

Response to PPC18:00048

I'm Trent Tscheuschler resident in the Oakura area for the past 5 years. My submission on the proposed subdivision of Oakura Farm Park's property relates specifically to the 2 to 4 metre high, 600 metre long bund or fence wall (hereafter referred to as the bund wall), yet to fully specified by the applicant to be constructed along State Hwy 45. I would firstly like to preface my talk to discuss the impacted parties of this subdivision, so that the commissioner in his assessment of the proposal, can be certain as to the affected parties of the proposal. In assessing any development in a rural area with a highly regarded vista and view shaft, which highlights the picturesque environment that we live in, the commissioner must consider the overall greater good. Who are the greater and who are the minority in this battle over the landscape treasured so much? The greater represent not only the existing communities, but those who live close by in adjacent communities, those from outside the region who come to visit Taranaki, and those from overseas who come to enjoy the 100% Pure NZ brand that we sell so strongly to our potential overseas visitors. It is certainly one of the reasons why I moved to the New Zealand and this region in particular.

Who is the minority in this in this battle. It is one man (the applicant). One man who aims to earn millions of dollars at the expense of the "the Greater Good". The commissioner must consider "the Greater Good" in assessing the application to ensure the wants of the applicant are not overvalued, and that expert evidence doesn't cloud an overwhelming sentiment that the development represents a poor outcome for the community and its future. The destruction of the environmentally beautiful landscape that the greater treasure and enjoy, which will be gone forever and only one individual will receive the benefits.

And so now the topic of the bund wall proposed by the applicant to increase the number of lots to make the subdivision financially viable, his words and not mine. In researching the bund wall, I sort to find out where similar bund walls have been raised in rural environments. I could not find a similar example of a bund wall in a rural environment. Not in the NZTA noise barrier design guide. Not in any Internet searches. Not in any of the travels to date I have undertaken to date around the country and certainly not where the bund had a significant impact on an outstanding vista, even in an urban environment. It is difficult to ascertain the reason for the applicant wishing to build the bund wall for anything other than financial gain, as highlighted in the Request for Private Plan Change and Application to Vary Consent Notice dated 15/03/2018. The applicant has spoken in his submission of working for the greater good of the community, however he has pressed ahead with the bund wall proposal whilst also stating that the bund wall represents a larger financial gain. The applicant hasn't hidden away from the fact that the bund wall will hide the rural landscape and Kaitake ranges from the community he is apparently working in the best interest of, instead attempting to downplay the significant vista that the Kaitake Ranges and surrounding landscape provide. The applicant certainly isn't acting for the greater good.

Why are bund walls necessary? The purpose of these walls is to offset vehicle noise where roads are required to be built in close proximity to existing houses, that is to allow more vehicles serving thousands of road users daily to allow them to travel to work in a timely fashion. In this instance the reverse is true. The bund wall is being used to allow the applicant to squeeze more sections into one of the most beautiful parts of Taranaki.

So in reviewing the proposed land change I questioned why the Oakura and Taranaki communities, the visitors from other regions of New Zealand, and the overseas visitors sold on a 100% Pure NZ image, would be placed behind the benefits of the applicant. I ask why that the applicant should gain

at the expense of all the other families in the local community. Finally why the outstanding aspect of the Kaitake ranges as viewed from SH45 be destroyed for the benefit of a minority.

This Private Plan Change request in any form, big or small is unwarranted, unnecessary and unethical. The number of submitters in opposition versus the minority in favour should speak volumes to the commissioners. I ask that PPC48 be declined in its entirety.

Hearing –Plan change 48 PPC18/00048

Submitter: Allie Black residing at 917 South Road

I am here to speak to the requested change to the operative district plan.

I am a local resident and moved into the area approximately 6 years ago because I felt that Oakura offered a superb lifestyle and a safe environment in which to raise my children. Specifically the size and compact nature of the village offers an environment that to me, resembles what it was like to grow up in New Zealand through the 1980s. As a child I remember the freedom of being able to cycle amongst my friends houses after school, to hang out in public places with out fear of being harrassed or molested. Oakuras close knit community allows our children to experience some freedom and independence while moving among a caring and watchful neighbourhood.

I have a child at the local kindergarten and another at the school. I am heavily involved with the local pony club, and my children both participate in surf lifesaving. My husband surfs these beaches and I ride my horse regularly in the area.

I was supposed to speak on Wednesday but I am now pleased that I had the opportunity to hear some of the evidence and local residents speak against this proposed plan change.

The thing that strikes me in participating in this hearing is how inherently flawed the <sup>planning</sup> process is. You have a community that feel they have been lied to by a developer, who provided assurances in developing his Paddocks subdivision that he would not alter further the character of the land. Those that supported that development did so relying on his word.

And now here we are, as a community pledging our time and financial resources to fight a subdivision of a massive scale on the exact piece of land that was to be protected.

Both sides have gathered expert witnesses to debate the technical issues such as traffic management and planning principles but what has now been made so clear to me and hopefully to you, and what I feel so humbled to be part of, is a community that feels such a deep love and abiding respect for their village, its environment and character that they have come, supported, listened and spoken out against what they feel will forever change what is the essence of Oakura. Preparing submissions and speaking in this format is daunting and uncomfortable for most people so I hope, commissioners, that you take note of how much effort individuals have gone to in standing against this plan change request.

All the technical points have been covered, all the objections heard so I wont dwell on the many flaws that I felt were contained in this plan change request but I noted that you were interested in understanding what makes this place unique. I will read for you the comments about our village made by Charlie Harrington a famous Hollywood location scout who came to Taranaki and resided in Oakura for 13 months while the Last Sumarai was filmed. The interviewer asked "What was the impact on your personal life?"

