

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

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached 1

NAME OF SUBMITTER: (full name) JEREMY LARN HUTCHINGS

INTRODUCTION

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

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

SUBMISSION

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

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

I DO NOT WANT AN INCREASE IN TRAFFIC ALONG THE ROAD (HWY 45) AS MY CHILDREN HAVE TO WALK TO SCHOOL ALONG SIDE THE HIGHWAY WHICH DOESNT EVEN HAVE A FOOTPATH OR BARRIERS. SURELY INCREASING SECURITY THERE WOULD BE A PRIORITY.

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

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

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

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

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

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

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

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

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

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

I wish to be heard in support of my submission.

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



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

7-8-18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0223 403 899

Postal address: 2 VICTORIA ROAD
(or alternative method of service under section 352 of the Act) RD 4
NEW PLYMOUTH 4374

Contact person: JEREMY HUTCHINGS
(name and designation, if applicable)

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

7791434
ECM 778928

52

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

RECEIVED
- 6 AUG 2018

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

Number of additional sheets attached

1:50pm

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Jennifer Maree Wells

INTRODUCTION

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

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

SUBMISSION

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

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

There are other properties which would be more suitable for development but not on such a large scale, such as farm land that is too small to sustain a decent income. Land that is not suitable for farming such as some areas of Suroybell Rd + Wairau Rd.

My biggest issue is the traffic @ the intersection of Wairau Rd + a state highway will be overloaded.

+ water pollution from dust + excavation to add water catchment which we rely on further up Suroybell Rd.

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

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

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

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- noise, vibration and privacy effects;

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- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

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

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

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

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

I wish to be heard in support of my submission.

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

gm wells

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

5-8-18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0274 34 1116 752737!

Postal address: 137 Sunny Hill Rd.
(or alternative method RD 4 NPJ of service under section 352 of the Act)

Contact person: SJ Wells.
(name and designation, if applicable)

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

ECM 7791446 53

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

RECEIVED
-6 AUG 2018

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

TO: New Plymouth District Council

Number of additional sheets attached

14:29 hrs

NAME OF SUBMITTER: (full name) Jennifer Margery Brown

INTRODUCTION

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

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

SUBMISSION

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

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

OBJECTIONS

- * 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.

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

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

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

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

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

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

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

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

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

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

I wish to be heard in support of my submission.

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

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

5/8/2018
 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 344434 / 06 7527618

Postal address: 38 Kaitake Rd
 (or alternative method of service under section 352 of the Act) RD 4
NP 4374

Contact person: as above
 (name and designation, if applicable)

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

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

Clause 6 of Schedule 1, Resource Management Act 1991

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

Number of additional sheets attached

3

Attention: District Planning Team



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

1. Full name of submitter (please print): Paul Jamieson

2. Private Plan Change number: PPC18/00048

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

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

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

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

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

All of it

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

I strongly oppose the application PPC18/00048

See Attached sheets

Handwritten initials and date: JS 3.18

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

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

- To decline the application PPC18/00048
- To start planning for sustainable affordable Energy efficient housing in existing residential zonings
- To responsibly manage the existing stormwater & 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 etc

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

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

Yes No

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

Yes No

Paul Jamieson

2/9/2018

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

DATE

Address for service of submitter: 12 Dixon Str Oakura 4314

Telephone No: 0278680038 Fax No: _____

Email: pauljamiesonhort@gmail.com

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

Notes to person making submission

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

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

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

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

Email to: submissions@npdc.govt.nz

Visiting our website: newplymouthnz.com/HaveYourSay

Submission Opposing Private Plan Change PPC18/00048 Oakura Rezoning

There is currently ample sub dividable land adjacent to Oakura already.

When all the 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 and its mitigation is irresponsible.

The Taranaki rural ring plain should remain free of urban development.

To allow residential development on this scale [as opposed to essential farm/agricultural buildings] in rural areas is again irresponsible. Our rural landscape must be remain in some form of primary industry without the 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.

This application for plan change will set precedence across the district to allow urban development where it is totally inappropriate. It is bad enough that our early pioneers desecrated the natural landscape with fire and axes. To commit our heritage to the insidious creep of urban sprawl is far worse in a time when we know better.

Maintain Taranaki's pride and independence of '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 of our suburbs and small townships need reviving with sustainable development. This should concentrate on low cost energy efficient housing on second class land, and require 'green building' principles that include rain water collection, grey water recycling, and solar power. It is 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 in a time when we should be planning to be less dependant on them. This also creates traffic issues for the Oakura village and despite roundabouts etc, does not deal with the overall increased volume of traffic. Recent local subdivision and local infill housing due to district sewerage treatment has noticeably increased the volume of traffic through the village already. The village main street is now separated by streams of traffic [often one person per vehicle] during daily migration to and from work. Already, the increase in traffic volume on its own compromises the village atmosphere and safety of everyone. I have recently witnessed two accidents at the Dixon street intersection with SH45 with through traffic colliding with turning traffic to the 4 square and parking traffic outside the cafe's.

The proposed plan change and subdivision has the potential to compromise Taranaki's most significant natural treasures – the mountain and the sea, and everything 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 plant and animal pests adjacent to our National Park. The closeness to the park inevitably provides the 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, especially even when DOC and TRC have no clear means of dealing with this issue. A ban on cats is unlikely to be forthcoming or successful and how would this be monitored and managed? I challenge Neil Holdom to do a 'Gareth Morgan' on this one.

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.

My definition of a village population is that you know everyone by sight. Either a 'Hi' or a nod, 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 affect 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 the kids to do anything anytime and experience a safe and 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 perhaps even the unthinkable of doing away with the iconic campsite for squeeze in more cars and people. How many people can you really fit between the flags? Does this also mean that Corbett Park and Ahu Ahu will be converted to 'supermarket like' car parks to become to accommodate the influx?

If the predicted effects of climate change are to be taken into account, there won't be enough beach to go round.

The current local infrastructure incapable of dealing with the potential population increase.

Obviously the school is the most significant example, but what concerns me more is the cost of upgrading the beach frontage areas for carparking and access in particular. There is only one 'less-abled' access on the entire beach by the surf club and this is frequently compromised by wandering of the Wairau stream. Good luck if you are in a wheelchair or don't have a push chair with 4x4 capabilities. I expect 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. A pity the new skate park is now located in the wrong place [this area will need to become the heart of passive activity – the skate park could be anywhere else] and the new water main is on the wrong side of the road [due to future affects of erosion/climate change]. 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, considering the schools pool is only used for a few weeks of the year.

The proposal will negatively affect the volume of storm water onto the beach

One of the key factors determining the sand accretion on the beach is the management of storm water. NPDC's approach to most of the storm water outlets along Messenger tce has been to pipe it under an access way and let flow directly onto the beach. Apart from undermining the dune toe and pedestrian access, in places this creates patches of wet sand that does not build sand.

The proposal will create more storm water volume in priority water bodies. At the moment if the Waimoku and the Wairau streams wander, upstream properties flood when a high tide meets the outgoing storm water. Also, the dune toe and beach frontages erode substantially in these events. NPDC has the ability to carry out 'stream straightening' as a discretionary TRC consent. However this is not done regularly enough or in a timely manner to manage these events. Any upstream subdivision would need to consider storm water retention at source.

Probably training moles on these stream mouths will be necessary to manage any more storm water but these in turn can have a negative affect on sand building of the beach.

The proposal will negatively affect the quality of storm water onto the beach

Other than the obvious issues of sediment in storm water, urban properties by their nature will down grade water quality. Picture the ritual washing of the 'his and hers' giant black SUVs on the road side as the suds head down the drain. Currently there is little domestic rubbish coming down these streams as opposed to when the recycling bin blows over and it heads to the nearest storm water grate. Any upstream subdivision would need to consider on site storm water settlement and processing.

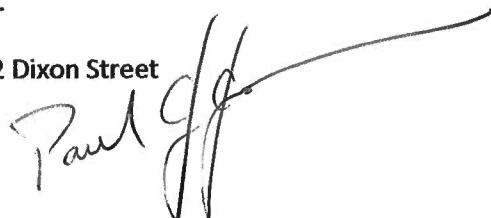
No wonder the blue flag status of the beach has been revoked – the carefully hidden sign by the Waimoku bridge says it all and TRC water quality records back this up. I believe if the proposal goes ahead NPDC should fly the brown flag.

The proposal is fundamentally wrong.

Congratulations to the proposed sub divider choosing the 'Planning A Team'. Comber, Bain and Beevers are all professionals and have had a go at making the proposal viable.

However any gloss that supports a concept that is fundamentally wrong in my view is no more than 'lipstick on a pig'.

Paul Jamieson 12 Dixon Street

A handwritten signature in black ink, appearing to read 'Paul Jamieson', with a long, sweeping horizontal line extending to the right.

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

Clause 6 of Schedule 1, Resource Management Act 1991

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

08 AUG 2018

1-5
DL

Number of additional sheets attached

Attention: District Planning Team



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



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

1. Full name of submitter (please print): KATHERINE VERNON

2. Private Plan Change number: PPC18/00048

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

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

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

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

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

ACCESS (Refer Page 6)

6. My submission is that:

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

MY OBJECTION TO THE PROPOSED DEVELOPMENT IS,
IN THE MAIN, THAT ONE ROAD ACCESS FOR APPROX.
395 NEW DWELLINGS (THE SMALL TOWN of Waverley
has 360 houses - Daily News Report) IS UNACCEPTABLE.
HEAVY TRAFFIC DURING THE DEVELOPMENT PERIOD
(SAY 20YRS) AND SUBSEQUENT TRAFFIC GENERATED
BY HOME OWNERS REALLY WON'T BE SOLVED



22

I seek the following decision from New Plymouth District Council:

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

WITH A ROUNDABOUT AT THE WAIRARA/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.

8. **Do you wish to be heard in support of your submission?** Yes No
(You have the right to be heard at a submission hearing.)

