

In the matter of:  
Proposed Private Plan Change 48 to the New Plymouth District  
Plan requested by Oakura Farm Park Limited for the proposed  
rezoning of land at Wairau Road, Oakura.

**PRIVATE PLAN CHANGE APPLICATION – PPC18/00048**

Submitter:  
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R.D 4  
New Plymouth

Thank you for the opportunity to speak to my submission.

My husband and I moved to New Plymouth nearly 6 years ago from rural Taupo. My husband was born and grew up in New Plymouth and went to school here. He became very ill so desired to come back to his home town in his latter years. We lived near Acacia Bay - a very small village with just a dairy, pub and thriving Garden Centre.

Four of our children were educated at New Plymouth Girls' High School and New Plymouth Boys' High school as boarders

We used to come to Oakura often, as our kids surfed and we loved the village feel and atmosphere, access to a huge amount of local Arts and Music and the lovely sense of remoteness, yet still reasonably close to New Plymouth. We have nearly always lived in a rural environment as I have horses, so Oakura seemed the perfect choice. I would define Oakura as a little village within a farming and coastal area.

Prior to coming here, I was the Secretary of The Mapara Valley Preservation Society (Inc), but in truth, I was the cornerstone of that Society, working up to 30 hours a week for 8 years, to save Taupo's special areas, especially those with unique rural amenity and sensitive areas such as ONLA's and SLA's from *inappropriate* development. I use the word '*inappropriate*' as that is exactly what this Proposed Plan Change is.

The Mapara Valley Preservation Society and I worked closely in liaison with the Environmental Defence Society, with Gary Taylor and his team of experts. As you can see from my attached CV, I was very active and this CV is not even up to date! I believe I gave over 112 submissions, including being a witness in the Environment Court. Our main areas of concern and litigation related to the protection of landscapes from *inappropriate* (that word again) development. We also focused on the efficient use of resources, both natural and physical, low impact design and maintenance and the sustainable management of the lakes and waterways. With the aid of the Environmental Defence Society, we have had several Environment Court wins and were awarded a Department of Conservation Award in 2008 for our services to the Central North Island.

I was a member of the Working Group for the Taupo West Rural Structure Plan, Member of the Strategic Partners Forum for Taupo Growth Management Strategy, Member of the Strategic Partners Forum for the Mapara Valley Structure Plan, a Forum Member for the

Taupo District State of the District Report, and an active member of the Lakes and Waterways Action Group.

Having come to New Plymouth I decided I had done my bit with regard to environmental work but firstly when the Fitzroy Golf Course was proposed for a planned intense subdivision and then when this Private Plan Change 48 was announced, on closer investigation I could see the same pattern of developer greed as happened in Taupo and I had to submit. I am very aware of the pre development promises, followed up by those broken promises of people who actually do not care how the community feels or thinks. You cannot just sit back and allow developers to flout the rules and come back in for a second bite. The Mapara Valley Preservation Society worked closely with Taupo District Council to improve the District Plan to protect those sensitive areas in the rural environment and to prevent these situations occurring

A few years back I knew the RMA inside and out, but time tends to make one forget a lot of the detailed information. However I cannot forget Part 5 Sect 2(a) which states that the purpose of the Act is "the sustainable management of natural and physical resources in a way or at a rate which enables people and communities to provide for their social, economic and cultural well being and for their health and safety." It is quite clear that this Proposed Plan Change does not fulfil that part of the Act.

Development exploitation is something that makes me angry and upset. All over New Zealand, lovely little towns with unique history, character and friendly, close communities, are coming under pressure from developer exploitation. The very qualities that attract people to them, both visitors and residents, are ruined by inappropriate development. New Zealand is unique and we actually do have some lovely quiet seaside villages but they are being gobbled up at an alarming rate. Once gone, it cannot be reversed.

How do you define a 'small village feel'? Low population, tight knit communities that work together for the betterment of their village and each other. Most people know one another, if not by name, then by face and everyone pitches in to help. Strong community focused groups, a small school, play centre, library, pub, a marae, an old hall, fish and chip shop, church, fire service, a little local newspaper etc. In '100% Pure New Zealand' Oakura is advertised as 'picturesque, relaxed atmosphere... family friendly....close knit community.' A village indeed. At the moment it is almost entirely walkable in the urban area and it is the residents' desire to have it that way

Charlie Harrington, film maker, who stayed here during the filming of "The Last Samurai" described it as 'a beautiful exotic far away place- we made good friends and keep in touch with them to this day and so do our kids.' There is a lovely photo of him and his family and friends sitting beside an outdoor fire, with the Sugar Loaves in the background.

