

TABLED DOCUMENT
COLIN COMBER
23/7/2019

**BEFORE THE NEW PLYMOUTH DISTRICT COUNCIL
INDEPENDENT HEARING COMMISSIONERS**

IN THE MATTER OF The Resource Management Act 1991

AND

**IN THE MATTER OF Request for Private Plan Change NPDC PLC18/00048 by Oakura
Farm Park Limited to rezone land at Oakura within the New
Plymouth District**

SUMMARY OF STATEMENT OF EVIDENCE OF COLIN MICHAEL COMBER

1. I am the planning consultant for the applicant, Oakura Farm Park Limited.
2. I drafted, prepared and lodged the Request for Private Plan Change together with the application for variation of Consent Notice 9696907.4 - ref: NPDC PLC18/00048.
3. I was initially engaged by the applicant in early 2017 and have worked on the proposal since that time, working with and alongside the various experts engaged by the applicant and that have given evidence to the Commission.
4. I am familiar with the subject property having made a number of walk-over visits since the commencement of the project.
5. Through my work as a policy planner of approximately 20 years employed by the New Plymouth District Council I have a good understanding of the planning issues touching upon the Oakura community, the township and its environs.
6. My relationship as a planner with the Mana Whenua through Ngati Tairi Hapu, and Kaumatua Mr Keith Manukonga, dates back to the early 1990's. I have a good understanding of Hapu resource management concerns and aspirations. My relationship with Taranaki Iwi is limited to more recent times and through Te Kahui o Taranaki.
7. The Commissioner and your Advisor (Mr Coffin) have had the opportunity to read the application and my statement of evidence. You have heard and received my supplementary evidence today.
8. You have read the various assessments and reports of the various experts that have been engaged by the applicant and have heard listened to their evidence.
9. Much has been written. There is much to read.
10. I propose to provide a summary of my evidence through a series of PowerPoint slides a copy of which is **attached**.
11. The purpose of this Request is to rezone some 58ha of land at Oakura for residential and rural lifestyle living. Part of the land, which is located at the south eastern urban edge of the Oakura township has been identified in the Operative District Plan for future urban development (FUD). Having the land available in one ownership, with the owner having experience in urban and rural urban land development presents an almost unique opportunity in the District. The land is available, suitable and the urban expansion is logical.

The proposal is timely, forward-looking, can be staged to meet community needs over the long term.

12. The Request proposes the subdivision and development to be undertaken through the mechanism of a Structure Plan within the framework of the Operative District Plan. This will enable certainty of outcomes. The Structure Plan is based on a site-specific design-led approach utilising land beyond the FUD Area. This planning approach has resulted in a comprehensive and integrated urban design which addresses transportation connections and accessibility, provision for active modes (walking, cycling and equestrian), provision of infrastructure, the natural environment and rural lifestyle.

13. Technical investigations to assess site suitability for the proposed development have been undertaken. These assessments included ecology, archaeology, landscape and visual impact, suitability of ground conditions for development, availability of water supply and wastewater, stormwater disposal, traffic impact and noise attenuation of state highway traffic noise. Any issues in respect of ecology, archaeology, water, wastewater and stormwater noise and attenuation of state highway traffic noise are considered to be minor or less than minor and can be addressed through mitigations. Issues relating to landscape and visual impact, and traffic impact, have been identified by the Council's peer reviewers. The outcome of conferencing by the respective experts to agree on the assessment of issues and the proposing of mitigations is awaited.

14. Council estimates of lot yield on future growth land at Oakura have been examined and the information refined based on land contour data. This has resulted in a refinement of what was an overestimation. Using the same methodology, the lot yield for the proposed structure plan area has been revised down to 316 Residential lots. Rural lifestyle remains at 12-14 lots. Council's Technical Advice in respect of available water supply capacity has also been assessed. The Applicant's advisers have concluded there is sufficient proven aquifer capacity to service, with on-demand water supply, 248 residential lots within the Structure Plan Area. The remaining residential 68 lots and all the rural lifestyle lots could have their potable water supply meet from dwelling rainwater harvesting and storage. Council is schedule to investigate the availability of additional aquifer capacity over the next 2-3 years.

15. Submitters concerns have been carefully considered and mitigations proposed where appropriate. These include proposing local road access from SH45 and the bridal trail network being extended to the SH45/Wairau Rd intersection. Submitters concerns regarding increased stormwater discharge at the beach and lower lying sections in the vicinity suggest a pre-existing issue with Council's stormwater network that discharges to a natural watercourse. Stormwater discharge to watercourses within the Structure Plan area will be attenuated with design for hydraulic neutrality at pre-development levels.

