

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 4340

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.

1. Full name of submitter (please print): *Arion Booker - Central House Movers*

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara 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.)

\_\_\_\_\_  
\_\_\_\_\_

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

*I support this plan change, as the future growth for our city is needed.*



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

I would seek that the Council  
 grant the requested Plan  
 change

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

*M. Scott*

2-7-19

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: 94 Kotere Rd  
New Plymouth

Telephone No: 0274985444 Fax No: 063221861

Email: daron@chmnz.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.

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2.

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- 1. Full name of submitter (please print): Justice Lehmann
- 2. Private Plan Change number: PPC18/00049
- 3. Plan Change name: Johnston Street, Waitara Rezoning
- 4. a) Could you gain an advantage in trade competition through this submission? Yes  No
- b) I am/am not\* directly affected by an effect of the subject matter of the submission that:
  - adversely affects the environment; and
  - does not relate to trade competition or the effects of trade competition.
 (\*Select one)  
 Delete paragraph (b) if you could not gain an advantage in trade competition through this submission.

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

The whole proposed plan change.

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

I believe the proposed development is hugely beneficial for our community + the rezoning should go ahead as planned.  
Waitara needs this boost to its economy + infrastructure  
I whole heartedly support it.



For office use only:  
Subject: 2005-2015 District Plan Change PLC18/00049  
Doc No:  
Date: 8069941

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

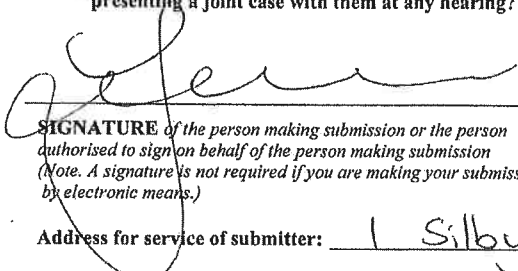
that the Council agree to rezone

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

  
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

27.6.19

Address for service of submitter: 1 Silby St, Waitara

Telephone No: 027 546 6738

Fax No: -

Email: justice.lehmann@hotmail.com

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

Justice Lehmann

**Notes to person making submission**

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1. Full name of submitter (please print): Michael Miners

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara 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.*

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1 - 104

6. My submission is that:

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

My submission is in broad support for the proposal under consideration. I declare my association with the applicant in a professional capacity in the supply of banking services. There is no suggestion

of a gain being made personally were the plan to progress as presented.

The applicant has made a significant contribution to the improvement in quality and supply of residential housing in the Waitara District through his in-fill building activity.

The proposal as presented represents a superb opportunity for the NPDC to meet the objectives of it's Future Urban Growth plans in a logical location both socially, economically and infrastructurally.

There will be an onus on the local authority and NZTA to invest in roading, particularly at the intersection with SH3 - though there actually already is.

Finally I can attest to the capacity and capability of the applicant and team of professional experts to deliver the proposal as prescribed.





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

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

I implore the Planning Committee to support the proposal as presented and invest, in conjunction with the NZTA in roading infrastructure that is commensurate with the demands of its future use.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

09.07.2019

**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:** 7 Parsons street, Vogeltown, New Plymouth 4310

**Telephone No:** 021666724

**Fax No:**

**Email:** mikeminers@hotmail.com

**Contact person:** (Name and designation, if applicable): Michael Miners

**Notes to person making submission**

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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.

1. Full name of submitter (please print): GARY MARLENE MALCOLM

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara Rezoning

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

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\_\_\_\_\_  
\_\_\_\_\_

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.)

WE BOTH SUPPORT JOHNSTON STREET, WAITARA REZONING. WAITARA NEEDS NEW HOUSING. A SHORTAGE OF ACCOMODATION. BE GREAT FOR OUR TOWN.

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

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

FOR OUR WAITARA COMMUNITY TO GO  
AHEAD. AND YES WE NEED MORE  
HOUSING. HERE. SO YES. PLEASE!  
FOR JOHNSTON STREET, WAITARA REZONING

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

*M J Malcolm G. Malcolm*

12. 07. 2019

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:

16 NORMAN STREET

WAITARA. 4320

Telephone No: 06 7544630

Fax No: NIL

Email: NIL

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

Notes to person making submission

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TO: New Plymouth District Council  
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- 8 JUL 2019

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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.

1. Full name of submitter (please print): Julie Anne Weston

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara 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:  
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(\*Select one)

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

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PPC18/00049

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.)

Aspire glass in neighbouring houses.

I support the provision if:  
A safe turning bay is created for turning into Borthwick Street.  
A speed restriction of 50 kts per hour is put in place.  
A foot path is put in for the start of the subdivision into Waitara township on Ratergh St.  
If my section is also available legally to be divided into 350m<sup>2</sup> sections if required

Put acoustic glass in house (cars)  
to compensate for noise of  
erecting & construction of  
extra traffic noise


**I seek the following decision from New Plymouth District Council:**

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

- Provide footpaths on Kalliegh street.
- Provide a safe turning bay into Bothamck St.
- Set a 50 km p/h speed limit
- Allow my section to also be sub-divided into 350 m<sup>2</sup> sections if required.
- Create a green space on the proposed road frontage on Kalliegh street.
- Provide street lighting
- Is it safe to have vehicles exiting onto Kalliegh St?

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



1/7/19

**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: 14 Bothamck St, Waitara.

Telephone No: 021870704 Fax No: \_\_\_\_\_

Email: jaweston@hotmail.com

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

**Notes to person making submission**

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6.

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1. Full name of submitter (please print): COLIN CAMERON

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara Rezoning

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b) I am/am not\* directly affected by an effect of the subject matter of the submission that:  
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(Select one)

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MY SUBMISSION RELATES TO THE SUMMARY FLYER AND THE PRIVATE PLAN CHANGE REQUEST REPORT.

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.)

THIS PROPOSED DEVELOPMENT IS EXACTLY WHAT NORTH TARANAKI NEEDS TO INCREASE THE SUPPLY OF AFFORDABLE HOUSING FOR PEOPLE TRYING TO GET ON THE PROPERTY LADDER. ITS LOCATION WILL BOOST WAITARA



For office use only:  
Subject: 2005-2015 District Plan Change PLC18/00049  
Doc No:  
Date:

12 PM  
11 JUL 2019



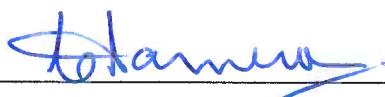
ECM 8063312

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

TO ALLOW + SUPPORT THIS REZONING APPLICATION.

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



6.7.19

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:

25 RECORD ST, FITZROY  
NEW PLYMOUTH

Telephone No:

027 2672877

Fax No:

Email:

camecolin@gmail.com

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

COLIN CAMERON

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1. Full name of submitter (please print): Kathleen Weston

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara 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:  
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\_\_\_\_\_  
\_\_\_\_\_

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 sections on Raleigh st should be 'larger lots' as a buffer to rural neighbours

The internal road should enter from Johnston St and exit lower Raleigh St.

Upgrade of Borthwick St intersection to include a turning bay.

A footpath on Raleigh St for the length of subdivision - Johnson St to Ranfurly St.

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

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

Upgrade of Raleigh st to include a right turning bay in to Barthwick St

The internal road should enter and exit from Johnston Street and Ranfurly St for safety

8. Do you wish to be heard in support of your submission? Yes [x] 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 [ ]

Km Weston

10.7.2019

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: 71 Ofaraoa Rd 43 RD Waitara

Telephone No: 027 2552159 Fax No:

Email: kjweston@xtra.co.nz

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

Notes to person making submission

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2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara Rezoning

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\_\_\_\_\_  
\_\_\_\_\_

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

I support this development plan. The demand for housing in North Taranaki is very tight. Waitara is a great value area and this development will allow many people to get into the housing market.

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

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

I would like the council to support and approve this submission

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 [x]

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

Yes [ ] No [x]

T.R. Robertson

17/7/2019

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: 186 Heta Road New Plymouth

Telephone No: 021 966 975 Fax No:

Email: iainrobertson@outlook.com

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

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- 2. Private Plan Change number: PPC18/00049
- 3. Plan Change name: Johnston Street, Waitara Rezoning
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- 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.)  
P5 – 1.3 Vision; P16 – 2.2 table 2; P11 – 1 7.3 additional traffic; p71 – 9.8 traffic report; p48 – 6.3.1 and p67 – 9.7 – character of area.

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.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8072947.



