

Oral Submission Statement Margaret (Maggie) Woodcock

Good afternoon Commissioner

I am here to oppose the proposed additional development.

Initially when the developer applied for consent for the 3 terrace subdivisions these additional sections were part of the plan but were opposed as they breached minimum set back distances in the Rural Zone.

Has the minimum set back distance changed?

If not then why are we even here?

According to Ms Foster (the Applicant's representative) the ***Wairarapa Coastal Strategy*** is irrelevant but I feel it's relevant to this proposed development - ***as it raises the issue of poorly designed and located subdivisions resulting in the loss of the special qualities of the coast? It includes a policy which ensures subdivision is designed around and in harmony with the special qualities of the Wairarapa coast'***

There is nothing **harmonious** about this additional application, and if consented we will be faced with houses marching down the hill in full view of our house, the beach and community. From our house we see the houses on the hill which have already been built, in fact the very first one built in Rochdale Road was visible from our lounge, so the new development will be even more intrusive. It's disingenuous to state that the tree planting will hide the houses. Even if the trees survive the winds, heat and the rabbits, it would take many years for them to reach the heights stated, and by then the 'new' homeowners will be chopping into them to get back their view!

The Resource Management Act states that '***sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety'*** and '***preservation of the natural character of the coastal environment (including the coastal marine area), wetlands,***

and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development'

I know the RMA is also apparently "irrelevant" but I fail to see how this proposed development cannot be deemed inappropriate? How on earth is the village supposed to sustain these numbers, and with the northern development still waiting to be started?

I also have huge concerns about the volume of traffic and parking issues we are now faced with. There is limited parking at the southern reserve end, and arriving last December I was stunned at the amount of vehicles parked up on the berms on Harapaki Road, Tamarisk Drive, Palm Parade & Blue Pacific Parade.

Since then a 28 capacity Motor Home Park has also opened down the northern end of the village, putting more stress on the pedestrians who enjoy a walk to the shop or beach. But unfortunately people don't walk to the beach or shop from the terrace houses or the motor home park, they drive! We arrived recently and there was a young girl (3-4yrs old) riding her trike around on the T- section of the road (no foot paths remember), with her older brother supervising. We stopped as she had no idea we were there, and we waited for her to be safely out of the way - no problem. Later that day I walked with my grandson on his scooter down to the shop and noticed at the parking area on the southern end were 2 campervans parked and then coming down the main road towards us was a very large motor home, with no visibility for anyone behind it, and I was relieved that that the little girl wasn't in the mix!

To reiterate, no foot paths, no pedestrian crossings, no policing of the traffic - this will surely end in an accident and I fear for the children.

This is a small beachside community, and doesn't have the infrastructure to handle what's here - and still to come, so unfortunately this means with another development in the pipeline the roads will be even more packed.

And finally, I'm also disturbed to read that "Appendix G, info withheld due to privacy reasons', for the following properties: Lot 2 2 Rochdale Road, Lot 29 35 Rochdale Road, Lot 33 39 Rochdale Road

It is known in the village that several property owners on Rochdale Road have agreed to not oppose the application if they are sold the sections (which most affect their properties) for a reduced amount.

I gather the legality of this agreement is irrelevant but this is sadly indicative of the developers attitude to our community.