

My name is Ian Gibbon. Unfortunately I am unable to attend this hearing

My wife Gillian, will speak on my behalf.

I am opposed to the Wairau development.

Oakura still retains its close-knit community and village charm. If the village doubles in size, then this will be lost.

The resulting increase in traffic would ultimately affect the quality of life for all who live in Oakura.

The developer has sold 29 sections which were marketed at approximately \$400,000 per section. This equates to figure of \$11.6 million. There are a further 4 sections, (one of which has been sold), currently being marketed at approximately \$800,000 each.

If the new development goes ahead, then the developer could stand to gross a further \$80 million.

If the developers application is approved, then that individual will potentially realise over \$94 million from the Paddocks and Wairau land sales.

A development such as this, would double the infrastructure required: The school would double in size, a second fire truck will likely be required. The current fire station accommodates one fire truck and a small support vehicle. A second fire truck would require a new fire station. There is insufficient land at the current site to allow for this. We would also likely need an ambulance station.

This would all need to be funded from the public purse. To raise the revenue required, every Oakura citizen could expect a significant increase in rates.

One man, stands to gross over \$95 million and every Oakura citizen would be indirectly funding the infrastructure required to allow this individual to realise this obscene sum of money.

This is fundamentally wrong, on all levels.

Philanthropists put something back into the community. To my knowledge, there has been no offer to support the community through funding the school or local services.

The notion of a roundabout to allow traffic to flow at the Wairau Road junction, has been mooted. There is physically, not enough land to accommodate a workable roundabout that could take logging trucks and milk trucks. Mini roundabouts have been shown to be ineffective with most people driving over the top of them.

If the Wairau proposal is approved then Wairau Road could expect to see an additional 800 cars on any one day making it near impossible for those that live close to the SH45 / Wairau Road junction, to exit their drives at busy times.

Millions of dollars have been spent to ensure that New Zealand becomes predator free. This number of houses, in this location, will introduce a significant number of cats to the Kaitake and Poukai ranges.

I am very much against this development as I believe it will have a significant impact on our quality of life.