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-6 JUL 2018

Form 5

Submission No:  
(Office Use Only)

1

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 4342

Number of additional  
sheets attached

0

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. Please use separate submission forms for different Plan Changes.

1. Full name of submitter (please print): PAUL ANDRE LAVOPIERRE

2. Private Plan Change number: PPC18/00048

3. Private Plan Change name: Wairau Road, Oakura 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.)

Diagram 32.1

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 the idea of ~~a~~ equestrian lifestyle blocks with a  
bridle trail + shared arena.  
But I do not believe it is fair to force riders  
onto a busy rural road when there is a  
much safer alternative - There are statistics on  
horses and their riders being injured by cars on  
roads.



Mountain to Sea  
Te Kaunihera-a-Rohe o Ngāmotu  
NEW PLYMOUTH DISTRICT COUNCIL  
newplymouthnz.com

For office use only:  
File No: 2005-2015 District Plan Change PLC18/00048  
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.)

I want to see the esplanade strip alongside the Wairau Stream opened up to horses as well as cyclists and walkers. With appropriate signage and a neighbourhood raised on "Share with Care" principles, the esplanade strip can work for everyone. You have included us in the proposed users of the underpass, so please extend this as a matter of safety + common sense to include the esplanade strip. There are no statistics on horses injuring people on public access ways.

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

*Paul Laroipieme*

4/7/18

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:

1 Kahikatea St. Inglewood.

Telephone No:

021 875 610

Fax No:

-

Email:

hchange@xtra.co.nz

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

Paul Laroipieme

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 4342 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

Form 5

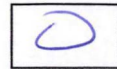
Submission No: **2**  
(Office Use Only)

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 4342

Number of additional sheets attached



Attention: District Planning Team



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1. Full name of submitter (please print): JENNIFER SUSAN LAVOPIERRE

2. Private Plan Change number: PPC18/00048

3. Private Plan Change name: Wairau Road, Oakura 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.)

Diagram 32.1

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 the idea of equestrian lifestyle blocks with a  
bridle trail + shared arena. But I do not believe it is fair  
to force horse riders onto a busy rural road when there is a  
much safer alternative. There are statistics of horses  
and their riders being injured by cars on roads.



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

I want to see the esplanade strip alongside the Wairau Stream opened up to horses as well as cyclists & walkers. With appropriate signage and a neighbourhood raised on "Share with Care" principles, the esplanade strip can work for everyone. You have included us in the proposed users of the underpass so please extend this as a matter of safety & common sense to include the esplanade strip. There are no statistics of horses injuring people on public walkways.

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

Jenny Lavoipierre

4/7/2018

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:

1 Kahikatea Kahikatea St  
Inglewood 4330

Telephone No:

756 7999

Fax No:

—

Email:

nchang@xtra.co.nz

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

JENNY LAVOPIERRE

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.
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Email to: submissions@npdc.govt.nz

Visiting our website: newplymouthnz.com/HaveYourSay

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

**NAME OF SUBMITTER:** *(full name)* Jennifer Elaine Blyde.

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is:

The view up to the Kaitake Ranges is beautiful and should not be turned into housing. The view shaft is very special.

I vehemently oppose 300 sq m sections as part of this development, I would be more supportive if the development included a retirement village, but stand alone 300 sq m sections in what is rural land is outrageous and beyond belief!

Further, it is my understanding that the Developer acquired consent for the 26 lot "Paddocks" subdivision by firstly acquiring a consent for 26 four hectare lots, then presenting a case that it would be better to subdivide 26 x 0.4 hectare lots, and retain the balance of the land for farming use. On this basis, consents from neighbouring affected parties was granted. The Developer now appears to have conveniently forgotten this concept and seeks to develop the farmland into very small lots.

I have been involved in the equestrian community for fifty years and have lived in Oakura for forty odd years. Whilst I applaud provision of equestrian lifestyle blocks, unless the horses have direct access to the main road and beach, there will be serious problems with horses riding through the development to access riding areas (horse dung, traffic and horse issues)

The intersection of Wairau Road and the main highway is already very dangerous due to traffic from many subdivisions up Surrey Hill Road and the recent "Paddocks" subdivision. I have seen the proposed roundabout in the submission, but challenge that there is not enough room to build a roundabout that milk tankers and other large trucks that often drive along the coastal road can easily drive through. The only way this would be possible is if the developer were to purchase all four houses on the corner of the Wairau SH45 intersection to build the roundabout,

The land on the seaside of the main road is far more suitable for subdivision and there is no doubt that in time it will be developed

**I strongly oppose the Plan Change rezoning rural land when there is plenty of land available in Oakura on the sea side of the main road that is available for subdivision.**

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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 waste water 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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

J. Blyde  
Signature of submitter (or person authorised  
to sign on behalf of submitter)

10 July 2018  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 0273557583

Postal address: P O Box 31  
(or alternative method Oakura  
of service under Taranaki 4314  
section 352 of the Act)

Contact person: Jennifer Blyde  
(name and designation,  
if applicable)

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

## 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 4342

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. Please use separate submission forms for different Plan Changes.

