

DRAFT OAKURA CONCEPT PLAN

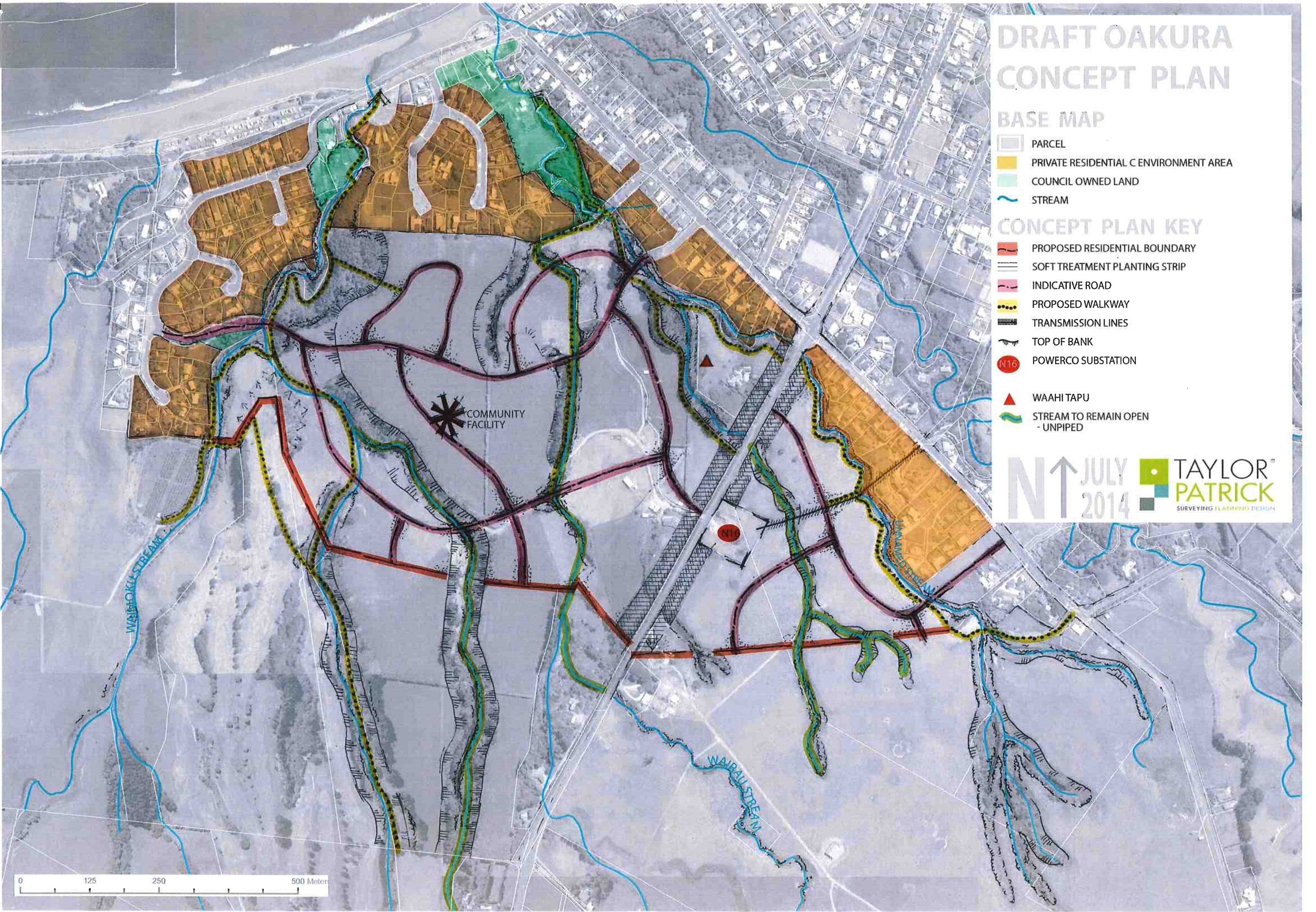
BASE MAP

- PARCEL
- PRIVATE RESIDENTIAL C ENVIRONMENT AREA
- COUNCIL OWNED LAND
- STREAM

CONCEPT PLAN KEY

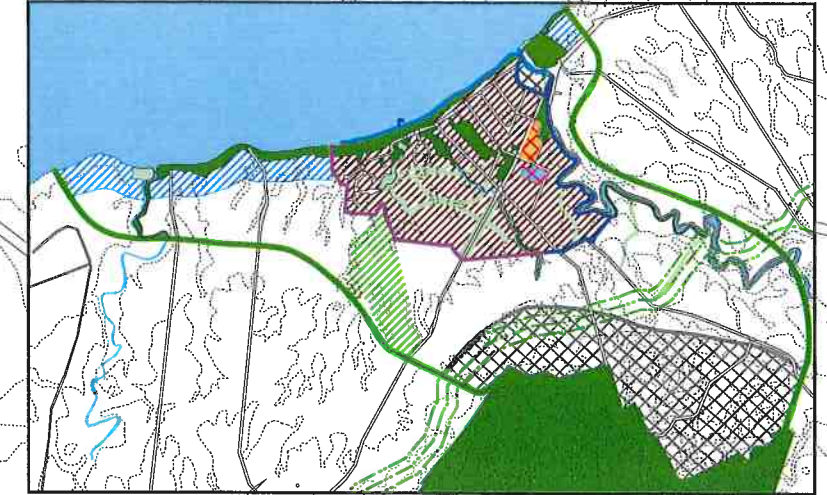
