

151

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

10 AUG 2018 3:30

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



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

AL

Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) OLAF WAHLEN

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.)**

- pests increase → rats, cats, dogs
- traffic increase
- school already full
- other land already developed (Telford Tr)

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;

ECM: 7797206

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

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

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

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

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

I wish to be heard in support of my submission.

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



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

21/07 10/08/2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No:

0204 003 5173

Postal address:

82 Waiwan Rd

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

Oakura

Contact person:

(name and designation, if applicable)

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

152

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

10 AUG 2018

3-30
RA

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



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

TO: New Plymouth District Council

Number of additional sheets attached

2

NAME OF SUBMITTER: Birgit and Matthew Kuriger

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.

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

SUBMISSION

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

My submission is:

1. Our property, together with a number of neighbouring properties along Wairau Road, specifically overlook the area of proposed residential area "A". We oppose this plan change due to location of the proposed residential area "A" alongside Wairau stream on the basis that we will suffer significant loss of rural outlook and privacy which we currently enjoy.
2. In addition to point (1) above, the effect on our property is amplified by the planned area of "medium density area" alongside the Wairau Stream. We specifically oppose the application to amend the rule allowing the minimum lot size to be decreased from 700m² to 300m². Minimum lot sizes are not in keeping with a rural environment or with the sections in the immediate vicinity of the development. What remains unique about Oakura village is its semi-rural landscape. A development of this magnitude, with increased density housing, would erode what makes Oakura special. It is our submission that the proposed 400 house development with this level of density housing would be an eye sore.
3. We are particularly concerned about construction, noise, vibration and dust for a proposed 20 year development. This will have a significant cumulative effect on our property and also surrounding properties over this time span.
4. There is only minimal provision for riparian planting along the Wairau stream walkway/bridle path - proposed open space "C". It is noted that no riparian planting has been carried out along the walkway as part of The Paddocks development. Given the proximity to existing housing alongside Wairau Stream, an increased area of proposed open space "C" with riparian planting should be mandatory.
5. Furthermore, we are concerned with the lack of green space and communal areas for a development of this size. The limited green space and communal areas will affect usage and availability of local amenities such as the public playground (of which there is only one in all of Oakura), the use of Matakai Park and the beach.

ECM: 779 7085

6. We are opposed to the entrance to the development off Wairau Road. This road is narrow and unsuitable for an increase in traffic to an estimated 4500 cars per day. Despite housing on both sides of Wairau all the way until Surrey Hill Road there is no footpath, guttering or adequate parking on the east side of the road. In fact, the east side of the road is breaking up and falling away on the lower, busiest section of the road near SH45.
7. There is inadequate safe crossing at the intersection of Wairau and South Road including a lack of footpath and guttering on either side of the road. The nearest pedestrian crossing is near Donnelly Street. We do not believe an underpass as being a viable option. An underpass will only suit those walking down the walkway/bridle path not those walking down Wairau Road. Furthermore, underpasses present safety concerns at night. This is already a dangerous intersection with the two Wairau Road entrances to SH45 not being aligned and the 100km sign only approximately 50m from the Wairau/South Road intersection. A roundabout as proposed may make the intersection safer but given the long construction period proposed, we expect that the roundabout will not be installed for many years making it all the more dangerous with the extra traffic.
8. There is no reason why the entrance to the development could not be from SH45 – just like the Golf Course and the areas being developed opposite the golf course. There are also a number of roads between Oakura and Okato that turn directly onto SH45.
9. Another issue to consider is the fact that the school, preschool and kindergarten are at maximum capacity. Consultation with the ministry of education is essential to determine how the extra students would be catered for.
10. Parking in the Oakura centre is already difficult and it is unclear how this could be remedied.
11. 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.
12. 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.
13. 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.
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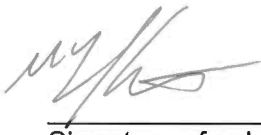
15. The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

We wish to be heard in support of our submission.

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

 B. Kuriger

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

9/8/18 9/8/18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0277667111

Postal address: 8a Tui Grove
(or alternative method of service under section 352 of the Act) Oakura 4314

Contact person: Birgit Kuriger
(name and designation, if applicable)

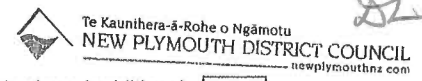
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SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

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

10 AUG 2018 3:30
DL



Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Steven Richard Looney

INTRODUCTION

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

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

SUBMISSION

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

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

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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.

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

10/8/2014
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0211009013 067527843

Postal address: 280 KORU ROAD RD4 N.P.
(or alternative method of service under section 352 of the Act)

Contact person: Brenda Frampton
(name and designation, if applicable)

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

After reading the "minutes" of the consultation undertakings between the WES officials and the incumbent NGA MAHANGA TAIRE HAPU representatives of the Oakura Marae I was disappointed that the consultation between these two groups was conducted at a pub and not the local Marae. At two of the scheduled meetings one of the hapu representatives was also unavailable due to other business.

It would be concerning for many that such an important part of the consultation process with regard to local Tangata-whenua input didn't occur at the local marae, a scenario which for some could be perceived as both unprofessional and not commensurate with the scale of the development that WES is planning for the Oakura community when considering the potential effects of the development upon the Kaitake ranges (a noted Outstanding Natural landscape) and its surrounding environment. Perhaps a more open forum may have been more appropriate with all hapu members involved.

- 1 Was the consultation process with just the hapu representatives appropriate for the scale of the proposed development?
- 2 Did hapu representatives undertake their respective duties in a transparent manner?
- 3 Did the views of the hapu representatives reflect those of the wider hapu they represent and were all hapu members consulted regarding the WES proposal?
- 4 Were the hapu representatives conscious of the local Iwi's perspectives upon the proposed development at the time of their consultations with Oakura Farm Park Ltd?
- 5 Why were discussions held at a pub and not the local Marae

My other concerns against WES (wairau estate subdivision) are related to previous undertakings by Oakura Farm Park Ltd. These include the covenant that was applied to LOT 29 during the paddocks hearing presided over by Helen Tobin who in her summary judgement allowing the paddocks subdivision to go ahead made particular reference to the fact that LOT 29 remained as farmland. Mr McKie himself made reference to establishing a "protective farm" status upon LOT 29 regardless of the eventual zoning of the land.

Oakura Farm Park Ltd is now attempting to remove the very covenant they put in place to protect LOT 29 from further subdivision.

The QE 2 covenant the McKie family established is also in breach of a number of rules regarding the management of a QE2 and key native ecosystem (KNE) area. These breaches relate to inadequate fencing, inadequate weed species control plus rampant infestation of Woolly nightshade and kykuya.

In addition to the dubious procedural and integrity issues I have raised above the WES proposal has caused a large amount of anxiety within Oakura township. People are generally worried that the introduction of a residential development of the size WES is suggesting will create large problems for the village rather than solving a "perceived" housing shortage. Additional housing supply has already been incorporated into existing long- term plans for the Oakura area.

I see WES as a quick get rich scheme that offers the Oakura Community nothing in return.

I would like our councillors and mayor to vote against the proposal entirely.

Thank you

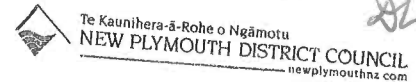
Steven Looney
0211009013

154

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

10 AUG 2018 3-30
AZ

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



TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Stella Marie Bond

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.)**

See attached.

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

I wish to be heard in support of my submission.

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



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

9/8/2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 752 7317

Postal address: 17 Prudence Place
(or alternative method of service under section 352 of the Act) Oakura

Contact person: Stella Marie Bond
(name and designation, if applicable)

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

Restrictions should be placed on the amount of residential expansion allowed in Oakura.

