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BEFORE THE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY NEW PLYMOUTH DISTRICT COUNCIL

PPC18/00048

Under the Resource Management Act 1991 (RMA)

In the matter of an application by Oakura Farm Park Ltd to vary or cancel Condition 4
Of Consent Notice Instrument No 9696907.4 on Lot 29 DP 497629

And

In the matter of Proposed Private Plan Change 48 to the New Plymouth District Plan
Requested by Oakura Farm Park Ltd for the proposed rezoning of land
At Wairau Road, Oakura

Submission – Jennifer Elaine Blyde

24 July 2019

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Introduction:

My name is Jennifer Elaine Blyde and I have resided in Oakura for approximately 39 years, our two children attended Oakura Primary School and we resided on Donnelly Street for 28 years.

We now reside on Arden Place near the ocean.

Oakura Growth:

I want to make it very clear that I am not against the village of Oakura growing!

Oakura residents have been involved in many NP District Council/community studies and reports which have all reached the conclusion that the village should grow on the seaside of the main road towards the west.

It should be noted that there is plenty of land available for future urban development in this area.

This would achieve a **walking and cycling community** who can access the beach without having to drive their cars.

The intersection of Wairau Road and SH45 is already very dangerous with the current traffic load which will increase with the proposed cycle trail from Surrey Hill Road to Pukeiti.

As a long term Donnelly Street resident I know how dangerous the traffic at Oakura school is with the current roll, particularly on wet days, between 8.45 am and 9.15, and 2.45 pm and 3.15 or when there is school sport.

It should also be noted that parking at Oakura beach is limited and is already under pressure through summertime with the current population/users of the beach.

The Paddocks Subdivision:

I wrote in support of this subdivision and will read you what I wrote on 5/5/2010

FYI I declared a conflict of interest, or perceived conflict of interest at the time – this is attached to my typed submission.

Quote:

The Council are appointed to steer our community in the right direction, they are impartial and are appointed to see the BIG PICTURE. I believe this is an opportunity to do something very special in Oakura which future generations will look at and say how well planned this subdivision is.

I am aware that the McKie's can subdivide all the land into 4ha lots without consultation and with no provision for community use or reserve land. What is proposed gives the community of Oakura new walking/biking access tracks, new roads, reserve land for the community, while still ensuring that the rural land is productive.

This subdivision has been extremely well planned and I cannot see any rationale for not supporting it.

I have been a resident of Oakura for the past thirty years and am concerned that an element of the community have stifled growth in our village, particularly those that have their small holdings but do not wish others to have the same. It seems that anything proposed in Oakura is met with opposition! For me, this subdivision ticks all the boxes – **the land will still be beautiful, the properties can use town water and hook into the new sewerage scheme. The rural land can still be farmed and the community can access new walking roads along with pedestrian accesses.** Children are close enough that they can walk to school. In my view this subdivision is a “Win/Win”

I support the McKie subdivision as it is a well thought out plan and makes better use of the land resource compared with the option of 4 ha lots. The cluster subdivision bounded by “green reserves” aligns with the aesthetics of the village tucked in under the beautiful Kaitake Ranges.

Unquote

Commissioners: after supporting the Paddocks subdivision nine years ago, I feel my integrity has been breached. I feel that I naively supported this on the understanding that ‘The Paddocks’ cluster subdivision would protect the rural land, and the vista to the beautiful Kaitake Ranges. I feel aggrieved that nine years later, the developer and his agents have conveniently forgotten their pledge that the land in Lot 29 would remain rural land, as documented in the Resource Consent Application and the community consultation information prepared by them for the Paddocks Subdivision.

If this developer is permitted by you to subdivide any part of Lot 29, he will be back to subdivide the remainder at a later date. That has already been proven with us here today!

I strongly oppose the Plan Change rezoning this rural land when there is plenty of land available in Oakura on the sea side of the main road that is available for subdivision.

The scale of opposition by Oakura residents and others who have previously lived, or have knowledge of the Oakura area, to this development is unprecedented.

Commissioners you have the power to get this right

Jennifer Blyde
43 Donnelly St
P O Box 31
Oakura 4345
Taranaki
5 May 2010

New Plymouth District Council

New Plymouth

Attachment to Submission for Resource Consent Application for Oakura Farm Park Ltd, Wairau Road, Oakura

Declaration of Interest

I have been a resident of Oakura for the past thirty years and have lived on the beach front, Surrey Hill Road (Corner of Surrey Hill and Wairau Roads) and for the past twenty years at 43 Donnelly Street and our view looks over this proposed subdivision. I am an avid walker and have been involved with horses for all of my time in Oakura and have a good knowledge of the land being considered.

However I do have a conflict of interest, or perceived conflict of interest which I believe needs to be declared. I am married to Philip Dickey who is a part owner of BTW Company Ltd who has had input into the design of this subdivision.

I hereby declare this interest to NPDC and request that my submission still be heard as a long term resident wanting to do the right thing for our area.

Yours sincerely

Jennifer Blyde