I could ramble on and the community's expert witnesses have covered all points but I would like to bullet point a few.

- Is this proposed development at a scale that is consistent with landscape values, rural character and amenity of the surrounding environment? **NO**. The natural rural

feel will be lost and any big housing area adjacent to an ONLA and SLA must not be allowed

- How can you ensure that domestic pets and pest plants are not introduced into this sensitive environment e/g areas that are known to have rare or endangered species such as the Kaitake Ranges? **YOU CANNOT.** DoC and local groups have worked tirelessly to help eradicate pests from this area. This work will undoubtedly be undone if the Plan Change is allowed.
- Is this the area most preferred by both NPDC and the community for future urban residential growth? **NO.** It has been clearly stated in the Oakura Structure Plan and subsequent documents that the seaward side of SH 45 be used for main residential growth. Mary Buckland in her work for the NPDC states *"it is really important that any expansion of Oakura is contained within the line entitled Area of Focus of the Structure Plan. Further development along the coastal area either to the west or east should be discretionary with conditions related to location, visibility, and retention of the natural character. It is important to have strong "edges" to both the lifestyle areas, and coastal settlements, particularly in high-value landscapes and coastal areas."* NPDC has an obligation to be sure that development provides a certainty to the community for its future and to know the reason why the area is valued and loved, its activities, its character and these should be considered in any proposed development
- Commissioner Tobin determined that the Paddocks subdivision would leave that large area of open farmland for amenity values and farming as a sustainable natural resource. This community never envisaged that would ever be revisited and we feel angry and cheated that the applicant would 'have another go'. 400 houses, or another 160 houses on that side of the highway will have a huge impact on the visual rural amenity of our little village and facilities will be pushed past the maximum. Will it benefit the community? **NO.** Imagine the years and years of rumbling trucks and service vehicles going up Wairau Rd, already a narrow road and very urban, for a development such as proposed
- Development needs to be approached in a timely and cautious manner to avoid problems such as insufficient roading, lack of parking, driver safety and safety for school children, pedestrians, over crowding in the school and library, insufficient beach facilities, water and sewage problems, stormwater pollution,(especially in light of increasing severe weather patterns) water pollution from run off from garden pesticides and other household pollutants into the Wairau stream, where children swim and play, light pollution and the list goes on. The main street of Oakura already has had a few accidents and this will become worse. The potential traffic problems, especially at the Wairau Rd intersection and at 8.30 a.m and 3 p.m when school comes out are already of concern. Most children walk home but it is always a bit nerve wracking at these times to ensure that they cross safely and on rainy days, the vehicle congestion is huge. The adverse cumulative effects of this proposed Plan Change are obvious.

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- There are already enough vacant lots to fulfil the immediate future growth requirements, and in a much more suitable area, on the seaward side of the highway, adjacent to existing urban areas

***I consider this Proposed Plan Change to be inappropriate and request it be declined in it's entirety***

**CV SARAH FOREMAN** (since being in Taupo 2002)

**SUBMISSIONS PRESENTED AND ORAL PRESENTATIONS**

(either on behalf of myself of Mapara Valley Preservation Society, or both)

West Taupo Rural Structure Plan (WTRSP)  
Watermark Development Taupo Harbour  
Taupo LTCCP (x2)  
Lake Whakamaru (Pokuru) Development  
Notable Trees Variation  
Kinloch Structure Plan  
Taupo Urban Structure Plan  
Kinloch Ridge Development – (now on indefinite hold)  
Scenic Ventures (Grandview)  
Kinloch Wastewater  
Te Kowhai Ridge Development ,Kinloch  
The Acacia Heights Catchment Management Plan  
Variation 8 Rural Provisions  
The WEKA (West East Kinloch Arterial Route)- (now on hold)  
Variation 5 EW Water Quality  
Variations 19-21  
Centorini subdivision, Kinloch  
Kinloch Recreation Reserves Draft  
The Taupo Domain .Taupo Central  
Lot 90 Urban Design Competition  
Poronui Subdivision (since successfully appealed in the E Court by Mapara Valley Preservation Society.) I was a witness in this case.  
Lakeview Ventures CA (now under appeal by MVPS)  
Tukairangi Valley Properties successfully appealed in Environment Court  
The Taupo Growth Management Strategy  
Poronui Ranch subdivision application (Taupo /Napier highway)  
Te Hapua Bay subdivision (now on hold)  
Beaumont School, Mapara Valley (now on hold)  
Oakdale Bizz, Terraces Block Kinloch  
Oakdale Bizz Cottage Block, Kinloch  
Rangatira E Shopping Centre  
Mountain Rd subdivision (since withdrawn)  
Bonshaw Park subdivision (since withdrawn)  
Sade Development subdivision MVPS supporting TDC as s274 party  
Environment Court successfully Appeal won  
Lakeview Ventures urban plan (on hold)  
Lakeview ventures CA plan and strikeout (MVPS won both Environment Court cases)  
Lakeview Ventures EW water take and discharge application  
Lake Ohakuri subdivision application (on hold)  
Wharewhaka subdivision , 5 mile Bay  
The Taupo Water Strategy 2008  
Omori Treetops subdivision  
Mapara Valley Structure Plan (Plan Change 23)  
Variations 24 and 25 (Natural Values and Landscape)