1. Full name of submitter (please print): Anna Louise Hinton
2. Private Plan Change number: PPC18/00048
3. Private Plan Change name: Wairau Road, Oakura 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
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 (\*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.)

Diagram 32.1

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 fully support the idea of having equestrian lifestyle blocks that have a shared bridle trail and arena. But I am strongly opposed to the idea of forcing horse riders onto a busy rural rd when there is another safer alternative.



Mountain to Sea  
Te Kaunihera-ā-Rohe o Ngāmotu  
**NEW PLYMOUTH DISTRICT COUNCIL**  
newplymouthnz.com

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File No: 2005-2015 District Plan Change PLC18/00048

Doc No:

Date:

20 JUL 2018



Mountain to Sea  
Te Kaunihera-ā-Rohe o Ngāmotu  
**NEW PLYMOUTH DISTRICT COUNCIL**



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 to see the esplanade strip alongside  
the Wairau river opened up to horses.  
With appropriate signage and a neighbourhood  
raised on sharing principles, the esplanade strip  
can be happily used by everyone. Horse riders have been  
included in the proposed users of the underpass so please  
extend this as a matter of safety and commonsense to  
include the esplanade strip.

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

authton

05/07/18

**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:** 45B Wairau rd, Oakura, New Plymouth

**Telephone No:** 0272010947

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

**Email:** anna-hinton@hotmail.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.
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Visiting our website: [newplymouthnz.com/HaveYourSay](http://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  
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Number of additional  
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Attention: District Planning Team



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1. Full name of submitter (please print): NICOLA ANN LYMB

2. Private Plan Change number: PPC18/00048

3. Private Plan Change name: Wairau Road, Oakura 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)

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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 the idea of equestrian lifestyle blocks with a bridle trail and shared arena.

But I do not believe it is fair to force horse riders onto a busy rural road when there is a much safer alternative.



Mountain to Sea  
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Doc No:  
Date:

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16 JUL 2018



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

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

I want to see the esplanade strip alongside the Wairāu Stream opened up to horses as well as cyclists and walkers. With appropriate signage and a neighbourhood raised on 'Share with Care' principles, the esplanade strip can work for everyone. You have included us in the proposed users of the underpass so please extend this as a matter of safety and common sense to include the esplanade strip. This is a safety issue.

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



8/7/18

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: 289 Surrency Hill Rd. RD4  
New Plymouth. 4374

Telephone No: 027 253 4878 Fax No: \_\_\_\_\_

Email: lumbly@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 I 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@

## 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 4342

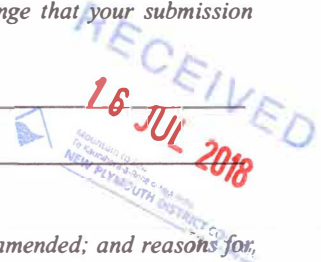
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Attention: District Planning Team



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1. Full name of submitter (please print): Molly Jayne Lumb
2. Private Plan Change number: PPC18/00048
3. Private Plan Change name: Wairau Road, Oakura Rezoning
4. a) Could you gain an advantage in trade competition through this submission? Yes  No
- b) I 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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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.)  
Diagram 32.1
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 the idea of equestrian lifestyle blocks with a bridle trail and shared arena. But I do not believe it is fair to force horse riders onto a busy rural road when there is a much safer alternative.



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

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

I want to see the esplanade strip alongside the wairau stream opened up to horses as well as cyclists and walkers with appropriate signage and neighbourhood raised on 'share with care' principles, the esplanade strip can work for everyone. You have included us in the proposed users of the underpass so please extend this as a matter of safety and common sense. This is a safety issue.

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

Melissa

8/7/18

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: 289 Surrey Hill Road RD4  
New Plymouth 4374

Telephone No: 0272681790 Fax No: \_\_\_\_\_

Email: lumbly@xtra.co.nz

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

Notes to person making submission

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## **SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

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

**TO:** New Plymouth District Council

**NAME OF SUBMITTER:** Paul Joseph Veric

### **INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

### **SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is one that opposes the Plan in its entirety due to the scale of the change not all change. Controlled or measured growth is something that I don't think anyone can be opposed to. After all, all current residents reside as a result of controlled growth. The proposed plan change however, is not in keeping with current growth. It opens up the ability for significant residential development of which the impact is detailed further in this submission.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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 waste water 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I am led to believe the Plan Change contradicts previous and earlier information provided when development of 'The Paddocks' occurred. Accountability to the original purpose/intent and original community acceptance surely counts for something in this day and age?