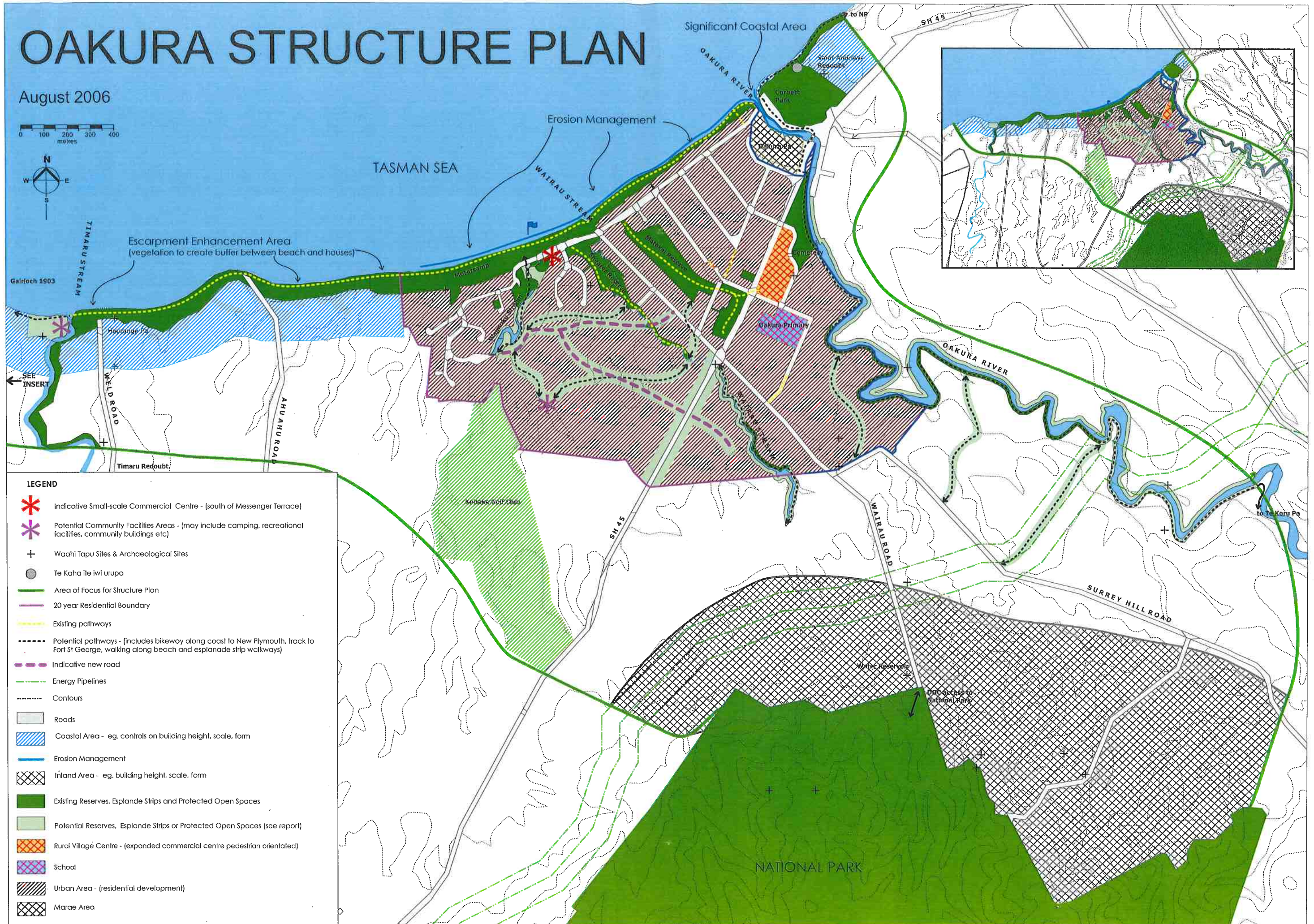
- PROPOSED RESIDENTIAL BOUNDARY
- SOFT TREATMENT PLANTING STRIP
- INDICATIVE ROAD
- PROPOSED WALKWAY
- TRANSMISSION LINES
- TOP OF BANK
- POWERCO SUBSTATION
- WAAHI TAPU
- STREAM TO REMAIN OPEN - UNPIPED