Developing significantly more houses in Oakura will strain existing resources in particular the school, parks and reserves and general infrastructure such as water and roading. It will mean increased traffic, noise and lighting and the loss of agriculture land.

Overall it will change Oakura from being a village to a town. This is not what we as residents want or why we chose to live here in Oakura. We wish to retain the village feel of Oakura.

I am opposed to any plans that would allow any high density housing or large scale property developments being built or developed in Oakura.

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

10 AUG 2018 ³⁻³⁰ *DR*

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



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

TO: New Plymouth District Council

Number of additional
sheets attached

NAME OF SUBMITTER: (full name) MARY DEKEN

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.

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SUBMISSION

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

We live on Surrey Hill Rd and are not allowed to sub divide our 10 acre property so that our neighbours can live the country lifestyle that they so desired and paid for - we risk that the council is safe guarding our lifestyle choice and not allowing what this proposal would do to destroy it - we live in the countryside for many a good reason.

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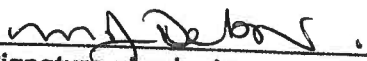
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 Signature of submitter (or person authorised to sign on behalf of submitter)

4/8/18
 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 603 9030

Postal address: H9 SURREY HILL RD
 (or alternative method of service under section 352 of the Act) OAKURA

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

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

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

3-30

10 AUG 2018

R

Clause 6 of Schedule 1 Resource Management Act 1991



Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL

TO: New Plymouth District Council

Number of additional sheets attached

2

NAME OF SUBMITTER: (full name) YVONNE PEACOCK.

INTRODUCTION

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SUBMISSION

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

To have such a large subdivision so close to the mountain is a huge concern - dogs, cats rubbish, etc etc will be detrimental to this pristine environment a blight on the landscape.

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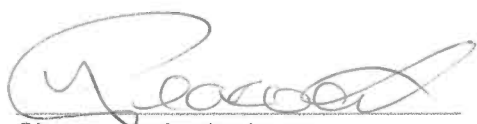
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Signature of submitter (or person authorised to sign on behalf of submitter)

8.8.18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0272834285

Postal address: 23 Donnelly St
(or alternative method of service under section 352 of the Act) OAKURA
4314

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

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

Submission continued ^① (YVONNE PRADO)

Traffic - extra school buses, trucks, cabs etc. The village was originally built on a hill, therefore speed signs in the village are difficult to prepare for. Vehicles speed through the village.

Concern for the safety of our children & the elderly is paramount. In the centre of New Plymouth the speed limit is 30 kph. The centre of Okaia is 'equipped' 50 kph, 80 kph approaching the village, lives at a risk.

When the 'links' at Ball Block was developed, the main road was moved & the 'original' road used as a feeder road.

Our recently mentioned concern for these residents & would like to move the main road.

Unfortunately we are unable to move the road which runs directly through our 'pedestrian' orientated village.

The bridge into the village causes many problems & mind changes - have already been made.

On my bike riding out of the village & over the bridge, up the hill, I feel a risk but,

Submission continued @ YOUNG PEACOCK

I will continue to ride & enjoy
our beautiful country.

I have been informed - that "growth"
is inevitable. It does not have
to be.

"Change" not growth is ~~an~~ inevitable
In 20-30 years time we do
not deserve sub-divisions at
the foot of our beautiful
mountain.

Protect & preserve as many
places all over the world have
done.

"Sea side of 'Wairau Road'
urban, mountain side of
'Wairau Road' rural; all the
way around the mountain.

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

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

10 AUG 2018 2-15
[Signature]

Te Kaitiaki Take Kōwhiri
Te Kōwhiri o Ngāhuru
Te Kōwhiri o Te Aotearoa
Number of additional sheets attached: 1
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Anne Elizabeth Clough

INTRODUCTION

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

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

SUBMISSION

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

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

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;

ECM: 7796870

721

- 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

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 752 7531

Postal address: 204 Surrey Hill Road
(or alternative method P.O. 4
of service under New Plymouth 4374
section 352 of the Act)

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

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

Additional page

I oppose the proposed private plan change (PPC18/00048), in particular, for the following reasons:

- a) The proposed plan will have a detrimental effect on the traffic in and around the Oakura village. There will be a significant increase in traffic on Wairau Road and the intersection with South Road (SH45), delaying travel times and causing increased congestion in the village and beach foreshore areas.
- b) I am concerned at the flagrant disregard for the existing Oakura Structure Plan that has minimum section sizes for future development of 600sqm and the proposed minimum size of 300sqm which is not inline with the NPDC approved current and future village community growth framework.
- c) The proposed plan is disproportionate to the existing size and scale of Oakura. This will change the character and amenity of the village. There is already land approved for development behind Shearer Reserve and existing sections that are meeting the market demand for housing in the area.
- d) This proposed plan change is for intensive development which should be targeted towards areas that can accommodate large growth from an infrastructure and community services (eg. libraries, bus services) point of view. The draft New Plymouth District Plan already identifies areas for higher density housing within established areas able to accommodate and service intensive residential growth. Oakura is not suitable for this high density development.

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158

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

10 AUG 2018

3-30
AK

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



Te Kaunihera-a-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: Matt Peacock

INTRODUCTION

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

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

SUBMISSION

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

My submission is:

The applicant, Oakura Farm Parks (OFP), previously completed The Paddocks development on upper Wairau Road, Oakura. In the Paddocks final decision commissioner report dated 8th March 2011 there contains numerous statements by Mr Mike McKie and OFP hired experts that contradict the proposed Private Plan Change PPC18/00048. These contradictions include (but not necessarily limited to) the current 58 hectare farm being classified as a 'productive farming unit' for the Paddocks subdivision to now being conveniently reclassified as 'becoming increasingly marginal farm unit' in the current plan change request PPC18/00048, and that the Paddocks subdivision would 'protect the open landscape and views of the Kaitake Ranges' which would now be impeded by the development of the 58 hectare rural land. These statements and others in the commissioner report show that OFP are misleading the community, land purchasers, council and that they are inexperienced land developers who feel that they can change their statements to suit the best outcome for themselves.

The proposed Plan Change will involve a large scale development lasting many years in a small community village and it will result in a land distribution monopoly to the OFP developer. The developer will control the supply, demand and value of land and it will severely restrict other smaller developments from happening in the area. In larger towns there are competing developments which aid in keeping land prices down and improving development quality but this will not occur in Oakura with such a large development proposed by OFP. Evidence of this can be seen in the Paddocks subdivision, completed by OFP.

OFP Plan Change submission comments on their perceived lack of Greenfield land available for purchase that can be built on in Oakura. This comment is biased as the observation was not completed over a time period, ie 3 months, but merely 'on the date of lodging this request'. The Oakura structure plan states our village has an approximate 2% growth rate (approx. 10 houses') per year so the number of sections available per year fluctuates. There is currently an approved subdivision off Cunningham lane in Oakura of approximately 36 lots with other lots around the village now being available for purchase. This small scale

development is consistent with the Oakura structure plan. There is also a lack of foresight and actual evidence by OFP that demand for land and housing in Oakura will actually be there to sustain a large scale development proposal based on the fact that a 2% growth rate is maintained, which is shared amongst all developers in Oakura not just OFP.

