

Presentation for Plan Change 48 - Craig Williams (Submitter)

Living in Oakura is great.

We have a friendly community, we have a safe community, we have a fun community, we have a very picturesque community. We have our own beach, we have our own 4-Square and shops, we have our own local restaurants, we have our own surf club, we have our own skatepark, and we have our own school. We also have a lot of craft beer brewers... as I said, it's a fun community. We're small. We take less than a minute to drive through. We're close to town, we're close to the sea, we're close to the mountain. We love our rural and coastal views. Views of the ocean, views of the Kaitake Ranges. We love our proximity to the countryside. We like the fact that our neighbours are from all over the village. We can all walk to the beach. We can walk to the shops. We have hidden paths and tracks behind streets. It reminds me of the New Zealand of my childhood - a local environment full of adventures to be discovered.

There's a reason that we all refer to Oakura as 'we'. 'We' are a collective, a close knit community. Our village has character. My partner and I always tell our kids: just remember, whatever trouble you might think you can get away with around here, we will find out about it. We know, and everyone knows, who all the local kids are.

We think Oakura truly is one of the few modern villages; in New Zealand, and in a world full of large, anonymous sprawling metropolis', subdivisions, and developments.

This '**village character**' is something that the Oakura community has consistently expressed its desire to keep. So, we in the Oakura community want engaged, adaptive planning, as described and engaged in by the Kaitake Community Board, and other Oakura planning groups over the last 10 or more years. Adaptive planning that looks to the future regarding the natural environment, traffic flows, stormwater, school size, and visual impacts. We want to be positively involved with the NPDC in determining an effective future plan for our community, that benefits all of our community.

This proposed development doesn't feel like it has Oakura's best interests — our character — at heart.

Like many other members of the Oakura community, I'm opposed to the Plan Change 48 Request, and we feel that this **proposed subdivision is not beneficial to the character and future development of Oakura village**. We feel that the Oakura community has not been adequately consulted with over this proposal, and we feel it will have a negative impact on the quality of life in Oakura. It is plain to see from the hundreds of responses to this requested plan change that **the Oakura community overwhelmingly wants NPDC to reject this request**.

This **proposed development is huge** - it would increase the size of our village by 60% or more, and, by what seems to be a startling amount of omission of detail, it feels like this request assumes we — the village — are expected to deal with the impacts and the associated costs; such as to stormwater management, drinking water supplies, river water quality, air quality, traffic management, safety, access to amenities, and management of the school — to name but a few — for many years to come. It appears to our community that there has not been a huge amount of thought put into these things — rather, there has been a reactive band-aid type approach — a sort of 'stemming the leaks' philosophy as the community's concerns have been raised, with the main aim of 'shoving the paperwork through'. This may have adhered to some 'legal process', but legal doesn't mean that it is what is best for our community.

Infrastructure and amenities in Oakura are presently stretched to capacity.

Traffic is already a concern on SH45 through Oakura. There are vehicles frequently entering and travelling through the township and its main intersections above the speed limit. The main area of shops is already very busy at peak hours and parking is limited, and earlier this year a student at Oakura School was hit by a car travelling — luckily — at a slow speed. This proposed development would supposedly see around 4500 extra trips by vehicles per day through the village. Across the 18 waking hours of each day that is an extra 250 vehicles per hour through the SH45/Wairau Rd intersection. Those cars will also

come through the SH45/Dixon St intersection. These areas are already very congested now. We need solutions for these sort of increases before they occur, not as an afterthought, with the associated costs — human and financial — to be ultimately borne by our community.

Over recent years a huge amount of work has been done around **pest control in the Kaitake Ranges** and the Oakura area, via the Kaitake Initiative. The proposed development is going to significantly increase the potential for both animal and plant pests to become established in the neighbouring reserve areas, undoing this good work.

Like many people in the Oakura community, I'm also an avid beach user, and am all too aware of the **changes to the water quality** of the ocean due to runoff after heavy rains. A development of this size would see huge amounts of additional stormwater destined to go into the local streams and into Oakura Beach.

The people of the Oakura community live out here because we like being in a small village, nestled in a rural area. We like having small issues that we can manage, adapt to, and deal with. This proposed development will simply burden our community with large issues, that haven't been planned for. Larger issues that we don't want or need.

We understand that there is already sufficient land earmarked for Oakura's future development on the seaward side of SH45. The proposed development's plan to drip feed lots to us over the next 20-30 years seems to be offered as some sort of 'concession' on the developer's part. To me, my family and our community, it feels more like one person dictating when and where Oakura will grow; solely and conveniently for their profit. The same feeling applies to a 'reduced' or 'compromise' solution, where a smaller version of this development might be allowed to proceed. This would be a grossly cynical step, and seems to be an approach of 'ask for far too much, then pretend to compromise for a little less'.

This **plan change request process also seems unfairly weighted in favour of the developer**; the onus has instead been placed back on the Oakura community to go to great effort and expense to engage with council and offer proof as to why the request should not be approved. This should not be the case; this proposed development is solely for the enrichment of one individual, while passing on the associated costs, stress and inconvenience to the rest of the Oakura community.

We in the Oakura community feel it is reasonable to expect that there should have been a huge amount of pre-planning, mitigation planning and consultation, especially between us and the NPDC, for a proposal of this large scope. In short, it should have been clear to the Oakura community that the developer, and NPDC have had adaptive planning at the forefront of this request, and any similar or other request for such significant change. Community approval absolutely needs to have been sought, and absolutely is not there in this case.

We think our Oakura Village is special, and we want it to remain special. This plan change request is not concerned with that, and it is not beneficial to Oakura Village, as **we look towards the future.**