9. **If others make a similar submission would you be prepared to consider presenting a joint case with them at any hearing?** Yes No

Katherine Vernon

7-8-18

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

DATE

Address for service of submitter: 116 Wairara Rd, OAKURA

Telephone No: 06 752 1327 **Fax No:** /

Email: /

Contact person: *(Name and designation, if applicable):* KATHERINE VERNON

Notes to person making submission

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

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

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

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

Email to: submissions@npdc.govt.nz

Visiting our website: newplymouthnz.com/HaveYourSay

Form 5

Submission No: **56**
(Office Use-Only)

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

Clause 6 of Schedule 1, Resource Management Act 1991

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

Number of additional sheets attached

Attention: District Planning Team



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

1. Full name of submitter (please print): Board of Trustees, Oakura School

2. Private Plan Change number: PPC18/00048

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

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

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

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

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

The Plan change in its entirety

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

Oakura is opposed to the private plan change
Please refer to the attached papers.

9 AUG 2018
New Plymouth District Council
9:29

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

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

9 AUG 2018

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

I wish for the Plan change to be declined / rejected in its entirety

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

M Barrett Oakura School
Chairperson
Board of Trustees 7-08-18

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

DATE

Address for service of submitter: Donnelly Street, Oakura School,
Oakura, 4314

Telephone No: 7527719 **Fax No:** _____

Email: milou@oakura.school.nz

Contact person: *(Name and designation, if applicable):* Milou Barrett

Notes to person making submission

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
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Deliver to: Civic Centre, Liardet Street, New Plymouth
 or to library and service centres at Bell Block, Inglewood or Waitara

Email to: submissions@npdc.govt.nz

Visiting our website: newplymouthnz.com/HaveYourSay

Our submission is as follows;

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. With some 650 existing dwellings in Oakura village, the school has a current roll of 341 students (August 2018) and will end 2018 with 355 students. 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 class rooms in the future. Any further classrooms exceed land capacity and would mean existing playing field space would be used for classroom development.

A significant social and cultural attraction of Oakura School is that the community values active children and sporting opportunities. The community also values the full primary school (i.e. years 7 and 8) that is offered with 85% of Oakura students remaining for years 7 and 8. There is concern 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.

The Oakura school fields are used for Tennis, Netball, Hockey, Basketball, Soccer, Rugby and Cricket along with general children's "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 Oakura community.

Oakura BOT commissioned a survey of our school

community regarding the proposed plan change to gauge our community opinion. 86% of our school community 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 the year 7 and 8 senior classes. Please see survey report attached, individual names have not been included to protect privacy.

There are significant traffic and transport effects with the proposed private plan change. From Oakura School perspective, we want children to be able to safely travel to and from school. The additional traffic forecast in the private plan change must all pass Donnelly Street on which Oakura School is located, thus creating a much busier traffic environment for children to navigate. Oakura School has been particularly successful with the NPDC Lets Go Strategy and regularly has greater than 70% of students travelling to school by foot, bike, scooter. We are very concerned that the additional traffic generated by the proposed plan change will reduce road safety for children travelling to school.

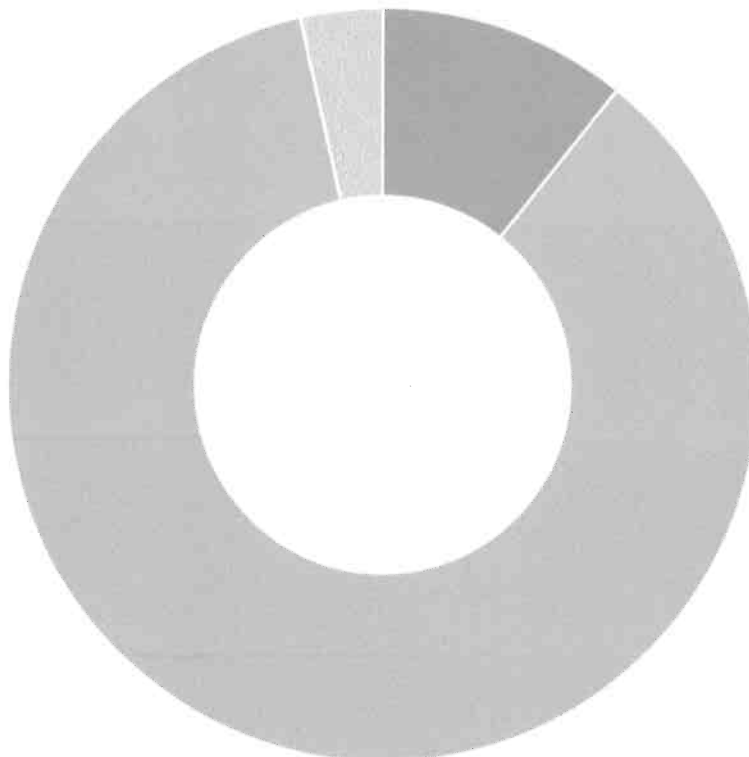
In addition, even with the Let's Go success, Donnelly Street being a no exit street is still an extremely busy street around school drop-off and pick up times. Adding another 200 students would cause additional traffic congestion on this street at certain times.

In summary, 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, Oakura BOT feels this large-scale development on existing rural land is not an appropriate development for Oakura.

Saved Report

Do you support or not support the proposed sub-division? (Please select one)

| | ● Yes, I support the sub-division | ● No, I don't support the sub-division | ● Don't care | Standard Deviation | Responses |
|----------|-----------------------------------|--|--------------|--------------------|-----------|
| All Data | 6 (11%) | 48 (86%) | 2 (4%) | 20.81 | 56 |



● Yes, I support the sub-division ● No, I don't support the sub-division ● Don't care

Please provide reasoning/ comments.

Text Responses

Increased traffic; Infrastructure would not be able to cope; the whole feel of our community would change from a village to an urban sprawl.

I don't support the subdivision in its current form. I believe that some of the section sizes are too small in the proposed subdivision and that they should be seeking to extend the paddocks and keep the sections larger. The impact on the community, the school, and the safety of the roads etc are much larger than what the council looks at during their decision making process and this concerns me. I don't think we can expect the village not to grow over time but at the proposed rate so many facilities such as the roads and school just won't be able to cope with such huge changes in the short term.

The village amenities and school will not be able to cope with such rapid expansion.

It will completely change the overall purpose/ environment/ layout/ essence of the Village. People don't choose to live in Oakura and pay larger rates bills and drive 15 minutes out of New Plymouth just to live in another version of a city or town. We chose to live here for the space, the natural environment and layout of the land, the relationship with the surrounding landscape/ green space. We chose to live here so that we can know our neighbour and their neighbour and the lady round the corner who lives by herself. We chose to volunteer, collaborate, share and help each other in the community so that we can sustain what we have now. So that our children can grow and experience a healthy and safe village environment in the future.

We choose this village so that our tamariki can walk to school safely and attend that school right through to high school.

We are worried about the increased pressure the subdivision will have on existing infrastructure such as the school, roads, parking, beach access and so on.

Change the whole nature of our Village environment. Put pressure on infrastructure

I like the village the way it is. The school is not big enough. The roads will get busier. The developer is being greedy with lots of small sections, he has already cashed in with the Paddocks. We live here because we like being in a small place.

I do not like the size and layout of the current proposal. I do think growth is necessary and inevitable in the community, but I believe the current proposal should include amenities to support the growth of the village, especially since the size of the estate is so large. Also, I'm concerned that the school is already overcrowded and that the development will put a further strain on the school. I wonder why the proposed estate does not include more than one exit, and why it does not connect to main hwy, for example.

No infrastructure/or forward planning to support such a large development hasn't been put in place. It was always proposed as something that would happen over a long period of time with a slow release of plots.

Environmentally I worry about how our national park will be effected by building so close to our bush and the lack of investment to protect the natural vista. Think of Britain and it's green belt, it is important to think about.

I believe the proposed subdivision is too large and will put too much pressure on Oakura, it's infrastructure and way of life. I believe the developer should be made to reserve a large amount of the proposed area for public areas and infrastructure to support the changes

The village needs more housing, there is not enough stock to meet demand.

Their proposal is to add 285 new sections. This will add approx 300-500 new students to Oakura School. I do not believe that the school has the facilities (and probably the funds) to cope with this growth. Also Donnelly Street is already struggling to cope with the current amount of school traffic and certainly cannot handle the expected growth that will come with this new subdivision.

Too large. Infrastructure not able to sustain such a large population

As much as we love the village feel, it is also important not to bury our heads in the sand. I think that rather than petitioning the development, we as a community would be better to put our efforts into covenants on the development. Eg size of house built, one storey as opposed to two. Make sure each house has enough land to plant trees etc. Needs to keep with the village look and feel.

Development and growth for Oakura is fine, but the way this particular sub-division has been presented, the development is too fast, and lacking transparency in the process. It'd be great if Oakura had some affordable housing as part of our long-term strategic growth.

Infrastructure is full already, doctors, school, sports, traffic at max capacity

Change is good

It's a village

Oakura has sufficient identified area for growth already, This already identified area has undergone community review and has been accepted, growth is already happening, the village is already growing. This development would be on top of FUD areas in oakura. This development is simply not needed. It has associated issues such as upper Wairau road traffic issues, stormwater, infrastructure pressure, a stupid underpass, we don't need it, and is just greed by one developer.

I am concerned that a significant increase in the Oakura population would change the peaceful nature of the village. Increased traffic would make it difficult to turn on to the highway safely from all intersecting roads from Wairau Road to Spotswood. Parking in Oakura village would also become more problematic. I am also concerned that it would have a significant detrimental impact on

the school. It is hard to imagine how the school could accommodate more students without impacting on current facilities such as the fields, netball courts, Tennis Club, library and Playcentre. I value the full primary service and would be sad if Oakura School was put in the position of having to drop the intermediate classes in favour of a growing Year 1-6 roll.

The only reason I do not support the subdivision is because I feel it will greatly impact on the school, and the children of the community. If it goes ahead, with another school as part of the plan, possibly for year 7 to 13 kids, then I will feel much more at ease with it. Additional shopping and cafe space will also help.

I support subdivision of land within the existing future urban development area as shown on the operative district plan but I do not support the scale of the private plan change application. The assessment of environmental effects report in the application did not provide enough evidence that the negative environmental impact can be mitigated.

I think that it will hugely change our village in a negative way, resources will be stretched it will be busier and we will lose our sense of community. It will no longer be the Oakura that it is today. There is not enough infrastructure in place currently to support such growth. I like Oakura the way it is today and don't want to see it destroyed.

It'll be inevitable over time.

Obviously infrastructure considerations need to be completed to handle the change effects if it does go ahead.

I am most concerned with the impact many more children will have on the school, which already has large class sizes and the need to build new classrooms frequently. I like the size of Oakura as it is right now; it has a very nice calm atmosphere, it feels like a friendly neighbourhood, and I think the addition of a new subdivision will make this place we love so much too big.