I have a general comment about how difficult the process is for a community to get together to oppose a private plan change such as this. The whole process is heavily weighted in favour of the developer who is able to get assistance from the council and paid experts that write reports in favour of the proposed development while they build their concept. The developer has many months or years to put their development proposal together, go back and forth with the council and change their submission as per council requests. On the contrary, the submission process for the community opposing such a proposed development only last 4 to 6 weeks and is completed generally by layman who are unsure of the development process and the language used in the developers reports. The community typically has no, or minimal, funding to fight against a proposed land development and unless some members of the community are familiar with the development process and have funds to fight it the developer is typically able to get away with their proposal. The council needs to assist and engage much earlier and better with the community with these types of major proposed developments and provide at least as much planning support to the community as that which the developer receives from council, it's all far too late to provide minimal support during the 4 to 6 week public submission process. A major part of the council function is to work with the community and listen to what the people are saying and then act on their opinions, not those of a single developer who does not live in the area and is not part of the 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.

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;
- 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.

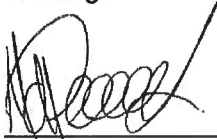
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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)

08 August 2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 495540

Postal address: 46A Donnelly Street
(or alternative method Oakura
of service under _____
section 352 of the Act)

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

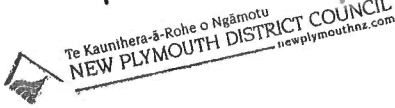
mail submission form to: submissions@npdc.govt.nz

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159

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

10 AUG 2018 330



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

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Sarah Mainwaring Foreman

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 attached statements & I wish to speak to my submission.

There has also been insufficient time to consider this proposal + lack of meaningful public consultation.

if the Council allow this it will set a precedent + also change the activity status by exceeding the allocated entitlement

The visual impact of the proposed subdivision is set within a highly sensitive & valued environment
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;

agree

agree

- 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 development is not at a scale that is consistent with the landscape values, rural amenity + character of the surrounding environment

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.

agree

Sarah Foreman

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

8/8/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0242226432 (06) 7819285

Postal address: 17 Ahu Ahu Rd
R. D 4
N. P 4374

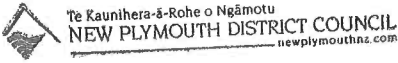
Contact person: Sarah Foreman

7796522 160

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

10 AUG 2018 ^{3:30} *DL*

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



Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Grant Andrew Pitken

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 FUTURE URBAN DEVELOPMENT (FUD) AREA IDENTIFIED ON NPDC'S DISTRICT PLAN PROVIDES SUFFICIENT LAND FOR GROWTH IN OAKURA
OAKURA BEACH & OAKURA CBD DO NOT HAVE ENOUGH CAR PARKING, AMENITIES OR LAND TO DEVELOP TO CATER FOR THE INCREASED POPULATION OF THE PROPOSED REZONING & THE FUD AREA.

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

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

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

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

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

I wish to be heard in support of my submission.

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



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

9/8/2018

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No:

+64 6 7527660

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

92 MESSENGER TERRACE, OAKURU

Contact person:
 (name and designation, if applicable)

Grant Jones

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

7796516 161

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

10 AUG 2018

3:30
R

Clause 6 of Schedule 1
Resource Management Act 1991



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

Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Raymond Lewis Looker

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 strongly object to this proposal, because of the following reasons. We do not have the infrastructure to cope with that many more people. School is at capacity - the Wairau Road state highway 45 is already a nightmar of times.

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;

101

- 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)

R.L. Locker 9/8/2018

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 752 1168

Postal address: 291 Surrey Hill Road
 (or alternative method of service under section 352 of the Act) RD4
near Plymouth

Contact person: Ray Locker
 (name and designation, if applicable)

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

Addendum to Submission by Ray Looker opposing the Plan Change PPC18/00048

In addition to the significant adverse effects previously mentioned I want to specifically raise the following points

Intensity of the Development

The intensity of the development is totally inappropriate for the environment for which it intended.

National Park

Impact on the neighbouring National Park of an intense development.

Social Impact

Impact upon the current residents of Oakura, many whom have purchased properties for the unique social characteristics the village now possesses.

Stormwater Risks

Risks to down stream properties from adverse weather events as intensity of rainfall increases due to climate change.

Visual Impacts

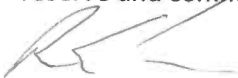
Detracting from the magnificent views of the National Park from SH45 and the immediate surrounding area.

Impact on Existing Paddocks Purchasers

Existing property owners in the Paddocks subdivision were marketed rural vistas and lifestyles that will be significantly compromised by the proposed scheme plan change.

Maintenance

Existing reserve area have been poorly maintained and exhibits a likely indicator as to how future reserve and common areas will be looked after in perpetuity.



Ray Looker

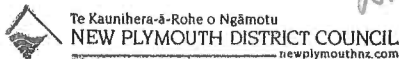
09/08/2018

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

10 AUG 2018

3-30
DL

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



TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Diego Javier Romero Parra

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 plan goes against the basic development rules
is not complete and the village is not ready
for that

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

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

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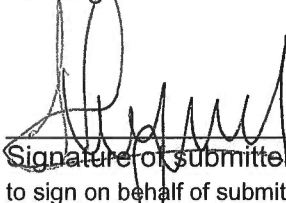
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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)

10/08/2018

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0275086093

Postal address: 115A South Road
 (or alternative method of service under section 352 of the Act) Oakura 4314

Contact person: Diego Romero
 (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

[Empty box for number of sheets]

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): Suzette Kaye Boddington

2. Private Plan Change number: PPC18/00048

10 AUG 2018

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.)

PL 18/00048

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.)

- Agree with the proposed roundabout, this is a necessity for now as there are many times people use hand signals as no clear right of way when both turning right, also some people do not use the left hand turn right of way and for exiting off wairau it is not always visually easy to stay behind the line when looking left as bush gets in the way for safe viewing.
- Agree with the lifestyle. I have above properties/sections, bush & open spaces, tracks, keeping a rural life landscape, especially next to National Park.
- Oppose the 395 property number total and small 300 lots/sections, as too much pressure on existing Oakura infrastructure + facilities, and with work being done - eradication of that.
- Oppose if the above goes through for all of extra traffic to enter + exit on Wairau only, reasoning the traffic will naturally increase with upper wairau + surrey hill properties.
- Oppose the equestrians + dog walkers being taken away from use of track that was put in from initial 'paddocks' proposal for use for those people reason being too much increased traffic and locals wanting horses off the roads.



I do believe for this to be successful the community need to feel satisfied they will all benefit and all questions asked have a tangible and realised answer.

Thank you for the opportunity for a say, from my part being responsible for not only my family and care and appreciation of the environment of which I feel blessed to reside in; but also for the safety and care of others that graze on or visit my property, and those that live around me or may be here to caretake the land after I am gone.

Joyce Bedding.

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

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

- clear visual right of way signs with well planned roundabout at main rd/wairau rd intersection - to also allow safe person or animal/horse crossing if underpass not sufficiently safe to use and if it does not give the availability to be on correct side of road to go up Wairau Road.
- pedestrian for walkers, horse riders to cross onto main rd to upper wairau rd.
- A safe easement/track from Wairau rd - for equestrians - to walk to Oakura beach, or pony club grounds safely.
- If all lots go through - some traffic needs to have exit/entrance onto main rd - through the existing entrance with 50' moved further south.
- The proposed bridge path increased to gain access for other road/horse riders to give opportunity for a riding track - to minimize road side usage.
- Increased facilities - to Oakura beach, Corbett Park, town stops - parking, public toilets.
- less small resident lots, increased larger 'lifestyle lots' to bring number to 200.
- safe access ways for children to get to and from school.

