

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

7796899

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Vincenza Mancini Clark

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

I believe it would have adverse effects on the existing infrastructure i.e schools. I'm concerned about the fact that the community hasn't been consulted in a meaningful way. This proposed development runs contrary to the community's vision of this beautiful coastal village.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

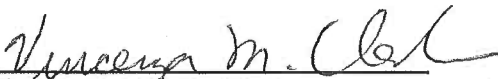
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised to sign on behalf of submitter)

8-8-18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 739 6574

Postal address: 6 Mallinder Place
(or alternative method Dakura 4314
of service under N.P.
section 352 of the Act)

Contact person: Vincenza M. Clark
(name and designation, Vincenza M. Clark
if applicable)

mail submission form to: submissions@npdc.govt.nz

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

7796885

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Robert Brian Clark

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

This development is not in keeping with the community's plan. It would tear out our infrastructure.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
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- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

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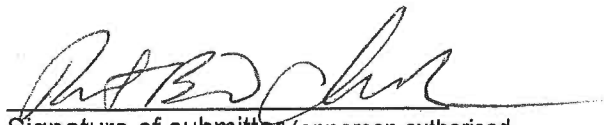
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised to sign on behalf of submitter)


8-88-18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 4700 922

Postal address: 6 Mallinder Place
 (or alternative method Oākura 4314
 of service under N.P.
 section 352 of the Act)

Contact person: 
 (name and designation, Robert Brian Clark
 if applicable)

mail submission form to: submissions@npdc.govt.nz

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: Hayley Bennett

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

Please see attached sheet

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

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- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of submitter (or person authorised
to sign on behalf of submitter)

8th August, 2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0276688577

Postal address: 69 Wairau Road
(or alternative method Oakura
of service under New Plymouth 4314
section 352 of the Act)

Contact person: Hayley Bennett

(name and designation,
if applicable)

mail submission form to: submissions@npdc.govt.nz

- Oakura Primary School is directly off State Highway 45, making access for our children, whether in cars, walking or biking already dangerous. Our children need to be extremely vigilant when crossing Donnelly Street. The influx of traffic would escalate the dangers surrounding this crossing. The current level of car use by parents/caregivers dropping of children before and after school, primarily between 8:30 to 9:15am and 2:45 to 3:15pm takes up all available on-street parking. Thus, parking would also be adversely affected. If this subdivision was to go ahead, the added influx of people, which will cause a surge in traffic and pedestrians, will have severe implications for the safety of our children.
- Also of major concern is the specific zoning rules that the developer is requesting to be applied to this development. I.e. 300 square metre sections, an increase to the area of the site that can be covered by a building to 55%. This will surely set a precedent for all future developers throughout Taranaki. If we wanted to live in a city, we would have! You will have a lot of explaining to do in the future if I seek to sub-divide my property into 400 or 500 square metre sections and am told I cannot after you have given this developer special permission!
- The current school will not be able to cope with the influx of new students. We all know the Ministry of Education has no money so will the developer be contributing to building and resourcing a new school to accommodate these extra children?
- With this particular developer's previous development, i.e. The Paddocks, did this developer promise to provide something towards the infrastructure of the Oakura Community and if so, did he deliver on these promises?
- Growth is a natural part of any community and I am not opposed to it. With a strong council, that has the interests of its community at heart, this growth usually occurs in a well-managed, structured way. I was under the impression that the Council wanted to "advocate for a co-ordinated approach to the growth of the village". The proposed development is far from what could be defined as a "co-ordinated approach."
- I have concern that the proposed development would encroach on the National Park and would be detrimental to its ecosystems. I have watched our community embrace the Restore Kaitake project, the proposed plan change seems to negate this whole initiative.

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7796905

Form 5

Submission No:
(Office Use Only)

Submission on a Private Plan Change to the New Plymouth District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

TO: New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH 4342

Number of additional
sheets attached

[Empty box for number of sheets attached]

Attention: District Planning Team



Please read all instructions carefully. Use additional sheets of paper if necessary but please indicate above if you are doing so and attach them securely to this form. ALL sections on both sides of this form must be completed. Please use separate submission forms for different Plan Changes.

1. Full name of submitter (please print): Allie Black

2. Private Plan Change number: PPC18/00048

3. Private Plan Change name: Wairau Road, Oakura Rezoning

4. a) Could you gain an advantage in trade competition through this submission? Yes No

b) I am/am not* directly affected by an effect of the subject matter of the submission that:

- adversely effects the environment; and
- does not relate to trade competition or the effects of trade competition.

(*Select one)

Delete paragraph (b) if you could not gain an advantage in trade competition through this submission.

5. The specific provisions of the Private Plan Change my submission relates to are as follows:
(Specify the specific page number, provision, map number in the Private Plan Change that your submission relates to.)

Application to Vary Consent Notice Page 8

Change to Operative District Plan – Specifically the change to lots sizes and attenuation bund

6. My submission is that:

(Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views.)

I oppose the application to vary Consent Notice 9696907. This was made with regard to the granting
of The Paddocks subdivision and was put in place specifically to preserve the view and rural setting to
offset the effects of that subdivision. The proposed development is in complete contradiction to the
intention and conditions of the consent notice in place. The new subdivision requires an attenuation
bund of 2-4 metres in height to border the SH45. This will be hugely imposing and will completely
destroy the rural outlook and feel of the area. It will effectively create a walled and gated community.



Mountain to Sea
Te Kaunihera-ā-Rohē o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

For office use only:
File No: 2005-2015 District Plan Change PLC18/00048
Doc No:
Date:

401

I also object to the scale of the development, specifically the proposal minimum lot sizes in the residential area. 300sqm is too small and will create density similar to that found in a large urban centre not a local village.

7. **I seek the following decision from New Plymouth District Council:**

(Give precise details of the decision you want the Council to make.)

I seek for the council to uphold the intention of the original Consent Notice and to retain the rural "feel" of the area. If residential development does go ahead the scale and density of this development needs to be reconsidered. It is total overkill for a township the size of Oakura and would forever alter the character of the place. Some development is inevitable but 300+ lots is enormous.

I agree with the proposal to develop equestrian lifestyle lots smaller than 10 acres. This allows for

Development but retains the rural feel and character of the land. These properties are sought after and in short supply in North Taranaki due to past restrictions on subdivision.


8. **Do you wish to be heard in support of your submission?**

(You have the right to be heard at a submission hearing.)

Yes No

9. **If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?**

Yes No



SIGNATURE of the person making submission or the person authorised to sign on behalf of the person making submission
(Note. A signature is not required if you are making your submission by electronic means.)

9/8/2018

DATE

Address for service of submitter: 917 South Road, RD4, Omata, New Plymouth

Telephone No: 0211760438

Email: allieblack@hotmail.com

Contact person: *(Name and designation, if applicable):* Allie Black

Notes to person making submission

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
2. Please NOTE all information provided in your submission, including your personal information, will be used to progress the process of this Private Plan Change and will be made publicly available.

This submission should be received by the New Plymouth District Council by the closing date for submissions to the Private Plan Change. Please send your submission by:

Post to: New Plymouth District Council, Private Bag 2025, New Plymouth 4342
Attention: District Planning Team

Deliver to: Civic Centre, Liardet Street, New Plymouth
or to library and service centres at Bell Block, Inglewood or Waitara

Email to: submissions@npdc.govt.nz

Visiting our website: newplymouthnz.com/HaveYourSay



**SUBMISSION BY POWERCO LIMITED ON A PROPOSED PRIVATE PLAN CHANGE PPC
18/00048 TO THE NEW PLYMOUTH DISTRICT COUNCIL DISTRICT PLAN**

To: New Plymouth District Council
Private Bag 2025
New Plymouth 4342
Attention: District Planning Team
Email: submissions@npdc.govt.nz.

From: Powerco Limited ("Powerco")
Private Bag 2061
New Plymouth
(Note that this is not the address for service.)

Feedback on the Plan Change closes on the 10 August 2018

1. This is a submission by Powerco limited on the Proposed Private Plan Change (PPC18/00048) referred to here on as PPC48 to the New Plymouth District Plan in Wairau Road, Oakura. Powerco is neutral to this plan change but seeks to ensure the council and applicants aware of our existing assets in the area.
2. Powerco **does not wish to be heard** in support of this submission.
3. Powerco is directly affected by an effect of the subject matter of the application that—
 - (A) Adversely affects the environment; and
 - (B) Does not relate to trade competition or the effects of trade competition.

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Dated at New Plymouth this 9th day of August 2018

Signature of person authorised to sign on behalf of Powerco Limited:



Simon Roche

ADDRESS FOR SERVICE:

**Powerco: Private Bag 2065,
New Plymouth 4340
Attention: Simon Roche
Phone: 64 06 9681779
Email: simon.roche@powerco.co.nz
Ref: SUB/2018/31**

Schedule 1 – Submission by Powerco

SCHEDULE 1

REASON FOR POWERCO'S SUBMISSION

1. INTRODUCTION TO POWERCO LIMITED

- 1.1 This submission has been prepared on behalf of Powerco Limited (*Powerco*). Powerco is New Zealand's largest electricity and second largest gas distributor in terms of network length, and has been involved in energy distribution in New Zealand for more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand.
- 1.2 Powerco's gas distribution networks are split into five regions – Manawatu, Taranaki, Wellington, Hutt Valley/ Porirua and Hawkes Bay. Powerco's electricity networks are located in Taranaki, Manawatu-Whanganui, and Greater Wellington (Wairarapa only), as well as parts of the Bay of Plenty and Waikato. Powerco distributes electricity and gas to the whole of the New Plymouth District including the area of Oakura covered by PPC48 therefore, Powerco has an interest. Powerco's existing gas and electrical assets are shown in Appendix A, B and C.

2. POWERCO'S SUBMISSION

- 2.1 Powerco is neutral to PPC48 and does not seek any specific relief. However, we seek to make the applicant and council aware of our existing electricity and gas assets located in the plan change area that will service the proposed new lots. Powerco seeks to ensure that electricity and gas infrastructure can be provided to developments in an appropriate and timely manner, and existing assets are protected from inappropriate development.

Ensuring adequate supply of electricity and gas to the PPC48 area

- 2.2 For new greenfield growth areas, it is necessary to have some forewarning and plan for the new lines, poles, gas pipes, transformers, upgrading of substations and the establishment of locations for utility street furniture/above-ground assets.
- 2.3 Powerco's Planning Engineers and Property and Consents team have reviewed this plan change and discussed various issues with the applicants regarding our existing assets in the area, supplying the new subdivision with electricity and gas and any upgrades that are required. The existing substation on South Road, adjacent to the proposed plan change

area, has the capacity to supply the proposed new lots. However, a new 11kV cable will need to be installed (at sub-divider contribution) from the Oakura Substation to ensure security of supply if the existing 33kV line (blue line in Appendix B) has an outage.

- 2.4 Powerco currently has capacity to serve the proposed lots with gas without upgrades. There is an existing gas gate to the east of the proposed subdivision along Wairau Road, as shown in Appendix A, which can service the PPC48 area.
- 2.5 It is best if any new infrastructure provision can occur simultaneously with the new development to minimise disruption to other infrastructure (e.g. particularly having to dig up roads) and also reduce costs to end consumers. Furthermore, the earlier this is addressed, the more readily such facilities can be accommodated within the overall design of an area.
- 2.6 For any property related enquires about the above issues please contact Kelly Soffe at Powerco's Property and Consents team at kelly.soffe@powerco.co.nz or 06 7596657. For any enquires around electricity supply or relocation of our assets please contact our Customer Initiated Works (CIW) team at CustomerWorksWestern@powerco.co.nz. Should you wish to discuss any proposals for works in close proximity to Powerco's gas assets, please contact Powerco's customer service team on ph: 0508 427 428 or by email: info@thegashub.co.nz.

Recognising the presence of existing gas and electricity network utilities

- 2.7 The proposed new growth areas in Oakura, shown in PPC48, contain existing electricity assets including a 33kV overhead sub transmission line and substation, as shown in Appendix B. Powerco seeks recognition of these existing assets in order to act as a trigger to ensure they are appropriately taken into account in relation to any future works may result in adverse effects on those existing assets. There is a need to manage any rezoning in the immediate vicinity of network utilities that pose a risk to, or are at risk from, the operation of the network. These risks include:
- Risk of electrical hazard or injury;
 - Risk to security of supply;
 - Risks associated with 'reverse sensitivity' and amenity;
 - Risks to vegetation;
 - Risk to structural integrity;

- Risk to Powerco's ability to undertake inspection and maintenance activities on its lines and support structures, and to undertake line upgrades.

- 2.8 The placement of mature size of trees in relation to infrastructure: Should PPC48 result in alteration to existing or new vegetation, Powerco seeks to be consulted. If any new or relocated trees are near our underground cables and pipes they can grow into and damage or interfere with underground infrastructure resulting in the need for costly repairs. This results in disruption to pedestrian and/or vehicle movements while repairs are undertaken and the potential need for tree removal. Likewise, tall trees can grow into and interfere with overhead electricity lines creating the potential for significant health and safety risk if vegetation becomes live or damages or downs electricity lines during a storm event. Consideration of the mature size of a tree should be considered at the time of planting. Trees should be positioned away from existing above and below ground infrastructure to avoid the potential for conflict and to ensure compliance with The Electricity (Hazards from Trees) Regulations 2003 (*the Tree Regulations*).
- 2.9 Major changes to ground level: Significant reductions or alterations in ground level can result in underground utilities being exposed and the need for remedial work, whereas significant increases in ground level can hinder access for maintenance purposes. Powerco has experienced situations in other jurisdictions where underground cables and pipes have been buried to depths of up to five metres as a result of works to raise ground levels, which makes access a significant impediment. In addition, too little cover can be problematic and result in significant restrictions on cable routes. Changes to ground level in the vicinity of underground utilities should be minimised and/or there should be discussions with the relevant utility provider, which may identify opportunities to readjust depth of the utility. Similar concerns arise for above ground infrastructure. Earthworks in and around support structures needs to ensure there is no risk to the stability of the infrastructure. Excavation depths and separation distances in and around support structures is governed by the New Zealand Code of Practice for Electrical Safe Distances NZECP 34:2001 (NZECP34:2001). It is also important to ensure that distances between overhead lines and the ground are maintained and not reduced as this could cause safety issues and non-compliance with the minimum safe distances from the ground specified in NZECP34:2001.
- 2.10 There are a number of standards and initiatives relevant to undertaking works in and around network utilities, and Powerco anticipates the developer and Council will adhere to these in the design and implementation of PPC48, should it be approved. These include:

- The 'Dial Before You Dig' service, which can be found online at www.beforeudig.co.nz. This provides information on the location of underground services, so that such services can be identified before works commence.
- The National Code of Practice for Utility Operators Access to Transport Corridors 2011, which sets out protocols for undertaking utility works in the road corridor and is managed by Councils through Corridor Access Requests.

2.11 Powerco has existing live gas pipes in the streets of the PPC48 area and a gas gate along Wairau Road, as shown in Appendix A. Powerco seeks to ensure that it has the ability to continue to operate and maintain our gas pipes and ensure continuity of supply. To enable this to happen, damage to our pipes or inappropriate development within close proximity, that restricts Powerco's access, should be avoided. As such, Powerco seeks to be involved in early consultation in relation to future development of the area. This will enable the early identification and resolution of any potential effects on Powerco infrastructure.

2.12 Powerco seeks to ensure that any works enabled by PPC48 are undertaken in a manner that avoids or mitigates adverse effects on its gas distribution assets, including:

- Physical damage to assets;
- Disruption of gas supply to customers during the period of works;
- Restrictions on access to underground infrastructure for maintenance purposes either during or on completion of the works, including by the inappropriate placement of structures or vegetation over underground assets.

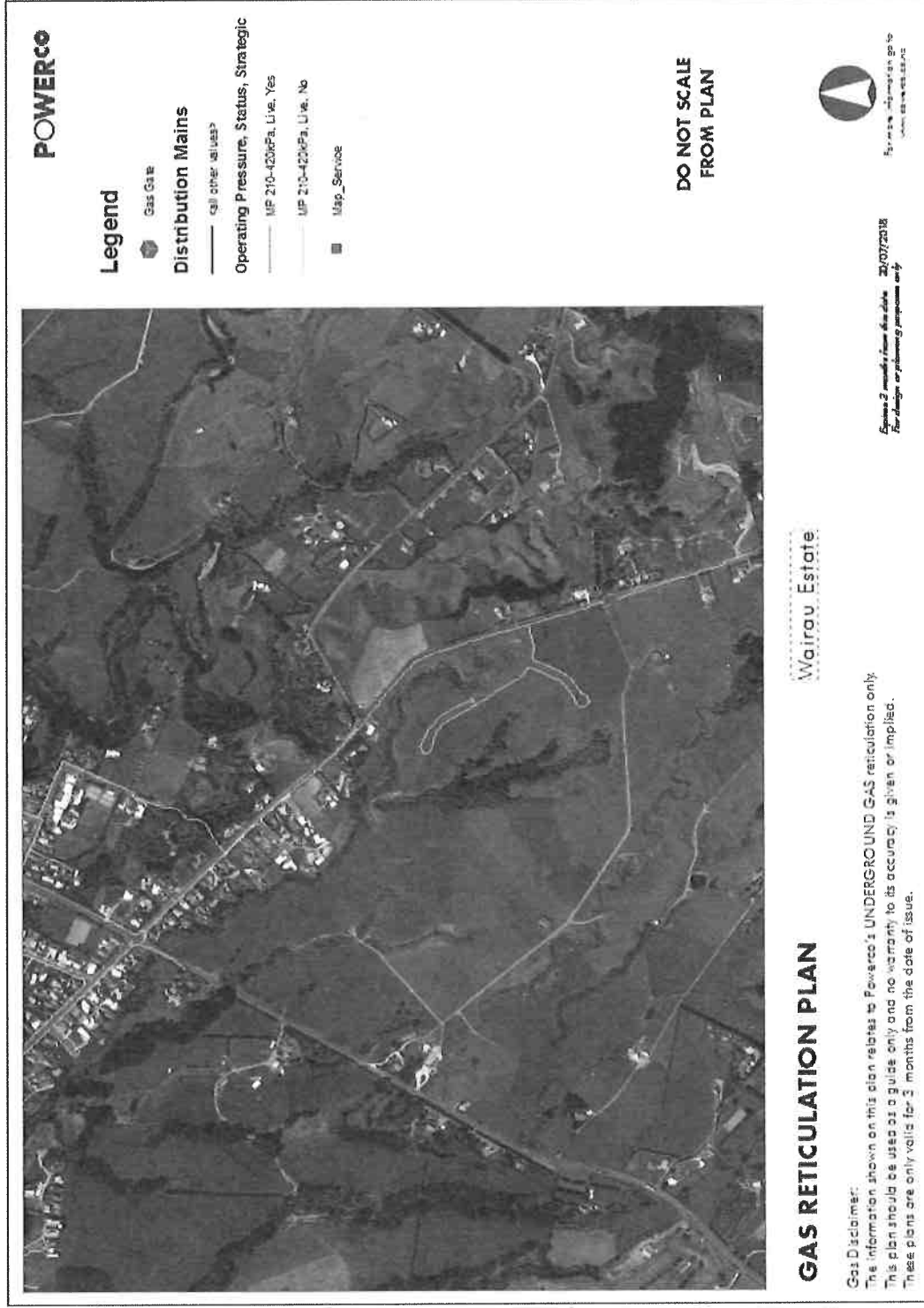
2.13 Any new buildings, structures or concrete surfaces must be set back a minimum of two metres from existing underground gas pipes.

