

HEARING - PLAN CHANGE 48

I am Helen Patricia Shearer. I have been holidaying at Oakura for the past 60 years, and with my late husband Monty, have owned a beach property for over 45 years.

During this time I've attended meetings involving the early sewerage schemes for Oakura when large subsidies were offered for the development, but no satisfactory agreement could be reached, and so the schemes never developed.

My husband and I submitted opposition to the 1989/90 Beca Carter 40 year Developmental Report proposed by North Taranaki County Council. This proposal never eventuated.

I have attended meetings held by NPDC regarding Car Parking and Dune Concept, the Development of Shearer Reserve and Landscaping, as well as meetings when Visions for the future of Oakura were invited. My lasting impression has always been that the residents wished to retain its certain "Village" atmosphere; the height of buildings be no more than 3 storeys high; and future development be restricted to the area Corbett Park to the Golf course. The thought of a possible bund wall along the State Highway 45 is repugnant, blocking out that lovely southward view of the Kaitake Range and ring plain!

In 2015/16 the Kaitake Community Board and Focus Group called for discussion and submissions for the NPDC District Plan Review. It was known that following the consent for "The Paddocks" subdivision, there was an understanding given that Lot 29 would be retained as a productive farming unit and would remain this way regardless of any future re-zoning. An up-to-date and comprehensive 30 year plan was produced showing that successful future development as well as allowance for growth could be achieved on the seaward side of State Highway 45 for the foreseeable future. This Plan also allows two existing entry points on to SH 45.

I believe this was when Oakura Farm Park Ltd should have been taking part in those important discussions. Instead, their 2018 application for NPDC Plan Change has meant a tremendous amount of voluntary work along with associated costs, has had to go into opposing a scheme that could have been included in the 2017 District Plan Review. I believe the village residents have been lied to!

My concern now is that should this subdivision be successful there will be problems for the Wairau Stream. Twice in the late 1990's I saw the bridge at the bottom of Wairau Road and Tasman Parade closed by floodwaters. In 60 years I have never seen Oakura beach change so much as it has in the past 12-18 months. Call it 'climate change', or whatever – but the amount of sand deposited from avalanches on Mt Taranaki /Egmont has drifted down the Stony River, and littoral drift has seen so much sand deposited all along the coastline. All stream and river mouths have been silted up and altered. Regular digging to reset their courses back to normal have often silted back up overnight or within days. The lakes and deep pools that have formed get and stagnant, and there seems to be no answer on how to overcome the situation. Nature is surely having its way! Therefore until this can be fully remedied, any additional discharge through the Wairau Stream would be problematic. I am not convinced that despite all engineering expertise put forward in the documents, additional run-off and peak flows of stormwater from this subdivision can be averted, and especially the effects, should a king tide and high rainfall happen coincidentally.

I am totally opposed to a consent being given for this proposed and unnecessary subdivision, given the previous undertakings by the land owner. This land is a working farm and should remain that way.