

New Plymouth District Plan

Private Plan Change PPC18/00048

October 2018

Summary of Submissions

Wairau Road, Oakura Rezoning



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



Plan Change PPC18/00048: Wairau Road, Oakura Rezoning: Summary of Submissions and Decisions Requested by Submitter

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1. Introduction

This document, summarises the submission and decisions requested for each submission received on the Proposed Private Plan Change 48 (PPC18/0048) Wairau Road, Oakura Rezoning. The Proposed Private Plan Change 48 application was publicly notified on 29 June 2018 with the period for submissions closing on 10 August 2018.

2. Further Submissions

The following persons may make a further submission, in the prescribed form:

- a) Any person representing a relevant aspect of the public interest; and
- b) Any person who has an interest in the plan change greater than the interest that the general public has; and
- c) The local authority itself.

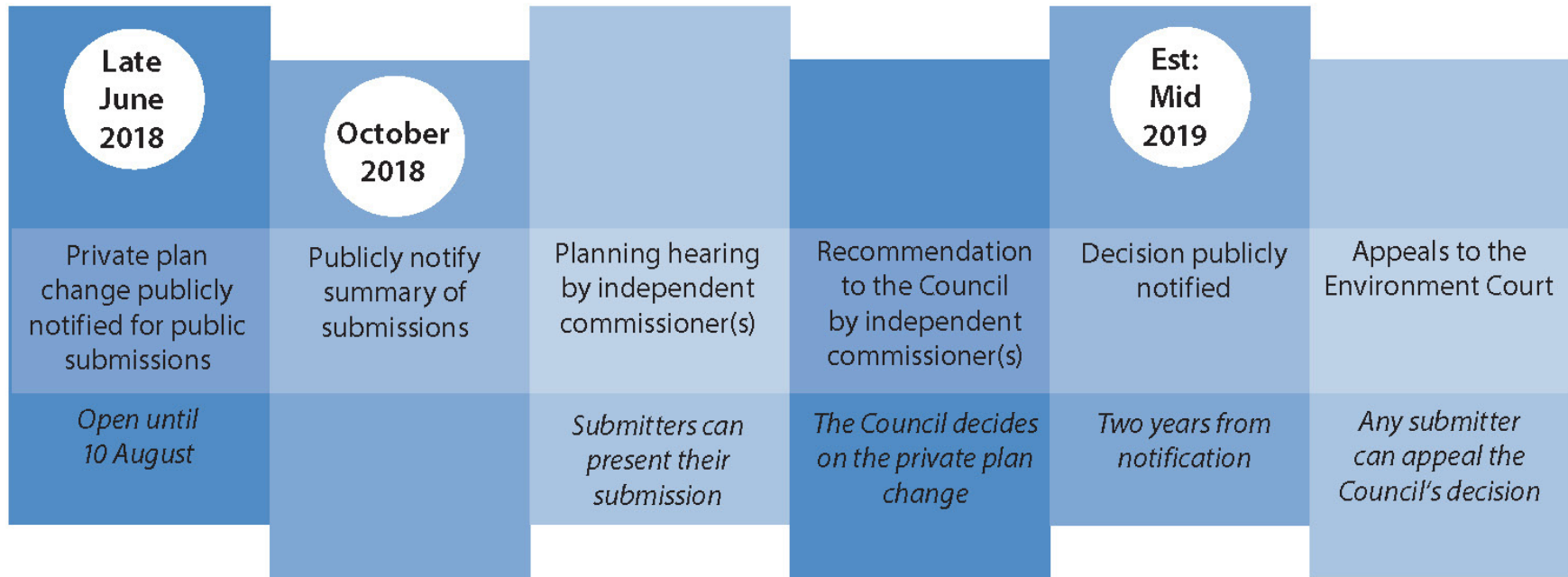
A further submission may only express support or opposition to a matter raised in an original submission, and must provide reasons for supporting or opposing the matter in the original submission. The further submission must not raise new points. Further submissions must be in writing and be in the manner prescribed in Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003 and must state whether you want to be heard on your further submission. Further submission forms are available and can be viewed at:

- Civic Centre, Liardet St, New Plymouth;
- Library and service centres at Bell Block, Inglewood and Waitara;
- Puke Ariki and community libraries; or
- Online at newplymouthnz.com/planchanges

Please send further submissions to New Plymouth District Council, Private Bag 2025, New Plymouth 4310, Attention: District Planning Team or email to submissions@npdc.govt.nz.

The closing date for receiving further submissions is 5pm on Monday 15 October 2018. Within five working days of lodging it with the Council you must serve a copy of it on the person(s) who made the original submission(s).

3. Process from here



Once the further submission period has closed (15 October), a hearing date will be set and an independent Planning Report produced by Council. The Planning Report will provide an impartial assessment of the merits of these submissions, including whether the matters raised are valid considerations under the RMA. It will also contain any recommended amendments to the Plan Change to address matters raised by submitters.

Before a formal Council hearing is held, a pre-hearing meeting may be held to help clarify, mediate or facilitate a resolution on any matters raised in submissions.

The Planning Report will be circulated to all submitters and further submitters in advance of the formal Council hearing. At least 10 working days' notice will be given of the hearing date.

Anyone can attend the Council hearing, however only those submitters who have indicated that they wish to be heard will have the opportunity to speak. Submitters can nominate a representative or consultant to speak on their behalf. The Hearings Commissioners will consider all relevant matters before making a recommendation to Council for a decision.

All submitters will receive formal notice of the decision on the Plan Change, including the reasons behind the decision reached. The decision will also be publicly notified.

Any submitter who is not satisfied with the decision has the further opportunity, under Clause 14 of Schedule 1 of the RMA, to lodge an appeal with the Environment Court.

4. Submitters

The table in Appendix 1 of this document provides the names and addresses for service of all those who made a submission in relation to Proposed Private Plan Change 48. Each submission has also been assigned a unique reference number. The purpose of the table in Appendix 1 is to help any person who makes a further submission to meet their legal obligation to supply a copy of their further submission to the person who made the original submission. The copy must be sent to the original submitter within five (5) working days of submitting the further submission to New Plymouth District Council.

5. Summary of Decisions Requested

The tables below in this document summarise the decisions requested by submitters on Proposed Private Plan Change 48. These tables are to enable people to establish whether a submission might be of interest to them. Please refer to the full submission for full details.

In addition to the reference numbers assigned to the submissions received (i.e. S2, refers to Submission Number 2), a unique numeric identifier (i.e. 2.01) has also been applied to the specific points/matters raised in each submission in order to provide greater specificity and extra clarity. This unique identifier(s) should be specifically referenced in any further submission you may wish to make relating to an original submission. The submissions below have been summarised in numerical order.

In addition, nine submissions were received after the deadline for when submissions had been closed and are treated as 'late submissions'. These submissions have been recorded and a decision will be made as part of the hearing as to whether these late submissions are accepted as part of this process.

Furthermore, 27 submissions (Pro Forma submissions) received on Plan Change 48 contained no submitter contact details. A submission must contain the contact details of the person making the submission, or the name and address of an agent if someone has been employed to act on your behalf. Given no contact details have been provided, these submissions are considered incomplete and have not been accepted by Council and are not included in this summary.

Lastly, one submission was received in which the submitter requested their details be withheld. Given the submitter wished for their details to be withheld, and thus no contact details could be provided, this submission was not accepted by Council and not included in this summary. As a consequence of the incomplete submission and one submission where details have been withheld, submitter numbers are not in sequential order.

Table 1: Pro Forma submissions

Submissions on PPC18/00048 were received in many forms from a range of individuals and organisations. Many submitters completed a ‘template’ submission, referred to as Pro Forma submission. To minimise duplication and to be as concise as possible in this summary document, we have summarised the Pro Forma submission in Table 1 below. Where submissions contained identical information from the Pro Forma submission, we have provided a cross-reference to the Pro Forma submission (PF1) in the individual submissions summarised in Table 2 below. Pro Forma submissions that contained additional specific or handwritten comments (i.e. in addition to the Pro Forma submission) are included in the individual submitter submission point summaries in Table 2.

Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
Pro Forma 1				
Multiple submitters (see Table 2 below which refers to each person who made a Pro Forma submission)				
PF1	General - the Plan Change in its entirety	Oppose	<ul style="list-style-type: none"> • The proposal is not the most appropriate or suitable way to achieve the purpose of the RMA 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: <ul style="list-style-type: none"> ○ 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 	Reject/decline the Plan Change in its entirety.

Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety)</p> <ul style="list-style-type: none"> ○ 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. <ul style="list-style-type: none"> ● 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. 	

Table 2: Summary of individual submissions

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S1 Paul Andre Lavoipierre				
1.01	Appendices – Diagram 32.1	Support in part	Supports idea of equestrian lifestyle blocks with a bridle trail and shared arena but does not believe it is fair to force riders on to a busy rural road when there is a much safer alternative. There are statistics of horses and their riders being injured by cars on roads.	Amend the Plan Change to: <ul style="list-style-type: none"> See the esplanade strip alongside the Wairau Stream opened up to include horses as well as cyclists and walkers with appropriate signage and a neighbourhood raised on 'Share With Care' principles.
S2 Jennifer Susan Lavoipierre				
2.01	Appendices – Diagram 32.1	Support in part	Supports idea of equestrian lifestyle blocks with a bridle trail and shared arena but does not believe it is fair to force riders on to a busy rural road when there is a much safer alternative. There are statistics of horses and their riders being injured by cars on roads.	Amend the Plan Change to: <ul style="list-style-type: none"> See the esplanade strip alongside the Wairau Stream opened up to include horses as well as cyclists and walkers with appropriate signage and a neighbourhood raised on 'Share With Care' principles.
S3 Jennifer Elaine Blyde				
3.01	General - the Plan Change in its entirety	Oppose	<ul style="list-style-type: none"> The view up to the Kaitake Ranges is beautiful and should not be turned into housing. The view shaft is very special. Strongly oppose 300sqm sections as part of the development. Would be more supportive if the development included a retirement village, but standalone 300sqm sections in what is rural land is outrageous. It is understood that the Developer acquired consent for the 26 lot "Paddocks" subdivision by firstly acquiring a consent for 26 four hectare lots, then presenting a case that it would be better to subdivide 26 x 0.4 hectare lots, and to retain the balance of the land for farming use. On this basis, consents from neighbouring affected parties was granted. The Developer now seeks to develop the farmland into very small lots. 	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<ul style="list-style-type: none"> The submitter has been involved in the equestrian community for fifty years and has lived in Oakura for forty odd years. Whilst the provision of equestrian lifestyle blocks is applauded, unless the horses have direct access to the main road and beach, there will be serious problems with horses riding through the development to access riding areas (horse dung, traffic and horse issues). The submitter feels that the intersection of Wairau Road and the main highway is currently dangerous due to traffic from many subdivisions up Surrey Hill Road and the recent "Paddocks" subdivision. There is not enough room to build a roundabout that milk tankers and other large trucks that often drive along the coastal road can easily drive through. The submitter believes the only way this would be possible is if the developer were to purchase all four houses on the corner of the Wairau SH45 intersection to build the roundabout. Land on the sea side of the main road in Oakura is far more suitable for subdivision. Strongly oppose the Plan Change rezoning rural land when there is plenty of land available on the sea side of the main road. <p>The submitter also opposes the Plan Change for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S4 Anna Louise Hinton				
4.01	Appendices – Diagram 32.1	Support in part	Fully supports the idea of having equestrian lifestyle blocks that have a shared bridle trail and arena, but strongly opposes the idea of forcing horse riders onto a busy rural road when there is another safer alternative.	Amend the Plan Change to: <ul style="list-style-type: none"> See the esplanade strip alongside the Wairau Stream opened up to include horses as well as cyclists and walkers with appropriate signage and a neighbourhood raised on 'Share With Care' principles.
S5 Nicola Anna Lumb				


Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
5.01	Appendices – Diagram 32.1	Support in part	Supports the idea of equestrian lifestyle blocks with a bridle trail and arena but does not believe it is fair to force horse riders onto a busy rural road when there is a much safe alternative.	Amend the Plan Change to: <ul style="list-style-type: none"> See the esplanade strip alongside the Wairau Stream opened up to include horses as well as cyclists and walkers with appropriate signage and a neighbourhood raised on 'Share With Care' principles.
S6 Molly Jayne Lumb				
6.01	Appendices – Diagram 32.1	Support in part	Supports the idea of equestrian lifestyle blocks with a bridle trail and arena but does not believe it is fair to force horse riders onto a busy rural road when there is a much safer alternative.	Amend the Plan Change to: <ul style="list-style-type: none"> See the esplanade strip alongside the Wairau Stream opened up to include horses as well as cyclists and walkers with appropriate signage and a neighbourhood raised on 'Share With Care' principles.
S7 Paul Joseph Veric				
7.01	General - the Plan Change in its entirety	Oppose	<p>Opposes the Plan Change in its entirety due to the scale of the change, not all change. Controlled or measured growth is something that the submitters does not think anyone can be opposed to. After all, all current residents reside as a result of controlled growth. The proposed Plan Change however is not in keeping with current growth. It opens up the ability for significant residential development of which the impact is detailed further in this submission. The Plan Change contradicts previous and earlier information provided when development of 'The Paddocks' occurred. Accountability to the original purpose/intent and original community acceptance surely counts for something in this day and age?</p> <p>The submitter also opposes the Plan Change for the reasons outlined in Pro Forma submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S8 Heelan Tompkins				
8.01	General - Equestrian/ Rural Lifestyle Area, Wairau Rd	Support in Part	As an Equestrian "expert" making small sections of less than 5 acres could back fire. Horses need space to not only be kept but also to be ridden. Creating areas to ride on small sections makes for untidy muddy land and skinny horses. The riding trials that were promised in the last subdivision on Wairau Road of Mike Mckay's and also the subdivision of my other neighbour Jeff Murray's never eventuated which is fine as I never liked the idea of mixing bikes, dogs, horses, and walkers, not a great mix. The current pony club is on a small piece of land, one of the most averages pony clubs around for such an affluent area and trust me I've seen a lot of pony clubs.	Amend the Plan Change to: <ul style="list-style-type: none"> • See a pony club created on a nice size block which would have an arena, yards, cross country jumps and canter track. The submitter believes this will enable small blocks as the land will be able to be used just for grazing. • See the developer set a number limit of stock allowed on each lot. The submitter believes if the lifestyle Equestrian is done correctly, the lifestyle feel of the area would remain. The submitter would like to see the pony club move to a more user-friendly spot and to see the land currently used as the Oakura Pony Club as a playground.
S9 Trent Tscheuschler				
9.01	Page 9 reference and proposal for "attenuation bund"	Oppose	The submitter does not support the proposed attenuation bund which is proposed to be built adjacent to SH45. Such a bund creates an environmental impairment in a rural setting. Oakura township has a rural country town appearance. Installing a 2-4m bund would remove the rural feel to the adjacent landscape. A bund of this nature is common in dense urban environments and is not keeping with the character of the landscape. Strongly object to the proposal in its existing form. To allow for such a bund to be installed land adjacent to the proposed subdivision would also need to be zoned urban and have an urban setting. Request a	Amend the Plan Change to: <ul style="list-style-type: none"> • remove the installation of the attenuation bund and require that the NZTA setback of 80 metres is upheld.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			change to the proposal removing the bund and setting the buildings proposed back 80m from SH45 as per NZTA requirements.	
S10 Kevin Nielsen				
10.01	*Inferred - Appendices – Diagram 32.1	Support in part	Equestrian lifestyle blocks with a bridle trail and shared arena is an excellent idea. However, horse riders should not be forced to ride on a busy rural road.	Amend the Plan Change to: <ul style="list-style-type: none"> See esplanade strip alongside the Wairau Stream opened up with shared access for all including horse riders.
S11 Stuart Tinson				
11.01	General - Rules relating to the plan change area (i.e. the restrictions on building and lot size)	Oppose	<p>Opposed to the reduction in minimum lot size as applied to the plan change area. The small lot size proposed and the high density of housing will result in a dramatic change in the nature of the area in close proximity to the National Park. The fringes of the Oakura Village need to reflect existing environment. High density development close to the National Park is inappropriate. A larger plot size will mean the future owners will plant more shrubs and trees eventually moderating the development. Small plot size inevitably means no larger shrubs or trees in the gardens.</p> <p>Another issue already causing problems is the lack of services in Oakura especially the inadequate roading through the village. Extra traffic as a result of the development will stress the roading network further. Even the traffic flow through Spotswood and Whalers Gate will be affected since Oakura already seems to serve as a dormitory suburb. Traffic flow during the morning and evening commute is already heavy. Reducing the number of dwellings by maintaining existing plot size seems a sensible option, limiting these impacts.</p>	Amend the Plan Change (*inferred): <ul style="list-style-type: none"> The submitter does not want the proposed new rules concerning lot size to be implemented, i.e. a minimum lot size of 700m² remains.
S12 Tom Cloke National Road Carriers Association				
12.01	General – Traffic provisions	Oppose	Concerned about the extra traffic generated within the area of SH45 and Wairau Road intersection and the ability of safety aspects during and after construction.	The submitter seeks more information on the additional traffic on SH45/Wairau Road intersection. Specifically, would like more

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				information on traffic flows and increase and addressing any adverse effects to safety, especially for large vehicles, including buses.
S13 John Tanner				
13.01	General – rezoning of the land	Oppose	Oppose the rezoning of this area (urban spread). Jamming 400 sections into this area, with sections as small as 300m ² creates a suburb/ghetto, not a park. Increasing the amount of site that can be covered by buildings adds to this. Oppose the intent to access this area from Wairau Road (creating traffic problems).	Reject/decline the Plan Change in its entirety.
S14 Madeline Layupan				
14.01	General - the Plan Change in its entirety	Oppose	100% oppose this development. It would destroy the character of the village and have an adverse effect on the environment. Parking in the village is already inadequate and the main road dangerous to cross now. The submitter also opposes the Plan Change for the reasons outlined in Pro Forma submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S15 Grant Stewart				
15.01	General - the Plan Change in its entirety	Oppose	The submitter is concerned in regard to: <ul style="list-style-type: none"> • The additional stormwater runoff into the two streams will be a problem. Extra pupils at the school with no expansion area. • Additional traffic in the village with the two bad intersections. • A lack of parking at the beach front already. • More people equals more strain on the local environment. The submitter also opposes the Plan Change for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S16 John Grahame Christiansen				
16.01	General - the Plan Change in its entirety	Oppose	The submitter believes: <ul style="list-style-type: none"> • The area’s amenity values will be seriously compromised by the plan change. • The infrastructure will not cope. 	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			The submitter also opposes the Plan Change for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S17 Leen Fiddelaers				
17.01	General - the Plan Change in its entirety	Oppose	<ul style="list-style-type: none"> • The submitter has high concerns about the closeness to the National Park and pressure on Oakura School. • The submitter believes there will be a high increase on businesses, roads and safety of children. <p>The submitter also opposes the Plan Change for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S18 Timothy John Costelloe				
18.01	General - the Plan Change in its entirety	Oppose	<p>The submitter feels that the increase in dwellings will mean an increase in rats, mice, dogs and cats, and this conflicts with the aim to make the Kaitake Ranges predator free. The development is adjacent to the Kaitake Ranges.</p> <p>The increase in dwelling will mean increased light pollution. At the moment the night sky above this area is remarkably clear and an increase in dwellings will negatively affect this.</p> <p>The soil in this area is highly fertile, it is in a unique position sheltered from the cold south easterly winds. In the future +50-100 years from present the availability of fertile land for crops close to urban areas will be of vital importance to feed and sustain the urban population. The friable, fertile volcanic soils are a valuable, limited, resource.</p> <p>The area has significant archaeological, cultural and iwi relevance. This is where the Hau Hau movement started. The attached sketch (1864) [below] shows a view of the Kaitake from the north west. This shows a pa on the north east of the Kaitake Ranges, in the location of the proposed development.</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			 <p data-bbox="730 646 1570 708">Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S19 Ross Ingram				
19.01	General - the Plan Change in its entirety	Oppose	<p data-bbox="730 751 1570 914">The proposal is without a clear plan for providing adequate public use amenities, utilities and infrastructure and facilities to sustain this level of development. The proposal is unacceptable in particular for the perceived affect it will have on schools, water and wastewater networks and traffic.</p> <p data-bbox="730 951 1570 1016">The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S20 Jane Dove Juneau and John Riccitelli				
20.01	General - the Plan Change in its entirety	Oppose	<ul data-bbox="730 1157 1570 1414" style="list-style-type: none"> • The request has been made in order to secure a plan for the development of 395 lots. This is a huge development in relation to a village that has currently around 400 houses. The proposal is to create a development that will double the size of a small coastal village right next to a National Park Boundary. This proposal if accepted will have a huge impact on the quality of life in the village. • There are no safeguards to enforce the proposed development timeline of 30 years. The development could happen in 10 years. 	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>Also the project could be on-sold to another developer who does not have the interests of the village in mind so without a regulated timeline of development this could have a huge effect on the village.</p> <ul style="list-style-type: none"> • One of the biggest is the Oakura School. It is already at maximum capacity on the current site and another school would need to be built if this project goes ahead. Who will fund that? Where is the land going to come from? • There is already land allocated for development in Oakura. We don't need to rezone land if there is already an approved sub division on this land. The subdivision of around 30 lots is suitable in size and in line with Oakura's vision of steady growth to maintain a quality village lifestyle. • The development is too close to Mt Egmont National Park. • The traffic impact in the village of 800 cars would be huge. • We in the village want gradual growth in the area so the infrastructure can gradually grow in keeping with the village atmosphere. No large proposal is appropriate for the village. • A smaller development would likely be supported by people in the village i.e. 60-100 lots maximum. • The private plan change request has not considered the history of Oakura and how growth has been steady in keeping with the village lifestyle which has made it a successful community. Had a request for a reasonable size development as mentioned above then there might have been support. To go from a 26-lot development (as in the Paddocks) to 395 is not in the best interest of the village for the reasons outlined. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S21 Wibke Termath				
21.01	General - the Plan Change in its entirety	Oppose	<p>The submitter strongly opposes the proposed re-zoning and subdivision:</p> <ul style="list-style-type: none"> • The subdivision is too close to the National Park and will destroy the look and feel of Oakura. The beautiful mountain views and rural 	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>vistas will be permanently affected and the feel of a small sea side village will be lost.</p> <ul style="list-style-type: none"> • Traffic is going to be a huge problem on Wairau Road and Surf Highway with increased traffic. Turning onto SH45 from Wairau is already a problem now during peak traffic hours and a 'proposed' roundabout will not make a difference. • The infrastructure of the village, parking at the beach and in the village is sometimes already a problem and is not designed to cope with a massive sub division and increased traffic. • The school is at maximum capacity now - Intermediate school must stay in Oakura and we need to keep the school a small village school for a local community and children. • Stick to the 20-year development plan for Oakura which was done with consultation of Oakura residents. Stick to the FUD areas as planned. Stick to the FUD areas as planned - don't waste tax payers money doing the planning involving the community and not following them. • During the resource consent from Paddock subdivision the developer gave undertaking not to develop Lot 29 (which is where the proposed subdivision is now). <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S22 Andrew Kenneth Marshall				
22.01	General - the Plan Change in its entirety	Oppose	<p>Consent to the "Paddocks" development was given based on an agreement not to develop this area for domestic housing. There is no dense housing development south of the river in Upper Wairau Road.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S23 Peter Newton				
23.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is concerned about beach parking, school parking and township parking.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S24 Alan Frederick Crawford				
24.01	General - the Plan Change in its entirety	Oppose	<p>There is already approved subdivision of up to 300 sections of seaward side of main road, plenty for Oakura to expand. Planned predator free area threatened with possibly hundreds of more cats. Visual impact on rural aspect is against NPDC existing rules and that Traffic impact enormous with difficulty getting onto Surf Highway 45 already.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S25 Arielle Mermin				
25.01	General - the Plan Change in its entirety	Oppose	<p>The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S26 Gerald Turner				
26.01	General - the Plan Change in its entirety	Oppose	<p>The submitter seeks managed development not over supply.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S27 Peter Cassie				
27.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is 100% against this development. It would significantly destroy character of the village and have a huge negative effect on the environment.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S28 Rachel Faye Schafer				
28.01	General - the Plan Change in its entirety	Oppose	<p>The submitter does not want this proposal to go ahead and is against it.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S29 Graeme Thomas Churchill				
29.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is concerned that:</p> <ul style="list-style-type: none"> • Extra curbing and roads will lead to extra water in Wairau Stream causing flooding. • Infrastructure in Oakura couldn't cope with influx of people and cars; also school roll and intersection of Wairau Road with State Highway 45. • The land would be better utilised as a farm or horticulture activities. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S30 James JH Baxter				
30.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S31 Manu Lee Schafer				
31.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is against the proposed plan as it will have a negative effect on the community.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S32 Denise Mary Novak				
32.01	General - the Plan Change in its entirety	Oppose	<ul style="list-style-type: none"> • Strongly opposed to any urban growth close to the National Park boundary. As per the Beca Carter Report commissioned by Council late 1990s all urban growth sea side of Oakura towards Ahu Ahu Road – this is supported. • The Kaitake Ranges viewshaft will be destroyed by housing. • Oppose 300 sq metre sections. 	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<ul style="list-style-type: none"> Commercial and school infrastructure not in place for this growth. The intersection of Wairau Road and SH45 is not safely catered for in the proposed planning. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S33 Stuart J Wells				
33.01	General - the Plan Change in its entirety	Oppose	<p>The land the proposal relates to is one of the best farm land properties on the coast and it should remain so for future generations. The submitter lives in Oakura and is a 5th generation, 7 generations in total and is saying No this should not happen on behalf of all the Wells family.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S34 Sheree Jull				
34.01	General - the Plan Change in its entirety	Oppose	<p>The submitter objects to the proposal of the Plan change PPC18/00048. Strongly feels that traffic on Wairau Road will become a huge problem in the future! The submitter is also very concerned that other properties could be disadvantaged if they wish to subdivide, and how is this proposal going to effect land values in Oakura?</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S35 Howard Gordon Reid				
35.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is a long time resident of Oakura and submits that the proposed plan change is not in the interest of the wider Oakura community and believes it will have a detrimental impact on transport, environment and infrastructure.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

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S36 Ben Tarrant				
36.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S37 Jason Lee Peacock				
37.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes the Plan change will have significant adverse effects on the physical (including the quality of the environment) and cultural environment including (but not necessarily limited to):</p> <ul style="list-style-type: none"> • Current residents of Oakura have chosen to live in this area as it provides a semi-rural lifestyle with lower density living. Allowing these changes to the District Plan would set a precedent that may result in further development of an intensive nature that would irreparably change the environment; • The proposed plan change is of a scale and size that is inappropriate given that the current Long-Term Plan allows for a much smaller growth rate for the area. A development of this scale would account for all the agreed annual growth of the village and prevent smaller, more appropriate scaled developments from being accommodated into the growth plan; • The proposed plan change makes no reference to, nor takes consideration for already consented developments in the village, such as that off Cunningham Lane, and makes no allowances for the cumulative effects that these developments would have on the residents; • The proposal allows for a significant increase in population without providing any firm commitment to equivalent improvements in services or amenities; • There is no consideration for mitigation of the effects that the additional population will have on traffic flow through the village, parking and traffic safety near the school, at the shops and at the beach; • The proposed plan would have a detrimental effect on the quality of life and the value of properties of those residents already 	Reject/decline the Plan Change in its entirety.

