

NPDC PPC 48 Submission S53      Jennifer Marjory Brown

38 Kaitake Road, RD 4, New Plymouth 4374

My earliest days in Oakura were as a child when my parents would rent a bach for a summer holiday for a week or more and we would enjoy the wonderful beach. As a young adult I was a regular beach user as I lived in New Plymouth. From 1975 I have lived either in the Oakura village or rural environs. This is 'home'.

And yes, things have changed, which is only to be expected. However, the change has been at a sustained, measured pace with input and planning between local residents and their representatives, and the local council. One of these 'plans' is the Oakura District development plan which we can all partake in and take ownership of, if we wish. And many of us do.

The Kaitake ranges behind Oakura are a significant area of natural bush and birdlife which many locals are involved in protecting. It is an important aspect of the locality and needs to be protected.

We watched the sale of Marshs' farm and the development of 'The Paddocks' subdivision, giving input and believing that was where it would end. This now proves not to be so.

The proposed Wairau Estate development is contra to the planned development of the village – it is south of SH45 whereas housing was planned for the area between SH45 and the beach, and it is very intensive building that is proposed. I believe a development as proposed will put an unnecessary amount of pressure on Oakura in so many ways. The infrastructure will be under duress – namely water supply, stormwater & sewage reticulation, pedestrian and traffic congestion, school, fire brigade, beach patrol, village and beach facilities. It will be a 'catch-up' scenario for years in order to cope.

As a Kaitake Road resident, even now at times it is very difficult to enter the highway on a right turn, or to cross to lower Wairau Road due to increased traffic flow from New Plymouth or Okato direction. The intersection is also 'offset' making a right turn somewhat hazardous. Increased traffic here will cause more problems. The inhabitants of this proposed development would generally be driving down to the beach from here putting pressure on available parking, which is already limited, there as well.

For these reasons I am totally opposed to this proposed development.