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

S. Boddie

6/8/2018

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:

76 Surrey Hill Rd, New Plymouth. 4374.

Telephone No: 027 2929400

Fax No: -

Email: sueboddie@gmail.com, a.s.boddington@xtra.co.nz

Contact person: (Name and designation, if applicable): Suzanne Boddington.

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, Lizardet Street, New Plymouth
or to library and service centres at Bell Block, Inglewood or Waitara

Email to: submissions@npdc.govt.nz

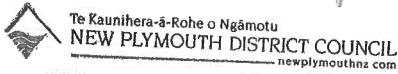
Visiting our website: newplymouthnz.com/HaveYourSay

7796834 164

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

10 AUG 2018 3:30 AL

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



Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Margaret Dobbin

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. *No*

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.)

As a fairly new resident in Oakura I feel some of the infrastructure needs to improve for the existing population before any expansion takes place. or else extra people are going to create an unsafe environment and some will be detrimental to the village - See extra page

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

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

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

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

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

401

- 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. *at the moment.*

I wish to be heard in support of my submission. *No*

If others make a similar submission, I will consider presenting a joint case with them at a hearing. *No*

Geo R. Debban
Signature of submitter (or person authorised
to sign on behalf of submitter)

8.8.2018
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

The following needs to improve

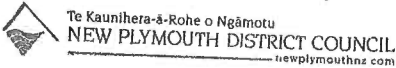
- the lack of parking - often parking outside the Four Square is full
- The main street at all times of the day is ^{newly} full up.
- the congestion on the main street at school bus times - buses doubled parked on a main road with students alighting through parked cars.
- A plan for expansion of the school - would existing area take more students? - Is there a plan for a bigger school to be built in the future.
- the dangerous intersection at the top of Dixon Street turning onto the Main Street or across to the Four Square
- No public toilets in the main business area.
- is there room for the Business area to expand to meet the needs of a growing population.
- lack of safe walking footpaths in some streets and/or parts of streets.

7796828 165

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

10 AUG 2018 ^{3:30} *DR*

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



TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Luke Peaseock

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 already has land marked out
Please see attached form.

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

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

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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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- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

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

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

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

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

I wish to be heard in support of my submission.

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



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

10/8/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0210445301

Postal address: 6a Donnelly St, Oakura
(or alternative method
of service under
section 352 of the Act)

Contact person: Luke Pearce
(name and designation,
if applicable)

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

Oakura already has land marked for development, it's a small village with unsuitable roads, parking, shops and amenities for large developments like this. Oakura is a small surfing community we're everyone knows each other, allowing this subdivision to go ahead would turn this village into just another Auckland subdivision . Remember that if this goes ahead it can never be taken back, once lost it's gone forever. This is just pure greed in action.

**Keep oakura the village
what it was always
meant to be, a small
quant surfing
community.**

77 96819

166

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

10 AUG 2018

3.30

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



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

Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Kerry Peacock

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 disagree with the proposed subdivision for one main reason. As a mother with young children I believe that the current school grounds is unable to take on a great number of extra students. I chose to live in Oakura as it offers a small village feel where you feel it is safe to raise a family.

PHO

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

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

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

if I wanted to listen to traffic noise all day
I would have stayed living in Australia.

I believe the infrastructure will not withstand the
amount of people proposed to be living in the
new subdivision.

I would be greatly saddened if Oakura was
to lose its small village appeal that
most residents have chosen to make this
village their home.

- 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)

30/07/18.

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No:

0210445290

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

6A Donnelly st
Oakura 4814

Contact person:
 (name and designation,
 if applicable)

Kerry Peacock.

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

7796814 167

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

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

TO: New Plymouth District Council

Number of additional sheets attached 2

NAME OF SUBMITTER: (full name) GRAEME JOHN DUFF

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.)*

REFER OVER AND ATTACHED

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

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

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

10 AUG 2018
New Plymouth District Council
12:07

701

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

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


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

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

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

I wish to be heard in support of my submission.

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



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

9-8-2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0274 421955

Postal address: P.O. Box 76
(or alternative method of service under section 352 of the Act) DAKURA

Contact person: GRAEME DUFF
(name and designation, if applicable)

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

Addendum to Submission by Graeme John Duff opposing the proposed Plan Change PPC18/00048 –

In addition to the significant adverse effects previously mentioned I want to specifically expand on –

- **Intensity of the Development**

The proposal is for 399 sections over 19 hectares. This is an average of 476 square metres per section. A development of this intensity, particularly bearing in mind a proposal for a 55% usage ratio is entirely inappropriate for what is a dominant rural area.

A development of this intensity, particularly bearing in mind that many of the sections are proposed to have a 55% maximum coverage ratio is entirely inappropriate. This would be seen as extreme in any big city residential suburb and is entirely inappropriate for a quality semi-rural and beach location.

- **Egmont National Park**

Acceptance of the proposal will result in 411 new residences, some within 400 metres of a National Park. This National Park is a great beauty particularly illustrated by the boundary immediately adjacent to the subject land. The effect of the proposal on the beauty of the Egmont National Park is quite frankly beyond belief and comprehension.

There is ample provision via already identified FUD's for the expansion of Oakura and any expansion in the area of the proposal should be to the northern side of State Highway 45 to protect the joys of the Kaitake ranges.

- **Social Impact**

The application indicates that the proposal would generate a further population of 1,065 added to the present Oakura population of 1,380. The 1,380 have evolved in a natural development fashion over the last 80 or 90 years and to offer the opportunity for this population to increase by 80% immediately will only provide a social disaster. No reliance can be placed on the developer's estimate that the total development would take a minimum of 10 years. Once approval is given the developer will be at liberty to develop entirely in his own timeframe. The social impact on the community services, education, retail facilities etc is unacceptable, bearing in mind the natural development of Oakura over the aforementioned 80 – 90 years.

- **Stormwater Risks**

The catchment in question has an abnormally high stormwater risk. Despite the work to date completed by the applicant's advisers and based on the developer's work in The Paddocks the possibility of 400 more homes will pose significant flooding risks to the owners/occupants. Worse still if the Local Authority consents it will create an unacceptable and huge liability risk for the that Local Authority.

- **Visual Impact**

The visual impact to the surrounding properties is unacceptable and the present property owners in the area should be entitled to the protection available via the District Plan and the Resource Management Act. The applicants own landscape architects report confirms high and medium adverse effect and reinforces the earlier point made regarding the impact on the Kaitake Ranges and particularly as it affects the users of State Highway 45.

The negative visual effect as a result of the intensity should be reason enough to decline this application without even considering the numerous other adverse impacts.

Graeme Duff

5th August 2018

77 96 810 168

Stephen Peter Lumb
289 Surrey Hill Road
0275536336

New Plymouth District Council

Private Bag 2025

New Plymouth 4342

Attention : District Planning Team

RE : Private Plan Change PPC18/00048 Wairau Road, Oakura Rezoning

My name is Stephen Peter Lumb I have resided in upper Wairau Road/ Surrey Hill Road for over 13 years and I have significant concerns about the proposal tabled before the council.

I would be directly affected by this private plan change and accordingly need to voice my opposition to this ridiculous proposal.

I believe that no requirement exists for any additional future urban development areas here in Oakura other than those already defined within the existing planning documentation.

The suggestion that 300m2 lots with 55% site coverage is in keeping with the locale is quite simply fanciful. The very nature of this type of development conjures up visions of inner city living and slums no matter how you try and dress it up.

The proposal significantly increases traffic flows to Oakura via State Highway 45 and via the proposed access off Wairau Road. The developers initial subdivision the paddocks has already created a significant increase in traffic movements along upper Wairau Road and the engineering of the intersection at Wairau and Surrey Hill road is a case study in how not to do it both from a roading and drainage perspective.

