

Private Plan Change PPC18/00048

Wairau Road, Oakura Rezoning

Updated October 2018

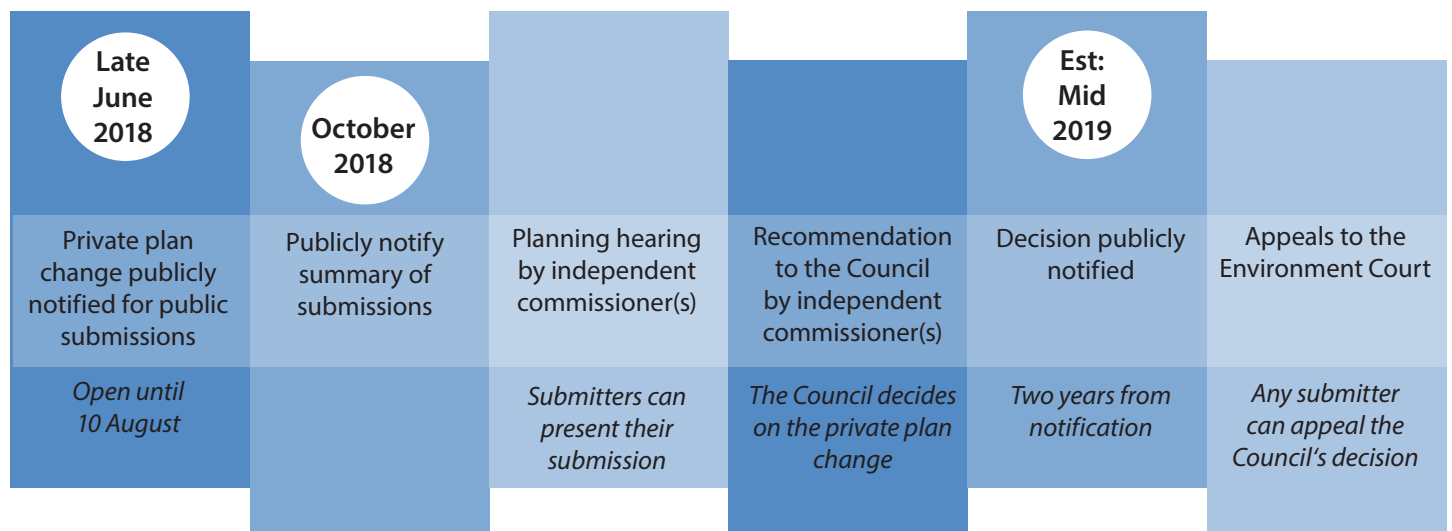
The Private Plan Change is seeking to rezone land

An application has been lodged for a private plan change to the Operative District Plan. The application seeks to rezone approximately 58ha of land on the southern side of Oakura from Rural Environment Area (with part Future Urban Development overlay) to a range of zonings, including residential, business, rural lifestyle and open space. The request also introduces a structure plan and new provisions to manage subdivision and development for this land.

The new development would be accessed via a new road off Wairau Road and the existing intersection at SH43/Wairau Road is proposed to be upgraded in the future with a new roundabout. The houses are proposed to connect to the Oakura water and wastewater service reticulation network through an extension to this network. The proposal entails a staged development which could take a number of years to be fully developed.

Where we are at

The application is now following the process for private plan changes as set out in the Resource Management Act. The Council has now publicly notified the summary of submissions that were received on the application. Refer to the diagram below that shows the steps the private plan change will go through.



Are you thinking about making a further submission?

Be sure to get your submission to the Council by **5pm on Monday 15 October**.

Don't forget!

You will need to serve a copy of your further submission to the person who made the original submission.

A further submission can be made in support of, or in opposition to, the submissions received and must not raise new points. Further submissions must be in writing and be in the manner prescribed in Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003.

The following persons may make a further submission, in the prescribed form:

- Any person representing a relevant aspect of the public interest; and
- Any person who has an interest in the plan change greater than the interest that the general public has; and
- The local authority itself.

What are the zones that will apply?

The changes in zoning proposed in the application are as follows:

- Residential Environment Areas (proposed Residential A, C and Medium Density) where the applicant proposes to create 395 residential lots ranging in size from 300m² to 700m².
- The introduction of a Rural Lifestyle Area where 12 lifestyle sections are proposed to act as a buffer between the residential sections and the rural land. The application indicates these can be for equestrian lifestyle living.
- An Open Space B and C Environment Area for local parks and natural spaces.
- A Business 'C' Environment Area for a small business area.

Subdivision and development is proposed to be managed using a combination of a proposed structure plan (as shown overleaf) and a specific suite of new rules and standards. The structure plan also details the proposed roading, servicing and walking/cycling/equestrian trails. Refer to the map below.

What rules are changing?

