

**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 Oākura Farm  
Park Limited 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 Oākura Farm Park  
Limited for the proposed rezoning  
of land at Wairau Road, Oākura

Submission – Tanya Rae Hansen

24th July 2019

## Introduction

1. My Name is Tanya Rae Hansen, I hold a Bachelor of Science in Environmental Science and Project Management from the University of Canterbury. I have been a practising environmental planner for the past 10 years.
2. I have undertaken planning work for a wide range of local authority, private sector clients throughout New Zealand across a wide variety of sectors. During my career I have been involved in a number of subdivision consents and private plan change processes.
3. I grew up in Oakura, attended Oakura Primary School and after completing university, travelling and working outside of the Region, moved back to Oakura in 2015 to settle down as it is where I want to raise my family. This is the place I connect with and consider home and I am an active walker, horse rider and enjoy the surf.

## Considerations

4. In preparing this submission I have considered the Regional Policy Statement for Taranaki, The Operative New Plymouth District Plan, The Oakura Structure Plan, the Request for Private Plan Change and Application to Vary Consent Notice 9696907.4, Council's Section 42a Report on the application request.

## The Site and Oakura Environment

5. The site and immediate environment are generally well described in the Section 42a Report including the planning history.
6. I would add that Oakura is a coastal community uniquely positioned at the closest point between the Egmont National Park and the Tasman Sea. The connection between the sea and the National Park is in my opinion, the main contributing factor to Oakura's sense of place. The village attracts people to move here because of the rural residential lifestyle it offers bikers, walkers, beach goers, horse riders and recreational enthusiasts. The recreational areas all closely connected

and accessible are highly enjoyed by residents and visitors along with the sense of space around the village.

7. I supported the Paddocks subdivision as it was consistent with the village feel and provided for beautiful properties amongst a rural landscape, the use of existing services and connectivity through offering new walkways.
8. I feel the proposed Oakura Farm Park Plan Change does not align with the Oakura Village character. Furthermore, the application does not provide sufficient information on how the development will address stormwater quality, education, water modelling, traffic effects, reverse sensitivity effects, landscape effects or ecological effects.

#### Subdivision

9. Subdivision such as the existing paddocks development is in fitting with the Oakura landscape and community. The protection of the open landscape and the preservation of rural appearances was secured by a consent notice over Lot 29. I have a number of friends who have purchased land within this development due to the certainty of view shafts and the rural open landscape being protected.
10. Lot 29 remains a dairy farm, which thereby maintains rural character and spaciousness of the area; it was specifically created as part of a comprehensive development to maintain both productive land use as well as rural character consistent with the Oakura Village feel.
11. The paddocks was a contentious subdivision application at the time and this consent notice provided the many submitters and the wider community with a high level of certainty as to the future of Lot 29 and Mr McKie's obligations with respect to the land.

12. I note that Mr Bain's argument in the application documentation reads:

*"My assessment of the significance of the 'farm lot' 29 is not the same as when this land was discussed in the 2010 paddocks application. At that time, the role of Lot 29 was considered important for maintaining rural spaciousness for the area generally, and the view from SH45 specifically. Rural spaciousness generally, is now to some extent altered by the inclusion of the paddocks development, albeit in my assessment they are the greatest beneficiaries of Lot 29's spaciousness, and therefore are potentially most affected by its change. In terms of the consent Notice, I consider that with regard to rural character, its role has changed from that intended."*

13. I do not accept Mr Bain's argument. The physical development of the Paddocks subdivision cannot be considered as a change in circumstances to justify the variation of the consent notice. The paddocks subdivision including the requirement for the consent notice and the subdivisions effects on the environment, all became part of the existing environment in 2010 and nothing has changed from this. I have been involved in consenting subdivisions all around New Zealand and a no further subdivision consent notice has been standard practice as a mitigation measure to protect the rural landscape whilst promoting lifestyle subdivision.

14. I do recognise that times change and as Taranaki grows, more land will need to become available for development. I therefore support subdividing the subject land into rural residential scale lots with the no-further subdivision consent notice going onto each of the new rural residential type lots. This would allow some development, but also will protect the view shafts from those that purchased in the paddocks subdivision, and will not put unnecessary pressure on the school and existing services and roading networks.

15. There was a farm park development up Surrey Hill Road that was undertaken approximately 10 years ago, all of these lots are subdivided

down to 4 hectare lots with a no further subdivision covenant registered on each Title. This successfully worked in allowing lifestyle type development in Oakura whilst being consistent with the village feel, providing shared walk ways and allowing open space to be maintained.

#### Is more land needed for subdivision in Oakura

16. The 2019 Draft NPDC Housing and Business Development capacity Assessment 2019 assesses the anticipated demand for new housing in Oakura for the next 30 years to be 210 dwellings. In my opinion, this development would be more suitably located on the seaward side of the main road within the existing Holden and Cunningham approved subdivision development.
17. If you look at the subdivision of land in other areas such as Mt Manganui, Papamora, Raglan and coastal communities, development typically occurs on the seaward side of the main road. People want to live close to the coast and this is what the Oakura village offers.
18. Looking at the land currently consented and available for subdivision within the Holden and Cunningham development on the seaward side of the main road, it is clear that the proposed plan change is not needed. Further to this, this land is on the seaward side of the state highway and is a more appropriate location for residential type development.
19. I do support the 58 hectares subject to this proposed plan change be subdivided into 15 x 3 - 4 hectare lots for rural-residential type development. There is a requirement for additional rural-residential lots in Oakura and the land on the mountain side of SH45 is suitably located for this. The Rural-Residential type development would also protect the rural landscape, visual and amenity effects and be in fitting with the current Oakura village feel.

#### Oakura Community

20. I have been involved in many District Council hearing and plan change processes in my career and thought it was worth noting that the 396

submissions in opposition of the request represents what I believe to be an unprecedented response to a resource management matter in Taranaki. As a general comparison, in 2015 the South Taranaki District Council received 101 submissions on their entire District Plan Review. In 2016 the Taranaki Regional Council received 61 submissions on their proposed Regional Coastal Plan. The community response to the application and request demonstrates that the community strongly believe the proposal does not align with the community vision for Oakura which I hope you Mr Commissioner take into consideration.

21. Growing up in Oakura, I appreciate the village is growing and times are changing. I can see there is a need for further residential development in the village over the next 30 years but see this best located on the seaward side of the main road.

22. I request the Oakura Farm Park Ltd request to rezone land at Wairau Road be declined, or as outlined above, approved for rural-residential development of the 58 hectares that forms part of this plan change into 15 x 3-4 hectare allotments, with a mixed use trail for horse riders, bikers and dog walkers that leads down to the Oakura beach area. This will be in fitting with the current village feel and will promote connectivity between the rural residential and residential areas in Oakura.