Our submission is that the area should keep its rural character as much as possible and agree with the larger section buffer zone along rural boundaries, however, with two landscape plans provided, one showing more sections than the other, we wonder which plan will actually be implemented. Our preference is definitely the one with fewer sections as these proposed sections directly adjoin ours and would affect our current rural outlook and character.

The ambiguity of the two plans also affects the traffic effects that any new subdivision will cause to Raleigh Street, Johnston Street and the SH3/Raleigh Street intersection.

The traffic table provided from 2015 does not reflect current traffic movements. We also believe the proposed slip lanes into the new subdivision accesses with nothing in the Johnston Street/Raleigh street intersection will cause confusion and be a safety risk.

The statement 'not anticipated to have any discernible impact on safety or performance of the road' is totally incorrect.

Although there have been many promises over time, by both Council and Government to spend money to fix the known road issues identified in the immediate area of this proposed plan, there are still no concrete decisions or time frames as to exactly what will be done and when.

Until these changes are made and in place we believe it would not be prudent to making significant plan changes such as this plan change proposal, which would affect not only current and any new land owners, but all road users.

We are also concerned that Council has identified issues in the downstream of this area with both storm water and sewerage infrastructure. Further pressure should not be added to an already failing system by adding more connections.

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Te Kaunihera-ā-Rohe o Ngāmotu  
**New Plymouth  
District Council**

*for office use only:*

Subject: 2005-2015 District Plan Change PLC18/00049

Doc No:

Date:

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

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

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We do not believe that any plan change should be given the go ahead before sufficient services and infrastructure are in place.

Once in place this would enhance the value of the area and township as a whole, and is worth getting right first, for the benefit of all landowners and ratepayers.

This area is one of the gateways to our town and as such, done well, would showcase the benefits of living in the area.

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**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

Brett and Anne MacDonald 20/7/2019

**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:** 40 Johnston Street, Brixton

**Telephone:** \_\_\_\_\_

**Fax No:** \_\_\_\_\_

**Email:** bmex@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 4340

10

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 4340

Number of additional  
sheets attached

2

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.

1. Full name of submitter (please print): Marilyn and Pat Cadle

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara 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.)

See p1 additional sheets

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.)

Pg 11.2 additional sheets

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

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

P2 additional sheet

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

Yes  No

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

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

Yes  No

M. Cadle

20/7/19

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: 39 JOHNSTON STREET

RD 2 WAITARA 4352

Telephone No: 06 754 7401

Fax No: \_\_\_\_\_

Email: cadlesplace@gmail.com

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

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.

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Post to: New Plymouth District Council, Private Bag 2025, New Plymouth 4340  
Attention: District Planning Team

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

Email to: [submissions@mpdc.govt.nz](mailto:submissions@mpdc.govt.nz)

Visiting our website: [newplymouth.govt.nz/HaveYourSay](http://newplymouth.govt.nz/HaveYourSay)

Private Plan Change Number – PPC18/00049

Plan Change Name – Johnston Street Waitara Rezoning

**5 - The specific provisions of the Private Plan Change my submission relates to are as follows:**

**P5\_ 1.3 – Vision** – road frontage lots description – only lots exiting onto Raleigh Street are noted as being road frontage sections – no mention of Johnston Street lots.

**P16 – 2.2** – Table 2 – summary of lots – indicates 25 road frontage lots exiting onto Raleigh Street, large lots on Johnston Street not labelled as road frontage.

**P11 - 1.7.3** – additional traffic – see below

**P71.– 9.8 Traffic ITA Report** Appendix F – (concerns summarised below)

Landscape Plan L1.0 Revision 01 – from Traffic Report differs from the Landscape Plan GA5.0 Revision 01 from PPC p69 regarding proposed number of sections on Johnston Street. This is misleading and confusing – and affects the results in the report.

**P14 – 1.7.7** – Ecological impact – see below

**P48 – 6.3.1** – adverse effects of activities on the character of the area, issue 4 – loss of rural character – see below

**P67 – 9.7** – reverse sensitivity – lifestyle blocks and rural activities adjacent – see below

**6 – My submission is:** We agree the area in question should keep its rural character and the larger section sizes along the boundaries could help with this, as would the water feature and plantings suggested in the proposal, but there are concerns outlined below which need to be addressed before any change of zoning should take place.

**Traffic and Safety** - The proposed change from rural (FUD) to residential will adversely affect the traffic movements, safety and travel of existing and new residents particularly on Johnston Street which appears to have been largely ignored in the reports, as well as the Raleigh Street and SH3 intersection. In 1.3, description of the proposed subdivision, the only mention of road lots are those 24 which directly access Raleigh Street. Along Johnston Street there is no indication on the Landscape or Structure plans that these sections exit onto the street, although there are no right of way access lanes showing either. Nowhere in the PPC report does it mention any access from the subdivision to Johnston Street except a walkway/cycleway, apart from the following statement in the ITA traffic report – *“No new road connections on to Johnston Street are proposed, with the only development site access being the small number of lifestyle lots, (approximately 6) having direct frontage to the street. Accordingly the associated traffic generated by this small number of dwellings will not be significant and is not anticipated to have any discernible impact on safety or performance of the road or the subsequent intersection with Raleigh Street”.*

The ITA report appears to be based on a proposed landscape plan which indicates **six large rural lots** of approximately 1500m exiting onto Johnston Street. This differs from the landscape plan in the PPC report which shows **ten 1000m lots** opening onto Johnston Street. This has caused confusion as it makes a difference as to the extra volume of traffic proposed for our little country road.

In section 4.2 of the ITA report, Johnston Street is described as follows:

2

*“Johnston Street comprises a sealed 4m carriageway with grass berms on either side. As such, in accommodating two-way traffic flow opposing vehicles are required to slow and partly utilise the berm in instances when two vehicles need to pass each other”.*

In the traffic table it is noted that in 2015 there were 25 daily traffic movements on Johnston Street – at a time when there were only **three properties** fully occupied. There are now five and each of these have two vehicles moving in and out daily, in addition to the regular farm traffic. An additional 6 or 10 properties, increasing the volume of traffic by 12-20 extra vehicles would cause major issues on a narrow secondary road which does not cope with two vehicles passing each other at present.

The effect flows onto Raleigh Street, with more vehicles trying to enter or leave Johnston Street, along with up to 24 new sections and two extra roads, in a distance of around 500m. This will make a simple turn onto our road far more difficult to execute due to the increased number of property entrances and the two extra access roads causing confusion and congestion. There is no provision for turning lanes or slip lanes for Johnston Street to assist with this issue. The intersection with SH3 is also exacerbated with peak flow vehicles being far more than the 1-2 mentioned in the report. There are currently numerous times when vehicles take risks and turn onto SH3 because they have been waiting for so long for a clear road both ways.

The planned upgrade of the SH3 intersections and subsequent traffic direction changes, (one of which could direct **all southbound** Waitara traffic via Raleigh Street to and from SH3), has no definite timeline as yet, and unless this is addressed, a plan change and the subdivision planned will seriously affect traffic and safety for all motorists in the area.

I believe the statement *“not anticipated to have any discernible impact on safety or performance of the road or the subsequent intersection with Raleigh Street”* does not take into account all of the effects of the proposal, seemingly based on a different landscape plan, and is misleading and not correct.

### **Ecological impact, loss of rural character and reverse sensitivity**

The report mentions only two native birds noted in the property being subdivided – we have regularly seen 12+ species of birds on our property adjacent to this one. These include; pigeon, tui, pheasants, herons, short tail cuckoo, thrush, blackbird, starling, kingfisher, magpies, pukeko, ducks, wood pigeon. The construction and development will affect the rural native character which attracts these species and the increased homes and activities could potentially mean these would be lost for good.

Regarding the rural environment and activities, there is no mention of any mitigation of risk of wandering dogs from the proposed subdivision on stock on Johnston Street, only a fence to the northern end between two of the adjoining farm properties and the proposed subdivision. With a proposed walkway/cycleway leading onto Johnston Street through the subdivision, the potential for unsupervised dogs wandering onto neighbouring properties where stock are grazed is a risk.

### **7 – I seek the following decision from New Plymouth District Council**

The land in question should remain rural until all infrastructure is in place to handle the additional traffic safely, and given there are existing sewerage and wastewater concerns in Waitara, these need to be addressed before the proposed subdivision goes ahead.



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 4340

Number of additional sheets attached

Attention: District Planning Team



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

1. Full name of submitter (please print): ROSS ALISTAIR JOHNSTON

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara 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.)

9.7

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.)

To date I have received no complaints about agricultural related activities from my urban neighbours. Mitigating any risk of reverse sensitivity with a 1.2m high wooden fence is inadequate. (Fig 16).