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

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



Paul Joseph Veric  
16/07/18

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:** paul.veric@gmail.com  
Telephone No: 0275243494

**PHYSICAL ADDRESS**

Paul Veric  
5 Linda St  
Oakura

## Submission on Private Plan Change PLC18/00048 to the New Plymouth District Plan

*Name*

Heelan Tompkins

*Could you gain an advantage in trade competition through this submission?*

No

*Are you directly affected by an effect of the subject matter of the submission that:*

Yes

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

Equestrian /Lifestyle wairau Rd

*My submission is that:*

As an Equestrian "expert" making small sections of less than 5 acres could back fire. Horses need space to not only be kept but also to be ridden. Creating areas to ride on small sections makes for untidy muddy land and skinny horses. The riding trials that were promised in the last subdivision on wairau road of mike mckays and also the subdivision of my other neighbor jeff murrays never eventuated which is fine as i never like the idea of mixing bikes dogs horses and walkers , not a great mix. The current pony club is on a small piece of land , one of the most averages pony clubs around for such an affluent area and trust me ive seen a lot of pony clubs.

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

If a lifestyle /equestrian area is created rather than make a park for birds in the subdivision create a real pony club, on a nice size block to have an arena yards cross country jumps and canter track, so that, all year round kids and adults can enjoy riding their ponies and horses without fear of upsetting the growing population. This then means that you will get away with having small blocks as the land will be able to be used just for grazing. Also the developer should also set a number liumit of stock allowed on each lot. I also own a block at the top of wairau road. I think that if the lifestyle Equestrian is done correctly it would remain with a nice lifestyle feel by the whole road being zoned this , thats both sides of Wairau road to be clear. dont need to speak to anyone but equally happy if im contacted. Think Oakura pony club in the middle of Oakura would make a great playground if the pony club moved to a more user friendly spot!! thanks

*Do you want to speak to the Council in support of your submission?*

No

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

No

*Postal address:*

948 State Highway 5

*Phone:* 011 64 21 389 391

*Email:* naleeh@hotmail.com



## Submission on Private Plan Change PLC18/00048 to the New Plymouth District Plan

*Name*

Trent Tscheuschler

*Could you gain an advantage in trade competition through this submission?*

No

*Are you directly affected by an effect of the subject matter of the submission that:*

Yes

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

Page 9 reference "attenuation bund" which the submission proposes be build adjacent to SH45. Such a bund creates an environmental impairment in a rural setting. Oakura township has a rural country town appearance. Installing a 2-4m bund would remove the rural feel to the adjacent landscape. A bund of this nature is common in dense urban environments and is not keeping with the character of the landscape. I strongly object to the proposal in its existing form. To allow for such a bund to be installed land adjacent to the proposed subdivision would also need to be zoned urban and have an urban setting.

*My submission is that:*

For this reason I strongly oppose the provision and I request a change to the proposal removing the bund and setting the buildings proposed back 80m from SH45 as per NZTA requirements.

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

Request an amendment to the proposal to remove the installation of the attenuation bund and require that the NZTA set back of 80 metres is upheld.

*Do you want to speak to the Council in support of your submission?*

Yes

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

Yes

*Postal address:*

917 South Road, Omata

*Phone:*

011 64 27 565 9571

*Email:*

trent\_markus@hotmail.com

## 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 4342

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. Please use separate submission forms for different Plan Changes.

1. Full name of submitter (please print): KEVIN NIELSEN
2. Private Plan Change number: PPC18/00048
3. Private Plan Change name: Wairau Road, Oakura 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.)  
EQUESTRIAN LIFESTYLE BLOCKS WITH  
A BRIDLE TRAIL AND SHARED  
ARENA IS AN EXCELLENT IDEA.  
HOWEVER HORSE RIDERS SHOULD NOT  
BIE FORCED TO RIDE ON A BUSY  
RURAL ROAD



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

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

I SUPPORT OPENING UP THE ESPLANADE  
STRIP ALONGSIDE THE WAIRAU STREAM  
WITH SHARED ACCESS FOR ALL  
INCLUDING HORSE RIDERS

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



10/7/18

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: 2 17A ADAM LILIE DRIVE  
NEW PLYMOUTH 4312

Telephone No: 06 7695151 Fax No: \_\_\_\_\_

Email: kevin.nielsen@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 4342  
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 4342

Number of additional sheets attached

1

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. Please use separate submission forms for different Plan Changes.

1. Full name of submitter (please print): STUART TINGAL

2. Private Plan Change number: PPC18/00048

3. Private Plan Change name: Wairau Road, Oakura Rezoning

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

b) I am ~~am~~ <sup>am not</sup> 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.)

Specific rules that apply to the plan change area  
ie. the restrictions on building and lot size

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.)

Opposed to the reduction in minimum lot size as  
applied to the plan change area. The small  
lot size proposed and the high density of housing  
this will result in ~~the~~ ~~test:~~ ~~to~~ a dramatic  
change in the nature of the area in close  
proximity to the National Park. The fringes of  
the Oakura village need to reflect existing  
environment.

(continued)  
on other page



For office use only:  
File No: 2005-2015 District Plan Change PLC18/00048  
Doc No:  
Date: **-1 AUG 2018**

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 new rules concerning lot size  
are NOT changed, ie. a minimum  
lot size of 700m<sup>2</sup> remains

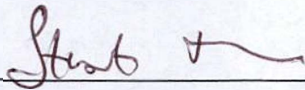
8. Do you wish to be heard in support of your submission?

