

Plan Change 48

26 July 2019

Submission by: Marvin Clough

Thank you for the opportunity to present a submission to this hearing.

I moved to the Oakura community nine years ago seeking a village lifestyle for me and my family. Oakura as a community ticks all the village lifestyle boxes, allowing for relaxed living with a few key shops, a well utilised central community hall, a primary school where most pupils walk / bicycle to school, and safe easy access to the beach and Egmont National Park.

We (my family and I) are directly affected by the proposed Private Plan Change 48.

I will now outline below how the private plan change will have a detrimental effect on my lifestyle and village living.

The dramatic increase in the number of lots by 399 from the existing 660, an increase of 60%. This is not aligned with the approved district plan and growth strategy for Oakura and I am concerned that this level of increase will change the rural character, village atmosphere and community spirit of Oakura. This level of change will alter the very character of Oakura, which is out of keeping with the district plan and growth strategy.

I feel there is an apparent disregard for the current Kaitake Community Board Plan: A Thirty Year Vision 2017. I believe the wide spread expansion under the proposed development would negatively affect the special character of Oakura and adversely impact on matters such as services, and environmental assets.

With the proposed plan the increase in traffic volumes will have an adverse effect on safety and traffic efficiency. I reside on Surrey Hill Road with the only access to SH45 via Wairau Road, therefore additional traffic resulting in longer wait times to access SH45 and increased risk of collision. This would also be the case for any alternative access directly to SH45.

We regularly cycle to the village and beach and the increased traffic volumes will increase the safety risk of collision and injury between a motor vehicle and a bicycle.

The proposed development will see added pressure to existing constrained parking at the beach and Messenger Terrace, adding to congestion in and around the coastal areas of Oakura. In turn leading to increased concentrated environmental pollution.

The proposed development will affect the rural character surrounding the village particularly the views to the ranges. The Oakura Structure Plan 2006 notes that new development needs to recognise the uniqueness and special values of Oakura including the views from the sea to the Kaitake Ranges. The proposed development will alter my views to the ranges adding visual pollution to the natural environment.

I believe there will be an impact from the proposed development on the current programme to achieve a predator free Kaitake Ranges. There is \$11.7M budgeted to eradicate predators in the ranges and surrounding areas. The addition of 399 lots close to the Kaitake Ranges takes away from lots of the hard work already in place with regards to trapping of predators and pests.

From a services point of view, I am concerned about the additional stormwater (and possible wastewater during peak flows) entering the Wairau Stream which flows directly to Oakura Beach where my family and I need to feel safe playing in the water. There is also the increased risk of flooding of properties along the Wairau Stream. Personal friends of mine living at 100 Wairau Road have already had their property and house flooded in the past eight years, and the proposed development will reduce the amount of permeable areas for allowing natural drainage to occur.

There are also concerns whether or not the local Fire and Emergency team will have sufficient fire fighting water capacity if the proposed development goes ahead, affecting community safety.

Intensive development should be in areas that can accommodate large growth from an infrastructure and services point of view. The New Plymouth District Plan identifies areas for higher density housing in established areas to accommodate growth. The submitter details that Oakura is not a suitable place for this type of development.

Within Oakura there are existing areas zoned residential for 158 lots, plus the ability of infill housing, so why do we need additional residential zoned land? In the consent notice and decision of "The Paddocks" the land known as Lot 29 was classified as to be not developed while as Rural zoned land, and furthermore the applicant expressed intention to retain the Lot 29 development area with "Protected Farm" status regardless of zoning.

I am concerned that if the proposed plan change is granted this sets a precedence for the Council and wider district allowing rapid conversion of rural land developers to small residential lots.

I feel the existing urban development and infill housing in a controlled manner meets the current and future growth demands of the village in a sustainable way. A way that does not adversely affect the special character of the village.

I oppose in full the proposed Private Plan Change 48.