

Jacqueline Molloy

Hi, my name is Jacqueline Molloy, I am a local rate paying resident of Oakura and have been for the last ten years. My three young children are third generation students of Oakura school and it is through my time in Oakura and through my partner and his families local history, that I feel strongly that Oakura and its' unique village living needs to be protected from unplanned and ill planned development for now and future generations. I want PPC48 declined in all its entirety, some of my reasons are as follows:

This development seeks to basically double our village and turn us from a community that has grown slowly in population and thus able to maintain our strong sense of family as a community into another suburb that pops up overnight that has not had the foundation to support the tight community connections that exist already in Oakura. The part I love about living here is that it is a village, the children know each other, we are still small enough to have and maintain our village history.

Oakura has already designated future urban development areas identified through rigorous community consultation in early 2000 that resulted in the Oakura Structure Plan 2006, the largest area being on the seaward side of SH3, access to be off the already wide enough Cunningham lane in Oakura. This area is bordered by residential on two sides, it is on the sea side and people can walk to the beach without cars, it has easy access with wide enough lower Wairau road, and the development would ^{be} in filling areas within the existing footprint of the village. It is by far the next best area to be developed and this was why it was identified and as a community agreed on.

The cumulative adverse impacts this subdivision would have are many, the community of Oakura recognize this and are against this development, and it is disturbing to think that there is not a process in place that recognizes this earlier on and that it has come down to an individual community rallying together to try

and fight this no conscious developer. The proposed subdivision is simply in the wrong location for future growth

Impacts are many, some I feel strongly about are:

- The ~~the~~ rural landscape character on the south side of SH45 is a spectacular view and needs to be protected; up to Kartake ranges
- The biodiversity threats to the Kaitake Range from residential cats and associated vermin that come with humans are genuine and need to be recognized and considered. We are trying to bring back biodiversity and cannot do this by allowing development on the ringplain of a national park!
- Traffic would be a big issue, for a start upper Wairau road is quite narrow, as if cars are parked on the side of the road, then this stop traffic flowing two ways, and this is the access to the proposed subdivision of nearly 600 house sites! I sadly wouldn't want to park anywhere there or want my kids traveling down that road taking the dog for a walk anymore. Imagine, all the village occupants as it stands right now, exiting and entering via one road, not good planning!
- Oakura beach in summer can become quite busy from tourists, one can only imagine how doubling the village would impact this more, parking would be a particular nightmare! It already is a nightmare in the peak of summer
- The stormwater runoff to the beach would increase vastly as less ground infiltration and more concrete, and Oakura already has a problem with stream discharge water levels eroding our beaches, especially beach side properties north of Wairau road. We cant simply allow our beach to be eroded even more simply because a land owner want to develop his ~~productive~~ lands for no better reason than making large amounts of money to the detriment of the people who live in the area. The land should remain productive rural.
- Oakura school would have to grow and the students would lose their green spaces and the school would be overcrowded, what kind of a village school would that be, needless to say it would no longer be a village school! Over crowding of Oākura School will lead to a deterioration

educational outcomes for its students; and it is my opinion that kids need open spaces and compromising this for a developers pocket is again not okay.

- The subdivision will compromise the community's natural and social environment, and endanger the rural character and the associated amenity values of Oākura. The developer does not care about the community, he does not live here and does not understand our sense of community or pride or our life style that we have in living in this unique village. The developer has shown our community that he is not to be trusted, he has gone back on many of his statements he used to get the Paddocks subdivision through in Oakura, any word of his is purely a financial interest, his past actions have proved he does not have any real ethical or moral consideration for our community wellbeing.

It is the opinion of myself and many, that the adverse impacts to the environment, to public amenity values, to sense of place, and to lifestyle enjoyment will be born by the residents and not by the developer, he will simply ruin our community because he wants to more and more, when do the people like Mr Mckee ever really stop and are satisfied with their already affluent lifestyle. I have explained to my young children, that this developer is like the Once-ler from the Lorax , he won't stop, and we as a community are the Lorax, we need to speak for our village and our life style. I only hope and pray in this case, the Lorax and the obvious better choice of canning this development wins out

I reiterate, I Jacqueline Molloy, want PPC48 declined in all its entirety.