(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



24.7.18

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: B23 SUTHERLAND RD RD4 NP.

Telephone No: 527 7600

Fax No:

Email:

Contact person: (Name and designation, if applicable): P. V. TINSON owner above property

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 4342  
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

High density development close to the national park is inappropriate.

A larger plot size will mean the future owners will plant more shrubs and trees, eventually moderating the development. Small plot size inevitably means no larger shrubs or trees in the gardens.

Another issue which already is causing problems is the lack of services in Oakura especially the inadequate roading through the village. Extra traffic as a result of the development will stress the roading network further. Even the traffic flow through Spotswood and Whalers gate will be affected since Oakura already seems to serve as a dormitory suburb. Traffic flow during the morning and evening commute is already heavy. Reducing the number of dwellings by ~~reducing~~ maintaining existing plot size seems a sensible option, Limiting these impacts.

## 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 4342

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. Please use separate submission forms for different Plan Changes.

1. Full name of submitter (please print): TOM CLOKE

2. Private Plan Change number: PPC18/00048

3. Private Plan Change name: Wairau Road, Oakura Rezoning

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

b) ~~We~~ <sup>am</sup> ~~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.)

Traffic.

6. <sup>we</sup> 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 are concerned about the  
extra traffic generated, within the  
area of 51445 & Wairau Rd.  
intersection & the ability of safety  
aspects during & after construction.



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

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

We would like more information on how the additional traffic on SH45/Waitara Rd Intersection

Would like more information on traffic flows & increase & addressing any adverse effects to safety especially for large vehicles in crossing buses

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

Tom Choke

31/7/2018

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: PO Box 66 NP 43740  
NATIONAL ROAD CARRIERS ASSCO

Telephone No: 0211933555 Fax No: \_\_\_\_\_

Email: Tom.Choke@NATROADS.CO.NZ

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

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:

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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 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 4342

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. Please use separate submission forms for different Plan Changes.

1. Full name of submitter (please print): JOHN TANNER

2. Private Plan Change number: PPC18/00048

3. Private Plan Change name: Wairau Road, Oakura 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.)

I OPPOSE THE REZONING OF THIS AREA -  
(URBAN SPREAD)

6. My submission is that:

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

JAMMING 400 SECTIONS INTO THIS AREA. WITH SECTIONS,  
AS SMALL AS 300M<sup>2</sup> CREATES A SUBURB/GETTO, NOT  
A PARK. THE FACT YOU WANT INCREASE THE AMOUNT  
OF SITE THAT CAN BE COVERED BY BUILDINGS ADDS.  
TO THIS. I OPPOSE THE INTENT TO ACCESS THIS AREA  
FROM WAIRAU ROAD. (CREATING TRAFFIC PROBLEMS) :-



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

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

NOT TO REZONE THIS AREA.

NOT TO CHANGE SITE RULES.

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

*[Handwritten Signature]*

22-7-18.

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: 122 WAIRAU Rd OAKURA.

Telephone No: 7527120.

Fax No:

Email:

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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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 NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

**TO:** New Plymouth District Council

Number of additional sheets attached

**NAME OF SUBMITTER:** *(full name)* Madeline Layupan

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

I'm 100% against this development. It would destroy the character of the village and have an adverse effect on the environment. Parking in the village is already inadequate and the main road dangerous to cross now.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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 waste water 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.

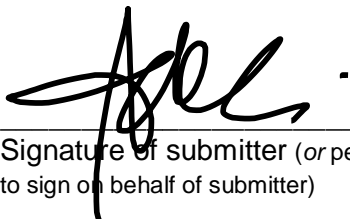
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

Date 27/07/2017

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 020 4153 7056

Postal address: 34 Dixon St  
 (or alternative method of service under section 352 of the Act) Oakura  
 New Plymouth

Contact person: \_\_\_\_\_  
 (name and designation, if applicable)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) Grant Stewart

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

*The additional stormwater runoff into the two streams will be a problem  
Extra pupils at the school with no expansion area -  
Additional traffic in the village with the two bad intersections  
Lack of parking at the beach front already  
More people equals more strain on the local environment*

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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 waste water 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



\_\_\_\_\_  
Signature of submitter (or person authorised to sign on behalf of submitter)

27.7.18

\_\_\_\_\_  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 06 7527299

Postal address: 88 Messinger Tce  
(or alternative method Okawa 4314  
of service under \_\_\_\_\_  
section 352 of the Act)

Contact person: Grant Stewart  
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) John Frohane Christensen

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

- ① The great amenity values will be seriously compromised.
- ② The infrastructure will not cope.
- ③ This whole plan change smacks of a developer with a private agenda

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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;

21

- 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 waste water 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.