3. CONCLUDING COMMENT

3.1 Powerco appreciates the opportunity to input on PPC48. As detailed above, no relief is sought. However, Powerco has existing gas and electricity assets within the area and seeks to ensure that they are able to continue to operate, maintain, upgrade and access these assets. The identification of future residential growth areas shows potential future service provision. To enable a more orderly and timely provision of electricity and gas supply, Powerco should be contacted to facilitate the provision of services in concert with development and to allow for any necessary upgrades.

- 3.2 Should you wish to discuss any proposals for works in close proximity to Powerco's assets or have enquiries about supplying gas and electricity please contact us as outlined in section 2.6 above.
- 3.3 Powerco would be pleased to discuss any of the matters raised above, and comment on any documents produced as a result of this consultation. If you have any queries or require additional information please do not hesitate to contact Simon Roche (06) 9681779.

APPENDIX A – GAS ASSETS IN PPC48 AREA (WAIRAU ESTATE)



POWERCO

Legend

Gas Gate

Distribution Mains

all other values

Operating Pressure, Status, Strategic

MP 210-420kPa, Live, Yes

MP 210-420kPa, Live, No

Map_Service

**DO NOT SCALE
FROM PLAN**

GAS RETICULATION PLAN

Wairau Estate

Gas Disclaimer:

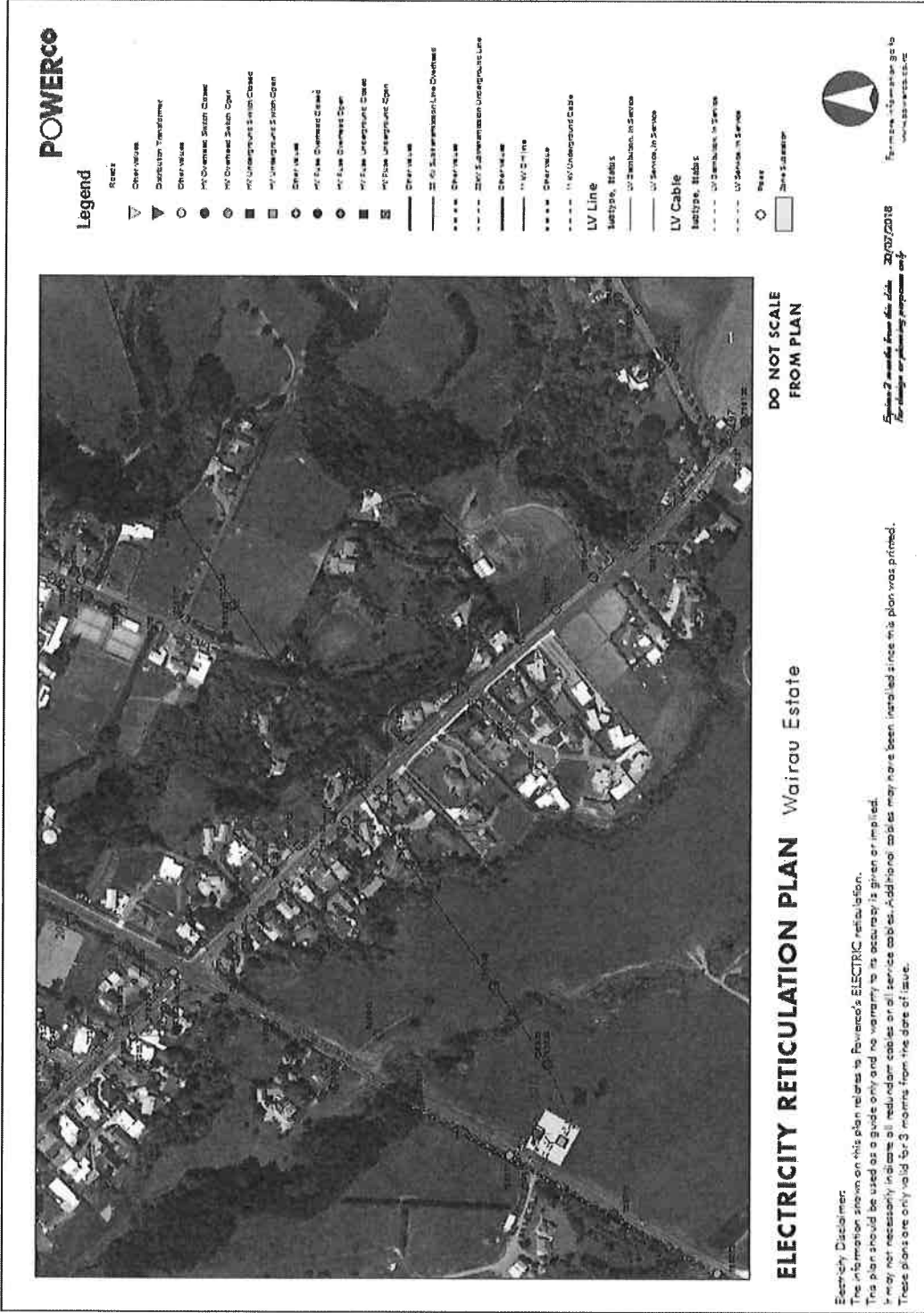
The information shown on this plan relates to Powerco's UNDERGROUND GAS reticulation only. This plan should be used as a guide only and no warranty to its accuracy is given or implied. These plans are only valid for 3 months from the date of issue.



Powerco Information 2019
www.powerco.co.nz

Expires 3 months from the date 20/07/2019
For change or planning purposes only

APPENDIX B – ELECTRICAL ASSETS IN PPC48 AREA (WAIRAU ESTATE - NORTH)



POWERCO

Legend

- Pole
- Overhead
- Overhead Transformer
- Overhead
- HV Overhead Switch Closure
- HV Overhead Switch Open
- HV Underground Switch Closure
- HV Underground Switch Open
- Overhead
- HV Line Closed
- HV Line Closed Open
- HV Line Underground Closed
- HV Line Underground Open
- Overhead
- 220kV Substation Line Overhead
- Overhead
- 220kV Substation Underground Line
- Overhead
- HV Line
- Overhead
- 110kV Underground Cable
- LV Line**
- 11kV, 22kV
- 11kV, 22kV
- Overhead
- 110kV Underground Cable
- LV Cable**
- 11kV, 22kV
- 11kV, 22kV
- 11kV, 22kV
- Pole
- 220kV Substation

DO NOT SCALE FROM PLAN

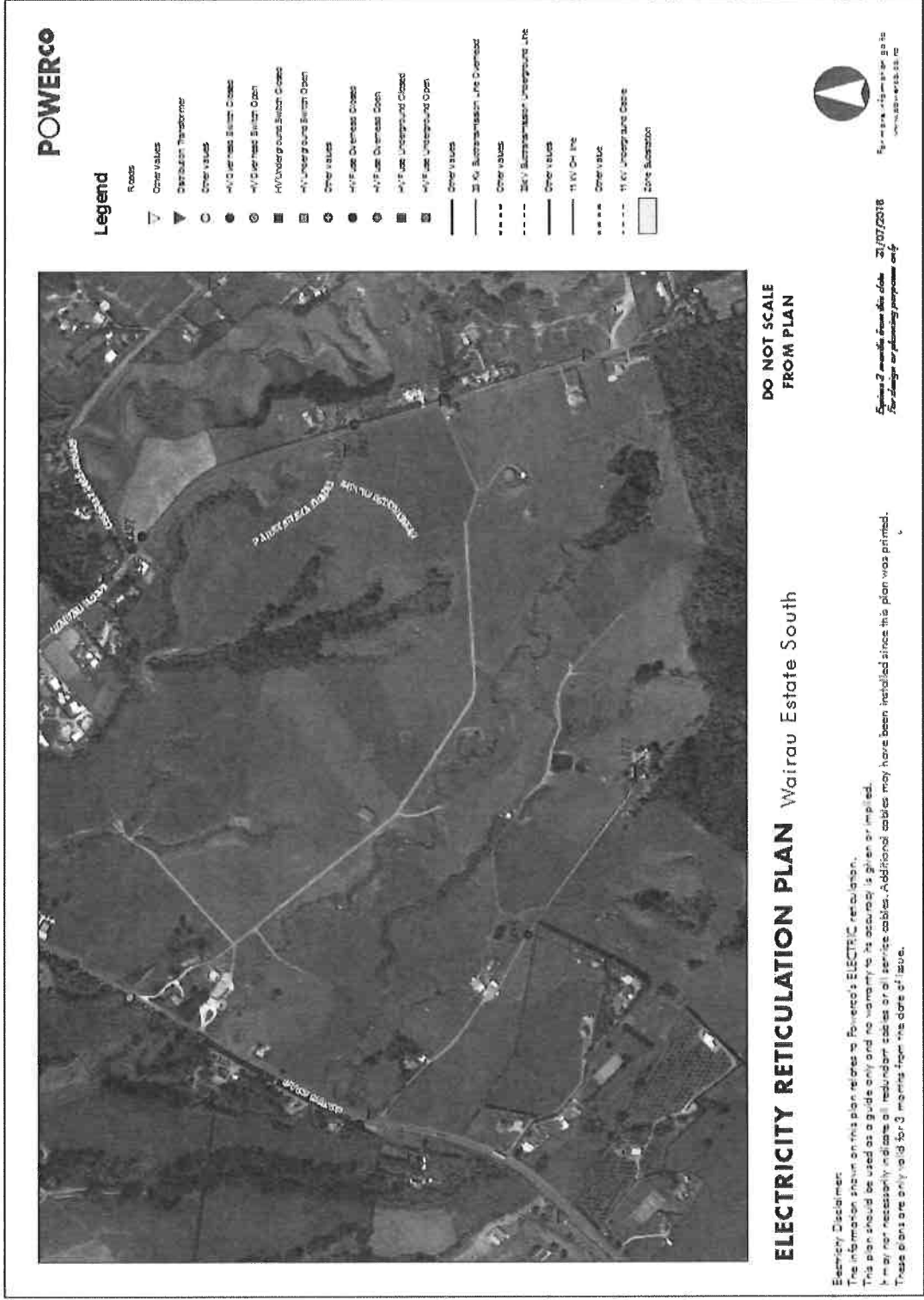
ELECTRICITY RETICULATION PLAN Wairau Estate

Electricity Disclaimer
 The information shown on this plan relates to Powerco's ELECTRIC reticulation. This plan should be used as a guide only and no warranty is given or implied. It may not necessarily indicate all underground cables or all service cables. Additional cables may have been installed since this plan was printed. These plans are only valid for 3 months from the date of issue.



Expires 2 months from the date 30/07/2018
 For change or planning purposes only
 www.powerco.co.nz

APPENDIX C – ELECTRICAL ASSETS IN PPC48 AREA (WAIRAU ESTATE - SOUTH)



**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

7796925

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional
sheets attached

1

NAME OF SUBMITTER: (full name) Mrs Hayley Ingram _____

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

- Traffic increase caused by the development, starting with construction phase - usually higher number of movements than normal.
- Traffic effects not only restricted to Oakura, but all the way into New Plymouth.
- Environmental impact from vehicle emissions, during construction phase and ongoing ***Continued on separate sheet***

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

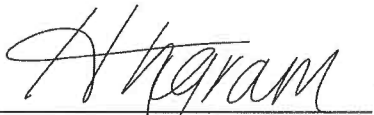
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised to sign on behalf of submitter)

9th August 2018 _____
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: +64211603998 _____

Postal address: 122a Wairau Road _____
(or alternative method of service under section 352 of the Act) Oakura, 4314 _____
Taranaki _____

Contact person: Mrs Hayley Ingram _____
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

My Submission continued; (H.Ingram opposing PPC18/00048)

- Mockery of The Paddocks Hearing commissions conclusions and conditions, paying lip service to the whole process.
- Applicant expressed the intention of retaining lot 29 with a protected farm status in the longer term regardless of zoning.
- An individual's belief that this proposal is for the greater good of Oakura's future, but the proposal doesn't seem to be a very community spirited development.
- I have concerns that after submission against the proposed development the applicant will make significant changes to the plans, which we will not be allowed to re submit against and not comment on in a possible hearing.
- Throughout the proposed amendments I believe the items under the discretionary columns (including restricted/fully) should be questioned - i.e. Wairau estate structure plan area shown in appendix 32: structure plan (rules 93-101) Discretionary column - No minimum for allotment size?
- Under landscape & visual impact assessment - addendum pg. 4, *Overall, notwithstanding the intention of the Consent Notice, the most significant visual effects created by the re- zoning proposal are limited to residents of the Paddocks.* I believe that the consideration for properties on the south side of Wairau Road appear to have been dismissed.
- Should the Rezoning be approved, and I sincerely hope it doesn't, I believe the community should be given the opportunity for more open discussions on the proposed development and the outcomes should be implemented.
- I believe rules and or conditions should be set in place to prevent grouping of cookie cutter house designs.
- I believe the Applicant should not be allowed to on sell the decision, if the development gets approval.

H Ingram 9/8/2018.

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7796936

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Lisa Wynter _____

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

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My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

Oakura is in need of available land for development, but these demands can be met within the area of land already proposed for residential development, at the immediate southern edge of the village <https://thetom.co.nz/uploads/oakura-consultation.pdf> (page 11)

Traffic access and egress via Wairau Rd (as proposed) is inadequate for the scale of the development.

The available space for the proposed Wairau Rd roundabout appears insufficient, making the roundabout too small for adequate traffic flow.

Both could be remedied by relocating the roundabout southwards approximately 300m toward the general location of the PowerCo building, creating a dedicated entry to developments on the either the inland or seaward side of SH45, alternatively having an entry up off Wairau rd and an exit onto SH45 South of Oakura.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

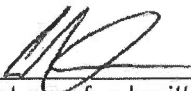
The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised
to sign on behalf of submitter)

9/8/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0279107253

Postal address: 17 Pakakakeke Drive
(or alternative method A04
of service under New Plymouth
section 352 of the Act)

Contact person:

(name and designation,
if applicable)

Lisa Hynde

mail submission form to: submissions@npdc.govt.nz

7796889

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional
sheets attached

0

NAME OF SUBMITTER: (*full name*) Stefan Imre Kiss

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (***state reasons for your submission in your own words. You may attach additional pages of information to this form.***)

- 1) The proposed plan change would produce a significant and disproportionate increase in housing at Oakura township that will generate significant adverse effects on the environment, the wider community and the rate payers of the District
- 2) Rezoning of this amount of land at this time at this location inappropriately reduces options for how this land and other parts of Oakura might be developed over a 30 to 50 year+ time horizon (Reduces Optionality)
- 3) The proposed structure plan has an inappropriate mix of allotment sizes not suited to the location and the Oakura Community
- 4) I do not support the removal of the Consent Notice that prohibits further subdivision of this land.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;

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- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;
- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
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- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised
to sign on behalf of submitter)

9 August 2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 758 1021
Postal address: PO Box 8258, New Plymouth 4342
(or alternative method of service under section 352 of the Act) _____

Contact person: Stefan Kiss
(name and designation,
if applicable)

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION

7796907

Clause 6 of Schedule 1
Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached 1

NAME OF SUBMITTER: Amy Cunningham

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

Please see attached sheet

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

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The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

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- lighting and light overspill effects;
- noise, vibration and privacy effects;

PO1

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
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- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of submitter (or person authorised
to sign on behalf of submitter)

8th August, 2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027990864

Postal address: PO Box 44
(or alternative method Oakura
of service under New Plymouth 4314
section 352 of the Act)

Contact person: Amy Cunningham
(name and designation,
if applicable)

mail submission form to: submissions@npdc.govt.nz

- The effect of this development on the community will be dire. Oakura school is already bursting at the seams, with no room for new pupils. This development will bring a lot more families to the area in a very short timeframe, and there is no land left within the village to extend the school or build another school nearby.
- From an environmental perspective, the proposed development would be extremely detrimental to the ecosystems around the area.
- The zoning rules that the developer is requesting are completely inappropriate for the rural area. 300 square metre sections and an increase to the area of the site that can be covered by a building to 55% is a material change to the current practice and will set a precedent for Taranaki generally. This will surely set a precedent for all future developers throughout Taranaki.
- The development will significantly and materially increase the number of cars on the road, especially during peak times. State Highway 45 around Wairau road is already a high crash area, and this will only worsen the situation. That, combined with the increase in children and families in the area, will likely lead to road fatalities. Many children in the area walk, bike ride or scooter to school currently, and this development will likely cause that to cease due to the huge danger this poses. This would be an extremely sad result to see this lovely aspect of our community to change in that way.
- Parking in the village is already minimal and with such an increase in traffic and cars on the road in the area, more parking will need to be considered. Parking at the school is already severely lacking, and currently in a dangerous situation come peak school hours, which would only get worse. There is no land in the village or near the school for more parking, so how will this issue be resolved?
- The development is extremely large for such a small village. It would completely change the community and have severe, adverse effects on the infrastructure supporting it. Development of Oakura is welcomed by most in the community, including me, but this is not the way to go about it. This development is not in the community's best interests by any stretch of the imagination.
- Many people in the community have been very disillusioned already with this particular developer's previous development in Oakura, The Paddocks. This went ahead on the condition that the developer would provide something towards the infrastructure of the Oakura Community, which has never happened.