This is not the direction our community is progressing towards.

I don't feel the community has the facilities to cope. If the development is to increase the number of families in the community how is the school to cope? The school currently seems to be in a position of growth but now at a stage of where do they put more classrooms without the detrimental loss of green space. I'm not against growth but with a small community it needs to be well managed. I feel the overall development numbers are far too big for the area.

I believe that Oakura will

lose its small village appeal that many families love. I'm also concerned how the school will accommodate more children.

Can't see how Oakura village can sustain another potential 2000 people, the adverse impacts on the National Park/traffic/capabilities of school/kindergarten to continue to provide quality personal education/sewage/general rural outlook/general vibe of Oakura village will become hustle bustle of a town. No way!

Concerned about the effect on Oakura School...how will it cope with the influx of families?

Concern about the long-term effect of such a big development with regard to large building trucks coming and going, ongoing noise of the building work....

Concerned about the marked increase in traffic and therefore safety of children on bikes and on foot..

The subdivision doesn't factor in the impact on the existing infrastructure including schools, roading, water and wastewater in the application. Without a plan on how these services would be upgraded to support the exist volume of houses the subdivision should be put on hold.

Oakura is a special community. We chose to move here because we like that it is a small and safe. We feel that this development would negatively impact the environment as well.

To allow more housing in the Oakura community.

It will create jobs for people, and new infrastructure for Oakura

Sub-Division entry is 2 driveways up from our property entrance. With the number of proposed homes going up and no other entry to the sub-division, the traffic will increase 10 fold making it difficult to enter / leave our property and also make it unsafe for my daughter to cross the road to get to school. Not to mention the horses and bikers that use Wairau Road to access the beach / Surrey Hill Road.

I don't see that Oakura School will be able to cope with the new amount of entrants that will be in need of schooling. Extending Oakura School with a number of additional classrooms will take away the sporting grounds required for sports as I cannot see where else these classrooms can be built. Parking will also pose a huge problem, as the school cannot even accommodate the current volume of traffic on a rainy day.

The population increase will affect the 4Square as well as Countdown Spotswood with buyer demand increasing. Countdown Spotswood is already under pressure with buyer demand, as half the time I shop at Countdown, the shelves are empty. The increased population in New Plymouth itself in the past couple of years is clearly not being supported by council with regards to infrastructure... it's not being taken into account from what I can see from an outside point of view... I don't see how council will be providing the necessary infrastructure to support such a large addition to Oakura village.

By adding the proposed sub-division, Oakura will also lose its rural feel and take on the feeling of suburbia...

The impact it will have on the school and other amen

The proposed subdivision goes against the Oakura Community development plan of several years ago which allows for staggered development (already marked on the draft plan). The majority of the sub division is not within the current FUD plan for Oakura and so the approximate 500 sections at say 1 child per section (very conservative) would mean an extra 500 children at Oakura School. This would destroy the semi rural feel of Oakura School and the uniqueness of the school as its age ranges from year 1 to year 8.

Not only would the subdivision put pressure on the school but other infrastructure such as roading and water. The community feel of Oakura is very important to the people of Oakura and this development would destroy that. The community has nothing to gain from this development, it is only filling the developers pockets.

I recently met with the consultant who helped draft the proposal. I pointed out that locals were concerned about the pressure that would be put on existing resources, schools etc. The response was that this was not the developers problem, that if the area grew, it would be governments job to cater to the population. I thought it was a particularly distasteful attitude to our rather wonderful Ōakura community. Also found out that if enough people submit to have the developer set aside land for public use then the commissioner can include this in his requirements before consent is granted. I st thought you may find this information useful.

High density development out of character with existing village. Will overstress roading and existing village facilities. Should not go ahead before expansion of school, kindy/pre-school/Playcentre, shops, parking, public amenities and infrastructure is achieved. The proposed subdivision is far too dense. Oakura doesn't have the infrastructure to cope with the estimated 60% increase in population. Kaitala king era ten is currently full with a lengthy waiting list and the school is also stretching capacity. A lighter density subdivision, similar to The Paddocks would be more appropriate.

Too much pressure on the existing infra

I have serlous concerns about infrastructure, environmental implications, and more importantly, the added pressure on our school. The ministry is reactive, and until they decide there is reason to act, our children will suffer.

The village needs more housing.

I am not in favour of expansive growth of this nature in Oakura. No consideration for the environment nor the community has been taken into account and this is unrestrained growth for profit sake only. The community agreed to a growth rate of around 2.5% p.a in the long term plan. This expansion will ruin the village environment and place undue stress on facilities.

Overcrowding in village facilities, school, recreational facilities & council services unable to cope. Fear of loosing year 7/8 classes so school can cope with increased population. Asthetic look of small residential sections is a concern. Would support if it was a mixture of small residential, lifestlye blocks or larger. Developer has gone back on what they said they would do.

The infrastructure for such a big subdivision is not there eg school, roads, road crossings, kindergarten, increased traffic etc. Also future urban development FUD areas have been identified already with the community and the proposed area is not included in this.

I myself am submitting against the wairau estate subdivision which in real terms is actually an "intensive urban subdivision" which is selling the idea that "Oakura will benefit" from its creation. I am of the view that if the application succeeds Oakura Village as we know it will be forever destroyed, Oakura School included. Other reasons include the developer,

.....Having a proven history of not meeting his own and NPDCouncils conditions and obligations with regard to certain undertakings

.....He is motivated by profit alone and has no regard or concerns regarding Oakura's current lack of infrastructure that will be overwhelmed

if such a proposal was accepted by council.

.....It is very likely that if the proposal is accepted, the decision can then be "on sold" to an outside developer which has the potential to further destroy the Village lifestyle.

I could probably "fill this page" with reasons as to why the Wairau Estate proposal should not go ahead but I intend to with others for now.....keep my powder dry.

The proposed plan is completely outside of any of the work and long term plans carried out for the community by the Kaitake Community board. This long term plan has taken years of work with a view to 'controlled' development that would not be detrimental to Oakura landscape, infrastructure and community. For an individual 'developer' to be given consent to develop their own individual subdivision on such a scale negates all the work and input of the community and the board. Development in Oakura needs to be managed carefully so our community can thrive and that responsibility should not be given to a single individual with a financial motive.

Not against growth but prefer it if it was on a smaller scale and more organic . Not sure if the developer really has the interests of the community at heart or is just doing it for big financial gain . Concerned the junction on Wairau Road will become very busy . We need to slow the traffic down a lot further up south road .

Just because of the share amount of houses going in. I love how this community supports each other and the kids know each other at school and around the community and I would hate to see that go with the extra 400 properties going in not to mention the strain on the school and the rest of the community. The share amount of extra traffic that this subdivision is going to make won't make this a very pleasant place to live. There has been so much farm land subdivided its a shame to see any more of this beautiful land cut into little blocks.

Pressure on infrastructure

Oakura's character and small village appeal is at risk from large scale developments such as this. The school is at capacity and struggling with the recent increase in intake.

Infrastructure constraints, schooling facilities and traffic issues on sh45 to New Plymouth. I have grown up in this area, subdivision has not been handled well. It will change the fabric of the village feel of Oakura for ever. Definitely against!!!!

Too big, too greedy. Will create too much traffic. School too small to cope. I like living within a small community.

I think the volume of the houses (sections) is the issue. I am not against development of Oakura but from what I have read the scale of this sub-division is something that requires more information, more thought to services and infrastructure (roading is one obvious one). My preference would be to put a cap on growth so the village can 'grow into' itself. Larger lifestyle sections may be more palatable which I think was the initial intention for that land?

Development is a part of society and our community is not immune. We need to accommodate it and be engaged to help guide the process so it is done in the best way possible for the current and future community.

I don't support the scale of the subdivision due to the overload this will put on local resources, such as the school, and the impact on traffic, safety etc. Development is necessary and some new sections would be great but it's the large number that is proposed that I am concerned about.

ECM 7795351

Form 5

Submission No: 57
(Office Use Only)

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

Clause 6 of Schedule 1, Resource Management Act 1991

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

Attention: District Planning Team

Number of additional sheets attached



RECEIVED
-9 AUG 2018
11:09pm



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

1. Full name of submitter (please print): DANA HAZARD

2. Private Plan Change number: PPC18/00048

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

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

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

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

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

32-1

My submission is that:

I support the concept of including equestrian lifestyle blocks, a bridle trail and a shared arena in the Wairua Estate Oakura Structure Plan.

I submit that to exclude horse riders from the esplanade strip ignores the rights of horse riders to share the same safe access to the underpass as is to be provided for walkers and cyclists.

I submit that the section of Wairua Road from SH45 to the proposed entry to the residential area will become increasingly busy and hence less safe for horse riders.

I submit that horse riding has been since the 1970', when Jill Tompkins established the Clearwater Riding School, a part of the unique character of Oakura, This continues to the present day when, along with the many recreation riders, some of NZ's most successful riders have established their bases for training and coaching in the area.

I submit that to compel horse riders to use a busy section of road rather than to look for a way to include horse riders in the esplanade strip use, is short sighted, unwise and disregards the extent and rights of the equestrian population of Oakura.

201

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

70. I want the council to decide to include horse riders, along with cyclists and walkers as users of the esplanade strip along the Wairau Stream. With 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 in the rest of the plan.

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

Yes No

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

Yes No

Dana H. Hazard

9/8/18

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

DATE

Address for service of submitter: 331 MOUNTAIN ROAD
R. D. 3, NEW PLYMOUTH

Telephone No: 06 7520849 **Fax No:** _____

Email: dana.hazard@extra.co.nz

Contact person: *(Name and designation, if applicable):* DANA HAZARD

Notes to person making submission

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

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

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

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

Email to: submissions@npdc.govt.nz

Visiting our website: newplymouthnz.com/HaveYourSay

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

58

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

TO: New Plymouth District Council

Number of additional sheets attached 2

NAME OF SUBMITTER: Hailey Foster - Ander

INTRODUCTION

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

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

SUBMISSION

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

My submission is: I am an Oakura resident. I was born and raised in the village, attending Oakura Playcentre and Oakura Primary School. My parents were founding members of both Oakura Playcentre and Oakura Boardriders and our family have a long association with New Plymouth Old Boys Surf Club as members, competitors, coaches and volunteer lifeguards.

