

Private Plan Change 48 to rezone land at Wairau Road, Oakura.

My name is Gillian Gibbon.

I am 53 years old and have been a resident of Oakura since 2007.

I oppose this Private Plan Change in its entirety and will outline my concerns in the document below.

Back in 2008, NPDC highlighted the importance of maintaining the uniqueness of our community. The council stated the need to develop a "Coastal Community" Environment Area that specifically addressed residential development in order to protect the natural character of Oakura. The same document stated that any new development would need to recognise the uniqueness and special values of Oakura and that the views from the Kaitake Ranges to the sea and from the sea to the Ranges should be protected.

The proposed development as set out by Oakura Farm Park Limited would in my opinion, be in direct opposition to this Council directive. It also ignores the work undertaken by Council and Community over many years to identify areas for future urban development that would allow our village to grow in a more natural and sustainable manner. The report compiled by Boffa Miskell states that: "...there is currently sufficient supply to meet projected demand for housing." (pg. 27) thus there is no need for this subdivision. It is also worth mentioning at this point that Mr Mckie expressed his intention during the Paddocks subdivision hearing of retaining this lot with a protected farm status in the longer term, regardless of zoning, yet now he seeks to develop this open space in contradiction of his own words.

If this development is allowed to proceed it would destroy the village feel of our community, it would almost double the size of our village in one go, in one place and to the financial benefit of one land owner. It will cause serious and possibly dangerous roading issues, it will lead to congestion, pollution, affect our water supply and have far reaching social impacts and for some properties bordering this land it may also affect their livelihoods.

I live on Wairau Road and the junction on to State Highway 45 is in my opinion already busy and on occasion quite dangerous, especially for pedestrians. There is limited visibility due to the undulating terrain, the speed limit is too high and the signage to reduce speed before entering the village inadequate, few vehicles reduce their speed to 50 km per hour before reaching the cross roads. If this development is permitted to proceed it could mean that there will be an extra 400 - 800+ cars trying to exit Wairau Road, a road that was not engineered to cope with this level of vehicle movements. Like Mr Gladstone, I believe that the applicant's Traffic Impact Assessment contains a number of untested assumptions and that it is too narrow in its scope. The effect of such a large development will impact on the whole of Oakura and there is no data on road traffic movements at road junctions other than Wairau Road. The assessment fails to consider the impact of additional traffic on pedestrians, cyclists, horse riders or those of us who will be trying to exit our drive ways to join Wairau Road or State Highway 45. There is no mention of noise, pollution, health or the environmental factors that increased road traffic movements will bring to Oakura and the surrounding areas. I would also like to mention that there would be a negative impact on those entering and leaving their homes and businesses and that pedestrian movements would also be hindered by such a large increase in vehicle movements.

I would also like to highlight how this development if approved will affect the health and wellbeing of existing residents, especially those with lowered immune responses, the elderly and the very young. It is widely documented that the waste products from our vehicles are harmful, by more than doubling the number of vehicles in Oakura the health of its residents and the health of our environment may well be compromised. Most engines

produce carbon monoxide, hydrocarbons, nitrogen oxides and particulate matter, which add to global warming, acid rain and damage our health and the health of our immediate and wider environment. Car pollution affects air, soil and water quality. Nitrous oxide contributes to the depletion of the ozone layer, sulfur dioxide and nitrogen dioxide mix with rainwater to create acid rain, which damages crops, forests and other vegetation and buildings. This may impact on the Kaitake Ranges, undoing years of restoration and conservation work. It is well documented how oil and fuel spills from vehicles seep in to soil near our roads and discarded fuel and particulates from vehicle emissions contaminate our water ways.

Particulate matter, hydrocarbons, carbon monoxide and other car pollutants harm human health. Diesel engines emit high levels of particulate matter, which is airborne particles of soot and metal. These cause skin and eye irritation and allergies, and very fine particles lodge deep in lungs, where they cause respiratory problems. Hydrocarbons react with nitrogen dioxide and sunlight and form ozone, which is beneficial in the upper atmosphere but harmful at ground level. Ozone inflames lungs, causing chest pains and coughing and making it difficult to breathe. Carbon monoxide, another exhaust gas, is particularly dangerous to infants and people suffering from heart disease because it interferes with the blood's ability to transport oxygen. Other car pollutants that harm human health include sulfur dioxide, benzene and formaldehyde. Noise from cars is also harmful, damaging hearing and causing psychological ill-health.

Is this to be the fate of Oakura and its residents?

I believe that a development of this size will place a great strain on our existing social infrastructure. Our Kindergarten and Play Centre are located on land in areas that does not permit them to expand their building footprint without losing their much valued outdoor play areas. Our school will be forced to expand far more quickly than anticipated and past experience shows that the Ministry of Education is slow to provide funding. It will also mean that the playing and sports fields of our school will be lost to future generations. The congestion caused by this development may also adversely affect the businesses in our village, as when people are unable to park they will simply drive the extra 12 minutes into New Plymouth and spend their money there. Expansion of this size could see our CBD die rather than flourish. I am also concerned that extra strain will be placed on our Volunteer Fire Brigade as they are called to respond to more emergency situations. This will not lead to a happy and contented village community but one that bemoans the lack of facilities and atmosphere and perhaps to people who reminisce and say things such as: "Oakura used to be such a lovely village, Oakura used to have such a great school where every child's name was known by the teaching staff, Oakura used to have such an amazing Four square, Oakura used to have a great pub .." etc etc. It could turn Oakura in to a dormitory village providing a residential area for those who work in New Plymouth and little else, rather than the vibrant, caring and community orientated village it is at present. Please don't let this happen.

In conclusion, I ask that you consider the wellbeing and wishes of the many, rather than the request of one land owner. If development is permitted on this land the negative effects will permeate many aspects of our village and community life. Some of our most stunning rural vistas will be destroyed, our environment polluted and ecosystems put at risk. Thank you for giving me the opportunity to speak and to express my opinion and concerns.