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

7796939

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) JOHN RUSSELL ARDORN

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

THAT RESIDENTIAL SUBDIVISION SHOULD BE MAINTAINED OR ENCOURAGED TO BE PROVIDED WITHIN THE BOUNDARIES OF THE EXISTING RESIDENTIAL ZONES & DEFINITELY ON THE SEAWARD SIDE OF SIT 43.

ALL RESIDENTIAL ZONES SHOULD ADHERE TO LONG TERM URBAN PLAN PREPARED BY OAKURA COMMUNITY BOARD

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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- noise, vibration and privacy effects;

011

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
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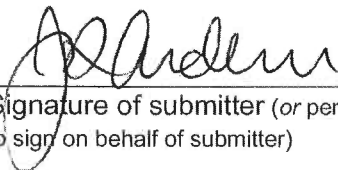
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised to sign on behalf of submitter)

7/8/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 7527519

Postal address: 16 RUSSELL DRIVE
(or alternative method of service under section 352 of the Act) DAUNEA 4314

Contact person: JOHN ARDERN
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

111

7796875

From: Ani Niwa <keith4ani@gmail.com>
Sent: Thursday, 9 August 2018 8:58 PM
To: submissions
Subject: PPC18/00048

Kiaora, on behalf of Ngati Tairi, Oakura Pa, we wish to express what we see as effects on and within our tribal area. We are concerned for the ecological effect of the storm water being disposed of via a series of small dams a long existing waterways. The existing habitat and ecosystems will be effected and possibly completely altered. These small waterways are breeding and development habitat for invertebrates smaller species. We would like to see a better solution to cater for the additional stormwater runoff.

Although we are continuing talking to the applicant, we would like to see some degree of cultural design for this development. Oakura is a soldier settlement and since the 1860s no cultural or alternative historical perspective has been contemplated. Oakura pa has survived In isolation. We see this opportunity to highlight the tangata whenua , their continued occupation, histories and values within this design rezoning.

We lodge this objection but will continue discussions with applicant in the hope to give effect to the above issues.

Yours sincerely
Keith Manukonga
Chairman Oakura pa.

PO Box 246
Taranaki Mail Centre
New Plymouth 4340

7796928

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**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

**Clause 6 of Schedule 1
Resource Management Act 1991**

Page 1 of 3

TO: New Plymouth District Council

NAME OF SUBMITTER: Jacqueline Molloy

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is:

I do not need this plan change PPC18/00048. Oakura already has identified areas of Future Urban development that has undergone community consultation and been accepted by the village. These proposed areas are too much, and it will change the nature of Oakura village completely, the proposed area of land requested for residential is inappropriate and would affect Oakuras character and values. It is a quiet village and while I do not oppose growth, we need to only grow in the already identified FUD areas. Adding more residential areas on top of the FUD areas should not happen, one or the other should only be allowed to happen, and the FUD should be it.

Furthermore, the land identified in the plan change is productive farm land, and is too valuable to be left vulnerable to market forces that could see it subdivided into unproductive blocks, it would have a negative effect on the productive use of the land and soil in the area.

The additional traffic that would be generated would have significant adverse effects on the village of Oakura, some of that with Wairau Road width, if a car on the side of the road, the road becomes one lane. The intersection also at Wairau and South Road would be too busy and a round about would be a total disaster, making this intersection very dangerous and slow.

The school would not cope with a large influx of students, it needs to grow slowly. The school is a full primary school Y1 to Y8, and I want it to stay that way, not suddenly have no room for the older kids.

It would be the closest subdivision closest to a national park, and we need to protect our natural environment, not allow this abominable plan proposal.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

511
The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

This is only the tip of the ice berg, it is simply a disaster.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter

8 th August 2018

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0272139766

Postal address: 123 wairau road
(or alternative method Oakura, 4314
of service under New Plymouth
section 352 of the Act)

Contact person: Jacqueline Molloy
(name and designation,
if applicable)

mail submission form to: submissions@npdc.govt.nz

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

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7796898

**Clause 6 of Schedule 1
Resource Management Act 1991**

Page 1 of 3

TO: New Plymouth District Council

NAME OF SUBMITTER: Vince Fenning

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is:

I do not need this plan change PPC18/00048. Oakura already has identified areas of Future Urban development that has undergone community consultation and been accepted by the village. These proposed areas are too much, and it will change the nature of Oakura village completely, the proposed area of land requested for residential is inappropriate and would affect Oakura's character and values. It is a quiet village and while I do not oppose growth, we need to only grow in the already identified FUD areas. Adding more residential areas on top of the FUD areas should not happen, one or the other should only be allowed to happen, and the FUD should be it.

Furthermore, the land identified in the plan change is productive farm land, and is too valuable to be left vulnerable to market forces that could see it subdivided into unproductive blocks, it would have a negative effect on the productive use of the land and soil in the area.

The additional traffic that would be generated would have significant adverse effects on the village of Oakura, some of that with Wairau Road width, if a car on the side of the road, the road becomes one lane. The intersection also at Wairau and South Road would be too busy and a round about would be a total disaster, making this intersection very dangerous and slow.

The school would not cope with a large influx of students, it needs to grow slowly. The school is a full primary school Y1 to Y8, and I want it to stay that way, not suddenly have no room for the older kids.

It would be the closest subdivision closest to a national park, and we need to protect our natural environment, not allow this abominable plan proposal.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

EH

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;
- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

This is only the tip of the ice berg, it is simply a disaster.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter

8 th August 2018

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0275533607

Postal address: 123 wairau road
(or alternative method Oakura, 4314
of service under New Plymouth
section 352 of the Act)

Contact person: Vince Fenning
(name and designation,
if applicable)

mail submission form to: submissions@npdc.govt.nz

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION

114
7796878

Clause 6 of Schedule 1
Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

1

NAME OF SUBMITTER: Oakura Playcentre

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

Please see attached sheet

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of submitter (or person authorised to sign on behalf of submitter)

8th August, 2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER: oakura@playcentre.org.nz

Telephone No: _____

Postal address: 14 Donelley Street
(or alternative method of service under section 352 of the Act) Oakura
New Plymouth 4314

Contact person: Hayley Bennett
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

- Oakura Playcentre is accessed directly off State Highway 45 . Our property borders that of Oakura Primary School and Oakura Library, therefore we share access via Donnelly Street. There is already a high flow of traffic on Donnelly Street that creates a significant hazard for our whanau when arriving and departing from our Centre. Our tamariki and parents/caregivers who hikoi or bike need to be extremely vigilant when crossing Donnelly Street. The influx of traffic would escalate the dangers surrounding this crossing. [L] [SEP]
- At its current level of use, parking on Donnelly St and adjoining streets such as Hussy St, State Highway 45 and The Outlook, are at capacity during peak times (predominantly between 8.30 - 9am and between 2.30 and 3.30pm). Tamariki range in age from 0 - 6 years, many of whom arrive with their parents/caregivers in Strollers/Prams and/or in Infant Capsules or Carriers. If this subdivision was to go ahead, the added influx of people, which will cause a surge in traffic and pedestrians, will have severe implications for the safety of our tamariki. [L] [SEP]
- Currently, the Ministry of Education owns the land on which we are situated. This allows us to provide a service that is unique to the village offering a child-centred environment for 0-6 year olds, where whanau are strengthened and our community enriched. If the proposed plan change was to occur, Oakura Primary School would rapidly grow and extra space would be needed to cope with this expansion. Hence, our site and therefore our Playcentre would be in jeopardy of being lost. Members of the community would then have to travel significant distances to get the same opportunities/services/education. [L] [SEP]
- Our Centre's strategic plan has a strong environmental stance and as a Centre, we value our surrounding National Park. We have concern that the proposed development would encroach on the National Park and would be detrimental to its ecosystems. We have watched our community embrace the Restore Kaitake project, the proposed plan change seems to negate this whole initiative. [L] [SEP]

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

7796924

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Anne Bridges

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

I am concerned with the scale of the area to be rezoned and consequent impact on the infrastructure of Oakura.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

M. O. Bridges
 Signature of submitter (or person authorised to sign on behalf of submitter)

8/8/18
 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 243 1766

Postal address: 18 Shearer Drive
 (or alternative method Oakura 4314
 of service under section 352 of the Act)

Contact person: Anne Bridges
 (name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

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**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

779 6890

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

1

NAME OF SUBMITTER: *(full name)* Richard Rollins

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

Please refer to attached page

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised
to sign on behalf of submitter)

9 August 2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER: hoh@earthlink.net

Telephone No: _____ 0210 298 2992 _____

Postal address: _____ Post Office Box 6 _____
(or alternative method of service under section 352 of the Act) _____ Oakura, Taranaki 4345 _____

Contact person: _____ Richard Rollins _____
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

ATTACHMENT TO SUBMISSION ON PLAN CHANGE BY RICHARD ROLLINS 9 Aug 2018

The proposed Plan change from rural zoning to a large residential development is not advised because of potential health impacts on infants, children, and pregnant mothers for the following reasons.

- 1) The concentrations of pesticides are frequently higher in residential runoff than in agricultural runoff, sometimes by an order of magnitude. The pesticides from a large residential development would be transported through the Wairau Stream catchment and delivered to Oakura Beach.
- 2) Many pesticides intended for residential garden use available at our local retail outlets are listed as possible or likely carcinogens, endocrine disruptors, and developmental toxins.
- 3) Numerous toddlers and children swim and play in the meandering freshwater ponds (small lagoons) formed by Wairau Stream on Oakura Beach. They prefer to spend hours per day in the ponds because the surf is too challenging for them to play in safely.
- 4) Since their nervous systems are developing at a high rate early in life, toddlers and small children are particularly vulnerable to the neurotoxic effects of pesticides. Pregnant mothers may also inadvertently expose their fetuses to developmental toxins while looking after their young children in these ponds. Exposure guidelines for pesticides are often developed assuming that adults are occupationally exposed to the pesticides for limited times and are not reflective of safe levels for children.
- 5) Regional Councils in New Zealand do not customarily monitor for pesticides in surface waters. Therefore, little or no baseline data of pesticide concentrations will exist for the Wairau Stream and the impact of residential development would be difficult or impossible to assess. Under these circumstances, changing the Plan before completion of a credible assessment of health risks to the public would not be advisable.
- 6) Because of the unique vulnerability of pregnant women, toddlers, and small children to the toxic effects of pesticides, the Council would be negligent to assume that the stream concentrations would be below *de minimis* (inconsequential) risk without appropriate measures to quantify and mitigate the hazard.

For these reasons and the reasons stated on the attached submission page, I urge the council not to allow the proposed plan change at this time.

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From: Rosemary Law [TDHB] <Rosemary.Law@tdhb.org.nz>
Sent: Friday, 10 August 2018 7:23 AM
To: submissions
Subject: Submission on the Proposed Oakura rezoning

7796884

To New Plymouth District Council

Submitter: Rosemary Law, 1518 South Road, Oakura

This is a submission on the Proposed Plan Change PPC18/00048, Wairau Road, Oakura rezoning.

Having lived in Rural Oakura for the last 20 years and in rural Taranaki for most of my life I feel strongly that this proposal sets a poor direction choice for Taranaki as well as this small area.

My objections are:

Taranaki is one of the few places not growing in population compared to many other province populations in NZ and most places are predicted to slow in growth so we definitely will too. We are in a unique position to be very circumspect about how we use our land.

With The Oil and Gas industry looking to be slowly phased out, we need to look to Tourism as an amazing asset to keep our region economically busy.

Oakura is uniquely placed to be a major attraction for outdoor activities that will bring tourism such as biking and hiking as it has Taranaki's closest links between coast and Mountain/National Park. We should be looking at building green space corridors in this area, not suburbs.

Oakura loses its intrinsic value as a small easily accessible beach village in terms of being able to visit without traffic hassles etc. These kind of places are protected in other places where they recognise the importance of preserving an areas attraction to locals and visitors.

Being close to the National Park we need to be especially careful to protect the land that boundaries with the bush to avoid the issues such as pest control, too many pets close to the National Park and other urban disturbances to the wild life that would come with intensive housing close to the National Park. We are so desperately trying to restore our National Park assets with Predator Free Taranaki, see the response from Oakura residents to Sunday's Predator Free Taranaki session.

The land in question is alluvial North facing land which has multiple alternative land use options that would fit in with neighbouring a National Park much better than intensive housing. Biking tracks, organic or alternative agriculture among others. I own shares in a property of similar rural size on the other side of the Mountain and it is very feasibly an economic unit.

This rezoning seems to completely contradict any previous long term plan for the area presented by the NPDC and the local community, please show respect for the planning and consultation processes previously undertaken.

NZ and Taranaki in particular, needs to adopt the land use strategies used in other countries who have long since realised we need to protect our green spaces. We should look at better use of urban areas if we need to build more housing, not give in to Urban sprawl. People live in the villages and leave the green space to be productive or left to flourish for its own intrinsic value.

With this proposed change, we are looking at losing something very important to many people and our Province with what sounds like the benefits going only to one individual group.

Thank you for your consideration of this submission.

Rosemary Law

6th August 2018

Full
Postal Address:
1518 South Road
RD 4
Oakura

Taranaki DHB has a policy on acceptable use of email. If the content of this message is inappropriate or breaches your organisation's policy, please contact the IT Service Desk to register a complaint.

Email: it.servicedesk@tdhb.org.nz

118

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

7796883

Clause 6 of schedule 1
Resource Management Act 1991

TO: New Plymouth District Council

Number of additional
sheets attached **2**

NAME OF SUBMITTER: (full name) RACHEL ANNA LAW

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPGN 200048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

SEE ATTACHED DOCUMENT

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan, a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective, neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised to sign on behalf of submitter)

9/3/2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No

06 7527076

Postal address

(or alternative method of service under section 302 of the Act)

4 PRUDENCE PLACE
 GAKUWA
 LISI

Contact person

(name and designation, if applicable)

mail submission form to: submissions@nsw.gov.au

Oakura has the privilege of being one of the few areas in New Zealand especially within the North Island where a significant National Park is adjacent to coastal areas. Areas like these are particularly important to New Zealand's biodiversity. These areas provide all season foraging for NZs native animals including Tuis, Kereru, Bellbirds etc who can do their over wintering on the coast then migrate up though the bush following the succession of flowering trees and plants that they feed on as they flower at different altitudes further on in the season. Then they have an easy migration back down to the warmer coast for winter again.

The areas adjacent to and between the Kaitaki's and the coast should be maintained in as low density housing as possible to encourage growth of native plants to ensure this hugely important habitat is enhanced and maintained. The proposed housing plan that this submission is opposing goes against all efforts to maintain the Taranaki coastal area as a healthy coastal ecosystem, with room for flora and fauna as well as people.

The Kaitaki Golf Course is part of this precious corridor and is in plans to enhance and maintain native bush to facilitate this advantage we have for native plants and animals and enhance our areas as a must see for future tourism. I feel all coastal development should join this effort. There are other important reasons to maintain corridors from sea to mountains including precious habitat for vulnerable plants as most of NZs population live on or near the coast therefore limiting this habitat but this is a huge ecological discussion and should be recognised and addressed in a forum of its own in Taranaki.

I also want to mention quickly how disingenuous and abhorrent I find the habit of applying for maximum housing density in order to come to a compromise with the council and be given medium housing density to make everyone feel they have won the battle. This area should only ever be low density for the reasons above.

Thank you for your time.

Regards,

Rachel Law

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7796896

New Plymouth District Council
Private Plan Change to NPDP
– Submission



TO: New Plymouth District Council
Private Bag 2025
New Plymouth 4342
Attention: District Planning Team

From: Queen Elizabeth the Second National Trust
PO Box 3341
Wellington 6140

9 August 2018

1. **Full name of submitter:** Queen Elizabeth the Second National Trust (QEII)
2. **Private Plan Change number:** PPC18/00048
3. **Private Plan Change name:** Wairau Road, Oakura Rezoning
4. **Could you gain an advantage in trade competition through this submission?** No
5. **The specific provisions of the Private Plan Change our submission relates to are as follows:**
 - Appendix diagram 32.1 Wairau Estate Oakura Structure Plan
 - Policy 23.8

6. Our submission:

QEII is particularly concerned regarding the effects of Medium Density development in Proposed Residential 'C', adjacent to the QEII Open Space Covenant identified as 'Open Space' in the eastern part of **Diagram 32.1** Wairau Estate Oakura Structure Plan.

Residential development at the proposed Medium Density in an area directly adjacent to this protected native bush will likely result in, among other issues:

- Residential rubbish and garden waste being dumped in the covenant
- An increase in weed and pest threats to the protected area, for example garden weeds and domestic animals
- Impediments to QEII National Trust access to the protected area, particularly the covenant boundary fence which can only be accessed from within the area covered by the Structure Plan.

Our Regional Representative discussed these concerns with the owner of the land subject to the proposed Wairau Estate Oakura Structure Plan.

P11

The landowner and our Regional Representative determined that a simple and effective solution would be to **relocate the bridle trail to run between Proposed Residential 'C' and the Open Space Covenant**. Both parties also agreed that this solution has the added benefit of improving scenic values of the bridle trail by locating it next to the protected native bush.

An aerial map showing the proposed relocated bridle trail is attached to our submission. We would appreciate the opportunity to approve any final agreed location for the bridle trail.

We request that the reciprocal rights of way which will make up the bridle trail (see *Policy 23.8 - Reasons*) also secure a right of access for agents of the QEII National Trust, in the event that the bridle trail does not provide for full public access.

We have no concerns regarding the border between the Open Space Covenant and the Proposed Rural Lifestyle Area. Development within the Proposed Rural Lifestyle Area will be much lower density, and in a manner commonly found next to land we protect. We have not found significant issues with developments of this nature adjacent to protected areas, so have no objections to this element of the proposed plan changes.

In conclusion, our concerns are limited to the need for a buffer (ideally via the bridle trail) to minimise impacts of development within Proposed Residential 'C' next to the protected area of open space. We appreciate that any concerns regarding specific developments will be best dealt with through submissions once subdivision applications are made.