When I was born (1983) our house was the 4th house on the street, the rest were very basic 'kiwi batches'. We had no footpaths to walk to school but instead feed the horses in the corner paddock. People owned one car and got by driving to town once a week to do the grocery shopping. We had a Shop, Pub and Doctors surgery, then a fruit and vegie shop and hairdresser. Today my children are being raised in a very different village from which I was privileged enough to grow up in. We now have a Kindergarten, a bottle store and a library to name a few. 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 nature and essence of our village and have 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.

If the extension were to go ahead, no matter how big or small, we will not be able to sustain our certain services;

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 that they would be able to attend until the age of 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 right next to the boarder of our National

2-10pm

09 AUG 2018

Park. The proximity of the subdivision will put our native flora and fauna which is already under threat at even greater risk.

Storm water: This is 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 towards people and animals.

Infrastructure: The pressure to cater for new families and their vehicles have a negative effect on the free flow and safe movement of traffic (including pedestrian and cycle traffic) at a number of locations. The greatest problem I foresee is in the case of Donnelly Street, the problems would be increased by the number of newly-resident children attending the school, vehicular access for these children being a right-turn off SH 45. Parking is already strained with most parents using adjoining Hussy St, State Highway 45 and The Outlook for parking. This is increasingly dangerous for all commuters, especially those with young families.

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

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

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

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

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

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

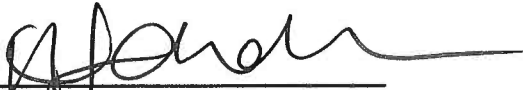
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

I wish to be heard in support of my submission.

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



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

01.08.2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 338 3384

Postal address: 10 MACE TCE, OAKURA
(or alternative method of service under section 352 of the Act)

Contact person: Hailey Foster-Anderson
(name and designation, if applicable)

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

ECM 7795360

1/5

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

59

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

TO: New Plymouth District Council

Number of additional sheets attached

4

NAME OF SUBMITTER: (full name) RICHARD SHEARER

INTRODUCTION

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

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

SUBMISSION

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

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

Please see attached pages

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

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

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

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

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

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

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

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

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

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

I wish to be heard in support of my submission.

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



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

8/AUGUST/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

richard@qpsport.co.nz

Telephone No: 021 662 963

Postal address: 13A SHEARER DRIVE
(or alternative method of service under section 352 of the Act) OAKURA
4314

Contact person: RICHARD SHEARER
(name and designation, if applicable)

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

My submission is as follows;

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

I further submit the following:

1. NPDC and its predecessors have for many decades benefitted from the drafting and guidance of district plans. In my time as an Oakura resident I have contributed to the New Plymouth Coastal Strategy, The Oakura Structure Plan, The Oakura Community Engagement Project Report 2014/16, The Kaitake Community Plan and various NPDC Annual plan processes.

The existing district plan shows the land covered in this private plan change as zoned for rural use. The proposed district plan also shows this land zoned for rural use.

All plans and studies mentioned above have stated that while growth is expected within Oakura, that growth be staged, and that maintaining the village feel is paramount. Sufficient undeveloped residential zoned land already exists in Oakura, accessed from Cunningham lane and can be staged to provide for future growth.

Therefore, 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.

2. There are significant negative environmental, social and cultural effects. Oakura is a village, and a village operates in a certain sense of balance. The proposed development obliterates that balance by overloading important infrastructure. There are significant traffic congestion effects generated by the proposed development, overloading of existing commercial zone, insufficient sports and social amenities, insufficient parking at Oakura beach and within Oakura village. I.e., the balance is gone.
3. It is really important to me to point out to NPDC Council Officers, Councillors, Mayor and any appointed Commissioners that this private plan change process has caused huge anxiety and concern to hundreds of Oakura residents. We are not sure 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, attempt to find experts with experience in these matters, try to understand this process, all of this consuming hundreds and hundreds of hours cumulatively.

My point with this is simple. An overwhelming majority of Oakura residents do not want what this private plan change is proposing. Why should it even be considerable for one person/entity to be able to force such massive change over so many people especially when it is not wanted?

4. 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.

A significant social and cultural attraction of Oakura School is that the community values active children and sporting opportunities. The community also values the full primary school (i.e. years 7 and 8) that is offered with 85% of Oakura students remaining for years 7 and 8. There is concern 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.

The Oakura school fields are used for Tennis, Netball, Hockey, Basketball, Soccer, Rugby and Cricket along with general children's "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 Oakura community. Oakura's lack of sports facilities has already been documented in an NPDC sports and recreation survey completed in recent years.

5. There are significant traffic and transport effects with the proposed private plan change. The greater than 4000 additional traffic movements per day the proposed sub division would generate is self-explanatory. Oakura is not set up to have an entire new suburb plonked on its southern boundary. With construction and supply vehicles the amount of road traffic could easily double over current. This generates obvious congestion and safety issues as well as raising safety concerns for children making their way to and from school and around the village.
6. What precedent is there anywhere in Taranaki or New Zealand for a village to be effectively doubled in size by result of a single private plan change? If it could be shown that there was some community wide benefit in doing this, then maybe it could be considered, but in this case, the only benefit that can be seen is a financial benefit to a single entity. Surely this can't be the intention of the RMA?
7. I oppose the proposed section sizes being reduced from the Oakura residential lot size minimum of 600m² in the private plan change. While the Oakura focus group, study acknowledged the potential of smaller section sizes in future, this was to be in areas in close vicinity to the Oakura CBD. The proposed private plan change area is not in this vicinity.
8. 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 developer wishes to install bunding solely to increase their own financial gain by developing a greater number of sections to sell.

Negative visual and rural character effects are numerous in the proposed private plan change. The loss of the rural outlook from the village toward the ranges takes

away huge amenity value and replaces it with an unwanted suburban view in the middle of a village.

It must be noted that the same developer agreed to leave the very piece of land in question in the proposed private plan changed as undeveloped rural land as part of the consent process for his Paddocks subdivision. Any relaxing or over ruling of this previous ruling makes a mockery of the RMA process and the RMA commissioner him/ herself.

9. There are numerous negative infrastructure, storm water, water supply and waste effects with the proposed private plan change. There is a lack of any definitive knowledge over the Oakura water supply in particular.
10. NPDC, TRC, DOC, Government and other agencies are all working on an ambitious but well supported effort 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. 350 people turned up to a recent open day in Oakura, so the positive local interest is huge. The proposed private plan change area is within approximately 1200 meters of the national park boundary and seeks to add 395 new dwellings in this space. If permitted this would jeopardise this well supported and much wanted effort from succeeding.
11. What problem is this proposed private plan change solving? There are some 35 approved sections about to be developed in a more appropriate location in the village, and an additional 100 or so sections already zoned as residential that are still held as rural land and could be developed without any plan change required.

Finally, this private plan change proposal offers no benefit whatsoever to Oakura village. It appears to be a particularly greedy approach of a landowner who has already developed a significant residential project on other parts of the land in question known as the Paddocks. A condition of this development being to retain the area concerned in the proposed private plan change as undeveloped rural land!

It goes against all past and current planning efforts and strategies and is not wanted by a huge majority of local residents.

Many of us in this village have spent untold hours on local committees, planning groups, school board and other clubs and activities and have invested into the amenities of Oakura village. Again, I appeal to Mayor Holdem, Councillors, council officers, RMA commissioners and any others involved in evaluating this private plan change to reject and decline it outright.

Thank you.
Richard Shearer.

7795427

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

60

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

TO: New Plymouth District Council

Number of additional sheets attached 1

NAME OF SUBMITTER: (full name) Anthony James Ander.

INTRODUCTION

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

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

SUBMISSION

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

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

The proximity to the National Park / Kaitake Ranges will put increased pressure on our native flora & fauna some of which are already at risk. This goes against everything the Restore Kaitake Project is trying to achieve.

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

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

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

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

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

2-10pm
09 AUG 2018

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

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


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

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

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

I wish to be heard in support of my submission.

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



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

01.08.2018

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 3030258

Postal address: 10 Mace Tee, Oakura

 (or alternative method of service under section 352 of the Act)

Contact person: Anthony James Ander

 (name and designation, if applicable)

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

I have grave concerns about the environmental impact this will have in events of high rainfall. Currently many areas of the village are sitting very close to the water table and flood or turn to swamp with light rains. The topography of the landscape will not be able to deal with the runoff of another 10-800 houses.

- As a volunteer member of the New Plymouth Old Boys Surf Club and practicing Lifeguard I believe the coastal landscape will not be able to cope with the increased activity. The sand dunes and beach accesses are already under threat from coastal erosion and frequent use.
- The current parking situation near the surf club is far from sufficient at present for the number of locals, tourists and those travelling from town. This creates risk for Lifeguards who require efficient access for its patrol vehicles (I.R.Bs) and rescue equipment in case of emergency.
- As a parent of 1 (about to be 2) primary school aged children I do not believe the school will be able to deal with the increase in population. This will cause significant issues for families, including how and where their children are educated. We chose for our children to attend a school that caters to children aged 5 – 12 years of age (or year 1 – 8).
- The increased traffic from the subdivision will also affect the already very busy State Highway 45 during peak times. This already puts many children, including my own, at risk when they walk to school.
- Overall it defeats the purpose of us choosing to raise our family in a small Semi-Rural Village as it will no longer have the appeal or uniqueness of a small coastal community.

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

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

TO: New Plymouth District Council

Number of additional
sheets attached

3

NAME OF SUBMITTER: (full name) Cameron Murray

INTRODUCTION

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

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

SUBMISSION

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

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

The 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.
Undertakings given during the approval of a previous application by the proponent of this proposal must be upheld.
 The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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

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

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

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

1-15pm
07 AUG 2018



10

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

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

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

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

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

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

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

Camurray

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

August 7th, 2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 327 8884

Postal address: 1325 South Road
(or alternative method of service under section 352 of the Act) (Kaitake)-RD4
New Plymouth 4374

Contact person: Cam Murray
(name and designation, if applicable)

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

additional comments in support of submission by Cameron Murray concerning Proposed Plan Change PPC18/00048 (Wairau Estate) - August 7th, 2018

A brief background: My involvement as a citizen participant in the planning process goes back many years, mainly in British Columbia where I lived for quite some time, including doing the research (a questionnaire survey) and helping to write the draft for the South Surrey (Greater Vancouver Region) town centre plan; serving on the Advisory Planning Committee for the city of Kamloops (monitoring the implementation of Kamplan); as the Mayor's appointment on an ad hoc committee reviewing a proposed riverfront development; as a facilitator on the neighbourhood disputes resolution team; and working with my senior students, a city planner and a consultant to survey our suburban population regarding a proposed development there.