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			<p>located on upper Wairau Road. The significant negative effects of additional noise, traffic and air quality during construction (which is to be phased and therefore be of significant duration) and thereafter will have a permanent negative effect on these existing residents;</p> <ul style="list-style-type: none"> • The proposed plan makes nor reference to nor allowance for the effects that this development would have on the neighbouring national park and the Taranaki Regional Council's plan for a Predator Free Taranaki. The proposal would represent a large scale urban development located immediately adjacent to a National Park and would pose a significant threat to native wildlife due to the introduction of cats, dogs and associated rodents; • The submitter believes the proposed plan change makes no logical reference to, nor consideration of, management of additional storm water loading on Wairau Stream and the effects that this might have on existing properties and infrastructure. Nor does it adequately address the environmental effects that this additional storm water load would have on the flora and fauna of the stream and the potential erosional effects along the stream and at Oakura Beach; • The submitter feels that if approved, the development would set a precedent for more intensive subdivisions and developments. The very clear feedback from the residents of Oakura during consultation for the Long-Term Plan is that this type of environment is unwanted and unacceptable. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S38 Jacqueline Grieve				
38.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

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S39 James Richard Matheson				
39.01	General - the Plan Change in its entirety	Oppose	<p>The submitter feels that the application to change the plan will ultimately prove detrimental to Oakura. The current and proposed infrastructure will be insufficient to cope with the additional stresses. The negative impacts on the community and environment outweigh any benefits to the population.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S40 Dennis Green				
40.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is concerned around:</p> <ul style="list-style-type: none"> • Effects on the National Park created by domestic predators • Lack of public parking at Oakura beach during the summer months • Extra demand on Oakura water supply • Storm water run-off created by the hard surface area and the down-stream effects. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S41 Heather Lofthouse				
41.01	General - the Plan Change in its entirety	Oppose	<p>The submitter opposes the planned development because it will completely change the use of rural land situated close to the national park at a time when rural land is quickly disappearing. The plan shows limited access to the proposed development along a road that is inadequate for the increased traffic. The current infrastructure will not adequately cope with the increase in population which will nearly Double, and education, health and social services will struggle to meet the increased need. This is all at a time when there is an increasing need to preserve and maintain the wealth and health of our national park and the rural community.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

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S42 Matthew John Whittaker				
42.01	General - the Plan Change in its entirety	Oppose	<p>The submitter feels that the infrastructure of Oakura is not to a good enough standard to support the population increase that this subdivision will bring. Upper Wairau Road and the intersection where it meets the highway will become much more busy. The small sections will be an eyesore in general and will ruin the view that the submitter's house and many other houses have.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S43 Nicole Katherine Whittaker				
43.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes that the planned subdivision would adversely affect the town due to gross over population. Oakura is already busy and adding 400 sections will make the streets polluted, carparking harder to come by, and will ruin the overall feel of the town.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S44 Kate Whittaker				
44.01	General - the Plan Change in its entirety	Oppose	<p>The submitter holds concern about:</p> <ul style="list-style-type: none"> • Loss of village character of Oakura. The subdivision will alter the vibe, feeling and special character of the village. This is the main reason why the submitter and others choose to live and raise families here. • Wairau Road cannot take the volume of traffic – it is not wide enough, and cars need to cross the centre line to pass parked cars. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S45 John Graeme Whittaker				
45.01	General - the Plan Change in its entirety	Oppose	<p>Opposes the proposed subdivision as it will change the entire nature of the town of Oakura, including roading, amenities, aesthetic value, schools and services, detrimentally. The proposal will not allow steady controlled growth of the town in a sensible fashion.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

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S46 Taranaki Equestrian Network (TEN)				
46.01	General - Lack of provision for safe horse and cyclist travel	Oppose	<p>Opposes the complete absence in the Proposed Plan of a safe means of travel for horses and cyclists from the proposed development down to the proposed underpass on SH 45. No page number or provision or map can be referred to because the concept is not addressed in the Proposed Plan.</p> <p>Requests an amendment to the Plan to provide a safe means of access to and exit from the proposed development for horses and cyclists by using the Wairau Stream esplanade strip.</p> <p>a) Horse use prohibition in Esplanade Strip Instrument 9696907.9 affecting Lot 29 DP 497629. When the original 'Paddocks' subdivision was created, so too was an esplanade strip along the Wairau Stream running from the main intersection within the subdivision down to SH43. It was a condition of the esplanade strip that animals were prohibited on it, apart from the owners' animals. This condition was imposed for the purpose of providing "riparian protection and pedestrian access". This meant that horses and cyclists could not use the 20m wide, mown, safe esplanade strip. There was no consultation with the local community, to our knowledge, about the imposition of this condition onto the use of the esplanade strip.</p> <p>b) Lack of scientific assessment of equestrian impact when prohibition originally imposed. The 2010 ecological assessment undertaken by Oecological Ltd was simply adopted by Council without making any scientific investigation into the impact of equestrian use. DOC have partially acknowledged now that there is little or no ecological impact from horses by allowing them in parks and reserves.</p> <p>c) No negative ecological impact can be shown from horse use. If horse manure is the issue, lets deal to the 'horses spread weeds' fallacy. Horse manure is 70% water; it is partly composted grass (not meat like cats and dogs ingest which makes it sticky and smelly);</p>	<p>Amend the plan change to provide for safe means of travel for horses and cyclists from the proposed development down to the proposed underpass on SH 45. Includes by:</p> <ul style="list-style-type: none"> • preparing a statement covering the matters specified in s.234(2) of the Resource Management Act 1991('RMA'); • initiate a proposal to vary the conditions governing the existing esplanade strip along the Wairau Stream. •

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			<p>American and Australian studies have concluded that horse manure on trails cannot be shown to be responsible for weed spread; horses guts do not contain the 120 viruses and constituents of concern in human, dog and cat faeces; and it disappears in a few days with birds picking it apart, and rapid decomposition in sun and rain.</p> <p>d) Increased traffic volumes in the area. With the proposed Private Plan Change, there will eventually be approximately 1200 new residents, including 12 to 24 horses. The equestrians will most definitely want to ride to the beach and to the pony club which are both on the sea side of SH43. If equestrians can avoid using vehicles to go for a ride, they will. Under the current proposal, they will need to ride out to Upper Wairau Road and join the throngs of road users on the bottom end of Upper Wairau Rd. The likely purchasers of the lifestyle blocks will be time poor parents who want their child to be able to ride by themselves safely down to the pony club and back. This would be possible down the esplanade strip. It will not be possible under the current proposal. Therefore the current Plan obviously exposes equestrian residents to danger.</p> <p>These vastly increased traffic volumes will occur for 3 reasons. Firstly the addition of 1200 residents from the subdivision who will use the road. Secondly, the further lifestyle block developments anticipated to occur on Upper Wairau Rd and Surrey Hill Road. Thirdly the increased traffic resulting from the proposed Kaitake Trail ending at Koru Pa. These traffic volumes will make Upper Wairau Rd even more unsafe for horses and cyclists.</p> <p>e) Horses, walkers and cyclists will be safe on this esplanade strip Apart from one sharpish corner (which could be cut back easily), the strip is wide enough for a 'share with care' pathway. It has good lines of sight which are important particularly for equestrians and cyclists to avoid the horse getting a fright. There may be some conflict of users initially but this is also a wonderful opportunity for local residents to learn consideration and respect for one another. Inconsiderate behaviour will</p>	

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			<p>no doubt be addressed informally within the community. The greater good is served by having all recreational users enjoying a safe scenic trail and leaving the road to vehicles.</p> <p>ACC holds no statistics whatsoever on horses injuring people in public places. Contrast that with the number of statistics held for dogs injuring people in public places. Also, in spite of the large number of horses living in the Oakura area for many many years, there are no known incidents of accident or injury involving a horse and a person within Oakura or indeed within Taranaki or New Zealand.</p> <p>f) An underpass on SH43 allowing equestrian access is proposed in this Plan Change Request.</p> <p>The proposed underpass permits horse access and appears to go under SH43 within metres of where the esplanade strip connects to SH43. It is illogical therefore that horses should be expected to use Upper Wairau Rd to get to SH43 and then somehow connect with the accessway to the underpass by walking along SH43? Logic would dictate that the esplanade strip merge with the underpass without the need to use the road at all.</p>	
46.02	General - Rural Lifestyle Area	Support	<p>Supports the proposed Rural Lifestyle Area. The 1-2ha lot size is very suitable for equestrians and, together with the bridle trail and arena, will be in hot demand. The typical 10-acre lifestyle block is outdated, being too large and difficult to sell. The Rural Lifestyle Area meets a community need and will enhance the significant equestrian imprint existing in Oakura.</p>	Retain the proposed Rural Lifestyle Area. *inferred
S47 Anita Christine Rebecca Luxton				
47.01	General - the Plan Change in its entirety	Oppose	<p>The Oakura community has voiced their opinions in the Kaitake Community Plan where an overwhelming majority of submitters did not believe that the community should grow more than 3% a year. This is on average 10 new houses a year which is well below the proposed Plan Change to enable 395 sections to be built in a community which is already struggling with infrastructure issues. We already have very busy roads with more and more traffic in the area this will be a danger to the large number of children we have walking to school and a main street which does not even have a public toilet.</p>	Reject/decline the Plan Change in its entirety.

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			<p>Oakura and the community are working towards a predator free Taranaki so the introduction of 395 more homes in the area will no doubt cause an influx of predators by the rubbish and waste generated by these households.</p> <p>Oakura is a very special place to live and is a rare mix of incredible bushland and a beautiful beach and community which will not benefit from the introduction of 395 more homes so I reject this Plan change in its entirety.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S48 Christian Keith Wingate				
48.01	General - the Plan Change in its entirety	Oppose	<p>The rezoning of this land will result in a completely unsustainable population explosion in the small village of Oakura. The infrastructure and utilities are not equipped to handle the additional pressure of a sudden doubling of the village's population. The additional rates generated from this development will not nearly cover the required increases in infrastructure capacity; major works will be required to ensure that infrastructure can be brought up to a level that can service this level of population. This development will require:</p> <ul style="list-style-type: none"> • Reading upgrades (hundreds more cars will require multiple lanes and wider roads) • A new sewage works (pipeline and pumping stations to the NP sewage works will not be sufficient for the hydraulic load) • A new school (land area will not support the numbers for the current school) • Major upgrade to the water supply, potentially finding a new water source. <p>The development would also impinge terribly on the national park boundary, which is of the utmost concern to me personally. The Paddocks development has already resulted in a residential population too close to the national park boundary and put stress on the native forest and</p>	Reject/decline the Plan Change in its entirety.

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			<p>inhabitants therein. The Oakura community is coming together to place traps in the park to eliminate rats, stoats etc to improve the native bird population, however this is completely undermined by allowing houses at the park boundary which would result in cats, dogs, rats, hedgehogs etc. being released into the park to kill kiwi and other endangered species. If we are trying to make the Kaitakes predator free, this residential development will be a major blow to this goal.</p> <p>In addition to this, there will be a hugely negative impact on the water quality in the area. Long term stormwater discharges from the necessary CSOs will result in huge COD loadings to small streams that will not cope. As the grassland is converted into concrete and other residential type surfaces, the surface detention for runoff will change, resulting in much greater peak flows to these streams. This will result in landslides and large amounts of sediment into the sea. Erosion of stream banks and destruction of aquatic habitats. In the short term, during construction, there will be large sediment loadings to these streams and the sea which will have a large negative impact. Hazardous chemicals stored in residential areas will inevitably make their way into these waterways. The fact that the streams in this area are short means that they are currently healthy and home to a diverse aquatic ecosystem. This will easily be destroyed by the proposed development, leaving another polluted waterway as is so common in NZ in this era.</p> <p>This area has very clear night skies. The proposed development will create significant light pollution.</p> <p>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 58ha of farm land undeveloped. The developer is now attempting to go against this ruling and apply for a private plan change to subdivide the 58ha farm land.</p>	

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			<p>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 will be placed exactly in the area that is to be preserved and makes a mockery of having a District Plan when a private development can go against it.</p> <p>Having such a large-scale development lasting many years in a small community will result in a land distribution monopoly to the developer. The developer will control the supply, demand and value of land and it will severely restrict other smaller developments from happening in the area.</p> <p>This village will increase in population over time, that is without doubt. This growth should be 'controlled' at an organic rate.</p> <p>If NPDC is styling itself as the lifestyle capital of New Zealand, then surely this development flies in the face of that sentiment.</p> <p>Please reject this proposal in the spirit of this community and in the name of all of it's residents.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S49 Steven Richard Collier				
49.01	General - the Plan Change in its entirety	Oppose	<p>Concerned this development being close to a national park at a time when we need to protect our environment. Concerned about what the impact will be on 'predator free Taranaki' and tourism growth is also unknown.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S50 Rodney Bruce Martin				
50.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

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S51 Jeremy Hutchings				
51.01	General - the Plan Change in its entirety	Oppose	<p>Concerned about increase in traffic along the road (SH45) as children walk to school alongside the Highway which does not have a footpath or barriers. Surely increasing security there would be a priority.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S52 Jennifer Maree Wells				
52.01	General - the Plan Change in its entirety	Oppose	<p>There are other properties which would be more suitable for development but not on such a large scale, such as farm land which is too small to sustain a decent income, land that is not suitable for farming such as some areas of Surrey Hill Road Wairau Road.</p> <p>The biggest issue is the traffic at the intersection of Wairau Road and State Highway will be overloaded, and water pollution from dust and excavation to our water catchment which we rely on further up Surrey Hill Road.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S53 Jennifer Marjory Brown				
53.01	General - the Plan Change in its entirety	Oppose	<ul style="list-style-type: none"> • Contrary to 20 Oakura development plan ideals • Scale and number of sections limits other development areas • 'Village' lifestyle enjoyed by residents will change to 'dormitory' • Water, sewage, roading, traffic increase – infrastructure imbalance • National Park proximity – dogs, cats – effect on birds there • Housing density proposed. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

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S54 Paul Jamieson				
54.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes:</p> <ul style="list-style-type: none"> • There is currently ample sub-dividable land adjacent to Oakura already. When all current sub-dividable zoned land around Oakura is developed there will likely be considerable negative environmental, recreational and cultural effects. To create even more sub-dividable land without the known effects of existing potential development is irresponsible. • The Taranaki rural ring plain should remain free of urban development. To allow residential development on this scale in rural areas is irresponsible. Our rural landscape must remain in some form of primary industry without unnecessary intrusion of urban development. The ring plain is a significant landscape and its uniqueness must be protected. • A change of plan will allow further inappropriate development in rural areas. The application will set precedence across the district to allow urban development where it is totally inappropriate. • Maintain Taranaki's pride and independence 'Like no other'. We do not need this development so we 'Can be like every other'. Planning with foresight would maintain the uniqueness of the Taranaki landscape and the rural/urban distinction. • Planning should concentrate on sustainable buildings and community development in existing urban areas. Many suburbs and small townships need reviving with sustainable development. This should concentrate on low cost energy efficient housing on second class land, require green building principles that include rain water collection, grey water recycling, and solar power. Also important to encourage self-sufficient communities (halls, recreation, transport, employment, shopping) where there is less reliance on private motor vehicles. • The proposal is 'slave to the private motor vehicle'. The logistics of this type of development ensure dependency on motor vehicles when we should be planning to be less dependent on them. Also 	<p>Reject/decline the Plan Change in its entirety.</p> <ul style="list-style-type: none"> • Decline the Plan Change. • Start planning for sustainable, energy efficient, affordable housing in existing residential zonings. • To responsibly manage the existing stormwater and access issues on Oakura Beach. • Plan to restrict any urban development on rural areas. • Plan to empower community development without increased reliance on private motor vehicles etc.

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			<p>creates traffic issues for Oakura village and does not deal with the overall increased volume of traffic. Recent local subdivision and local infill housing due to district sewage treatment has noticeably increased the volume of traffic through the village. The village main street is now separated by streams of traffic during daily migration to and from work. The increase in traffic volume on its own compromises the village atmosphere and safety of everyone.</p> <ul style="list-style-type: none"> • The proposed plan change and subdivision has the potential to compromise Taranaki’s most significant natural resources – the mountain and the sea and everything in between. No development should be allowed that has such potential to negatively affect our natural heritage. Due to proximity this includes the inevitable introduction of plan and animal pests adjacent to our National Park; also provides opportunities for many ornamental plants to become plant pests. The animal pest control initiatives of Project Mouna will be compromised. The issue of cat control will cause the most damage to fauna in our National Park. • The proposal will contribute to night light pollution. The effect of lifestyle blocks in particular has contributed noticeably to night light pollution across the ring plain. Any more development such as this plan change will escalate the degradation of our night sky. • The proposal will negatively affect the existing village culture. The submitter’s definition of a village population is that you know everyone by sight - there is an overwhelming sense of community when the resident population knows each other in this way. This contrasts when the population reaches overwhelming levels and there is a McDonalds on every corner, and money lenders, car salesmen and real estate agents triumph over simple human values. • The proposal will negatively effect the recreational values of Oakura Beach. Oakura beach has to be the most popular beach in the district. Despite being most popular for swimming in summer, it is recreationally active all year round (surfing, kite surfing, dog walking, horse riding etc) and a place for kids to experience a safe and 	

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			<p>relatively unregulated recreational environment – a place for kids and families to grow up with the quintessential kiwi lifestyle. With population growth beyond the capabilities of the beach comes more regulation and perhaps even the unthinkable of doing away with the iconic campsite to squeeze in more cars and people.</p> <ul style="list-style-type: none"> • Current local infrastructure incapable of dealing with the potential population increase. The school is the most significant example but of more concern is the cost of upgrading the beach frontage areas for carparking and access. There is only one 'lesser abled' access on the entire beach by the surf club and this is frequently compromised by wandering of the Wairau Stream. The submitter expects the need for Messenger Tce to be stopped at Jans Tce to make for pedestrians to have priority over vehicles which will mean a new access road for residents beyond Jans Tce. The new skate park is now located in the wrong place and the new water main is on the wrong side of the road. In a growing coastal community a year-round swimming pool is essential from a water safety and educational perspective and should be a joint venture with the school. • The proposal will negatively affect the volume of stormwater onto the beach. One of the key factors determining sand accretion on the beach is the management of storm water. NPDC's approach to most stormwater along Messenger Tce has been to pipe it under an accessway and let flow directly onto the beach. This undermines the dune toe, pedestrian access and creates wet sand that does not build sand. The proposal will create more stormwater in priority water bodies. At the moment if the Waimoku and Wairau streams wander, upstream properties flood when a high tide meets the outgoing storm water, and the dune toe and beach frontages erode substantially. NPDC does not carry out stream straightening regularly or in a timely manner to manage these events. Any upstream subdivision would need to consider stormwater retention at source. • The proposal will negatively affect the quality of stormwater onto the beach. Other than obvious issues of sediment in stormwater, urban 	

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			<p>properties by their nature will downgrade water quality. Currently there is little domestic rubbish coming down the streams as opposed to when recycling bins blow over and it heads to the nearest storm water grate. Any upstream subdivision would need to consider on site stormwater settlement in processing.</p> <ul style="list-style-type: none"> The proposal is fundamentally wrong. 	
S55 Katherine Vernon				
55.01	Access (page 6) – Policy 23.9, Methods of Implementation 23.9, Reasons 23.9	Oppose	<p>One road access for approximately 395 new dwellings is unacceptable. Heavy traffic during the development period (says 20 years) and subsequent traffic generated by home owners really won't be solved with a roundabout at the Wairau/SH45 intersection. A road further south on SH45 is surely a better proposal. The proposal refers to a further possible residential development immediately across SH45 on the coastal side. Foresight would surely indicate to put the roundabout further south and provide for both developments.</p>	<p>Amend the Plan Change to:</p> <ul style="list-style-type: none"> Provide a road and roundabout further south on SH45 to provide for this development and future development on coastal side.
S56 Board of Trustees, Oakura School				
56.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes:</p> <ul style="list-style-type: none"> There are adverse social and cultural effects if this private plan change is allowed as the additional dwellings far exceed the existing and potential student capacity of Oakura School. The school has a current role of 341 students (August 2018) with 355 by end of 2018. With 399 new sections, this could account for an additional 219 students (up to 9 additional classroom spaces) based on existing home/student ratios and more if younger families are attracted. Current expansion allows for one new classroom (30 students) and potentially 2 further classrooms in the future. Any further classrooms exceed land capacity and would mean existing playing field space would be used for classroom development. The school fields are used for multiple sports, general play and many other activities. Apart from Corbett Park these are the only sports fields in Oakura. Losing part of these fields would have a significant effect on the entire community. 	<p>Reject/decline the Plan Change in its entirety.</p>

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			<ul style="list-style-type: none"> • The community values the full primary school that is offered with 85% of Oakura students remaining for years 7 and 8. Concerned if the school roll exceeds available classroom capacity then the years 7 and 8 could be removed from the school and community to provide space for additional years 1-6 classes forcing students to bus into New Plymouth intermediate schools. • Oakura BOT commissioned a survey of the school community on the proposed plan change - 86% of respondents oppose the development, with common themes being concerns about school capacity, infrastructure capacity, increased traffic, road safety, negative effects to village feel and fear of losing year 7 and 8 senior classes (survey report attached to submission). • There are significant traffic and transport effects with the proposed plan change. From Oakura School perspective, we want children to be able to safely travel to and from school. The additional traffic forecast must all pass Donnelly Street on which the school is located, creating a much busier traffic environment for children to navigate. We are very concerned that the additional traffic generated by the proposed plan change will reduce road safety for children travelling to school. Adding another 200 students to Donnelly Street at school drop-off and pick up times will cause additional traffic congestion. • Based on the opinion of the Oakura School community, the BOT are opposed to this private plan change in its entirety. While organic growth and development has to be expected and coped with, the BOT feels this large-scale development on existing rural land is not an appropriate development for Oakura. 	
S57 Dana Haszard				
57.01	Appendices – Diagram 32.1	Support in part	The submitter supports the concept of equestrian lifestyle blocks, a bridle trail and a shared arena in the Wairau Estate Oakura Structure Plan. However excluding horse riders from the esplanade strip ignores the rights of horse riders to share the same safe access to the underpass as is provided for walkers and cyclists. The section of Wairau Road from SH45 to the proposed entry to the residential area will become increasingly	Amend the Plan Change to: <ul style="list-style-type: none"> • Include horse riders, along with cyclists and walkers as users of the esplanade strip alongside the Wairau Stream. With

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			<p>busy and hence less safe for horse riders. Horse riding has been and continues to be part of the unique character of Oakura and some of NZ's most successful riders have established bases for training and coaching in the area. To compel horse riders to use a busy section of road rather than include horse riders in the esplanade strip use is short sighted, unwise and disregards the extent and rights of the equestrian population in Oakura.</p>	<p>appropriate signage and guidelines for its appropriate and safe use, this option has the potential to provide the safest access to the underpass for the three main recreational user types recognised by the rest of the plan.</p>
S58 Hailey Foster-Ander				
58.01	General - the Plan Change in its entirety	Oppose	<p>Over the past 35 years the population of our village has quadrupled, yet we have been able to retain the uniqueness and natural character that make us a special coastal community. This subdivision will have huge ramifications for the special natural and essence of our village and a fundamental impact on the nature of the community far into the future. It will increase the population to a point where we will no longer be a 'village' but an extension of New Plymouth and we will increasingly rely on frequent trips to New Plymouth for services which the village will not be able to provide for its projected increase in population.</p> <p>If the extension were to go ahead, no matter how big or small, we will not be able to sustain certain services:</p> <ul style="list-style-type: none"> • Education: with an increased population the local primary school will outgrow its current location. As a mother of 2 children I value the school and its strong relationship with the community and local environment; it was an advantage to living in a small coastal village and they would be able to attend until age 12. • Environmental practices: As the community gets behind projects such as 'Restore Kaitake' this subdivision seeks to work against everything it stands for and tries to achieve by increasing the number of domestic animals living next door to our National Park. The proximity of the subdivision will put our native flora and fauna which is already under threat at even greater risk. 	Reject/decline the Plan Change in its entirety.

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			<ul style="list-style-type: none"> Stormwater: Already a problem for the village with runoff running straight through pipes that dispose of it onto the beach and out to sea. This increases health and environmental risks to people and animals. Infrastructure: The pressure to cater for new families and their vehicles will have a negative effect on the free flow and safe movement of traffic (including pedestrian and cycle traffic) at several locations. The greatest problem is Donnelly Street where problems would be increased by the number of newly-resident children attending the school, vehicle access for these children being a right-turn off SH45. Parking is already strained with most parents using adjoining Hussy Street, SH45 and The Outlook for parking. This is increasingly dangerous for all commuters, especially those with young families. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S59 Richard Shearer				
59.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes:</p> <ul style="list-style-type: none"> The proposed plan change to rezone rural land to residential is not necessary, and further, it overrides the generations of planning and community input that make up the existing district plan (e.g. New Plymouth Coastal Strategy, The Oakura Structure Plan, The Oakura Engagement Project Report 2014/16, The Kaitake Community Plan and various NPDC Annual Plan processes). Both the existing district plan and the proposed district plan show this land zoned for rural use. All plans and studies mentioned have stated that while growth is expected within Oakura, that growth will 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. There are significant negative environmental, social and cultural effects. Oakura is a village and operates in a certain sense of balance 	Reject/decline the Plan Change in its entirety.

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			<p>and the proposed development obliterates that balance by overloading important infrastructure. There are significant traffic congestion effects generated by the proposal, overloading of existing commercial zone, insufficient sports and local amenities, insufficient parking at Oakura beach and within the village.</p> <ul style="list-style-type: none"> • This private plan change process has caused huge anxiety and concern to hundreds of Oakura residents. We are unsure of the “framework” arguments against this private plan change takes place in. What arguments are important, what might be discounted if we get it wrong, is this a legalised RMA argument that average people like us will have difficulty defending. We have had to organise countless meetings, find experts with experience, try to understand the process, consuming hundreds of hours cumulatively. An overwhelming majority of residents do not want what the plan change proposes – why should one person/entity be able to force such massive unwanted change over so many people? • There are adverse social and cultural effects if this private plan change is allowed as the additional dwellings far exceed the existing and potential student capacity of Oakura School. The community values active children and sporting opportunities; it also values the full primary school that is offered – there is concern if the school roll exceeds available classroom capacity then years 7 and 8 could be removed from the school focusing students to bus to New Plymouth intermediate schools. • The school fields are used for multiple sports, general play and many other activities. Apart from Corbett Park these are the only sports fields in Oakura. Losing part of these fields would have a significant effect on the entire community and Oakura’s lack of sports facilities has already been documented in a recent NPDC sports and recreation survey. • There are significant traffic and transport effects with the proposed private plan change. The greater than 4000 additional traffic movements per day the proposed subdivision would generate is self- 	

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			<p>explanatory. Oakura is not set up to have an entire new suburb on its southern boundary. With construction and supply vehicles the amount of road traffic could easily double and generates obvious congestion and safety issues, as well as raising safety concerns for children making their way to/from school and around the village.</p> <ul style="list-style-type: none"> • What precedent is there anywhere in Taranaki or NZ for a village to be effectively doubled in size by result of a single private plan change? If there was some community wide benefit in doing this then maybe it could be considered, but the only benefit that can be seen is a financial benefit to a single entity. • Oppose the proposed section sizes being reduced from the Oakura residential lot size minimum of 600m². The Oakura focus group study acknowledged the potential of smaller section sizes in the future, but this was to be close to Oakura CBD and the proposed plan change is not in this vicinity. • There are significant negative amenity values with the proposed private plan change. The bunding proposed along SH45 would remove views of the Kaitake ranges from passing traffic. The loss of the rural outlook from the village towards the ranges takes away huge amenity value and replaces it with an unwanted suburban view in the middle of a village. The developer agreed to leave the piece of land in question as undeveloped rural land as part of the consent process for his Paddocks subdivision. Relaxing or over-ruling this makes a mockery of the RMA process. • There are numerous negative infrastructure, stormwater, water supply and waste effects. There is a lack of any definitive knowledge over the Oakura water supply. • NPDC, TRC, DOC, Government and other agencies are working on an ambitious but well supported effect to become predator free around Mt Taranaki. Oakura has been identified as a special significance area due to it being the closest village to border the national park. The private plan change is within approx. 1200m of the national park 	

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			<p>boundary and seeks to add 395 new dwellings in this space which would jeopardise this effort.</p> <ul style="list-style-type: none"> • What is the problem this proposed plan change is solving? There are some 35 approved sections 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. • This private plan change offers no benefit whatsoever to Oakura village. It goes against all past and current planning efforts and strategies and is not wanted by a huge majority of local residents. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S60 Anthony James Ander				
60.01	General - the Plan Change in its entirety	Oppose	<p>The proximity to the National Park / Kaitake Ranges will put increased pressure on our native flora and fauna some of which are already at risk. This goes against everything the Restore Kaitake project is trying to achieve.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S61 Cameron Murray				
61.01	General - the Plan Change in its entirety	Oppose	<p>The location, scope and timing of this application is wrong. Its impact on the village of Oakura, the adjacent farming community and the nearby Kaitake Ranges will be too great, as will its impact on traffic flows into and through the village, the school roll and the distinctive quality of life. Undertakings given during the approval of a previous subdivision application (“The Paddocks”) by the same proponent of this proposal must be upheld by NPDC.</p> <p>The immense scope of the proposal (an additional 395 dwellings) will result in a massive change in the lifestyle, one that will surely be too much for the community to absorb. In terms of the land to be developed</p>	Reject/decline the Plan Change in its entirety.