22 JUL 2019

NPDC 11.40am PB



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 facts be presented in a correct manner

That a fence of Full (Urban) legal height be constructed.

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

16/07/19

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: 137 A BROWN ROAD, RD. 42,  
WAITARA, 4382.

Telephone No: 0274325200

Fax No: —

Email: rahmjohnton@xtra.co.nz

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

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.

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Post to: New Plymouth District Council, Private Bag 2025, New Plymouth 4340  
Attention: District Planning Team

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

Email to: submissions@npdc.govt.nz

Visiting our website: newplymouthnz.com/HaveYourSay

**Submission on 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 4340

Number of additional sheets attached

Attention: District Planning Team



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

1. Full name of submitter (please print): Miss ALESTAIR JOHNSTON

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara 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.

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 (Specify the specific page number, provision, map number in the Private Plan Change that your submission relates to.)

PROVISIONS: 1.7.3, 3.6, 9.6, 9.8. ALSO FIGURE 10

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.)

Not enough consideration has been given to the effects of extra traffic on Johnston Street. No mention is made of daily milk tanker collection, heavy agricultural machinery, stock truck, etc as they interact with urban vehicles on a narrow road. Already we have letterboxes on the road edge that are a hazard in an evening situation where cars pass. Bern damage (Fig 10) + personal risk ensue.

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

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

A wider road that heavy vehicles and cars can pass safely at night without danger and damage to the berm.  
Remove all letterboxes from the road edge.

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

NO ✓

16/07/19  
DATE

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.)

Address for service of submitter:

~~137A BROWN ROAD~~ 137A, BROWN ROAD,  
R.D. 42, WAITARA, 4382

Telephone No: 0274325280

Fax No: \_\_\_\_\_

Email: rahmjohnston@xtra.co.nz

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

Notes to person making submission

- If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
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Attention: District Planning Team

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

Email to: submissions@npdc.govt.nz

Visiting our website: newplymouthnz.com/HaveYourSay



**SUBMISSION BY POWERCO LIMITED ON A PROPOSED PRIVATE PLAN CHANGE 49 TO  
THE NEW PLYMOUTH DISTRICT COUNCIL DISTRICT PLAN**

**To:** New Plymouth District Council  
Private Bag 2025  
New Plymouth 4342  
Attention: District Planning Team  
Email: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**From:** Powerco Limited ("Powerco")  
Private Bag 2061  
New Plymouth  
*(Note that this is not the address for service.)*

**Feedback on the Private Plan Change closes on the 23rd July 2019**

1. This is a submission by Powerco Limited on the Proposed Private Plan Change (PPC18/00049) referred to here on as PPC49 to the New Plymouth District Plan in Johnson Street, Waitara. Powerco is neutral to this plan change but seeks to ensure the council and applicants aware of our existing assets in the area and the future supply of electricity and gas to the proposed lots.
2. Powerco **does not wish to be heard** in support of this submission.
3. Powerco is directly affected by an effect of the subject matter of the application that—
  - (A) Adversely affects the environment; and
  - (B) Does not relate to trade competition or the effects of trade competition.

ERM 8072973

Dated at New Plymouth this 22nd day of July 2019

Signature of person authorised to sign on behalf of Powerco Limited:



---

Simon Roche

**ADDRESS FOR SERVICE:**

**Powerco: Private Bag 2065,  
New Plymouth 4340**

**Attention: Rebecca Dearden**

**Phone: 06 759 6650**

**Email: [Rebecca.Dearden@powerco.co.nz](mailto:Rebecca.Dearden@powerco.co.nz)**

**Ref: SUB/2019/08**

**Schedule 1 – Submission by Powerco**

## SCHEDULE 1

### REASON FOR POWERCO'S SUBMISSION

#### 1. INTRODUCTION TO POWERCO LIMITED

- 1.1 This submission has been prepared on behalf of Powerco Limited (*Powerco*). Powerco is New Zealand's largest electricity and second largest gas distributor in terms of network length and has been involved in energy distribution in New Zealand for more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand.
- 1.2 Powerco's gas distribution networks are split into five regions – Manawatu, Taranaki, Wellington, Hutt Valley/ Porirua and Hawkes Bay. Powerco's electricity networks are located in Taranaki, Manawatu-Whanganui, and Greater Wellington (Wairarapa only), as well as parts of the Bay of Plenty and Waikato. Powerco distributes electricity and gas to the whole of the New Plymouth District including the area of Waitara covered by PPC49. Therefore, Powerco has an interest in this plan change. Powerco's existing gas and electrical assets are shown in Appendix A and B.

#### 2. POWERCO'S SUBMISSION

- 2.1 Powerco is neutral to PPC49 and does not seek any specific relief. However, Powerco seeks to ensure that electricity and gas infrastructure can be provided to developments in an appropriate and timely manner, and existing assets are protected from inappropriate development.

##### ***Ensuring adequate supply of electricity and gas to the PPC49 area***

- 2.2 For new greenfield growth areas, it is necessary to have some forewarning and plan for any necessary new lines, poles, gas pipes, transformers, upgrading of substations and the establishment of locations for utility street furniture/above-ground assets.
- 2.3 Powerco's Planning Engineers have reviewed this plan change, considering whether there is capacity to supply the new subdivision with electricity and any network upgrades that may be required. Powerco can supply power to this new residential development from our substations in either Bell Block or Waitara West, however approximately 0.9km of overhead lines will need to be upgraded. To arrange these upgrades the developers should contact

Powerco through our customer-initiated works (CIW) process, to ensure power is supplied to their site/ development. The email for this is [CustomerWorksWestern@powerco.co.nz](mailto:CustomerWorksWestern@powerco.co.nz). Powerco can list the exact upgrade requirements once we receive the application from the contractor (CIW request).

- 2.4 Further feedback on supplying power to potential news lots can be provided by Powerco's Planning Engineer Ali Shahini. Ali can be contacted on 06 968 1240 or email at [Ali.Shahini@powerco.co.nz](mailto:Ali.Shahini@powerco.co.nz)
- 2.5 Regarding the gas supply to the proposed new lots, Powerco currently has capacity to supply the gas, without any upgrades, should the developer choose to do this. There are existing gas pipes in Raleigh Street, as shown in Appendix A, which can service the PPC49 area.
- 2.6 It is best if any new infrastructure provision can occur simultaneously with the new development to minimise disruption to other infrastructure (e.g. particularly having to dig up roads) and, also reduce costs to end consumers. Furthermore, the earlier this is addressed, the more readily such facilities can be accommodated within the overall design of an area.

***Recognising the presence of existing gas and electricity network utilities***

- 2.7 If the developer needs to remove or relocate any Powerco assets, this work will need to be supervised and undertaken by a Powerco approved contractor. A list of these contractors in the New Plymouth area can be found at [www.powerco.co.nz/get-connected/electricity/approved-contractors](http://www.powerco.co.nz/get-connected/electricity/approved-contractors). Works around our assets or possible undergrounding, if required, can be arranged through the Customer Initiated Works (CIW) process by contacting Powerco at [CustomerWorksWestern@powerco.co.nz](mailto:CustomerWorksWestern@powerco.co.nz)
- 2.8 The proposed new growth area in Waitara, shown in PPC49, contains existing electricity assets, both within the site and the road reserve, as shown in Appendix B. Powerco seeks recognition of these existing assets in order to act as a trigger to ensure they are appropriately taken into account in relation to any future works, planting or development that may result in adverse effects on those existing assets. There is a need to manage any work or planting in the immediate vicinity of network utilities that may pose a risk to, now, or in the future on, the operation of the network. These risks include:
- Risk of electrical hazard or injury;
  - Risk to security of supply;

- Risks associated with 'reverse sensitivity' and amenity;
- Risks to vegetation;
- Risk to structural integrity;
- Risk to Powerco's ability to undertake inspection and maintenance activities on its lines and support structures, and to undertake line upgrades.

2.9 There are a number of other standards and initiatives relevant to undertaking works in and around network utilities, and Powerco anticipates the developer will adhere to these in the design and implementation of any development of this site. These include:

- The 'Dial Before You Dig' service, which can be found online at [www.beforeudig.co.nz](http://www.beforeudig.co.nz) and which provides information on the location of underground services, so that such services can be identified before works commence.
- The National Code of Practice for Utility Operators Access to Transport Corridors 2011, which sets out protocols for undertaking utility works in the road corridor and is managed by Councils through Corridor Access Requests.