Having seen and worked with a number of development proposals I acknowledge that this concept has a lot to recommend it.

That said, there are too many factors associated with it that will have a detrimental effect on the natural and built community for it to proceed in its proposed form.

Specifically;

- It's in the wrong place. Its proximity to the Oakura community will result, amongst other things, in negative impacts on traffic flow into and through the village, on the school roll (needing a significant building programme), on the distinctive quality of life; its proximity to the Kaitake Ranges component of the Egmont National Park has the potential to have a significant detriment effect on the area's fauna.
- The immense scope of the proposal (adding 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 commenting on the land to be developed under this proposal (for 1225 South Road, Property ID 114669) 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”

Further, the Oakura Structure Plan Implementation Plan, February, 2008, identifies one of eight categories of action in the implementation of the plan as “**SOP Sense of Place** considers how the community values the coastal environment, the natural character of the area and the special features that make Oakura a unique place”.

This proposal will definitely have a significant impact on the ‘sense of place’.

- The timing of this Private Plan application is wrong. 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 the antithesis of sound long term planning.
- While acknowledging that this proposal is a new and distinct application, the NPDC must surely take into account the Conditions contained in the Commissioner’s conclusion, dated March 8th, 2011, for the subdivision known as “The Paddocks’ (SUB 10/4516), granted to Mr. Michael McKie [the same proponent of this application].

One of the conditions stated: “The condition with regard to future subdivision of the Lot 29, relating to the further subdivision as long as it remains in the Rural Environment Area, has been retained as originally proposed. This condition will ensure that open space is retained over the balance allotment. It is also noted that the applicant expressed the intention during the hearing of retaining this lot with a ‘Protected Farm’ status in the longer term regardless of the zoning.”

Surely a term of longer than seven or eight years was envisaged by this comment. I understand that at the hearing the words’ in perpetuity’ were mentioned with regard to this condition.

- Concerns regarding the impact of the flow of traffic from Wairau Road onto State Highway 45, and the concomitant impacts of this on other traffic movements, have been expressed as a result of this application.

The proposal seeks to mitigate this by way of a roundabout at the intersection, something that NZTA and the NPDC will have to consider. The proposal does not address the costs associated with this, (which no doubt will have to factor in to budgeting decisions by both the NZTA and NPDC); nor does it address the phasing in of this construction.

Any decision regarding this application must obviously take into account these important factors.

There is an area within Lot 29 identified in the current District Plan as 'Future Residential'. The development of this might be acceptable in light of the above concerns. The rest of Lot 29 must remain in the Rural Environment Area as outlined in the conditions of the earlier subdivision report.

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

62

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

TO: New Plymouth District Council

Number of additional
sheets attached

2

NAME OF SUBMITTER: (full name) ELAINE JAMIESON

INTRODUCTION

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

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

SUBMISSION

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

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

I have read the full report that the
developers have produced and
my concerns are as follows:
1) the amount of sediment and earthworks
will need to be carefully managed the
report states -
how will this really be achievable?

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

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

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

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

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

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07 AUG 2018 3:18

5d

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

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

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

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

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

I wish to be heard in support of my submission.

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

Elaine Jamieson

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

4 - 8 - 18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 361 2114

Postal address: 12 Dixon Street
 (or alternative method of service under section 352 of the Act) OAKUPA 4314
NEW Plymouth

Contact person: ELAINE JAMIESON
 (name and designation, if applicable)

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

1) How can they guarantee that any rain events which are common on the mountain in extreme - will not result in dirty water being flushed into the beach at Oakura?

And in the future in terms of rubbish and ^{waste} water from normal home activities like car washing X 400 sections?

The only way for that water to go is down - and it will - straight into the sea.

2) Predators are noted as a concern and the report recommends no cats on the estate.

How will this be policed? It's impossible overtime people will get cats and dogs rabbits and other household pets. Their rubbish bins will attract rodents who will in turn populate our "Predator free" Kaitake Range.

3) The report notes the area has a pa site - how will the subdivision effect archaeological remains in the area without desecration?

4) There are 1400 people in Oakura currently - it is a busy, thriving community. If you add 400x families more there will not be enough schools,

Preschools, services, toilets, shops, footpaths, road space, or even beach space + car parks for them to use. Oakura is a "destination" beach for much of N.P. district over summer and should remain so. We need to retain that special village vibe that aligns the area to places like Raglan and Opunake rather than the mess they have made of Papamoa!

4) The report also suggests use of standard house + roof colours to maintain the character and visual aspects of the area - again this will be impossible to police; and soon we will have an eyesore on the edge of our beautiful mountain

5) This 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 - greenspace on the edge of a pristine mountain and Range and bordering a "Blue Flag" beach of local importance - arguably the best beach in New Plymouth

6) Traffic Flow and Pressure on SH 45.

The developers have addressed this issue by suggesting a "roundabout" at the end of Wairau Road.

This fails to address the wider traffic impacts -

1) increased flow through a narrow village road which has a very high pedestrian count and a single Pedestrian Crossing leading to the school.

2) increased flow over a narrow two way bridge. This bridge is very narrow - barely enough for 2 cars - and we will end up with a repeat of the Northgate traffic saga caused by development at Bell Block - traffic backs up and major hold ups both ways with only one main access route for residents in or out of town - who will foot the bill to widen the bridge?

3) HEALTH AND SAFETY OF THE COMMUNITY.

This should be paramount - but how do we get an ambulance out to

an accident? support for the volunteer fire crew?

This build will increase safety risks for the entire community

I implore the Council to reject this proposal and leave the plan as it stands.

There is no shortage of subdividable land in the community

There is no visible high demand for property that can't be met.

This is ~~clearly~~ clearly about money and profit for the landowner

This development will not add value to the community and is not justified or wanted

Lonely Planet did not award us the "second best place to visit in the world" because of a 400 home subdivision planted on the side of our beautiful mountain.

You will be taking "paradise and putting up a parking lot" till you don't know what you've got till it's gone

PLEASE, PLEASE don't agree to this destruction of the entire mountain

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Kim JENNINGS

INTRODUCTION

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

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

SUBMISSION

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

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

The Government is spending millions to eradicate pest in the local farm ranges. This submission will then introduce 100's of cats making it a costly pointless exercise

The private plan change does not meet the requirements of the Resource Management Act - therefore under law cannot be permissible

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

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

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

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

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

07 AUG 2018

3:41 pm

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

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

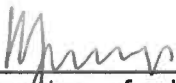
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

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

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



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

7/8/18

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 025 99749

Postal address: 17 Koro Hill Pa Rd
 (or alternative method Dahura, RD4, NP 4374
 of service under _____
 section 352 of the Act)

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

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

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

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

TO: New Plymouth District Council

Number of additional sheets attached 1

NAME OF SUBMITTER: (full name) Nicolas John Gladstone

INTRODUCTION

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

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

SUBMISSION

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

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

Please see attached pages

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

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

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

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

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



937

42

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

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

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

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

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

I wish to be heard in support of my submission.

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



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

05. 08. 2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 751 524

Postal address: 5, Prudence Place
 (or alternative method of service under section 352 of the Act) Oakura 4314

Contact person: N. J Gladstone
 (name and designation, if applicable)

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

Wairau Estate Traffic Impact Assessment – an alternative view

As a retired engineer familiar with both reading and writing Traffic Impact Assessments (albeit in the United Kingdom, and some time ago) I would like to make the following submission relating to the Proposed Plan Change PPC18/00048 (PPC) and the Wairau Estate Traffic Impact Assessment (TIA). I confirm I am an Oakura resident, and although my home would not be much affected by the development if it goes ahead, I am mainly concerned for road safety and the quality of village life.

Before retirement in 2007, I was for two years employed by BECA on the PSMC 005 State Highway Maintenance Contract (State Highways 1, 16 and 17) to the north of Auckland as a road safety engineer. Prior to that, I worked for a highway engineering consultancy, Byways and Highways, in the United Kingdom, providing advice to the developers of projects such as the one discussed here, among other things. That followed 24 years with the highways department of a UK local Authority, where I was trained in accident investigation and prevention, and worked both in that field and in a number of other disciplines related to traffic engineering, including the assessment of the highways and traffic implications of proposed developments and preparing design guidance for roads for residential development. I was for some years a Fellow of the Institute of Highways Incorporated Engineers (UK), which has since become part of the Institution of Civil Engineers.

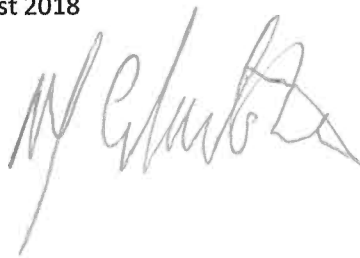
I recommend the application be rejected for the following reasons:

- 1. The Wairau Road Oakura rezoning proposal PPC 18/00048 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.**
- 2. 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 Recommendation 1 above) are therefore not achievable.**

I am 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.

I also query the desirability, from the point of view of sustainability, of creating the possibility of 399 new dwellings being built at a location at least fifteen kilometers from the nearest substantial employment opportunities, and the same distance from the retail outlets which almost every household uses on at least a weekly basis. The nearest secondary school is a similar distance away.

Nick Gladstone, August 2018



File: Wairau Estate



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

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached 0

NAME OF SUBMITTER: (full name) Rosemary Claire Moyes

INTRODUCTION

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

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

SUBMISSION

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

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

- The proposed roundabout will cause serious safety issues for our household exiting property.
- Devaluing property ~~and causing traffic congestion~~
- Proposed roundabout will not provide safe movement for cyclists / pedestrians
- Any roundabout plans I wish to see and be able to comment on / seeking professional advice

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

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

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

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

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

11-55am 08 AUG 2018

20

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

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

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

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

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

I wish to be heard in support of my submission.

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



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

8/8/15
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: _____

Postal address: _____
(or alternative method of service under section 352 of the Act)

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

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

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

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) BRYAN ALAN MOYES

INTRODUCTION

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

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

SUBMISSION

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

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

The proposal offers traffic management systems that I believe 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 for "the paddocks" development. I do not think that the council can rely on any provisions or remedies offered by the developer.