16. Tangata Whenua and Mana Whenua environmental and cultural interests have been recognised, taken into account and concerns responded to.

17. Having regard to the available evidence, an assessment of this Request against the provisions of Part 2 RMA leads me to conclude that the granting of approval is both appropriate and necessary to provide additional urban development capacity of serviced land for residential and lifestyle settlement at Oakura. The s42A Report, authored by Council officers recommends approval but limited to 167 lots. It is my view that an approval of the 316-lot proposal as Requested is entirely appropriate. If, in the meantime, the water supply proves to be a development constraint, a discretionary rule mechanism to restrict development to 248 lots until such time as an adequate and sustainable water supply is proven and available would be appropriate statutory intervention.

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Colin Comber
23 July 2019

Highlights of Evidence PLC048

Colin M Comber MPNZI
23 July 2019

1

The Planning Approach

- The Foundation
- The Reasons
- The Vision

2

The Foundation

Objective 23

That land identified for future urban use is comprehensively planned to facilitate an integrated approach to land development while addressing site specific issues to provide for accessible, connected, efficient, liveable communities and coherent urban spaces.

ODP - Management Strategy - Vol 1 pg. 126

3

The Foundation - contd

Policy 23.1

To control the design and layout of future urban areas through structure plans to allow for the comprehensive development of the area by ensuring:

- a) The type, location and density of the development is suitable for the site;*
- b) Infrastructure is provided in a co-ordinated manner by considering location, type and staging;*
- c) The development considers topography and minimises changes to landform;*
- d) That the constraints are identified and managed to ensure resilient and safe communities.*
- e) Interfaces with surrounding land-uses are assessed and adverse effects are mitigated;*
- f) Open space, parks and esplanade reserves or strips are provided for;*
- g) Connectivity and accessible urban form is provided for; and*
- h) That special features are recognised and that those features of particular significance are protected.*

ODP - Management Strategy - Vol 1 pg. 126

4

The Foundation - contd

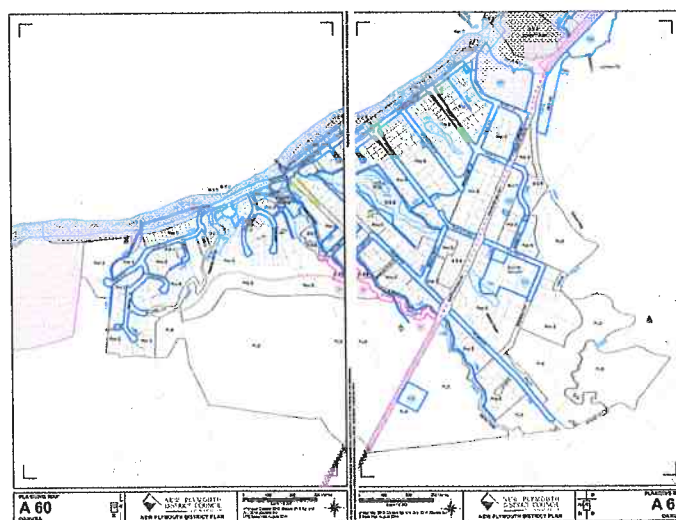
Method of Implementation

23.1 Rules requiring development and subdivision to be undertaken in accordance with the relevant structure plan.

ODP - Management Strategy - Vol 1 pg. 126

5

The Starting Position



6

FUD SOUTH - updated



7

Option 2

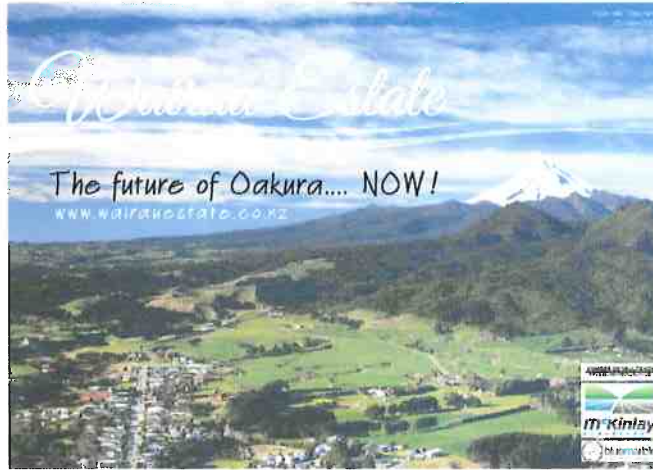
(Request PPC 48- para 4.3.4.1 pg. 23



8

Vision & Structure

(Request PPC 48 – Appendix 3.1)