N ↑ JULY 2014 TAYLOR PATRICK SURVEYING PLANNING DESIGN



OAKURA STRUCTURE PLAN

August 2006



LEGEND

- Indicative Small-scale Commercial Centre - (south of Messenger Terrace)
- Potential Community Facilities Areas - (may include camping, recreational facilities, community buildings etc)
- Waahi Tapu Sites & Archaeological Sites
- Te Kaha Ite Iwi urupa
- Area of Focus for Structure Plan
- 20 year Residential Boundary
- Existing pathways
- Potential pathways - (includes bikeway along coast to New Plymouth, track to Fort St George, walking along beach and esplanade strip walkways)
- Indicative new road
- Energy Pipelines
- Contours
- Roads
- Coastal Area - eg. controls on building height, scale, form
- Erosion Management
- Inland Area - eg. building height, scale, form
- Existing Reserves, Esplanade Strips and Protected Open Spaces
- Potential Reserves, Esplanade Strips or Protected Open Spaces (see report)
- Rural Village Centre - (expanded commercial centre pedestrian orientated)
- School
- Urban Area - (residential development)
- Marae Area

Appendix 2



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This Plan to be used for Resource Consent Purposes Only. Areas and Dimensions are subject to Land Transfer Survey.

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 SURVEYING + PLANNING + LAND ADVICE

REV	AMENDMENT	BY	DATE

**NPDC
 Oakura
 Structure Plan
 Russell Drive Extension
 Proposed Plan
 Option 2**

DESIGNED: SIK	DATE: 09Jul14	SIGNATURE:	PLOT DATE: 12Aug14
DRAWN: JLL	DATE: 12Aug14	SIGNATURE:	CAD REF:
CHECKED: SIK	DATE: 12Aug14	SIGNATURE:	CAD XREF:
APPROVED:	DATE:	SIGNATURE:	SURVEY BY:
			SURVEY DATE:
			12D REF:

PLOT STATUS For Discussion	
PROJECT NUMBER: 14021	SCALE: 1:1250 @ A3
DRAWING No:	REV: A

Initial Design

Appendix 29









3:\0_Projects\14021 - Oakura Structure Plan\300 Working\Oakura Structure Plan Oakura Structure Plan Tue Aug 12 09:00:34 2014

KEY

CURRENT DISTRICT PLAN

-  Open Space
-  Business
-  Residential
-  Future Urban Development
-  Priority water body
-  Possible future connection

PROPOSED ELEMENTS

-  Home businesses and offices, increased density, small lot sizes, increased range of housing choices
-  Residential with smaller lot sizes and higher site coverage rules
-  Residential similar to existing zone with minor amendments
-  Further investigation required to determine long term potential for residential growth
-  Rural lifestyle- 1-5Ha lots provided appropriate location and retain low building density and open character
-  Protect existing character
-  Commercial activity demand to be further investigated
-  Provide building set back from river



