficiency of these systems.
10. I have read in the Applicant's documents that several deep water bores will be required for the development's water supply. However, it is not clear if deep water bore testing has been undertaken to determine any potential impacts on nearby properties which rely on their own bores for water supply, such as my property.
11. The studies supporting the Application have indicated a significant increase in vehicle traffic that would result from the proposed development. The roading network surrounding the Village of Ohoka is not designed nor adequate for this increased traffic flow, and will require significant upgrading, particularly at key intersection points along Mill Road and Tram Road.
12. At present, the public road verges around the Ohoka Village are used by local foot traffic, including children riding or biking from the village to the local school. The road verges are also often used for horse riding as well as by many in the community on weekends, and the roads and verges are very busy during the Friday Market in the Village. The significant increase in vehicles will make this use very dangerous if not impossible, further impacting the amenity values of the community.
13. From reading the materials supporting the Application, it is not clear what the Region gains from this development happening at Ohoka that it would not gain from the same dwellings being built at areas the Council's District Plan identifies for population growth, and where the Council has developed or has plans to provide the required infrastructure.
14. The Council has committed approximately \$700 million in infrastructure investment over the next 10 years, the majority of which has been directed at the growth locations the District Plan Review identified as appropriate. The rezoning around Rangiora, Kaiapoi, Oxford and Woodend resulting from the recent District Plan Review has provided capacity for 14,000 to

17,000 further dwellings consistent with the identified infrastructure spend, and the proposed Ohoka development covered by Application FTA231 is not required to meet the District's future growth.

15. Clearly there does not appear to be a Net Economic Benefit to proceeding with the proposed development under Application FTA231 that will not be achieved by the District Plan's planned future housing.
16. I also consider that FTA231 should be declined considering that substantially the same development has already been tested through two independent planning processes under the Resource Management Act, being declined on both occasions. These included a Private Plan Change Application (PC31) process in 2023 as well as an appeal against the revised District Plan in 2025.
17. FTA231 is not a fresh assessment of an unknown site. It is a third attempt to secure approval for substantially the same development on the same land after two independent, evidence-based planning processes concluded the proposed development should not proceed. I consider the continued efforts to develop what has already been judged to be an unwanted and unnecessary development to be grossly unfair to the local residents.
18. Ohoka is a small rural village, with a township of only around 100 dwellings, set within a rural and rural-lifestyle landscape of pasture, shelterbelts and large-lot living, extending toward Mandeville and along Whites Road, Mill Road, Bradleys Road and Tram Road.
19. The rural character of the Ohoka area has been retained through a deliberate planning approach reflected in the site's Rural zoning under the Operative District Plan, and its intended Rural Lifestyle zoning under the revised and now partially operative District Plan, both of which anticipate large-lot rural living, not urban-density residential subdivision.
20. FTA231 proposes 879 residential allotments, a 250-unit retirement village, a 9,390m² commercial centre and a polo field on 154.4 hectares of this rural land. The proposal would add roughly eight times the number of dwellings currently within the entire Ohoka township.
21. I believe this growth is the wholesale conversion of open rural land into a discrete urban settlement, imposed on a village that has never been planned, serviced or resourced for that scale of population.
22. The rural character of Ohoka Village was identified as a key issue in both the PC31 Hearing and the District Plan Review Hearing on substantially the same proposal. Both independent panels ultimately recommended the rezoning be declined.
23. Publicly, the Council has confirmed that its continued opposition to this proposed development is driven in significant part by the change the proposal would bring to Ohoka's rural character, alongside drainage and transport concerns, and that the District Plan Review and the Council's Rural Residential Development Strategy specifically considered Ohoka and found it unsuitable for this scale of development.
24. The loss of rural character and amenity at Ohoka is not a matter of subjective taste or generalised resident preference, but a conclusion reached after detailed planning evidence was tested at hearings on each previous occasion.
25. My family bought in Ohoka because of the rural character of Ohoka, with its village feel, its proximity to nature, its birdlife, its majestic night sky and view of the Southern Alps, the ability

to walk along the road verge to the Domain for the Friday Market and the peace and quiet of its rural surrounds, amongst many other features. These are the type of amenities the residents of Ohoka enjoy.

26. These amenities will be severely disrupted or destroyed by significant increases in vehicular traffic, long term construction noise and dust, loss of local wildlife, loss of the current dark sky environment and uninterrupted views of the mountains that will come with the extensive development proposed by the Applicant.
27. Personally, now living alone after the death of my husband, I am also supported by the sense of neighbourhood that we currently enjoy. It is a support that I am certain will quickly disappear if this type of subdivision development in Ohoka were to take place.
28. This change in character will be experienced by existing Ohoka residents who purchased or built in Ohoka in reliance on the area's rural zoning and character, and who will now live adjacent to an 879-lot urban subdivision, a retirement village and a commercial centre, with the traffic, lighting, increased population and other changes that will come with this development.
29. The Applicant has provided a letter from a director of Bayleys Real Estate (Christchurch) indicating a demand for residential property in Ohoka. However, I do not believe demand for residential land in Ohoka is for small, standard subdivision lots, but for lifestyle blocks driven by the current amenity values of the Ohoka district.
30. I believe that the demand for land in Ohoka, and subsequently value for such land, will be significantly adversely affected should this development proceed, and this could result in lowering of my property values.
- 31. In conclusion, I ask that the Panel decline the proposed development the subject of Application FTA231.**

Thank you for your comments