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			<p>under this proposal, the Draft District Plan specifies under Policy SUB – p4 #4 “that the site must avoid subdivision in the Rural Zone which reflects the patterns of development more typical of an urban zone”. The proposal will definitely have a significant impact on the ‘sense of place’ of Oakura.</p> <p>The timing of the application is wrong in that the Draft District Plan is nearing its final stages before adoption and the approval of this application would result in a single development driving the District Plan for the Oakura area which is not sound long-term planning.</p> <p>The submitter has concerns regarding the impact of the flow of traffic from Wairau Road onto SH45, and the concomitant impacts of this on other traffic movements, as a result of this application. The proposal seeks to mitigate this by way of a roundabout at the intersection, something that NZTA and NPDC will have to consider. The proposal does not address the costs associated with this, nor does it address the phasing in of this construction.</p> <p>The development of the ‘Future Residential’ area identified within Lot 29 might be acceptable in light of the above concerns, but the rest of Lot 29 must remain in the Rural Environment Area as outlined in the conditions of the earlier subdivision report.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S62 Elaine Jamieson				
62.01	General - the Plan Change in its entirety	Oppose	<p>The submitter has concerns around:</p> <ul style="list-style-type: none"> • The amount of sediment and earthworks and the need for careful management - how this will be achievable? How can they guarantee that any rain events which are common on the mountain in the extreme will not result in dirty water being flushed into Oakura beach? And in the future in terms of rubbish and waste water from 	Reject/decline the Plan Change in its entirety.

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			<p>normal home activities like car washing x 400 sections? It will go straight into the sea.</p> <ul style="list-style-type: none"> • Predators are noted as a concern and the report recommends no cats on the estate. How will this be policies? Its impossible over time, people will get cats, dogs, rabbits and other household pets. Rubbish bins will attract rodents who will in turn populate our “Predator Free” Kaitake Range. • The report notes that the area has a pa site – how will the subdivision effect archaeological remains in the area without desecration? • There are 1400 people in Oakura currently – it is a busy, thriving community. If you add 400 x families there will not be enough schools, preschools, services, toilets, shops, footpaths, road space or beach space and car parks. Oakura is a “destination” beach for much of New Plymouth district over summer and should remain so. Need to retain the special village vibe that aligns the area to places like Raglan and Opunake rather than the mess of Papamoa. • The report suggests use of standard house and roof colours to maintain the character and visual aspects of the area – again this will be impossible to police and we will have an eyesore on the edge of our beautiful mountain. • The development will have a major effect on the landscape in terms of visual pollution, light and noise pollution. This is a unique narrow passage of land – green space on the edge of a pristine mountain range and bordering a “blue flag” beach. • Traffic flow and pressure on SH45 – the suggested roundabout at the end of Wairau Road fails to address the wider traffic impacts – <ul style="list-style-type: none"> – Increased flow through a narrow village road which has a very high pedestrian count and a single pedestrian crossing leading to the school; – Increased flow over a very narrow two-way bridge – barely enough for 2 cars – we will end up with a repeat of the Northgate traffic saga caused by development at Bell Block, traffic back up and major hold ups both ways with only one main access route 	

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			<p>for residents in and out of town. Who will foot the bill to widen the bridge?</p> <ul style="list-style-type: none"> - Health and safety of the community should be paramount but how do we get an ambulance out to an accident? Support for the volunteer fire crew? This will build increase safety risks for the entire community. • There is no shortage of sub-dividable land in the community and there is no visible high demand for property that can't be met. This development will not add value to the community and is not justified or wanted. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S63 Kim Jennings				
63.01	General - the Plan Change in its entirety	Oppose	<p>The government is spending million to eradicate pests in the Kaitake ranges. This subdivision will introduce 100's of cats making it a costly pointless exercise.</p> <p>The private plan change does not meet the requirement of the RMA – therefore under law cannot be permissible.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S64 Nicholas John Gladstone				
64.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is concerned for road safety and the quality of village life. The submitter recommends the application be rejected for the following reasons:</p> <ul style="list-style-type: none"> • The Wairau Road Oakura rezoning proposal PPC18/00048 should be rejected in its entirety because it would have a negative effect on the free flow and safe movement of traffic (including pedestrian and cycle traffic) at a number of locations, certainly not limited to the single junction for which alterations are proposed. 	Reject/decline the Plan Change in its entirety.

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			<ul style="list-style-type: none"> The junction alteration proposed in support of this application is not a viable design having regard to current Design Guidance relating to State Highways, given the topography of the site. The benefits that it is claimed that it would provide (which are in any case not sufficient to negate my recommendation above) are therefore not achievable. Particularly concerned that this proposal should not be accepted on the basis that the negative aspects are 'minor' and could be resolved at a later stage in the process. Query the desirability from a sustainability point of view of creating the possibility of 399 new dwellings being built at a location at least 15km from the nearest substantial employment opportunities, and retail outlets which almost every household uses on at least a weekly basis. The nearest secondary school is a similar distance away. 	
S65 Rosemary Claire Moyes				
65.01	General - the Plan Change in its entirety	Oppose	<ul style="list-style-type: none"> The proposed roundabout will cause serious safety issues for our household exiting property. Devaluing property. Proposed roundabout will not provide safe movement for cyclists/ pedestrians. Any roundabout plans the submitter wishes to see and be able to comment on / seek professional advice. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S66 Bryan Alan Moyes				
66.01	General - the Plan Change in its entirety	Oppose	<ul style="list-style-type: none"> The proposal offers traffic management systems that the submitter believes are unworkable and will make the Wairau Road intersection less safe. The development will be an urban development that does not belong in the countryside. The developer made assurances after approval of "the Paddocks" development. The submitter does not think that the Council can rely on any provisions or remedies offered by the developer. 	Reject/decline the Plan Change in its entirety.

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			The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S67 Lycia Moyes				
67.01	General - the Plan Change in its entirety	Oppose	<p>The submitter has concerns regarding:</p> <ul style="list-style-type: none"> • Safety of household exiting the property. Very unsafe to have to exit onto roundabout. • Devaluing property – request compensation. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S68 Vivien Angela Gladstone				
68.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S69 Joanne Ruth Brown				
69.01	General - the Plan Change in its entirety	Oppose	<p>We already pay higher rates for very limited features – no public toilets in town or safe road crossing busy road.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S70 Stephen John Wood				
70.01	General - the Plan Change in its entirety	Oppose	<p>This proposal is too big for the village and surrounding areas. So much of our infrastructure is already under pressure. The submitter's biggest concern is the stormwater runoff. The submitter backs on to the Wairau Stream – it floods now, this will make it worse. The submitter lives here because of the size and vibe of the village – the submitter believes this will change our lifestyle for the worst, not the better.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

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S71 Michael George Anderson				
71.01	General - the Plan Change in its entirety	Oppose	<p>Council needs to prioritise commercial infrastructure prior to allowing any residential development – roading, shopping, school, intersections. Do not change the zoning on this farm.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S72 Colin Roger Ellis				
72.01	General - the Plan Change in its entirety	Oppose	<p>Opposes because of cat numbers and for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S73 Mary Levett				
73.01	General - the Plan Change in its entirety	Oppose	<ul style="list-style-type: none"> • Houses built too close to National Reserve. • Extra water flowing down our streams onto the beach. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S74 Jonathon Heath				
74.01	General - the Plan Change in its entirety	Oppose	<p>The submitter opposes because the lack of infrastructure will overload schools, roads and stormwater.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S75 David Paul Herbert				
75.01	General - the Plan Change in its entirety	Oppose	<p>Keep the village small – the submitter is opposed to large scale abodes.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S76 Maura Conaglen				
76.01	General - the Plan Change in its entirety	Oppose	<p>The submitter objects on the basis that it will have a significant impact on the environment which in turn will have cascading impacts on the lifestyle of the current and future residents of Oakura including but not limited to aspects such as noise, light, traffic pollution etc.</p>	Reject/decline the Plan Change in its entirety.

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			The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S77 Craig Farrant				
77.01	General - the Plan Change in its entirety	Oppose	<p>The submitter objects to the subdivision because of the impact on traffic, stormwater into creek which already struggles in heavy rain.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S78 Helen Shearer				
78.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is opposed to the plan change application – has been associated with Oakura for more than 50 years; residents want the “village” atmosphere to remain; height restrictions on new buildings; subdivision restrictions.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S79 Neil Farrant				
79.01	General - the Plan Change in its entirety	Oppose	<p>The submitter objects to this subdivision on the south side of SH45 on the basis of traffic problems on corner of Wairau / SH45 and that land on north side of SH45 should be developed first. Also Oakura does not want or need to become another Bell Block.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S80 Glen Eugene Johns				
80.01	General - the Plan Change in its entirety	Oppose	<p>The extra water runoff will directly affect the already high levels of water in the Wairau Stream and cause further erosion to our property that borders this stream.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

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S81 Aaron Dwayne Hine				
81.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes there is:</p> <ul style="list-style-type: none"> • Too much traffic on our roads • Not enough schooling available for extra people/families • Extra pressure on infrastructure – already close to limits at present • Village/community will be greatly affected. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S82 Rachel Hareb-Hine				
82.01	General - the Plan Change in its entirety	Oppose	<ul style="list-style-type: none"> • The submitter is against the proposed plan • Infrastructure already stretched to limit • Lose nature of community village • Traffic congestion and safety of our children • Schools as current – school maxed already • Not in line with keeping Kaitake predator free. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S83 Victoria Jane Johns				
83.01	General - the Plan Change in its entirety	Oppose	<p>The submitter opposes for the following reasons:</p> <ul style="list-style-type: none"> • The amount of predators would increase drastically when we are currently trying to eradicate • Water runoff from dwelling roofs will flood the Wairau Stream which is already eroding into our property. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S84 Chris Wells				
84.01	General - the Plan Change in its entirety	Oppose	The submitter is concerned that Oakura is already busy enough – we don't need any more traffic in our little village.	Reject/decline the Plan Change in its entirety.

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			The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S85 Dianne Kay Brien				
85.01	General - the Plan Change in its entirety	Oppose	<p>The submitter has concerns regarding:</p> <ul style="list-style-type: none"> Stormwater, runoff from the Wairau Stream which borders the submitter's property borders, the last 18 months-2 years has seen an increase of volume and has had an immediate impact on our boundary. Impact on the environment and proximity to our National Park. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S86 Loe and Lies Stolte				
86.01	General - the Plan Change in its entirety	Oppose	<p>The submitters are opposed as they do not think Oakura has the infrastructure for such a large development.</p> <p>The submitters also oppose for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S87 Milou Barrett				
87.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is opposed as Oakura does not have the infrastructure in place to cope with such a large development. It will also have a negative effect on the special character of our 'village'.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S88 David Andries Willem Rood				
88.01	General - the Plan Change in its entirety	Oppose	<ul style="list-style-type: none"> Traffic and associated risks – the submitter's main gate entrance is approx. 30m down the road from the proposed entrance to the planned Wairau Estate's entrance. Although a traffic survey has been completed, does not consider it to have identified all relevant aspects to develop a proper traffic management plan: <ul style="list-style-type: none"> Two school buses stop in front of the submitter's property (c/o Tui Grove and Wairau Road at 07:45) where one bus drops high 	Reject/decline the Plan Change in its entirety.

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			<p>school pupils that were picked up from around the coastal areas, to climb onto another bus to take them to school. The submitter has seen days where vehicles queue up behind the bus, including vehicles speeding past a stationary bus. The first-mentioned bus then makes a right turn out of Tui Grove into Wairau Rd to pick up primary school pupil from the Surrey Hill (and upper) road. With an entrance /exit to the estate approx. 40m up the road, this is a risk to the safety of school kids, and will add to congestion during the mornings;</p> <ul style="list-style-type: none"> - The traffic survey has not considered the speeds at which vehicles travel up and down Wairau Rd. This street is 50km/hr, from South Rd up to the spilt with upper Wairau Rd and Surrey Hill Rd. Motorists do not generally obey speed limits when driving up Wairau Rd. The submitter's wife and the submitter have pointed out to the Traffic department that this is a risk to be monitored. Have also raised a concern with the Kaitake Community Board with regards to log trucks speeding up and down Wairau Rd. Adding traffic/vehicles that are turning into and out of Wairau Rd from the estate's entrance will contribute a significant safety risk that has not been considered; - Wairau Rd is popular for pedestrians (kids on bikes, people walking dogs etc) and horse riders (walking down to the grounds on South Road) – the traffic survey has not considered the risk to these. • Risks / damage caused by flooding - due to the slope/topography of the land, rain water that is collected from further up Wairau Rd runs off to our properties. The submitter and his wife have experienced rain/stormwater damage in our house in 2017. Rain water runs from adjacent properties, including the sections and properties of the proposed entrance to the estate, into our property. The current stormwater system is not capable of directing this stormwater runoff away from my property. By adding a road onto these sections/properties will add additional pressure on the stormwater 	

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			<p>runoff, which could cause severe flooding to the submitter's property with subsequent damage to the submitter's property.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S89 Sophie Lily Crabtree				
89.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes the proposed plan change will cause negative effects on Oakura.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S90 Alex Margaret Reid				
90.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes the proposed plan change will have a negative impact on the local community.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S91 Susan Imhasly				
91.01	General - the Plan Change in its entirety	Oppose	<p>Oakura is a beautiful village, that's why the submitter chooses to live there, away from the city and its busy life. Allowing this plan change, the character of Oakura would completely change as many more people would live in Oakura. It will have a negative effect on traffic, environment, noise, capacity of school and parking etc. It is not right to put all this at stake with the proposed plan change.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S92 Ian Philip Coutanche				
92.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is concerned that Oakura is over populated already. The school is full. There's not enough parking. The junction at Wairau Road is dangerous. 400 more houses in this small village is too many. Too much, too quickly. Oakura has had a lot of new houses in the last couple of years. Since the drains have been put in.</p>	Reject/decline the Plan Change in its entirety.

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			The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S93 Paul Maurice Wynter				
93.01	General - the Plan Change in its entirety	Oppose	<p>Oakura is in need of available land for development, but the submitter feels that these demands can be met within the area of land already proposed for residential development, at the immediate southern edge of the village (see page 11 of the 2015 Oakura consultation document https://thetom.co.nz/uploads/oakura-consultation.pdf page 11).</p> <p>Traffic access and egress via Wairau Rd (as proposed) is inadequate for the scale of the development.</p> <p>The available space for the proposed Wairau Rd roundabout appears insufficient.</p> <p>Both could be remedied by relocating the roundabout southwards approximately 300m toward the general location of the Power Co building, creating a dedicated entry to developments on either the inland or seaward side of SH45.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S94 Lars Binsbergen				
94.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is concerned that:</p> <ul style="list-style-type: none"> • The road to New Plymouth gets too busy • The schools won't cope / too many buses • Too many cats close to the national park • Too much water runoff. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

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S95 Jackie Keenan				
95.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes that such condensed housing will adversely change the “village”/rural feel of Oakura township as well as negatively impact on:</p> <ul style="list-style-type: none"> • traffic flow • the school (already losing play grounds/fields for classrooms – there will be no green space left if such large development was allowed • the beach parking area – already limited parking for our population • limited street parking back from the beach during the summer months. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S96 Ronald Stratford				
96.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above), especially concerns of heavier traffic through Oakura.	Reject/decline the Plan Change in its entirety.
S97 Jaynie McSweeney				
97.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is concerned around:</p> <ul style="list-style-type: none"> • Environmental effects • Inadequate sewage and roading <ul style="list-style-type: none"> ○ Overflow at the school ○ Increased traffic ○ Increased noise ○ Inadequate services • Stormwater overflow – issues to the beach • Who pays to develop services to cope with the increased population? <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S98 Helen Margaret Fleming				
98.01	General - the Plan Change in its entirety	Oppose	<p>The submitter objects to the plan change due to the large number of sections proposed and the negative impact this will have on the existing infrastructure, in particular the primary school, traffic numbers and stormwater, and the impact on the local community. The submitter also understands that the plan change conflicts with previous conditions agreed to by the developer during the Paddocks development.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S99 Alex Ingram				
99.01	General - the Plan Change in its entirety	Oppose	<p>The proposal goes against findings/conditions set by the Hearing Commission (Sub10/45196) in relation to The Paddocks Development and 'Lot 29' which is most of the land relating to this plan change request. Also note that the applicant expressed the intention during the hearing of retaining Lot 29 with a 'Protected Farm' status in the longer term, regardless of the zoning. The plan change also goes against the Oakura environment that the community has worked hard to shape and define.</p> <p>With reference to the New Plymouth District Plan, Operative District Plan (Volume 1 Management strategy) the following highlights how the plan change is inconsistent with its objective:</p> <ul style="list-style-type: none"> • In relation to Issue 2, there will be adverse effects from light pollution from both the proposed 380+ dwellings and any street lighting. There will also be adverse effects from noise and dust due to extended periods of construction over the life of the proposed development, whose effects would be more than minor. • In relation to Issue 4, it will cause loss and/or reduction of rural amenity. It will degrade the site's landscape values, including the loss of open space, the loss of a rural Southern Entrance Corridor to Oakura (an open green area that generally slopes up to the Kaitake Ranges), and will cause potential loss of views to the Kaitake Ranges (Outstanding Natural Landscape) caused by the attenuation bund 	Reject/decline the Plan Change in its entirety.

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			<p>(2m+ in height) along SH45/site interface. The site is incapable of absorbing the visual change without causing adverse visual impact to The Paddocks and residences overlooking from Wairau Road. The maximum allowable building height should be single storey for the whole development, 6m max.</p> <ul style="list-style-type: none"> • In relation to Issue 15, Potential adverse effect on Outstanding Landscapes – the proposed development’s proximity to the National Park is also of concern. • In relation to Issue 6, there will be a reduction of residential amenity due to increased traffic, density of development and percentage of coverage changes. The Oakura Structure Plan suggests max site coverage of 35% and min 600m² lot size. The proposed lot size down to 300m² and increased site coverage of up to 55% goes entirely against the structure and makeup of the community, will lead to ecological harm from increased roading, and greatly reduced habitat for plants and animals. The min plot size for the proposed development should be 600m² and 35% site coverage. • Increased traffic, during construction and on completion, will have adverse effects on safety and efficiency of the road transport network. The proposed roundabout will produce funding issues. • The development is very automobile dependant, most people will need to commute into New Plymouth, putting strain on the road network and adding to increased pollution and use of fuels. • In relation to Issue 22, there will be adverse effects due to increased demand on infrastructure and community facilities, namely Oakura School and medical centre which are already near capacity. The loss of ‘surplus’ Powerco land (also incorporated into the request) could cause issues in the future with local grid capacity, especially with increased demand from growth in home charging of electric vehicles. • The implied poor economic values of alternative options for the site should have been considered before The Paddocks development and the promises made that open space be retained over the balance allotment (Lot 29). 	

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			The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S100 Stuart Bennett				
100.01	General - the Plan Change in its entirety	Oppose	<p>Oakura School is directly off SH45, making access for children, whether in cars, walking or biking already dangerous. The influx of traffic would escalate the dangers surrounding the Donnelly Street crossing; on-street parking for school drop offs/pick-ups would also be adversely affected. The added influx of people associated with the proposed subdivision will cause a surge in traffic and pedestrians and will have severe implications for the safety of our children.</p> <p>Also of major concern is the specific zoning rules requested by the developer i.e. 300m² sections, increased site coverage to 55%. This will set a precedent for all future developers throughout Taranaki. If Oakura residents wanted to live in a city, they would have! You will have a lot of explaining to do if the submitter seeks to sub-divide their property into 400-500m² sections and the submitter is told they cannot after you have given this developer special permission.</p> <p>The current school will not be able to cope with the influx of new students. The Ministry of Education has no money so will the developer be contributing to building and resourcing a new school to accommodate the extra children?</p> <p>With the “Paddocks” development, did this developer promise to provide something towards the infrastructure of the Oakura community, and if so, did he deliver on these promises?</p> <p>Growth is a natural part of any community and the submitter is not opposed to it. With a strong council that has the interests of its community at heart, growth usually occurs in a well-managed, structured way. The submitter understood that Council wanted to “advocate for a</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>coordinated approach to the growth of the village” – the proposed development is far from this.</p> <p>The proposed development would encroach on the National Park and would be detrimental to its ecosystems. The proposed plan change seems to negate the whole Restore Kaitake project.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S101 Vincenza Mancini Clark				
101.1	General - the Plan Change in its entirety	Oppose	<p>The submitter believes the development will have adverse effects on existing infrastructure e.g. schools. The community has not been consulted in a meaningful way. This proposed development will have adverse impacts on the amenity of this beautiful coastal village.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S102 Robert Brian Clark				
102.1	General - the Plan Change in its entirety	Oppose	<p>The submitter believes this development is not in keeping with the community plan. It would exceed capacity of existing infrastructure.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S103 Hayley Bennett				
103.1	General - the Plan Change in its entirety	Oppose	<p>Oakura Primary School is directly off State Highway 45, making access for children, whether in cars, biking, or walking, already dangerous. Children need to vigilant when crossing Donnelly Street. The increase of traffic this development brings will escalate dangers at this crossing. There is no on-street parking available during peak times (8:30 – 9:15am and 2:45pm – 3:15pm). Thus parking will also be adversely affected. If development goes ahead, the added influx of traffic (including pedestrians) will have severe implications for the safety of our children.</p>	Reject/decline the Plan Change in its entirety.

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			<p>Also of major concern is the specific zoning rules that the developer is requesting be applied to this development i.e. 300m² sections, with site coverage of 55%. This will surely set a precedent for future developers in Taranaki. If the submitter wanted to live in a city, they would have! You will have a lot of explaining to do if the submitter seeks to sub-divide their property into 400-500m² sections and the submitter is told they cannot after you have given this developer special permission!</p> <p>The current school will not be able to cope with influx of new students. Ministry of Education has no money, so will developer be contributing to building and resourcing a new school to accommodate extra children?</p> <p>Regarding the developer's previous development, The Paddocks, did the developer promise to provide something towards the infrastructure of the Oakura Community? If so, did he deliver on these promises?</p> <p>Growth is a natural part of any community and the submitter is not opposed to it. With a strong council that has the interests of its community at heart, growth usually occurs in a well-managed, structured way. The submitter understood that Council wanted to "advocate for a coordinated approach to the growth of the village" – the proposed development is far from this.</p> <p>The submitter has concerns regarding the encroachment of the development on the National Park which would be detrimental to its ecosystems. Community has embraced the Restore Kaitake project, the proposed plan change seems to negate this whole initiative.</p>	
S104 Allie Black				
104.1	Application to vary the consent notice 9696907	Oppose	The Consent Notice 9696907 was put in place to preserve the view and rural setting to offset the effects of the subdivision. The proposed development is in complete contradiction to intention of the consent notice.	Reject/decline the Plan Change in its entirety (*inferred).

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104.2	General - the Plan Change in its entirety		The new subdivision requires a bund of 2-4 metres high to border SH45. This bund will be hugely imposing and will completely destroy the rural outlook and feel of the area. The bund will effectively create a walled and gated community.	<p>If the residential development goes ahead:</p> <ul style="list-style-type: none"> • uphold the intention of the original Consent Notice and to retain the rural feel of the area. • the scale and density of the proposal needs to be reconsidered.
104.3			The submitter objects to the scale of the development, specifically the minimum lot sizes of 300m ² in the residential area. This density is similar to that found in large urban centres, not a local village.	
104.4	Equestrian lifestyle lot sizes	Support	The submitter agrees with proposal to develop equestrian lifestyle lots smaller than 10 acres. This will allow development to retain rural feel and character of the land. Sections of this size are sought after and in short supply in North Taranaki due to past restrictions on subdivision.	Retain the equestrian lifestyle lots.
S105 Powerco Limited				
105.1	General - the Plan Change in its entirety	Neutral (but seeks to ensure awareness of Powerco's existing assets in the area)	<p>The submitter seeks to ensure Council and applicants are aware of Powerco's electricity and gas assets in the plan change area that will service the proposed new lots. Powerco distributes gas and electricity to the whole of the New Plymouth District including area of Oakura covered by PPC48. Existing gas and electricity assets are attached in Appendix A, B, and C of this submission.</p> <p>The submitter is seeking to ensure recognition of the existing assets in area to ensure they are taken into account in relation to future works that may result in adverse effects on these assets. Need to manage rezoning in immediate vicinity of facilities that pose a risk to, or are at risk from, the operation of the network. Risks include:</p>	<p>No specific relief sought but does seek the following assurances:</p> <p><u>Ensuring adequate supply of electricity and gas to the PPC48 area</u> - for new greenfield growth areas it is necessary to have forewarning and plan for the new lines, poles, gas pipes, transformers, upgrading of substations and establishment of locations for utility street furniture/ above-ground assets.</p>

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			<ul style="list-style-type: none"> • 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 carry out inspections and maintenance activities on lines and support structures, and to undertake line upgrades. <p>Trees need to be positioned away from existing above and below ground infrastructure to avoid potential conflict and to ensure compliance with The Electricity (Hazards from Trees) Regulations 2003 (the Tree Regulations).</p> <p>Existing substation on South Road, adjacent to proposed plan change area, has capacity to supply the proposed new lots. 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 in Appendix B) has an outage.</p> <p>Existing infrastructure has capacity to serve proposed lots with gas without upgrades. There is an existing gas gate east of the proposed subdivision along Wairau Road (Appendix a) which can service the PPC48 area.</p> <p>The submitter believes it is best if any new infrastructure provision can occur at same time as new development to minimise disruption to other infrastructure (e.g. dig up roads) and reduces costs to end consumers. Earlier this is addressed the more readily such facilities can be accommodated within overall design of an area.</p>	<p><u>Placement of mature size of trees in relation to infrastructure</u> - if PPC48 results in alterations to existing, or new vegetation, Powerco seeks to be consulted. To avoid need for costly repairs associated with trees near underground cables/pipes, or overhead electricity lines.</p> <p><u>Major changes to ground level</u> – changes to the ground level near underground utilities should be minimised and/or there should be discussions with the relevant utility provider which may identify opportunities to re-adjust depth of the utility. Similar concerns for above ground infrastructure – earthworks in and around support structures needs to ensure there is not risk to the stability of infrastructure. Excavation depths and separation distances in and around support structures is governed by the NZ Code of Practice for Safe Distances NZECP34:2001.</p> <p>Powerco anticipates that the developer and Council will adhere to the relevant standards and initiatives when undertaking works in and around network utilities; if</p>

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				<p>the development goes ahead. These include:</p> <ul style="list-style-type: none"> • “Dial before you Dig’ Service found online at www.beforeudig.co.nz • National Code of Practice for Utility Operators Access to Transport Corridors 2011. <p>Powerco seeks to be involved in early consultation in relation to the future development of the area. To ensure access is provided, to allow continued operation and maintenance of existing live gas pipes in streets of PPC48 area and gas gate in Wairau Road (Appendix A).</p> <p>Powerco seeks to ensure any works enabled by PPC48 are undertaken in a manner that avoids or mitigates effects on gas distribution assets including physical damage, disruption of supply, and access restrictions to underground infrastructure for maintenance purposes. Any new buildings must be set back at least 2m from existing underground gas pipes.</p>

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S106 Hayley Ingram				
106.1	General - the whole plan change	Oppose	<p>The submitter has concerns around 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. The environmental impact from vehicle emissions, during construction phase and ongoing.</p> <p>Does not uphold the Commissioner conclusions and conditions for The Paddocks development. In that process applicant stated they intended to retain Lot 29 with protected farm status in long term, regardless of the zoning of the site. Proposed development does not seem to be very community spirited. Concerned that after submissions process the proposed development will make significant changes to the plans, which submitters will not be able to re submit or Comment on in a possible hearing. The submitter believes items under discretionary columns (both restricted and fully discretionary) 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?</p> <p>Under landscape and visual assessment – addendum page 4. <i>“Overall notwithstanding the intention of the Consent Notice the most significant visual effects created by the rezoning proposal are limited to residents of The Paddocks”</i>. The submitter believes that the consideration for properties on the south side of Wairau Rd appear to have been dismissed.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	<p>Reject/decline the Plan Change in its entirety.</p> <p>If rezoning is approved:</p> <ul style="list-style-type: none"> • The community should be given opportunity for more open discussions on the proposed development and the outcomes should be implemented. • Rules and/or conditions should be in place to prevent grouping of cookie cutter house designs. • Applicant should not be allowed to on sell the decision of the development gets approval.
S107 Lisa Wynter				
107.1	General - the plan change in its entirety	Oppose	Oakura is in need of available land for development, the submitter believes these demands can be met within the area of land already proposed for residential development at the immediate southern edge of	<p>Reject/decline the Plan Change in its entirety.</p> <p>If the Plan Change goes ahead:</p>

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			<p>the village https://thetom.co.nz/uploads/oakura-consultation.pdf (page 11).</p> <p>Traffic access and egress via Wairau Road (as proposed) is inadequate for the scale of the development. Available space for proposed Wairau Rd roundabout appears insufficient, making the roundabout too small for adequate traffic flow.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	<ul style="list-style-type: none"> Wairau Rd roundabout could be relocated southwards approximately 300m toward general location of the Powerco building; creating dedicated entry to developments on either the inland or seaward side of SH45, alternatively having entry up off Wairau Rd and exit onto SH45 south of Oakura.
S108 Stefan Imre Kiss				
108.1	General - the plan change in its entirety	Oppose	<p>The submitter believes the Plan change would produce a significant and disproportionate increase in housing in the Oakura township. This will generate significant adverse effects on the environment and the rate payers of the District. Rezoning of this scale, at this time, in this location, reduces options for how the land and other parts of Oakura might be developed over a 30 to 50 year+ time horizon (reduces optionality). The proposed Structure Plan has an inappropriate mix of allotment sizes not suited to the location and the Oakura Community. The submitter does not support the removal of the Consent Notice that prohibits further subdivision of this land.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S109 Amy Cunningham				
109.1	General - the plan change in its entirety	Oppose	<p>The developer is concerned that 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. The 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 to build another school nearby.</p>	Reject/decline the Plan Change in its entirety.