GROWTH MAP CLOSE UP



0 0.0425 0.085 0.17 0.255 0.34
1:4,000 km

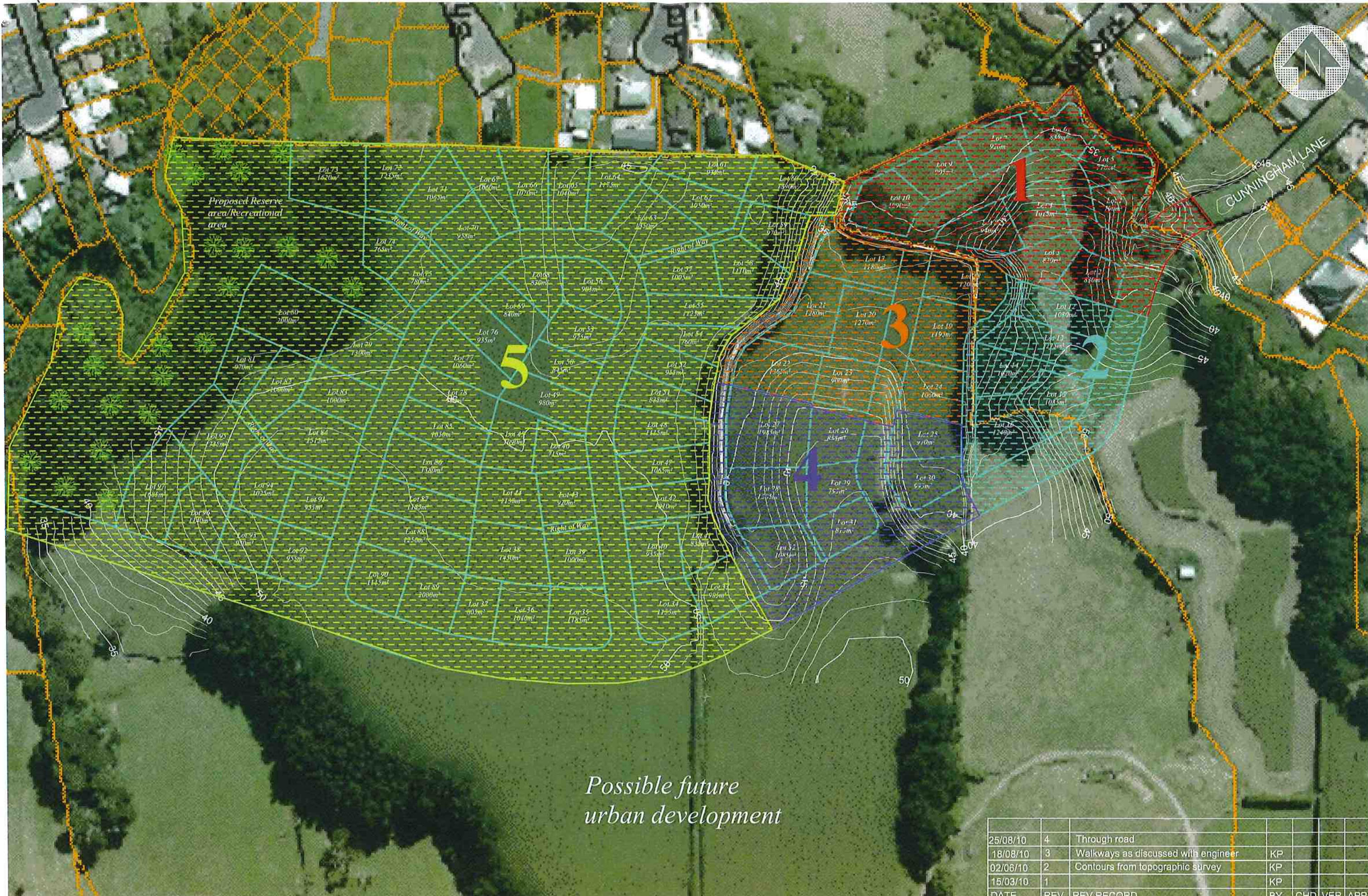
NPDC Web Viewer



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Appendix 7



Possible future urban development

25/08/10	4	Through road		
18/08/10	3	Walkways as discussed with engineer	KP	
02/06/10	2	Contours from topographic survey	KP	
15/03/10	1		KP	
DATE	REV	REV RECORD	BY	CHD VER APP