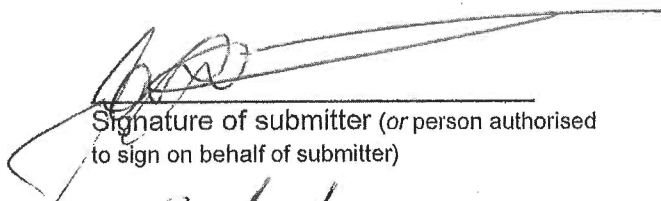
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

30/7/18  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 0274 473253

Postal address: Email john@tasarakiharcourts.co.nz  
(or alternative method of service under section 352 of the Act) (Ratepayer of New Plymouth)

Contact person: \_\_\_\_\_  
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz



**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) LEEN FIDDELAERS

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

*High concerns on closeness to national park,  
pressure on Oakura school high increase on  
business on roads and safety for car children*

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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- amenity values, landscape (including visual) and rural character effects;
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- noise, vibration and privacy effects;

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- storm water, sewage, water supply and waste water effects;
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- 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.

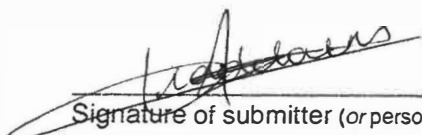
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

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

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

  
Signature of submitter (or person authorised to sign on behalf of submitter)

31/07/2018  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 021 025 23 744

Postal address: 15 KAITAKE ROAD  
(or alternative method RD 4 OAKUKA 4374  
of service under section 352 of the Act)

Contact person: LEEN FIDDELAERS.  
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) Timothy John Costelloe \_\_\_\_\_

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

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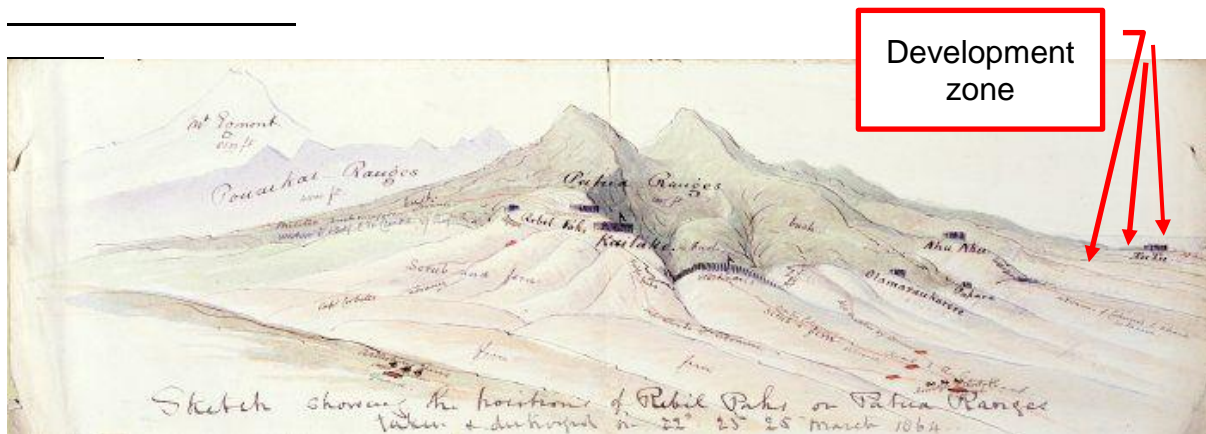
My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

The increase in dwellings will mean an increase in rats, mice, dogs & cats. This conflicts with the aim to make the Kaitake Ranges predator free. The development is adjacent the Kaitake Ranges.

The increase in dwelling will mean increased light pollution. At the moment the night sky above this area is remarkably clear. Increase dwellings will negatively affect this.

The soil in this area is highly fertile, it is in a unique position sheltered from the cold south easterly winds. In the future + 50-100 years from present the availability of fertile land for crops close to urban areas will be of vital importance to feed and sustain the urban population. The friable, fertile volcanic soils are a valuable, LIMITED, resource.

The area has significant archeological, cultural and iwi relevance. This is where the Hau hau movement started. The attached sketch, (1864) shows a view of the Kaitake from the north west. This shows a pa on the north east of the Kaitake ranges, in the location of the proposed development.



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The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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- earthworks effects;
- construction effects;
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If others make a similar submission, I will consider presenting a joint case with them at a hearing.

---

Signature of submitter (or person authorised  
to sign on behalf of submitter)

---

Date 2 August 2018

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 021 4245 1565

Postal address: 29 Mace Tc  
(or alternative method Oakura 4314  
of service under \_\_\_\_\_  
section 352 of the Act)

Contact person: \_\_\_\_\_  
(name and designation,  
if applicable)

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

**TO:** New Plymouth District Council

Number of additional  
sheets attached

**NAME OF SUBMITTER:** (*full name*) Ross Ingram \_\_\_\_\_

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is:

The proposal is without a clear plan for providing adequate public use amenities, utilities and infrastructure and facilities to sustain this level of development. In particular the affect it will have on schools, water and waste water networks and traffic as such I find the proposal unacceptable.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



\_\_\_\_\_  
Signature of submitter (or person authorised to sign on behalf of submitter)

