

My Name is Howard Gordon Reid 51 Jans Tce Oakura, this has been my residence for almost 30 years and I have had a lifelong association with Oakura. I oppose the Private Plan Change 48 on numerous grounds, I have no expert witness statements and rely on my own observations and those set out in the comprehensive documents provided by NPDC.

Oakura does not need this plan change as it will enable the applicant to develop a subdivision totally out of character with the environment and affect Oakura as a place to live. Oakura is a unique coastal township that should be allowed to grow at its own pace. NPDC has assessed total anticipated demand for the next 30 years at 210 dwellings and has assessed the supply at 630 lots so there is no requirement for the proposed huge subdivision on Wairau rd.

We have to ask why they want to do this, there are many reasons why they should not. Primary reasons are the effects on rural character, the district plan states that it is important to ensure that the character of the rural environment is maintained both to protect amenity values and to ensure sustainable management. The result of the proposed plan change will forever modify the character of the local environment even a cursory read of the documents is enough. Negative effects on the infrastructure are outlined in the plan change documents being traffic, water, sewage, storm water disposal to name a few.

In the current environment is the plan change a sustainable development is it needed, is it wise, the answer is a big NO. I also oppose the plan change in any other form or type eg the developer may try to advance his proposal as a smaller subdivision or modified lots, this should be regarded as a subterfuge in their long term plan. This developer has only one goal and it will not benefit Oakura residents or the visual aspect of the Kaitaki ranges viewed from the township. I would like to think that reading between the lines of the NPDC documents that they do not want this to proceed. In conclusion I would hope that intelligent minds will see this proposal for what it is and not allow it to proceed.