The thought of the proposed 395 properties being serviced via Wairau Road cannot be considered insignificant, and will have the effect of changing the locale of the area making it plain dangerous.

The proposal sits at the foothills of the Kaitake Ranges and the visual and environmental effects of 395 lots simply cannot be dismissed as minor. It's very clear that the urban fabric is predominantly on the seaward side SH45 and with the large swaths of future urban areas already identified here, it is where it should remain.

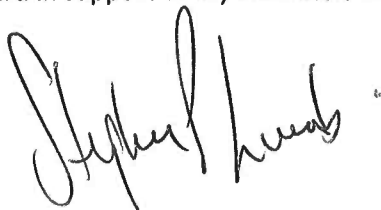
In summary there is no need for this plan change, because projected urban growth is already accounted for in the current district plan. The visual and transportation effects of the proposal cannot be satisfactorily mitigated nor can the social impact of high density living.

I seek the following decision from the NPDC and that is that the proposal be declined in its entirety.

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

Kind Regards

Stephen Lumb



**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) PETA BISSET HISLOP

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 support this proposal in any way

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;

DM: 7796736
2-10PM
09 AUG 2018

Pa1

- 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.

Peta B Hislop

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

7/8/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: (06) 7527324

Postal address: 31 MACE TERRACE
(or alternative method of service under section 352 of the Act) OKARA

Contact person: Peta Hislop
(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: (full name) BARBARA COSTELLOE

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

Dm: 7796730

2-10pm

09 AUG 2018

051

- 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: 0274616844

Postal address: 29 MACE ICE
(or alternative method of service under section 352 of the Act) OKURA
4314

Contact person: B. Costelloe
(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**

171

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

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) ANNA BLYTH COSTELLOE

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 support this change.

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

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

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

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

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

DM: 1796714
2-10PM

09 AUG 2018

DM: 1796714

151

- 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: 0273909308

Postal address: 29 MACE TERRACE
(or alternative method of service under section 352 of the Act) OAKURIA
4314

Contact person: A. Costelloe
(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**

172

**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 Elizabeth Des Forges

INTRODUCTION

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

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

SUBMISSION

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

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

that I am against the proposed plan change
due to the negative impact it will have on the
road safety, noise and light pollution and community
resources.

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;

Dm: 7796698

2-10PM

09 AUG 2018

571

- 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. *409*

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)

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

7.08.18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: _____

Postal address: 822 Carrington Road
(or alternative method New Plymouth
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) MATTHEW ROBERT CRAIGIE

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.)

TO DELINE THE PROPOSAL DUE TO:
PRIVATE ISSUES
TRANSPORTATION EFFECT ON CURRENT
ROADWAY LAYOUT.
NOISE POLLUTION & LIGHT SPILL.

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;

Dm: 7796690
2-10pm
09 AUG 2018

851

- 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. *inf*

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

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

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

05/08/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 077 249 4735

Postal address: 114 WAIPIA ROAD
(or alternative method of service under section 352 of the Act) OHAKURA.

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

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

7796 744 174

Form 5

Submission No:
(Office Use Only)

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

Clause 6 of Schedule 1, Resource Management Act 1991

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

3-30
10 AUG 2018

Number of additional
sheets attached

1

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): LAYNE GREENSILL

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.)

As attached



451

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

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

That our farming business will not be compromised in any way by a proposed plan change.

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

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

Yes [checked] 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 [checked]

[Handwritten Signature]

10.8.2018

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: 177 Punihō Road, RD 37, Okato Taranaki

Telephone No: 027-2413-005

Fax No: []

Email: thegreensills@xtra.co.nz

Contact person: (Name and designation, if applicable): Layne Greensill

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

My submission is that:

We own the farm on the western boundary of the land covered in the proposed private plan change. This is currently operated as a viable working dairy farm supplying Fonterra with compatible levels of production per hectare equivalent to that of our large dairy unit at Okato.

Under our current resource consent for dairy farming we are allowed to apply effluent from our dairy shed onto the pastures. Due to the rules of this consent and the proximity of other houses on recent titles, we are now required to use the land adjacent to the land that is subject of the proposed private plan change. I.e. next to the McKie farm. Should a plan change permitting residential development happen, then our farming business would be restrained from operating because of the inability to spread effluent within the required separation distances from any new residential buildings.

Due to the pressures that dairy farmers are now feeling from their consumers and the perception that dairy farming rightly or wrongly has, careful consideration needs to be taken in terms of what will be the end result of the proposed plan change on neighbouring and nearby dairy farms.

Potentially, a change in the district plan would mean urban dwellers on my boundary totally affecting our ability to farm as we currently do, or even in other models. Therefore making my farming business unviable, and also impacting on the value of our property.

7796728 175

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

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

10 AUG 2018

3:30



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

Number of additional
sheets attached

2

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Ms Catherine Deeley

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 'Lot 29' 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.

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

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

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

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

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

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

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

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

I wish to be heard in support of my submission.

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



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

9 August 2018

Date



ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 366-6673

Postal address: 73 Surrey Hill Road
(or alternative method RD 4
of service under New Plymouth 4374
section 352 of the Act)

Contact person: Ms Catherine DEELEY
(name and designation,
if applicable)

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



My Submission continued; (C.Deeley opposing PPC18/00048)

- I also believe the requested plan change goes entirely 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 dependent, 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).

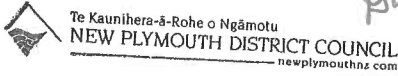
Furthermore, I do not think one person (the developer) who does not live in Oakura should have the right to significantly change the way of life of an entire community and/ or dictate how the entire community should develop in the future. Little to no consultation or advisement was provided for the residents of Oakura (only to those residents on Wairau Road, when the WHOLE community should have received notification).



7796 719 176

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

10 AUG 2018 330 PL



Clause 6 of Schedule 1 Resource Management Act 1991

Number of additional sheets attached 1

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Jessica Kate Churchman

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.)

Wairau Road cannot cope without additional infrastructure, the pressure of additional vehicles & pedestrians will simply be too much. The road already only has footpaths down one side, despite tree access to the school being on the unpaved portion of road. An additional 1200 cars will make the road even more hazardous for our children. The intersection between upper

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

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

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

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

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

I wish to be heard in support of my submission.

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



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

10 - 08 - 18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0273166207

Postal address: 124C Wairau Road
(or alternative method of service under section 352 of the Act) Babud

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

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

Wairua Road and Highway 45 is dangerous, both for cars (with several accidents and one recent fatality) and for pedestrians who have to dodge traffic to cross the road as it is. ~~that~~

Environmentally, this proposed development is the closest to a National Park of any subdivision/development in NZ? Do we not care about the unique eco system of the Kaitake ranges?

From an infrastructure perspective, Oakura does not have the retail shops, restaurants or especially education providers to meet the needs of around 1200 additional children. Oakura School is zoned and often over-subscribed. Does the developer intend to contribute to the village by creating some parks/green space, a school and a retail area within his massive proposed cul-de-sac?

From the proposal, one can see that the only access way in and out of the development is onto Wairua Road. This has to be one of the largest cul-de-sacs in New Zealand. It is a sure way of ensuring congestion at Wairua estate, on Wairua Road and through the village.

An historical district plan indicated that preserving the village aesthetic of Oakura along with its unique nature and 'vibe' was important. Allowing another 600 homes to be built here not only undermines that aesthetic but also places high-population 'town-like' demands on small village infrastructure.