7. We seek the following decision from New Plymouth District Council:

We request that Appendix Diagram 32.1 Wairau Estate Oakura Structure Plan be amended to show the bridle trail running between Proposed Residential 'C' and the boundary of the Open Space Covenant, in the area indicated on the plan attached to this submission.

We also request that Policy 23.8 be amended to include clarification that the bridle trail will run between the Residential C area and the Open Space Covenant, and to ensure that the reciprocal rights of way also permit access to the QEII National Trust.

8. Do you wish to be heard in support of your submission? Yes

9. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing? Yes



SIGNATURE

Malcolm Lucas
NAME

9 August 2018

DATE

Solicitor
POSITION

Address for service of submitter: PO Box 3341; Wellington 6140

Telephone No: 04 471 4191

Email: mlucas@qei.org.nz

Contact person: Malcolm Lucas - Solicitor

QEII National Trust Proposed Bridle Trail Location




5-06-170 Oakura Farm Park



QEII NATIONAL TRUST
Ngā Kalrauhi Papa Forever protected



Legend

-  Open Space Covenant
-  Parcel boundary
-  Proposed bridle trail route

Note: The covenant boundaries shown are indicative only.

Scale 1:5,000



Imagery and cadastral data sourced from the LINZ
Data Service and licensed for re-use under
Creative Commons Attribution 4.0 International

Printed: 9/8/2018

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

Clause 6 of Schedule 1
Resource Management Act 1991

TO New Plymouth District Council

Number of additional
sheets attached

NAME OF SUBMITTER: (full name) Kylie Braddock

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

Lack of schooling facilities to cope with amount of houses
being built.

Traffic increase

Attraction to rural aspect, strain on environment
and community.

One persons gain a whole community to loose

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Kylie Bradlock

Signature of submitter (or person authorised to sign on behalf of submitter)

7/8/2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 7040060

Postal address: 2A Kaitake Place
(or alternative method of service under section 352 of the Act) Auckland

Contact person: Kylie Bradlock
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

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7796923

Form 5

Submission No:
(Office Use Only)

Submission on a Private Plan Change to the New Plymouth District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

TO: New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH 4342

Number of additional
sheets attached

2

Attention: District Planning Team



Please read all instructions carefully. Use additional sheets of paper if necessary but please indicate above if you are doing so and attach them securely to this form. ALL sections on both sides of this form must be completed. Please use separate submission forms for different Plan Changes.

1. Full name of submitter (please print): Climate Justice Taranaki

2. Private Plan Change number: PPC18/00048

3. Private Plan Change name: Wairau Road, Oakura Rezoning

4. a) Could you gain an advantage in trade competition through this submission? Yes No

b) ~~I am/am not* directly affected by an effect of the subject matter of the submission that:
---adversely effects the environment; and---
---does not relate to trade competition or the effects of trade competition.~~
(*Select one)

Delete paragraph (b) if you could not gain an advantage in trade competition through this submission.

5. The specific provisions of the Private Plan Change my submission relates to are as follows:
(Specify the specific page number, provision, map number in the Private Plan Change that your submission relates to.)

Please see our full submission (attached as pdf)

6. My submission is that:
(Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views.)

Please see our full submission (attached as pdf)



Mountain to Sea
Te Kaunihera-a-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

For office use only:
File No: 2005-2015 District Plan Change PLC18/00048
Doc No:
Date:

151

7. **I seek the following decision from New Plymouth District Council:**
(Give precise details of the decision you want the Council to make.)

We ask that the private plan change be declined, unless significantly reduced in scope and incorporating real sustainability visions, designs and rules.
Please see our full submission (attached as pdf)

8. **Do you wish to be heard in support of your submission?** Yes No
(You have the right to be heard at a submission hearing.)
9. **If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?** Yes No

10 AUGUST 2018

SIGNATURE of the person making submission or the person authorised to sign on behalf of the person making submission
(Note. A signature is not required if you are making your submission by electronic means.)

DATE

Address for service of submitter: 62 Kaihihi Road Upper, Okato, Taranaki 4335

Telephone No: 027 363 6290

Fax No: _____

Email: climatejusticetaranaki@riseup.net

Contact person: (Name and designation, if applicable): Catherine Cheung, Researcher

Notes to person making submission

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
2. Please NOTE all information provided in your submission, including your personal information, will be used to progress the process of this Private Plan Change and will be made publicly available.

This submission should be received by the New Plymouth District Council by the closing date for submissions to the Private Plan Change. Please send your submission by:

Post to: New Plymouth District Council, Private Bag 2025, New Plymouth 4342
Attention: District Planning Team

Deliver to: Civic Centre, Liardet Street, New Plymouth
or to library and service centres at Bell Block, Inglewood or Waitara

Email to: submissions@npdc.govt.nz

Visiting our website: newplymouthnz.com/HaveYourSay

New Plymouth District Plan – Private Plan Change Request

Wairau Road, Oakura Rezoning

Submission from Climate Justice Taranaki Inc.

August 2018

Introduction

1. Climate Justice Taranaki Inc. (CJT)¹ is a community group dedicated to environmental sustainability and social justice. This includes issues of inter-generational equity, notably in relation to climate change, which will impact future generations' inalienable rights to safe water, air and soil, crucial to sustaining livelihoods and quality of life. CJT has been incorporated under the Incorporated Societies Act 1908 since 26th February 2015.
2. We welcome the opportunity to submit on the New Plymouth District Plan Private Plan Change PPC18/00048 Request for Wairau Road, Oakura Rezoning.

Overview

3. Urban development around cities and rural towns² need to reflect and support government policies and actions that tackle climate change, environmental sustainability, housing need, social inclusiveness and build on Māori knowledge and values notably kaitiakitanga (guardianship and conservation), ki uta ki tai (interconnected resources and ecosystems)³ and mauri (life force)⁴. The 'grow now, pay later' model⁵ is neither sustainable nor responsible.
4. The private plan change request, as it is, does not promote the sustainable management of natural and physical resources, and therefore fails to meet the purpose of the Resource Management Act 1991 (RMA). It reflects no desire or innovation for climate action, environmental sustainability, social inclusiveness or Māori values.

Amendment 1 Policy 23.8 and Amendment 2 Policy 23.9

5. The plan change request does not provide comprehensive assessment of the carrying capacity of the resources required to support its development. These include the added demand and pressure on water supply, stormwater management, sewerage treatment, traffic and transportation, as well as threats to local amenity values, water quality and indigenous biodiversity (from pests and weeds) considering the close proximity of the site to the national park.
6. There is no clear evidence of how the wide range of impacts from the site development would be avoided, minimised, mitigated or managed. The local population is projected to more than double, adding some 1,065 people in the proposed 59ha site and another 1,200 in the 48ha Future Urban Development (FUD) area on the other side of SH45.
7. The request does not provide alternative site or development strategy to justify the viability, effectiveness or efficiency of what's proposed.
8. There is no clear economic assessment on the cost burden on NZTA, Council and other rate payers, from the range of infrastructural spending required to support the development. We question why the public is expected to fund such a profit-making business venture when there are more pressing needs for public funding.

9. Considering the 20-40 year time-scale of the proposed development, we ask how the requested plan change fits in the Long-term Plan and Infrastructure Strategy that Council recently adopted in June, and with the current District Plan Review.

Amendment 3 Residential Environment Area and Amendment 4 Rules

10. There is inadequate justification for the various rules proposed, notably the significant increase in maximum coverage of a site to 55% and the reduction of lot size to 300m². What would be the loss of productive land, open space and opportunities for community initiatives such as food gardens, communal sheds or outdoor education?
11. If new rules are to be introduced, then we urge for rules that ensure and promote sustainability and resilience, notably in the areas of water supply, wastewater treatment, stormwater management, energy efficient homes^{6, 7}, solar water heating, renewable energy generation⁸, smart-grids, public and low carbon transport systems.
12. As an example, Kapiti Coast District Council's Plan Change 75 (2011)⁹ requires new residential dwellings to have rainwater tanks and/or greywater irrigation systems, for outdoor uses and toilet flushing; and no outdoor taps can be connected to the municipal water supply. As we explained in our feedback on the draft NP District e-Plan in March 2018¹⁰, such interventions by way of a District Plan Change and/or financial incentives would reduce the demand on Council's water supply as well as building community resilience.

Amendment 5 Rural Environment Area and Amendment 6 Rules

13. We are not convinced of the effectiveness of the proposed Rural Lifestyle Area (catering to the equestrian community) in promoting sustainable management of rural resources. If not properly managed, there are risks of weed infestations, soil erosion and water quality issues associated with such land use located in close proximity to the national park. There are other kinds of land use such as organic, small-scaled, market gardening which would be more sustainable and help build local food resilience, economy and a lower carbon future.

Decision Sought

14. We ask that the private plan change be declined, unless significantly reduced in scope and incorporating real sustainability visions, designs and rules.

¹ <https://climatejusticetaranaki.wordpress.com/>

² <https://www.stuff.co.nz/national/politics/102803694/the-urban-agenda-what-will-new-zealands-new-government-bring-for-towns-and-cities>

³ <https://www.mfe.govt.nz/publications/fresh-water/fresh-water-report-2017-introduction-to-our-fresh-water/ki-uta-ki-tai-%E2%80%93>

⁴ <http://ngatokitaiao.maori.nz/te-ara-maori-mo-te-taiao/environmental-monitoring/the-mauri-model/>

⁵ <https://www.reuters.com/article/us-global-cities-development/grow-now-pay-later-no-longer-an-option-for-worlds-ballooning-cities-experts-idUSKBN1FT2EZ>

⁶ <https://www.energywise.govt.nz/at-home/building/>

⁷ <https://www.nzgbc.org.nz/homestar>

⁸ <https://www.asbec.asn.au/research-items/bottom-line-household-impacts-building-code/>

⁹ <https://www.kapiticoast.govt.nz/contentassets/224584fb884e4d7e9fba8cf055044fb7/21-april/1013-08-kcdc-or-operative-stage-pc75-waterdemand-management-sp-11-191.pdf>

¹⁰ <https://climatejusticetaranaki.files.wordpress.com/2018/05/cjt-feedback-on-draft-new-plymouth-district-eplan-16mar2018-full.pdf>

ECM 7861175

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SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

10 AUG 2018

3:30
DL

**Clause 6 of Schedule 1
Resource Management Act 1991**



Te Kaunihera-a-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Dirk Schmidt-Rittershaus

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

- ① - The current infrastructure isn't sufficient to support the additional dwellings. I expect massive traffic issues at corner Wairau & Main South Rd. in the mornings. Also - Oakura school can't accommodate the possible high influx of new pupils in short period of time. School roll could double in next sections sold in short period of time.
- ② - I question if all the additional storm water could change shape of the beach & could affect water quality of rivers.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

NFS

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Dirk Schmidt-Rittershan

Signature of submitter (or person authorised to sign on behalf of submitter)

05/08/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06-7527488

Postal address: 19 A Kaitake Rd
(or alternative method of service under section 352 of the Act) RD 4 New Plymouth

Contact person: Dirk Schmidt-Rittershan
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

123

7796902

Submission on a Private Plan Change to the New Plymouth District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

TO: New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH 4342

Number of additional sheets attached []

Attention: District Planning Team



Please read all instructions carefully. Use additional sheets of paper if necessary but please indicate above if you are doing so and attach them securely to this form. ALL sections on both sides of this form must be completed. Please use separate submission forms for different Plan Changes.

1. Full name of submitter (please print): Tracey Mackenzie

2. Private Plan Change number: PPC18/00048

3. Private Plan Change name: Wairau Road, Oakura Rezoning

4. a) Could you gain an advantage in trade competition through this submission? Yes [] No [X]

b) I am/am not* directly affected by an effect of the subject matter of the submission that:
- adversely effects the environment; and
- does not relate to trade competition or the effects of trade competition.
(*Select one)

Delete paragraph (b) if you could not gain an advantage in trade competition through this submission.

5. The specific provisions of the Private Plan Change my submission relates to are as follows:
(Specify the specific page number, provision, map number in the Private Plan Change that your submission relates to.)

DIAGRAM 32.1

6. My submission is that:
(Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views.)

I Support the idea of equestrian lifestyle blocks however, human and horse safety should be at the forefront of developments planning and safer alternatives to all users being forced to use WAIRAU RD and the intersection should be taken into consideration and actioned as a result of community wide planning.



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7. I seek the following decision from New Plymouth District Council:
(Give precise details of the decision you want the Council to make.)

I want to see the esplanade strip along the Wairau stream be available for use for all including horses, cyclists and walkers. I have a 15 year old that currently already faces danger riding Wairau Rd down to Ponyclub and Beach. A busier road and intersection is only going to increase that danger. I personally know at least 10 children who ride that road with difficulty.

8. Do you wish to be heard in support of your submission?
(You have the right to be heard at a submission hearing.)

Yes No

9. If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?

Yes No

10-08-18

SIGNATURE of the person making submission or the person authorised to sign on behalf of the person making submission
(Note. A signature is not required if you are making your submission by electronic means.)

DATE

Address for service of submitter: 62 Kaihiki Rd Lower Okato
R.D 37 - New Plymouth.

Telephone No: 027 3190238. Fax No: _____

Email: tacey.mackenzie@sopexsmac.co.nz

Contact person: (Name and designation, if applicable): _____

Notes to person making submission

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule 1 of the Resource Management Act 1991.
2. Please NOTE all information provided in your submission, including your personal information, will be used to progress the process of this Private Plan Change and will be made publicly available.

This submission should be received by the New Plymouth District Council by the closing date for submissions to the Private Plan Change. Please send your submission by:

Post to: New Plymouth District Council, Private Bag 2025, New Plymouth 4342
Attention: District Planning Team

Deliver to: Civic Centre, Liardet Street, New Plymouth
or to library and service centres at Bell Block, Inglewood or Waitara

Email to: submissions@npdc.govt.nz

Visiting our website: newplymouthnz.com/HaveYourSay

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7796933

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Kim Sherree Winstanley

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

I feel that this proposal will greatly impact the special village feel that we have. I'm not against progress, but I think this scale is too great and it will be a negative impact. Another "Paddock" style would be OK.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised to sign on behalf of submitter)

10/8/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0274 10 1106

Postal address: 47 Winrau Rd
 (or alternative method of service under section 352 of the Act) Dalwra

Contact person: Kim Winstonley
 (name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

125
①
7796891

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional
sheets attached

3

NAME OF SUBMITTER: (full name) SIAN WINGATE _____

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is:

1. **Approximately 900m along SH45, I understand that Wairau Estate proposes to increase existing consent to expand a development plan to 400 residential lots over 58 Hectares of land.**
 - i. **The net effect of this proposed consent change, will increase Oakura's population/housing stock size by almost 70%. This expansion has not been precipitated by public interest or NPDC. It is the result of a single individual/entity developer for personal gain.**
 - ii. **A personal gain is not an appropriate trigger for Council to utilise its local government powers.**
 - iii. **I consider a planning approval of Council for a personal gain to be acting ultra vires of its designated authority.**
 - iv. **There is already approximately 64 hectares of land around Oakura marked as Future Urban Development (FUD). This already contemplates and caters to the phased population growth.**
 - v. **An additional 400 lot subdivision is additional to the current FUD land and is unnecessary and unwarranted.**

2. **The Oakura community is not against growth and development in the area.**
 - i. **However, development should be staged and designed to meet actual demand as opposed to perceived demand**
 - ii. **A developer entity has a conflict of interest and therefore is not the appropriate or legal vehicle to drive community growth. That is the remit of the NPDC and requires the legal consultation process to be followed.**

3. **There will be significant health and safety impacts which result from the proposed increase of population:**
 - i. **A dramatic increase in traffic volume through and around Oakura which could not be controlled by changes in the roading system such as roundabouts or a town bypass.**

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2

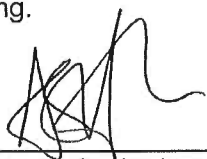
- ii. The school is nearing maximum capacity and there is minimal area remaining for the school to expand.
 - iii. Traffic also impacts the school function and near misses will be a significant and measurable risk to school children from increased traffic trying to locate car parking spaces/reversing and manoeuvring in and around the school which itself is located in a densely populated residential area with no protective zoning.
4. The small scale business area in Oakura will be unable to handle the large increase in population and there is limited space for business expansion and vehicle parking.
5. The proposed development is seeking to have some lot size's taken down to 300m² which is equivalent to that of central city living. This does not align with the long term plan of NPDC and a lack of consideration of this would be acting ultra vires in my view.
6. The Wairau Estate developer also completed the Paddocks Subdivision on upper Wairau Road several years ago. A major reason the Paddocks development was approved relied on the developer accepting to keep 58 hectares of farm land undeveloped.
 - i. Conditions of consent and adherence to them is a fundamental rule of law that should not be undermined.
 - ii. If NPDC undermines prior consent conditions, this would signal to all and any developer that such conditions are of little value.
 - iii. To waive consent conditions without a genuine public interest requirement is akin to acting ultra vires of its delegated powers of a local authority.
7. This development is not a community or council initiative and while it will provide construction work in the area for some people the majority of the money earned from it will go mostly to one entity.
8. The Oakura community growth plan and associated District plan completed with the assistance of NPDC aims to preserve the greenbelt between the township and the Kaitake Ranges National Park. This proposed development instigated by a private entity would be located in an area that has been documented by local government as an area to be preserved and undermines the democratic value of a consulted District Plan.
9. I also submit that a contravention of a community growth plan is not in accordance with the provisions of The Resource Management Act 1991
10. I also acknowledge the collective submission of my local community as detailed below.
 - The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.
 - The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

- The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.
- The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:
 - environmental, social and cultural effects;
 - amenity values, landscape (including visual) and rural character effects;
 - lighting and light overspill effects;
 - noise, vibration and privacy effects;
 - traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
 - infrastructure, services and community infrastructure effects;
 - storm water, sewage, water supply and waste water effects;
 - agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
 - reverse sensitivity effects;
 - earthworks effects;
 - construction effects;
 - cumulative effects.
- The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.
- The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.
- The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: **that the Plan Change be declined/rejected in its entirety.**

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised to sign on behalf of submitter)

SIAN LINLATE

Date 10/8/18

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 703 8014_

Postal address: 3 MALLINDER PLACE, OAKURA, 4314
(or alternative method

*of service under
section 352 of the Act)*

Contact person: SIAN WINGATE

*(name and designation,
if applicable)*

mail submission form to: submissions@npdc.govt.nz

has been sent electronically as well

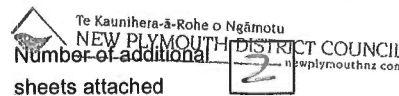
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SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

**Clause 6 of Schedule 1
Resource Management Act 1991**

10 AUG 2018

3-30
AL



TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Rebecca Scott

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Rebecca Scott

Signature of submitter (or person authorised to sign on behalf of submitter)

9/8/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 367 732

Postal address: 13a Shearer Dr
(or alternative method Orkney
of service under section 352 of the Act)

Contact person: Rebecca Scott
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

My submission is as follows;

I seek that the private plan changed be declined/rejected in its entirety.