2/08/2018

\_\_\_\_\_  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 021 082 33990  
\_\_\_\_\_

Postal address: 50B McFarlane Street, Oakura, 4314  
\_\_\_\_\_

(or alternative method of service under section 352 of the Act)  
ingram.ross@gmail.com  
\_\_\_\_\_

Contact person: \_\_\_\_\_

(name and designation, if applicable)

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**=SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

1

NAME OF SUBMITTER: *(full name)* Jane Dove Juneau John Riccitelli

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

See extra page submitted

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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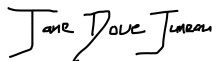
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I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



\_\_\_\_\_  
Signature of submitter (or person authorised to sign on behalf of submitter)

02/08/2018  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**      janedj@xtra.co.nz

Telephone No:                      06 7527116

Postal address:                    19 Linda Street, Oakura, 4314  
(or alternative method of service under section 352 of the Act)

Contact person:                   Jane Dove Juneau  
(name and designation, if applicable)

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

We object to the Private Plan Change Request – Wairau Road, Oakura Rezoning for several reasons. The request has been made in order to secure a plan for the development of 395 lots. This is a huge development in relation to a village that has currently around 400 houses. The proposal is to create a development that will double the size of a small coastal village right next to a National Park Boundary. This proposal if accepted will have a huge impact on the quality of life in the village.

1. The proposal is said to be going to happen over 30 years but there is no safeguards to enforce this. The development could happen in 10 years. Also the project could be on-sold to an another developer who does not have the interests of the village in mind so without a regulated timeline of development this could have a huge effect on the village.
2. One of the biggest issues is the Oakura School. It is already at maximum capacity on the current site. Another school would need to be built if this project goes ahead. Who will fund that? Where is the land going to come from?
3. There is already land allocated for development in Oakura. We don't need to rezone land there is already an approved sub-division on this land. The subdivision of around 30 lots is suitable in size and in line with Oakura's vision of steady growth to maintain a quality village lifestyle.
4. The development is too close to Mt Egmont National Park.
5. The traffic impact in the village of 800 cars would be huge.
6. The developer has no experience in a large development such as this.
7. We in the village want gradual growth in the area so the infrastructure can gradually grow in keeping with the village atmosphere. No large proposal is appropriate for the village.
8. A smaller development would likely be supported by people in the village ie 60-100 lots maximum.

In this request for a private plan change the developer has not considered the history of Oakura and how growth has been steady in keeping with the village lifestyle. This has created a successful community. Had a request been made for a reasonable size development as mentioned above there might have been support. To go from a 26 lot development as in the Paddocks to 395 is not in the best interests of the village for the reasons outlined above and the other many points listed in this objection.

We do not support this Plan Change Request by Mike Mckie.

Jane Dove Juneau  
John Riccitelli  
19 Linda Street  
Oakura 4314

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: *(full name)* Wibke Termath \_\_\_\_\_

**INTRODUCTION**

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I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

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My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

- I strongly oppose the proposed re-zoning and subdivision. The subdivision is too close to the National Park will destroy the look and feel of Oakura. The beautiful mountain views and rural vistas will be destroyed forever. The feel of a small sea side village will be lost.
- Traffic is going to be a HUGE problem on Wairau Road and Surf Highway with increased traffic. Turning onto SH 45 from Wairau is already a problem now during peak traffic hours and a 'proposed' round a bout wont make a difference.
- The infrastructure of the village, parking at the beach and in the village is sometimes already a problem and is not designed to cope with a massive sub division and increased traffic.
- The school is at max capacity now – Intermediate school must stay in Oakura and we need to keep the school a small village school for a local community and children.
- Stick to the 20 year development plan for Oakura which was done with consultation of Oakura residents. Stick to the FUD areas as planned – don't waste tax payers money doing the planning involving the community and not following them. \_\_\_\_\_
- During resource consent from Paddock subdivision the developer gave undertaking NOT to develop Lot 29 (which is where the proposed subdivision is now). \_\_\_\_\_

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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W. TOMAK

Signature of submitter (or person authorised  
to sign on behalf of submitter)

2.8.2018

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 021 1201038

Postal address: 19 A Karitake Road  
(or alternative method RD4 New Plymouth  
of service under section 352 of the Act)

Contact person: Wibke Termaat  
(name and designation, if applicable)

mail submission form to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

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**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
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NAME OF SUBMITTER: (full name) Andrew Kenneth Marshall

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\* Consent to the "Paddocks" development was given based on an agreement not to develop this area for domestic housing.  
\* There is no dense housing development south of the river in upper Wairau road.  
\* Plus the following points:-

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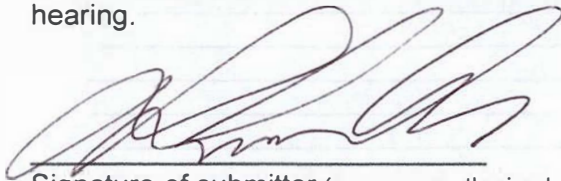
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Signature of submitter (or person authorised to sign on behalf of submitter)

15/07/2018  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 06 752 7235

Postal address: 124a Wairau Road  
(or alternative method of service under section 352 of the Act) Oakura  
4314

Contact person: Andrew L. Marshall  
(name and designation, if applicable)

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) PETER NEWTON

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

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Beach Parking school Portbury Township Portbury
+ + + + + + + +

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lighting and light overspill effects;
noise, vibration and privacy effects;

12-40 PM
02 AUG 2018



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



Signature of submitter (or person authorised to sign on behalf of submitter)

29.7.2018

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 06 - 7527631

Postal address: 17 RUSSELL DR  
 (or alternative method of service under section 352 of the Act) DAKURA  
TARANAKI N.Z.