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			<p>The submitter believes from an environmental perspective, the proposed development would be extremely detrimental to ecosystems around the area.</p> <p>The Zoning rules that the developer is requesting are completely inappropriate for the rural area. 300m² and an increase to the area of the site that can be covered by a building to 55% is a material change to current practice and will set precedent for Taranaki generally. This will surely set a precedent for all future developers throughout Taranaki.</p> <p>The development will significantly and materially increase the number of cars on the road, especially during peak times. SH45 around Wairau Road already high crash area, and this will only worsen the situation. That combined with increase children and families in area will likely lead to road fatalities. Many children in the area walk, bike ride, or scooter to school currently, and development will likely cause that to cease due to huge danger posed. Would be extremely sad to see this lovely aspect of the submitter's community change in that way.</p> <p>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. Severe shortfall of parking at school already. The area around school is already dangerous at peak school hours, development will only make this worse. There is no land available for more parking in village and near school, how will this issue be resolved?</p> <p>The submitter feels that this development is extremely large for such a small village. It will completely change community and have severe, adverse effects on infrastructure supporting it. Development in Oakura is welcomed by most, included the submitter, but this is not the way to go about it. This development is not in best interests of the community by any stretch of the imagination.</p> <p>Many people in 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</p>	

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			<p>something towards the infrastructure of the Oakura community, which has never happened.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S110 John Russell Ardern				
	General - the plan change in its entirety	Oppose	<p>The submitter believes that residential subdivision should be managed or encouraged to be provided within the confines of the existing residential zones, and definitely on the seaward side of SH43. All residential zones should adhere to the long-term village plan prepared by Oakura Community Board.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S111 Keith Manukoha – Chairman Oakura Pa - on behalf of Ngati Tairi, Oakura Pa				
S111.1	General - the plan change in its entirety	Oppose	<p>On behalf of Ngati Tairi, Oakura Pa, the submitter wishes to express effects on and within their tribal area. The submitter is concerned for ecological effect of storm water being disposed via series of small dams along existing waterways. Existing habitat and ecosystems will be effected and possibly completely altered. These small waterways are breeding and development habitat for invertebrates smaller species.</p> <p>Although the submitter is continuing to talk to the applicant, they would like to see a degree of cultural design for this development. Oakura is a soldier settlement and since 1860s no cultural or alternative historical perspective has been contemplated. Oakura Pa has survived in isolation.</p>	<p>Reject/decline the Plan Change in its entirety (*inferred) initially.</p> <p>If the plan change does go ahead:</p> <ul style="list-style-type: none"> • Would like to see a better solution to cater for additional stormwater runoff. • Sees this as an opportunity to highlight tangata whenua, their continued occupation, histories, and values within this design rezoning. • The submitter lodges the objection but will continue discussions with applicant to hopefully give effect to the issues the submitter is concerned about.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S112 Jacqueline Molloy				
S112.1	General - the plan change in its entirety	Oppose	<p>The submitter does not need PPC18/00048. The submitter believes Oakura has already identified land for future urban development though community consultation, and this has been accepted by the village. Area subject to plan change is too much and will change nature of Oakura village completely. Area proposed for residential land is inappropriate and would affect Oakura's character and values e.g. quiet village character. Need to only grow in areas already identified for future development. Adding more residential area on top of that already existing should not happen. One or the other should only be allowed to happen and existing areas already identified should be it.</p> <p>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 lots. Additional traffic generation would have significant adverse effects on the village. The submitter details that key issues are width of Wairau Road, if one car is on side of road then road becomes one lane; and the intersection of Wairau and South Road which would be too busy and a round about would be a total disaster. Intersection would become very dangerous and slow.</p> <p>School would not cope with large influx of students. Needs to grow slowly. The submitter wants it to stay as a full Y1 – Y8 primary school, and not suddenly have no room for the older kids. The subdivision would be the closest to the national park, we need to protect our natural environment and not allow this abominable plan proposal.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S113 Vince Fenning				
S113.1	General - the plan change in its entirety	Oppose	The submitter does not need PPC18/00048. Oakura has already identified land for future urban development though community consultation, and this has been accepted by the village. Area subject to proposal is too	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>much and will change nature of Oakura village completely. Area proposed for residential land is inappropriate and would affect Oakura's character and values e.g. quiet village character. Need to only grow in areas already identified for future development. Adding more residential area on top of that already existing should not happen. One or the other should only be allowed to happen and existing areas already identified should be it. The land subject to the plan change is productive farm land. It is too valuable to be left vulnerable to market forces which could see it subdivided into unproductive lots.</p> <p>Additional traffic generation would have significant adverse effects on the village. Key issues are width of Wairau Road, if one car is on side of road then road becomes one lane; and the intersection of Wairau and South Road which would be too busy and a round about would be a total disaster. Intersection would become very dangerous and slow. School would not cope with large influx of students. Needs to grow slowly. The submitter notes that they want it to stay as a full Y1 – Y8 primary school, and not suddenly have no room for the older kids. The subdivision would be the closest to the national park, the submitter enforces that there is a need to protect our natural environment and not allow this abominable plan proposal.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S114 Oakura Playcentre				
S114.1	General - the plan change in its entirety	Oppose	Oakura Playcentre is accessed directly via SH45. Property borders Oakura Primary School and Oakura Library, therefore the submitter shares access via Donnelly Street. The submitter is concerned as there is already high traffic volume on Donnelly Street which creates significant hazard for the playcentre's whanau when arriving or leaving the site. The submitter's tamariki and parents/caregivers who hikoi or bike need to be extremely careful when crossing the street. Increase to traffic volumes would escalate dangers surrounding this crossing.	Reject/decline the Plan Change in its entirety.

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			<p>Parking on Donnelly St and surrounds (Hussy St, ST45 and The Outlook) are currently at capacity during peak times (8.30am – 9am and 2.30am – 3:30pm). Tamariki (age range from 0 – 6 years) mostly arrive at centre with parents/caregivers in strollers/prams, and/or in infant capsules/carriers. If subdivision goes ahead added influx of people will cause surge in traffic and pedestrians, will have severe implications on safety of the submitter’s tamariki.</p> <p>Ministry of Education owns land which Oakura School and Playcentre are situated on. If school rapidly expands with new development, it will need extra space to cope. Playcentre site is therefore in jeopardy of being lost as ministry would use Playcentre site for school expansion. Members of community would have to travel significant distances to get the same opportunities/services/education. Playcentre strategic plan has strong environmental stance. The submitter values surrounding national park. We are concerned that proposed development encroaches the national park and would negate the work which the Restore Kaitake project has achieved.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S115 Anne Bridges				
S115.1	General - the plan change in its entirety	Oppose	This submitter is concerned with the scale of the area to be rezoned and the consequent impact on the infrastructure of Oakura. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S116 Richard Rollins				
S116.1	General - the plan change in its entirety	Oppose	The submitter believes the proposed plan change from rural to residential not advised because of potential health impacts on infants, children, and pregnant mothers due to concentrations of pesticides in residential runoff and impacts on Wairau Stream Catchment to Oakura Beach. Changing the plan before completion of credible assessment of health risks to the public would not be advisable. The Council would be	Reject/decline the Plan Change in its entirety.

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			<p>negligent to assume that the stream concentrations would be below <i>de minimis</i> (inconsequential) risk without appropriate measures to quantify or mitigate the hazard.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S117 Rosemary Law				
117.1	General - the plan change in its entirety	Oppose	<p>The submitter having lived in Rural Oakura for the last 20 years, and in rural Taranaki for most of their life, the submitter feels strongly that this proposal sets a poor direction for Taranaki as well as this small area. Taranaki one of few places not growing in population, compared to many other areas of NZ, and most places are predicted to slow in growth so the submitter believes the area definitely will too. The submitter notes that there is a need to look to Tourism as an asset to encourage, with Oakura uniquely placed for outdoor activities e.g. mountain biking and hiking, close links to coast and National Park. There should be green space corridors beside Park, not suburbs. Oakura loses its intrinsic value as small, easily accessible beach village without traffic hassles etc. In other places, areas that attract locals and visitors are protected.</p> <p>Need to protect land between settlement and the National Park to avoid issues such as pest control, pets close to the National Park, and other urban disturbances to wildlife associated with intensive housing close to the National Park. Community is trying to restore Park assets through organisations such as Predator Free Taranaki – see response from Oakura residents to Sunday’s session. Land subject to plan change is alluvial, north facing land, which has multiple use options that would be more appropriate next to the National Park e.g. bike tracks, organic or alternative agriculture. The submitter owns shares in rural section on other side of Mountain and it is very feasibly an economic unit.</p>	Reject/decline the Plan Change in its entirety.

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S118 Rachel Anna Law				
118.1	General - the plan change in its entirety	Oppose	The submitter believes areas adjacent to and between Kaitake and the coast should be maintained in as low density housing as possible to encourage growth of native plants, to ensure enhancement and maintenance of hugely important habitat.	Reject/decline the Plan Change in its entirety.
S119 QEII National Trust				
119.1	Appendix diagram 32.1 Wairau Estate Oakura Structure Plan	Oppose in part	The submitter notes that the medium density residential development is proposed adjacent to QEII Open Space Covenant identified as 'open space' in eastern part of Diagram 32.1. The submitter believes that residential development in this area, immediately adjacent to the native bush, will likely result in: rubbish and garden waste being dumped in the covenant; increased weed and pest threats e.g. garden weeds and domestic animals; Impediments to access – particularly the covenant boundary fence that can only be accessed from within the area covered by Structure Plan.	Amend the Plan Change to: <ul style="list-style-type: none"> The Structure Plan be amended to show the bridle trail running between Proposed Residential 'C' and the boundary of the Open Space Covenant – area indicated in plan attached to submission.
119.2	Policy 23.8		The submitter discussed matter with applicant and agreed relocation of bridle trail. The submitter holds no concerns regarding border between Open Space Covenant and the Proposed Rural Lifestyle Area; as area is much lower density and have not had issues with developments of this nature next to covenant land in past. The submitter holds no objections to this element of plan change. The submitter appreciates that concerns regarding specific developments will be best dealt with through submissions once subdivision applications are made.	Amend the Plan Change to: <ul style="list-style-type: none"> Amend policy to include clarification that the bridle trail will run between Residential C area and Open Space Covenant. In addition, ensure that the reciprocal rights of way also permit access to the QEII National Trust.
S120 Kylie Braddock				
120.1	General - the plan change in its entirety	Oppose	Concerned at lack of schooling facilities to cope with amount of homes being built. The submitter is also concerned about: a Traffic increase; Alteration to rural aspect, strain on environment and community; One person's gain a whole community to lose. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

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S121 Climate Justice Taranaki				
121.1	Amendment 1 Policy 23.8 and Amendment 2 Policy 23.9	Oppose	The submitter believes the application does not provide comprehensive assessment of the carrying capacity of the resources required to support development e.g. added demand and pressure on water supply, traffic, threats to local amenity values. No clear evidence as to how impacts of development will be avoided, minimised, mitigated, or managed. No alternative site or development strategy to justify viability, effectiveness, or efficiency or what's proposed. Considering 20-40-year time-scale for development, the submitter asks how the plan change fits with Long-term Plan and Infrastructure Plan that Council adopted in June 2018, and with current District Plan Review.	Reject/decline the Plan Change in its entirety. Unless changes are made to significantly reduce scope and incorporate real sustainability visions, designs, and rules.
121.2	Amendment 3 Residential Environment Area and Amendment 4 Rules	Oppose	Inadequate justification for the various rules proposed, in particular site coverage of 55% and lot size of 300m ² . What would be the loss of productive land, open space, and opportunities for community initiatives e.g. food gardens, communal sheds or outdoor education?	If the Plan Change goes ahead: <ul style="list-style-type: none"> • If new rules are introduced, we urge rules that ensure and promote sustainability and resilience, e.g. water supply, wastewater treatment, storm water management, energy efficient homes, solar water heating, renewable energy generation, smart-grids, public and low carbon transport systems. • Example: Kapiti Coast District Council's Plan Change 75 requiring new residential units to have rainwater tanks and/or greywater irrigation.
121.3	Amendment 5 Rural Environment Area and	Oppose	Not convinced that the Rural Lifestyle Area will be effective in promoting sustainable management of rural resources. Risks of weed infestations, soil erosion and water quality issues if area isn't managed properly; in	

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	Amendment 6 Rules		close proximity to national park. Other land uses such as small scale market gardening would be more sustainable.	
S122 Dirk Schmidt-Rittershans				
122.1	General - the plan change in its entirety	Oppose	<p>The submitter raises that current infrastructure isn't sufficient to support the additional dwellings.</p> <p>The submitter expects massive traffic issues at Wairau/South Road intersection in the mornings. Oakura School cannot accommodate the possible high influx of new pupils in a short period of time. School roll could double if most sections sold in short period of time. The submitter questions if all the additional storm water could change shape of the breach and could affect water quality of rivers.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S123 Tracey Mackenzie				
123.1	Diagram 32.1	Support in part	<p>The submitter supports idea of equestrian lifestyle blocks. However human and horse safety should be at forefront of development's planning and safety alternative all users being forced to use Wairau Road and intersection should be taken into consideration and actioned as a result of community wide planning.</p> <p>The submitter is concerned that the safety on Wairau Road for riders is already an issue for children riding to Ponyclub and Beach.</p>	<p>Amend the Plan Change to:</p> <ul style="list-style-type: none"> See the esplanade strip along Wairau Stream be made available for all to use, including horses, cyclists, and walkers.
S124 Kim Sheree Winstanley				
124.1	General - the plan change in its entirety	Oppose	<p>The submitter believes this proposal will greatly impact the special village feel that the submitter believes they have.</p> <p>The submitter notes that they are not against progress but scale of this development is too great and will be a negative impact. The submitter believes another "Paddocks" style development would be ok.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

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S125 Sian Wingate				
125.1	General - the plan change in its entirety	Oppose	<p>The submitter is concerned that the proposal will increase Oakura's housing stock by almost 75%. Expansion result of a single individual/entity developer for personal gain. Personal gain is not appropriate trigger for Council to use local government powers. Land has already been marked for future development which caters to phased population growth. The submitter considers planning approval of Council for personal gain to be acting ultra vires of its designated authority. The submitter believes the proposed subdivision is unwarranted and unnecessary.</p> <p>Development should be staged and designed to meet actual demand as opposed to perceived demand. Developer entity has conflict of interest and therefore is not appropriate or legal vehicle to drive growth.</p> <p>The submitter notes that there will be health and safety effects resulting from proposed population increase, such as increase to traffic volumes, school roll nearing max capacity, and impacts of increased traffic volume affecting safety of school children in immediate area surrounding school. Small scale business cannot cope with additional population growth. Scale of development – the 300m² lots proposed are not in line with long term plan of council. Lack of consideration of this would be acting ultra vires in the submitter's view. Wairau Estate developer also completed The Paddocks development. Key reason this was approved was that 58ha of farm land was to remain undeveloped. Undermining prior consent conditions without a genuine public interest is akin to acting ultra vires of its delegated powers of a local authority</p> <p>Development not a community or council imitative, majority of money earned will go to one entity. The submitter believes approval of this development would undermine the democratic value of the consulted District Plan that was developed with assistance from Council. A key aim</p>	Reject/decline the Plan Change in its entirety.

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			<p>being to preserve green belt between township and national park which the developed would be located in.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S126 Rebecca Scott				
126.1	General - the plan change in its entirety	Oppose	<p>The submitter notes that New Plymouth Coastal Strategy, Oakura Structure Plan, Oakura Community Engagement Project Report 2014/16, Kaitake Community Plan, and various Council Annual Plan processes, were all worked by staff with community. Countless hours, staff expertise, and ratepayers money, spent on these reports show the land subject to this plan change is zoned for rural use. How can one developer, whose sole purpose is making money, overturn years of planning by Council and community?</p> <p>Council needs to listen to rate payers of Oakura. The submitter believes the Community do not want this proposal. The submitter notes the community's children, future contributors to district, will be adversely affected as Oakura School cannot cope with large intake of children from new subdivision. Children thrive at the school and do not want this to change. Traffic congestion and traffic safety are huge concerns for children going to and from school, and around the village.</p> <p>The submitter opposes section sizes being smaller than 600m² in the development. Oakura focus group stated there is potential for smaller sections in future, but only close to Oakura CBD. Development proposed is not in this location. Sufficient undeveloped, residential zoned land already exists in Oakura in Cunningham Lane; with 35 sections already approved to be development. Growth is expected in area, but that growth needs to be staged and maintain village feel. Please listen to community. This goes against all past and current planning efforts.</p>	Reject/decline the Plan Change in its entirety.

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			The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S127 Lyndon DeVantier				
127.1	General - the plan change in its entirety Specifically: Amendment 1 Policy 23.8 and Amendment 2 Policy 23.9	Oppose	<p>The submitter details that the Plan Change lacks comprehensive assessment of carrying capacity of resources e.g. water supply, stormwater management, traffic, impact on local amenity, water quality, indigenous biodiversity – considering proximity to National Park. The submitter notes that there is a lack of evidence on how wide range of impacts from development would be avoided, minimised, mitigated, or managed.</p> <p>The submitter believes the Plan Change is not clear on costs to NZTA, Council, and rate payers for infrastructure.</p> <p>The submitter believes the population increase is concerning, with 1,065 people in current 59ha site, and another 1,200 people in 48ha Future Urban Development area on seaward side of SH45. All issues above relate to how plan change fits with Long-term Plan, Infrastructure Strategy, and District Plan Review.</p>	Reject/decline the Plan Change in its entirety.
127.2	Amendment 3 Residential Environment Area and Amendment 4 Rules		New rules, if needed, should promote sustainability and resilience for aspects such as: water supply, wastewater treatment, stormwater management, energy efficient homes, solar water heating, renewable energy generation, low carbon and public transport. Kapiti Coast District Council Plan Change 75(2011) is a good example.	
127.3	Amendment 5 Rural Environment Area and Amendment 6 Rules		The submitter believes it is not clear how Rural Lifestyle Area can promote sustainable management of rural resources. Horses can introduce weed infestations, soil erosion, and water quality issues. Domestic pets can also be significant problem in proximity to national park.	

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S128 Ana Hislop				
128.1	General - the plan change in its entirety	Oppose	The submitter believes that the plan change generates significant adverse effects on environment (including quality), including but not limited to: environmental, social and cultural effects, amenity values, landscape (visual) and rural character, lighting and light overspill effects, noise, vibration, privacy, traffic and transport effects (compromise effective, efficient, an safe land transport system in the public interest), including surrounding road network (its functioning, integrity, capacity and safety), infrastructure, services and community infrastructure effects (e.g. storm water, sewage, water supply), loss and fragmentation of agricultural land, soil conservation effects, reverse sensitivity effects, earthworks and construction effects, cumulative effects. The submitter is concerned that these adverse effects will not and cannot be avoided, remedied, or mitigated.	Reject/decline the Plan Change in its entirety.
S129 Robyn Ann McGregor				
129.1	General - the plan change in its entirety	Oppose	<p>The submitter urges that land subject to plan change is prime productive land on coastal strip, which has potential for market gardening or the like. The submitter believes that infrastructure in the village would not be able to cope with more families (school, kindy, roading etc) without substantial increase to ratepayer contributions which I am opposed to.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S130 First Gas Ltd, Shell Taranaki Ltd, and Liquigas				
130.1		Neutral	<p>First Gas Ltd is owner/operator of gas transmission network across North Island. The submitter is the requiring authority as Vector Gas Ltd's successor.</p> <p>Shell Taranaki Ltd operates Māui and Pohokura (produce natural gas and associated liquids, feeding domesitc gas market; Māui asset includes pipeline from Māui Production Station in Oaonui to Paritutu Tank Farm in New Plymouth), and New Plymouth Tank Farm assets.</p>	<p>Amend the Plan Change to:</p> <ul style="list-style-type: none"> Plan change must give effect to the Regional Policy Statement. <p>Submitters willing to discuss contents of submission with Oakura Farm Park Ltd if desired.</p>

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			<p>Liquigas is NZ leader in bulk LPG gas handling. Operates 4 terminals in NZ. Coordinates buying, import and distribution of LPG from overseas to NZ. Collectively seek protection of regional assets, including safe access to operate, maintain, and upgrade where needed.</p> <p>The submitter notes that companies have high pressure gas and LPG lines within plan change area across three rural lifestyle lots, one of these is equestrian arena.</p> <p>Adjoining eastern most rural lifestyle lot is Oakura Delivery Point; at which high pressure gas is depressurised and sent into local gas distribution network. See Figure 1 in Submission for asset map.</p> <p>Plan change must give effect to the Regional Policy Statement (identifys gas network as regionally and nationally significant infrastructure) and provide for protection and enhancement of gas network.</p>	
130.1	Illustration of Gas Transmission Infrastructure on Concept Plan/Structure Plan	Neutral	The submitter notes that prominently illustrating the gas infrastructure on the three lifestyle lots affected will better show position of the asset, for the benefit of plan users, future purchasers of sites, and decision makers. Will enable good resource management practice.	<p>Amend the Plan Change to:</p> <ul style="list-style-type: none"> Better illustrate gas pipelines on the Concept Plan/Structure Plan
130.2	Land Use Zoning	Neutral	Provide more appropriate land use zoning over the assets. Signals that development (further subdivision and land use activity) will not be appropriate over/near gas pipelines.	<p>Amend the Plan Change to:</p> <ul style="list-style-type: none"> Change to land use zoning of all land traversed by gas and LPG pipelines (and overlaid with easement) to open space with rules to restrict subdivision and land use activity. Bridle track could also be zoned open space.
130.3	Rural Lifestyle Rules: Structures - Buildings	Neutral	Ensure the gas network is both protected and enabled. Allow for First Gas, Shell Taranaki Ltd, and Liquigas to consider implications of the building or structure; as well as the activities that the building accommodates. E.g. equestrian arena generates many horse	<p>Amend the Plan Change to:</p> <ul style="list-style-type: none"> Add a new <u>Restricted Discretionary Activity Rule:</u>

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			float movements that may stress pipelines, further pipeline protection may be required.	<p>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. 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. 2. The ability for maintenance and inspection of gas and liquid petroleum pipelines including ensuring access to the pipelines. 3. The outcome of any consultation with the affected network utility operator(s).
130.4	Rural Lifestyle Rule 110: Subdivision	Neutral	<p>Ensure the gas and liquid petroleum pipelines are both protected and enabled.</p> <p>Allow for First Gas, Shell Taranaki Ltd, and Liquigas to consider implications of the subdivision, inclusive of access.</p>	<p>Amend the Plan Change to:</p> <ul style="list-style-type: none"> • Ensure new matters to be considered are captured: <ul style="list-style-type: none"> <u>New matters to be considered:</u> 1. The extent to which the subdivision design avoids or

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				<p>mitigates conflict with existing gas and liquid petroleum pipelines, including access.</p> <ol style="list-style-type: none"> 2. The identification of building platforms. 3. The ability for maintenance of gas and liquid petroleum pipelines, including ensuring access to the pipelines. 4. Consent notices on titles to ensure on-going compliance with AS2885 Pipelines – Gas and Liquid Petroleum – Parts 1 to 3. 5. The outcome of any consultation with the affected network utility operator(s).
130.5	Access to eastern-most rural lifestyle lot	Neutral	Unclear if direct access off Wairau Road is proposed to eastern-most rural lifestyle lot containing the equestrian arena. There would be significant concerns if access was proposed as potential accessway has gas and liquid petroleum pipelines (and others) beneath the land. Horse float and other large vehicle movements over this land would likely stress the pipelines. Further, there is elevated risk at this intersection because of the Oakura Delivery Point Station. An internal Right of Way is considered more appropriate.	<p>Amend the Plan Change to:</p> <ul style="list-style-type: none"> • Provide clarity that no direct access is proposed to the rural lifestyle lot containing the equestrian arena (as shown on staged concept plan) is proposed off Wairau Road.
130.6	Easement		Easement established in 1960s to protect gas pipelines not wholly fit for purpose now. E.g. not uncommon across North Island for subdivisions to go ahead and for First Gas not to be notified. Results in time needing to be spent managing expectations of purchasers, or remediating activities that have occurred. Most effective way to resolve this is at subdivision	Deal with these issues at subdivision stage

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			stage, as well as clear signals in District Plan as to what is acceptable and what isn't in relation to the gas infrastructure.	
S131 Nikki Ingram				
131.1	General - the plan change in its entirety	Oppose	<p>The submitter notes that they have seen a lot of growth and change over time, as the submitter has lived in Oakura on and off for over 25yrs, which the submitter doesn't view negatively. The submitter believes the current proposal would have significant, immediate, and irreparable impact on community in many ways. The submitter's concerns primarily relate to the pressure which growth would have on the school, which has already grown significantly in recent years. Proposal is close to National Park, more houses will introduce more domestic and wild animals. The submitter is concerned about how further growth can be accommodated whilst retaining green space. Roads are already busy through the village; how do we ensure safety of road users with huge increase in traffic volumes?</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S132 Angela Lawn				
132.1	General - the plan change in its entirety	Oppose	<p>The submitter is concerned large subdivision will result in Oakura losing small town charm, will become another suburb of New Plymouth. Traffic generated will result in congestion through main street and roads to town. As a home owner, the submitter's home will likely lower in value due to many more homes being available.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	<p>Reject/decline the Plan Change in its entirety.</p> <p>A smaller scale of subdivision, implemented over longer period of time, would allow infrastructure to catch up and change to occur more organically.</p>
S133 President and Executive Committee of New Plymouth Old Boys Swimming and Surf Club (NPOB)				
133.1	General - the plan change in its entirety	Oppose	<p>The submitter has concerns for:</p> <ul style="list-style-type: none"> Increased traffic – Messenger Tce/Tasman Parade/Lower Wairau Road intersection will become busier as traffic flow through village to avoid busier South Road. Is at close proximity to boat ramp and 	Reject/decline the Plan Change in its entirety.