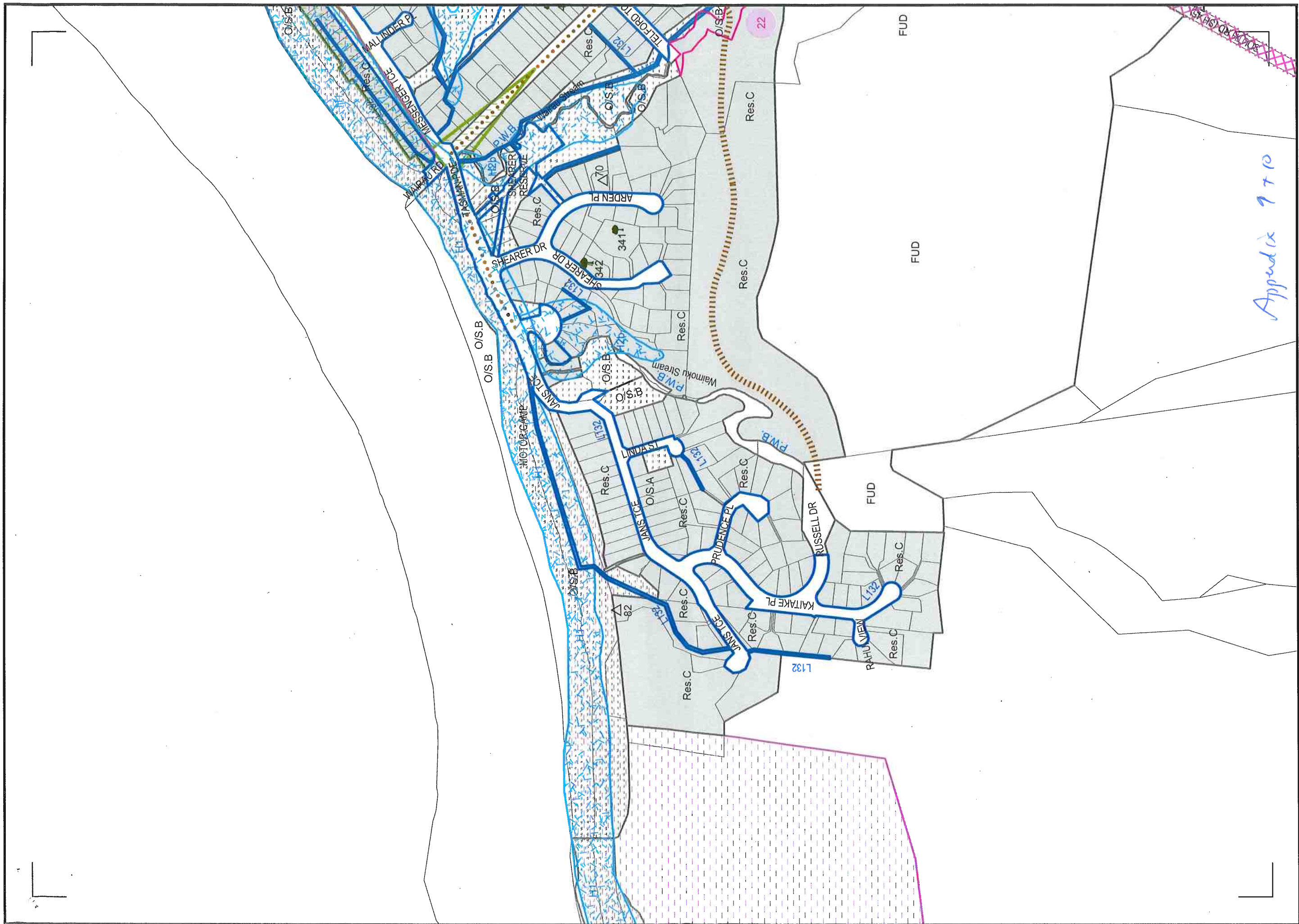
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 PO BOX 193
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 p 06 759 0904
 f 06 759 0905
 e info@juffermans.co.nz

