

Wairau Estate Private Plan change 48.

I have resided in Oakura for 39 years and live on Kaitake Road, tucked into the Kaitake Ranges.

Rain.

There are no Taranaki Regional Council weather stations on the Kaitake Ranges and no figures for rainfall. Rainfall gradient lines on rainfall charts show the Kaitake Ranges Westerly and Northerly foothills expect a rainfall of 500mm more than the village.

I have experienced first-hand the rainfall we receive, at times of monsoonal proportions, and the damage the sudden downpour creates and the inability of infrastructure to adequately cope.

Verbal ad hoc comments from the Applicants engineer about 60mm rainfall in an hour once every ten years is based on speculation, not from hard data because there is none.

I have experienced rainfall of in excess of 60mm in twenty minutes, with the hill above me becoming a moving sheet of water, too much rain to form rivulets and channel along and down the cattle track contour paths.

As a consequence, my driveway suffered deep scouring and a need for truckloads of gravel to rebuild it. The driveway being washed out had happen on previous occasions. I would arrive home from work and wonder why my culverts and channels had failed and further works had been to no avail.

It was being home on the one occasion the helped me realise the sheer volume of a downpour and the works needed to minimise the damage to my driveway.

These downpours can follow a week of wet weather or be totally independent, summer or winter, and will happen every three years or so. The run-off from the proposed subdivision cannot be mitigated by soak-holes, they don't work in saturated ground. Bunds or mini dams will be overwhelmed. The downstream affects will be disastrous and the ratepayer left to pay for remediation.

Town water.

The town water supply currently appears to be inadequate as it is, with summer water restrictions being imposed.

There has been no testing done to prove what levels of extraction the aquifer can sustain.

We have had periods where there has been no rainfall for in excess of six weeks.

Testing will only have relevance if done during such a period.

Modelling won't work as there is no knowledge of the source of the aquifer water nor its rate of replenishment.

The suggestion that dwellings could collect rainwater as a buffer supply and minimise the demand on town water, really?

Firstly, the tanks usually sit on the ground, so a pump to pressurise the supply into the house is needed. Then backflow preventers to stop contamination of town water. Try getting that past Council. Then, as in Auckland, metering of water followed by a sewage rates increase as the rates are based on a ratio of water used and tank water is an added flow into the waste water system.

And who pays?

Roading.

The upper Wairau Road is too narrow as it is, with parked cars constricting traffic down to one lane.

With existing traffic flow the Wairau Road, South Road intersection is already hazardous and the traffic island being offset does not help.

Increased traffic from the proposed subdivision will only exacerbate the problem.

A round-a-bout would help but I am not aware of a NZTA approved design for this intersection.

A round-a-bout would have to allow for pedestrians, horses and cyclists.

An underpass on the Okato side of the intersection is of no value and is a path to nowhere.

A second exit onto State highway 45 further to the southwest will just increase traffic flow from that direction making the Wairau Rd, South road intersection no safer.

There appears to be nothing from NZTA approving a new entrance onto State Highway 45. And who pays?

Opening up Hussey Street to Butlers lane to ease school traffic, whoever came up with this idea is in Cuckoo land and obviously has no local knowledge at all.

Our Beach.

Living on Kaitake road, we need to drive to the beach, it is simply too far to walk. Parking in summer is tight and we get people from all over the district using the beach.

The proposed subdivision is too far away for most to walk to and from the beach, bearing in mind that the return is uphill.

Will the New Plymouth District Council car parking be increased to cater for the already crowded parking area? And who pays?

Walkway.

There is a new track proposed from Pukeiti to Carrington road to the top of Surrey Hill Road with vehicle movements of 82 vehicles per day predicted. These will include buses, people movers and commercial vehicles. There will also be an increase in pedestrians and cyclists.

All this will impact further on the Wairau road South road intersection.

Once again, the Upper Wairau road is too narrow for parked cars, buses, shuttles, pedestrians, horses and cyclists.

Natural increase.

A slow and natural increase in housing through infill subdivision and in time the development of the 'Holdom Estate', all being on the seaside of the main road will more than adequately meet the demand for new housing for the next two decades and allow for infrastructure upgrading.

I oppose plan change 48 in total.

Thank you.

Dennis Green