

Submission to Plan Change 92

Western Bay District Council

September 14, 2023

Good morning all, my name is Russell Prout and I live on Francis Road, Omokoroa, with my family.

Omokoroa is a beautiful place and suitable for lifestyle, residential, commercial, home business, recreational and horticultural zoning, (preferably organic) - NOT INDUSTRIAL.

Omokoroa is a peninsula - it has water on 3 sides and has ONLY one road in and out of the entire peninsula.

We should not overpopulate and definitely NOT "industrialise" it. These peninsulas are rare by world standards, very precious and irreplaceable.

For many years parts of Omokoroa have been zoned "Future Urban" and now, we in the Francis Road area, are facing "Industrial Zoning" on our doorsteps.

What is the future? - develop in "UP TO 20 years" ? So, in fact it could be started in one year - maybe 2024?

I understand this land is additional to what is required by law, and, in my opinion, the proposed Industrial development on Francis Road is totally unsuitable, unsafe and unwanted.

Safety is a huge concern and with the industrial development comes larger vehicles often with trailers and heading into a cul-de-sac.

How can this street be considered safe for locals when these operators often on tight delivery schedules have to navigate this restricted/ congested space?

Francis Road leads down to the Waipapa river, has public access, public open space nearby and is a small no-exit road that is entirely suitable for local people to use for recreation purposes, and should be left, or returned to a more natural, clean, green environment with natural flora and fauna and native plantings to be encouraged next to a reasonably clean and natural waterway.

At present all of the stormwater generated on or near Francis road flows directly into the Waipapa river and it is with certainty that any industrialisation of this area shall result in pollution being carried into this waterway, this is irreversible and unacceptable. A simple fish shape at each drain will not stop pollution flowing past!

If you have calculated (within your plans) the extra traffic burden, Noise, Rubbish, Parking, Waste, storm water and Electricity requirements? Where is this proof and records? and is there accountability? And by whom?

There is already a proposed Industrial area for the east side of Omokoroa road, as yet, not fully developed. It makes sense to keep all the industrial activity in one area and prevent random spillage into rural/urban areas. Industrial areas on either side of Omokoroa road will surely result in significant additional traffic crossing Omokoroa road further endangering residents and non industrial users of this road. It will place an unnecessary burden on the proposed roundabout and further congest this area.

The council and anyone concerned about the clutter associated with small areas of industrial development are urged to spend a little time in Judea and gain an insight into poor planning. By 0730 there is no parking, vehicles occupying footpaths, verges, and designated carparks that customers cannot access. Vehicles parked overnight are shifted onto the roadside early and sit there all day. The congestion often results in a single direction of traffic and very restricted vehicle movements. This is real and a good example of what the council will be imposing on Francis road.

We the residents will have No voice once this decision is passed.

Western Bay Council has stated many times, and I quote "we will ensure everything you told us you love about your neighbourhood is protected"

I don't believe this is happening. Particularly with Plan 92 and even more importantly, with Industrial Zoning.

Other areas within Omokoroa have objected to Industrial zoning but it seems we must accept it by default. We do not want to accept.

I strongly disagree with Industrial Zoning on Francis Road!

Thank you