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

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

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

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

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

11-55am

08 AUG 2018

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

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

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

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

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

I wish to be heard in support of my submission.

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


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

Date

05/08/2018

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 022 0233 206

Postal address: 97 WAIRAU ROAD

(or alternative method of service under section 352 of the Act) OAKURA 4314

Contact person: BRYAN MOYES (SUBMITTER)
(name and designation, if applicable)

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

67

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

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

TO: New Plymouth District Council

Number of additional sheets attached



NAME OF SUBMITTER: (full name) Lydia Moyes

INTRODUCTION

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

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

SUBMISSION

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

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

Safety of household existing property
Very unsafe to have to exit onto roundabout.
Devaluing property. → request compensation.

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

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

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

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

11-55am

08 AUG 2018



ECM: 7792296



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

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

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

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

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

I wish to be heard in support of my submission.

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

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

06/08/18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 7827 6091

Postal address: 97 Wairau Road
(or alternative method of service under section 352 of the Act)

Contact person: Lycia Mayes RA
(name and designation, if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Vivien Angela Gladstone

INTRODUCTION

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

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

SUBMISSION

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

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

I agree with all the points listed below.

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

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

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

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

- 8 AUG 2018
New Plymouth District Council

9:39

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

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

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

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

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

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

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

07/08/2018
 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 2112973

Postal address: 5, PRUDENCE PLACE
 (or alternative method of service under section 352 of the Act) OAKURA
NEW PLYMOUTH 4314

Contact person: J. A. GLADSTONE
 (name and designation, if applicable)

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

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

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Joanna Ruth Brown.

INTRODUCTION

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

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

SUBMISSION

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

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

We already pay higher Rates for very limited features - NO public toilets in town - safe road crossing busy road.

AS BELOW

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

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Te Kaunihira-a-Rohe o Ngāmotu NEW PLYMOUTH DISTRICT COUNCIL newplymouth.govt.nz

07 AUG 2018

ECM: 779 2771

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

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


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

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

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

I wish to be heard in support of my submission.

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



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

8-8-18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 752 7773

Postal address: 19a The Outlook
(or alternative method of service under section 352 of the Act)

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

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

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

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

TO: New Plymouth District Council

Number of additional
sheets attached

NAME OF SUBMITTER: (full name) STEPHEN[^] WOOD

INTRODUCTION

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

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

SUBMISSION

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

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

I FEEL THIS IS TOO BIG FOR THE VILLAGE AND SURROUNDINGS ARGAS SO MUCH OF OUR INFRASTRUCTURE IS ALL READY UNDER PRESSURE MY BIGGEST CONCERN IS THE STORM WATER RUN OFF WE BACK ON TO THE WAIRAU STREAM IT FLOODS NOW THIS WILL MAKE IT WORSE I LIVE HERE BECAUSE OF THE SIZE AND VIBE OF THE VILLAGE THIS WILL CHANGE OUR LIFESTYLE FOR THE WORST NOT THE BETTER

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

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

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

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

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

- 07
- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
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 - agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
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The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

I wish to be heard in support of my submission.

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



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

4/08/2018

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 7527494

Postal address: G WAIRAU RD OAKURA

 (or alternative method of service under section 352 of the Act)

Contact person: STEPHEN WOOD

WOODSELID@XTRA.CO.NZ
 (name and designation, if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional
sheets attached

NAME OF SUBMITTER: (full name) Michael George ANDERSON

INTRODUCTION

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

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

SUBMISSION

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

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

Council needs to prioritise Commercial
infrastructure prior to allowing ANY Residential
Development. "Roading, shopping, school, intersections"
DO NOT change the zoning on this FARM -

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

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

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

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

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

15

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

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

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

I wish to be heard in support of my submission.

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

get a town planner

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

4/8/2018

Date

!!

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 752496

Postal address: 314 Lower Timaru Rd
(or alternative method of service under section 352 of the Act) RD4 NEW PLYMOUTH

Contact person: Mike ANDERSON
(name and designation, if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Colin Roger Ellis

INTRODUCTION

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

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

SUBMISSION

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

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

Cat number's

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

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

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

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

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

3:39pm
07 AUG 2018

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

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

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

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

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

I wish to be heard in support of my submission.

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



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

8/8/18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 445 22 35

Postal address: 259 Ahu Ahu Rd
(or alternative method of service under section 352 of the Act) Rd 4
New Plymouth

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

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

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

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

TO: New Plymouth District Council Number of additional sheets attached

NAME OF SUBMITTER: (full name) Mary Keveitt

INTRODUCTION

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

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

SUBMISSION

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

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

① The houses been built to close to National Reserve.

② Extra water flowing down our streams into the beach.

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

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

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

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

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

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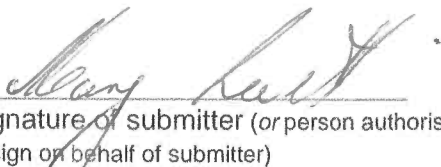
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

I wish to be heard in support of my submission.

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


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

2.8.2018
 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 7521134

Postal address: 34 Tasman Parade
 (or alternative method of service under section 352 of the Act) Okawa 4314

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

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

ECM 7792884 74

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Jonathan Heath

INTRODUCTION

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

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

SUBMISSION

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

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

lack of infrastructure will
over load schools roads storm water.

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

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

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

3:39 pm

07 AUG 2018

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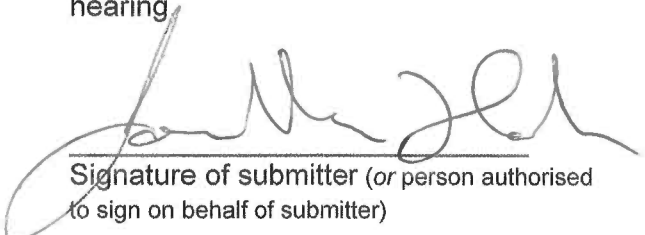
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

I wish to be heard in support of my submission.

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



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

8/8/18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0276941069

Postal address: 1518 South Rd.
(or alternative method of service under section 352 of the Act)

Contact person: Jonathan Hoath
(name and designation, if applicable)

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

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

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached []

NAME OF SUBMITTER: (full name) DAVID PAUL HERRBERT

INTRODUCTION

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

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

SUBMISSION

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

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

Keep the village small opposed to large scale abuses.

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

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

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07 AUG 2018 3:59 pm Te Kaunihira-a-Rohe o Ngamotu NEW PLYMOUTH DISTRICT COUNCIL

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

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

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

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

I wish to be heard in support of my submission.

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



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

07 August '19
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 128 2679

Postal address: 41 MANAOBE RD
(or alternative method STURMON,
of service under NEW PLYMOUTH.
section 352 of the Act)

Contact person: David Herbert
(name and designation,
if applicable)

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

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
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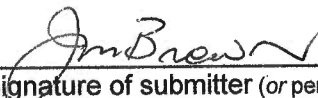
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If others make a similar submission, I will consider presenting a joint case with them at a hearing.


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

5/8/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 344434 / 06 7527618

Postal address: 38 Kawake Rd
(or alternative method RD 4
of service under NP 4374
section 352 of the Act)

Contact person: as above.
(name and designation,
if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional
sheets attached

NAME OF SUBMITTER: (full name) MAURA CONAGLEN

INTRODUCTION

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

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

SUBMISSION

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

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

I object to this proposed submission 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 & future residents of Oakura including but not limited to aspects such as noise, light traffic pollution etc.

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

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

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

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

- environmental, social and cultural effects;
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- lighting and light overspill effects;
- noise, vibration and privacy effects;

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07 AUG 2018

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

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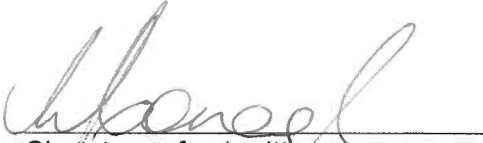
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

I wish to be heard in support of my submission.

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



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

7/8/18

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 7521 264

Postal address: 27 Jans Tee

 (or alternative method of service under section 352 of the Act) OAKURIA

Contact person: Maura Conaglen

 (name and designation, if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Carole Lynn Farnham

INTRODUCTION

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

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

SUBMISSION

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

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

I OBJECT TO THE SUBDIVISION BECAUSE OF THE
IMPACT ON TRAFFIC, STOPPING IN TO CROSS WHICH
ALREADY SUFFERS IN HEAVY RAIN.

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

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- noise, vibration and privacy effects;

11.24 75
07 AUG 2018

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

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


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

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

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

I wish to be heard in support of my submission.

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



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

5.8.18

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06-7527258

 Postal address: 5B Tai Grove

 (or alternative method of service under section 352 of the Act) OAKURA 4314

 Contact person: Craig Farrington

 (name and designation, if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) HELEN SHEARER

INTRODUCTION

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

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

SUBMISSION

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

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

I have been associated with Oakura for more than 50 years. My late husband Monty & I were involved with Taranaki County Council submissions which successfully opposed the Camp Ground taking over Smarke Reserve. I have followed meetings where residents want the "village" atmosphere to remain; height restrictions on new buildings; subdivision restrictions. I am opposed to this late application Plan Change.

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

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

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- noise, vibration and privacy effects;

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-7 AUG 2018

New Plymouth Council

85

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

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

I wish to be heard in support of my submission.

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

M. P. Shearer

3 Shearer Drive Oakeira

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

7/AUG/2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 7582188 021 185 8009

Postal address: 94/95 Barrett Road
 (or alternative method Whalers Gate
 of service under NEW PLTMOUTH 4310
 section 352 of the Act)

Contact person: Helen Shearer.
 (name and designation, if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) NEIL FARRANT

INTRODUCTION

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

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

SUBMISSION

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

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

I OBJECT TO THIS SUBMISSION ON THE SOUTH SIDE OF SH45 ON THE BASIS OF TRAFFIC PROBLEMS ON CORNER WIRAU / SH45 AND THAT LAND ON NORTH SIDE OF SH45 SHOULD BE DEVELOPED FIRST. ALSO OAKURA DOES NOT WANT OR NEED TO REMOVE ANOTHER BILL BILL BLOCK

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

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07 AUG 2018

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


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

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

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

I wish to be heard in support of my submission.