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

10 AUG 2018 ³³⁰ *DL*

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



Te Kaunihera-5-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL

TO: New Plymouth District Council

Number of additional
sheets attached

3

NAME OF SUBMITTER: (full name) STEPHEN RUDDLESDEN

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 development of 650 dwellings could mean up to well over a thousand cars using a road only 200 METRES from a junction on to the main highway. Taking into account the number of dwellings further up Wairau Road, Surrey Hill Road and Kaitake Road this could exceed 2,000 cars. In addition to this there are the tree-felling cont. →

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;

771

- 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.

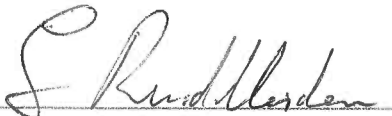
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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 / 2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 7521115

Postal address: 124 WAIRAU ROAD
(or alternative method of service under section 352 of the Act) OAKURA 4314

Contact person: MR. STEPHEN RUDDLESDEN
(name and designation, if applicable)

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

①

and logging wagons along with concrete and builders wagons, already being used to supply new ongoing developments.

When one adds to this that the entire proposed development is one huge cul-de-sac (one way in and out) the number of cars entering into and turning off Wairau Road will be huge. This could limit access service vehicles, emergency vehicles and school buses.

Numerous children walk, run, skateboard and ~~cycle~~ cycle down Wairau Road each day to get to school. Unless they walk on the north side of Wairau Road where there is no pavement, they have, at some time to cross from the south side, either at Donnelly St. (no crossing marked!) or at the junction of Wairau Road and the main highway. This is the only place where there is a section (4 METRES) of pavement on the North side.

This junction is unsafe. There have been numerous accidents and one death in the past few years, as the corners are cut away to enable fast entry and exit of vehicles. Add to this that the 50 KILOMETRE limit

cont →

(2)

sign (from 100 KILOMETRES) is only 20 metres from the junction and that cars do come past the sign before they brake.

The further proposed developments, already passed by the council on lower Wairau Road and the main highway will already increase the dangers on a busy highway.

The effects on the infrastructure of Oakura has also to be considered. A possibility of an extra 500-600 children needs to be catered for before any future developments. This would apply to day-care and nursery provision as well. (A new school perhaps?)

Medical provision would be overwhelmed as would the retail outlets in the village.

Added to this will be the seasonal influx of holiday makers and walkers, who use the entry to the Kaitaki ranges at the top of both Wairau and Surrey Hill roads.

The MANNA HEALING CENTRE is only 30 metres from the entry to the proposed development.

The residents, some of whom are rather frail, have to walk past the ^{proposed} entry/exit, where at the moment there is no pavement.

If this plan is pursued in a similar way to the last one put forward by this developer we may expect some of the proposals and promises to be reneged on.
e.g. No under-highway crossing provided at the bottom of Wairan Road.

E. Ruddle

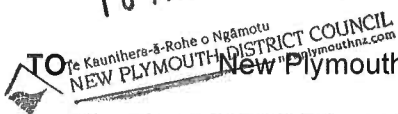
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178

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

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

10 AUG 2018 3:30 PM



New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Linda Kathryn 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.)**

My main objections to the proposed subdivision relate to the vehicle movements on Wairau Road - turning into Wairau Raod from the subdivision and also turning right onto Surf Highway 45 towards New Plymouth. This will become a bottle-neck and an unsafe intersection. It is currently manageable but with an extra 400 homes which equates to approximately 800 vehicles all commuting to and from the subdivision via Wairau Road it will become unmanageable and dangerous.

Oakura village is a village. It has a village environment. We all feel safe, and our children have a friendly environment in which to play and learn. With the addition of the proposed subdivision I believe Oakura will lose that environment.

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)

6 August 2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: _____ 021 752 710 _____

Postal address: _____ 44 Kaitake Road _____
(or alternative method of service under section 352 of the Act) _____ RD 4 _____
NEW PLYMOUTH _____

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

7796660

179

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

10 AUG 2018 3-30

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



TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: Geoffrey Neil 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.)***

I am opposed to the above Proposed Plan Change PPC18/00048 for the reasons as appended.

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

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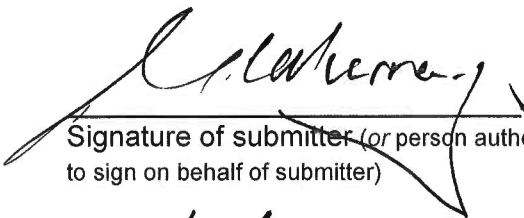
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

I wish to be heard in support of my submission.

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



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

04/08/2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 759231

Postal address: 44 KAITAKE RD. NO 4
(or alternative method of service under section 352 of the Act) R.D. NEW PLYMOUTH

Contact person: GEOFF MURRAY
(name and designation, if applicable)

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

Objections to PPC PPC18/00048

- Oakura is a coastal village that sensibly, should be growing on the seaward side of Surf Highway 45. To create a “nappy village” on postage stamp sized sections, will seriously affect the amenity value and character of the village. The tiny sections, when covered with a single storey 200m² dwelling, will have an average setback from each boundary of <3 metres. In terms of noise, light and privacy, anything but idyllic...
- An additional ~400 home sites on Upper Wairau Road will likely see another 800+ motor vehicles using this road. This will result in very significant delays, in particular for vehicles turning right from Wairau Road into Surf Highway 45. Once again, if the north side of Surf Highway 45 was developed, the predominant traffic flow to/from New Plymouth, would be much more manageable than traffic pulling out from Upper Wairau Road.
- 400 additional homes, presumably predominantly occupied by young families, would place a huge load on the Oakura primary school and kindergarten. This may result in the loss of sports playing fields if additional classrooms were added to cater for the influx. This would ruin what is currently, a highly regarded small town, full primary school.
- A 400 site subdivision will result in earthworks, roading and construction effects for some years to come. Currently the 10 – 15 sites subdivided and built on each year, have minimal impact on Oakura residents.
- A subdivision of such magnitude may rob long-term residents who have a piece of land to subdivide, to miss out because the monster-development has both detracted from the Oakura lifestyle whilst making available, many more sections than for which there is a ready market.
- I was told that some residents of “The Paddocks” were given an undertaking that future subdividing would be in line with the “The Paddocks”. If the planned subdivision proceeds, this will very seriously affect the market value of property at The Paddocks while adversely affecting the outlook from these properties.
- Overall, the proposed subdivision has the potential to become like this – <https://www.stuff.co.nz/environment/105679742/coastal-pollution-flows-into-orewa-waterways> - definitely not something we want for our thus-far well managed area...

Geoff Murray
August 2018

ECM 7801227

180

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

10 AUG 2018

3:30
JK

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



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

Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) CRAIG HUNTER

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 TO THE "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.

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;

PJS

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

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


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

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

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

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

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


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

10 / 08 / 2018.
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06-7527400

Postal address: 89 MESSENGER TCE.
(or alternative method of service under section 352 of the Act) OAKURU 4314.

Contact person: CRANG HUNTER.
(name and designation, if applicable)

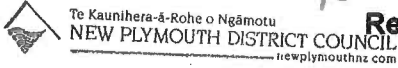
mail submission form to: submissions@npdc.govt.nz

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

10 AUG 2018 3:30

Clause 6 of Schedule 1

Resource Management Act 1991



TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Marion Merkil Chitty

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 possible adverse effects below.

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

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

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

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

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

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

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

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

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

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

I wish to be heard in support of my submission.