He gave the following response

*" We moved into a small town right outside of New Plymouth called Oakura. Most of us lived in Oakura. Tom Cruise, the production designer and ten other crew members got beach houses in Oakura."*

*"I flew my wife and four kids down. My youngest was six and my oldest was sixteen. The kids went to school and loved it so much that they all said: 'Daddy, sell all my toys at home. I wanna stay here.' They wanted me to move there. We all loved it. It was the best experience out of all sixty-six movies.*

*Me and my family got to live in a beautiful, exotic, far-away place. And I'm still in touch with my neighbours in Oakura on Facebook and through email -I'm still talking to them all the time. And my kids still talk to their friends they made down there. We made good friends." We did some boating and fishing. It's funny: I play electric guitar and I moved into this beach house a couple of months before my family came down. I was alone with my landlord and I was walking in there with my guitar and my amplifier and I said: 'Jeez, sometimes I like to play the guitar at night and some of these houses are pretty close together.' And he said: 'Ah mate, you moved into the right house here. Over there lives a drummer and the base player lives over here.'*

*Every fortnight, they had a big party on their deck. Their band was called the Decktators. All the musicians in the neighbourhood would come over and we had these big jam parties. We had lots of fun."*

**Did you ever make it up the mountain?**

*"Yes. I did a lot of hiking with my kids. And of course, they had never seen a waterfall before, or anything like that. And I skied up there, too. It was cool, literally, because the same day, I was swimming in the morning near my house and then we went skiing afterwards." When you can stand on a black-sand beach and go swimming in the morning and look up and see the snow on the mountain that you can go up to and go skiing on in the afternoon. That's pretty amazing."*

I thank you for your time.

Submission against the planned Oakura Subdivision and Plan change from Rural to Residential.

From Rebecca Scott.

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Good Afternoon commissioners

I am a resident of the small but beautiful seaside village called Oakura and am one of the more than 400 residents who have sent in a submission to the council opposed in its entirety to the land change from rural to residential and subsequent subdivision in Oakura. As stated previously this proposed subdivision will have far reaching impact on our community should you the commissioner allow it to proceed.

We have bought up three children in the village, all of whom have attended Oakura School. My family have been active in the community for over 15 years, involved in various voluntary positions within the school and community, for 5 years the Cricket Coordinator for the Oakura Junior Sports Club, coaching and managing sports teams, the Oakura tennis club and various committees and fundraising for the Oakura skatepark, Surf life Saving club and the community tennis courts at Linda Street. We know the community and do not accept that this land change will have any positive effect to Oakura.

I'm sure you've heard of all the various reasons why this land change should not happen but just to be clear again;

- The school does not have the capacity
- The roads cannot cope with the extra traffic
- The Kaitake ranges view shaft will be destroyed
- The water quality will decrease

And I could go on for the next hour or more on the negative effects to our community but I know that over 100 people have done this before me and if you have read the submissions to the NPDC, 400 plus residents have also explained in their terms the negative impact of this proposed land change to Oakura. Not a single submission was received in complete support. Surely this is telling.

Honesty and values are at stake here. Not that many years ago the NPDC consulted with the Oakura community and their planning experts and came up with a carefully constructed plan funded by ratepayers for the gradual future development of Oakura. The areas on the seaside of the village planned for future development would fit into the existing layout and complement the future development of the village.

We also know the developer Mr. Mckie made a verbal agreement to residents buying sections at his Paddocks Subdivision that the remaining farm land would remain rural, and quoted the consent that supposedly guaranteed this.

Myself like most parents try to send consistent messages and teach our kids the values of rules. If rules are broken there are consequences. For example, if we drive 110 km an hour

in a 100km zone and are caught we get a speeding ticket, a fine and demerit points. If we don't put enough money in the parking meter you can be sure that the NPDC parking wardens will be very quick to give us a parking ticket. Break a rule and there is a consequence. Simple but effective.

Two of our teenage children have had written statements read out over the last few days opposing the proposed land change from rural to residential as they like us, still believe that honesty is a trait worth defending. It brings communities together and makes them stronger.

A ~~dishonest~~ developer and The NPDC who won't follow their own planning colleague's advice sends a terrible message to our children and next generations that rules can be broken when they suit a particular party. Quite frankly we feel let down by NPDC that the plan change request was not rejected at the application stage. Many of us hold the view that NPDC are behaving like pseudo property developers and wanting return on investment rather than considering the needs of their rate payers as they are charged to do.

Some discussion around the new green school near Oakura has been heard in recent days here. The green school is to be a fee-paying school with fees somewhere in the range of \$12,000 - \$30,000 thereabouts. It will have no zone, that is children could reside anywhere in Taranaki or beyond and attend. We don't think these families would want to live in a highly condensed subdivision on the wrong side of SH45. These families often choose lifestyle blocks and will likely have the means to do so. While fees at Oakura are just over \$100 a year and the school is highly regarded. We don't see that many Oakura school students will move to the green school. Oakura school is zoned, so only caters to those within the local Oakura zone. The point I'm making is that if the developer thinks green school families will purchase his sections, he is wrong.

We lay people as we are considered in this process when really, we are experts in our community have trust in the RMA and other legal processes governing things like this. We believe you commissioners are here to do the right thing for our environment, the environment we live in every day in this case. Please don't let us lose this faith in these processes as it would be a turning point for future trust in our district council, the RMA and the quality of life for the 1500 residents of Oakura.

Surely the consequence should be that the plan change is dismissed outright. Stand up, be bold as the residents of Oakura and the experts opposing this have done. Decline this land change in its entirety. Make a stand, listen to the people and say NO.

Thank you  
Rebecca Scott.