### 3. CONCLUDING COMMENT

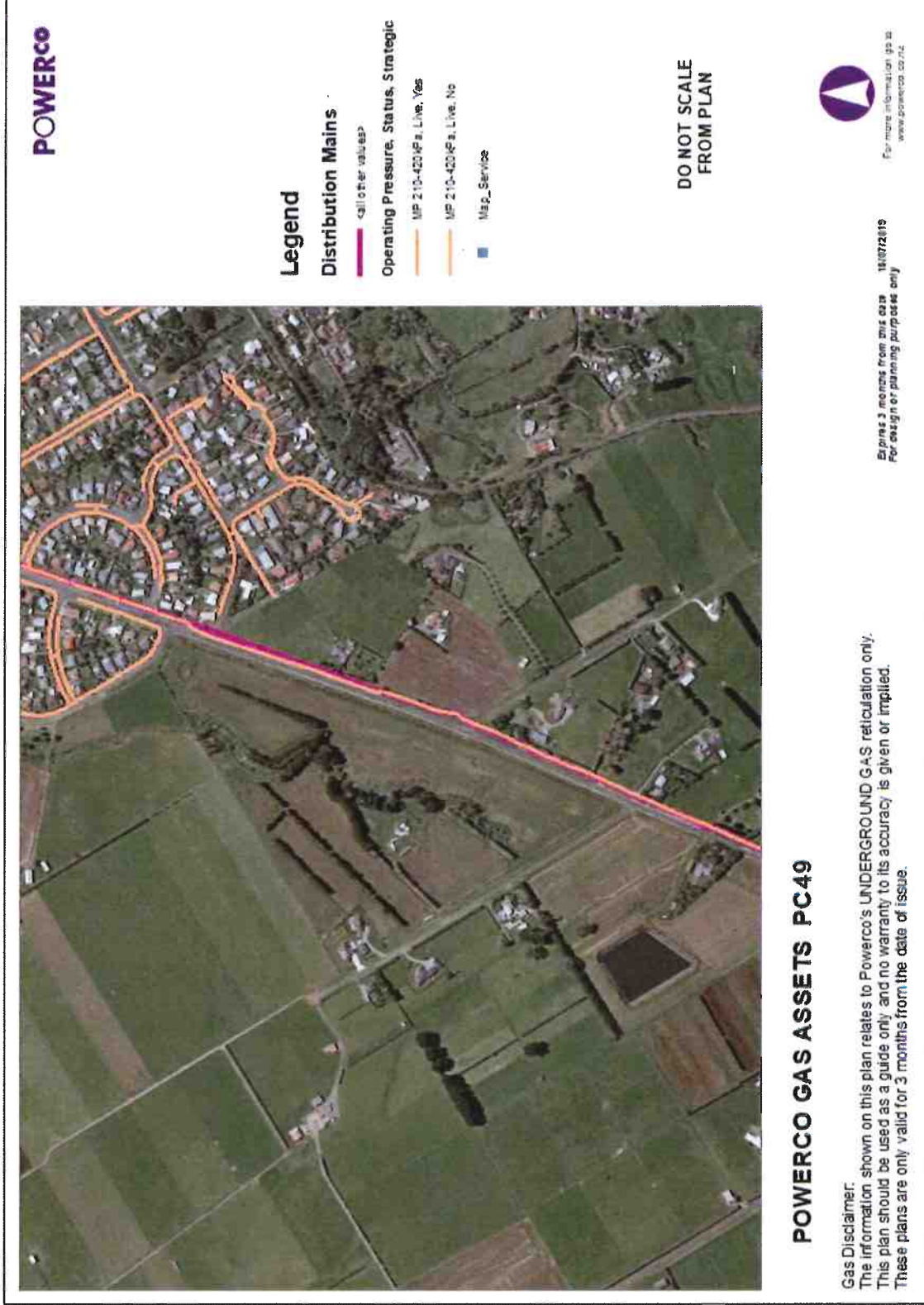
3.1 Powerco appreciates the opportunity to input on PPC49. As detailed above, no relief is sought. However, Powerco has existing gas and electricity assets within the area and seeks to ensure that:

- They are able to continue to operate, maintain, upgrade and access these assets.
- The identification of future residential growth areas shows potential future service provision.
- To enable a more orderly and timely provision of electricity and gas supply, Powerco should be contacted to facilitate the provision of services in concert with development and to allow for any necessary upgrades.

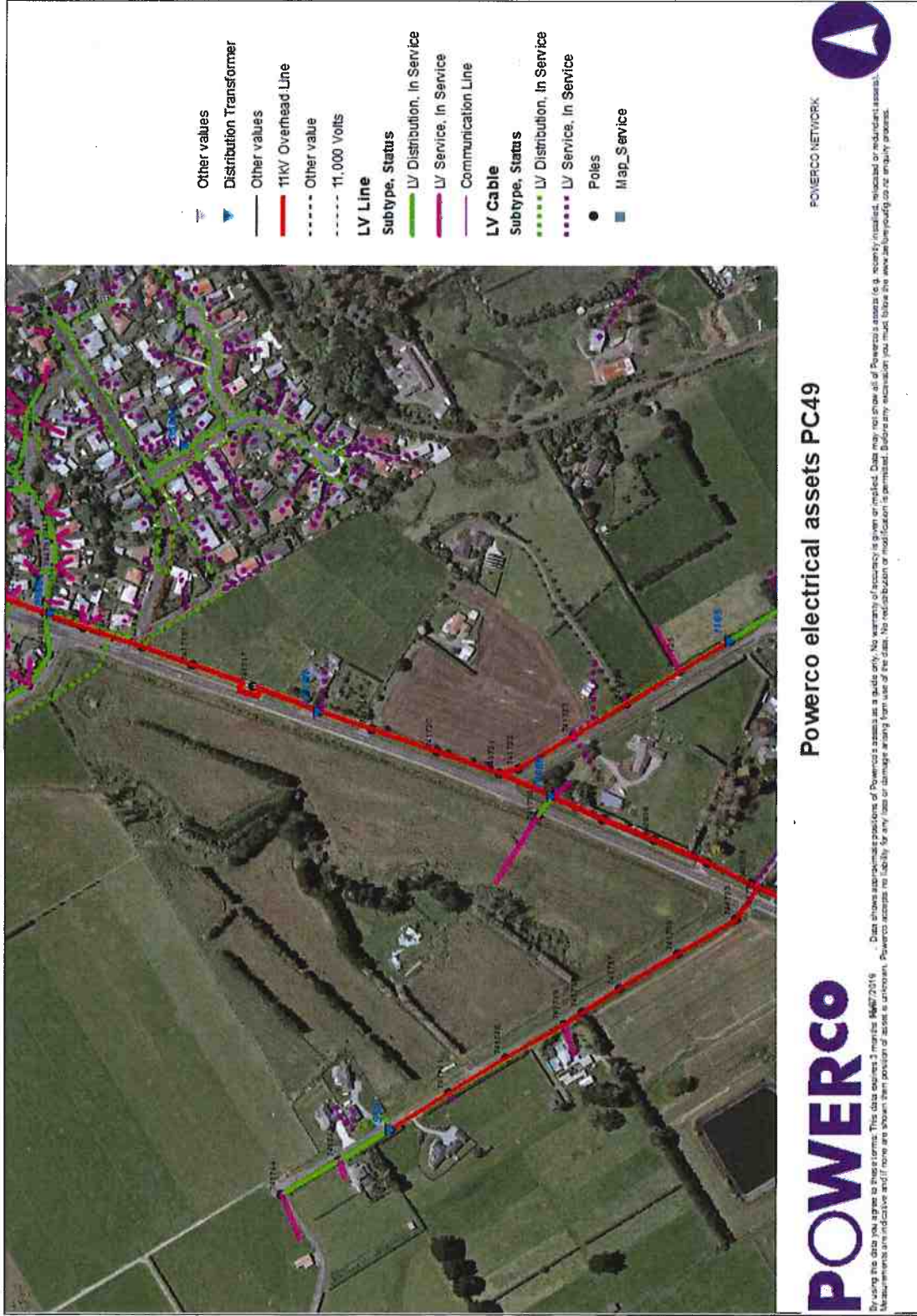
3.2 Powerco would be pleased to discuss any of the matters raised above, and comment on any documents produced as a result of this consultation. If you have any queries or require additional information, please do not hesitate to contact Rebecca Dearden (06) 759 6650 or [Rebecca.Dearden@powerco.co.nz](mailto:Rebecca.Dearden@powerco.co.nz).



