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Submission against McKie Subdivision Denise.docx



BEFORE THE INDEPENDENT HEARING
COMMISSIONERS APPOINTED BY NEW PLYMOUTH
DISTRICT COUNCIL

PPC18/00048

Under the Resource Management Act 1991
(RMA)

In the matter of an application by Oakura Farm Park
Ltd to vary or cancel Condition 4
Of Consent Notice Instrument No 9696907.4
on Lot 29 DP 497629

And

In the matter of Proposed Private Plan Change 48 to
the New Plymouth District Plan
Requested by Oakura Farm Park Ltd for the
proposed rezoning of land
At Wairau Road, Oakura

Statement of Evidence – Denise Mary Novak

20 July 2019

INTRODUCTION

My name is Denise Novak.

I was an Oakura resident/ratepayer for 35 years from
1970 - 2005.

In that time I was heavily involved in the Community.

OAKURA

The first Oakura District Plan came into effect in the late 80s. This was when Oakura was a part of The North Taranaki District Council. Consultation was carried out by Becca Carter Hollings & Ferner. I took part in the process.

It was written in this Plan:

TO PROTECT THE VIEWS FROM THE KAITAKE RANGES TO THE SEA AND
FROM THE SEA TO THE RANGES

This was then carried into the 2005 New Plymouth District Plan and the now present Structure Plan.

Nearly 30 years of vision and protection of Ranges and Sea which could be undone by a proposed hideous subdivision that strikes the jugular of a small Village and the visual beauty of the famous Surf highway 45.

It is also interesting, in 2016 NPDC took part in a Survey by 4 Sight

Consulting Auckland, who were commissioned by the Ministry of the Environment on Resource Management- National Planning Template.

NPDC expressed that Mt Taranaki, Pouakai and The Kaitake Ranges are significant natural features of the province and the threats to these include:

Browsing domestic stock, pest animals and weed incursion.

If You allow 400 plus residential sections in this area and here comes 200 dogs

200 cats and the odd goat.

OAKURA GROWTH

There is no doubt Oakura will grow. It was always known the growth would be on the seaward side

Of Oakura. I support any proposed subdivision on the seaward side of Oakura such as the

Cunningham/Holden approved subdivisions as it fits within The District Plan and contour of the land.

CONCLUSION

Commissioners

~~I have a problem with Planners and their respect of The District Plan. We should not have come this far if the existing District Plan was adhered to. What is the point of all the consultation for a District Plan if it is not implemented properly by the Planners of our Council.~~

It is easy for a Developer to rock up to a Council with a Glossy Plan. Verbally give assurances of what would be done, with not much data to back it up, and if approved a Village such as ours, are left with the fallout like Stormwater, roading, schooling and plain ugliness.

Oakura is unique. Nestled under the Kaitakes, the Beach and surrounds are respected and loved by many. Not only existing residents but national and international visitors and generations of Taranaki Families.

These slopes, in question, form a buffer to the bush covered slopes of the National Park and are more sensitive to development as they can be seen from afar due to elevation.

I strongly oppose this Development and request The Oakura Farm Park rezoning application at Wairau Road, Oakura be declined in its entirety.

Thank you for your time.