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			<p>crossing between gear shed. Lack of parking at beach which will be key destination. Traffic safety issues due to increased pedestrian and vehicle movements at beach. Many pedestrians are children due to proximity of playground/skate park to beach and need to cross road.</p> <ul style="list-style-type: none"> • Increased stormwater runoff – Potential to exacerbate current issues with the streams and the tracks they take in front of the club and board ramp. Concerns regarding environmental impact through Oakura Streams, reserve land and the beach. • Lack of local infrastructure to support significant increase in population. 	
S134 Te Kāhui o Taranaki (Taranaki Iwi)				
134.1	General - the plan change in its entirety	Oppose	<p>Te Kāhui o Taranaki is the mandated 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 out to the outer extent of the exclusive economic zone (map attached in submission). The iwi environmental management plan, Taiao, Taiora must be taken into account when reviewing a plan change under the RMA 1991.</p> <p>Taiao, Taiora outlines issues that are causing adverse impacts on Papatuānuku, in summary these relate to unsustainable/inefficient uses of land, increased demand on resources (e.g. water and waste services), destruction of wāhi tapu and other important sites, loss of access to areas, increased demand on water resources, and pollution.</p> <p>Taranaki Iwi has a number of policies regarding subdivision and land use, and submit that any decision should take these into account. In brief these policies relate to ensuring that new urban development is well designed in a manner that reflects the environmental and cultural values of the site; and that any landscape assessment considers underlying cultural values as an important and inseparable element of that landscape.</p>	Reject/decline the Plan Change in its entirety.

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			Taranaki Iwi will not support any action that results in degradation of the mauri of Papatūanuku; subdivision and land use that cannot demonstrate there will be no adverse effects on Ranginui, Papatūanuku, Taranaki Mounga, Tāne, Tangaroa-ki-Tai and Tangaroa-ki-Uta; loss of access to sites of significance; and adverse impacts on cultural values.	
S135 Amy Sutherland				
135.1	General - the plan change in its entirety	Support in part	The submitter supports idea of some growth in the area. Area is great place to live and fair to share it with more people. The submitter supports proposal to include native bush, QE2 land, and the equestrian park. The submitter does not support size and density of the lots (400 lots with sections at 300m ² in a small space); and the access point to the subdivision (create huge traffic volumes on Wairau Road which cannot cope). Oakura village has very clear look and feel; rest of village is not equipped to cope with that many more people.	Amend the Plan Change to: <ul style="list-style-type: none"> Consider moving access way for subdivision to SH45 instead of Upper Wairau Road. Reduce amount of lots from 400 to 100 max. Impose max section size of 900m².
S136 New Zealand Transport Agency (NZTA)				
136.1	General - the plan change in its entirety	Support in part	Supports PC48 in part, in that it includes policies regarding provision of a safe and efficient road transportation network; supports planned to integrated growth in the Taranaki Region; detailed structure plan is proposed that includes provision of a noise bund to mitigate noise effects generated by State Highway.	Approve the Plan Change subject to amendments sought.
136.2	Policy and Methods of Implementation 23.8	Support in part	Broadly support Policy 23.8 and implementation methods. Note that Residential D, Rural E, and Business C zoning proposed adjacent to SH45, which will provide for sensitive activities. Need to avoid effects of reverse sensitivity on these activities. NZTA support 3m high noise barrier parallel with SH45 and the requirement for activities within 80m of SH45 to have acoustic treatment to achieve internal acoustic amenity (recommended by Marshall Day Acoustics).	Amend the Plan Change to: <ul style="list-style-type: none"> <i>Amend Diagram 3.2: Wairau Estate Oakura Structure Plan</i> to show noise barrier and end return sections (located wholly within structure plan land); and area within 80m of SH45 where acoustic treatment for sensitive activities is required. <i>Policy 23.8</i> to be amended to recognise existing infrastructure

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
				<ul style="list-style-type: none"> • <i>Methods of Implementation 23.8</i> Insert a new method of implementation to encourage acoustic treatment of noise sensitive activities within 80m of SH45, and corresponding changes to the reasons for the methods.
136.3	Rules – Erection of buildings and structures other than buildings	Support in part	While NZTA supports proposed structured development it is anticipated that with changing the zoning to both Residential D and Rural E (and to lesser extent Business C) noise sensitive activities will be established within 80m of SH45. Marshall Day Acoustic Assessment outlines activities can occur in these areas provided acoustic insulation treatments are installed.	Amend the Plan Change to: <ul style="list-style-type: none"> • Insert a new rule under this heading to outline requirements for acoustic treatment for noise sensitive activities. New rule wording is outlined in submission.
136.4	Policy and Methods of implementation 23.9	Support in part	<p>NZTA supports inclusion of methods into proposal that recognise growth and how this will affect traffic volumes, increase in pedestrian traffic and active transport modes across SH45. The inclusion of a roundabout is supported and the pedestrian underpass on SH45. However, there is absence of information re when construction of new roundabout/pedestrian underpass will be required. Applicant needs to provide information with specific details re threshold to be reached that triggers installation of roundabout/underpass. If information is not provided, then a matter of discretion must include impact/s on safety and efficiency of SH45.</p> <p>Important to highlight that information provided to NZTA will allow Agency to plan for allocation of funding for the roundabout. No funding is currently available for this upgrade, nor is funding planned for it. NZTA expectation is that applicant will fully fund pedestrian underpass. NZTA of view that this is not needed currently, and future need for it will be driven by growth in residents of new development wanting to cross SH45.</p>	Amend the Plan Change to: <ul style="list-style-type: none"> • Change wording of Policy 23.9 to include provision for future development to consider impact on resilience of infrastructure (specific changes listed in submission). • Enter into agreement with NZTA, developer/applicant, and New Plymouth District Council. Agreement to cover roles and responsibilities of parties regarding funding, design and construction of Wairau Road/SH45 roundabout.

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				<ul style="list-style-type: none"> • Further information needs to be provided regrading timing and/or stage of development when the roundabout will be required to be constructed. • To ensure that the SH45 underpass is fully funded by the applicant.
S137 Clare Knapton				
137.1	General - the plan change in its entirety		<p>The submitter has concerns around:</p> <ul style="list-style-type: none"> • Increase in traffic through village beyond intersection with Wairau Road and South Road; • Increase in storm water runoff through streams and reserves; • Locality of proposal and national park. • The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above). 	Reject/decline the Plan Change in its entirety.
S138 Anna Marie Debreceeny				
138.1	General - the plan change in its entirety	Oppose	<p>The submitter has concerns regarding effects of proposal on amenity values, landscape (including visual) and rural character. Developer does not seem to have any explicit design requirements for the new buildings. The submitter believes it is imperative to do this to avoid a Dannemora style of infill housing. If this type of development does go ahead it will be in complete contrast to existing village. Council has obligation to plan and develop in conjunction with community.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S139 Scarlet-Rose Aitken				
139.1	General - the plan change in its entirety	Oppose	The submitter stresses that they do not want Oakura to change. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S140 Jonathan Price				
140.1	General - the plan change in its entirety	Oppose	The submitter believes the Plan Change would destroy the character of Oakura. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S141 Mary Maselli Bishop				
141.1	General - the plan change in its entirety	Oppose	<p>The submitter details that the Plan change will have significant negative environmental impact as is currently proposed, due to: traffic flow increase of nearly 120% on Wairau Road, and the impacts of this on safety and living in Oakura; Increase of resulting vehicle traffic to Oakura Beach with no available parking; over urbanised design in rural community with lot size of 300m²; impact of increased water flow and flooding in Wairau River; lack of green space with small lot size and high site coverage; potential impact on local schools.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S142 Wild for Taranki				
142.1	General - the plan change in its entirety	Oppose	<p>The submitter notes that the Plan change needs to give effect to Regional Policy Statement and New Plymouth District Blueprint provisions regarding indigenous biodiversity.</p> <p>The submitter believes the Plan change may create significant adverse effects on environment. Plan change poses risk to Wairau Key Native Ecosystem/McKie QEII covenant site, and project to rid region of predators. Due to intensified residential development, the likelihood of the introduction and spread of pest plants also increases.</p>	<p>Amend the Plan Change to:</p> <ul style="list-style-type: none"> Ensure that plan change gives effect to Regional Policy Statement and New Plymouth Blueprint
142.2	Ecological Assessment (Appendix 7)	Support	Note that report recommends prohibiting domestic cats in subdivision. Submit that prohibition of cats and mustelids is necessary due to proximity of development to freshwater and riparian ecosystems, the Wairau Kay Native Ecosystem/Mckie covenant site, and Egmont National Park. Ban is consistent with conditions on adjoining development "The Paddocks". Report recommends the revegetation planting of the area with various native plants. Note that a full survey for native lizards and invertebrates was not undertaken for the ecological assessment. Support	<p>Amend the Plan Change to:</p> <ul style="list-style-type: none"> That cats and mustelids are banned from the proposed subdivision. The planting of the area with native plants in accordance with

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			agreement to undertake ongoing monitoring of wetland birds, such as the Spotless Crane, and other fauna within Wairau Estate.	<p>the Egmont Ecological District Planting Guide is undertaken.</p> <ul style="list-style-type: none"> • That native vegetation associated with freshwater ecosystems and open spaces is protected through use of QEII covenant or other protection status. • That any development requires a full ecological assessment, investigation and relocation if necessary.
S143 Claire Tompkins				
143.1	General - the plan change in its entirety	Oppose in part	The submitter has concerns regarding the proportion of green space to housing being too low; equestrian facilities will not provide for meaningful practical usage – more communal facilities are required to support that usage; traffic volumes – question whether this is manageable as currently projected; more clarity around number of sites to ensure impact of growth on infrastructure; concerns re site coverage.	<p>Amend the Plan Change to (*inferred):</p> <ul style="list-style-type: none"> • Ensure planting and fencing is covenanted with minimum plantings per dwelling; and maximum or no fences on borders. • Ensure proposal aligns with previous community consultation and collaborative documents, including Regional Policy Statement for Taranaki.
S144 Paul Cunningham				
144.1	General - the plan change in its entirety	Oppose	The submitter notes that Oakura School is directly off SH45, making access for children, whether in cars, walking or biking already dangerous. The influx of traffic would escalate the dangers surrounding the Donnelly Street crossing; on-street parking for school drop offs/pick-ups would also be adversely affected. Increased traffic will have severe implications for the safety of our children. Also of major concern to the submitter is	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>the specific zoning rules requested by the developer i.e. 300m² sections, increased site coverage to 55%. The submitter believes this will set a precedent for all future developers throughout Taranaki. If the submitter wanted to live in a city, the submitter would have! You will have a lot of explaining to do if the submitter seeks to sub-divide their property into 400-500m² sections and is told they cannot after you have given this developer special permission.</p> <p>The submitter believes the current school will not be able to cope with growth. The Ministry of Education has no money so will the developer be contributing to building and resourcing a new school to accommodate the extra children? With the “Paddocks” development, did this developer promise to provide something towards the infrastructure of the Oakura community, and if so, did he deliver on these promises?</p> <p>The submitter understands that growth is a natural part of any community and is not opposed to it. With a strong council that has the interests of its community at heart, growth usually occurs in a well-managed, structured way. The submitter understood that Council wanted to “advocate for a coordinated approach to the growth of the village” – the proposed development is far from this. The submitter believes the proposed development would encroach on the National Park and would be detrimental to its ecosystems. The proposed plan change seems to negate the whole Restore Kaitake project.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S145 Sarah Cunningham				
	General - the plan change in its entirety	Oppose	The submitter identifies that Oakura School is directly off SH45, making access for children, whether in cars, walking or biking already dangerous. The influx of traffic would escalate the dangers surrounding the Donnelly Street crossing; on-street parking for school drop offs/pick-ups would also be adversely affected. Added influx of people will cause a surge	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>increased traffic and will have severe implications for the safety of our children. Also of major concern to the submitter is the specific zoning rules requested by the developer i.e. 300m² sections, increased site coverage to 55%. The submitter believes this will set precedent for all future developers throughout Taranaki. If the submitter wanted to live in a city, the submitter would have! You will have a lot of explaining to do if the submitter seeks to sub-divide my property into 400-500m² sections and is told they cannot after you have given this developer special permission.</p> <p>The submitter believes the current school will not be able to cope with growth. The Ministry of Education has no money so will the developer be contributing to building and resourcing a new school to accommodate the extra children? With the “Paddocks” development, did this developer promise to provide something towards the infrastructure of the Oakura community, and if so, did he deliver on these promises?</p> <p>The submitter understands that growth is a natural part of community and is not opposed to it. With a strong council that has the interests of its community at heart, growth usually occurs in a well-managed, structured way. The submitter understood that Council wanted to “advocate for a coordinated approach to the growth of the village” – the proposed development is far from this. The proposed development would encroach on the National Park and would be detrimental to its ecosystems. The proposed plan change seems to negate the whole Restore Kaitake project.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S146 Renē Stefan Lepionka				
146.1	General - the plan change in its entirety	Oppose	The submitter has concerns around excess traffic/congestion and noise on Wairau Road. The submitter also has concerns re traffic safety on the road and in village. Little park in village and beach now, and no room for	Reject/decline the Plan Change in its entirety.

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			<p>more parking. The submitter believes increased traffic generation detrimental to quality of life. Proximity of high density housing to National Park. Green space needs to be protected. Subdivision will have detrimental impact on National Plan due to proximity to it. Development close to Park will have detrimental effect on biggest assets in Taranaki, the countryside and outdoor pursuits. Water runoff from subdivision to beach will create environmental and safety hazards. High density housing (300m²) not in keeping with rest of Oakura, does this set precedent for others to have smaller sections?</p> <p>The submitter stresses that there is no capacity at school for further growth. Local of facilities in Oakura to accommodate population growth. Developer suggesting arming not viable is not justification for plan change; there are many other ways to diversify for food production. There is already a lot of development in Oakura to enable growth at appropriate pace.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S147 Marvin Clough				
147.1	General - the plan change in its entirety	Oppose	<p>The submitter stresses that the plan change will have detrimental effect on traffic in and around Oakura. Significant increase in traffic on Wairau Road and Wairau/South Road intersection will cause congestion in village and in beach area. Proposal is a flagrant disregard for existing Oakura Structure Plan. The submitter believes the plan is disproportionate to existing size and scale of Oakura – will result in changes to character and amenity of village. Land has already been zoned for development behind Shearer Reserve. Intensive development should be in areas that can accommodate large growth from an infrastructure and services point of view. The New Plymouth District Plan identifies areas for higher density housing in established areas to accommodate growth. The submitter details that Oakura is not suitable place for this type of development.</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S148 Simon Anthony Bond				
148.1	General - the plan change in its entirety	Oppose	<p>The submitter stresses that restrictions should be placed on extent of residential development in Oakura. More houses will strain existing resources e.g. school, parks, general infrastructure. It will mean increased traffic, noise, lighting, and loss of agricultural land. The submitter wants to retain village feel of Oakura. The submitter is concerned that this development will change Oakura from a village to a town. The submitter is opposed to any plans that would allow high density housing or large-scale property developments being built or developed in Oakura.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S149 Keith Evan Bond				
149.1	General - the plan change in its entirety	Oppose	<p>The submitter believes restrictions should be placed on extent of residential development in Oakura. More houses will strain existing resources e.g. school, parks, general infrastructure. It will mean increased traffic, noise, lighting, and loss of agricultural land. The submitter wants to retain village feel of Oakura. The submitter believes this development will change Oakura from a village to a town. The submitter is opposed to any plans that would allow high density housing or large-scale property developments being built or developed in Oakura.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S150 Jason Samuel Bond				
150.1	General - the plan change in its entirety	Oppose	The submitter enforces that restrictions should be placed on extent of residential development in Oakura. More houses will strain existing resources e.g. school, parks, general infrastructure. It will mean increased traffic, noise, lighting, and loss of agricultural land. The submitter wants to retain village feel of Oakura. The submitter believes this development	Reject/decline the Plan Change in its entirety.

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			<p>will change Oakura from a village to a town. The submitter is opposed to any plans that would allow high density housing or large-scale property developments being built or developed in Oakura.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S151 Olaf Wahlen				
151.1	General - the plan change in its entirety	Oppose	<p>The submitter believes there will be:</p> <ul style="list-style-type: none"> • An increase in pests - rats, cats, dogs; • Traffic increase; • School is already full. • Other land already developed (Teeford Terrace); • The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above). 	Reject/decline the Plan Change in its entirety.
S152 Birgit and Matthew Kuriger				
152.1	General - the plan change in its entirety	Oppose	<p>The submitters detail that the rural outlook and privacy from their property in Wairau Road will be lost, amplified by medium density housing area alongside Wairau Stream. Minimum lot sizes of 300m² not in keeping with rural environment, or existing sections nearby. Oakura village is unique in its semi-rural landscape, plan change would erode what makes Oakura special. The submitters consider that the 400-house proposal, with this level of density housing, would be an eye sore. The submitter is concerned about construction, noise, vibration and dust for a proposed 20yr development. The submitters believe the plan change will have significant cumulative effect on our property and surrounding properties over this time. Minimal riparian planting is proposed along Wairau Stream walkway/bridle path (proposed Open Space C). Increased area of Open Space C with riparian planting should be mandatory, given proximity to existing housing on Wairau Stream. Concerned about the lack of green space and communal areas given the size of the development. There is only one public playground in Oakura, and this proposal will affect availability and usage of this and other local amenities (Matakai Park and beach).</p>	Reject/decline the Plan Change in its entirety.

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			<p>The submitters have traffic safety concerns – lack of safe crossing at intersection of Wairau Road/South Road, nearest pedestrian crossing is Donnelly Street. Do not believe pedestrian underpass is viable option as only suits those walking down walkway/bridle path, not those walking on Wairau Road. Underpass also safety concern at night. Wairau/South Road is already dangerous, roundabout may make it safer but not likely to happen for years. No reason why entrance to development could not be from SH45, like Golf Course and areas surrounding this. There is already as lack of parking in Oakura Centre, proposal will make this worse with no solution.</p> <p>Other issue is school, preschool, and kindergarten are at max capacity. Consultation with Ministry of Education essential to ensure growth is accommodated. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S153 Steven Richard Looney				
153.1	General - the plan change in its entirety	Oppose	<p>The submitter is disappointed that consultation between the Wairau Estate Subdivision (WES) officials and Nga Mahanga Taire Hapu representatives of the Oakura Marae occurred at pub and not at local marae. The submitter believes that it would be concerning for many that this did not occur, and scenario could be perceived as unprofessional and not commensurate with the scale of development proposed. Note that not all hapu representatives were present at two of the meetings. Particularly considering the potential effects of development on Kaitake Ranges (Outstanding Natural Landscape) and surrounding environment.</p> <ol style="list-style-type: none"> 1. Was consultation process with hapu reps only appropriate for scale of development proposed? 2. Did hapu reps undertake their duties in transparent manner? 3. Did views of hapu reps reflect those of wider hapu they represent and were all hapu members consulted regarding the WES proposal? 	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>4. Were hapu reps conscious of the local Iwi's perspectives upon the proposed development at time of consultation with Oakura Farm Park Ltd?</p> <p>5. Why were discussions held at pub and not Marae?</p> <p>When "The Paddocks" subdivision (previous development by Oakura Farm Park Ltd) was decided particular reference was made to Lot 29 remaining as rural land by Helen Tobin (Commissioner for hearing). Mr Mckie himself stated that a "protective farm" status would be established over Lot 29 regardless of eventual zoning of this land. Oakura Farm Park Ltd is now attempting to remove the very covenant they put in place to protect Lot 29 from further subdivision. QE2 covenant established by Mckie family also in breach of number of rules regarding managing of a QE2 and key native ecosystem area; relating to inadequate fencing, lack of weed control. The submitter stresses that WES caused residents large anxiety, size of WES will create large problems for village rather than solve 'perceived' housing storage. Housing supply already in long-term plans for area. WES is quick get rick scheme offering community nothing.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S154 Stella Marie Bond				
154	General - the plan change in its entirety	Oppose	<p>The submitter details that restrictions should be placed on extent of residential development in Oakura. More houses will strain existing resources e.g. school, parks, general infrastructure. It will mean increased traffic, noise, lighting, and loss of agricultural land. We want to retain village feel of Oakura. This development will change Oakura from a village to a town. The submitter is opposed to any plans that would allow high density housing or large-scale property developments being built or developed in Oakura.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

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S155 Mary Deken				
155.1	General - the plan change in its entirety	Oppose	The submitter lives in Surrey Hill Road and cannot subdivide their section. The submitter respects that council is safeguarding our lifestyle choice and not allowing what this proposal will do and destroy it. The submitter stresses that they live in rural area for many good reasons. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S156 Yvonne Peacock				
156.1	General - the plan change in its entirety	Oppose	<p>The submitter raises that a huge subdivision close to mountain is huge concern, cats, dogs, rubbish etc. The submitter believes it will be detrimental to this pristine environment and blight on the landscape. Protect and preserve this area. The sea side of Wairau Rd is urban, and mountain side of Wairau Rd kept natural – all the way around mountain. Change, not growth, is inevitable. We do not deserve subdivision at foot of our beautiful mountain in 20-30yrs time. Traffic increase is concerning. Already safety concerns in village, particularly for children, elderly, and cyclists, due to “requested 50km/h” speed limit through village and location of the Main Road running directly through our “pedestrian” orientated village. Bridge into village also causes many problems and minor changes have already been made.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S157 Anne Elizabeth Clough				
157.1	General - the plan change in its entirety	Oppose	The submitter believes the plan change will have detrimental effect on traffic in and around Oakura. Significant increase in traffic on Wairau Rd and Wairau/South Rd intersection will cause congestion in village and beach area. Proposal is a flagrant disregard for existing Oakura Structure Plan. The submitter raises that the plan is disproportionate to existing size and scale of Oakura – will result in changes to character and amenity of village. Land has already been zoned for development behind Shearer Reserve. Intensive development should be in areas that can accommodate large growth from an infrastructure and services point of	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>view. The District Plan identifies areas for higher density housing in established areas to accommodate growth. Oakura is not suitable place for this type of development.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S158 Matt Peacock				
158.1	General - the plan change in its entirety	Oppose	<p>The submitter notes that Oakura Farm Park Ltd (OFP) previously completed The Paddocks development. In decision for this development OFP and Mr Mike Mckie stated that 58ha block (subject of this plan change) was a “productive farm unit”. Now they say it is “becoming increasingly marginal farm unit”. Previously also said that The Paddocks subdivision would “protect the open landscape and views of the Kaitake Ranges”, which would now be impeded by this proposal. The submitter believes these statements and others show that OFP is misleading community, land purchasers and council, and that they are inexperienced developers who feel they can change statements to suit best outcome for themselves. Proposal will result in land monopoly for village, as developer will control supply, demand, and value of land. It will severely restrict other small developments from happening. OFP state in proposal that there is a lack of greenfield land. However there are currently 36 lots available, with others around village available to purchase. This small scale of development is consistent with Oakura Structure Plan. With a growth rate of 2% (stated in Oakura Structure Plan) the proposal has a lack of foresight and actual evidence to show that there is land demand to sustain this large-scale development.</p> <p>The submitter is concerned that the consultation process has not been fair for the community. Developer has had many months or years to discuss project with council and change submission according to council request. Community only had 4-6 weeks to review all information, understand language used in developers reports, and make a submission. The submitter stresses that the community typically has little or no</p>	<p>Reject/decline the Plan Change in its entirety.</p> <p>Council needs to assist and engage much earlier and better with the community, with these types of major proposed developments and provide at least as much planning support to community as that which developer receives. It’s all far too late during 4-6 week public submission process.</p>

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>funding to fight against land development, unless some members are familiar with process.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S159 Sarah Mainwaring Foreman				
159.1	General - the plan change in its entirety	Oppose	<p>The submitter details that there has been a lack of meaningful public consultation and insufficient time to consider the proposal. If Council allows this, it will set a precedent and change activity status by exceeding allocated entitlement. Visual impact of proposed subdivision is set within a highly sensitive and values environment. The submitter believes that the proposal is not of scale that is consistent with landscape values, rural amenity and character of surrounding environment.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S160 Grant Andrew Aitken				
160.1	General - the plan change in its entirety	Oppose	<p>The submitter notes that the Future Urban Development (FUD) area identified in District Plan is sufficient land for growth in Oakura. Oakura Beach and CBD do not have enough carparking, amenities, or land to develop to cater for the increased population of the proposed rezoning and the FUD area. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S161 Raymond Lewis Looker				
161.1	General - the plan change in its entirety	Oppose	<p>The submitter believes Oakura does not have the infrastructure to cope with the influx of people development will bring. The school is already at capacity. Wairau Rd SH45 is already nightmare at times. The intensity of proposal is inappropriate for environment and will impact on National Park. The proximity of proposal to Park will detract from magnificent views of Park from SH45 and surrounding area. The proposal will have impact on Oakura residents, who live here for unique social characteristics of the village. There are storm water risks to downstream properties from adverse weather events, as intensity of rainfall increases</p>	Reject/decline the Plan Change in its entirety.