Client **HOLDOM**
 Address **Oakura**

Sheet Title
PROPOSED SUBDIVISION OF Lot 2 DP 16742 & PT Section 3 Oakura DIST

Scale H 1:2000	Drawing No. 10003-01 V4	A3 REV.
Date 25/08/10	Job No. 10003	Sheet No. 01
		4

Appendix 8.



PLANNING MAP

A 60

OAKURA

A60/A61

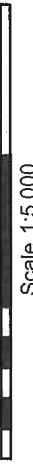
E2



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NEW PLYMOUTH DISTRICT PLAN

0 100 200 300 Metres

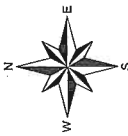


Scale 1:5,000

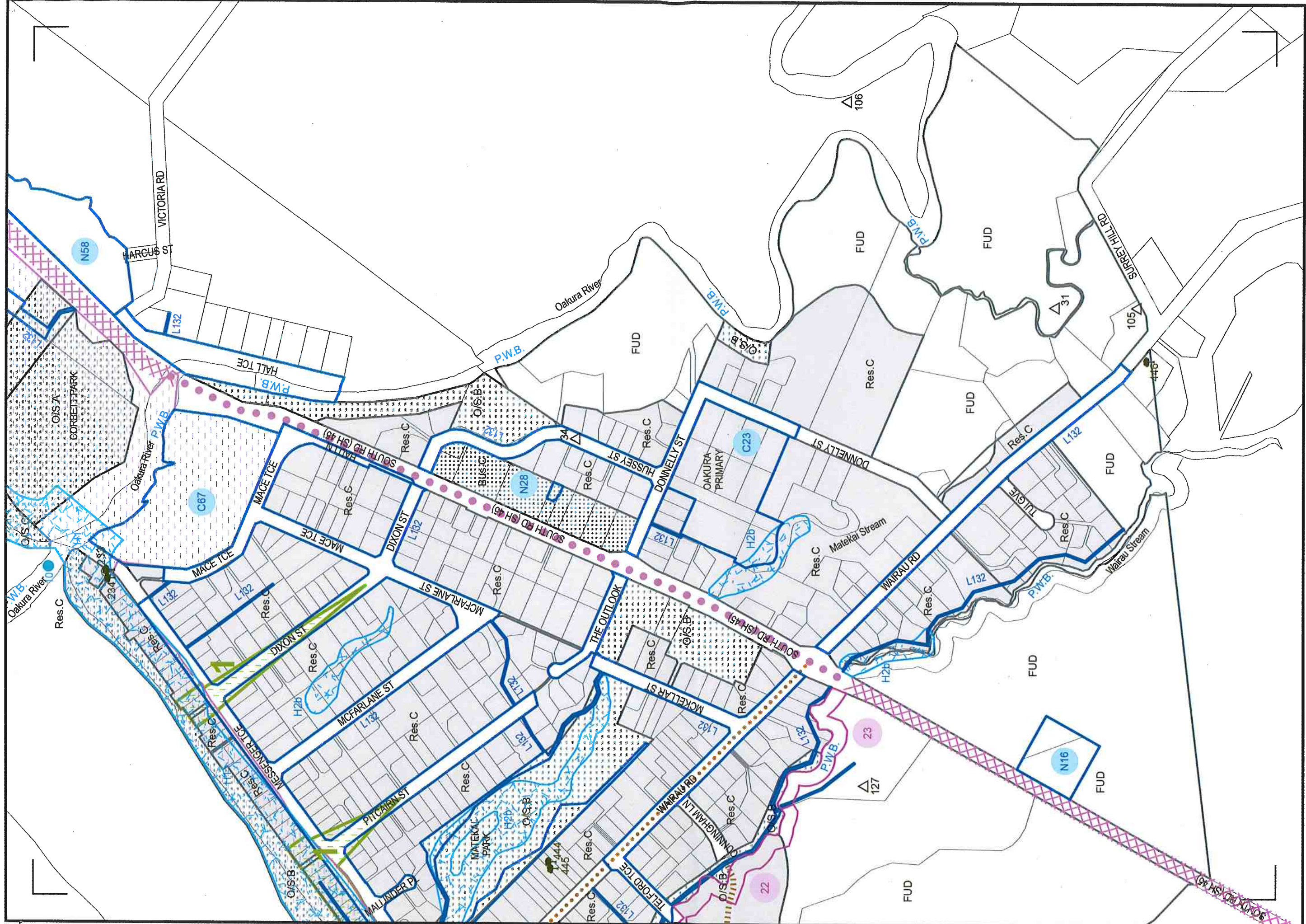
Amended October 2013 (Update 8h & 8g) and