I further submit the following:

1. The New Plymouth Coastal Strategy, The Oakura Structure Plan, The Oakura Community Engagement Project Report 2014/16, The Kaitake Community Plan and various NPDC Annual plan processes have all been worked on by various NPDC staff in conjunction with the community. Countless hours and NPDC expertise as well as ratepayers money spent on reports that show the land covered in this private plan change as zoned for rural use.
How can one developer with the sole purpose of making money over turn years of planning by the Council and community?
2. We work hard to contribute to the wellbeing and village feel of our community to ensure our kids can grow up in a place where people care and they are safe to be kids. The community has had to spend countless hours and at times been very stressful having to fight this submission.
3. The NPDC needs to listen to its rate payers within the community of Oakura. The community has voted against this proposed subdivision.
4. The future contributors of the district "our children" will be adversely affected. Oakura School can not cope with such a large intake of children from the proposed subdivision. Having a school that goes from year 1 to year 8 is a great asset to the community, the kids thrive and there is a real sense of older children looking after the younger students.
5. Traffic congestion and major safety issues as well as raising safety concerns for children making their way to and from school and around the village.
6. Could have major impact on the current Predator Free campaign.
7. I oppose the proposed section sizes being reduced from the Oakura residential lot size minimum of 600m² in the private plan change. While the Oakura focus group, study acknowledged the potential of smaller section sizes in future, this was to be in areas in close vicinity to the Oakura CBD. The proposed private plan change area is not in this vicinity.
8. Rural view shafts and the Kaitake Ranges will be affected.
9. This is not a case of "Not in our backyard" The residents of Oakura are not against progress, as currently there are some 35 approved sections about to be developed in a more appropriate location in the village, and an additional 100 or so sections already zoned as residential that are still held as rural land and could be developed without any plan change required. Growth is expected within Oakura, that growth be staged, and that maintaining the village feel is paramount. Sufficient undeveloped residential zoned land already exists in Oakura, accessed from Cunningham lane and can be staged to provide for future growth.

Please listen to the residents of Oakura, It goes against all past and current planning efforts and strategies and is not wanted by a huge majority of local residents.

We as a community appeal to Mayor Holdem, Councillors, council officers, RMA commissioners and any others involved in evaluating this private plan change to reject and decline it outright.

LOVE THIS PLACE.

Thank you.
Rebecca Scott.

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7796938

Submission on a Private Plan change to the New Plymouth District Plan

Name

Lyndon DeVantier

Could you gain an advantage in trade competition through this submission?

No

Are you directly affected by an effect of the subject matter of the submission that:

No

The specific provisions of the Private Plan Change my submission relates to are as follows:

Amendment 1 Policy 23.8 and Amendment 2 Policy 23.9; Amendment 3 Residential Environment Area and Amendment 4 Rules; Amendment 5 Rural Environment Area and Amendment 6 Rules

My submission is that:

New Plymouth District Plan – Private Plan Change Request Wairau Road, Oakura Rezoning
Submission from Lyndon DeVantier Email: Ldevantier@aol.com; Phone: 0278493138 10th August
2018 Preamble

1. I appreciate the opportunity to submit on the New Plymouth District Plan Private Plan Change PPC18/00048 Request for Wairau Road, Oakura Rezoning.
2. In my view, the private plan change request fails to meet the purpose of the Resource Management Act 1991 (RMA), because it fails to promote the sustainable management of natural and physical resources. It also lacks innovation for environmental sustainability, climate action, social inclusiveness or Māori values.
3. For these and other reasons outlined here below, the Plan Change Request should be declined. Amendment 1 Policy 23.8 and Amendment 2 Policy 23.9
4. The plan change request lacks a comprehensive assessment of the carrying capacity of the resources required to support its development. These include the added demand and pressure on water supply, stormwater management, sewerage treatment, traffic and transportation, as well as threats to local amenity values, water quality (including erosion issues) and indigenous biodiversity (from pests and weeds) considering the close proximity of the site to the national park.
5. The plan change request lacks clear evidence of how the wide range of impacts from the site development would be avoided, minimised, mitigated or managed.
6. It also is not clear what the cost burden will be on NZTA, Council and rate payers from the range of infrastructural spending required to support the development.
7. I am particularly concerned about the impacts from a projected major increase of Oakura's population, with some 1,065 people in the current proposed 59ha site; and another 1,200 people in the 48ha Future Urban Development (FUD) area on the seaward side of SH45.

FSI

8.All of these issues relate to how the requested plan change fits in the Long-term Plan and Infrastructure Strategy that Council recently adopted in June, and with the current District Plan Review. Amendment 3 Residential Environment Area and Amendment 4 Rules

9.Any new rules, if needed, should promote sustainability and resilience, notably for: a. water supply b.wastewater treatment c.stormwater management d.energy efficient homes e.solar water heating f.renewable energy generation g.smart-grids h.public and low carbon transport systems.

10.As an example, Kapiti Coast District Council's Plan Change 75 (2011) required new residential dwellings to have rainwater tanks and/or greywater irrigation systems, for outdoor uses and toilet flushing; and no outdoor taps can be connected to the municipal water supply. Such interventions by way of a District Plan Change and/or financial incentives would reduce the demand on Council's water supply as well as building community resilience. Amendment 5 Rural Environment Area and Amendment 6 Rules

11.It is not clear how the proposed Rural Lifestyle Area (mainly targeting the equestrian community) can promote sustainable management of rural resources. Horses can introduce weed infestations, soil erosion and water quality issues. Cats, dogs and other pets are also a significant problem when located in close proximity to the national park. Decision Sought

12.The private plan change should be declined.

I seek the following decision from New Plymouth District Council:

Decline

Do you want to speak to the Council in support of your submission?

Yes

If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?

No

Postal address:

62 Kaihihi Rd Upper

Phone:

011 64 27 849 3138

Email:

ldevantier@aol.com

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7796912

Submission on a Private Plan change to the New Plymouth District Plan

Name

Ana Hislop

Could you gain an advantage in trade competition through this submission?

No

Are you directly affected by an effect of the subject matter of the submission that:

No

The specific provisions of the Private Plan Change my submission relates to are as follows:

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is that:

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse: environmental, social and cultural effects; amenity values, landscape (including visual) and rural character effects; lighting and light overspill effects; noise, vibration and privacy effects; traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety); infrastructure, services and community infrastructure effects; storm water, sewage, water supply and waste water effects; agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects; reverse sensitivity effects; earthworks effects; construction effects; cumulative effects. The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

I seek the following decision from New Plymouth District Council:

That the Plan Change. Is declined/rejected in its entirety.

Do you want to speak to the Council in support of your submission?

No

If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?

No

Postal address:

25 Disley St

Phone:

011 64 210 295 0739

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anahislop@gmail.com

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7796886

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional
sheets attached

NAME OF SUBMITTER: (full name)

Robyn Ann McGregor

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

I object to this proposed plan change. Reasons being that this is prime productive land on a coastal strip of land that has potential for market gardening or the like. The infrastructure in the village would not be able to cope with more families - school, kindy + roading etc. without substantial increased rate payer contributions of which I am opposed.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
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- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

RM'Gregor

Signature of submitter (or person authorised to sign on behalf of submitter)

8-8-18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 7527191

Postal address: 22 The Outlook
 (or alternative method of service under section 352 of the Act) Oakura 4314

Contact person: Robyn M'Gregor
 (name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

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New Zealand
Telephone +64 6 758 8191
Fax +64 6 758 9785

7796922

New Plymouth District Council
[via email]

10 August 2018

Attention: District Plan Team

Submission by First Gas Ltd, Shell Taranaki Ltd and Liquigas: Private Plan Change, Wairau Road, Oakura

To: New Plymouth District Council ('Council')

Name of Submitters: First Gas Limited, Shell Taranaki Limited and Liquigas ('the submitters')

Please find attached a submission on behalf of First Gas Ltd, Shell Taranaki Ltd and Liquigas on a proposed Private Plan Change (Wairau Road, Oakura Rezoning) to the New Plymouth District Plan (the 'Proposed Plan Change'). All submitters have existing assets within the physical extent of the Proposed Plan Change.

The submitters could not gain an advantage in trade competition through this submission.

The specific provisions of the Proposed Plan Change that its submission relates to are attached.

The submitters seek the content of this submission be factored into future recommendations and decision making deliberations, to the extent the Proposed Plan Change includes provisions which protect existing gas and liquid petroleum infrastructure of regional (and national) significance and not restrict or compromise its ongoing operation, maintenance and upgrade (including access).

The submitters wish to be heard in relation to this submission, and would consider presenting a joint case with another party should similar submissions be made.

Signature of person authorised to sign on behalf of submitter

Address for service of submitter:

First Gas Ltd
C/- Beca AMEC Ltd,
Email: Hywel.edwards@beca.com
Tel: 027 463 3031
Attention Hywel Edwards)

Copy: Nicola Hine, First Gas Ltd

1 Brief Introduction to Submitters

1.1 First Gas Ltd

First Gas purchased the gas transmission network from Vector Gas Ltd on 20 April 2016 and is now the owner and operator of the gas transmission network. First Gas is Vector Gas Ltd's successor and has been confirmed as a Requiring Authority¹. Since purchase of the gas transmission network, First Gas has subsequently purchased some gas distribution assets and other gas related infrastructure across the North Island.

The First Gas network contains 2,504 kms of high pressure gas transmission pipes (including the Maui pipeline) and approximately 4,800 kms of gas distribution pipes in the North Island, with gas distribution networks in more than 40 North Island towns and cities.

First Gas also manages over 800 km of surface easements for petroleum product pipelines owned by other companies. These high pressure transmission pipelines transport natural gas or petroleum products to over 250,000 industrial, commercial and domestic gas customers.

1.2 Shell Taranaki Limited

Shell Taranaki Limited operates the Māui, Pohokura and New Plymouth Tank Farm assets on behalf of their respective joint-venture owners. The Māui and Pohokura assets produce natural gas and associated liquids (condensate). The natural gas feeds the domestic gas market. The Māui asset includes a 48 km stabilized hydrocarbon liquids (condensate) pipeline from the Māui Production Station in Oaonui to Paritutu Tank Farm in New Plymouth.

1.3 Liquigas

New Plymouth-based Liquigas is New Zealand's leader in bulk LPG handling. In operation since 1981, the company operates four terminals throughout New Zealand whereby it stores and distributes LPG for the domestic market, and associated infrastructure.

When needed, Liquigas coordinates the buying, import and distribution of LPG from the international market to ensure a continuous and uninterrupted supply to New Zealand customers. Approximately 90,000 households and businesses throughout New Zealand use more than 150,000 tonnes of LPG annually for domestic, commercial and industrial uses, including heating, cooking, vehicle fuel etc.

1.4 Intent of Submitters

In a Resource Management Act context, the submitters do not seek to unreasonably restrict future development, but seek that their regionally (and nationally) significant assets are:

- protected from others' land use activities, including subdivision which may enable future land use activity; and

¹ The Minister for the Environment gave notice on 5 July 2016 that that Amendment of the Resource Management (Approval of Natural Gas Corporation of New Zealand Ltd as a Requiring Authority) Notice 1994, dated 22 July 2009 has been amended by replacing Vector Gas Limited with 'First Gas Limited'.

- enabled (including through access) to be safely, efficiently and effectively operated, maintained, upgraded and developed.

2 Overview of Policy Framework Relating to Gas Infrastructure within extent of the Proposed Plan Change

Matters for Council to consider in respect of the Proposed Plan Change include consistency with the operative District Plan's direction and framework and the Regional Policy Statement. To this end, key provisions of note in the Regional Policy Statement for Taranaki 2010 are:

<i>INF Objective 1</i>	<i>To provide for the continued safe and efficient operation of the region's network utilities and other infrastructure of regional significance (including where this is of national importance), while avoiding, remedying or mitigating adverse effects on the environment</i>
<i>INF Policy 1</i>	<i>Provision will be made for the efficient and effective establishment, operation, maintenance and upgrading of network utilities and other physical infrastructure of regional significance (including where this is of national importance) and provision for any adverse effects of their establishment to be avoided, remedied or mitigated as far as is practicable.</i>
<i>INF Policy 2</i>	<i>The adverse effects of subdivision, use and development on the safety, efficiency, operation, maintenance and upgrading of the region's network utilities and on other physical infrastructure of regional significance (including where this is of national importance) will be avoided or mitigated.</i>
<i>INF METH 10</i>	<i>Include in district plans appropriate provisions (including designations) for network utilities and other infrastructure of regional significance (including where this is of national importance), and the procedures to be followed when proposing to undertake activities in proximity to these network utilities and infrastructure.</i>
<i>INF METH 17</i>	<i>Take into account current infrastructure corridors in resource management decision making; avoid, remedy or mitigate any incompatible use or activity affecting those corridors and include appropriate protection and recognition of existing infrastructure corridors in district plans and on planning maps.</i>

This regionally and nationally significant infrastructure framework needs to be given effect to, or in other words be implemented by, the Proposed Private Plan Change.

3 Understanding of Proposed Plan Change

The Proposed Plan Change seeks to rezone approximately 58 ha of land on the southern side of Oakura from Rural Environment (with part Residential Future Urban Development Overlay) to a mix of residential, business, open space and rural lifestyle. The Proposed Plan Change also includes a Structure Plan and new provisions to manage subdivision and development. A staging of development is proposed.

The area subject to the Proposed Plan Change will be accessed off a new entranceway along Wairau Road. The existing intersection at State highway 45 / Wairau Road is proposed to be upgraded with a roundabout and pedestrian underpass.

3.1 Confirmation of Assets within Extent of Proposed Plan Change

First Gas, Shell Taranaki and Liquigas have high pressure gas and liquid petroleum pipelines within the Proposed Plan Change Area. The pipelines traverses land on the eastern edge of the site subject to the Proposed Plan Change, within Stage 14 of the Concept Plan. The pipelines traverses three separate rural lifestyle lots, one of which indicatively shows an equestrian arena.

Immediately adjoining the eastern-most rural lifestyle allotment along Wairau Road is the Oakura Delivery Point owned and operated by First Gas. A Delivery Point is the point at which high pressure gas in the transmission network is de-pressurised for the gas distribution network.

For ease of reference, the Figure 1 below confirms the location of the pipelines and delivery point in relation to the Proposed Plan Change.

4 Submission Statement

The submitters neither support nor oppose the Proposed Plan Change, but seeks to ensure it provides an appropriate framework to both protect gas and liquid petroleum assets within the physical extent of the Proposed Plan Change and enable its ongoing operation, maintenance, upgrading (including access). This framework is required to ensure the submitters are able to continue to comply with its industry standard for the operation and maintenance of gas and liquid petroleum pipeline assets – AS2885.

In this context, specific submission points are made below. Underpinning the reasons for the relief sought is that fact that the Proposed Plan Change must give effect to the RPS which confirms the gas network is regionally (and nationally) significant infrastructure. The gas network needs to be both protected and enabled.