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			<p>due to climate change. The submitter notes that the Paddocks was marketed as having rural vistas and the lifestyle for residents in this existing development will be significantly comprised by proposal. The existing reserve area is poorly maintained and exhibits likely indicator as to how future reserve and common areas will be looked after in perpetuity.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S162 Diego Javier Romero Parra				
162.1	General - the plan change in its entirety	Oppose	The submitter stresses that the plan goes against the basic development rules, is not complete, and the village is not ready for that. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S163 Suzette Kaye Boddington				
163.1	General - the plan change in its entirety	Oppose in part	<p>The submitter agrees with proposed roundabout. This is a necessity currently. People often use hand signals as there is no clear right of way when both are turning right. Some people also do not use the left hand turn right of way, and for exiting off Wairwau Rd is not always easy to stay behind line when look left as bush gets in the way for safe viewing of rd. The submitter also agrees with lifestyle. The submitter stresses that it is important to keep rural landscape, especially next to the national park.</p> <p>The submitter opposes the property numbers and small 300m² lots. This will put too much pressure on existing Oakura facilities and infrastructure. Traffic will increase in area. The submitter opposes the equestrian and dog walkers being taken away from use of track which was put in The Paddock, for people to use. Increased traffic and locals wanting horses off the roads.</p>	<p>Amend the Plan Change to:</p> <ul style="list-style-type: none"> • For this to be successful community need to feel satisfied that they will all benefit, all questions asked need to have tangible and realised answers. • Less small residential lots, increase larger 'lifestyle lots' to bring number to 200. • Clear visual right of way signals with well-planned roundabout at Main Rd/Wairau Rd intersection. • Allow for safe pedestrian/animal/horse crossing if underpass not safe to use and not available to be on

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				<p>correct side of Rd to go up Wairau Rd.</p> <ul style="list-style-type: none"> • Pedestrian crossing for walkers/horse riders to cross onto Main Rd to Upper Wairau Rd. • If all lots approved, entrance/exit needed onto Main Rd – existing entrance with ‘50’ moved further south. Safe easement/track from Wairau Rd for horse riders to walk to Oakura Beach or Pony Club grounds. • Proposed bridle track increased to gain access for other road/horse riders to have opportunity for riding track to minimise road ride usage. • Increased facilities in village (public toilets, parking, etc.). Safe access ways for children to get to/from school.
S164 Margaret Dobbin				
164.1	General - the plan change in its entirety	Oppose	The submitter believes infrastructure needs to improve for existing residents before any expansion takes place, or else extra people will create an unsafe environment, and some will be detrimental to the village. The submitter stresses that improvements need to be made to: carparking in Main Street and outside Four Square; congestion on Main St during school bus times; a plan for expansion of the school; intersection of Dixon St/Main St; public toilets in CBD, there are none currently; is there room for CBD to expand to accommodate growing population?; lack of safe walking footpaths in some streets/parts of streets.	Reject/decline the Plan Change in its entirety if no changes are made.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S165 Luke Peacock				
165.1	General - the plan change in its entirety	Oppose	<p>The submitter notes that Oakura already has land for development. It is small village and current infrastructure/facilities are unsuitable for a large development. Oakura is a small community where everyone knows each other, this subdivision will turn village into another Auckland subdivision. If it goes ahead it can't be taken back. This is just pure greed in action. Keep Oakura the village it was always meant to be, a small quant surfing community.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S166 Kerry Peacock				
166.1	General - the plan change in its entirety	Oppose	<p>The submitter believes that, as a mother with young children, the existing school and grounds is unable to take on more students. The submitter chose to live in Oakura for small village feel where you feel it is safe to raise family. If the submitter wanted to listen to traffic noise all day the submitter would have stayed in Australia. The infrastructure cannot withstand the amount of people the proposal would cater for. The submitter would be greatly saddened if Oakura lost its small village appeal which residents have chosen to make home.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S167 Graeme John Duff				
167.1	General - the plan change in its entirety	Oppose	The submitter believes the intensity of development is entirely inappropriate for the rural area. Many of the sections are proposed to have 55% site coverage, which is extreme in any big city and inappropriate for a quality semi-rural and beach location. The submitter believes the proposal will result in 411 new houses, some within 400m of National Park. The Park is a great beauty, particularly at boundary	Reject/decline the Plan Change in its entirety.

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			<p>adjoining proposal. Effects of proposal on National Park is quite frankly beyond believe and comprehension. Ample land for expansion has already been identified in the FUD. Any expansion should be on north side of SH45 to protect Kaitake Ranges. The submitter believes the visual impact to surrounding properties is unacceptable. Applicant's own landscape architect report confirms high and medium adverse effect. Negative visual effect due to intensity of sections is reason enough to decline application, without numerous other adverse impacts. The application would add further 1,065 to existing population of 1,380. Opportunity for population to expand by 80% immediately will only provide social disaster. Cannot rely on developer statement that growth will take a minimum of 10yrs. Impact of this growth on services/infrastructure is unacceptable.</p> <p>Stormwater catchment has an abnormally high risk. Though work has been completed on this, the introduction of 400 more homes will pose significant flooding risks to owner/occupant. If consented will be unacceptable and huge liability risk to Local Authority.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S168 Stephen Peter Lumb				
168.1	General - the plan change in its entirety	Oppose	<p>The submitter believes no requirement exists for additional development in Oakura, other than those already defined in Plans. Projected urban growth is already accounted for. That 300m² lots with 55% site coverage is in keeping with existing village is quite simply fanciful. Scale conjures up visions of slums and inner city living. The submitter is concerned that the proposal will significantly increase traffic flows on SH45. Developer's initial project "The Paddocks" already increased traffic movements on Upper Wairau Rd. There are roading and drainage issues at Wairau and Surrey Hill Rd already. Further 395 properties in area will make Wairau Rd dangerous, and is not insignificant.</p>	Reject/decline the Plan Change in its entirety.

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			<p>The submitter raises that visual and environmental effects of development at foot of Kaitake Ranges cannot be dismissed. Urban fabric is predominantly on seaward side of SH45 and that is where it should remain. There is no need for the proposal.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S169 Peta Bisset Hislop				
169.1	General - the plan change in its entirety	Oppose	The submitter does not support this proposal in any way. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S170 Barbara Costelloe				
170.1	General - the plan change in its entirety	Oppose	The submitter does not support this change. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S171 Anna Blyth Costelloe				
170.1	General - the plan change in its entirety	Oppose	The submitter does not support this change. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S172 Helen Elizabeth Des Forges				
172.1	General - the plan change in its entirety	Oppose	<p>The submitter is against this plan change due to the negative impact it will have on the road safety, noise, light pollution, and community resources.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S173 Matthew Robert Crabtree				
173.1	General - the plan change in its entirety	Oppose	The submitter seeks the proposal be declined due to: privacy issues; transportation effects on current roading layout; noise pollution and light spill. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

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S174 Layne Greensill				
174.1	General - the plan change in its entirety	Oppose	<p>The submitter owns the farm on western boundary of land subject to plan change. It is viable working dairy farm supplying Fonterra. The submitters current Resource Consent allows the submitter to apply effluent from dairy shed onto pastures, conditions of this consent and nearby houses result in us using land adjacent to plan change site. If this proposal permits residential development the submitter's farming business would be restrained from operation because of inability to spread effluent within the required separation distances from any new residential buildings. The submitter stresses that careful consideration needs to be given to what result of the plan change will be, and its effects on neighbouring and nearby dairy farms. This change, with residential properties on the submitter's boundary, would affect ability to farm and make business unviable – also impacting on the value of property.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	<p>Reject/decline the Plan Change in its entirety.</p> <p>The submitter's farming business not be comprised in any way by the proposed development.</p>
S175 Ms Catherine Deeley				
175.1	General - the plan change in its entirety	Oppose	<p>The submitter details that this proposal goes against conditions set by Hearing Commissioner (SUB10/45196) in relation to The Paddocks Development and "Lot 29" which is site of this plan change. Applicant expressed, in that hearing, that Lot 29 would retain "Protected Farm" status in long term. The submitter also believes goes against Oakura environment that community worked hard to shape. The implied poor economic values of alternative options for site should have been considered before "The Paddocks" was carried out. The submitter does not think one person who does not live in Oakura should have right to change way of life for entire community. Whole community should have been notified.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	<p>Reject/decline the Plan Change in its entirety.</p>

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175.2	General - the plan change in its entirety	Oppose	<p>The submitter stresses that the proposal is inconsistent with New Plymouth District Plan objectives as follows:</p> <ul style="list-style-type: none"> • Issue 2 – Adverse light pollution from development, and noise/dust effects over construction period will be more than minor. • Issue 4/Issue 15– Loss of rural amenity, proposal will degrade landscape values, loss of open space and views to Kaitake Ranges (Outstanding Natural Landscape) due to noise bund beside SH45. Site not capable of absorbing change without adverse visual impact. Proximity of proposal to National Park also concerning. • Issue 6 – Reduction in residential amenity due to traffic increase, density of sections and site coverage. Ecological harm due to increased roading and reduced habitat. Traffic increase will have adverse effect on safety and efficiency of transport network. Proposal is automobile dependent as most people will need to commute. • Issue 22 – Adverse effect on infrastructure and facilities due to increased demand. School and medical centre already at or near capacity. Loss of ‘surplus’ Powerco land could cause issues in future with local grid capacity – future increase in demand with home-charge electric vehicles. 	Reject/decline the Plan Change in its entirety.
S176 Jessica Kate Churchman				
176.1	General - the plan change in its entirety	Oppose	<p>The submitter notes that Wairau Rd cannot cope without additional infrastructure. Road only has footpath down one side, despite school access on unpaved side. 1,200 more vehicles will make road more hazardous for children. Intersection between Upper Wairau Rd and SH54 is dangerous for cars and pedestrians. Proposal is closest in NZ to a National Park. The submitter believes Oakura infrastructure cannot support growth, the school is zoned and often over-subscribed. Will developer contribute green space, school and retail area to community within massive cul-de-sac? Only access appears to be in/out onto Wairau Rd, the biggest cul-de-sac in NZ. It will add congestion on Wairau Rd and through village. The submitter believes allowing proposal to go ahead will affect village aesthetic, unique nature, and ‘vibe’ of Oakura.</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S177 Stephen Ruddlesden				
177.1	General - the plan change in its entirety	Oppose	<p>The submitter believes the proposed development could mean over 1,000 cars using road only 200m from SH45. In addition to existing logging, housing, builders and concrete trucks travelling through intersection. Entire proposal is one huge cul-de-sac, therefore traffic at Wairau Rd intersection will be huge, which could limit service and emergency vehicle access and school buses. Children have to cross road to get to school from paved side of Wairau Rd, either at Donnelly Rd (no marked crossing) or at junction of Wairau Rd and SH45 which is unsafe. There have been numerous accidents and one fatality there. In addition, 50km speed limit sign is only 20m from intersection and cars come past sign before they slow down. Developments on Wairau Rd and SH45 already increase traffic dangers.</p> <p>The submitter stresses that the effect of proposal on Oakura infrastructure has to be considered, increase of 500-600 children has be catered for before future development (also applies to day-care and nursery) A new school perhaps? Medical centre and retail would also be overwhelmed. Plus seasonal holiday makers and walkers who enter Kaitake Ranges at top of Wairau and Surry Hill Rds. Manna Healing Centre only 30m from entry to proposed developed. Residents, some are frail, have to walk past proposed entry/exit where currently there is no footpath. If this is like past developments by this applicant, the submitter believes the community may expect some promises to be reneged on e.g. No pedestrian underpass provided.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S178 Linda Kathryn Murray				
178.1	General - the plan change in its entirety	Oppose	<p>The submitter believes vehicle movements will increase on Wairau Rd – turning into Wairau Rd from subdivision and right onto SH45 towards New Plymouth in particular. The submitter is concerned that this will become bottle-neck and an unsafe intersection. Currently is manageable but approx. 800 vehicles commuting to/from subdivision via Wairau Rd will become dangerous and unmanageable. Oakura has village environment. The submitter notes that the community all feel safe; their children have friendly environment in which to play and learn. With addition of new subdivision, the submitter believes Oakura will lose that environment.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S179 Geoffrey Neil Murray				
179.1	General - the plan change in its entirety	Oppose	<p>The submitter details that Oakura is a coastal village, which should grow on seaward side of SH45. Creating a “nappy village” on postage stamp sized sections will seriously affect the amenity value and character of the village. With single storey, 200m² dwellings on the sections they will have average boundary setback and will be anything but idyllic in terms of noise, privacy, and light. With new sections, 800+ cars will use Upper Wairau Road and will result in significant delays, particularly for vehicles turning right into SH45. The submitter believes development on seaward side of SH45 would be more manageable. Growth will place huge demand on Oakura School and kindergarten; could result in loss of sports fields if additional classrooms are added. Would ruin small town, full primary school.</p> <p>Proposal will result in construction/earthworks effects for years, whereas current growth rate has minimal impact on residents. Given scale of proposal, it may rob long-term residents of their opportunity to subdivide land as proposal detracts from Oakura lifestyle and makes many sections available for ready market. Residents of The Paddocks were told future</p>	Reject/decline the Plan Change in its entirety.

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			<p>subdivision would be line with The Paddocks. If this proceeds it will affect their outlook and property value. Proposal has potential to become like this https://www.stuff.co.nz/environment/105679742/coastal-pollution-flows-into-orewa-waterways – not something we want for our thus-far well managed area.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S180 Craig Hunter				
180.1	General - the plan change in its entirety	Oppose	The submitter is opposed to the “plan change”. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S181 Marion McNeil Chitty				
181.1	General - the plan change in its entirety	Oppose	The submitter agrees with all possible adverse effects in PF1. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S182 Maria Dawn Townsend				
182.1	General - the plan change in its entirety	Oppose	<p>The submitter details that the proposal is not most appropriate way to achieve purpose of the RMA1991, or the stated objectives of plan change and existing District Plan. Proposal is not designed to accord with or assist the territorial authority to carry out its functions in order achieve the purpose of the RMA. Plan change will not give effect to, and is contrary to Regional Policy Statement for Taranaki, New Plymouth Coastal Strategy, Oakura Structure Plan, Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Report 2014/2016, and the Kaitake Community Plan: a 30yr vision; and it is not the most appropriate method for achieving objectives of New Plymouth District Plan.</p> <p>The submitter believes the plan change will have significant adverse effects on the environment including significant adverse:</p> <ul style="list-style-type: none"> environmental, social and cultural effects – Predator Free 2050 will become much more difficult 	Reject/decline the Plan Change in its entirety.

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			<ul style="list-style-type: none"> • visual landscape and rural character effects • light overspill effects • noise and privacy effects • traffic effects compromising the effective, efficient, and safe land transport system and capacity and safety on the surrounding roading network • community infrastructure and services effects • storm water, sewage, water supply and waste water effects • loss of and fragmentation of agricultural land and soil • earthworks and construction effects <p>The adverse effects will not be 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.</p>	
S183 Max Gillespie				
183.1	General - the plan change in its entirety	Oppose	<p>The submitter raises that the rezoning of Upper Wairau Rd and development will greatly affect the following:</p> <ul style="list-style-type: none"> • Roding infrastructure; • Schooling; • Surrounding landscaping, National Park, and views of Kaitake Ranges; • The infrastructure required to sustain development of this size; • Strain on local business; • Increase village size by approximately 70%; • Proposal is in addition to land already zoned for future development; • Have a major effect on the village lifestyle that residents enjoy; • Development is high density housing that I believe does not belong in greater Oakura area. 	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S184 John William Freeman				
184.1	General - the plan change in its entirety	Oppose	The submitter is concerned that the subdivision is too close to the National Park which is a predator free zone in which kiwi and other birds are going to be released. The view shaft from SH45 towards National Park will be ruined. Further development should be on seaward side off SH45 within the future 10yr development plan. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S185 Brigitte Hezer Freeman				
185.1	General - the plan change in its entirety	Oppose	The submitter endorses concerns in the Pro Forma Submission, and further objects particularly to the speed in population increase, and visual pollution of environment close to National Park. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S186 Susan Michelle Rose				
186.1	General - the plan change in its entirety	Oppose	The submitter stresses the need to maintain character of small coastal towns. As further development plans and amenities are designated for Bell Block, the population could be better served to increase residential development in proximity of Bell Block. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S187 Mervyn Clarence Foster				
187.1	General - the plan change in its entirety	Oppose	The submitter believes the infrastructure cannot cope with this proposed subdivision. Beach access is strained now. There aren't enough shops or parking on main street. The school is not big enough. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S188 Ngaio Marama Crook				
188.1	General - the plan change in its entirety	Oppose	The submitter believes this plan change has not been well thought out. It is in interests of a few and not majority of the community. It will have significant negative impact on our environment and our people for years	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			to come. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S189 Craig Peter William				
189.1	General - the plan change in its entirety	Oppose	The submitter stresses that this Plan change is proposed by a single entirety, solely for their enrichment. No consideration has been given to improving infrastructure in the community to ensure quality of life is retained. "Compliance" with RMA does not mean it is of benefit to our community or our environment. I don't support this plan change. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S190 Bianca Ruakere				
190.1	General - the plan change in its entirety	Oppose	The submitter believes that Oakura is not equipped to deal with influx of people. Neither the school, medical, or retail services are adequate, nor is the existing infrastructure. The development would also fundamentally change the nature of a small coastal village as it is currently envisioned by its residents. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S191 Dominique France Blotti				
191.1	General - the plan change in its entirety	Oppose	The submitter is totally against the "Plan Change". The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S192 Patricia Anne Brodie				
192.1	General - the plan change in its entirety	Oppose	The submitter enforces that it is inappropriate to open a high-density subdivision on Taranaki National Park boundary (this would be the first here). View shaft looking towards National Park would be compromised. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S193 Keith Mclean Brodie				
193.1	General - the plan change in its entirety	Oppose	The submitter is concerned that it is not the right place to establish high density residential and take productive land. Totally against construction of high density residential adjacent to National Park. Will the applicant contribute 100% of infrastructure upgrade cost? View shaft from SH45	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			will be severely compromised. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S194 Candida Fox				
194.1	General - the plan change in its entirety	Oppose	The submitter believes the proposed development is too close to National Park boundaries and will have significant impact on the 'predator free' aim. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S195 Joseph Thomas Churchman				
195.1	General - the plan change in its entirety	Oppose	The submitter stresses that Wairau Rd is already dangerous and congested at intersection, with few cars obeying 50km/h speed limit and it is dangerous to cross with children. Road is only paved on one side and not pedestrian friendly, particularly near Donnelly St track (to school). More people and cars will make this worse. Entrance to development should be off SH45, and less houses should be built. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S196 Sion Iwan Bridge				
196.1	General - the plan change in its entirety	Oppose	The submitter believes that the proposed development would have wide ranging, detrimental and irreversible effects that are not mitigated by this proposal. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S197 Kate Evans				
197.1	General - the plan change in its entirety	Oppose	The submitter lives on Donnelly St, behind school, and believes that traffic is bad enough at school now. School is already full and cannot accommodate potential number of new entrants. The beauty of village and its surrounds in low population density, the roads, shops, and the beach will all change beyond recognition. Without adequate planning this will be an annoying mess. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

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S198 Chris Evans				
198.1	General - the plan change in its entirety	Oppose	The submitter notes that they are thoroughly opposed to the proposal for majority of reasons stated in PF1, particularly the impact to infrastructure and quality of life. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S199 Alan Kindler				
199.1	General - the plan change in its entirety	Oppose	The submitter stresses that they do not believe proposal is in best interests of majority of community. It will mainly benefit those who are proposing the change. Oakura infrastructure is inadequate to support significant urbanisation. Wairau Rd urban rezoning will result in permanent, irretrievable loss of the rural character of the Oakura township. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S200 Clare Elizabeth Leven				
200.1	General - the plan change in its entirety	Oppose	The submitter urges that the proposed development is too big. It is too close to National Park. Community had already been consulted on how it wants to develop, now this seems to be ignored. Traffic from Wairau Rd will greatly increase. The submitter was under impression that if The Paddocks was developed, then rest of farm was not going to be developed! The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S201 Toni Maree Peacock				
201.01	General - the Plan Change in its entirety	Oppose	The submitter notes that the beauty of Oakura is its size. It provides the small town, close community feel and an easy laid back lifestyle. A subdivision of this size will have so many negative effects and strain the small towns infrastructure not to mention its environmental impacts with us trying to go predator free. The submitter stresses that it is hard enough to get a park at the beach now in summer time let alone adding another 400 sections. There is other land already set aside for future development. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

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S202 Sioban Luttrell				
202.01	General - the Plan Change in its entirety	Oppose	The submitter opposes the Plan Change because it's just too big and will just create chaos and disharmony in our village. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S203 Madaleine Bourke				
203.01	General - the Plan Change in its entirety	Oppose	The submitter wants to know who will maintain roads? Intersections? The sections are too small! Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S204 Finn Bourke				
204.01	General - the Plan Change in its entirety	Oppose	The submitter details that the Plan Change doesn't fit visually and too close to National Park. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S205 Shirley Lynette Fisher				
205.01	General - the Plan Change in its entirety	Oppose	The submitter does not believe that the current infrastructure will cope with the proposed development, particularly the roading and stormwater. The proximity to the National Park will also have a detrimental affect especially if there is an increased cat population. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S206 Erica Thompson				
206.01	General (not specified)	Oppose	The submitter believes the new development would adversely affect Oakura School. The submitter has attended Oakura Schoold for the last 8 years. The submitter has had large class sizes of over 30 students. The submitter has also lost 2 areas of outdoor play space to fit in new classrooms. The submitter believes the developer is not responsible for building a new school so who will be responsible for the increase in school students and where they go.	Reject/decline the Plan Change in its entirety.
S207 Alexandra Thompson				
207.01	General - the Plan Change in its entirety	Oppose	The submitter stresses that it would be detrimental to the community for the NPDC to approve an 'individuals' proposal of this size that doesn't fit with both the community and the council's effects and plans over the previous years. To allow such a plan would negate all community and	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			council discussions and work put into the area over the years for controlled development. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S208 Catherine Julia Lennox				
208.01	General - the Plan Change in its entirety	Oppose	<ol style="list-style-type: none"> 1. Problems with excess traffic/congestion and noise – the submitter lives 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 along will cause noise and damage to surfaces and make it extremely unsafe on a road that only has a foot path on one side and is already cracked/damaged. The submitter is very concerned about the safety issue and taking my young child out on foot or bicycle and having to tackle huge volumes of traffic. There is very little parking in the village or 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; once 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 hard to reduce. To allow development of this scale to happen so close to the National Park is taking away some of Taranaki’s biggest assets as people come here for beautiful countryside and outdoor pursuits. 3. Water runoff – the proposed 58ha 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 capacity to create environmental and safety hazards. 4. High density of proposed housing lots – taking the minimum section size down to 300m sq is not in keeping with the rest of Oakura’s environment. Will this will set a precedent for other developers. 5. No capacity at the School for growth of this size – the school is unlikely able to expand sufficiently or quick enough to cope with increased registrations. Road safety is already an issue around the 	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>school and the increase in traffic would make this a health and safety issue.</p> <p>6. Lack of facilities in Oakura for such a massive population rise – there is 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 a dramatic population increase.</p> <p>7. Developer suggests his farm is not viable therefore should be allowed to subdivide further (he has already established a large area for the paddocks) – the land is still suitable for food production and there are many possibilities to diversify; doesn't give due justification for taking away a large area of farmland.</p> <p>8. There is already lots of development happening in Oakura – this is sufficient to enable growth at an appropriate pace.</p> <p>Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S209 Ingrid Whalen				
209.01	General - the Plan Change in its entirety	Oppose	<p>The submitter raises concerns around:</p> <ul style="list-style-type: none"> • Additional pests – rats, cats, dogs next to the National Park • Traffic / noise • School full / overcapacity. <p>Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S210 Dr Jeanette Drury-Ruddlesden				
210.01	General - the Plan Change in its entirety	Oppose	<p>The submitter strongly objects to 'access' to this development via Wairau Rd. If this development goes ahead, provisions should be made for access from the main highway '45'. There is enough land to widen the access/exit, similar to the 'Tapuae' model. This proposal will have significant adverse effects to the local environment. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S211 Barney Walker				
211.01	General - the Plan Change in its entirety	Oppose	The submitter believes infrastructure inadequate. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S212 Max Shearer				
212.01	General - the Plan Change in its entirety	Oppose	<p>The submitter stresses that this subdivision will be terrible for Oakura as it is unsustainable, and it is not possible with Oakura's current infrastructure. This proposed subdivision also goes back on what the council said would be the housing growth for Oakura which was 4 houses. This planned subdivision would be over triple that limit. Ultimately this is not how the submitter wants Oakura to grow and as a 17 year old for the submitter this would destroy the village feeling of Oakura.</p> <p>Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S213 Belle Evans				
213.01	General - the Plan Change in its entirety	Oppose	<p>The submitter does not want this to happen as the beach would be so crowded and the school would be overwhelmed with another 400 or so kids, when it is such a nice little school it would be ruined. Also the submitter lives across the road from the school and can barely get down Donnelly at 3pm now, think about another 300 cars! Please don't do it, it would ruin little old Oakura.</p> <p>Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S214 Kris Robinson				
214.01	General - the Plan Change in its entirety	Oppose	<p>The submitter purchased a section in the Paddocks with the view (or under the pretence) that it would not be further developed. The current state of the existing QEII covenant is not maintained and the submitter believes it is a disgraceful picture of what this should be. No maintenance, limited planning, also sporadic tree planting and overgrown with noxious weeds.</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S215 William Howard				
215.01	General - the Plan Change in its entirety	Oppose	The submitter is concerned about 300 more cars on the Wairau St/SH intersection. The increased runoff will make Wairau Stream even more unpredictable. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S216 Bruce Donald Hookham				
216.01	General - the Plan Change in its entirety	Oppose	The submitter believes the traffic is bad enough as it is! Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S217 Jennie Aitken-Hall				
217.01	General - the Plan Change in its entirety	Oppose	The submitter details that the community celebrates their wonderful and diverse community in Oakura. It is the best place in the world – please don't change it. Growth is part of life but let it be slowly and organically, not accelerated by this proposal. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S218 Sam Mortensen				
218.01	General - the Plan Change in its entirety	Oppose	The submitter wants children to grow up in a safe, healthy, friendly community surrounded by a beautiful, clean environment. The submitter believes this proposal doesn't align with community backed growth strategy. This development is completely unnecessary and adverse environmental effects unable to be mitigated – please don't do it. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S219 Hannah Elisabeth White				
219.01	General - the Plan Change in its entirety	Oppose	The submitter believes this subdivision will affect the playcentre which is a fantastic resource for local families around the area. It would be a real shame to lose this should the school decide to take over the building.	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S220 Sarah Markert-Emans				
220.01	General - the Plan Change in its entirety	Oppose	The submitter is concerned that the Plan Change will warp Oakura's environment with only one development. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S221 Joseph Emans				
221.01	General - the Plan Change in its entirety	Oppose	The submitter stresses that the Plan Change is too big – only one development. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S222 Elayne Kessler				
222.01	General - the Plan Change in its entirety	Oppose	The submitter stresses that Oakura needs infrastructure first, then slow growth. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S223 Ruth Elizabeth Morgan				
223.01	General - the Plan Change in its entirety	Oppose	The submitter raises environmental concerns: <ul style="list-style-type: none"> • Will not ensure the 'predator free' stated intentions. • Not enough thought given to the effect of current proposal – short sighted. • Protected area in danger. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S224 Narelle Frampton				
224.01	General - the Plan Change in its entirety	Oppose	The submitter is seriously concerned about the impact of additional housing, cars and people will have on the village particularly for the school. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S225 Karen Cave				
225.01	General - the Plan Change in its entirety	Oppose	The submitter believes the proposal will lead to overcrowding in the village. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

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S226 Mike Vickers				
226.01	General - the Plan Change in its entirety	Oppose	The submitter believes this proposal is a complete waste and loss of agricultural land. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S227 Kate Ponga				
227.01	General - the Plan Change in its entirety	Oppose	The submitter details that intensive development is better suited to town! Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S228 Chris Kindler				
228.01	General - the Plan Change in its entirety	Oppose	The submitter believes there is insufficient schooling and medical facilities will be too stretched. Against such a huge number of houses. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S229 Murray Hewitt				
229.01	General - the Plan Change in its entirety	Oppose	The submitter notes that: <ul style="list-style-type: none"> Existing infrastructure will not cope with increased housing. Predator free aspirations will be compromised. Protected area will be endangered. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above). 	Reject/decline the Plan Change in its entirety.
S230 Emma Hislop				
230.01	General - the Plan Change in its entirety	Oppose	The submitter raises that: <ul style="list-style-type: none"> Community infrastructure will not cope with increased population. Huge environmental concerns – will not ensure the predator free stated intentions. Protected area in danger. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above). 	Reject/decline the Plan Change in its entirety.
S231 Philippa Dinnison				
231.01	General - the Plan Change in its entirety	Oppose	The submitter stresses that the density of the housing is a concern, was expecting a similar size to current Paddocks development. With the additional people at the south end of the town the submitter has concerns over traffic, especially up Wairau Road where my children walk	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			to school. Can the school cope with additional pupils – the submitter understands it is near to limit now. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S232 Campbell White				
232.01	General - the Plan Change in its entirety	Oppose	The submitter is concerned that the size of the subdivision is not supported by infrastructure: <ul style="list-style-type: none"> • Schooling • Parks – inadequate • Loss of potential green corridor from mountain to sea • Transport lacking – cycle/walkways. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S233 Susan Freeman				
233.01	General - the Plan Change in its entirety	Oppose	The submitter queries where is the consultation of the impact? <ul style="list-style-type: none"> • Illegal • Misleading • Reneged on original agreement Where is our bridal path? No infrastructure for our schools to support such a large subdivision. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S234 Claire White				
234.01	General - the Plan Change in its entirety	Oppose	The submitter believes there are significant traffic, transport, cultural and social effects that would be adverse for our community with this development. Due to its large scale and failure to adhere with current planning requirements and procedures put in place to give time for consultation and solution finding to meet infrastructure needs. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