9

Vision & Structure

(Request PPC 48 – Appendix 3.1)

The plan for the new road network is the central element of the vision for the new development. It will provide a high quality, safe and secure environment for the future of the area. The plan is based on the principles of sustainable development and will provide a high quality, safe and secure environment for the future of the area. The plan is based on the principles of sustainable development and will provide a high quality, safe and secure environment for the future of the area.



Connected

10

Vision & Structure

(Request PPC 48 – Appendix 3.1)

Water features will be incorporated into the landscape design to enhance the visual appeal of the site. The water features will be designed to be both functional and aesthetically pleasing. The water features will be designed to be both functional and aesthetically pleasing.

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Accessible

11

Vision & Structure

(Request PPC 48 – Appendix 3.1)

The design concept for this site is to create a walkable community. The design concept for this site is to create a walkable community. The design concept for this site is to create a walkable community.

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Walkable

12

Vision & Structure

(Request PPC 48 – Appendix 3.1)

Over the next several years, the community will be looking for the best of the horse world and the most beautiful views of nature to be enjoyed in the heart of the city.

For this, the community will be looking for the best of the horse world and the most beautiful views of nature to be enjoyed in the heart of the city.

The vision of the community is to provide a lifestyle that is both active and relaxing, with a focus on the horse world and the most beautiful views of nature to be enjoyed in the heart of the city.

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Equestrian Lifestyle

15

Vision & Structure

(Request PPC 48 – Appendix 3.1)

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Liveable

16

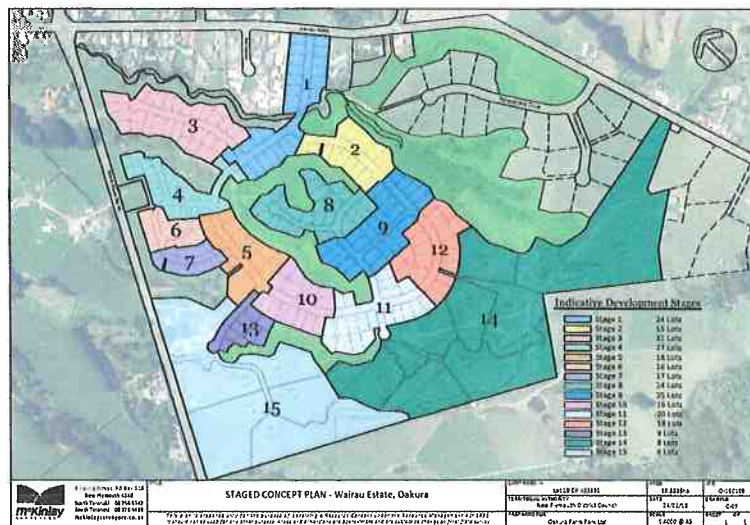
Reasons

(Request PPC 48 – para 2.2, pgs. 13-16)

- Available – motivated owner, one title, one ownership
- Timely – supply constraint, growth pressures
- Strategic – arterial route - at the cross-roads – tourist loop
- Logical – geo constraints, back from coast, FUD, ext. of services
- Suitable – topography, aspect, 'highest & best use'
- Forward Looking – avoids peri-urban reverse sensitivity
- Addressing Community Needs – serviced land for dwellings, small lots, retire locally, multimodal safety, equestrian, recreation
- Staged Development – supply in response to demand

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Staged Development (Request PPC 48 – para 2.2 pg. 17)



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Growth Pressures

(Request PPC 48 – para 2.2 pg. 17)

- Unmet demand due to supply constraint of available serviced land
- Green School
- Oakura to Pukeiti Shared Trail (walking, biking)
- Business Development

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Green School

(Evidence Statement para 60 pg. 16)

- Standards-based curriculum with environmental focus
- Only second in world (Bali 10yrs)
- Well resourced
- 200 student campus (primary to secondary)
- Private School – Annual Fees NZ16,000 - NZ\$42,000
- Global interest – students NZ26, AU6, INT18; teachers 400 job applns
- Most students will be family based
- Student and Teacher (?mostly families) will require housing
- Oakura is closest township/urban area to school (6km)
- Under construction – opening 2020

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Green School

(Evidence Statement para 60 pg. 16)



21

Green School

(Evidence Statement para 60 pg. 16)

BY THE EDITOR

DAY 1 2019 NORTH KARAWAKI MIDWINTER

Green school gathers global interest

BIENNA MCKENZIE

For Bali's first green school, the idea was simple: to create a school that would be a model for the world. The school, which is now open, has already attracted global interest. The school, which is now open, has already attracted global interest. The school, which is now open, has already attracted global interest.