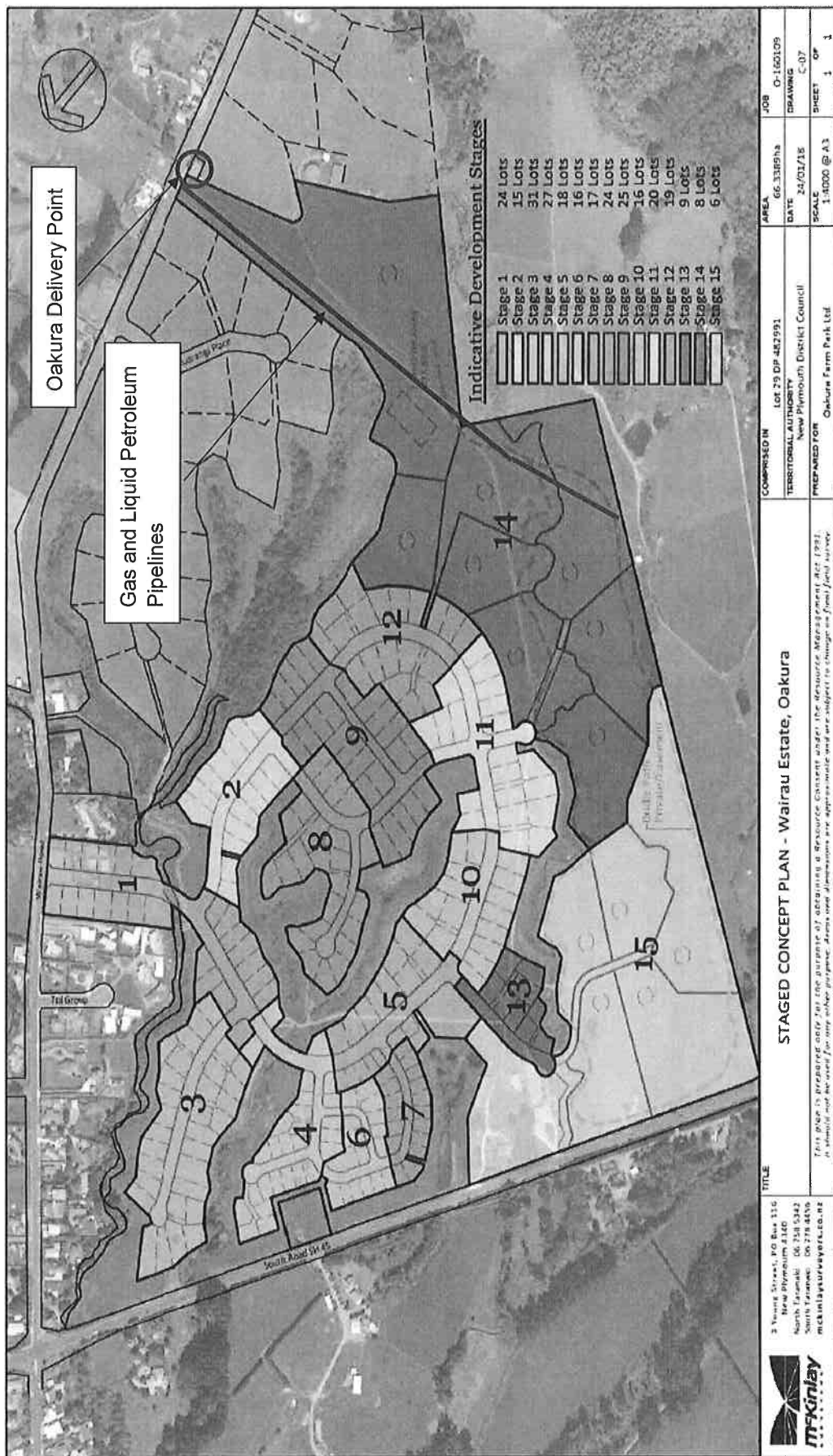


Figure 1: First Gas Assets (Imposed on Staged Concept Plan)

4.1 Specific submission points

Provision	Relief	Reasons
Illustration of Gas Transmission Infrastructure on Concept Plan / Structure Plan	Better illustrate the gas pipelines on the Concept Plan / Structure Plan.	<ul style="list-style-type: none"> ■ The more prominent illustration of gas infrastructure on the three lifestyle lots affected will better visualise the asset for the benefit of plan users, future purchasers of the affected sites and decision-makers. ■ Good resource management practice.
Land Use Zoning	Change the land use zoning of all land traversed by the gas and liquid petroleum pipelines (and overlaid with an easement) to open space with corresponding rules to restrict subdivision and land use activity. The bridle track could also be zoned open space.	<ul style="list-style-type: none"> ■ To provide a more appropriate land use zoning over the gas assets. ■ To signal that development (further subdivision and land use activity) will not be appropriate over / near gas pipelines.
Rural Lifestyle Rules: Structures – Buildings	<p><u>New Restricted Discretionary Activity Rule:</u> Any structure or building within 20m of the centreline of a gas pipeline or the Oakura Delivery Point Station (Legal Description: LOT 1 DP 11721 BLK II WAIRAU SD)</p> <p><u>Matters to be considered</u></p> <ol style="list-style-type: none"> 1) <u>The extent to which the building or structure, including activities facilitated by the building or structure and access arrangements, avoids or mitigates conflict with existing pipelines.</u> 2) <u>The ability for maintenance and inspection of gas and liquid petroleum pipelines including ensuring access to the pipelines.</u> 3) <u>The outcome of any consultation with the affected network utility operator(s).</u> 	<ul style="list-style-type: none"> ■ To ensure the gas network is both protected and enabled. ■ To allow for First Gas, Shell Taranaki and Liquigas to consider the implications of the physical implications of the building or structure, as well as activities the building or structure accommodates. For example, an equestrian arena would generate many horse float movements which may stress the pipelines. Further pipeline protection may be required.
Rural Lifestyle Rule 110: Subdivision	<p><u>New matters to be considered:</u></p> <ol style="list-style-type: none"> 1) <u>The extent to which the subdivision design avoids or mitigates conflict with existing gas and liquid petroleum pipelines, including access.</u> 2) <u>The identification of building platforms.</u> 	<ul style="list-style-type: none"> ■ To ensure the gas and liquid petroleum pipelines are both protected and enabled. ■ To allow for First Gas, Shell Taranaki and Liquigas to consider the implications of the subdivision, inclusive of access.

	<p>3) <u>The ability for maintenance and inspection of gas and liquid petroleum pipelines, including ensuring access to the pipelines.</u></p> <p>4) <u>Consent notices on titles to ensure on-going compliance with AS2885 Pipelines – Gas and Liquid Petroleum – Parts 1 to 3.</u></p> <p>5) <u>The outcome of any consultation with the affected network utility operator(s).</u></p>	
<p>Access to eastern-most rural lifestyle lot</p>	<p>The submitters are unclear if a direct access off Wairau Road is proposed to the eastern-most rural lifestyle lot containing the equestrian arena.</p> <p>The submitters would have significant concerns if an access was proposed on the basis that the potential accessway has gas and liquid petroleum pipelines (and others) beneath the land. Horse float and other large vehicle movements (e.g. an equestrian event) over the land would likely stress the pipelines. Further, there is an elevated risk at that potential intersection because of the Oakura Delivery Point Station. An internal Right of Way is considered more appropriate.</p> <p>Clarity on this issue is sought.</p>	<ul style="list-style-type: none"> ■ To provide clarity that no direct access to the rural lifestyle lot containing the equestrian arena (as shown on staged concept plan) is proposed off Wairau Road.

5 Reliance on the Gas Pipeline Easement

Traditionally, Vector Gas Ltd relied on the gas transmission easement to both protect and enable assets, infrastructure and activities. Noting that the easement was established in the 1960s, the easement is no longer wholly fit for purpose in terms of delivering the outcomes that submitters require in a Resource Management Act context.

For example, across the North Island, it is not uncommon for First Gas to not be notified of the subdivision of land containing the gas transmission network. This does not lead to good resource management outcomes in a reverse sensitivity context. Consequently, more and more time is being spent managing the expectations of the purchasers of new allotments, or rectifying or remediating activities that have occurred.

The most efficient and effective way of dealing with these issues is at subdivision stage, as well as having clear signals in a District Plan (subdivision and land use rules) as to what is acceptable and what is not in relation to regionally (and nationally) significant gas infrastructure.

6 Conclusions

The submitters seek that the content of their submission be factored into future decision making deliberations, to the extent the Proposed Plan Change includes provisions which protect regionally (and nationally) significant gas infrastructure and not restrict or compromise its ongoing operation, maintenance and upgrade (including access).

The submitters are willing to discuss the contents of this submission with Oakura Farm Park Ltd, should this be desired.

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7796887

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached (2 pages b741)

NAME OF SUBMITTER: (full name) Nikki Ingram

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

Having lived in Oakura on and off for over 25 years there has been a lot of growth and change over that time which I don't view negatively but the current proposed plan would, in my opinion, have a very significant, immediate and irreparable impact on the community in many ways. Primarily my concerns are in relation to the pressure the growth would put on the school which has already grown significantly in recent years and how further growth can be adequately accommodated while retaining green space; roads are already busy through the village, how do we ensure safety of road users with such a huge increase in traffic volumes; environment – the proposed subdivision is uncomfortably close to the national park and more houses obviously introduces more animals both domestic and wild. I don't believe that the proposed plan in its current form should be allowed to proceed.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

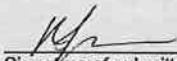
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.


 Signature of submitter (or person authorised
 to sign on behalf of submitter)

10 August 2018
 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 911 310

Postal address: 50 B McFarlane St
 (or alternative method Dakura
 of service under Taranaki 4314
 section 352 of the Act)

Contact person: Nikki Ingram
 (name and designation,
 if applicable)

mail submission form to: submissions@npdc.govt.nz

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

7796916

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached 0

NAME OF SUBMITTER: (full name) Angela Lawn

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

- * Such a large subdivision will result in Oakura losing its small town charm and it will just be another NP suburb.
- * The amount of traffic will result in the main street and roads to town being congested.
- * Also, as a home owner, my property is likely to lower in value due to many more houses being available.
- * I propose a much smaller scale of subdivision and implemented over a much longer period of time so infrastructure can catch up and so it is a more organic change.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

581

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

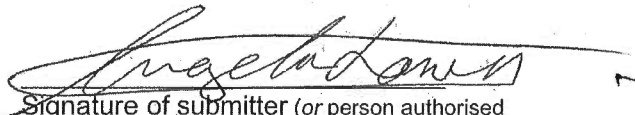
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised to sign on behalf of submitter)

10/8/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 02102184021

Postal address: 1142 South Road
(or alternative method of service under section 352 of the Act) Oakura Taranaki

Contact person: Angela Lawn
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

153

From: Clare Knapton <clare.knapton@gmail.com>
Sent: Friday, 10 August 2018 3:15 PM
To: submissions
Subject: Wairau Farm Park - Submission from NPOB

7796880

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of Schedule 1
Resource Management Act 1991

To: New Plymouth District Council

Submission from: The President and the Executive Committee of New Plymouth Old Boys Swimming and Surf Club (NPOB).

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal); New Plymouth District Plan.

NPOB could not gain an advantage in trade competition through this submission.

Submission

The specific provisions of the proposal that our submission relates to are: the Plan Change in its entirety.

Our submission is around our concerns for:

Increased traffic:

The Messenger Tce, Tasman Parade and Lower Wairau Road intersection; which is likely to become much busier as traffic flow through the village will increase so as to avoid an even busier South Road; is at a close proximity to the boat ramp and the crossing between our gear shed (where we store all our equipment including emergency response equipment such as the IRBs and the CANAM). Lack of parking at the beach which will be a key destination for many of the increased vehicles in the village and the consequences of potential for harm due to increase in pedestrian and vehicle movements at the beach; many pedestrians are children due to the proximity of playground/skate park with the beach and the requirement to cross the road.

Increase in stormwater runoff from additional housing and roading:

This could have the potential to exacerbate the current issues with the streams and the tracks they take in front of the club and boat-ramp, we have concerns of the wider environmental impact through Oakura Streams, reserve land and the beach.

Lack of local infrastructure to support significant increase in population.

We seek that the Plan Change be declined/rejected in its entirety.

Signed on behalf of the President and Executive Committee of NPOB



Clare Knapton

Date 10-08-2018

821

New Plymouth Old Boys Swimming and Surf Club
Tasman Parade
Oakura



134
P O Box 92, New Plymouth 4340
Tel: (06) 751 4285 | E-mail: puna@taranaki.iwi.nz
Web: www.taranaki.iwi.nz

7796897

10 August 2018

NPDC
Private Bag 2025
NEW PLYMOUTH

District Planning Team

By email: submissions@npdc.govt.nz

Tēnā koe,

Re: Submission on a Private Plan Change to the New Plymouth District Plan

BACKGROUND / STATUTORY APPLICATION

1. Te Kāhui o Taranaki ("Taranaki Iwi") welcomes the opportunity to make the following submission with regard to the Wairau Road Oākura Rezoning private plan change ("the Oākura Rezoning").
2. Te Kāhui o Taranaki is the mandated iwi authority for Taranaki Iwi. Taranaki Iwi, its hapū marae and pā exercise mana whenua and mana moana from Paritūtū in the north around the western coast of Taranaki Maunga to Rāwa o Turi stream in the south and from these boundary points out to the outer extent of the exclusive economic zone. Please find a map attached which shows the Taranaki Iwi rohe which is included in the Taranaki Iwi Claims Settlement Act 2016 (**Taranaki Iwi Rohe Map**).
3. Under the Resource Management Act 1991 authorities must take into account Iwi planning documents that are endorsed by Iwi authorities. Taiao, Taiora is the environmental management plan of Taranaki Iwi. It has been endorsed by Te Kāhui o Taranaki in April 2018. In support of this submission we refer to sections from Taiao Taiora and assert that it must be taken into account in the consideration of this submission.

SUBMISSION

4. Taranaki Iwi are directly affected by the Oākura Rezoning and are in opposition due to potential adverse effects on the environment. We wish to be heard on this matter.

5. Taiao Taiora refers to the issues which are causing an adverse impact on Papatuānuku and they are:
 - a. Poorly designed subdivision and development that can lead to unsustainable and inefficient land use, destruction of wāhi tapu and other important sites, loss of access to areas, an increase in pests, and more pressure on water resources through abstraction and direct and indirect discharges;
 - b. Landfills and solid waste management practices can lead to the irreversible degradation of our environment;
 - c. Unsustainable land use practices can lead to soil erosion which results in important soil resources being washed into wai/water polluting it and depleting the health of the whenua/land;
 - d. Cultural values are often considered as separate to the physical elements of landscapes.

6. Taranaki Iwi has the following policies in respect of subdivision and land use and submit that any decision should take the following into account:
 - a. New urban development will be designed in a manner which reflects the environmental and cultural values of the site, including:
 - i. Protecting sensitive areas;
 - ii. The creation of wetlands on land-based systems for stormwater management;
 - iii. In consultation with tangata whenua, incorporating the cultural values and histories into the names and design of the development;
 - iv. Ensuring that the development does not result in increased levels of pests and predation in the area, including the consideration for excluding cats and other domestic pets with the potential for harm;
 - v. Utilising low impact design techniques;
 - vi. Creating walkable settlements that have provision for bikes and public transport;
 - vii. Ensuring that if earth is brought into a site that it is free of weeds and other pests;
 - viii. The design and density of the development will reflect and respect the natural landforms and natural processes of the site.
 - b. Any landscape assessments undertaken will consider the underlying cultural values as an important and inseparable element of that landscape;

c. Taranaki Iwi will not support:

- i. Any action or activities that will result in the degradation of the mouri of Papatūānuku;
- ii. Subdivision and associated land uses that cannot demonstrate that they will not adversely affect Ranginui, Papatūānuku, Taranaki Mounga, Tāne, Tangaroa-ki-Tai and Tangaroa-ki-Uta;
- iii. Any subdivision or land use that will result in the loss or restriction of access to sites of significance (including wāhi tapu), on Taranaki Iwi; and
- iv. Any subdivision and development that adversely impacts the important cultural values associated with landscapes of importance to Taranaki Iwi (hapū, marae/pā).

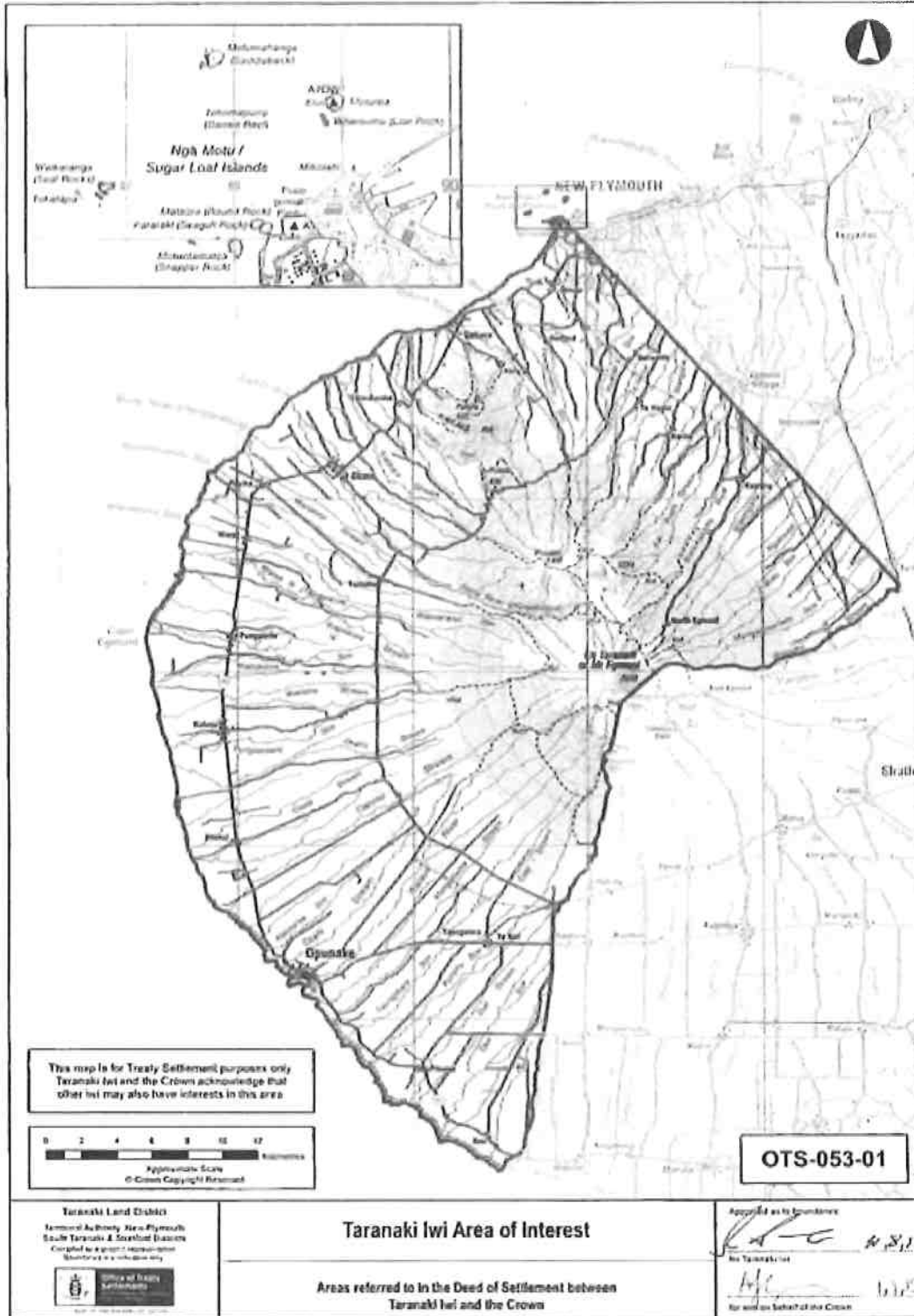
7. Taranaki Iwi thank you for your consideration of this submission in opposition to the Oākura Rezoning application.

Noho ora mai,

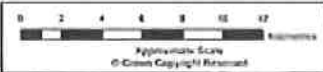


Wharehoka Wano
Tumuwhakarito /CEO
Te Kāhui o Taranaki Iwi

TARANAKI IWI ROHE MAP



This map is for Treaty Settlement purposes only. Taranaki Iwi and the Crown acknowledge that other Iwi may also have interests in this area.



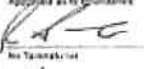
OTS-053-01


Taranaki Land District
 Territorial Authority: New Plymouth
 South Taranaki & Stratford Districts
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Taranaki Iwi Area of Interest

Areas referred to in the Deed of Settlement between
 Taranaki Iwi and the Crown

Approved as to boundaries
 14/8/15
 for Taranaki Iwi

 14/8/15
 for and on behalf of the Crown

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7796910

Submission on a Private Plan change to the New Plymouth District Plan

Name

Amy Sutherland

Could you gain an advantage in trade competition through this submission?