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S235 Mikisela Nyman				
235.01	General - the Plan Change in its entirety	Oppose	The submitter details that Oakura is the Raglan of New Plymouth. To increase the number of houses by 30-45% in one go is ill thought through and will destroy the village feel. It's going to be an upmarket 2 nd home place for Aucklanders. The environmental impacts are great. Infrastructure and schools are not adequate to handle that kind of population increase. This is pure greed, not strategic, not sound. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S236 Steven King				
236.01	General - the Plan Change in its entirety	Oppose	The submitter raises that: <ul style="list-style-type: none"> • Oakura is a beautiful spot, don't destroy it. • The infrastructure won't be able to handle it. • Traffic will be terrible. • Overspill effects are massive. • Environmental effects will be huge. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S237 Samuel J Kustel				
237.01	General - the Plan Change in its entirety	Oppose	The submitter believes that the proximity of the development is too close to the National Park. The precedent this would set would undoubtedly put other areas of this beautiful country at risk. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S238 Stephen John Roberts				
238.01	General - the Plan Change in its entirety	Oppose	The submitter raises that there are too many sections for the subdivision – reduce the amount. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S239 Alwyn John Dinnison				
239.01	General - the Plan Change in its entirety	Oppose	The submitter has concerns regarding: <ul style="list-style-type: none"> • Increase in traffic to Wairau Rd, only one footpath, no crossing. • Section size appears small, is there no minimum required? 	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<ul style="list-style-type: none"> Plan appears disproportional to Oakura's current size. Can current infrastructure / services cope i.e. school? Is the plan not to grow towards sea side of Main Road? <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S240 Sacha Maria Bull				
240.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is against the rezoning and over densification of Oakura. The impact on the town infrastructure, school, road, beaches would not be in keeping with the character of the area.</p> <p>The impact on the local environment would be significant and detrimental. There are more responsible ways to develop and more consultation needs to be had around these issues with the local community.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S241 Gareth Luttrell				
241.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is concerned regarding over population. Roads too busy. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S242 Andrew Paul Sherwood-Hale				
242.01	General - the Plan Change in its entirety	Oppose	<p>The submitter raises environmental, social and cultural effects. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S243 Ian Douglas Corrigan				
243.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is concerned around unbridled importation of immigrants into NZ and Oakura is very detrimental to the infrastructure of a small country town. Not only does it make for rapid inflation but the values of the community change. This does not take into account the huge amount of traffic and the schooling issues.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S244 Rinn Frances Willetts				
244.01	General - the Plan Change in its entirety	Oppose	<p>The submitter has two school-age children – one attends Oakura school and the other Kaitake kindergarten – and is concerned about the impact this development will have on the schools. Wants Oakura School to continue to be a small school. Does not believe the School can accommodate this development without being compromised, and therefore adversely affecting the children. Environmental effects are also of great concern.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S245 Lizaan Sherwood-Hale				
245.01	General - the Plan Change in its entirety	Oppose	<p>The submitter raises environmental, social and cultural effects. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S246 Sara Elizabeth Frey				
246.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes this is not a suitable or sustainable viability for Oakura. The scale is far too large for the infrastructure of the community to sustain. A small-scale development would be possible, but this is ridiculous.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S247 Thomas Paul Ellison				
247.01	General - the Plan Change in its entirety	Oppose	<p>The submitter stresses that this is development is by far completely out of proportion for the size of the current community and the infrastructure it can withhold. Not opposed to growth and development, but there are limits to growth and this by far exceeds that alongside the current growth we see here. It not only puts pressure on the local infrastructure, roads, schools, and amenities but also a huge potential impact on the environment being so close to one of our National Parks.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S248 Gillian Elizabeth Gibbon				
248.01	General - the Plan Change in its entirety	Oppose	The submitter believes that the proposed development is disproportionate to the size of Oakura and will put a huge strain on all of the effects mentioned below [refer pro forma submission]. The areas already identified for future urban development by the community board, council and people of Oakura allow for a more sympathetic and balanced expansion of the village. The wants of one should not take precedence over the needs of many. Please plan Oakura's future together. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S249 Ian Peter Gibbon				
249.01	General - the Plan Change in its entirety	Oppose	The submitter believes that this development would have a significant impact on the Oakura Fire Brigade, Police and Ambulance service. Does not believe that a roundabout at the SH45 / Wairau Road junction is viable. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S250 Kate Louise Hinton				
250.01	General - the Plan Change in its entirety	Oppose	The submitter details that the proposed subdivision is far too dense and will place too much pressure on already stretched infrastructure – particularly the school. The existing plan for land zoned for subdivision in Oakura has been well thought out and should be kept to. Has lived at 109A Wairau Rd and has found the intersection with Wairau and South Rd extremely dangerous. Further traffic will make the whole village more dangerous for parents and children. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S251 Hannah Brieseman				
251.01	General - the Plan Change in its entirety	Oppose	The submitter is concerned about traffic, parking and schooling. Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S252 Sara Jayne Matheson				
252.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes that the application to change the plan will be detrimental to Oakura. The current and proposed infrastructure will be insufficient to cope with the additional stresses. The negative impacts on the community and the environment outweigh any benefits to the population.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S253 Gina Milestone				
253.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is very concerned about the effect the proposed plan change will have on the community. Concerned on the strain it will put on the existing infrastructure, the changes that will need to happen with the school to accommodate extra pupils, the increase in traffic and concerns of safety in regard to this, and also the proximity of the national park to the plan change.</p> <p>Also concerned that the Oakura community and “feel” of the community will only be changed for the negative with the potential of such a large population increase. The submitter wants their kids to grow in in an Oakura not too different to the one they grew up in.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S254 Francois Husillos				
254.01	General - the Plan Change in its entirety	Oppose	<p>The submitter is worried about such a large and compact subdivision happening so close to a National Park. This would open the door to more happening around NZ where we should preserve this. We can't stop people coming to such an attractive location but believe they should be bigger sections in order to fit visually in the landscape and physically with the growth capacity of Oakura. There should be more information on how the matching infrastructures will be funded and managed (school, roading, sewage, beach parking, etc).</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	
S255 Paul and Penny Holdcroft				
255.01	General - the Plan Change in its entirety	Oppose	<p>The submitter's property is alongside the stream and the highway. Their property has been flooded before and worry once again about runoff creating another flood.</p> <p>The increased traffic along Wairau Road will making living on Wairau Road unbearable and dangerous. If anything, access to the new subdivision should come straight off the proposed roundabout through the submitter's property, therefore not creating any extra traffic up Wairau Road.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S256 Melissa Henwood				
256.01	General - the Plan Change in its entirety	Oppose	The submitter believes the effect this will have on the village and its environment is large. The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S257 Chris Edward Henwood				
257.01	General - the Plan Change in its entirety	Oppose	The submitter raises the effect this will have on the village is huge. The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S258 Kaitake Community Board				
258.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S259 Adam Christopher Thame				
259.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S260 George Poole				
260.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S261 Graeme Mitchell				
261.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S262 Mark Bridges				
262.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S263 Tobias Looker				
S263.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S264 Christophe Massa				
264.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S265 Greg Shearer				
265.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S266 Sam Dixon				
266.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S267 James Harrop				
267.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S268 Rowan Deuapt				
268.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S269 Paul Donald Coxhead				
269.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S270 Patricia Rae Coxhead				
270.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S271 Elli Pillette				
271.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S272 Jenna Pillette				
272.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S273 John Tooman				
273.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S274 Jan Bisset Brash				
274.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S275 Heather McKinnon				
275.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S276 Glenys Mair Farrant				
276.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S277 Ruth Brieseman				
277.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S278 Gary Brieseman				
278.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S279 Ed Shearer				
279.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S280 Shelley Tipler				
280.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S281 Howard Evans				
281.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S282 Christopher Edward Taylor				
282.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S283 Christopher DJ Curd				
283.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S284 Irene More				
284.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S285 Dominic Barson				
285.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S286 Corrin Grace Pryce-Baxter				
286.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S287 Rowan Paul Oldfield				
287.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S288 Jane Elizabeth Shearer				
288.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S289 Michael Leonard Gibbon				
289.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S290 Bruce Gordon Duggan				
290.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S291 Suzanne Bloch-Jorgensen				
291.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S292 Andrew Kingsley				
292.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S293 Edward Roger Thompson				
293.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S294 Barry Ross (Sam) Sutherland				
294.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S295 Vicki Maree Looney				
295.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S296 Tanya Farrant				
296.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S297 Neil McLauchlan				
297.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S298 Emma Kate Taylor				
298.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S299 John Malcolm Quilter				
299.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S300 Harry Nikau Looney				
300.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S301 Mack Julian Looney				
301.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S302 Brenda Lee Frampton				
302.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S303 Warren Alexander Green				
303.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S304 Neville Courtney Frampton				
304.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S305 Karl Looney				
305.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S306 Wendy Elizabeth Marshall				
306.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S307 Hamish Shearer				
307.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S308 Margaret Rose Fleming				
308.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S309 Zaki Shamas Din				
309.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S310 Heather Mary Weston				
310.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S311 Kim Anne Fredrickson				
311.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S312 Jillian Murdoch				
312.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S313 Geoff Shearer				
313.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S314 Melissa McQuaig				
314.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S315 Joanne Hill				
315.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S316 Dorrien Andrews				
316.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S317 Phoebe Ruth Andrews				
317.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S318 Ian Blair Ivess				
318.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S319 Helen Anne Ivess				
319.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S320 Marion Anne Duff				
320.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S321 Adam Karl Hinton				
321.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S322 Daisy Din				
322.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S323 Toby Din				
323.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S324 Paul John Haskell				
324.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S325 Lisa Ann Haskell				
325.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S326 Jill Angela Shearer				
326.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S327 Maree Milestone				
327.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S328 Yvonne Adele Blatti				
328.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S329 Darrell Farmer				
329.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S330 Michael Gerard Yardley				
330.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S331 Julie Helen Yardley				
331.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S332 Pamela Anne Frame				
332.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S333 Ian Stewart Frame				
333.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S334 Julia				
334.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S335 Douglas Hislop				
335.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S336 Audrey Stockman				
336.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S337 Desmond Stockman				
337.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S338 Natalie O'Donnell				
338.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S339 Katy Hutchins				
339.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S340 Gloria Zimmerman				
340.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S341 Kathleen Anne Fraser				
341.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S342 Christopher John Thame				
342.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S343 Pauline Gay Thame				
343.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S344 Dona Suzanne Bell				
344.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S345 Joanne Mary Francis-Alles				
345.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S346 Lagen Kumeroa				
346.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S347 Gillian Slaney				
347.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S348 Nina Lobb				
348.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S349 Barbara Hawkins				
349.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S350 Christy Warke				
350.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S351 Julia McNeil				
351.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S352 Shanon Carmel Dowsing				
352.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S353 Maree Brown				
353.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S354 Hayden Corkin				
354.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S355 Margaret Anne Constance				
355.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S356 Fiona Sorensen				
356.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S357 Gabrielle Lloyd				
357.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S358 Elizabeth Barrientos				
358.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S359 Janet Sweet				
359.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S360 Jessica Mahood				
360.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S361 Yulan Imhasly				
361.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S362 Juraj Krajci				
362.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S363 Lubos Krajci				
363.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S364 Marie-Jose Griffin				
364.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S365 Michael William Pillette				
365.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S366 Hanan Michael Pillette				
366.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S367 Michelle Louise Benton				
367.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S368 Belinda Pickford				
368.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S369 Allen Douglas Charteris				
369.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S370 Clare Sherlie Charteris				
370.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S371 Lynne Le Roux				
371.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S372 Shelley Dawn Landon-Lane				
372.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S373 Robyn Jacqueline Prentice				
373.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S374 Patrick Murray Brien				
374.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S375 Stuart G McKinnon				
375.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S376 Fay Rosalie Looney				
376.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S377 Tanya Hansen				
377.01	General - the Plan Change in its entirety	Oppose	The submitter notes that a smaller scale subdivision in Oakura of up to 30 lots would be supported. The scale of this subdivision is inconsistent with the Oakura village environment and would have environmental effects on the community that are more than minor. The proposal does not achieve the principles of the RMA. The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S378 Ann Geraldine Hikaka				
378.01	General - the Plan Change in its entirety	Oppose	The submitter believes that the proposed plan change will adversely impact the Oakura village by increasing population density which will undermine the unique character of the village.	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<p>The submitter also notes that it will change the current equestrian friendly activity character of Oakura village making equestrian activity a high risk one because of increased traffic, population and urbanisation. Undermines the Regional Plan to be pest free and see the return of native flora and fauna.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S379 Robert and Carlene Dobbie				
379.01	General - the Plan Change in its entirety	Oppose	<p>The submitters do not agree with the new subdivision of land, Oakura and surrounding areas are losing the beauty of nature by endless new housing, and having the infrastructure, sewage and water supply. The submitters want to look up at the mountain to see the beauty of the ranges, not new houses.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S380 Francis Farmer				
380.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S381 Nicholas Field				
381.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S382 Mike Hareb				
382.01	General - the Plan Change in its entirety	Oppose	<p>The submitter notes that there are no infrastructure in village to allow so many sections.</p> <p>If anything at all, increase section size to 1 acre same as upper Wairau Paddocks area!</p> <p>Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S390 Luke Florence				
390.01	General - the Plan Change in its entirety	Oppose	The submitter raises concerns regarding: <ul style="list-style-type: none"> • Overcrowding. Surfing. • Sections too small. • School not big enough. • Keep the village like a village. • Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above). 	Reject/decline the Plan Change in its entirety.
S392 Claire Florence				
392.01	General - the Plan Change in its entirety	Oppose	The submitter is concerned that: <ul style="list-style-type: none"> • Residents will lose the village feel, as that is why they live here. • Not enough infrastructure as it is! • Overcrowded school and shops. • Also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above). 	Reject/decline the Plan Change in its entirety.
S397 Catherine Ongley				
397.01	General - the Plan Change in its entirety	Oppose	The submitter opposes the Plan Change for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S398 Rosalind McFetridge				
398.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S399 Kama Ambrose				
399.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S400 Brady Cates				
400.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S402 Lee William Webb				
402.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S403 David John Smith				
403.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S408 Janko Reinders				
408.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S409 Constance Rebecca Reinders				
409.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S411 Valerie Neil				
411.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S421 Patricia Elsie Hardy				
421.01	General - the Plan Change in its entirety	Oppose	The submitter opposes the Plan Change for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S422 Jan Roebuck				
422.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S423 Matthew Brash				
423.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S424 Wayne Looker				
424.01	General - the Plan Change in its entirety	Oppose	<p>The submitter details in addition to the significant adverse effects, the following points:</p> <ul style="list-style-type: none"> • Intensity of the development – the intensity of the development is totally inappropriate for the environment for which it intended; • National Park – impact on the neighbouring National Park of an intense development; • Social impact – impact upon the current residents of Oakura, many whom have purchased properties for the unique social characteristics the village now possesses; • Stormwater risks – risks to downstream properties from adverse weather events as intensity of rainfall increases due to climate change; • Visual impacts – detracting from the magnificent views of the National Park from SH45 and the immediate surrounding area; • Impact on existing Paddocks purchasers – existing property owners in the Paddocks subdivision were marketed rural vistas and lifestyles that will be significantly compromised by the proposed scheme plan change; • Maintenance – existing reserve area have been poorly maintained and exhibits a likely indicator as to how future reserve and common areas will be looked after in perpetuity. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S425 Grant Looker				
425.01	General - the Plan Change in its entirety	Oppose	<p>The submitter raises in addition to the significant adverse effects, the following points:</p> <ul style="list-style-type: none"> • Intensity of the development – the intensity of the development is totally inappropriate for the environment for which it intended; • National Park – impact on the neighbouring National Park of an intense development; 	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<ul style="list-style-type: none"> • Social impact – impact upon the current residents of Oakura, many whom have purchased properties for the unique social characteristics the village now possesses; • Stormwater risks – risks to downstream properties from adverse weather events as intensity of rainfall increases due to climate change; • Visual impacts – detracting from the magnificent views of the National Park from SH45 and the immediate surrounding area; • Impact on existing Paddocks purchasers – existing property owners in the Paddocks subdivision were marketed rural vistas and lifestyles that will be significantly compromised by the proposed scheme plan change; • Maintenance – existing reserve area have been poorly maintained and exhibits a likely indicator as to how future reserve and common areas will be looked after in perpetuity. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	
S426 Philippa Holman				
426.01	General - the Plan Change in its entirety	Oppose	<p>The submitter has concern around, in addition to the significant adverse effects, the following points:</p> <ul style="list-style-type: none"> • Intensity of the development – the intensity of the development is totally inappropriate for the environment for which it intended; • National Park – impact on the neighbouring National Park of an intense development; • Social impact – impact upon the current residents of Oakura, many whom have purchased properties for the unique social characteristics the village now possesses; • Stormwater risks – risks to downstream properties from adverse weather events as intensity of rainfall increases due to climate change; • Visual impacts – detracting from the magnificent views of the National Park from SH45 and the immediate surrounding area; 	Reject/decline the Plan Change in its entirety.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
			<ul style="list-style-type: none"> • Impact on existing Paddocks purchasers – existing property owners in the Paddocks subdivision were marketed rural vistas and lifestyles that will be significantly compromised by the proposed scheme plan change; • Maintenance – existing reserve area have been poorly maintained and exhibits a likely indicator as to how future reserve and common areas will be looked after in perpetuity. <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	

Table 3: Late submissions (received after submission deadline closed)

There were 9 late submissions made on PPC18/00048 which were received after the deadline for when submissions had been closed. These submissions have been recorded and included by Council.

Submitter & Submission Point Number	Plan Provision	Support/ Oppose	Summary of Submission	Decision Requested
S427 John Newton				
427.01	General – Wairau Estate Oakura	Oppose	The submitter opposes due to overcrowding.	Reject/decline the Plan Change in its entirety.
S428 George Newton				
428.01	General – Wairau Estate Oakura	Oppose	The submitter opposes the Plan Change.	Reject/decline the Plan Change in its entirety.
S429 Lee Newton				
429.01	General – Wairau Estate Oakura	Oppose	The submitter opposes the Plan Change.	Reject/decline the Plan Change in its entirety.
S430 Louis Newton				
430.01	General – Wairau Estate Oakura	Oppose	The submitter opposes the Plan Change.	Reject/decline the Plan Change in its entirety.
S431 Paul Frederick Bishop				
431.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes the proposed plan will have significant adverse environmental consequences to the Wairau Stream and the Oakura beach that it runs into. The submitter is concerned that the intense urban zone with small lot sizes will increase water runoff to the stream. The runoff will not be clean and will pollute the stream and popular beach just downstream.</p> <p>The submitter also opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.

S432 Toby Dixon				
432.01	General - the Plan Change in its entirety	Oppose	The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).	Reject/decline the Plan Change in its entirety.
S434 Fiona Ann Tait				
434.01	General - the Plan Change in its entirety	Oppose	<p>The submitter believes that there is insufficient infrastructure to support this venture currently. The schools and preschools are full; there is no supermarket; there are very few public toilets available. Beach and park freedom camping and high summer use bring problems of public members using parks/fields as toilets and this is dreadful! When crime occurs, or police needed, there are few resources on which to call. More resources should be put in before you increase the population to a point where the 'Paradise found feel of Oakura becomes paradise lost'.</p> <p>The submitter opposes for the reasons outlined in Pro Forma Submission PF1 (refer Table 1 above).</p>	Reject/decline the Plan Change in its entirety.
S435 Karen J White				
435.01	General – Wairau Estate Structure Plan Zoning	Opposed	<p>The submitter is strongly opposed to the rezoning by development of upper Wairau Road. There is a lack of infrastructure to support the proposed development e.g. school, road into town, lack of sufficient parking throughout the community. Concern is given that the proposal will lead to debasing by changing the fabric and tone of the township the submitter bought into.</p> <p>Infill housing and its detraction – traffic, pressure on amenities and especially water and sewerage. 400 houses doubles the village population. Destroying rural views will decrease the value of properties. The submitter details that they pay huge rates to live in a semi-rural coastal village – not suburbia.</p> <p>Future housing in Oakura should be incremental – organic in growth matching supply and demand. New housing sections should be on Lower Wairau Road – as there is three access options – it is not so visible and is on the sea side of Oakura creating less parking demands on the beach areas (walk to beach).</p>	Reject/decline the Plan Change in its entirety.

S436 Charles Jonathan Cotton

436.01	General - the Plan Change in its entirety	Opposed	<p>The submitter believes that:</p> <ul style="list-style-type: none">○ There are too many houses in the proposed plan. This will result in too many people and cars.○ Excess housing capacity will adversely effect prices of existing property.○ There will be years and years of construction traffic. <p>No provisions for horses (e.g. bridle ways).</p>	Reject/decline the Plan Change in its entirety.
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Appendix 1: List of Submitters and Contact Details

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
1	Paul Andre Lavoipierre		1 Kahikatea Street	INGLEWOOD 4330 nchanga@xtra.co.nz
2	Jennifer Susan Lavoipierre		1 Kahikatea Street	INGLEWOOD 4330 nchanga@xtra.co.nz
3	Jennifer Elaine Blyde		PO Box 31	OAKURA 4345
4	Anna Louise Hinton		45 B Wairau Road	OAKURA 4314 anna_hinton@hotmail.co.nz
5	Nicola Ann Lumb		289 Surrey Hill Road RD 4	NEW PLYMOUTH 4374 lumby@xtra.co.nz
6	Molly Jayne Lumb		289 Surrey Hill Road RD 4	NEW PLYMOUTH 4374 lumby@xtra.co.nz
7	Paul Joseph Veric		5 Linda Street	OAKURA 4314 paul.veric@gmail.com
8	Heelan Tompkins		948 State Highway 5 RD 2	ROTORUA 3072 naleeh@hotmail.com
9	Trent Tscheuschler		917 South Road RD 4	NEW PLYMOUTH 4374 trent_markus@hotmail.com
10	Kevin Nielsen		2 - 17 A Adam Lile Drive Highlands Park	NEW PLYMOUTH 4312 kevin.nielsen@xtra.co.nz
11	Stuart Tinson		1323 South Road RD 4	NEW PLYMOUTH 4374
12	Tom Cloke	National Road Carriers Association	PO Box 66	NEW PLYMOUTH 4340 tom.cloke@natroad.co.nz
13	John Tanner		122 Wairau Road	OAKURA 4314
14	Madeline Layupan		34 Dixon Street	OAKURA 4314
15	Grant Stewart		88 Messenger Terrace	OAKURA 4314
16	John Grahame Christiansen		PO Box 610 Taranaki Mail Centre	NEW PLYMOUTH 4340 john@taranakiharcourts.co.nz
17	Leen Fiddelaers		15 Kaitake Road RD 4	NEW PLYMOUTH 4374

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
18	Timothy John Costelloe		29 Mace Terrace	OAKURA 4314
19	Ross Ingram		50 B McFarlane Street	OAKURA 4314 ingram.rose@gmail.com
20	Jane Dove Juneau and John Riccitelli		19 Linda Street	OAKURA 4314 janedj@xtra.co.nz
21	Wibke Termath		19 A Kaitake Road RD 4	NEW PLYMOUTH 4374
22	Andrew Kenneth Marshall		124 A Wairau Road	OAKURA 4314
23	Peter Newton		17 Russell Drive	OAKURA 4314
24	Alan Frederick Crawford		Victoria Rd RD 4 RD 4	NEW PLYMOUTH 4374
25	Arielle Mermin		20 McFarlane Street	OAKURA 4314
26	Gerald Turner		13 Prudence Place	OAKURA 4314
27	Peter Cassie		34 Dixon Street	OAKURA 4314 pcassienz@yahoo.co.nz
28	Rachel Faye Schafer		20 Arden Place	OAKURA 4314
29	Graeme Thomas Churchill		78 Wairau Road	OAKURA 4314
30	James JH Baxter		118 A Wairau Road	OAKURA 4314
31	Manu Lee Schafer		20 Arden Place	OAKURA 4314
32	Denise Mary Novak		18 Belt Road	NEW PLYMOUTH 4310
33	Stuart J Wells		104 Surrey Hill Road RD 4	NEW PLYMOUTH 4374
34	Sheree Jull		104 Surrey Hill Road RD 4	NEW PLYMOUTH 4374
35	Howard Gordon Reid		51 Jans Terrace	OAKURA 4314
36	Ben Tarrant		87 Wairau Road	OAKURA 4314
37	Jason Lee Peacock		23 D Arden Place	OAKURA 4314

Submitter No.	Submitter Name	Contact Company	Submitter Address		Submitter Email
38	Jacqueline Grieve		221 Ahu Ahu Road Kaitake	NEW PLYMOUTH 4374	
39	James Richard Matheson		7 A Telford Terrace	OAKURA 4314	
40	Dennis Green		38 Kaitake Road RD 4	NEW PLYMOUTH 4374	dennis-green1@outlook.com
41	Heather Lofthouse		4 Tui Grove	OAKURA 4314	heather1349@gmail.com
42	Matthew John Whittaker		5A Tui Grove	OAKURA 4314	
43	Nicole Katherine Whittaker		5A Tui Grove	OAKURA 4314	
44	Kate Whittaker		5A Tui Grove	OAKURA 4314	
45	John Graeme Whittaker		5A Tui Grove	OAKURA 4314	
46	Megan Gundesen	Taranaki Equestrian Network (TEN)	264 Smart Road	NEW PLYMOUTH 4372	megan@fairplay.co.nz
47	Anita Christine Rebecca Luxton		72d Wairau Road	OAKURA	
48	Christian Keith Wingate		3 Mallinder Place	OAKURA 4314	
49	Steven Collier		35 McFarlane Street	OAKURA 4314	
50	Rodney Martin		12 Donnelly Street	OAKURA	
51	Jeremy Hutchings		2 Victoria Road RD4	NEW PLYMOUTH 4374	
52	Jennifer Maree Wells		137 Surrey hill Road RD4	NEW PLYMOUTH	
53	Jennifer Marjory Brown		38 Kaitake Road RD4	NEW PLYMOUTH	
54	Paul Jamieson		12 Dixon Street	OAKURA	pauljamiesonhort@gmail.com

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
55	Katherine Vernon		116 Wairau Road	OAKURA
56	Milou Barrett	Oakura School Board of Trustees	Donnelly Street, Oakura School	OAKURA 4314 milou@oakura.school.nz
57	Dana Hazard		331 Mountain Road RD3	NEW PLYMOUTH dana.hazard@xtra.co.nz
58	Hailey Foster-Ander		10 Mace Terrace	OAKURA
59	Richard Shearer		13a Shearer Drive	OAKURA 4314 richard@gpsport.co.nz
60	Anthony James Ander		10 Mace Terrace	OAKURA
61	Cameron Murray		1325 South Road RD4	NEW PLYMOUTH 4374
62	Elaine Jamieson		12 Dixon Street	OAKURA
63	Kim Jennings		17 Koru Hill Pa Road RD4	OAKURA, NEW PLYMOUTH 4374
64	Nicholas John Gladstone		5 Prudence Place	OAKURA 4314
65	Rosemary Claire Moyes		97 Wairau Road	OAKURA 4314
66	Bryan Alan Moyes		97 Wairau Road	OAKURA 4314
67	Lycia Moyes		97 Wairau Road	OAKURA 4314
68	Vivien Angela Gladstone		5 Prudence Place	OAKURA 4314
69	Joanne Ruth Brown		19a The Outlook	OAKURA
70	Stephen John Wood		6 Wairau Road	OAKURA woodselk@xtra.co.nz
71	Michael George Anderson		314 Lower Timaru Road RD4	NEW PLYMOUTH
72	Colin Roger Ellis		259 Ahu Ahu Road RD4	NEW PLYMOUTH
73	Mary Levett		34 Tasman Parade	OAKURA 4314
74	Jonathon Heath		1518 South Road	OAKURA