# APPENDIX A – POWERCO GAS ASSETS IN PPC49 AREA



# APPENDIX B – POWERCO ELECTRICAL ASSETS IN PPC49 AREA



- Other values
- Distribution Transformer
- Other values
- 11KV Overhead Line
- Other value
- 11,000 Volts
- LV Line
- Subtype, Status
- LV Distribution, In Service
- LV Service, In Service
- Communication Line
- LV Cable
- Subtype, Status
- LV Distribution, In Service
- LV Service, In Service
- Poles
- Map\_Service

Powerco electrical assets PPC49



By using the data you agree to these terms: This data expires 3 months. No warranty of accuracy is given or implied. Data may not show all of Powerco's assets (e.g. recently installed, relocated or redundant assets). Measurements are indicative and / or may not show the position of assets accurately. Powerco accepts no liability for any loss or damage arising from use of the data. No redistribution or modification is permitted. Geography description you must follow the [www.abur.gov.au](http://www.abur.gov.au) or any enquiry process.



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 4340

23 JUL 2019

Number of additional sheets attached

4

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.

1. Full name of submitter (please print): Theresa Wilcox

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara 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.)

refer to attached.

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.)

refer to attached

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

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

refer to attached.


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

  
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

22nd July 2019

Address for service of submitter:

81 Raleigh Street, RD, 42,  
Waitara 4382

Telephone No: 021 783 217

Fax No:

Email:

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

Theresa Wilcox

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 4340  
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

5. The specific provisions of the Private Plan Change my submission relates to are as follows:

Page 3, Point 1.1 – The change of Planning Map B40 (included in the Volume 3 – Maps of Operative New Plymouth District Plan), to rezone Lot 3 Deposited Plan 446773 from Rural Environment Area (with Future Urban Development Overlay) to Residential Environment Area A and Open Space as per the Structure Plan in Appendix A.

Drawing No: GA6.0 Structure Plan.

6. My submission is that:

I fully oppose the Private Plan Change to rezone Lot 3 Deposited Plan 446773 from Rural Environment Area to Residential Environment Area A and Open Space for the following reasons.

- My property is a lifestyle block located opposite the subject site in Raleigh Street. My husband and I have lived on our property for 17 years. It was purchased because of the rural amenity and it had a small horticulture business operating. We wanted to escape the hassles of urban condensed living (neighbour noise, privacy etc) at the same time operate a small farming activity. Therefore, the rezoning and potential development of urban dwellings straight opposite our property will impact upon our and other surrounding properties lifestyle and cultural well-being.
- The New Plymouth District is not short of urban growth areas. The New Plymouth District Council is meeting its responsibility to ensure there is an adequate supply of areas within the district to meet the demand for urban development. There is construction and continued construction of dwellings in Wills Road, Bell Block, recently Armstrong Avenue and Nukuroa Close in Waitara, Whalers Gate and Marfell area (68 KiwiBuild Homes to be constructed) to name a few. I also understand PLC10/00025 which is to rezone parts of the Rural Environment Area in Cowling Road, Tukapa Street and Frankley Road to Residential A Environment Area (about 48 hectares proposed) in New Plymouth. In addition, Rural Environment Areas, along Smart Road have Future Urban Development Overlay.
- Areas identified as Rural Environment Area with Future Urban Development Overlay (FUD) – The FUD is only a temporary classification until the next district plan review. Under the Draft Digital District Plan (although not yet formally adopted and so has no official weighting) it is proposed to remove the FUD on the subject site and sites north of Borthwick Street. I understand the reason for this is an analysis was carried out of existing areas and new areas within the district and it was identified there were other potential areas within the district and Waitara for development and the supply capacity in Waitara is there for the housing demand. **The analysis is there are other areas better suited for FUD which has the infrastructure.** The proposal to remove the FUD on the said site is the current forward thinking of the Council and the Draft District Plan signals this.
- Part D of the Draft District Plan which covers Rural Zones and I quote from the Overview under Rural Lifestyle.

*“The Rural Lifestyle Zone provides for rural lifestyle development in identified areas of rural land which are generally located on the urban fringe of settlements and are peri-urban in nature. Some parts of the zone reflect historical subdivision patterns, while other parts are newly identified areas suitable for future rural lifestyle living.”*

This is an option which has not been explored by the PPC and is the direction the said site would be more suited for.

- The PPC does not meet Issue 1 and objective 1 of the Operative District Plan as follows.
  - a. It is not compatible with the character of the area – area is surrounded by lifestyle blocks, farming activities, maize cropping and various livestock grazing activities. The area itself is rural in nature. The property adjoining Ranfurly Street has recently been subdivided into five lifestyle blocks and the owner of the Dairy property adjoining Johnston street has developed scheme plans for a rural lifestyle development (as noted in section 3.4.2 page 22 of the Private Plan Change).
  - b. It diminishes the amenity of neighbouring areas by increasing traffic volume and noise, street lighting, pedestrian activity and the view from all surrounding properties would change from rural scenery to urban mass.
  - c. The subject site only has a minimal overlay, at the northern boundary to the Waitara township. This negligible overlay does not mean it is a good fit for urban extension. It is not a natural fit for extension of an urban area, as most of the site boundary area is edged on rural environment areas. The area is a better fit for development in rural lifestyle as also suggested by the existing surrounding lifestyle blocks.
  - d. The PPC is inconsistent with the Operative District Plan.

- Changing the Johnston Street land area to residential zoning and urban development opens itself up to conflict between urban and rural activities. Conflict can include complaints being made by urban dwellers of activities typically associated with rural environment such as rural smells, animal noises, fires (e.g. land clearing for replanting) and machinery activity etc. On the flip side the rural surrounding properties become exposed to activities associated with urban environment such as neighbour noise (phone, verbal noise), foot traffic and dogs barking.
- Light levels from urban residential areas detract from rural amenity values and can cause sleep disturbance to those in surrounding areas. Added to this is light overspill and disturbance with glare from vehicle lights.
- It is proposed the subject site be developed in stages over a 5 to 10 year period. This exposes surrounding areas to prolonged effects from earthwork, dust and building construction. This is likely to follow on from what will already be a period of disruption with the SH3 Waitara to Bell Block upgrade.

- I quote an extract from the NPDC Rural Review Stage 3: Broad Direction June 2009:

*"LIFESTYLE AREA PLAN CHANGE*

*Purpose: To investigate the development of lifestyle areas, providing an opportunity for small lot living in appropriate parts of the rural environment.*

*Principle of Plan Change That an additional opportunity for small rural lots is provided through lifestyle areas to be located on the urban fringe of settlements. These areas will be in addition to still allowing small lifestyle lots across the rural area, although at a reduced intensity.*

*Timing: The opportunity for lifestyle areas is to be considered where relevant when implementing the Framework for Growth. Further work on lifestyle areas will be initiated concurrently with the rural character plan change.*

Furthermore, the Draft District Plan is looking at introducing minimum 4000m<sup>2</sup> to 1-hectare size lifestyle developments incorporating small scale horticulture, agriculture farming etc with a residential dwelling.

## TRAFFIC

This is a huge area of concern and reinforces why I oppose the PPC.

- The SH3 Waitara to Bell Block upgrade proposes (at this stage I can find no information to state this has changed) no right hand turn in or out of Nelson Street. This means residents (mostly those on the south side of the River) heading south or returning from the north will exit/entry via Raleigh Street. Traffic volume along Raleigh Street will not only increase from the SH3 upgrade but from an additional 110-120 dwellings proposed on the subject site. There will be a compound effect in traffic volume, traffic noise and pedestrian safety as a result of the PPC.
- Existing traffic volume already causes annoyance, including sleep disturbance, vehicle lights and truck vibrations. Additional traffic volume from the subject site will only add to this, it will further reduce the rural amenity within the area.
- Raleigh Street is one of the main access roads in and out of Waitara. The roading infrastructure (along Raleigh Street) is not in place to support existing traffic let alone further traffic from the subject site and construction traffic (earthmoving, heavy trucks, trades people etc). There is no street lighting, no footpaths to support pedestrian use, no cycling lanes and no kerbing between Stafford Street and SH3 Intersection onto Raleigh Street, exposing the area to traffic hazards. Merely reducing traffic speed from 80km/h to 50km/h is not enough infrastructure to support traffic intensity.
- In addition to the above, given Raleigh Street is one of the main access routes into and out of Waitara and likely to face increased traffic volume, it would become even more important to maintain the area surrounding the Street in an open rural environment. By not congesting the land area with dwellings, must therefore ensure safety, reduce distraction and therefore minimise risk of vehicle accidents. The very things the SH3 Waitara to Bell Block upgrade seeks to achieve.
- The position of the indicative road onto Raleigh Street (from the Johnston Street end) directly faces the west side view from my house and property. This means vehicle traffic lights (particularly at night) will directly overspill into our house. This is on top of the light overspill from traffic exiting from individual lots along Raleigh Street (as per the Structure Plan GA6.0) which adjoins my property.