No

Are you directly affected by an effect of the subject matter of the submission that:

Yes

The specific provisions of the Private Plan Change my submission relates to are as follows:

My submission is that:

I support the idea of some growth in the area. Its a great place to live and its fair to share it with more people. I support the proposal to including native bush, QE2 land, the equestrian park, . I do not support the size (400 lots), density (some of the lots are 300m2 and squashed in a small space) and access point to the subdivision (will create a huge amount of traffic on Wairau Road which is not equipped to cope). The Oakura village has a very clear look and feel which is what attracts people to live there. The rest of the village is not equipped to cope with that many more residents.

I seek the following decision from New Plymouth District Council:

To consider moving the access way to this subdivision to SH45 opposed to Upper Wairau Road To reduce the amount of lots from 400 to 100 at most. To impose a minimum square meter size for the lots of no less than 900 m2

Do you want to speak to the Council in support of your submission?

No

If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?

Yes

Postal address:

104 Wairau Road

Phone:

011 64 274 725 360

Email:

alsuthie@gmail.com



136

Level 5, 43 Ashley Street
PO Box 1947
Palmerston North 4440
Phone: (06) 953 6396
Fax: (06) 9536203

www.nzta.govt.nz

4796876

10 August 2018

New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH 4342
Attn: Zane Wood
Via email: submissions@npdc.govt.nz

Dear Zane,

RE: PROPOSED PRIVATE PLAN CHANGE 48 - WAIRAU ROAD, OAKURA REZONING

Thank you for the opportunity to provide feedback on Proposed Private Plan Change 48 to the New Plymouth District Plan.

This submission provides input from the NZ Transport Agency (Transport Agency), reflecting its land transport policy role as well as its perspective as the operator of New Zealand's national State Highway network. This feedback takes into account the Transport Agency's objectives and statutory obligations, as well as its prior experience with integrated land use planning across the country.

The Transport Agency looks forward to working further with the Council.

Yours faithfully,

Hannah Thompson
Senior Planner
Consents and Approvals

DDI 06 953 6790
hannah.thompson@nzta.govt.nz



NZ TRANSPORT AGENCY
WAKA KOTAHI

Pursuant to Clause 6 of the first Schedule of the Resource Management Act 1991

**Submission on New Plymouth District Council Operative District Plan –
Proposed Private Plan Change 48: Wairau Road, Oakura Rezoning**

To: **New Plymouth District Council**
Private Bag 2025,
New Plymouth 4342
Attention: Zane Wood

From: **NZ Transport Agency**
PO Box 1947
Palmerston North 4440

- 1 **The NZ Transport Agency (*Transport Agency*) supports in part Proposed Private Plan Change 48 (*PC48*).**
- 2 **The NZ Transport Agency could not gain an advantage in trade competition through this submission.**
- 3 **The specific provisions of Proposed PC48 that the Transport Agency's submission relates to are as follows:**

The Transport Agency is supportive of PC48 in part in so far that it:

- Includes policies relating to the provision of a safe and efficient road transportation network.
- Supports planned and integrated growth in the Taranaki Region.
- Proposes a detailed structure plan that includes the provision of a noise bund to mitigate the effects of unavoidable noise generated from the State Highway on sensitive receiving environments.

The Transport Agency seeks clarification on a number of matters included in the structure plan and the traffic impact assessment.

The Transport Agency also seeks for PC48 to include provisions that encourage the treatment of NOISE SENSITIVE ACTIVITIES located proximate to the existing land transport system including State Highway 45. Specifically we seek for a minor amendment to proposed Policy 23.8, an additional Method of Implementation and a new permitted activity standard within the rules on the *ERECTION of BUILDINGS and STRUCTURES other than BUILDINGS*.

4 The Transport Agency's submission is that:

4.1 Role of the Transport Agency

The Transport Agency is a Crown entity that takes an integrated approach to transport planning, investment and delivery. The Transport Agency's statutory objective is to undertake its functions in a way that contributes to an affordable, integrated, safe, responsive, and sustainable land transport system.

The Transport Agency has a mandate under the Land Transport Management Act 2003 (LTMA), the Government Roothing Powers Act 1989 (GRPA), and the Government Policy Statement on Land Transport 2018/19–2027/28 (GPS) to carry out its functions in a way that delivers the transport outcomes set by the Government.

The Government recently released the GPS to be effective from 1st July 2018. This GPS outlines both New Zealand's strategic transport priorities and guides investment. The GPS lays out four new priorities and six objectives, which include safety; improved transport access to economic and social opportunities as well as providing more resilience and choice; better environmental outcomes; and infrastructure which delivers the best value for money.

The GPS also has three themes to guide and effectively deliver the above priorities. These are: a mode neutral approach to transport planning and investment decisions; incorporating technology and innovation into the design and delivery of land transport investment; and integrating land use and transport planning and delivery.

The GPS promulgates the Government's future strategic transport priorities and these should be considered in the development and decision processes for PC48.

The Transport Agency is interested in PC48 because it has implications on how the State Highway network is protected and managed. PC48 also has implications on the health and wellbeing of sensitive receivers seeking to locate proximate to State Highway 45. The Transport Agency seeks to ensure that the potential effects from development do not impact on the safe and efficient operation of the transport network or on adjacent sensitive receiving environments.

4.2 Specific comments applying to Proposed PC48.

The Transport Agency supports the overall intent and direction of Proposed PC48, however seeks amendments and further information. Our specific submission points are set out below. Insertions we wish to make are marked in bold and underlined, while recommended deletions are shown as struck out text. The Transport Agency's specific comments on PC48 are as follows:

Policy and Methods of Implementation 23.8

The Transport Agency broadly supports Policy 23.8 and the proposed Methods of Implementation as a mechanism for planned urban growth through a structure plan process. This process provides a good opportunity for effective integration of proposed land use with the surrounding services and infrastructure including the State Highway network. Included within PC48, (Diagram 3.2: Wairau Estate Oakura Structure Plan) we note that Residential D, Rural E and Business C zoning is proposed adjacent to State Highway 45. It is anticipated that the proposed residential and rural zoning (and to a lesser extent the Business C zoning) will provide for noise sensitive activities which require careful treatment to ensure the health and well-being of these sensitive receivers. This is because the operation and maintenance of the national State Highway network often includes an unavoidable noise component. Long term, road traffic noise can cause annoyance and sleep disturbance, potentially resulting in adverse health effects on the occupants of buildings containing noise sensitive activities located within close proximity to the State Highway network. The Transport Agency consider it good planning to recognise the effects of noise on newly establishing sensitive receiving environments through the design and construction of the Wairau Estate Oakura Structure Plan Area. Good planning will also ensure the proposed land use activities can be integrated into the existing environment (which includes State Highway 45) with additional controls imposed to protect both existing and newly establishing activities.

The Transport Agency therefore supports the recommendation by Marshall Day Acoustics to erect a 3 metre high noise barrier parallel with State Highway 45. As noted by Marshall Day Acoustics, the proposed noise barrier should include appropriate return sections to minimise noise leakage around the end of the barrier. To ensure effective and safe maintenance of this noise barrier, such a structure should be constructed wholly within the structure plan land. For clarification an indicative noise barrier should be illustrated on the supporting plans for PC48. However as noted by Marshall Day Acoustics, a noise barrier alone will not ensure sensitive receivers will enjoy reasonable internal noise levels. The Transport Agency therefore supports Marshall Day Acoustics' assessment that noise sensitive activities located within 80 metres of State Highway 45 will require acoustic treatment to achieve a reasonable level of internal acoustic amenity.

To ensure newly establishing sensitive receivers are protected against the often unavoidable noise component of State Highway operation and maintenance the Transport Agency seeks the following relief.

Diagram 3.2: Wairau Estate Oakura Structure Plan

The Transport Agency supports the recommendations made by Marshall Day Acoustics to both establish a 3 metre high noise barrier parallel with State Highway 45 and acoustically treat noise sensitive activities located within 80 metres of the State Highway. As such for clarification, the Transport Agency consider it appropriate that Diagram 3.2: Wairau Estate Oakura Structure Plan is amended to

indicate that a 3 metre high noise barrier with end return sections will be established parallel with State Highway 45. The indicative location should show this noise barrier being located wholly within the structure plan land.

Policy 23.8

The Transport Agency broadly supports Policy 23.8 as drafted. However we seek for the text to be broadened to recognise that the planned urban development recognises the existing established services and infrastructure within Oakura including State Highway 45. Accordingly we seek the following (or similar) amendments.

Policy 23.8

*To ensure land at Oakura, legally described as Lot 29 DP 497629 and Lot 3 DP 21111, and which is partially included in a Future Urban Development Area (FUD), is comprehensively planned for urban development in its entirety **without compromising the existing environment including the ROAD TRANSPORTATION NETWORK.***

Methods of Implementation 23.8

The Transport Agency supports the recommendation by Marshall Day Acoustics to erect both a 3 metre high noise barrier adjacent to State Highway 45 and treat noise sensitive activities within 80 metres of State Highway 45. Collectively Marshall Day Acoustics' recommendation is consistent with the effects based approach the Transport Agency has adopted for protecting the health and wellbeing of sensitive receivers located proximate to a state highway. Both approaches recognise that separation is the most effective and often cheapest method of protecting sensitive receivers from the effects of established services, infrastructure and land uses including State Highway 45. However where noise sensitive activities are to be located within 80 metres of State Highway 45 acoustic treatments need to be applied to achieve reasonable internal noise levels and amenity.

The Transport Agency therefore seeks for Council to insert the following (or similar) new Method of Implementation to encourage the acoustic treatment of noise sensitive activities located within 80 metres of State Highway 45.

a) Develop a Structure Plan for Lot 29 DP 497629 and Lot 3 DP 21111, to be titled "Wairau Estate Structure Plan" that indicates the desired pattern of development by ENVIRONMENT

AREAS.

b) Identify the extent of the Wairau Estate Structure Plan area on the relevant planning maps.

c) Develop a RESIDENTIAL D ENVIRONMENT AREA and a RURAL E ENVIRONMENT AREA.

d) Rules requiring development and subdivision to be undertaken in accordance with the

Structure Plan in Appendix 32.

e) Rules specifying standards relating to:

I. Maximum HEIGHT of BUILDINGS and STRUCTURES within the Structure Plan Area.

II. Number of HABITABLE BUILDINGS per ALLOTMENT.

III. Maximum COVERAGE of SITES in the RESIDENTIAL D ENVIRONMENT AREA.

IV. Nil COVERAGE in the FRONT YARDS of all RESIDENTIAL ENVIRONMENT AREA SITES.

V. Light Reflectance Values for roof and other exterior claddings for STRUCTURES and BUILDINGS.

VI. Minimum area of ALLOTMENTS in RESIDENTIAL D ENVIRONMENT AREA.

VII. Traffic generation for the RURAL E ENVIRONMENT AREA.

IX. Acoustic treatment of NOISE SENSITIVE ACTIVITIES within the Structure Plan Area.

f) Covenants on Records of Title (CFR) restricting build form in front yards and within landscape buffers.

Reasons (for Methods of Implementation)

For completeness the Transport Agency seeks for the following (or similar) text to be inserted into the Reasons (for Methods and Implementation):

Indoor design noise levels have been set for NOISE SENSITIVE ACTIVITIES located within 80 metres of State Highway 45. This is to ensure sensitive environments enjoy reasonable internal noise levels. Where windows need to be closed to achieve the design noise levels a building containing a NOISE SENSITIVE ACTIVITY must be designed, constructed and maintained with ventilation and a cooling system consistent with the New Zealand Building Code.

Rules – Erection of Buildings and Structures other than Buildings

Plan Change 48 proposes to rezone land adjacent and to the north of State Highway 45, Oakura. While the Transport Agency supports the proposed structured development, it is anticipated that changing the zoning to both Residential D and Rural E (and to a lesser extent Business C) will result in new noise sensitive activities locating within 80 metres of established State Highway 45. The Transport Agency seeks to protect the health and wellbeing of sensitive receiving environments looking to establish proximate to State Highway 45, Oakura. Separation is often the easiest and cheapest method of achieving reasonable internal noise levels and amenity. However, Marshall Day Acoustics considers noise

sensitive activities can be located within 80 metres of State Highway 45 where appropriate acoustic treatment is undertaken. The approach outlined in Marshall Day Acoustics' assessment of PC48 is consistent with the effects based approach adopted by the Transport Agency on managing effects on noise sensitive activities located near a State Highway. This approach also recognises that guidance is often required to ensure the health and wellbeing of our communities are protected.

The Transport Agency therefore seeks for Council to insert the following (or similar) new rule into PC48. To clarify we specifically seek for this new rule to be inserted under the heading **Erection of Buildings and Structures other than Buildings** identified on Pages 92, 93 and 94 of the proposed district plan text the PC48 seeks to introduce.

Acoustic treatment of NOISE SENSITIVE ACTIVITIES.

1. **All new NOISE SENSITIVE ACTIVITIES or alterations to existing NOISE SENSITIVE ACTIVITIES located within or partly within 80 metres of the edge of the State Highway 45 carriageway shall be designed, constructed and maintained to achieve the indoor design noise level of 40 dBL_{Aeq(24hr)}.**
2. **If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with ventilation and a cooling system.**

For habitable spaces the system must achieve the following:

- (a) **Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30 dB L_{Aeq(30s)} when measured 1 metre away from any grille or diffuser.**
- (b) **The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dB L_{Aeq(30s)} when measured 1 metre away from any grille or diffuser.**
- (c) **The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB L_{Aeq(30s)} when measured 1 metre away from any grille or diffuser.**

3. A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the New Plymouth District Council demonstrating compliance with Sections 1 and 2 above prior to construction or alteration of any building containing a NOISE SENSITIVE ACTIVITY. The design must take into account the future permitted use of the State Highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted noise levels.

Policy and Methods of Implementation 23.9

The Transport Agency acknowledges and supports the inclusion of a policy which aims to protect the safe and efficient functioning of the land transport network. The Transport Agency also welcomes the inclusion of methods which recognise that residential growth in the area, resulting from PC48, will affect traffic volumes and create an increase in pedestrian and active transport modes across State Highway 45. The Transport Agency supports the inclusion of a roundabout and pedestrian underpass on State Highway 45 as a method of mitigating these effects. Whilst the Transport Agency is supportive of the proposed roundabout and underpass, there is absence of information regarding what will trigger the development of the new roundabout/pedestrian underpass. The applicant needs to provide specific details that state when development reaches a certain threshold, then the existing intersection will need to be upgraded. The same level of information should be required for the underpass. If Council choose to accept the Plan Change without setting a threshold, then a matter for discretion must include the impact/s on the safety and efficiency of the State Highway.

It is of importance to highlight that the provision of information will allow the Transport Agency to sufficiently plan for the allocation of funding for the roundabout. The Transport Agency currently does not hold sufficient funds for the upgrade of the Wairau Road/State Highway 45 intersection, nor is it earmarked to be funded in the National Land Transport Programme (NLTP) or the Transport Agency Investment Proposal (TAIP).

It is the Transport Agency's expectation that the applicant will fully fund the pedestrian underpass. The Transport Agency is of the view that there is no current need for an underpass in this locale and that the need in the future will be predominantly induced by a growth in residents from the proposed development wanting to cross the Highway to access the beach. The Transport Agency therefore considers that it is the responsibility of the applicant to provide for the safety of these residents.

The Transport Agency seeks the following in respect of Policy 23.9 and its associated methods of implementation:

- Change the wording of Policy 23.9 to include provision for future development to consider its impact on the resilience of infrastructure. To achieve this, the Transport Agency requests the following (additions are underlined):

*To provide for a safe, **resilient** and efficient ROAD TRANSPORTATION NETWORK to meet the long-term needs of the Oakura urban area by planning for, in conjunction with the New Zealand Transport Agency (Transport Agency), the provision of a roundabout and pedestrian underpass at the intersection of State Highway 45 and Wairau Road, with the infrastructure being funded by a combination of contributions from Transport Agency, the COUNCIL and developers.*

- Enter into an agreement with the Transport Agency, applicant/developer and New Plymouth District Council; this agreement would cover roles and responsibilities of both parties around the funding, design and construction of the Wairau Road/State Highway 45 roundabout.
- That further information is provided in respect of the timing and/or stage of development the roundabout will be required to be constructed.
- That the applicant fully funds the proposed underpass on State Highway 45.

4.3 The Agency seeks the following decision from the New Plymouth District Council:

That Proposed PC48 be approved subject to the above amendments (or amendments to the same effect).

5 The Agency does wish to be heard in support of this submission.

Dated at Palmerston North the 10th day of August 2018.



Hannah Thompson

Senior Planner

Pursuant to a delegation from the Chief Executive of the NZ Transport Agency.

Address for service: Hannah Thompson
Consents and Approvals
NZ Transport Agency
PO Box 1947
Palmerston North 4440

Telephone Number: (06) 953 6790

E-mail: hannah.thompson@nzta.govt.nz

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**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

7796919

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Clare Knapton

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

Increase in traffic through the village beyond the intersection with Wairau Road and Summit Road.

Increase in stormwater runoff through streams reserves and streams.

Locality of proposal and national park.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

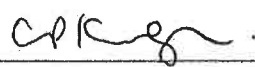
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

~~I wish to be heard in support of my submission.~~

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~



Signature of submitter (or person authorised to sign on behalf of submitter)

8/8/18

Date

clare.krapton@gmail.com
ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 030 8508

Postal address: 119 Wairau Road

(or alternative method of service under section 352 of the Act) Oakura.

Contact person: Clare Krapton.

(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

7796917

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Anna Marie Debrecezy

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

My primary concern is the aesthetic ramifications of reducing the size of the sections. I have looked through the developers website and I cannot see any explicit requirements of stylistic planning. This is imperative to avoid a Danemora style infill housing occurring. If this type of subdivision does develop it will be in complete contrast to the style of village as it stands. The council has an obligation to plan and develop

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

in conjunction with their community

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects; *Primary concern*
- lighting and light overspill effects;
- noise, vibration and privacy effects;

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

~~I wish to be heard in support of my submission.~~

~~If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~

Anna Marie Debreceeny

Signature of submitter (or person authorised to sign on behalf of submitter)

7/8/18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0274219927

Postal address: 34 Carthew St
(or alternative method of service under section 352 of the Act) Okato, Taranaki

Contact person: Anna Marie Debreceeny
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

10 AUG 2018

3-30
JR

**Clause 6 of Schedule 1
Resource Management Act 1991**



Number of additional sheets attached

NAME OF SUBMITTER: (full name) Scarlet-Rose Aitken

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

I do not want oakura to change.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

075

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
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- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.