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
75	David Paul Herbert		41 Mangorei Road Strandon	NEW PLYMOUTH
76	Maura Conaglen		27 Johns Terrace	OAKURA
77	Craig Farrant		5b Tui Grove	OAKURA 4314
78	Helen Shearer		94/95 Barrett Road Whalers Gate	NEW PLYMOUTH 4310
79	Neil Farrant		27 Jans Terrace	OAKURA 4314
80	Glen Eugene Johns		2a Wairau Road	OAKURA
81	Aaron Dwayne Hine		15 Wairau Road	OAKURA
82	Rachel Hareb-Hine		15 Wairau Road	OAKURA 4314
83	Victoriaa Jane Johns		2a Wairau Road	OAKURA
84	Chris Wells		4 La Salle Drive	NEW PLYMOUTH
85	Dianne Kay Brien		8 Wairau road	OAKURA
86	Loe and Lies Stolte		3a Tohora Place	NEW PLYMOUTH
87	Milou Barrett		6 Telford Terrace	OAKURA 4314
88	David Andries Willem Rood		128 Wairau Road	OAKURA
89	Sophie Lily Crabtree		822 Carrington Road	NEW PLYMOUTH
90	Alex Margaret Reid		22 Puni Street Fitzroy	NEW PLYMOUTH
91	Susan Imhasley		294A Surrey Hill Road RD4	NEW PLYMOUTH 4374
92	Ian Philip Coutanche		223 Plymouth Road	NEW PLYMOUTH
93	Paul Maurice Wynter		17 Pahakahaka Drive RD4	NEW PLYMOUTH
94	Lars Binsbergen		17 Curtis Street	OKATO
95	Jackie Keenan		36 Dixon Street	OAKURA
96	Ronald Stratford		29 Donnelly Street	OAKURA
97	Jaynie McSweeney		12 Donnelly Street	OAKURA
98	Helen Margaret Fleming		19a Dixon Street	OAKURA 4314

Submitter No.	Submitter Name	Contact Company	Submitter Address		Submitter Email
99	Alex Ingram		122a Wairau Road	OAKURA 4314	
100	Stuart Bennett		69 Wairau Road	OAKURA 4314	
101	Vincenza Mancini Clark		6 Mallinder Place	OAKURA 4314	
102	Robert Brian Clark		6 Mallinder Place	OAKURA 4314	
103	Hayley Bennett		69 Wairau Road	OAKURA 4314	
104	Allie Black		917 South Road RD4	OMATA, NEW PLYMOUTH	allieblack@hotmail.com
105	Simon Roche	Powerco Limited	Private Bag 2061	NEW PLYMOUTH	simon.roche@powerco.co.nz
106	Hayley Ingram		122a Wairau Road	OAKURA 4314	
107	Lisa Wynter		17 Pahakahaka Drive RD4	NEW PLYMOUTH	
108	Stefan Imre Kiss		PO Box 8258	NEW PLYMOUTH 4342	
109	Amy Cunningham		PO Box 44 Oakura	NEW PLYMOUTH 4314	
110	John Russel Ardern		16 Russell Drive	OAKURA 4314	
111	Keith Manukonga	Ngati Tairi, Oakura Pa	PO Box 246 Taranaki Mail Centre	OAKURA 4340	Keith4ani@gmail.com
112	Jacqueline Molloy		123 Wairau Road	OAKURA 4314	
113	Vince Fenning		123 Wairau Road	OAKURA 4314	
114	Hayley Bennett	Oakura Playcentre	14 Donnelley Street	OAKURA 4314	oakura@playcentre.org.nz
115	Anne Bridges		18 Shearer Drive	OAKURA 4314	
116	Richard Rollins		Post Office Box 6	OAKURA 4345	hoh@earthlink.net
117	Rosemary Law		1518 South Road	OAKURA	rosemary.law@tdhb.org.nz
118	Rachel Anna Law		4 Prudence Place	OAKURA 4314	
119	Malcolm Lucas	Queen Elizabeth the Second National Trust	PO Box 3341	WELLINGTON 6140	mlucas@qeii.org.nz
120	Kylie Braddock		2a Kaitake Place	OAKURA	

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
121	Catherine Cheung	Climate Justice Taranaki	62 Kaihihi Road Uppper Okato	TARANAKI 4335 climatejusticetaranaki@riseup.net
122	Dirk Schmidt-Rittershang		19a Kaitake Road RD4	NEW PLYMOUTH
123	Tracey MacKenzie		62 Kaihihi Road Lower Okato	NEW PLYMOUTH RD37 tracey.mackenzie@sopersmac.co.nz
124	Kim Sheree Winstanley		47 Wairau Road	OAKURA
125	Sian Wingate		3 Mallinder Place	OAKURA 4314
126	Rebecca Scott		13a Shearer Drive	OAKURA
127	Lyndon DeVantier		62 Kaihihi Road Upper	OAKURA ldevantier@aol.com
128	Ana Hislop		25 Disley Street	OAKURA anahislop@gmail.com
129	Robyn Ann McGregor		22 The Outlook	OAKURA 4314
130	Hywel Edwards	First Gas Limited, Shell Taranaki Limited and Liquigas	First Gas Ltd, C/O Beca AMEC Ltd 109 Powderham Street	NEW PLYMOUTH 4340 hywel.edwards@beca.com
131	Nikki Ingram		50B McFarlane Street	OAKURA 4314
132	Angela Lawn		1142 South Road	OAKURA
133	Clare Knapton	NPOB Swimming and Surf Club	New Plymouth Old Boys Swimming and Surf Club, Tasman Parade	OAKURA clare.knapton@gmail.com
134	Wharehoka Wano	Taranaki Iwi	PO Box 92	NEW PLYMOUTH 4340 puna@taranaki.iwi.nz
135	Amy Sutherland		104 Wairau Road	OAKURA alsuthie@gmail.com
136	Hannah Thompson	NZ Transport Agency	Level 5, 43 Ashley Street PO Box 1947	PALMERSTON NORTH 4440 hannah.thompson@nzta.govt.nz

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
137	Clare Knapton		119 Wairau Road	OAKURA clare.knapton@gmail.com
138	Anna Marie Debreceeny		34 Carthew Street Okato	TARANAKI
139	Scarlet-Rose Aitken		92 Messenger Terrace	OAKURA
140	Jonathan Price		32 Tasman Parade	OAKURA
141	Mary Bishop		8 Ekuarangi Place RD4	NEW PLYMOUTH 4314
142	Kirstin Foley	Wild for Taranaki	Private Bag 713	STRATFORD 4352 kirstin@wildfortaranaki.nz
143	Claire Tompkins		163 Wairau Road	OAKURA claire.deeks.nz@gmail.com
144	Paul Cunningham		5c Tui Grove	OAKURA
145	Sarah Cunningham		5c Tui Grove	OAKURA
146	Rene Stefan Lepionka		5d Tui Grove	OAKURA
147	Marvin Clough		204 Surrey Hill Road RD4	NEW PLYMOUTH
148	Simon Anthony Bond		17 Prudence Place	OAKURA
149	Keith Bond		17 Prudence Place	OAKURA
150	Jason Bond		17 Prudence Place	OAKURA
151	Olaf Wahlen		82 Wairau Road	OAKURA
152	Brigit and Matthew Kruger		8a Tui Grove	OAKURA 4314
153	Steven Richard Looney		280 Koru Road RD4	NEW PLYMOUTH
154	Stella Marie Bond		17 Prudence Place	OAKURA
155	Mary Deken		49 Surrey Hill Road	OAKURA
156	Yvonne Peacock		23 Donnelly Street	OAKURA 4314
157	Anne Elizabeth Clough		204 Surrey Hill Road RD4	NEW PLYMOUTH 4374
158	Matt Peacock		46a Donnelly Street	OAKURA
159	Sarah Foreman		17 Ahu Ahu Road RD4	NEW PLYMOUTH 4374

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email	
160	Grant Aitken		92 Messenger Terrace	OAKURA	
161	Raymond Rooker		291 Surrey Hill Road RD4	NEW PLYMOUTH	
162	Diego Javier Romero Parra		1154 South Road	OAKURA 4314	
163	Suzette Kaye Boddington		76 Surrey hill Road	NEW PLYMOUTH 4374	suzbodd@gmail.com
164	Margaret Dobbin		18 McFarlane Street	OAKURA	
165	Luke Peacock		6a Donnelly Street	OAKURA	
166	Kerry Peacock		6a Donnelly Street	OAKURA	
167	Graeme John Duff		PO Box 76	OAKURA	
168	Stephen Lumb		289 Surrey Hill Road RD 4	OAKURA	
169	Peta Bisset Hislop		31 Mace Terrace	OAKURA	
170	Barbara Costelloe		29 Mace Terrace	OAKURA 4314	
171	Anna Blyth Costelloe		29 Mace Terrace	OAKURA 4314	
172	Helen Elizabeth Des Forges		822 Carrington Road	NEW PLYMOUTH	
173	Matthew Robert Crabtree		114 Wairau Road	OAKURA	
174	Layne Greensill		177 Puniho Road RD37	OKATO	thegreensills@xtra.co.nz
175	Catherine Deeley		73 Surrey Hill Road RD4	NEW PLYMOUTH 4374	
176	Jessica Kate Churchman		124c Wairau Road	OAKURA	
177	Stephen Ruddlesden		124 Wairau Road	OAKURA 4314	
178	Linda Kathryn Murray		44 Kaitake Road RD4	NEW PLYMOUTH	
179	Geoffrey Neil Murray		44 Kaitake Road RD4	NEW PLYMOUTH	
180	Craig Hunter		89 Messenger Terrace	OAKURA 4314	

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
181	Marion McNeil Chitty		29 Donnelly Street OAKURA	
182	Maria Dawn Townsend		23d Arden Place OAKURA	mazjad@xtra.co.nz
183	Max Gillespie		57a Wairau Road OAKURA	
184	John William Freeman		52 Surrey Hill Road RD4	
185	Brigitte Hegner Freeman		PO Box 35 OAKURA 4345	
186	Susan Michelle Rose		3 Linds Street OAKURA 4314	
187	Mervyn Clarence Foster		25 Mace Terrace OAKURA	
188	Ngaio Marama Crook		PO Box 32 OAKURA 4345	
189	Craig Peter Williams		PO Box 32 OAKURA 4345	
190	Bianca Ruakere		296 Surrey Hill Road RD4 NEW PLYMOUTH 4374	
191	Dominique France Blatti		89 Messenger Terrace OAKURA 4314	dominiqueblatti@gmail.com
192	Patricia Anne Brodie		PO Box 77 OAKURA	
193	Keith McLean Brodie		PO Box 77 OAKURA	
194	Candida Fox		47 Kaitake Road RD4 NEW PLYMOUTH	candidafox@gmail.com
195	Joseph Thomas Churchman		124c Wairau Road OAKURA	
196	Sion Bridge		44 McFarlane Street OAKURA	
197	Kate Evans		37a Donnelly Street OAKURA	
198	Chris Evans		37a Donnelly Street OAKURA	
199	Alan Kindler		25 Tiverton Crescent NEW PLYMOUTH	
200	Clare Elizabeth Leven		87 Wairau Road OAKURA 4314	
201	Toni Maree Peacock		46a Donnelly Street OAKURA 4314	
202	Sioban Luttrell		247a Weld Road OAKURA	

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
203	Madaleine Bourke		344a Tinakori Road Thorndon	WELLINGTON
204	Finn Bourke		247a Weld Road	OAKURA
205	Shirley Lynette Fisher		1 Dixon Street	OAKURA 4314
206	Erica Thompson		110a Wairau Road	OAKURA 4314 ericat780@gmail.com
207	Alexandra Thompson		110a Wairau Road	OAKURA 4314
208	Catherine Julia Lennox		5d Tui Grove	OAKURA
209	Ingrid Whalen		82 Wairau Road	OAKURA
210	Dr Jeanette Drury- Ruddlesden		124 Wairau Road	OAKURA 4314
211	Barney Walker		4 Prudence Place	OAKURA
212	Max Shearer		13a Shearer Drive	OAKURA
213	Belle Evans		37a Donnelly Street	OAKURA
214	Kris Robinson		9 Pahakahaka Drive RD4	KAITAKE
215	William Howard		1 Dixon Street	OAKURA
216	Bruce Donald Hookham		PO Box 18	OAKURA 4345
217	Jennie Aitken-Hall		PO Box 70	OAKURA
218	Sam Mortensen		15 Linda Street	OAKURA samanthamortensennz@gmail.com
219	Hannah Elisabeth White		49 Messenger Terrace	OAKURA
220	Sarah Markert-Emans		71 Wairau Road	OAKURA
221	Joseph Emans		71 Wairau Road	OAKURA
222	Elayne Kessler		6 Rahui View	OAKURA
223	Ruth Elizabeth Morgan		21 Vauxhall Grove Vauxhall, SW8ISY	United Kingdom
224	Narelle Frampton		191 Koru Road RD4	NEW PLYMOUTH
225	Karen Cave		196 Koru Road RD4	OAKURA

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
226	Mike Vickers		16 Hussey Street	OAKURA
227	Kate Ponga		7 Plympton Street	NEW PLYMOUTH
228	Chris Kindler		25 Tiverton Crescent	NEW PLYMOUTH
229	Murray Hewitt		19 Seaview Road Marfell	NEW PLYMOUTH
230	Emma Hislop		19 Seaview Road Marfell	NEW PLYMOUTH
231	Philippa Dinnison		7 Tui Grove	OAKURA
232	Campbell White		10 Shearer Drive	OAKURA
233	Susan Freeman		49 Jans Terrace	OAKURA
234	Claire White		10 Shearer Drive	OAKURA
235	Mikisela Nyman		23 Mayfair Place Westown	NEW PLYMOUTH
236	Steven King		23 Mayfair Place	NEW PLYMOUTH
237	Samuel J kustel		25 McFarlane Street	OAKURA 4314
238	Stepphen John Roberts		28 McFarlane Street	OAKURA
239	Alwyn John Dinnison		7 Tui Grove	OAKURA
240	Sacha Maria Bull		26 Pitcairn Street	OAKURA 4314
241	Gareth Luttrell		5 Ahu Ahu Road RD4	OAKURA
242	Andrew Paul Sherwood-Hale		11 Russell Drive	OAKURA
243	Ian Douglas Corrigan		21 Donnelly Street	OAKURA
244	Rinn Frances Willetts		56a McFarlane Street	OAKURA 4314
245	Lizaan Sherwood-Hale		11 Russell Drive	OAKURA
246	Sara Elizabeth Frey		19 Donnelly Street	OAKURA 4314
247	Thomas Paul Ellison		243a Timaru Road Upper RD4 Tataraimaka	NEW PLYMOUTH 4374

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
248	Gillian Elizabeth Gibbon		105 Wairau Road	OAKURA 4314
249	Ian Peter Gibbon		105 Wairau Road	OAKURA 4314
250	Kate Louise Hinton		122 Surrey Hill Road RD4	NEW PLYMOUTH
251	Hannah Brieseman		1 Ekuarangi Place	OAKURA
252	Sara Jayne Matheson		7a Telford Terrace	OAKURA
253	Gina Milestone		115 Surrey Hill Road RD 4	NEW PLYMOUTH
254	Francois Husillos		35b Old South Road	OKATO 4335
255	Paul and Penny Holdcroft		100 Wairau Road	OAKURA 4314
256	Melissa Henwood		35 Dixon Street	OAKURA
257	Chris Edward Henwood		35 Dixon Street	OAKURA
258	Kaitake Community Board		C/O Doug Hislop 31 Mace Terrace	OAKURA 4314 douglashislop@gmail.com
259	Adam Christopher Thame		65 Waimea Street	NEW PLYMOUTH 4310 adamthame@gmail.com
260	George Poole		20 Prudence Place	OAKURA 4314
261	Graeme Mitchell		36 Dixon Street	OAKURA
262	Mark Bridges		18 Shearer Drive	OAKURA 4314
263	Tobias Looker		37 Balance Street	NEW PLYMOUTH
264	Christophe Massa		15 Kaitake Road RD 4	NEW PLYMOUTH 4374
265	Greg Shearer		14 Dixon Street	OAKURA
266	Sam Dixon		22 Kaitake Road RD 4	NEW PLYMOUTH 4374 sam.dixon@wsp-opus.co.nz
267	James Harrop		17 Trimble Place Bell Block	NEW PLYMOUTH

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email	
268	Rowan Deuapt		7 Hall Terrace RD 4	NEW PLYMOUTH	
269	Paul Donald Coxhead		18 Messenger Terrace	OAKURA 4314	
270	Patricia Rae Coxhead		18 Messenger Terrace	OAKURA 4314	
271	Elli Pillette		7 Hall Terrace RD 4	NEW PLYMOUTH	
272	Jenna Pillette		93 Surrey Hill Road RD 4	NEW PLYMOUTH	
273	John Tooman		93 Surrey Hill Road RD 4	NEW PLYMOUTH	
274	Jan Bisset Brash		26 Tasman Parade	OAKURA	
275	Heather McKinnon		7 Linda Street	OAKURA 4314	mckinnonh@gmail.com
276	Glenys Mair Farrant		5b Tui Grove	OAKURA 4314	
277	Ruth Brieseman		53g Doralto Road	NEW PLYMOUTH	
278	Gary Brieseman		53g Doralto Road	NEW PLYMOUTH	
279	Ed Shearer		13A Shearer Drive	OAKURA	
280	Shelley Tipler		291A Surrvey Hill Road RD 4	NEW PLYMOUTH	
281	Howard Evans		7A Hussey Street	OAKURA	
282	Christopher Edward Taylor		114 Plymouth Road RD 4	NEW PLYMOUTH	
283	Christopher DJ Curd		45 Messenger Terrace	OAKURA 4314	
284	Irene More		25A Mace Terrace	OAKURA 4314	
285	Dominic Barson		47 Kaitake Road RD 4	NEW PLYMOUTH	
286	Corrin Grace Pryce-Baxter		118A Wairau Road	OAKURA 4314	
287	Rowan Paul Oldfield		14 Hussey Street	OAKURA 4314	
288	Jane Elizabeth Shearer		PO Box 28	INGLEWOOD	
289	Michael Leonard Gibbon		105 Wairau Road	OAKURA 4314	

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
290	Bruce Gordon Duggan		194 Surrey Hill Road RD 4	NEW PLYMOUTH 4374
291	Suzanne Bloch-Jorgensen		194 Surrey Hill Road RD 4	NEW PLYMOUTH 4374
292	Andrew Kingsley		292 Surrey Hill Road RD 4	NEW PLYMOUTH 4374
293	Edward Roger Thompson		110A Wairau Road	OAKURA 4314
294	Barry Ross (Sam) Sutherland		4 Hau Lane	OAKURA sam.sutherland@slingshot.co.nz
295	Vicki Maree Looney		12 Hussey Street	OAKURA
296	Tanya Farrant		7 The Outlook	OAKURA tanyaofthereef@gmail.com
297	Neil McLauchlan		25A Mace Terrace	OAKURA 4314
298	Emma Kate Taylor		114 Plymouth Road RD 4	NEW PLYMOUTH 4374
299	John Malcolm Quilter		33 Jans Terrace	OAKURA
300	Harry Nikau Looney		280 Koru Road RD 4	NEW PLYMOUTH
301	Mack Julian Looney		280 Koru Road RD 4	NEW PLYMOUTH
302	Brenda Lee Frampton		280 Koru Road RD 4	NEW PLYMOUTH
303	Warren Alexander Green		196 Koru Road	OAKURA
304	Neville Courtney Frampton		48 Nevada Drive Merrilands	NEW PLYMOUTH 4312
305	Karl Looney		191 Koru Road RD 4	NEW PLYMOUTH
306	Wendy Elizabeth Marshall		124A Wairau Road	OAKURA
307	Hamish Shearer		13 Shearer Drive	OAKURA
308	Margaret Rose Fleming		31 Hampton RD 37Road	OKATO 4381
309	Zaki Shamas Din		47 Kaitake Road RD 4	OAKURA

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
310	Heather Mary Weston		26 Belmont Road RD 3	NEW PLYMOUTH
311	Kim Anne Fredrickson		15 Jersey Place Bell Block	NEW PLYMOUTH
312	Jillian Murdoch		317A Mangorei Road Merrilands	NEW PLYMOUTH
313	Geoff Shearer		PO Box 28	INGLEWOOD
314	Melissa McQuaig		1138 South Road	OAKURA
315	Joanne Hill		72B Wairau Road	OAKURA
316	Dorrien Andrews		37 Donnelly Street	OAKURA
317	Phoebe Ruth Andrews		37 Donnelly Street	OAKURA
318	Ian Blair Ivess		45a Wairau Road	OAKURA
319	Helen Anne Ivess		45a Wairau Road	OAKURA
320	Marion Anne Duff		PO Box 76	OAKURA
321	Adam Karl Hinton		122 Surrey Hill Road RD 4	NEW PLYMOUTH
322	Daisy Din		47 Kaitake Road RD 4	NEW PLYMOUTH
323	Toby Din		47 Kaitake Road RD 4	NEW PLYMOUTH
324	Paul John Haskell		122B Wairau Road	OAKURA 4314
325	Lisa Ann Haskell		122B Wairau Road	OAKURA 4314
326	Jill Angela Shearer		13 Shearer Drive	OAKURA
327	Maree Milestone		268 Weld Road RD 4	NEW PLYMOUTH
328	Yvonne Adele Blatti		44 Donnelly Street	OAKURA 4314
329	Darrell Farmer		8 Tui Grove	OAKURA
330	Michael Gerard Yardley		130 Wairau Road	OAKURA
331	Julie Helen Yardley		130 Wairau Road	OAKURA
332	Pamela Anne Frame		7 Pahakahaka Drive RD 4	NEW PLYMOUTH 4374

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
333	Ian Stewart Frame		7 Pahakahaka Drive RD 4	NEW PLYMOUTH 4374
334	Julia		9 Hall Terrace	NEW PLYMOUTH
335	Douglas Hislop		31 Mace Terrace	OAKURA 4314
336	Audrey Stockman		6 Hussey Street	OAKURA
337	Desmond Stockman		6 Hussey Street	OAKURA
338	Natalie O'Donnell		9 Hussey Street	OAKURA
339	Katy Hutchins		9 Hall Terrace	NEW PLYMOUTH
340	Gloria Zimmerman		PO Box 52	OAKURA
341	Kathleen Anne Fraser		60 Phillips Street Tikokino	CHB 4273
342	Christopher John Thame		29 McFarlane Street	OAKURA cjthame@gmail.com
343	Pauline Gay Thame		29 McFarlane Street	OAKURA cjthame@gmail.com
344	Dona Suzanne Bell		27 Tokomaru Welbourn Street	NEW PLYMOUTH
345	Joanne Mary Francis-Alles		172 Heta Road	NEW PLYMOUTH 4312
346	Lagen Kumeroa		569 Awanui Street Merrilands	NEW PLYMOUTH
347	Gillian Slaney		35A Clemow Road Fitzroy	NEW PLYMOUTH
348	Nina Lobb		24 Walsh Road Westown	NEW PLYMOUTH 4310
349	Barbara Hawkins		106 Egmont Road RD 2	NEW PLYMOUTH 4372
350	Christy Warke		21 Record Street Fitzroy	NEW PLYMOUTH 4312
351	Julia McNeil		135 Heta Road Highlands Park	NEW PLYMOUTH

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
352	Shanon Carmel Dowsing		27 Barriball Street Fitzroy	NEW PLYMOUTH
353	Maree Brown		16 Princes Street	NEW PLYMOUTH
354	Hayden Corkin		14 Strandon Place	NEW PLYMOUTH
355	Margaret Anne Constance		2/14 Karamu Street Stranden	NEW PLYMOUTH 4312
356	Fiona Sorensen		30 Ropiha Street Fitzroy	NEW PLYMOUTH
357	Gabrielle Lloyd		200 Carrington Street Lower Vogeltown	NEW PLYMOUTH
358	Elizabeth Barrientos		9 Gardenia Avenue Bell Block	NEW PLYMOUTH 4312
359	Janet Sweet		4 Witako Street Fitzroy	NEW PLYMOUTH
360	Jessica Mahood		31a Wynyard Street	NEW PLYMOUTH
361	Yulan Imhasly		294A Surrey Hill Road RD 4	NEW PLYMOUTH 4374
362	Juraj Krajci		294A Surrey Hill Road RD 4	NEW PLYMOUTH 4374
363	Lubos Krajci		294A Surrey Hill Road RD 4	NEW PLYMOUTH 4374
364	Marie-Jose Griffin		51 Devon St West	NEW PLYMOUTH
365	Michael William Pillette		7 Hall Terrace RD 4	NEW PLYMOUTH
366	Hanan Michael Pillette		59 Ainslee Street Highlands Park	NEW PLYMOUTH
367	Michelle Louise Benton		5 Tuahu Place	WAITARA 4320
368	Belinda Pickford		14 Lombardy Place Whalers Gate	NEW PLYMOUTH

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
369	Allen Douglas Charteris		21 Russell Drive OAKURA 4314	
370	Clare Sherlie Charteris		21 Russell Drive OAKURA 4314	
371	Lynne Le Roux		2/143 Lemon Street Stranden NEW PLYMOUTH	
372	Shelley Dawn Landon-Lane		72 Messenger Terrace OAKURA	
373	Robyn Jacqueline Prentice		17 Harris Street WAITARA	
374	Patrick Murray Brien		8 Wairau Road OAKURA	
375	Stuart G McKinnon		7 Linda Street OAKURA	
376	Fay Rosalie Looney		283 Koru Road NEW PLYMOUTH	
377	Tanya Hansen			tanya_dickey@hotmail.com
378	Ann Geraldine Hikaka			ghikaka@gmail.com
379	Robert and Carlene Dobbie			cmdnz@gmail.com
380	Francis Farmer			francisfarmer10@gmail.com
381	Nicholas Field			nj.field@yahoo.co.nz
382	Mike Hareb			mike@harebdekenmotors.co.nz
390	Luke Florence		OAKURA	luke@lukeflorencebuilders.co.nz
392	Claire Florence			luke@lukeflorencebuilders.co.nz
397	Catherine Ongley			cathongley@hotmail.com
398	Rosalind McFetridge			paulroz2200@yahoo.co.nz
399	Kama Ambrose			kama.ambrose@tbihealth.co.nz
400	Brady Cates			brady.cates@tbihouse.co.nz
402	Lee William Webb			lee@millwardsroofing.co.nz
403	David John Smith			biggie@siroccosurf.com
408	Janko Reinders			crreinders@gmail.com

Submitter No.	Submitter Name	Contact Company	Submitter Address	Submitter Email
409	Constance Rebecca Reinders			crrinders@gmail.com
411	Valerie Neil			val@taranakihcourts.co.nz
421	Patricia Elsie Hardy		80 Wairau Road	OAKURA
422	Jan Roebuck			jattman@hotmail.co.nz
423	Matthew Brash			jattman@hotmail.co.nz
424	Wayne Looker		5 Ekuarangi Place	OAKURA
425	Grant Looker		83 Messenger Terrace	OAKURA 4374
426	Philippa Holman		5 Ekuarangi Place	OAKURA 4374
L427	John Newton		10 Russell Drive	OAKURA
L428	George Newton		10 Russell Drive	OAKURA
L429	Lee Newton		10 Russell Drive	OAKURA
L430	Louis Newton		10 Russell Drive	OAKURA
L431	Paul Frederick Bishop		8 Ekuarangi Place RD 4	NEW PLYMOUTH 4374
L432	Toby Dixon		22 Kaitake Road RD 4	NEW PLYMOUTH 4374
L434	Fiona Ann Tait		46 Dixon Street	Oakura
L435	Karen J White		103 Messenger Terrace	Oakura
L436	Charles Jonathan Cotton		103 Messenger Terrace	Oakura