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



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

Date 7/8/2018

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 7521264

Postal address: 27 JANS TERRACE
(or alternative method of service under section 352 of the Act) OAKURA 4314

Contact person: NEIL FARRANT
(name and designation, if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) ALLEN EUGENE JOHNS

INTRODUCTION

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

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

SUBMISSION

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

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

The extra water run off will directly effect
the already high levels of water in the Wairau
Stream - cause further erosion to our property
that borders this stream.

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

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

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

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

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

3:39pm

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

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

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

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

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

I wish to be heard in support of my submission.

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


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

5-8-18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No:

027 7590940

Postal address:

(or alternative method
of service under
section 352 of the Act)

2A WAIRAU ROAD
OAKURA

Contact person:

(name and designation,
if applicable)

SAME

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

DM: 7792764

81

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) AARON DWAYNE HINIE

INTRODUCTION

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

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

SUBMISSION

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

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

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.

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

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

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

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

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

3:39 PM
07 AUG 2018

18

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- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

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

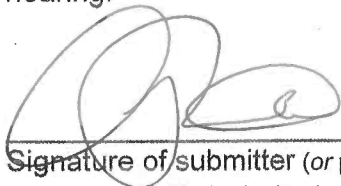
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

I wish to be heard in support of my submission.

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



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

01/08/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 7527721

Postal address: 15 WAIRAU ROAD
(or alternative method of service under section 352 of the Act) OAKURA TARANAKI

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

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

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Rachael Haveb-Hine

INTRODUCTION

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

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

SUBMISSION

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

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

- * Against proposed plan
- * Infrastructure already stretched to limit.
- * loose nature of community village
- * Traffic congestion & safety of our children
- * schooling as current school is maxed already
- * Not in line with keeping Kaitake Pledges free

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

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

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

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

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3:39pm

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- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
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- earthworks effects;
- construction effects;
- cumulative effects.

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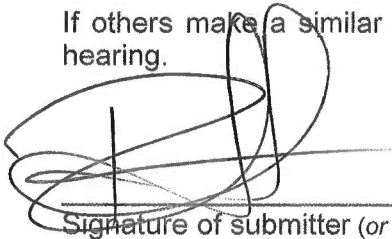
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

I wish to be heard in support of my submission.

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



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

1/8/18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 254 9511

Postal address: 15 Wairam Rd
(or alternative method Oakura 4314
of service under Taranaki
section 352 of the Act)

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

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

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

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

TO: New Plymouth District Council

Number of additional
sheets attached

0

NAME OF SUBMITTER: (full name) VICTORIA JANE JOHNS

INTRODUCTION

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

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

SUBMISSION

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

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

- ① The amount of predators would increase drastically when we are currently trying to eradicate
- ② water run off from dwelling roofs will flood the Wairau Stream which is already eroding into our property.

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

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

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

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- noise, vibration and privacy effects;



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

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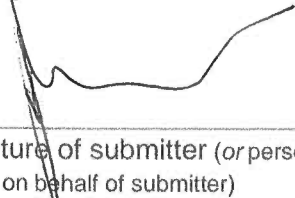
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

I wish to be heard in support of my submission.

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



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

5-8-18

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 220 9222

Postal address: 2A WAIRAI ROAD
 (or alternative method DAKURA
 of service under _____
 section 352 of the Act)

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

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

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- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;
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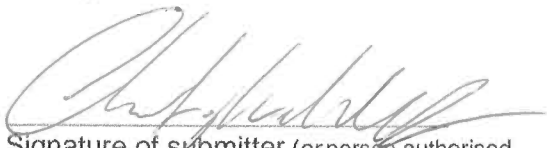
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I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



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

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 7534715

Postal address: 4 LA SALLE DRIVE
(or alternative method NEW PLYMOUTH
of service under
section 352 of the Act)

Contact person: Chris
(name and designation,
if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional
sheets attached

NAME OF SUBMITTER: (full name) Dianne Kaye Bruein

INTRODUCTION

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

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

SUBMISSION

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

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

Storm water, run off from the Wairau Stream, which our
property borders, the last 18 months 2 years has seen an
increase of volume & has had an immediate impact on
our boundary.
Impact on the environment & proximity to our
hallowed Park

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

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

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

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

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

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

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

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

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

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

I wish to be heard in support of my submission.

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

10.1.2018

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

30/7/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 4421 980

Postal address: 08 Waiwaka Road
 (or alternative method Dakara
 of service under _____
 section 352 of the Act)

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

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

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Loe + Lies Stolte

INTRODUCTION

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

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

SUBMISSION

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

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

We are opposed to this submission as we do not think Oakura has the infrastructure of such a large development

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

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

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

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9 - 9 AUG 2018
New Plymouth District Council
ps 9.29

28

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

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

I wish to be heard in support of my submission.

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



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

1-8-2018

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 7510 150

Postal address: B 3 Tohara Place
 (or alternative method New Plymouth
 of service under _____
 section 352 of the Act)

Contact person: Loe Stolte
 (name and designation, _____
 if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Milou Barrett

INTRODUCTION

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

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

SUBMISSION

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

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

I am opposed as Oakura does not have infrastructure in place to cope with such a large development. It will also have a negative effect on the special character of our village.

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

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

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-- 9 AUG 2018
New Plymouth District Council

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

I wish to be heard in support of my submission.

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

Milou Barrett

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

1-8-18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 391 3357

Postal address: 6 Teitford Tce
 (or alternative method Oakura
 of service under 4314
 section 352 of the Act)

Contact person: Milou Barrett
 (name and designation, if applicable)

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

7795404

88

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

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

TO: New Plymouth District Council

Number of additional sheets attached 1

NAME OF SUBMITTER: (full name) DAVID ANDRIES WILLEM ROOS

INTRODUCTION

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

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

SUBMISSION

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

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

- related to traffic & associated risks; d
- related to risks to damage caused by flooding.
(See attached sheets)

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

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

2-10pm
09 AUG 2018

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

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


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

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

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

I wish to be heard in support of my submission.

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



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

6 August 2018

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 7521078

Postal address: 128 Wairau RD Oakura

 (or alternative method of service under section 352 of the Act)

Contact person: _____

 (name and designation, if applicable)

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

SUPPLEMENTARY DOCUMENTS TO:

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

Re: Proposed plan change PPC18/00048 (Wairau Road, Oakura Rezoning)

Additional to my submission against the above-mentioned proposed plan change, find my supplementary notes:

I have been living on Wairau Road since Dec 2013, with my main gate entrance approx. 30 metres down the road from the proposed entrance to the planned Wairau Estate's entrance.

1. Although a traffic survey has been completed, I do not consider it to have identified all relevant aspects to develop a proper traffic management plan.
 - a. We have two school buses stopping in front of our property (c/o Tui Grove and Wairau Rd, at 07:45), where one bus drops high school pupil that were picked up from around the coastal areas, to climb onto another bus to take them to school. I have seen days where vehicles queue up behind the bus, including witnessed vehicles speeding passed 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. 40 metres up the road, this is a risk to the safety of school kids, and will add to congestion during the mornings;
 - b. The traffic survey has not considered the speeds at which vehicle travel up and down Wairau Rd. This street has been zoned as a 50km/h, from South Rd up to the split with upper Wairau Rd and Surrey Hill Rd. Motorists generally do not obey the speed limits when driving up Wairau Rd. Both my wife and I have personally approached the Traffic department to point out that this is a risk to be monitored. I have also raised a concern with the Kaitake Community Board before (approx. 2 years ago) with regards to log trucks speeding up and down Wairau Rd. By 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 during the traffic survey;
 - c. Wairau Rd is a popular road for pedestrians (kids on bikes, people walking their dogs, etc.) and horse-back riders (walking down to the grounds on South Road). The traffic survey has not considered the risk to these pedestrians. With Tradesmen driving up and down Wairau Rd over the period that construction is ongoing, additional risks are inevitable.
2. Due to the slope / topography of the land, rain water that is collected from further up Wairau Rd runs off to our properties. We have experienced rain / storm water damage in our house in 2017 (I have video footage of the rain water accumulating on my property). 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 run-off away from my property. By adding a road onto these sections / properties will add additional pressure on the stormwater run-off, which could cause severe flooding into my property, with subsequent damage to my property.



David Rood

Wairau Road Resident

6 August 2018

7795773

89

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Sophie Lily Crabtree

INTRODUCTION

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

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

SUBMISSION

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

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

I am submitting against the proposal of Plan change PPC18/00048 because it will cause negative affects on Oakura.

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

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

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

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

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

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P8

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

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


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

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

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

I wish to be heard in support of my submission.

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



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

3.8.18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0272455091

Postal address: 822 Carrington Road
 (or alternative method of service under section 352 of the Act)

Contact person: Sophie Crabtree
 (name and designation, if applicable)

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

7795768

90

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Alex Margaret Reid

INTRODUCTION

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

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

SUBMISSION

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

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

I am submitting against the proposed plan change PPC18/00048 because it will have a negative impact on the local community

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

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

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

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

2-10pm

09 AUG 2018

09

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- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

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

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

I wish to be heard in support of my submission.

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



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

03.08.18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0278685831

Postal address: 22 Puni Street, Fitzroy
 (or alternative method of service under section 352 of the Act)

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

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

7795723

91

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

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

TO: New Plymouth District Council

Number of additional sheets attached 0

NAME OF SUBMITTER: (full name) Susan Imhasly

INTRODUCTION

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

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

SUBMISSION

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

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

Oakura is a beautiful village, that's why we choose to live here, 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 & parking etc. It is not right to put all this at stake with the proposed plan change PPC18/00048!

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

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

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

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

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

2:10pm

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- 2
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 - storm water, sewage, water supply and waste water effects;
 - agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
 - reverse sensitivity effects;
 - earthworks effects;
 - construction effects;
 - cumulative effects.

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

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

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

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

I wish to be heard in support of my submission.

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



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

8.8.2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 976 6586

Postal address: 294 A Surrey Hill Road
 (or alternative method of service under section 352 of the Act) RD4
 4374 New Plymouth

Contact person: Susan Imhasly
 (name and designation, if applicable)

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

7795706

92

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) IAN PHILIP LOUZANCHE

INTRODUCTION

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

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

SUBMISSION

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

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

IN MY OPINION OAKURA IS OVER POPULATED ALREADY. THE SCHOOL IS FULL. THERES NOT ENOUGH PARKING. THE JUNCTION AT WAIRAU ROAD IS DANGEROUS 400 MORE HOUSES IN THIS SMALL VILLAGE IS TO MANY. TOO MUCH TO QUICKLY. OAKURA HAS HAD A LOT OF NEW HOUSES IN THE LAST COUPLE OF YEARS. SINCE THE DRAINS HAVE BEEN BPUT IN.