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

M. M. Chitty

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

3.8.18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 751 9233

Postal address: 21 Donnelly str, Otairua
 (or alternative method of service under section 352 of the Act)

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

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

7796605

182

Form 5 Submission No:
(Office Use Only)

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

Clause 6 of Schedule 1, Resource Management Act 1991

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

Number of additional sheets attached

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): MARIA DAWA TOWNSEND

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.)

The proposal is not the most appropriate & suitable way to achieve the purpose of the RMA 1991 or the stated objectives of the Plan Change or the objectives of the existing NP District Plan. The proposal is not designed to accord with & assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the RMA.

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



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

3-30
10 AUG 2018
Te Kaunihira ā-Rohē o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL

581

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

that the Plan change 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

Mara Townsend 3/8/2018

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: 230 Arden Place, Oakura,
New Plymouth

Telephone No: 021 854409 Fax No:

Email: marjas@xtra.co.nz

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

Notes to person making submission

- 1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 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

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 Oatka Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oatka Community Engagement Project Report 2014/2016 and the Kaitake Community Plan: a 30 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 significant adverse:

- environmental, social + cultural effects → Predator Free 2050 will become much more difficult.
- visual landscape + rural character effects
- light overspill effects
- noise + privacy effects

- traffic effects compromising the effective, efficient + safe land transport system and capacity + safety on the surrounding roading network.
- community infrastructure + services effects.
- storm water, sewage, water supply + waste water effects.
- loss of and fragmentation of agricultural land + soil conservation effects.
- earthworks + construction effects.

The adverse effects will not be adequately or appropriately avoided, remedied or mitigated.

The proposal is not of sustainable use of the land resource the subject of the change + 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 the principles of the Act.

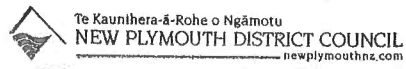
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SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

10 AUG 2018 ³⁻³⁰ *DL*

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



TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Max Gillespie

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 reason for my submission is that I oppose of the rezoning and intended development of upper Wairau rd and the surrounding land. I believe the rezoning and development will greatly effect the following
- *Roading infrastructure.*
- *Schools*
- *Surrounding landscape and National Park.*

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

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

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

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

881

- 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: 027 446 2848

Postal address: 57a Wainman Rd
(or alternative method of service under section 352 of the Act) Oakura

Contact person: Max Gillespie.
(name and designation, if applicable)

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

- the necessary infrastructure required to sustain a development of this size
- Strain on local businesses
- Views of Kaitake ranges
- Increasing the village size by approx 70%
- This development would be in addition to land already set aside for future development.
- Have a major effect on the "village" lifestyle the residents of Oakura enjoy.
- This development is "high density housing" that I believe does not belong in the greater Oakura area

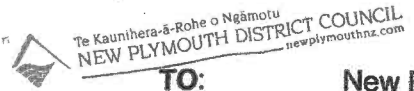
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SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

10 AUG 2018

330

Clause 6 of Schedule 1
Resource Management Act 1991



TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) John William Freeman

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 subdivision is too close to the national park which is a predator free zone in which Kiwi and other birds are going to be released.
- ② The view shaft from SH 45 towards the national park will be ruined.
- ③ Future development should be on the seawood side of SH 45 within the future 10 year development plan.

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. NO

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

John Freeman

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

5/8/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 7527524

Postal address: 52 Surrey Hill Rd. R.D. 4
(or alternative method of service under section 352 of the Act) New Plymouth

Contact person: John Freeman
(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

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



Number of additional sheets attached

1

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Brigitte Hepper Freeman

INTRODUCTION

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

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

SUBMISSION

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

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

That I oppose the Plan Change completely.
Not only do I endorse the concerns below,
I further object particularly to the speed in
population increase, visual pollution of environment
close to National Park.

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

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

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

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

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

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

B. R. Hegner Freeman

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

6/8/2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 0606836

Postal address: P.O. Box 35
 (or alternative method Dakura 4345
 of service under section 352 of the Act)

Contact person: B. R. Hegner Freeman
 (name and designation, if applicable)

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

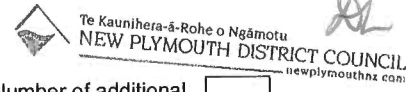
186

Dm: 7798261

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

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

10 AUG 2018 3-30



Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Susan Michele Rose

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.)**

- All of the below reasons.
- Maintain character of small coastal towns
- As further development plans and amenities are designated for Bell Block. The population could be better served to increase residential development to the proximity of Bell 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.

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;

281

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

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


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

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

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

I wish to be heard in support of my submission.

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



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

9/08/2018

 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 921 8458

Postal address: 3 Linds St
 (or alternative method of service under section 352 of the Act) Oakura
4314

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

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

197

Dm: 7798243

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

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

10 AUG 2018

3:30
AL



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

Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Mervyn Clarence Foster

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.)

Infrastructure cannot cope with this proposed submission.
Beach access is strained now.
Not enough shops, parking on main street.
School not big enough

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.

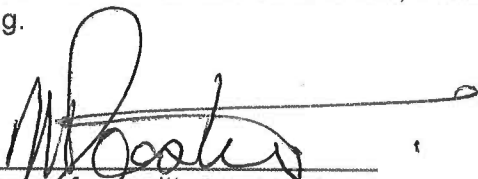
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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)

08/08/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0274199439

Postal address: 25 Mace Tce
(or alternative method of service under section 352 of the Act) Dakawa

Contact person: Merv Foster
(name and designation, if applicable)

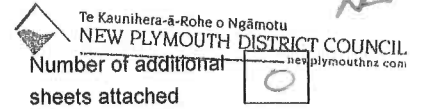
mail submission form to: submissions@npdc.govt.nz

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

Om: 1798235

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

10 AUG 2018 3-30
[Signature]



TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) NGAIO MARAMA CROOK

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 support the plan change in its entirety. This has not been well thought out is in the interests of a few and not the majority of the community and will have a significant negative impact on our environment and our people for years to come.

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;

881

- 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;
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- construction effects;
- cumulative effects.

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

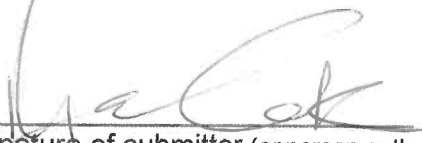
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

I wish to be heard in support of my submission.

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


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

10 AUGUST 2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 455 6092

Postal address: PO Box 32, OAKURA, 4345
(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

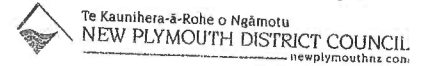
Dm: 7798226
199

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

10 AUG 2018

3-30
DL

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



Number of additional sheets attached

0

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Craig Peter Williams

INTRODUCTION

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

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

SUBMISSION

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

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

This change to the plan is being proposed by a single entity/person solely for their enrichment. No consideration has been given to improving infrastructure in the community to ensure quality of life is retained. 'Compliance' with the RMA does not mean it is of benefit to our community or our environment. I do not support this change to the plan.

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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- 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)

10.08.2018.
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0210 260 6632

Postal address: PO Box 32, Oatuku, 4345.
(or alternative method of service under section 352 of the Act) (17 Mace Terrace, Oatuku, 4314)

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

330
R

Clause 6 of Schedule 1
Resource Management Act 1991



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

Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) BIANCA RUAKERE

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 strongly object to the proposed development because Oakura is not equipped to deal with an influx of people. Neither the school, medical or retail services are adequate, nor is the existing infrastructure. The development would also fundamentally change the nature of a small coastal village as it is currently enjoyed by its residents.