## OTHER

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 wastewater 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 PPC will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation, particularly with surrounding neighbouring properties.

The PPC will not achieve sustainable management and is contrary to the purpose and principles of the Resource Management Act 1991.

The Structure Plan drawing GA6.0 proposes Road Frontage lots adjoining Raleigh Street to be on average 600m<sup>2</sup> however large lots averaging 1000m<sup>2</sup> is proposed on the border of the site where they adjoin rural zoned land. The rationale is to allow transitional rural character. The same rationale should therefore apply to the frontage lots adjoining Raleigh Street as this too adjoins rural zoned land (from the corner of Johnston and Raleigh Street to the corner of Raleigh and Stafford Street). The increase in multiple driveway exits will add to the existing traffic volume and safety along Raleigh Street, which is already a busy road.

I oppose the proposal to reduce the minimum lot size from 450m<sup>2</sup> to 350m<sup>2</sup>. For the well-being of the environment and social development of families, it is important to have space around a dwelling for children to have a play area (therefore off the road), opportunity to develop gardens including vegetable gardens, and areas for family pets. Reducing lot sizes condenses dwelling and diminishes the value of space within the district.

There appears to be no allowance for cycle lanes for cycle traffic within the PPC.

The rule change to restrict fencing on sites between the street and front elevation of the dwelling diminishes the safety of residents. Restriction on fencing limits poses a major safety risk with the inability to fence in children and containment of family pets, of which could wander on to busy roads. Fencing at the front of properties also allows some definition of boundary between private property and berm and adds some barrier from pedestrians wandering on to private property.

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

That the Private Plan Change be declined/rejected in its entirety.

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

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



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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 4340

Number of additional  
sheets attached

2

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.

1. Full name of submitter (please print): Jo Limmer

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara 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.)

See attached

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.)

See attached

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

See attached

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

[Signature]  
**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.)

22.07.19  
**DATE**

Address for service of submitter: 44 Johnston Street, R042, Waitara

Telephone No: 027 725 8711

Fax No: \_\_\_\_\_

Email: limmera2@hotmail.com

Contact person: (Name and designation, if applicable): Jo Limmer - Homeowner

**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 4340  
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](mailto:submissions@npdc.govt.nz)

Visiting our website: [newplymouthnz.com/HaveYourSay](http://newplymouthnz.com/HaveYourSay)

Attention: District Council Planning Team

**Submission on a Private Plan Change to NP District Plan**

**Private Plan Change Number: PPC18/00049**

**Plan Change Name – Johnston Street Waitara Rezoning**

**5. The specific provisions of the Private Plan Change my submission relates to are as follows:**

P5 – 1.3 Vision, P9 - 1.7.2 Geotechnical report, Engineers report and Design plans, Civil Infrastructure Consulting Ltd, P11 – 1.7.3 Integrated Transport Assessment, P16 – 2.2 Description of request table, P71 – 9. 8 traffic report, P48 – 6.3.1 and P67 – 9.7 character of area

**6. My submission is that:**

1.3, 6.3.1 & 9.7 – Agree that the character of the area should remain rural – two maps show different lot sizes around existing properties and along Johnston Street. All rural adjacent properties should equal the mentioned larger lots of 1000m2. In addition, no moving onto the sections of older transportable homes or house buses, caravans as single dwellings.

1.7.2 – All stormwater and waste will be reviewed and will not add any additional problems to the existing currently known issues within the Waitara community. Ensure no additional development will cause a drop-in water pressure for current residents around the surrounding area.

1.7.3 & 9.8 – Agree the increase in traffic as mentioned as a cost on page 89 for the Raleigh Street and SH3/Raleigh Street intersection, a marked increase in traffic since the 2015 survey has been noticed by current residents and the impact of additional traffic caused by this subdivision and other current and possible section sales in the area should be noted and reviewed by council and Land Transport NZ.

2.2 – Sufficient lighting should be provided within the subdivision and along Raleigh Street.

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

1.3, 6.3.1 & 9.7 - Ensure current rural character remains as this is listed as a cost in the table on page 89 under Environmental

1.7.2 - Review all current storm and sewer pipes within the Waitara area that will possibly be linked to this subdivision to review current condition and review if they can take additional capacity without causing further deterioration before further decisions made. Ensure current residents are not disadvantaged in any way with current service usage i.e drop in water pressure.

1.7.3 & 9.8 - Widening of the Johnston Street Road to allow for the increased traffic to pass safely (possibly up to 12 additional cars) without having to use the berm. Council to note additional sections are currently for sale on this road therefore additional traffic flow. In addition, a light added on the corner of Raleigh and Johnston to allow for safe turning into and out of Johnston Street at night. An additional survey should be conducted of the SH3/Raleigh Street area and decisions made and timelines agreed before adding additional traffic flow to a know risk area further endangering road users.

2.2 Ensure good lighting within the subdivision including the walkway and also extended along Raleigh Street to ensure safety of pedestrians, cyclists and motorists with the increasing population and vehicle flow.

Regards

Jo and Wayde Limmer

Email: [lzimmer2@hotmail.com](mailto:lzimmer2@hotmail.com)

Address 44 Johnston Street, Waitara

15



Level 5, 43 Ashley Street  
PO Box 1947  
Palmerston North 4440  
Phone: (06) 953 6396  
Fax: (06) 9536203

[www.nzta.govt.nz](http://www.nzta.govt.nz)

23 July 2019

New Plymouth District Council  
84 Liardet Street  
**New Plymouth 4342**  
Attn: Kathryn Hooper  
Via email: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

Dear Kathryn,

**RE: PROPOSED PRIVATE PLAN CHANGE 49 - JOHNSTON STREET, WAITARA REZONING**

Thank you for the opportunity to provide feedback on Proposed Private Plan Change 49 to the New Plymouth District Plan.

This submission provides input from the NZ Transport Agency (the Transport Agency), reflecting its land transport policy role as well as its perspective as the operator of New Zealand's national State Highway network. This feedback takes into account the Transport Agency's objectives and statutory obligations, as well as its prior experience with integrated land use planning across the country.

The Transport Agency looks forward to working further with the applicant and Council. Please refer any correspondence to me in the first instance ([kelsey.armstrong@nzta.govt.nz](mailto:kelsey.armstrong@nzta.govt.nz), DDI 06 953 6072/ M 64 27 294 2337).

Yours faithfully,

Kelsey Armstrong  
Planning Advisor, NZ Transport Agency

EZM 8073216.



NZ TRANSPORT AGENCY  
WAKA KOTAHI

Pursuant to Clause 6 of the first Schedule of the Resource Management Act 1991

**Submission on New Plymouth District Council Operative District Plan-  
Proposed Plan Change 49: JOHNSTON STREET, WAITARA REZONING**

**To:** New Plymouth District Council  
Private Bag 2025  
New Plymouth 4342  
Attention: Kathryn Hooper

**From:** NZ Transport Agency  
PO Box 1947  
Palmerston North 4440

---

- 1 The NZ Transport Agency (*Transport Agency*) supports in part Proposed Private Plan Change 49 (*PC 49*).**
- 2 The NZ Transport Agency could not gain an advantage in trade competition through this submission.**
- 3 The specific provisions of Proposed PC 49 that the Transport Agency's submission relates to are as follows:**

The Transport Agency is supportive of PC 49 in so far that it:

- Supports planned and integrated residential growth in the Taranaki Region.
- Includes policies relating to the provision of a safe and efficient road transportation network.
- Proposes a Structure Plan that includes and promotes a multi-modal land transport system.

The Transport Agency is not supportive of PC 49 in so far that:

- There is considered to be inadequate capacity on the State Highway network to safely and efficiently accommodate the additional traffic that would be generated by the proposed land use change. Subdivision and development within the structure plan area should not proceed until sufficient infrastructure is in place at the intersection of State Highway 3 (SH3) and Tate Road, with the intersection of SH3 and Raleigh Street being closed.

In terms of relief sought, the Transport Agency considers that any application for subdivision or development in the structure plan area should incur non-complying activity status unless the aforementioned State Highway upgrade has been delivered. Following delivery of this upgrade, subdivision should revert to restricted discretionary activity status. The plan change should also include supporting assessment criteria that prompt consideration of whether this intersection is at a standard that can safely and efficiently accommodate the additional traffic.

The Transport Agency also seeks clarification on a number of technical matters relevant to the applicant's Integrated Transport Assessment (ITA).

