

Oakura Farm Park (OFP)  
Wairau Estate Subdivision (WES)  
Kaitake Community Board (KCB)  
Future Urban Development (FUD)  
Key Native Ecosystem (KNE)

Good morning.

My name is Steve looney and I along with my forbears and own family have been a part of the Oakura landscape now for 6 generations. My great great grandparents John and Roseanne Looney were the first European owners of what is now known as LOT 29. Their tenure on the land was the essence of sustainability in its purest form which allowed them the opportunity to participate and contribute to the early development of the Oakura community. Their children were among the founding students of Oakura school. My own 3 sons all had the benefit of attending Oakura primary school. I am hoping my 2 grandchildren will make it 7 generations.

I fully support the summaries of,

Cam Twigley's expert planning evidence....  
Peter Kensington's expert landscape evidence....  
Nicholas Gladstone's Statement of evidence on Traffic  
and The KCB's entire submission

I grew up in and around Oakura. I've lived the village lifestyle and enjoyed every aspect of its environment. I've walked all the tracks in the kaitake ranges and have swum in all the rivers and am still surfing all the beaches. I along with forbears have enjoyed a physical emotional and spiritual connection with the landscape. We are European Tangata whenua.

I've measured time and the growth of Oakura by the passing of all the people and the generations through the village.

After listening to one of the lay speakers recently I was moved by their honesty and their integrity describing how they felt about the Oakura Village and the impact that PPC48 will have on the village for them.

I admit that the paddocks represents what is to my mind a workable solution that is in balance with its surrounding environment and the oakura community. With the paddocks decision OFP had entered into a relationship with the community and the landscape upheld by a series of conditions limiting further expansion.

I believe that OFP have breached a threshold of fair play and to justify their argument have deliberately created the misconception that Oakura lacks land supply for housing when it has been shown there is plenty available.

Hamish Wesney's section 42 (A) report shows us that with projected demand at 210 houses for the next 30 years and not developing the south FUDs 117 yield lots there still exists 513 lots available. Adding a potential 127 infill sections to that number creates 640 lots available for development should they be required.

I also note that Trade me property is currently advertising 4 unsold paddocks sections under the heading "End of financial year sellout". Demand having not yet caught up with that supply.

Oakura requires managed, staged and targeted growth....which...presently does not include the village growing to the size indicated by the FUD overlays.

However....should demand ever justify larger scale expansion beyond the current supply of infill and existing urban zoned areas in Oakura the community view is that it be established on the seaward side of Surf Highway 45... with particular reference to the Western FUD.

Already partly zoned.... the greater western FUD represents the best workable solution to effect the best outcome for larger scale growth should it be required.

Backed by Surf Highway 45 on its southern side and "book-ended" by the Kaitake golf course on its western flank the western FUD quietly assumes its availability "as the next cab off the rack". With its proximity to Oakura beach it has the potential to cater for an impressive combination of both pedestrian walkways and cycleways that would allow for the integrated and seamless flow of its residents into existing village amenities.

An "adaptive development approach" could then allow for community infrastructure and amenities to be upgraded over time and in smaller bites.

This way infrastructure and amenity assets designed to mitigate growth issues would become more "customised" and better targeted to meet community expectations.

When a community galvanises itself into action as Oakura has done in this instance by that same action it is also defending the rate payer funded community development schemes that it created with the full support of its territorial authority the NPDC

Considering the weight of opposition rallied against WES thus far, should it be allowed to proceed, the future act of engaging the Oakura community or any community for that matter to contribute towards its own development initiatives with its territorial authority would seem pointless.

NPDC as the ultimate decision maker in this case could also be seen as complicit by accepting a private plan change, rigorously opposed by the Oakura community together with the full support of its community board the KCB.

Confidence in the NPDC to support its own community initiatives would be lost

With their attempt then to take a 2nd bite at the cherry OFP are now promoting WES as the solution to a problem that does not exist and as mentioned previously are now choosing to dishonour their relationship with the community.

In good faith the following commitments were made to support the paddocks project.

- 1 The area of farm we want to retain as part of this subdivision will remain a highly productive farming unit which needs protecting from further subdivision in our view.
- 2 The location chosen will protect the open landscape giving rural appearances that will be preserved and maintained forever.
- 3 If the identified Oakura structure plan triangle (the south FUD) is developed, views up to the kaitake ranges will be obstructed by buildings.
- 4 Residential housing along the main highway into Oakura (which will spread roughly to the lake we have built) will in my view destroy the character of the village.
- 5 Retaining the farm dairy unit will continue to be economic and will sustain our family and future generations of farming families with a livelihood and career opportunities now and into the future.

At that hearing Judge Tobin also stated the following,

"It is noted that the applicant expressed the intention during the hearing of retaining lot 29 with a "protected farm status" in the longer term.....regardless of the zoning.

Also noted is that the applicants QEII covenant and KNE only came about because Judge Tobin ruled in favour of the paddocks development. Had that not occurred the applicants fall back position was to carve the entire farm into 18 four (4) hectare blocks. Fair enough, its in the rules, but no QEII no KNE and no pa protection.

I now understand then that the applicants QEII and KNE was never an act of selfless environmental stewardship nor a gift for the community to enjoy at their pleasure. Contrary to the rules for the maintenance of a covenant the McKie QEII since being planted has been left unmaintained.

For many that outcome represents the applicants indifference when it comes to abiding by the rules as the area is now home to well established stands of woolly nightshade and common gorse and bears no resemblance to the promotional pictures that depicted how it was going to look.

As a QEII covenant holder myself unlike subdivision condition 4 on LOT 29 a QEII covenant exists in perpetuity and cannot be undone.....ever.

In Summary,

To be successful OFP are now openly contradicting themselves as they attempt to dishonour a relationship previously undertaken with the Oakura community. To achieve that they are departing from what many would argue are some basic principles. These are personal integrity, personal credibility and personal accountability. Ironically, these are all attributes that Oakura primary school works very hard at instilling in their year 7 and 8 students as they prepare them to engage with the outside world.

Lot 29 is an iconic location that sits proudly at the forefront of the kaitake ranges. It's natural features form a spectacular backdrop to a small scale seaside village. It needs to stay protected.

WES in any form, big or small is unnecessary, unwarranted and unethical

I ask that PPC48 be declined in its entirety.

Thankyou.