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Thanks for the opportunity to speak. My name is Rodney Martin. I have lived in Oakura since 2006 along with my wife and three school aged children. We are all actively involved in the Oakura community, our kids have all been to the local school, we are members of the local surf lifesaving club, the rugby club, and many other local clubs and organisations.

I oppose the plan change (including the more limited recommendation of 167 sections) as it will significantly change the nature of the Oakura village, and it is not required to support the planned growth of the village.

The proposed development will result in:

- A significant, I guess more than doubling of traffic in the village, and at the Beach.
- The traffic impact will be far greater proportionally than the proposed number of dwellings as the new dwellings are beyond walking distance. So instead of walking to the village centre, or to the beach (as most residents can and now do) they will tend to drive.
- There is currently no further room for growth at the school, its green space has recently been reduced to allow for a new classroom, and there are now only two small school fields that remain.
- The significant increase in traffic within the village and at the beach, will create congestion, but more importantly a significant reduction in the safety of roads in and around the village, particularly for our kids.

These effects will significantly reduce my family's enjoyment of the place we have chosen to live in.

I expect that the developer and the council will suggest there are many measures they will impose on the development via consent conditions that will reduce and manage its negative effects.

However, history shows that neither the developer nor the council can be relied upon. The last significant development in Oakura, The Paddocks, was consented with conditions including:

- That there will be no further development of the adjacent farm – the very same land now proposed to be developed.
- And that QEII areas would be created, planted and managed – these are now invested with gorse and weeds.

For me the greatest frustration with this proposed plan change is it should never have been allowed to get to the stage it has, with now a week long hearing, hundreds of thousands of dollars spent by both the developer, the council, and those opposing the development, when it is so far outside what could possibly have been expected to be acceptable to the community. I say that because:

- The district plan already clearly outlines where significant growth should take place - it is not in Oakura.
- There is already ample land available for the expected growth of Oakura, a surplus as I read the council reports. So there is no need for any additional sites.
- The development is completely inconsistent with the 2006 Oakura Structure Plan, a Plan developed after extensive community engagement.
- The development will have a significant and detrimental impact on the rural nature of the land surrounding the village. The developer and the council in the The Paddocks conditions acknowledged the land should not be developed further, and the developer said it would remain a "Protected Farm" regardless of zoning.
- The fact that once proposed 450 people have opposed it, with not a single person fully in favour of it other than the developer.

The question is how the council let it get this far. To me it's inconceivable the developer would have proceeded to this point, and spent the money he has, if he hadn't had an indication from the council that he had a better than fair chance of getting the plan change approved.

If the council was doing its job the moment the developer suggested the plan change they should have told him it didn't have a snow ball's chance, and not to waste his, the councils, and the residents time and money by taking it any further.

My family and I chose to live in Oakura because we like the small coastal village. Both my wife and I have lived in larger cities. And we understand that larger cities can have advantages, particularly in terms of business and work opportunities.

But we made a conscious decision to live in Oakura, a coastal village, next to a small city, so that our kids could grow up in a version of New Zealand that we ourselves enjoyed when we were kids. Kids can walk to school, walk to the local shop alone, can ride their bike to the beach in safety, all the time surrounded by a community of locals that we know and trust.

I oppose the proposed plan as it will significantly change the nature of the village, it is not consistent with the existing plans and rules, and there is already ample land and sites available to support the expected growth of the area.

I further oppose the proposed plan on the basis that the council has shown it will not enforce conditions imposed on developments to mitigate their negative effects.

Thanks again for the time to speak.