#### **4 The Transport Agency's submission is that:**

##### **4.1 Role of the Transport Agency**

The Transport Agency is a Crown entity that takes an integrated approach to transport planning, investment and delivery. The Transport Agency's statutory objective is to undertake its functions in a way that contributes to an affordable, integrated, safe, responsive, and sustainable land transport system.

The Transport Agency has a mandate under the Land Transport Management Act 2003 (LTMA), the Government Roadway Powers Act 1989 (GRPA), and the Government Policy Statement on Land Transport 2018/19–2027/28 (GPS) to carry out its functions in a way that delivers the transport outcomes set by the Government.

The Government recently released the GPS to be effective from 1<sup>st</sup> July 2018. The GPS outlines both New Zealand's strategic transport priorities and guides investment. The GPS lays out four new priorities and six objectives, which include safety; improved transport access to economic and social opportunities as well as providing more resilience and choice; better environmental outcomes; and infrastructure which delivers the best value for money.

The GPS also has three themes to guide and effectively deliver the above priorities. These are a mode neutral approach to transport planning and investment decisions; incorporating technology and innovation into the design and delivery of land transport investment; and integrating land use and transport planning and delivery.

The GPS promulgates the Government's future strategic transport priorities, and these should be considered in the development and decision processes for PC 49. The Transport Agency is interested in PC 49 because it has implications on how the State Highway network is protected and managed. PC 49 also has implications on SH3 road users safety and accessibility, as this section of SH3 is operating above capacity. The Transport Agency seeks to ensure that the potential effects from development do not impact on the safe and efficient operation of the transport network.

##### **4.2 Additional Information Requirements**

The daily and peak hour trip generation rates that have been adopted in the applicant's ITA appear to be low. Daily trip generation of 9.0vpd/dwelling and peak hour generation of 0.85vph/dwelling have been assumed. Residential development of this nature would typically generate in the order of 10.4vpd/dwelling and peak hour generation of 1.2vph/dwelling. Further justification for lower rates is required.

A more detailed assessment of the effects of the development on the intersection of SH3/Raleigh Street and the intersection of SH3/Tate Road is required. This assessment should include analysis of safety effects as well as level of service. The

assessment notes that a significant proportion of trips during peak hours would be to and from New Plymouth via the SH3 intersection. However, the assessment does not provide detail on existing constraints in terms of level of service, or an assessment of how this would be exacerbated by development in the structure plan area. Ideally, SIDRA analysis would be used to determine pre and post development level of service.

The applicant's ITA identifies that there are existing safety shortcomings at the SH3/Raleigh Street intersection through crash analysis. However, the assessment does not outline the extent to which these effects would be exacerbated by the development, nor what mitigation measures required to address this.

The ITA notes that the planned State highway changes will significantly improve both the safety and efficiency of the connection points for local traffic onto the key SH3 route. However, if the upgrade of the SH3/Tate Road intersection is to be relied on as mitigation, this should be reflected in the plan change provisions.

#### **4.3 Specific comments applying to Proposed PC 49**

The Transport Agency broadly supports the Structure Plan as a mechanism for planned urban growth through a private plan change process. This process provides a good opportunity for effective integration of proposed land use with the surrounding services and infrastructure, including the State Highway network.

The Transport Agency acknowledges and supports the inclusion of policies which aim to ensure that all new lots have safe and adequate vehicle access from the roading network and require an interconnected transport network that provides a variety of routes for walking, cycling, passenger transport and motor vehicles. These policies align with and support the safe system and multi modal priorities of the GPS, as elaborated on in section 4.1 of this submission.

The Transport Agency also welcomes the inclusion of provisions which recognise and provide for the effects of residential growth on existing networks as a result of increased traffic. The Transport Agency is supportive of the proposed draft objectives and policies as outlined in '*Appendix C Proposed Additions to NPDP*'.

The Transport Agency notes that the proposed residential zoning is not directly adjacent to SH3. Therefore, noise sensitive activities such as dwellings, which can suffer reverse sensitivity effects from State Highways, would not incur such effects as a result of the proposed rezoning.

The Transport Agency does consider there to be challenges affecting the proposed land use change with respect to road user safety and accessibility. Specifically, it is considered that the SH3/Raleigh Street intersection is operating above capacity and is subject to safety risks. The additional information outlined in Section 4.2 of this submission is required to ascertain the full extent of these capacity and safety constraints.

The Transport Agency is in the detailed business case process for the delivery of an upgrade to the intersection of SH3/Tate Road intersection in the form of a roundabout, which would improve both capacity and safety. Under this scenario,



the SH3/Raleigh Street intersection would be closed. However, the Transport Agency is not yet in a position to upgrade the intersection and any upgrade would not likely occur until 2022 or later. It is important to note that although this upgrade is likely, delivery cannot be guaranteed with certainty, which is a risk that the applicant and Council will need to take into account.

The Transport Agency considers that the additional traffic generation associated with the proposed land use change would exacerbate safety and efficiency issues on the State Highway network, and that these effects need to be addressed through the plan change provisions. The Transport Agency considers that development within the structure plan area should not proceed until adequate infrastructure is in place at the Tate Road/SH3 intersection.

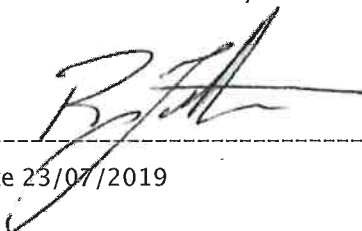
In terms of relief sought, the Transport Agency considers that any application for subdivision or development in the structure plan area should incur non-complying activity status until the roundabout at the SH3/Tate Road intersection is delivered. The Transport Agency considers that post delivery of this upgrade, subdivision should revert to restricted discretionary activity status. The plan change should also include supporting assessment criteria that prompt consideration of whether the SH3 intersection is at a standard that can safely and efficiently accommodate the additional traffic. To this end, we wish to work with the applicant and Council to agree on appropriate plan change provisions.

**4.4 The Agency seeks the following decision from the New Plymouth District Council:**

That Proposed PC 49 be approved subject to the aforementioned amendments (or amendments to the same effect).

**5 The Agency does wish to be heard in support of this submission.**

Signed by Rodney Albertyn  
Senior Planner, Consents and Approvals  
Pursuant to the Authority of the NZ Transport Agency



-----  
Date 23/07/2019

Manukorihi Hapū  
C/- PO Box 155  
Waitara

23 July 2019

District Planning Team  
New Plymouth District Council  
Private Bag 2025  
New Plymouth 4340

Attention: Juliet Johnston

By email: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**PRIVATE PLAN CHANGE PPC18/00049 – REZONING OF LAND IN JOHNSTON STREET, WAITARA – MANUKORIHI HAPŪ SUBMISSION**

Tēnā koe Juliet,

1. On behalf of Manukorihi Hapū, we appreciate the opportunity to provide a submission on Private Plan Change PPC18/00049.

**Introduction – Manukorihi Hapū**

2. Manukorihi Hapū is a hapū of Te Atiawa Iwi ('Te Atiawa') and exercise mana whenua (authority) over the ancestral lands, waters, taonga species, wāhi tapu and wāhi taonga within the rohe (area of interest) which the proposed private plan change is located within.

**Submission on the proposed Private Plan Change**

3. Manukorihi Hapū has reviewed the proposed private plan change documents and in accordance Schedule 1 of the Resource Management Act 1991 we make this submission.
4. This is a submission on a change to the following plan, being a private plan change request: Proposed private plan change PPC18/00049 (Johnston Street, Waitara Rezoning) ('the proposal') to the Operative New Plymouth District Plan (District Plan).
5. Manukorihi Hapū could not gain an advantage in trade competition through this submission.
6. The specific provisions of the proposal that this submission relates to is the proposal in its entirety.
7. Whilst Manukorihi Hapū does not have an in-principle objection to growth, it is considered that any significant residential development should be provided for in appropriate locations by way of appropriate methods.
8. The proposal will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:
  - Cultural effects – limited consultation has been undertaken by the applicant to define the cultural values associated with the application site including engaging Manukorihi Hapū to provide expert cultural evidence. The unnamed stream that crosses the application site is



a tributary of the Waitara Awa and forms Statutory Acknowledgement to Te Atiawa and Manukorihi Hapū.

- Environmental and social effects including ecological effects
- Amenity values, landscape (including visual) and rural character effects
- Traffic and transport effects including accessibility and connectivity
- Infrastructure, services and community infrastructure effects
- Stormwater, wastewater and water effects – significant concerns about the proposed disposal of stormwater directly to the unnamed stream
- Earthworks and construction effects
- Cumulative effects.