Submission to changes on Central Govt RMA matters.  
Submitted funding to the Mfe for Poronui subdivision, Lakeview subdivision and with Sade subdivision. Was awarded \$6000 for Sade so reapplied and the MfE awarded us a further \$31,000. This case was successful in the Environment Court. MVPS was a s274 party

### AFFILIATIONS

Member of the working group for the Taupo West Rural Structure Plan  
Member of Strategic Partners Forum for Taupo Growth Management Strategy  
Member of the Strategic Partners Forum for Mapara Valley Structure Plan  
Forum member for the Taupo District State of the District Report  
Active member of Lakes and Waterways Action Group (LWAG)  
Secretary of the Mapara Valley Preservation Society (Inc) since 2002

### ACTIVE ENGAGEMENTS

- Actively engaged in the organization of the David Hamilton (University of Waikato lecturer in Water Quality) lecture associated with LWAG in Taupo
- Researched and provided information for an article (part of a series) on the responsibility we as individuals have, to lower our environmental footprint in Taupo (for the Taupo Times)
- Sole person responsible for the involvement of the Environmental Defence Society's (EDS) interest in Taupo. and have liaised with them closely for many years. I have worked side by side with the EDS , Gary Taylor and his team of experts.'
- Sole person involved with the Ministry of the Environment's interest in the Taupo West Taupo Rural Structure Plan process concerns, (Structure Plan since withdrawn due to public concerns) and also their interest in protecting Whakaipo Bay for future generations. The Mfe came in person (Iain McAuley and Bob McLymont) to Taupo to look at and report on the situation at my request.
- Personally responsible for Pippa Stephenson, environmental reporter (then from the NZ Herald) to come to Taupo and write a series of article about subdivision concerns and water quality issues.
- Have been lobbying consistently for better development standards for Taupo to protect our Lake from further environmental damage and our unique landscape from further degradation from *inappropriate* subdivision.
- Have been lobbying for Environment Waikato (EW) to change their rules on 'farm recontouring' of paddocks and 'farm tracks'. These rules have been abused as a precursor to subdivision.

- Have been lobbying EW to raise the standards of monitoring and regulations regarding water run off and environmental degradation to the Lake and landscape.
- Spend approximately 30 hours per week, (gratis) on environmental matters seeking a better District Plan and better environmental, economic and sustainable design outcomes for Taupo.
- Have liaised with Dr David Rosen, University of Nevada USA ,a world authority on the effects of urbanization on water quality.
- Liaise regularly with Auckland University, in particular Marjorie and Henri Van Roon, who are experts in water quality and low impact design.
- Have lobbied for inter-agency liaison with departments such as EW. TDC. Department of Conservation, and Environment Bay of Plenty.
- Have offered my services to TDC planning department at a time when they were struggling with staff shortages, in any way I could.
- Have attended countless TDC workshops on planning, low impact design, landscape, state of Taupo District, open days for the TWRSP, Acacia Heights Catchment Management Plan, Landscape Variations, Structure Plans etc etc.
- Have given a huge amount of information to TDC planners on LID principles with examples in NZ and overseas, scientific article on water quality, Best Practice examples in NZ and overseas, low impact farming practices, successful proven planning guidelines from other areas in NZ and overseas, storm water management articles , wetlands information, the effects of pumice on waterways, information on Lake Tahoe (Rosen et al) and much more.
- I have also presented applicable RMA appeal cases which may assist TDC. Planning Department.
- I have liaised with other environmental groups in New Zealand who are also seeking better outcomes.
- Mapara Valley Preservation Society was awarded a Department of Conservation Award for services to the Mapara Valley, Whakaipo Bay and Whakarua Ridge in 2008.
- I was awarded a Kiwi Bank New Zealander of the Year award semi finalist Local Hero 2010 for my environmental work.