The application also requests that specific rules would apply to the plan change area which differ from the standard residential and rural rules. The most notable rule changes sought are:

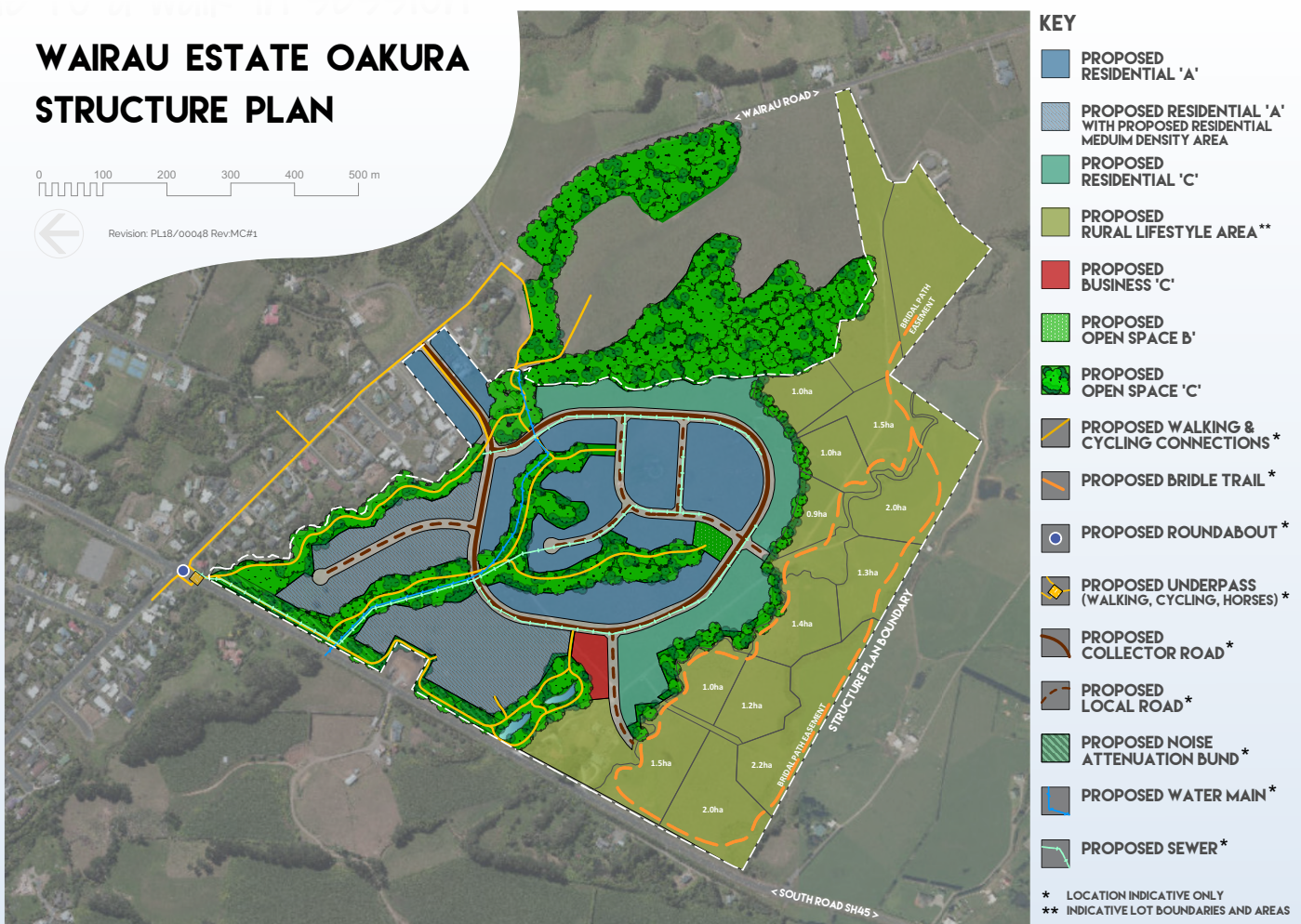
- The minimum lot size down to which a site can be subdivided. These vary between the zones between 300m² and 700m² (700m² current rule).
- A decrease in the maximum height a building can go to from 5m and 6m (9m under the current residential rule).
- An increase to the area of the site that can be covered by a building to 55 per cent (35 per cent and 50 per cent under the current residential rules).
- The introduction of rules to control external cladding reflectivity on buildings, so they have low reflectivity.
- Specific rules on how the proposed rural lifestyles areas can be developed.

WAIRAU ESTATE OAKURA STRUCTURE PLAN

0 100 200 300 400 500 m



Revision: PL18/00048 Rev/MC#1



KEY

- PROPOSED RESIDENTIAL 'A'
- PROPOSED RESIDENTIAL 'A' WITH PROPOSED RESIDENTIAL MEDIUM DENSITY AREA
- PROPOSED RESIDENTIAL 'C'
- PROPOSED RURAL LIFESTYLE AREA **
- PROPOSED BUSINESS 'C'
- PROPOSED OPEN SPACE B'
- PROPOSED OPEN SPACE 'C'
- PROPOSED WALKING & CYCLING CONNECTIONS *
- PROPOSED BRIDLE TRAIL *
- PROPOSED ROUNDABOUT *
- PROPOSED UNDERPASS (WALKING, CYCLING, HORSES) *
- PROPOSED COLLECTOR ROAD *
- PROPOSED LOCAL ROAD *
- PROPOSED NOISE ATTENUATION BUND *
- PROPOSED WATER MAIN *
- PROPOSED SEWER *

* LOCATION INDICATIVE ONLY
** INDICATIVE LOT BOUNDARIES AND AREAS



Mountain to Sea
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