Signature of submitter (or person authorised to sign on behalf of submitter)



Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No:  _____

Postal address: 
(or alternative method of service under section 352 of the Act) 

Contact person: _____
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

140

779 6937

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) JONATHAN PRICE

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

it would destroy the character of oakura.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

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- lighting and light overspill effects;
- noise, vibration and privacy effects;

041

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.


The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised
to sign on behalf of submitter)

10/08/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 02108733719

Postal address: 32 TASMAN PARADE

(or alternative method OAKURIA
of service under _____
section 352 of the Act)

Contact person: JONATHAN PRICE

(name and designation,
if applicable)

mail submission form to: submissions@npdc.govt.nz

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7796940

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional
sheets attached

NAME OF SUBMITTER: Mary Maselli Bishop

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety,

My submission is: The proposed Plan Change will have significant negative environmental impacts as currently proposed. Specifically, I am concerned about the overall size and scope of the development and its impact on: 1) traffic flow increases of nearly 120% dumped on to Wairau Road and that impact on safety and living in Oakura; 2) increase of resulting motor traffic to the Oakura Beach where no parking will be available; 3) over urbanised design in a rural community with lot sizes being reduced to 300sqmtrs - less than half of the existing requirements; 4) environmental impacts including increased water flow and flooding from the Wairau river and the lack of green space with smaller lot sizes also allowing increased site coverage areas; and the potential impact on local schools.

I agree that the proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
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- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

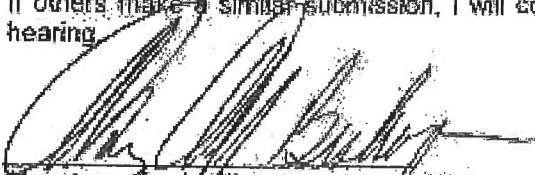
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety. I would, alternatively, support the developer's right to develop the designated FUD area in a manner that is consistent with the principles of all of the above mentioned plans.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised to sign on behalf of submitter)

8 August 2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 752 1284

Postal address: 8 Ekwavarsi Place RD 4
 (or alternative method of service under section 352 of the Act) New Plymouth 4311 (behind proposed plan change in Oakvale)

Contact person: Mary Bishop
 (name and designation, if applicable)

mail submission form to: submissions@nadc.govt.nz

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**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

7796900

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: Wild for Taranaki

INTRODUCTION

1. This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.
2. Wild for Taranaki cannot gain an advantage in trade competition through this submission.
3. We thank the Council for the opportunity to make this submission.

SUBMISSION

The specific provisions of the proposal that our submission relates to are: the pest management and biodiversity aspects of the Plan Change.

4. Wild for Taranaki is a group of like-minded individuals who have united to restore the biodiversity of the Taranaki region. Our aim is to protect the environment while supporting sustainable livelihoods and regional prosperity. We work to protect native plants, animals and ecosystems in the region.
5. We note that the plan change proposal referred to above must give effect to, and not be inconsistent with, the *Regional Policy Statement* policy to protect indigenous biodiversity, and the *New Plymouth District Blueprint* key direction that any development must enhance the natural environment with biodiversity links and clean waterways.
6. We submit that the plan change may create significant adverse effects on the environment (including the quality of the environment) as specified in the following paragraphs. It poses a potential risk to the nearby Wairau Key Native Ecosystem / McKie QEII covenant site and the project to rid the region of predators such as stoats, rats, and possums (the *Taranaki Taku Tūranga – Our Place, Towards a Predator-Free Taranaki* project). The first phase of this project includes Oakura and the Kaitake Range.
7. We submit that there is an increased likelihood of the introduction and spread of pest plants due to intensified residential land use. We request that the plan change specify that all reasonable steps will be taken to ensure that any weeds identified in either the *Regional Pest Management Plan for Taranaki* or the *National Pest Plan Accord* are removed from the Wairau Estate development.
8. We support the July 2017 ecological assessment report commissioned for the Wairau Estate proposal¹ (Appendix 7).

¹ Oecologico, July 2017, *Ecological Values and Impact Assessment: Wairau Stream, Wairau Estate subdivision, Oakura*

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9. We note that the report recommends prohibiting domestic cats in the subdivision (recommendation 9) and request that this prohibition, along with a prohibition on the keeping of mustelids, be enforced on the Wairau Estate.
10. We submit that these prohibitions are necessary because of the proximity to freshwater and riparian ecosystems, the Wairau Key Native Ecosystem/McKie QEII covenant site, and Egmont National Park. A ban of this kind is consistent with the conditions imposed on the adjoining development "The Paddocks" (refer Consent Notice 9696907.4 – Appendix 1.4). It is also in keeping with our predator-free goal for the region.
11. We note that the ecological report referred to above recommends the revegetation planting of the area with various native plants (recommendations 2 and 3). We support that recommendation and request that planting of eco-sourced native species be implemented in accordance with the restoration planting guide for Egmont Ecological District.
12. In addition, we support and request that native vegetation associated with freshwater ecosystems and the open space areas in the Wairau Estate be protected through the use of QEII Covenants or other protection status.
13. We note that a full survey for native lizards and invertebrates was not undertaken for the ecological assessment although there is commentary to indicate that lizards are likely to be present in flax located in the stream gullies. Consequently, there may be native species located in the development area that may be threatened or regionally distinctive. We seek that any development requires full ecological assessments, investigation, and relocation if necessary.
14. We support the agreement to undertake ongoing monitoring of wetland birds, such as the Spotless Crane, and other fauna within Wairau Estate.

Signature of submitter (or person authorised
to sign on behalf of submitter)

10 August 2018

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Email: kirstin@wildfortaranaki.nz
Postal address: c/o Private Bag 713, Stratford 4352
Contact person: Kirstin Foley, Operations Manager, Wild for Taranaki

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7796914

Submission on a Private Plan change to the New Plymouth District Plan

Name

Claire Tompkins

Could you gain an advantage in trade competition through this submission?

No

Are you directly affected by an effect of the subject matter of the submission that:

Yes

The specific provisions of the Private Plan Change my submission relates to are as follows:
the Private Plan Change in its entirety.

My submission is that:

I have concerns with several aspects of the proposed plan change, including the following: the proportion of green space to housing being too low; equestrian facilities not being such as to provide for meaningful practical usage - more communal facilities required to support that usage; traffic volumes - question this being manageable as currently projected; more clarity around release of sites (numbers) so as to be certain amenities can keep pace and avoid market saturation; size of dwelling relative to land space; planting and fencing to be covenanted with minimum plantings per dwelling and maximum or no fences on borders; and overall concerned with ensuring that the proposal aligns with previous community consultation and collaborative documents including the Regional Policy Statement for Taranaki.

I seek the following decision from New Plymouth District Council:

Do you want to speak to the Council in support of your submission?

Yes

If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?

Yes

Postal address:

163 Wairau Road

Phone:

011 64 21 755 646

Email:

claire.deeks.nz@gmail.com

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION

7796879

Clause 6 of Schedule 1
Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

1

NAME OF SUBMITTER: Paul Cunningham

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

Please see attached sheet

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:

- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

The adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.

The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Paul Cunningham

Signature of submitter (or person authorised
to sign on behalf of submitter)

10th August, 2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0275550842

Postal address: 5C Tui Grove
(or alternative method Oakura
of service under New Plymouth 4314
section 352 of the Act)

Contact person: Paul Cunningham
(name and designation,
if applicable)

mail submission form to: submissions@npdc.govt.nz

- Oakura Primary School is directly off State Highway 45, making access for our children, whether in cars, walking or biking already dangerous. Our children need to be extremely vigilant when crossing Donnelly Street. The influx of traffic would escalate the dangers surrounding this crossing. The current level of car use by parents/caregivers dropping of children before and after school, primarily between 8:30 to 9:15am and 2:45 to 3:15pm takes up all available on-street parking. Thus, parking would also be adversely affected. If this subdivision was to go ahead, the added influx of people, which will cause a surge in traffic and pedestrians, will have severe implications for the safety of our children.

- Also of major concern is the specific zoning rules that the developer is requesting to be applied to this development. I.e. 300 square metre sections, an increase to the area of the site that can be covered by a building to 55%. This will surely set a precedent for all future developers throughout Taranaki. If we wanted to live in a city, we would have! You will have a lot of explaining to do in the future if I seek to sub-divide my property into 400 or 500 square metre sections and am told I cannot after you have given this developer special permission!

- The current school will not be able to cope with the influx of new students. We all know the Ministry of Education has no money so will the developer be contributing to building and resourcing a new school to accommodate these extra children?

- With this particular developer's previous development, i.e. The Paddocks, did this developer promise to provide something towards the infrastructure of the Oakura Community and if so, did he deliver on these promises?

- Growth is a natural part of any community and I am not opposed to it. With a strong council, that has the interests of its community at heart, this growth usually occurs in a well-managed, structured way. I was under the impression that the Council wanted to "advocate for a co-ordinated approach to the growth of the village". The proposed development is far from what could be defined as a "co-ordinated approach."

- I have concern that the proposed development would encroach on the National Park and would be detrimental to its ecosystems. I have watched our community embrace the Restore Kaitake project, the proposed plan change seems to negate this whole initiative.

7796888
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**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional
sheets attached

1

NAME OF SUBMITTER: Sarah Cunningham

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

Please see attached sheet

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Sarah Cunningham

Signature of submitter (or person authorised
to sign on behalf of submitter)

10th August, 2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0275550843

Postal address: 5C Tui Grove
(or alternative method Oakura
of service under New Plymouth 4314
section 352 of the Act)

Contact person: Paul Cunningham
(name and designation,
if applicable)

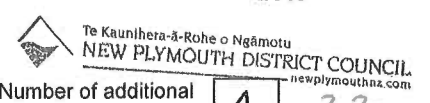
mail submission form to: submissions@npdc.govt.nz

- Oakura Primary School is directly off State Highway 45, making access for our children, whether in cars, walking or biking already dangerous. Our children need to be extremely vigilant when crossing Donnelly Street. The influx of traffic would escalate the dangers surrounding this crossing. The current level of car use by parents/caregivers dropping of children before and after school, primarily between 8:30 to 9:15am and 2:45 to 3:15pm takes up all available on-street parking. Thus, parking would also be adversely affected. If this subdivision was to go ahead, the added influx of people, which will cause a surge in traffic and pedestrians, will have severe implications for the safety of our children.
- Also of major concern is the specific zoning rules that the developer is requesting to be applied to this development. I.e. 300 square metre sections, an increase to the area of the site that can be covered by a building to 55%. This will surely set a precedent for all future developers throughout Taranaki. If we wanted to live in a city, we would have! You will have a lot of explaining to do in the future if I seek to sub-divide my property into 400 or 500 square metre sections and am told I cannot after you have given this developer special permission!
- The current school will not be able to cope with the influx of new students. We all know the Ministry of Education has no money so will the developer be contributing to building and resourcing a new school to accommodate these extra children?
- With this particular developer's previous development, i.e. The Paddocks, did this developer promise to provide something towards the infrastructure of the Oakura Community and if so, did he deliver on these promises?
- Growth is a natural part of any community and I am not opposed to it. With a strong council, that has the interests of its community at heart, this growth usually occurs in a well-managed, structured way. I was under the impression that the Council wanted to "advocate for a co-ordinated approach to the growth of the village". The proposed development is far from what could be defined as a "co-ordinated approach."
- I have concern that the proposed development would encroach on the National Park and would be detrimental to its ecosystems. I have watched our community embrace the Restore Kaitake project, the proposed plan change seems to negate this whole initiative.

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of Schedule 1 Resource Management Act 1991

10 AUG 2018



Number of additional sheets attached

1

3-30

AL

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) René Stefan Lepionka

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

Blank lines for additional information.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

R Lippi

Signature of submitter (or person authorised to sign on behalf of submitter)

9.8.18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0275100644

Postal address: 50 Tui Grove
(or alternative method of service under section 352 of the Act) Oakura

Contact person: _____
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

Submission : Proposed Plan Change PPC18/0048 (Wairau Road, Oakura Rezoning)

1. **Problems with excess traffic/congestion and noise.** I live on Wairau road (Tui Grove) and the proposed subdivision will mean a dramatic increase in traffic going up and down Wairau road. The building traffic alone will cause noise and damage to surfaces and make it extremely unsafe on a road with only has a foot path on one side and is already cracked and damaged. Having a young child I will be very concerned about not being able to take him out on foot or bicycle without having to tackle huge volumes of traffic. This is a safety issue. There is very little parking in the village or at the beach and no room for more parking. The congestion in such a small place will be detrimental to quality of life.
2. **Proximity of high density housing to the National Park.** Green spaces need to be protected and one lost we can never regain them. The proposed subdivision will have a devastating effect on wildlife with the likely increase in pests (cats and rats) that the area is working so hard to reduce. I feel that if we allow development of this scale to happen so close to the National Park we are taking away some of Taranaki's biggest assets as people come here for the beautiful countryside and outdoor pursuit opportunities.
3. **Water run off.** The proposed 58 hectares of what will mostly be hard surface is likely to increase the volume of water in the stream running past the playpark and out to the beach. This has the capacity to create environmental and safety hazards.
4. **High density of proposed housing lots.** I feel that taking the minimum section size down to 300m sq is not in keeping with the rest of Oakura's environment. Does this set a precedent for other developers to take section sizes down.
5. **No capacity at the School for growth of this size.** The school is unlikely to be able to expand sufficiently or quick enough to cope with the increase in registrations. Road safety is already an issue around the school and the increase in traffic would make this a health and safety issue.
6. **Lack of facilities in Oakura for such a massive population rise.** There is currently only one playpark in Oakura for children and while the new subdivision sets aside some land for green space it is not enough for a population increase of this size. Oakura does not have the coastal walkway or any other facilities for an increase of the population this dramatically.
7. **Developer is suggesting his Farm is not viable therefore should be allowed to subdivide further (he has already subdivided a large area for the paddocks).** The land is still suitable for food production and there are many possibilities to diversify. I don't think this gives due justification to take away a large area of farmland.
8. **There is already a lots of development happening in Oakura – this is sufficient to enable growth at an appropriate pace.**

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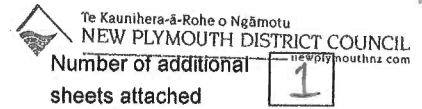
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SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

**Clause 6 of Schedule 1
Resource Management Act 1991**

10 AUG 2018

2.15
DL



TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Marvin Clough

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

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I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised to sign on behalf of submitter)

9/8/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06-752 7531

Postal address: 204 Surrey Hill Road
(or alternative method RD4
of service under New Plymouth
section 352 of the Act)

Contact person: Marvin Clough
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

Additional page

I oppose the proposed private plan change (PPC18/00048), in particular, for the following reasons:

- a) The proposed plan will have a detrimental effect on the traffic in and around the Oakura village. There will be a significant increase in traffic on Wairau Road and the intersection with South Road (SH45), delaying travel times and causing increased congestion in the village and beach foreshore areas.
- b) I am concerned at the flagrant disregard for the existing Oakura Structure Plan that has minimum section sizes for future development of 600sqm and the proposed minimum size of 300sqm which is not inline with the NPDC approved current and future village community growth framework.
- c) The proposed plan is disproportionate to the existing size and scale of Oakura. This will change the character and amenity of the village. There is already land approved for development behind Shearer Reserve and existing sections that are meeting the market demand for housing in the area.
- d) This proposed plan change is for intensive development which should be targeted towards areas that can accommodate large growth from an infrastructure and community services (eg. libraries, bus services) point of view. The draft New Plymouth District Plan already identifies areas for higher density housing within established areas able to accommodate and service intensive residential growth. Oakura is not suitable for this high density development.

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of Schedule 1 Resource Management Act 1991

10 AUG 2018

3-30
AL



Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Number of additional sheets attached 1

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Simon Anthony Bond

INTRODUCTION

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Signature of submitter (or person authorised
to sign on behalf of submitter)

9/8/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 752 7317

Postal address: 17 Prudence Place
(or alternative method DaKura
of service under
section 352 of the Act)

Contact person: Simon Bond
(name and designation,
if applicable)

mail submission form to: submissions@npdc.govt.nz

Restrictions should be placed on the amount of residential expansion allowed in Oakura.

Developing significantly more houses in Oakura will strain existing resources in particular the school, parks and reserves and general infrastructure such as water and roading. It will mean increased traffic, noise and lighting and the loss of agriculture land.

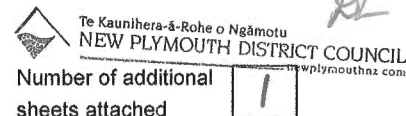
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I am opposed to any plans that would allow any high density housing or large scale property developments being built or developed in Oakura.

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of Schedule 1 Resource Management Act 1991

10 AUG 2018 3:30



TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Keith Edwin Bond

INTRODUCTION

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KE Bond
Signature of submitter (or person authorised to sign on behalf of submitter)

9/6/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 752 7317

Postal address: 17 Prudence Place
(or alternative method of service under section 352 of the Act) Oakura

Contact person: Keith Bond
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

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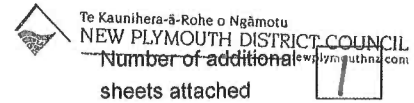
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SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

**Clause 6 of Schedule 1
Resource Management Act 1991**

10 AUG 2018

3-30
AL



TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Jason Samuel Bond

INTRODUCTION

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Handwritten signature

Signature of submitter (or person authorised
to sign on behalf of submitter)

09/08/2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 752 7317

Postal address: 17 Prudence Place
(or alternative method Oakura
of service under
section 352 of the Act)

Contact person: Jason Bond
(name and designation,
if applicable)

mail submission form to: submissions@npdc.govt.nz

Restrictions should be placed on the amount of residential expansion allowed in Oakura.

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