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;

100

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

(if applicable)

Contact person: (name and designation,

Francis Kialisi

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

New Plymouth 4374

Postal address:

RD 4
296 Surrey Hill Rd

Telephone No:

027 935 4685

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Date

10. 8. 18

to sign on behalf of submitter)

Signature of submitter (or person authorised

Francis Kialisi

hearing.

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

I wish to be heard in support of my submission.

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

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

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

- 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.

ECM7801246

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

10 AUG 2018

3.30
PR

Clause 6 of Schedule 1
Resource Management Act 1991



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

Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Dominique Franco Blatti

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 totally against the
"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.

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

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

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

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

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

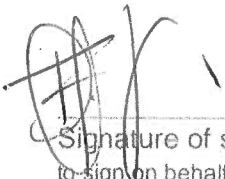
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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

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

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

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



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

9/8/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 7527400

Postal address: 89 Messenger Tce

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

Oakura 4314
dominiqueblatti@gmail.com

Contact person: Dominique Blatti
(name and designation, if applicable)

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

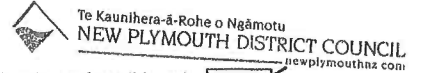
SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

3-30

10 AUG 2018

AL

Clause 6 of Schedule 1 Resource Management Act 1991



Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Patricia Anne Brodie

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.)

- high density
inappropriate to open a subdivision on the Tararua National Park boundary (this would be a first here).
- view shaft looking towards National Park would be compromised.

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;

SAJ

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

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

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

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

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

I wish to be heard in support of my submission.

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



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

10/08/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 147 3373

Postal address: P O Box 77
(or alternative method of service under section 352 of the Act) Oakura 4345

Contact person: Patricia Brodie
(name and designation, if applicable)

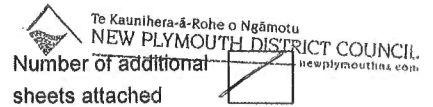
mail submission form to: submissions@npdc.govt.nz

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

Clause 6 of Schedule 1
Resource Management Act 1991

10 AUG 2018

3-30
DL



TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Keith McLean Brodie

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.)

- not the right place to establish high density residential
- take productive land out of use
- totally against construction of high density residential adjacent to the National Park
- with the applicant contribute 100% of the additional infrastructure upgrade
- even should the SH45 will be severely compromised.

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;

8A1

- 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.

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

10/08/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0275 996105

Postal address: PO Box 77
(or alternative method of service under section 352 of the Act) Oakura 4345

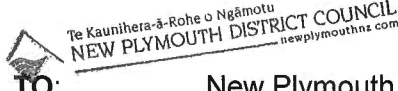
Contact person: Keith Brodie
(name and designation, if applicable)

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
RZ

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



TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) CANDIDA FOX

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 addition to the text below, the proposed building is too near National Park boundaries and will have a significant impact on the 'predator-free' aim

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;

401

- 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.

Candida Fox

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

29.7.18

Date

candidafox@gmail.com

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0211218955

Postal address: 47 KAITAKE RD
 (or alternative method RD 4
 of service under NEW PLYMOUTH
 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

DL



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

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

TO: New Plymouth District Council

Number of additional
sheets attached

NAME OF SUBMITTER: (full name) Joseph Thomas Churchman

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.)*

Wairau Road is already congested and the intersection is busy and dangerous with few cars obeying the 50km/h speed limit. It is dangerous to cross with children. The road only has pavement up one side and is not pedestrian-friendly, particularly near the Donnelly St track (to Oakura school). More people & cars will intensify congestion & danger on Wairau. The entry way should be off STAFFS! And few less houses should be built.

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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- earthworks effects;
- construction effects;
- cumulative effects.

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

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

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

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

I wish to be heard in support of my submission.

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



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

10-08-18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 0273555240

Postal address: 1246 Wairua Road
 (or alternative method of service under section 352 of the Act) Oakura

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

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

ECM7799+59

196

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

Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Sion Iwan Bridge

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.)**

As described in more detail below the proposed development would have wide ranging detrimental and irreversible effects that are not mitigated by this proposal.

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

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

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;

JAI

- 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;
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- construction effects;
- cumulative effects.

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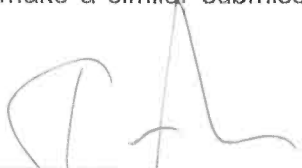
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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.



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

9/8/18

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 7527187

Postal address: 44 McFarlane Street
(or alternative method of service under section 352 of the Act) Oakura, 4314

Contact person: Sion Bridge
(name and designation, if applicable)

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

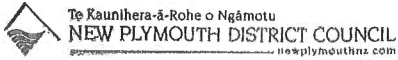
ECM7801317

197

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

3.30
10 AUG 2018 *RL*

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



TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Kate Evans

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 totally oppose this subdivision. We live on Donnelly St, behind the school and traffic is bad enough the school already full cannot accomodate this number of potential new entrants. The beauty of this village and its surrounds is in its low population density. The roads, the shops, the beach will all change beyond recognition and without adequate planning this will be an annoying mess.

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

125

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

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

10/8/18
 Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 203 7215

Postal address: 37a Donnelly St.
 (or alternative method of service under section 352 of the Act) Oakura

Contact person: Kate Evans
 (name and designation, if applicable)

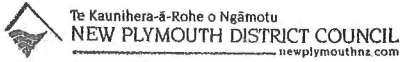
mail submission form to: submissions@npdc.govt.nz

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

10 AUG 2018

3:30
JR

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



TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) CHRIS EVANS

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'm thoroughly opposed to the proposed sub division for the majority of the reasons listed below particularly the impact to infrastructure and quality of life

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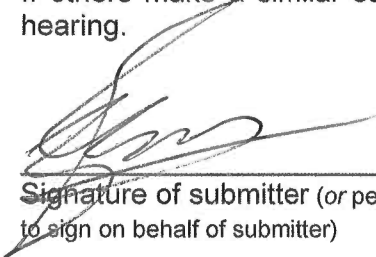
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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)

10/8/2018
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 027 4628660

Postal address: 37a Dannelly St
(or alternative method of service under section 352 of the Act) OATUROA N.P.

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

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

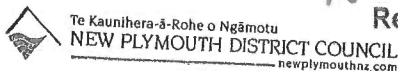
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SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

10 AUG 2018 3.30
R

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



Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) ALAN KINDLER

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 to this private plan change request as I don't believe it is in the best interests of the majority in the community, rather it will mainly benefit those who are proposing the change. The Oakura infrastructure is in adequate to support further significant urbanisation on Wairau Rd urban rezoning will result in permanent irretrievable loss of the rural character of the Oakura township.

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

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

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

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

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

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

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

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

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

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

I wish to be heard in support of my submission.

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



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

8/8/18
Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 021 1443133

Postal address: 25 Tiverton Crescent
(or alternative method of service under section 352 of the Act) New Plymouth

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

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

Dm: 7799512

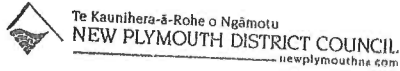
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SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

10 AUG 2018

3-30
3-30

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



Number of additional sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Clare Elizabeth Leven

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 development is too big. It is too close to the National Park. The community had already been consulted on how it wanted to develop and now this seems to be ignored. The traffic on Wairau road will be greatly increased. I was under the impression that if the paddocks was allowed to develop the rest of the farm was NOT going to be developed!

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;

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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)

06 / Aug / 2018

Date

ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:

Telephone No: 06 752 7415

Postal address: 87 Wairau Road
(or alternative method of service under section 352 of the Act) 0AKURA
4314

Contact person: Clare Leve
(name and designation, if applicable)

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