July 2014 (Update 8x)

LINZ Base Map August 2014



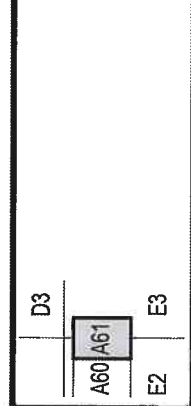
Appendix 770



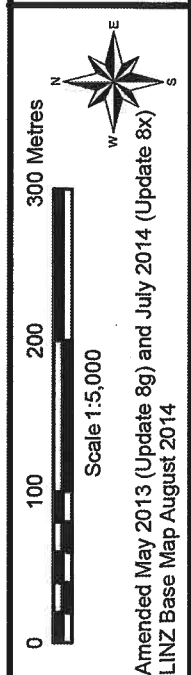
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On any State Highway the Designation is to provide for the control of access to State Highways and all functions, powers and operations of Transit New Zealand in accordance with the Transit New Zealand Act 1989.

PLANNING MAP
A 61
 OAKURA



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NEW PLYMOUTH DISTRICT PLAN



Amended May 2013 (Update 8g) and July 2014 (Update 8x)
 LINZ Base Map August 2014

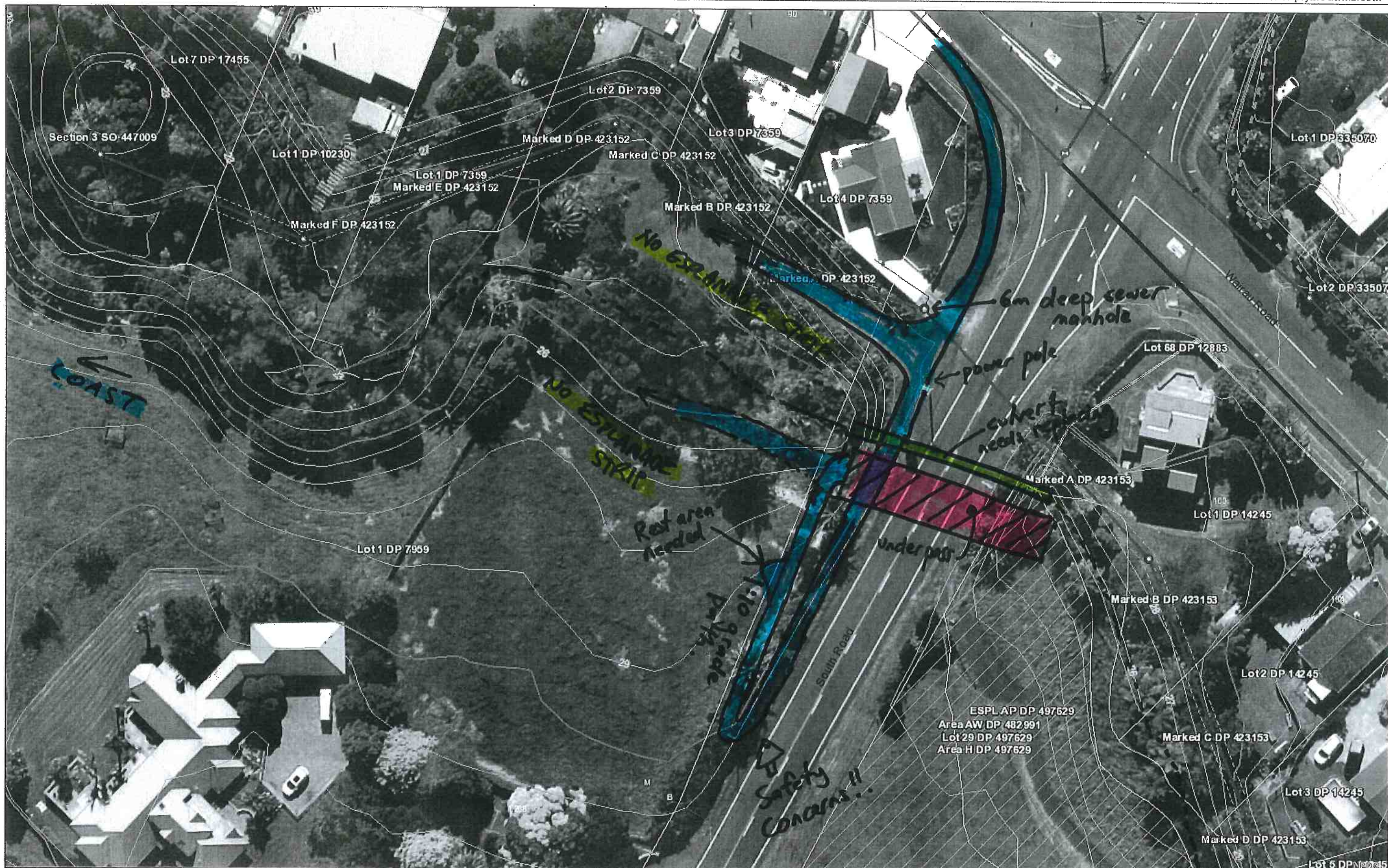
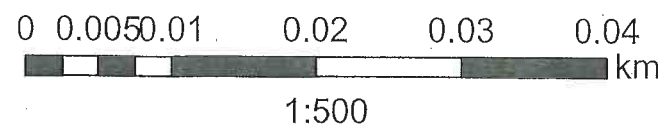
Table 2: Land Supply Assessment – Dwellings (NPS HBCA assessment and Alan Doy (applicants surveyor)

Area	HBCA Estimate	Alan Doy (applicants surveyor) Estimate (with 20% margin)	2014 estimate (by Stefan Kiss)	Additional Residents per area (range) at 2.5 per dwelling	Cumulative Additional Residents (range) at 2.5per Dwelling	Short/Medium or Long Term
Infill Land	0	0	48 – source NPDC Oakura infill GIS analysis	0 to 120	0 to 120	Short and medium
Undeveloped Residential	157	134	140	335 to 392	335 to 512	Short