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

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

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

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

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

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09 AUG 2018

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

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

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

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

I wish to be heard in support of my submission.

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

I.P. Adams

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

7/8/18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0211160979

Postal address: 223 PLTMOUTH RN
(or alternative method NEW PLTMOUTH
of service under
section 352 of the Act)

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

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

7795701

93

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: Paul Maurice Wynter _____

INTRODUCTION

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

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

SUBMISSION

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

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

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

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

The available space for the proposed Wairau Rd roundabout appears insufficient.

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 the either the inland or seaward side of SH45.

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

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

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans

2-10PM
09 AUG 2018

2P

for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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

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

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

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

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

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

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



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

7-8-18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021-252-7965

Postal address: 17 PAHAKAHAKA DR
(or alternative method of service under section 352 of the Act) RD4 NEW PLYMOUTH
SWG-169518-1-85-V1

7795699

94

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Lars Binsbergen

INTRODUCTION

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

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

SUBMISSION

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

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

The 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 run off.

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

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

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

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- noise, vibration and privacy effects;

2-10pm
09 AUG 2018

UP

- traffic and transport effects (including compromising the effective, efficient and safe land transport system in the public interest) and effects on the surrounding roading network (in terms of functioning, integrity, capacity and safety);
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The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

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

I wish to be heard in support of my submission.

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



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

8 August 2018

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 3220092

Postal address: 17 Curtis St. Okato.

 (or alternative method of service under section 352 of the Act)

Contact person: Lars Binstenberg

 (name and designation, if applicable)

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

95

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

7796926

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Jackie Keenan

INTRODUCTION

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

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

SUBMISSION

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

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

Such condensed housing will adversely change the "village" / visual feel of Oakura township as well as negatively impact on traffic flow, the school (already having many grounds / fields for class rooms) there will be no green space left. Such large developments was allowed, the beach parking area - already limited parking for our population & limited street parking back from the beach during the summer months

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

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

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2P

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- reverse sensitivity effects;
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- construction effects;
- cumulative effects.

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

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

I wish to be heard in support of my submission.

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

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

9th August 2018
 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 7527013

Postal address: 36 Dixon St
 (or alternative method Oakura
 of service under section 352 of the Act)

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

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

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

10 AUG 2018

3:30 PL

Clause 6 of Schedule 1
Resource Management Act 1991



Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL

New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name)

RONALD STRATFORD

INTRODUCTION

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

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

SUBMISSION

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

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

I agree with those points written below, especially concerns of heavier traffic through Oakura.

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

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

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

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

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

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

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

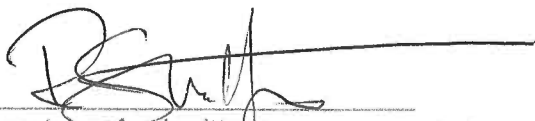
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

I wish to be heard in support of my submission.

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



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

3/8/18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 751 9233

Postal address: 29 Donnelly St
(or alternative method of service under section 352 of the Act) OARUA

Contact person: R. STRATFORD
(name and designation, if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: Jaynie McSweeney _____

INTRODUCTION

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

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

SUBMISSION

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

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

Environmental effects
Inadequate sewage & roading
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?

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

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

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

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

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- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

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

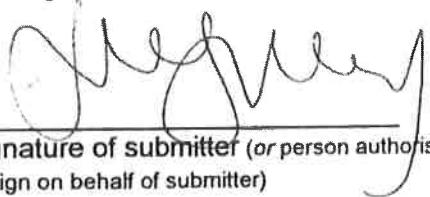
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

I wish to be heard in support of my submission.

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



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

7/8/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0273743762 _____

Postal address: 12 Donnelly St, Oakura _____
 (or alternative method of service under section 352 of the Act) _____

Contact person: Jaynie McSweeney _____
 (name and designation, if applicable)

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

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

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

TO: New Plymouth District Council

Number of additional
sheets attached

0

NAME OF SUBMITTER: (full name) Helen Margaret Fleming

INTRODUCTION

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

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

SUBMISSION

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

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

I object to 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.

I also understand that the Plan change is in conflict with ~~the~~ previous conditions agreed to by the Developer during the Padlocks development
The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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

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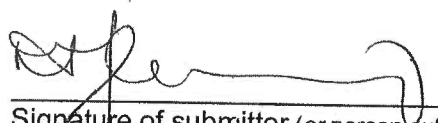
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

~~I wish to be heard in support of my submission.~~ 

If others make a similar submission, I will consider presenting a joint case with them at a hearing.


 Signature of submitter (or person authorised to sign on behalf of submitter)

7/8/18
 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 668 6804

Postal address: 19A Dixon Street
 (or alternative method of service under section 352 of the Act) Okura
Taranaki 4314

Contact person: Helen Fleming
 (name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

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**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional
sheets attached

1

NAME OF SUBMITTER: (*full name*) Mr Alex Ingram

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (*state reasons for your submission in your own words. You may attach additional pages of information to this form.*)

I believe the proposal goes against findings/conditions set by the Hearing Commission (SUB10/45196) in relation to The Paddocks Development and 'Lot29' which is the majority of the land relating to this plan change request. (Some of my points below come directly from the commission's report). It is also noted 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. ***Continued on separate sheet***

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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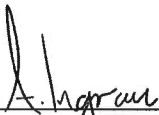
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter (or person authorised to sign on behalf of submitter)

6th August 2018 _____
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: _____ +64273554533 _____

Postal address: _____ 122a Wairau Road _____
(or alternative method of service under section 352 of the Act) _____ Oakura _____
_____ Taranaki, 4314 _____

Contact person: _____ Mr Alex Ingram _____
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

My Submission continued; (A.Ingram opposing PPC18/00048)

I also believe the requested plan change goes against the Oakura environment that the community has worked hard to shape and define.

With reference to the New Plymouth District Plan, Operative District Plan (Volume 1 Management strategy) the following highlights how I believe the requested plan change is inconsistent with its objective.

In relation to Issue 2, I believe there will be adverse effects from Light pollution from both the proposed 380+ dwellings and any street lighting. In addition there will 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 requirement of an attenuation bund (2m+ in height) along the SH45/site interface. The site is incapable of absorbing the visual change without causing adverse visual impact, not only limited to The Paddocks as has been suggested, but also to residences overlooking from Wairau Road. The maximum allowable building height should be single storey for the whole development, 6m max.

This also relates to Issue 15, Potential adverse effect on Outstanding Landscapes.

The proposed development's close 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 and proposed density of development and percentage of coverage changes. The Oakura Structural plan suggests maximum site coverage of 35%, and minimum 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, and will lead to ecological harm due to increased roading, and greatly reducing the habitat available for use by plants and animals. The minimum plot size for the proposed development should be 600m² and 35% site coverage.

Increased traffic, both during the construction phases and on completion will have adverse effects on safety and efficiency of the road transport network. The proposed round-about will produce funding issues – particularly evident from other areas of Taranaki and the New Plymouth Mayor's recent Open letter to Minister of Transport (August 2018).

I believe the proposed development is very automobile dependant, the majority of people living there will need to commute (among other activities) into New Plymouth, again this not only puts a strain on the current road network but also adds to increased pollution and increased use of fuels.

In relation to Issue 22, there will be an adverse effect due to increased demand on infrastructure & community facilities. Namely the Oakura school, already near capacity and medical centre, again already at or near full capacity. The loss of the 'surplus' Powerco land (also incorporated in this request) could potentially cause issues in the future with local grid capacity, especially with increased demand from growth in home charging of electric vehicles.

I would also suggest the implied poor economic values of alternative options for the site should have been considered before The Paddocks development was carried out and the promises made that open space be retained over the balance allotment (Lot29)



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**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

7796893

**Clause 6 of Schedule 1
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

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|---|
| 1 |
|---|

NAME OF SUBMITTER: Stuart Bennett

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

Please see attached sheet

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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- noise, vibration and privacy effects;

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- reverse sensitivity effects;
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The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of submitter (or person authorised
to sign on behalf of submitter)

8th August, 2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0276663462

Postal address: 69 Wairau Road
(or alternative method Oakura
of service under New Plymouth 4314
section 352 of the Act)

Contact person: Stuart Bennett
(name and designation,
if applicable)

mail submission form to: submissions@npdc.govt.nz

- Oakura Primary School is directly off State Highway 45, making access for our children, whether in cars, walking or biking already dangerous. Our children need to be extremely vigilant when crossing Donnelly Street. The influx of traffic would escalate the dangers surrounding this crossing. The current level of car use by parents/caregivers dropping of children before and after school, primarily between 8:30 to 9:15am and 2:45 to 3:15pm takes up all available on-street parking. Thus, parking would also be adversely affected. If this subdivision was to go ahead, the added influx of people, which will cause a surge in traffic and pedestrians, will have severe implications for the safety of our children.
- Also of major concern is the specific zoning rules that the developer is requesting to be applied to this development. I.e. 300 square metre sections, an increase to the area of the site that can be covered by a building to 55%. This will surely set a precedent for all future developers throughout Taranaki. If we wanted to live in a city, we would have! You will have a lot of explaining to do in the future if I seek to sub-divide my property into 400 or 500 square metre sections and am told I cannot after you have given this developer special permission!
- The current school will not be able to cope with the influx of new students. We all know the Ministry of Education has no money so will the developer be contributing to building and resourcing a new school to accommodate these extra children?
- With this particular developer's previous development, i.e. The Paddocks, did this developer promise to provide something towards the infrastructure of the Oakura Community and if so, did he deliver on these promises?
- Growth is a natural part of any community and I am not opposed to it. With a strong council, that has the interests of its community at heart, this growth usually occurs in a well-managed, structured way. I was under the impression that the Council wanted to "advocate for a co-ordinated approach to the growth of the village". The proposed development is far from what could be defined as a "co-ordinated approach."
- I have concern that the proposed development would encroach on the National Park and would be detrimental to its ecosystems. I have watched our community embrace the Restore Kaitake project, the proposed plan change seems to negate this whole initiative.