

SUBMISSION-Steve Looney on version 3 of PPC48

Having read the additional material provided by the applicant I would like to make the following comments.

Planning

I fully endorse and agree with the statements made by the KCB with their latest submission and in particular paragraphs 13: 14: 15. of that submission.

Mr Comber's latest planning evidence is an attempt to "reverse engineer" the KCB community consultative documents that he regularly refers to as "non-statutory". His arguments relating to these workings are entirely subjective with his attempts to undermine their relevance as a record of the community's combined aspirations for future growth. He is simply re-engineering the summaries within those documents for his own gain. In view of some of his comments I am also now wondering who is in charge of the hearing? Is it Mr Comber or is it the commissioners who decide what should or shouldn't be required when it comes to fulfilling directives.

Landscape.

The new "fresh-look" landscape design created by Richard Bain looks good..... on paper It appears user friendly and aesthetically pleasing.....on paper. However, OFP to date have proven incapable of managing a simple QE11 covenant that requires regular weed control and the immediate eradication of a major infestation of woolly nightshade. Presently, the paddocks QE11 covenanted area still bears no resemblance to the montage photos presented by Mr Bain back in 2010 depicting what it should look like today. In my opinion OFP's indifference to this most basic requirement speaks volumes as to how their latest "fresh-look" planting program will unfold on the ground when they have to deliver on this plan should they be allowed to proceed. I have no confidence nor do I trust in the ability of OFP to replicate on the ground what has been designed by Mr Bain.

Traffic

On traffic. I find the 2 red circles placed on the eastern side of the Wairau Road intersection for potential future pedestrian access to and from Oakura beach laughable. It reflects the low-budget mentality and total disconnect that OFP have with reality and the functioning Oakura community. I can imagine the frustration of B train trucks and other commuters stopping on the incline or decline heading west or east with additional vehicle's lining up behind them. School children especially would use this crossing as a shortcut causing all sorts of problems. If NPDC allows version 3 to proceed I believe it necessary to include the underpass (now a pedestrian/cyclist only facility) and the development of the Wairau roundabout to be included as a part of the applicants scope of work responsibilities.

Subdivision & development

The inclusion of the 2 stub roads in version 3 reflects the level of extreme arrogance and entitlement that OFP have adopted since the beginning of this campaign. Were it that this latest version was the first version I could understand the inclusion for future expansion should things work out. However, things haven't worked out as we are now working backwards from the 395 and the 310 proposals and debating the 123/144 proposal. I find it particularly galling then that OFP deem it applicable to include the stub roads should they re-visit the idea that a more expansive proposal is do-able further down the track. Should NPDC allow version 3 to proceed it should be under the condition that no stub roads be included. In effect stopping OFP from using them as justification for any future expansion.

Conclusion

Having now followed the journey of the OFP development proposal from its inception to the present day and weighing up the need to provide for additional residential housing areas I'm still of the view that the Oakura community has provided for that development by way of the western FUD in particular. OFP has however provided an additional option that needs to be considered. As a potential provider to a perceived lack of present village housing supply OFP also brings with it a legacy of mistrust paired with a low-budget mentality wrapped up in a boat-load of legal speak. They have visited upon the Oakura community a level of deception that many find hard to comprehend and they have no regard for the issues surrounding the local school nor for the provision of any community amenities or infrastructure. With this latest proposal they have coolly dispatched their onetime only supporters the taranaki equestrian network as if they never existed.

If NPDC allows this last attempt from OFP to proceed they should consider applying the following conditions

A: A pedestrian/cycleways surf/highway underpass.

B: An upgrade to roundabout standard of the Wairau Road Surf Highway 45 intersection

C: The understanding that no stub roads be included that would allow for future development towards the west.

Should NPDC decide against the OFP proposal they should immediately remove the SOUTH FUD area and rezone it rural.

Thanks