Oakura FUD West	355	283	295	707 to 887	1454 to 1721	Medium and Long Term
Oakura FUD South (the triangle)	117	125	107-129	292 to 322	747 to 834	Long Term

Table 3: Excess of Supply vs Forecast Household Growth

Period	Forecast Demand (lots)	Source of supply (lots)	Excess Supply
Short Term – 3 Years (2018 to 2021)	60	Undeveloped Residential (134) and infill (48) (Total 182)	122 (say half taken up by UR and half by infill)
Medium Term – 3 to 10 years (2021 to 2028)	76	Undeveloped Residential (67) and infill (24) (Total 91)	15 (say all of UR taken up leaving 15 infill remaining)
Long Term (10 to 30 years – 2028 to 2048)* assumes FUD South not extended	112	Infill (15) FUD West (283) and FUD South (125)	311 lots

		(Total 423)	
Long Term (10 to 30 years – 2028 to 2048)* assumes FUD South extended as requested by plan change	112	Infill (15) FUD West (283) and FUD South (125) plus extension of FUD south (191) (Total 614)	502 lots



NPDC | Date: 23 July, 2019

Appendix 12

ANALYSIS OF UNDERPASS - STEFAN KISS TAYLOR PATRICK LTD

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① NO PUBLIC ESPLANADE STRIPS WEST OF HIGHWAY

② SAFER OPTION TO UTILISE LAND OWNED BY LOT 1 DP 7959 + LOT 4 DP 7359

Map Author: NPDC