9. The proposal's adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.
10. As mentioned previously, there has been a lack of proper or any meaningful consultation with tangata whenua; nor engagement of iwi/ hapū to provide expert cultural advice.
11. Manukorihi Hapū seek the following decision from the local planning authority: that the proposed private plan change be declined/ rejected in its entirety.
12. If others make a similar submission, Manukorihi Hapū will consider presenting a joint case with them at a hearing.
13. Manukorihi Hapū support Te Kotahitanga o Te Atiawa Trust's submission.

#### **Conclusion**

14. Manukorihi Hapū wishes to be heard in relation to this submission. If others make a similar submission, Manukorihi Hapū will consider presenting a joint case with them at a hearing.

Heoi ano me nga mihi

**Pat Bodger**  
Chairperson  
Manukorihi Hapū

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 4340

Number of additional  
sheets attached

Attention: District Planning Team



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

1. Full name of submitter (please print): Jordan Family Trust

2. Private Plan Change number: PPC18/00049

3. Plan Change name: Johnston Street, Waitara 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.)

Johnston St, Waitara Rezoning

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.)

see attached



Name of Submitter: Jordan Family Trust  
Private Plan Change number: PPC18/00049  
Plan Change Name: Johnston Street, Waitara Rezoning

We support the rezoning of land in Johnston Street under the above private plan.

We believe that there is a shortage of available residential sections for sale and that the proposed change will benefit the community by making more land available for new housing.

We further believe that NPDC should take the opportunity to rezone not only this piece of land but also the land marked in black the plan attached into residential. This is a great opportunity for the Council to look forward and make available land for residential growth now. New Plymouth is growing North and it makes real sense to have Waitara grow towards New Plymouth.

There is real benefit is utilising the existing utility services in the area and we also understand that the land is outside of the potential flood zone which many properties in Waitara are subject to.

This land is already held in smaller blocks and adjoins residential land. The benefit of rezoning at this time is that the land is held by two owners. Whilst it may not be ideal to rezone now, the next revisit of the District Plan is unlikely to be less than 10 years away which will restrict growth south of Waitara for possibly 15- 20 years. The other alternative is growth north which would mean the development of all new infrastructure for utilities – south the infrastructure is already in place.

We also note that part of the land is currently designated Future Urban Development so it would make sense to rezone this land to residential at the same time that the Johnston St Land is rezoned.

We are happy to talk to our submission.

Address for service of submitter:  
C/- PO Box 145  
New Plymouth 4312



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Web Viewer™



NEW PLYMOUTH  
DISTRICT COUNCIL  
newplymouthnz.com



NPDC |

Date: 22 July, 2019

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DISCLAIMER: NPDC assumes no responsibility for the completeness or accuracy of the data displayed on the plot. To be used for indicative purposes only.

Map Author: NPDC



23 July 2019

District Planning Team  
New Plymouth District Council  
Private Bag 2025  
New Plymouth 4340

Attention: Juliet Johnston

By email: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**PRIVATE PLAN CHANGE PPC18/00049 – REZONING OF LAND IN JOHNSTON STREET, WAITARA – TE KOTAHITANGA O TE ATIAWA TRUST SUBMISSION**

Tēnā koe Juliet,

1. On behalf of Te Kotahitanga o Te Atiawa Trust ('Te Kotahitanga') and Manukorihi and Otaraua Hapū, we appreciate the opportunity to provide a submission on Private Plan Change PPC18/00049.

**Introduction – Te Atiawa**

2. Te Atiawa Iwi ('Te Atiawa') exercise mana whenua (authority) over the ancestral lands, waters, taonga species, wāhi tapu and wāhi taonga within the Te Atiawa rohe (area of interest) which extends from Te Rau o Te Huia along the coast to the Herekawe Stream, inland to Maunga Taranaki and offshore out to 12 nautical miles. Te Atiawa has occupied this rohe for centuries.
3. Te Kotahitanga is the governance entity for the iwi of Te Atiawa (Taranaki) and has a responsibility to ensure that the interests of Te Atiawa are safe-guarded. This includes considering the extent to which proposed policy may impact on the historical, cultural and spiritual interests of Te Atiawa within its rohe and those areas under statutory acknowledgement and/ or Te Atiawa Iwi Claims Settlement Act 2016.
4. Te Atiawa has rights and interests including, but not limited to:
  - a) Rights and interests arising under the Te Atiawa Iwi Claims Settlement Act 2016;
  - b) Te Atiawa Iwi Environmental Management Plan ('IEMP') – *Tai Whenua, Tai Tangata, Tai Ao*.
  - c) Rights and interests
    - o according to tikanga and customary law;
    - o arising from the common law (including the common law relating to aboriginal title and customary law); and
    - o under Te Tiriti o Waitangi and its principles.
5. Te Atiawa seek to ensure that these rights and interests are recognised in proposed Council policy and there is alignment with the outcomes of Te Atiawa's key iwi documents:
  - a) Te Atiawa Iwi Claims Settlement Act 2016; and

b) *Tai Whenua, Tai Tangata, Tai Ao.*

**Submission on the proposed Private Plan Change**

6. Te Kotahitanga has reviewed the proposed private plan change documents and in accordance Schedule 1 of the Resource Management Act 1991 we make this submission.
7. This is a submission on a change to the following plan, being a private plan change request: Proposed private plan change PPC18/00049 (Johnston Street, Waitara Rezoning) ('the proposal') to the Operative New Plymouth District Plan (District Plan).
8. Te Kotahitanga could not gain an advantage in trade competition through this submission.
9. The specific provisions of the proposal that this submission relates to is the proposal in its entirety.
10. Whilst Te Kotahitanga does not have an in-principle objection to growth, it is considered that any significant residential development should be provided for in appropriate locations by way of appropriate methods.
11. The proposal is not the most appropriate or suitable way to achieve the purpose and principles of the Resource Management Act 1991 ('the Act') or the stated objectives of the proposal or the objectives of the District Plan.
12. The proposal is not designed to accord with and assist the territorial authority to carry out its functions in order to achieve the purpose of the Act.
13. The proposal will not properly give effect to, and is contrary to and inconsistent with, the National Policy Statements for Urban Development Capacity and Freshwater Management and the proposed National Policy Statement for Indigenous Biodiversity; Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki; the Land Supply Review 2007-2027 Final Framework for Growth; Waitara Community Board Plan: A Thirty Year Vision; and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.
14. In addition to the above, the proposal would conflict with the objectives of Te Atiawa's iwi environmental management plan – *Tai Whenua, Tai Tangata, Tai Ao.*
15. The proposal will have significant adverse effects on the environment (including the quality of the environment) including (but not necessarily limited to) significant adverse:
  - Cultural effects – the applicant has had limited engagement of iwi and hapū to provide expert cultural advice in relation to the proposal. The unnamed stream that crosses the application site is a tributary of the Waitara Awa and forms Statutory Acknowledgement to Te Atiawa.
  - Environmental and social 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 accessibility and connectivity
  - Infrastructure, services and community infrastructure effects
  - Stormwater, wastewater and water effects – significant concerns about the proposed disposal of stormwater directly to the unnamed stream
  - Agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
  - Reverse sensitivity effects;

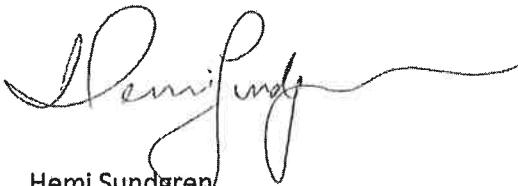


- Earthworks and construction effects;
  - Cumulative effects.
16. The proposal's adverse effects will not be, nor are capable of being, adequately or appropriately avoided, remedied or mitigated.
17. The proposal is not considered to be a sustainable use of the whenua and will not be efficient or effective; neither does it properly consider alternatives. As mentioned previously, there has been a lack of proper or any meaningful consultation with tangata whenua; nor engagement of iwi/ hapū to provide expert cultural advice.
18. The proposal will not achieve sustainable management and is contrary to the purpose and principles of the Act.

### Conclusion

19. Te Kotahitanga and Manukorihi and Otaraua Hapū seek the following decision from the local planning authority: that the proposed private plan change be declined/ rejected in its entirety.
20. Te Kotahitanga wishes to be heard in relation to this submission. If others make a similar submission, Te Kotahitanga will consider presenting a joint case with them at a hearing.

Nāku me ngā mihi  
Te Kotahitanga o Te Atiawa Trust



**Hemi Sundgren**  
Pouwhakahaere/ Chief Executive  
Te Kotahitanga o Te Atiawa Trust