Contact person: \_\_\_\_\_  
 (name and designation, if applicable)

mail submission form to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) Alan Frederick Crawford

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

*There is already approved subdivision of up to 300 sections of seaward side of main Redd plenty for Oakura to expand. Planned preceptor free area threatened with possibly hundreds of more cats. Visual impact on rural aspect against NP PC existing rules. Traffic impact enormous with difficulty getting onto Surf highway 45 already.*

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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;

*12:40pm*  
12 AUG 2018

- 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 waste water 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

7/7/2017  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 0272480466

Postal address: 9 Victoria Rd RD4  
(or alternative method of service under section 352 of the Act) New Plymouth 4374

Contact person: Alan Crawford  
(name and designation, if applicable)

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Heidi Mearns

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

Blank lines for additional information.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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:

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• noise, vibration and privacy effects;

Handwritten signature and date: 02 AUG 2018

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- construction effects;
- cumulative effects.

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The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

21/7/18

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 021 131 6683

Postal address: 20 McFarlane St.  
(or alternative method of service under section 352 of the Act)  
Oakura.

Contact person: Scott Mearns  
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) GERALD TURNER

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

MANAGED DEVELOPMENT. NOT OVER  
SUPPLY

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

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- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

12-40pm  
02 AUG 2018

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- cumulative effects.

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The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

24/7/2018

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No:

06 7527582

Postal address:

13 PRUDENCE PLACE DAIKURA

(or alternative method of service under section 352 of the Act)

Contact person:

GERALD TURNER

(name and designation, if applicable)

mail submission form to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) PETER CASSIDY

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

*im 100% against this development,  
would destroy character of the village  
and have a huge negative effect on the  
environment.*

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

*12:40pm*  
**02 AUG 2018**



- 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);
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- 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.

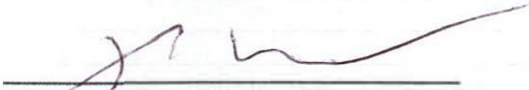
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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

  
 \_\_\_\_\_  
 Signature of submitter (or person authorised to sign on behalf of submitter)

24 07 2016  
 \_\_\_\_\_  
 Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 027 363 5049

Postal address: 34 Dixon St  
 (or alternative method of service under section 352 of the Act) Okura  
pcassien2@yahoo.co.nz

Contact person: Peter Cassie  
 (name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Rachel Faye Schafer

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

I do not want this proposal to go ahead. I am against it.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

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1240PM
U 2 AUG 2018

- 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);
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The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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

*R. F. Schep*  
 Signature of submitter (or person authorised  
 to sign on behalf of submitter)

29-7-2018  
 Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 7527967

Postal address: 20 Arden Place  
 (or alternative method Oakura  
 of service under New Plymouth  
 section 352 of the Act)

Contact person: \_\_\_\_\_  
 (name and designation,  
 if applicable)

mail submission form to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) GRAEME THOMAS CHURCHILL

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

extra water in Wairau Stream causing flooding due to  
the extra curbing & roads  
infrastructure in Oakura couldn't cope with influx of  
people & cars. also school roll & intersection of  
Wairau Road with State highway 45  
Land would be better utilised as Farm or horticulture  
activities

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

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12:40pm

U 2 AUG 2018

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The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/~~rejected~~ in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

16.7.18

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 7527205

Postal address: 78 Wairau Road  
(or alternative method of service under section 352 of the Act) DARKWA

Contact person: Lawel Churchill  
(name and designation, if applicable)

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) JAMES J.H. BAXTER

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

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

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

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12-40pm  
02 AUG 2018

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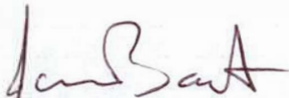
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I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

28/07/2018

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 06 7527047

Postal address: 118a WAIRAU ROAD  
 (or alternative method of service under section 352 of the Act) OPAKURA

Contact person: \_\_\_\_\_  
 (name and designation, if applicable)

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) Manu Lees Schafer

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

I am against the proposed plan. I think  
it will have a negative effect on the  
community.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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- noise, vibration and privacy effects;

12:40 pm  
02 AUG 2018



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I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

29.7.2018

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No:

7527967

Postal address:

(or alternative method of service under section 352 of the Act)

20 Arden Place  
Dakura  
New Plymouth.

Contact person:

(name and designation, if applicable)

mail submission form to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name)

Denise Mary Novak

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is:

- \* Strongly oppose any Urban growth close to the National park Boundary.
- \* As per Becca Carter Report commissioned by Council late 1990's All urban growth sea side of Oakura towards Ahu Ahu Road. This I support.
- \* Kaitake Ranges Viewshaft will be destroyed by housing.
- \* Oppose 300 sq mt sections.
- \* Commercial + School infrastructure not in place for this growth.
- \* The intersection of Wairau Rd + SH45 is not safely catered for in the proposed planning.

