

Jane Dove Juneau and Rick Riccitelli
19 Linda Street, Oakura.

Tena koutou katoa – I am Jane Dove Juneau a freelance photographer and writer. I have lived in Oakura since the early eighties apart from time living overseas. I am passionate about the environment which is one of the most critical issues facing the world today. With this in mind our decisions for future planning of our communities must take this into consideration. We need sustainable, walkable communities, that don't overload or impact our fragile coastal ecosystems. Not only do the Oakura residents enjoy this coastline and beach visitors from New Plymouth, Taranaki, around New Zealand and overseas all come to Oakura Beach. We have a special coastal resource and need to plan our village taking not only our needs but visitor expectations and the environment into consideration.

People are passionate about Oakura. We have a room full of people wanting to speak on their submissions today because they care about their small beachside community. And because we care about our community, people get involved and participate in activities related to the village, creating a cohesive network to support the successes and the difficult times we experience. Therefore this sense of community provides a good safe place for our children to grow up and for our elders to live independently. In planning terms these are our "amenity values" — the qualities that make Oakura great.

If you surveyed people before this development proposal and asked them where they saw the village in 10 years, not one of them would have suggested let's build 400 houses. It is not in anyone's vision of our village.

The big red flags are the size of the development – 400 houses is almost double the size of the village and would completely change the small village that now exists.

The second red flag is the location of the development. Oakura is a walkable village. The Kaitakes side of highway 45 is too far from the beach so even though a walking route is proposed, kids with surfboards and beach toys will want to be driven to the beach. Parking at the beach is already a problem on a busy summer day. If half of the families in the development want to go to the beach there is no room for 200 extra cars, or even 100 if the subdivision size was reduced.

The third red flag is schooling. Are we now expected to bus our primary children to New Plymouth because the Oakura School has no more room to grow? Oakura children must go to school in Oakura, that is part of a sustainable village, and that is why we like our village because our children can go to school here. Is the developer going to build a new school?

Fourth red flag is traffic congestion. The 400 houses will likely have 600 cars. The additional traffic added to the daily coastal traffic driving through Oakura will make the town dangerous to walk around for children and adults. It will not be a village anymore.

Mike Mckie says his development is going to happen over 30 years but there is no safeguards to enforce this. Developers are like politicians they change their mind often as in don't keep their word. As we have already seen with this developer who advertised his Paddocks development with a rural view-shed. He promised buyers, the area in around the Paddocks would be run as a farm. Is this not a legal binding agreement?

The development could happen in 10 years. Or as McKie may not have the financial resources to build this subdivision it is very likely he will on-sell this Wairau Estate project to another developer who does not have the interests of the village in mind. Without a regulated timeline this development will completely overload the fragile infrastructure of our village.

There is already land zoned for housing, the Holdom land which is on the seaside of the highway and a walkable distance to the beach for families with young children, surfboards and beach toys. The 150 sections or so on this property is more than enough for the future growth of Oakura and if gradually developed will be inline with the capacity of the Oakura School. There are changes to our District Plan coming soon that will allow smaller sections in Oakura therefore another 150 or more sections of infill could be available.

I suggest if Mike Mckie has a passion for development as he claims, that he buy land in New Plymouth where there are numerous schools, empty shops in the downtown area, parks and infrastructure for the 400 houses his development will create.

The Wairau Estates subdivision is one mans dream, we here living in Oakura village do not support McKie's dream as you can see by all the submissions against it.

Here are my main objections

- We already have sufficient land zoned for development, one subdivison of 35 lots is already approved, plus another 265 available as needed with infill.
- Housing projects need to be on the beach side of Surf Highway 45 so we have a walkable community.
- The school distict cannot cater for the sudden growth this project will create.
- Traffic conjestion change the nature of the village to a city suburb.
- The view of the Kaitakes/national park will be obscured by houses.
- No parking at the beach and we must keep our beach front campground so that is not an option for parking.
- McKie has broken his agreement with homeowners in the Paddocks to keep the area surrounding the Paddocks as farmland. This is a legal point that needs to be fully examined. A quote from McKie's submission describing the Paddocks/Oakura Farm "the sense of peace and calmness that cannot be bought and goes with the land." Think 400 houses.

We in our community have strong values and integrity. We have our own vision for the growth of Oakura and it is not in line with the values of Mike Mckie and his Wairau Estate.

On behalf of my partner Rick Riccitelli and I and our nieghbours Heather and Stuart McKinnon, and most of the village we strongly oppose the application for the Proposed Plan Change Oakura Rezoning for Mike McKies Wairau Estate development in any shape or form— 400 houses or 160 houses it is No.

End Note

I believe the council has some responsibility for this situation we are in now. This submission process has cost the developer, a large range of experts, the community and council considerable time, money and stress/sleepless nights. Our Costal Plan and District Plan need guidelines as to the ~~lot size~~ of developments for our small coastal towns. For example the Thames Coromandel District Council have a

number of lots in

120 lot size development restriction with a variance required for a large subdivision. I have talked to planners at NPDC and asked why we don't have any restriction on the number of lots in a new developments. They said their current regulations are self restricting. This doesn't seem to be working clearly by the size of this proposal to double a small village.

Councils need to think carefully about coastal planning in New Zealand as our coastlines are a unique and of value as a local and international resource. NPDC needs to have lot size guidelines in the Coastal and District Plans for the future so developers will be in tune with local communities.

At the southern end of Mahia Beach on the East Coast are a series of roads with no houses. It is an old development built against the wishes of the local community. Each time a new house was built it was burnt down. Their council didn't listen to the community. I'm not suggesting this would happen here, but we who live in Oakura are speaking in great numbers loud and clearly as to our thoughts on this development.