

Tēnā kōrua e ngā tā:
Tēnā koutou e hoa mā, ki ngā tangata o Oakura.

He tino pai ki a au ki te kite i ō koutou kanohi i te rā nei, ā, ki te whakarongo ki
ō koutou kōrero wana. Miharo!

E noho ana ahau i te ata nei ki te tautoko i ngā kōrero me ngā tāngata i mua
mō te whakahē o tēnei whakakaupapa. Ka nui te mihi ki ngā tāngata katoa e
kōrero ana i tēnei wiki.

I would just like to acknowledge the people of Oakura who have turned up to
speak up against this proposal over these few days. It is great to see all your
faces here today and to listen to your passionate speeches.

I am sitting here today in support of your speeches and in support of you for
disagreeing with this proposal, PPC48. A big mihi to all of the people speaking
this week with such strength. I am sure the Commissioners must be impressed
by the level of opposition raised by such a small community. It certainly
indicates just how much we care for and cherish this special and unique place
we live in. It also illustrates and highlights that there needs to be significantly
better community engagement and understanding if any major developments
are being proposed, especially on such a small community.

So thank you for all the time, tears and effort you have put in and making it to
this stage.

Kaua e mate wheke mate ururoa.

Don't die like a octopus, die like a hammerhead shark

This is a Māori whakatauki is used to encourage people to stand up and fight
for what they believe in.

Octopus are renoun for their lack of resistance when being captured, however
a hammerhead shark will fight bitterly to the end. So I am using it to encourage
you all not to give up, no matter how hard the struggle is.

Nō reira, tēnā koutou, tēnā koutou, tēnā tatou katoa.

PPC48 - Wairau Estate Subdivision Hearing Speech

Introduction

Hi. My name is Toni Peacock and I have lived in Oakura for 10 years now with my husband and two children whom both attend Oakura School. I come from Wanaka, from a small town called Albert Town 5 minutes from Wanaka township. I was born there, grew up there and my family lived there for about 32 years. They loved small town living, enjoyed walking down the street and knowing most of the people, enjoyed the small community feel of the area and the serenity and ease of small town living.

Wanaka has seen a large boom in development. So fast and so huge. Now the locals are often complaining, some can't afford to buy a home even though they have lived and worked in the area all their life. Many have moved out into the surrounding towns or away from the area in general due to such price hikes. The development is on such a huge scale, sub division after sub division. You would think that would make the sections cheaper. But they are not. They are grossly expensive. My family eventually moved out, Wanaka had changed so much from what it was they knew and loved. They would walk down the streets and not hardly recognise a sole.

Small Town Living - Choice

Why do I live in Oakura. Because I love small town living, the fantastic community feel and the shared values of the community. It is a beach loving community, an outdoorsy community and everyone is looking out for each other. It feels like good old traditional values are still alive and well in Oakura. I often laugh to myself that you can never do anything quick in Oakura, despite your best intentions a 5 minute job always takes 15 minutes as you always run

the beach but parking a block away and walking to the beach with surf boards, boogie boards and sand toys in tow. Certainly it will take a lot of fun out of going to the beach for families when it becomes a mission because they can't even get a park. The congestion on Donnelly St is already a huge issue, it feels very hectic at school drop off and pick up. I live at the very end of Donnelly St past the school and every day I walk to school and watch all the cars searching for a park and trying to exit. It is such a dangerous place for our tamariki. Let alone mentioning the heavy rain days (which let's face it is quite often in Taranaki), good luck finding a car park. At 3pm when you are leaving school, trying to turn right on to South Rd leaving Donnelly St is already a major issue. And if you want to turn left, you have to wait for all the turning right traffic to go first as the road is not wide enough to have a double lane.

The Wairau Rd/South Road intersection is already a danger with numerous occasions on close call accidents, add another 400-800 cars to the mix all coming down Wairau Rd to add to the problem. And as for the pedestrian crossings in front of the Oakura Hall and the 4 Square, they are also highly dangerous areas.

Schooling

The Ministry of Education seem to think our school can handle so many more students but where can we fit them if we already struggle to find space for new classrooms? Let's not be naïve about this, we all know that the remaining land available is field space. Do we want to keep adding children to our school roll and shrinking our back fields. Once that diminishes, you never get it back.

Water Supply

We do not have the infrastructure to support this development. The aquifer is not sufficient to provide for such an overscale development. We already have water restriction imposed on us in the Summer. How on earth would that work with another 400 houses?

Mountain Range Views

The mountain ranges are tāonga and we should be protecting them as such. We need to be preserving the view up to the ranges. We don't want to see 400 houses as we look up to the ranges. That has been farmland and is still zoned farm land and should stay exactly that. We do not need the light pollution and house spoiling the vista.

Also being so close to the Kaitake Ranges and National Park it also goes against all that we are trying to achieve with Predator Free Taranaki. The mountains are a real treasure and should be treated and respected as much.

The Paddocks

I feel very strongly for the people of The Paddocks who were sold the land thinking they would be living rurally with rural views. If this subdivision were to go ahead they will be more like living in suburbia which is in such a contradiction to the applicant's original sales pitch. Saying one thing to get his project over the line, then turning around and changing his position. Why are we even considering his change of zone plan when he promoted to the people buying land and living in the Paddocks that they would be rural living with rural views.

As part of The Paddocks Consent it records that "Lot 29 shall not be further subdivided while the land remains in the rural Environment Area".

Talk about shifting the goal posts to suit his own goals or not being fully forthcoming. It is obvious the applicant's intention was always to subdivide that further. It is currently farmland, let's leave it that way.

Conclusion

I love Oakura because it is small. It is an easy life style and very rewarding and you know so many of the community. How can the Council even contemplate this sub division going ahead when it is so clearly not what this community wants. Is that not what we set out to do and work with the Council to come up with the Strategic Plan, Oakura Structure Plan and the Kaitake Community Board Plan of a 30 year vision. A development like this is certainly not within that scope so how has this proposal even managed to make it this far and consume so much of our time and energy when it is quite simply not what our community wants.

I am no fan of public speaking but feel that I must.

Ehara taku toa i te toa takitahi, engari he toa takimano.

My strength is not that of an individual but that of the collective.

If the Council let this go ahead, they are failing their community just for the profits of a single man. We (the residents of Oakura, the community of Oakura) should be the determiners of our community future. With over 450 submissions against this plan change, we are telling you loud and clear exactly what we think of this proposed subdivision.

Thank you for your time in hearing what I have to say.