

**BEFORE THE NEW PLYMOUTH DISTRICT COUNCIL
INDEPENDENT HEARING COMMISSIONERS
PRIVATE PLAN CHANGE APPLICATION - PPC18/00048
UNDER the Resource Management Act 1991**

IN THE MATTER An application by Oakura Farm Park Ltd to vary or cancel condition 4 of Consent Notice Instrument No 9696907.4 on Lot 29 DP 497629

And

IN THE MATTER Proposed Private Plan Change 48 to the New Plymouth District Plan requested by Oakura Farm Park Limited for the proposed rezoning of land at Wairau Road, Oakura within the New Plymouth District

My name is Bryan Moyes and I live at 97 Wairau Road Oakura.

Firstly can I state that I fully reject both or the proposals made By Mr Mckie under the Oakura Park Farm Ltd name. I reject the proposals in their entirety and in addition I would reject any amendment, reduction, or change to the applications made.

As I am speaking at the end of the hearing I will attempt to not repeat previous submissions. However I would confirm my support for the submissions of the Kaitake Community Board, Nicolas Gladstone and Scott Greive.

As a non-professional in the planning industry It is hard to know what it is we are actually talking about, with all of the smoking mirrors and side distractions that the applicant has put out it is difficult to pin down whether he is applying for 399 lots, or as Mr Skerrit Mr Comber and Mr Doy refer to 316 lots. I also received a weighty tome from NPDC suggesting a figure nearer to 260 lots. In any case one more property on this site is one too many.

I will summarise.

The applicant's team appear to be living in the past and we appear to have reams of evidence that hark back to potential development plans from at the least 13 years ago. They continually hark back to old District plans that were different to the new 2019 plan.

Mr Mckie was not involved in the District planning process by choice. The process involved a huge amount of work and local consultation I know this as I was consulted by some of the team as were as many residents as was absolutely possible. The Oakura District made it clear that further development should be between SH45 and the Sea. New Plymouth District Council agreed, hence we have a plan it allows for ample expansion of properties in Oakura for the next 20-30 years and possibly longer. Why then do we need any more?

Mr McKies land is not part of Oakuras or NPDCs plans for future growth. Why is it even being considered?

When "The Paddocks" subdivision was approved the applicant made a big song and dance about how it was so important to not build where he now wants to put a housing estate. To protect the amazing views, nature, wildlife and so on. This was clearly only said to get his application approved by the commissioner Ms Helen Tobin. The Full details are in Mr Grieve's submission.

If the proposal goes ahead;

- No one driving from Oakura will see the amazing view, they will drive along a 2m high bund. It might be a 2m high bank or a solid concrete fence but no one driving will see over it.
- The Wildlife will be decimated by the increase in household pets dogs and cats. The same wildlife that we are desperately trying to preserve. I did read a comical suggestion from the applicant that cats would be banned from the development, perhaps the applicant plans to pay a full time cat warden in perpetuity to patrol the housing estate.
- The local school will be overrun and oversubscribed.
- Parking in Oakura will become non-existent, due to the extra vehicles, people and reduced parking which will be due to all of the road changes proposed by the applicants advisers.
- We will have urbanised Oakura by removing the natural views replacing it with an inner city housing estate, and built an underpass that will be used by taggers and ne'er-do-wells.
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While I mention the Underpass my daughter has a horse, there is no way we would take the risk of her using an underpass for her horse. The risk of fright and so accident would be too great, with vehicles passing overhead. I have three daughters and had there been an underpass when they were younger I would have advised them to avoid it. An underpass is not a desirable feature in any community unless absolutely necessary.

- Small section sizes 300m² or similar, There is a minimum size for a reason, to stop infill housing in Oakura, If this were approved you would have to offer the same to the rest of Kaitake and that would mean that most sections in Oakura could be subdivided one or two times.

Basically what I am saying is that if the proposed FUD takes place on the land between the highway and the beach none of these issues need arise. Oakura has a plan for steady stable growth. Mr McKie was invited to the party but did nothing (refer to KCB Submission). And now although he said that he would NOT develop his land any further because it was a valuable rural asset for his family. He has now conveniently changed his mind and wants to develop his land which goes against everything that he said before.

Most Oakura residents are stunned that NPDC have let it go this far. Why even discuss the application with someone that has issues with honesty. So now just because Mr McKie wants to go back on his word we are talking about knocking through paper roads, widening Donnelly Street, building roundabouts that do not meet the standards of Austroads no matter how Mr Skerrit dresses it up.

My driveway would exit straight onto the roundabout and phrases like in my opinion are not enforceable when they go to build it and it doesn't work.

Mr Skerrit verbally confirmed with my wife while he was measuring up that he hadn't worked out how to deal with our driveway access.

I would also question if they have taken into account the power poles that would have to be put underground or what they would do with the power pumped sewerage that is on the corner of Wairau Road that services the properties to the East that are in a gully. Their sewerage is pumped to the Manhole and it then proceeds to the main line.

The Proposal is a non-starter and should have been declined as soon as NPDC looked at it.

If you are still thinking it's a good idea.

- There were very few houses built on the paddocks at any one time, but the number of concrete trucks, tradie trucks and material trucks were a constant stream during the construction phase. I would suggest in the region of 20 journeys per development per day. Multiply that by 20 houses and you have 400 additional daily journeys and probably 50 of them will leave at the same time every day.
- If Roading improvements are needed, Make the applicant pay for any roading he is causing first. Put in the infrastructure first and then develop

- I keep reading about 10 to 15 houses being built per year. Does anyone actually believe that fairy tale, He already has his sales office installed and ready to go. He also has an attraction to money and a lack of value in his promises that are not conducive to this part of his proposal.
- Oakura has no trust in Mr Mckie, Mr Comber, or any of his team. And frankly NPDC who have in most people's eyes let our community down woefully by giving this matter so much consideration

Oakura has a vision in the structure plan

"where the sun lingers longer .. to be a vibrant and distinct community celebrating links from mountain to sea"

If this application is successful perhaps we should re name Oakura to McKieville and bring in a new slogan
Where the exhaust fumes linger longer our children will probably get cancer and everyone dodges the traffic getting from A to B.

