

PPC48 – Further Evidence for the Hearing of 2nd December 2019 – Previous submitters.

This statement is presented by previous submitters against the plan change in response to the further evidence prepared by Oakura Farm Parks and their Expert consultants Richard Bain, Alan Doy, Luke Bunn, Andrew Skerrett, and Colin Comber.

In response to the commissioners direction of 30 October 2019 requesting that evidence repetition should be minimised, this statement has been prepared for the people listed below and can be considered as a statement for each individual person.

In response to Mr Bains claims that the revised proposed development will meet the communities desires and submitters concerns about the original planned development size and location we do not agree with these statements and fail to see how Mr Bain has come to these conclusions. On the contrary it appears as though a major part of the revised development extends up towards the Kaitake Range as per the original plan with only the lower and western lots removed from the original development plan. To us this revised plan will still have a major visual impact on the Kaitake Range and is essentially just a scaled down although still significant residential development in an area where residential development is not desired.

We note that road design appears to allow further connection and development in future and the community does not have confidence that the applicant will not attempt in future to expand the proposed development.

We still consider the revised plan to be a high density residential development unsuitable for the area of land where it is proposed.

Further evidence presented by Mr Comber appears to suggest that the people of Oakura community do not understand the New Plymouth District Plan with respect to urban growth within Oakura. The people of Oakura do understand the impact of urban growth and that is precisely why documents like the Oakura Structure plan have been produced and the community has been involved in these efforts.

The evidence presented at the July hearing shows there is currently enough land zoned residential to satisfy the growth of Oakura for 30 years. The applicants revised development plan is still not required for the Oakura village to meet its housing growth demand, Oakura already has the residential land supply.

It appears that the applicant has chosen not to provide a Social Impact Assessment of the proposed development. In our opinion a good Social Impact Assessment was completed during the July hearing when a significant number of Oakura residents took the time to present at the hearing in opposition against the proposed plan change and subsequent development plans. We consider that any further SIA completed will provide the same results to those which were heard at the July hearing with the Oakura Community opposing the proposed land development in its entirety.

The applicant has also failed to provide a Cultural Impact Assessment as requested by the commissioner.

We note that the revised subdivision plan has no provisions for any change to the Wairau Road and State Highway intersection and that the development area is still serviced by only one access point off Wairau Road. It appears to us that the applicant has made no attempt to resolve the communities concerns about the substantial added traffic movements which would be generated by the development. Previous evidence presented indicates that it is typical for each new lot to generate 10

vehicle movements per day which is a total of 1440 per day from the fully developed area, plus additional traffic movements during construction of dwellings. Add these vehicles to the proposed vehicles generated from the planned Pukeiti crossing track up Surrey Hill Road and it appears to us that a significant increase in traffic will be generated at the SH45 Wairau Road intersection and that a roading plan is required for this intersection.

It appears that no further evidence has been presented by the applicant addressing the communities concerns of traffic impact on the wider area of Oakura village, namely Dixon Street and Butlers Lane which is already a dangerous road intersection.

The traffic report suggests that a pedestrian crossing across State Highway 45 needs to be created as a link between upper and lower Wairau Road. The area indicated by the traffic expert is approximately 20 meters from the centre line of Wairau Road and on the down slope of SH45. Those of us who live in Oakura and regularly use this area of SH45 will tell you that this is a ridiculous place to put a crossing and it would be very likely that an accident would occur on the crossing. This is because vehicles are travelling faster than the required 50km/h, it's located on a down slope of road and drivers approaching it would not have the required distance to see the crossing and the crossing is close to an intersection and drivers would not be paying the necessary attention to the crossing.

Finally numerous Oakura residents have raised their concerns about the impact of domestic dogs and cats and increased rat numbers, which follow urban development, that have an impact on the neighbouring ecology such as birds, frogs and lizards. It appears that no further evidence has been presented by the applicant to explain how they plan to manage the effects from domesticated animals and rats on the neighbouring ecology.

Skye Freeman
Jeremy Freeman
Tiffany and Bruce McDonald
Diane Brien
Rosie Moyes
Bryan Moyes
Norman Lofthouse
Heather Lofthouse
Alex Thompson
Ed Thompson
Helen Ives
John Freeman
Brigette Hegner Freeman
Penny Moffett Holdcroft
Jen Blyde
Anne Clough
Marvin Clough
Karen Vesely Danenhauer
Mark Danenhauer
Shaun and Sarah Churchill
Milou Barrett
Melissa and Chris Henwood
Pete Hislop
Brendon and Amy Hart
Paul and Pat Coxhead

Jeni Brown
Dennis Green
Richard Shearer
Rebecca Scott
Ed Shearer
Max Shearer
Yvonne Peacock
Jaynie McSweeney
Jason Peacock
Maria Townsend
Rodney Martin
Luke Peacock
Kerry Peacock
Graeme Mitchell
Jackie Mitchell
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Luke Florence
Clair Florence
Toni Peacock