Teacher Dr. [Name] and staff members are seen at the school. The school is a model for the world.

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Green School

(Evidence Statement para 60 pg. 16)

'Due to the overwhelming interest in Green School from families with children aged 12-14, we will now be offering places for years 9 and 10 in 2020! This means we will be catering for years 1 right through to 11 when we open in February 2020.'

'We're very excited to announce that stage one of the construction of our campus buildings has also begun. This will include three learning pods, a two-storey building that will act as a multi-purpose resource centre, as well as a services building located at the school's entrance. Our campus will continue to evolve from here, as our community grows.' *Green School Newsletter 22/7/2019*

23

Oakura to Pukeiti Shared Pathway

(Evidence Statement para 64 pg. 17)



24

Business Growth (Evidence Statement para 60 pg. 16)



25

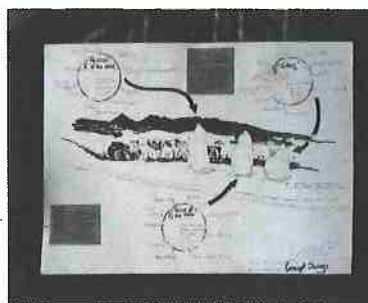
Business Growth (Evidence Statement para 60 pg. 16)



26

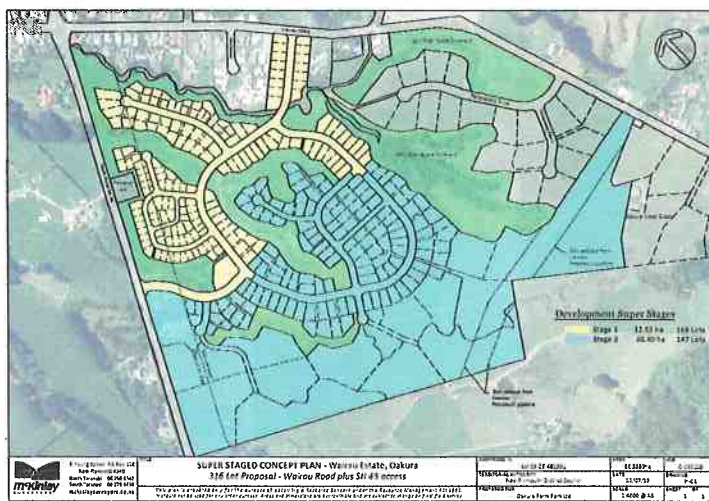
The Stone Carving

(Evidence Statement – Appendix K – pg.81)



27

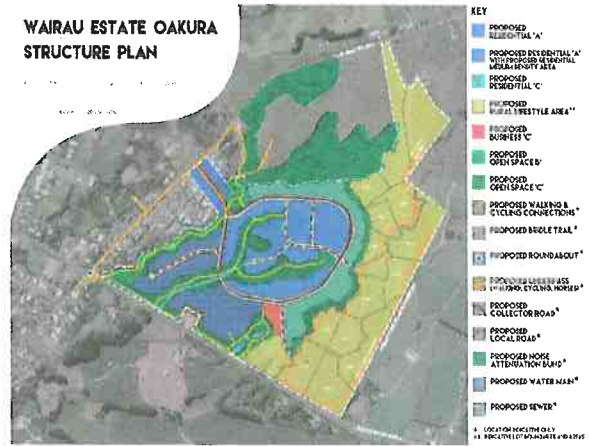
316 Lot Proposal



28

Wairau Estate Structure Plan

(as publicly notified)



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Conclusions

The Request satisfies the requirements of Part II RMA and the broad assessment required against:

- s5 Purpose
- s6 Matters of National Importance
- s7 Others Matters
- s8 Treaty of Waitangi

Request PPC048 – Section 6.4 pgs 69-72

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Conclusions

“The land identified for future urban use is comprehensively planned to facilitate an integrated approach to land development and has addressed site specific issues to provide for an accessible, connected, efficient, liveable community with coherent urban spaces.”

(after Objective 23)