12:40pm  
02 AUG 2018



Te Kaunihera-ā-Rohe o Ngāmotu  
NEW PLYMOUTH DISTRICT COUNCIL  
newplymouthnz.com

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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 waste water 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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

  
\_\_\_\_\_  
Signature of submitter (or person authorised)

to sign on behalf of submitter)

1-8-18

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 06-7580970 027-5951055

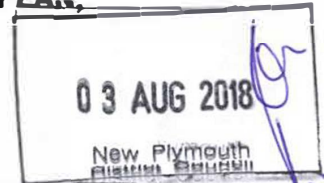
Postal address: 18 Belt Rd  
(or alternative method New Plymouth  
of service under   
section 352 of the Act)

Contact person: Denise Novak  
(name and designation,  
if applicable)

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**



Number of additional  
sheets attached

TO: New Plymouth District Council

NAME OF SUBMITTER: (full name) Stuart J. Wells

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

*The land that this proposal is about is one of the best farm land properties on the coast and should remain so for our future generations. This is about property developer GREED! He doesn't even live here, I DO and I'm a 5<sup>th</sup> generation, 7 generations in total and I am saying NO this should not happen on behalf of all the Wells family.*

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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- noise, vibration and privacy effects;

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- 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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

  
 \_\_\_\_\_  
 Signature of submitter (or person authorised to sign on behalf of submitter)

2/8/18  
 \_\_\_\_\_  
 Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 027 575 2140

Postal address: 104 Surreyhill Road Kaitake  
 (or alternative method 4374 Pakuranga  
 of service under New Plymouth  
 section 352 of the Act)

Contact person: Shere Jull Registered Nurse  
 (name and designation, if applicable)

mail submission form to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

03 AUG 2018  
New Plymouth District Council

*P  
11:02a*

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Sheree Jull

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

*I am writing to state my objection to this submission/ proposal of the Plan change PPC18/00048. I like to include all of the adverse effects noted below, and strongly feel the traffic on Wairau Rd. will become a huge problem in the future! I am also very concerned that other properties could be disadvantaged if they wish to subdivide and how is this proposal going to effect land values etc in Oakura?*

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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:

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- infrastructure, services and community infrastructure effects;
- storm water, sewage, water supply and waste water 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

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

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

Alafu  
 Signature of submitter (or person authorised to sign on behalf of submitter)

2/8/18  
 Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 027 7676 472

Postal address: 104 Surreyhill Road  
 (or alternative method 4374 Kaitake  
 of service under New Plymouth  
 section 352 of the Act)

Contact person: Alafu - R. Nurse  
 (name and designation, Stuart J. Wells Contractor  
 if applicable)

mail submission form to: submissions@npdc.govt.nz



**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) HOWARD GORDON ARID

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

As a long time resident of oakura 30 years I submit that the proposed plan change is not in the interest of the wider Oakura community and will have a detrimental impact on transport, environment and infrastructure

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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- 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

6-8-18

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 06 7527477 - 0272457999

Postal address: SI JANS TCB  
 (or alternative method of service under section 352 of the Act) OAKHUA

Contact person: \_\_\_\_\_  
 (name and designation, if applicable)

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION

Clause 6 of Schedule 1  
Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) BEN TARRANT

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

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

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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:

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- storm water, sewage, water supply and waste water effects;
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- 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

5/8/18

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: +64 277 77 61 91

Postal address: 87 WAIRAU ROAD OAKURA  
 (or alternative method NEW PLYMOUTH  
 of service under 4314  
 section 352 of the Act)

Contact person: BEN TARRANT  
 (name and designation, if applicable)

mail submission form to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

**NAME OF SUBMITTER:** *(full name)* Jason Lee Peacock

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

The Plan change will have significant adverse effects on the physical (including the quality of the environment) and cultural environment including (but not necessarily limited to):

- Current residents of Oakura have chosen to live in this area as it provides a semi-rural lifestyle with lower density living. Allowing these changes to the District Plan would set a precedent that may result in further development of an intensive nature that would irreparably change the environment;
- The proposed plan change is of a scale and size that is inappropriate given that the current Long-Term Plan allows for a much smaller growth rate for the area. A development of this scale would account for all the agreed annual growth of the village and prevent smaller, more appropriate scaled developments from being accommodated into the growth plan;
- The proposed plan change makes no reference to, nor takes consideration for already consented developments in the village, such as that off Cunningham Lane, and makes

no allowances for the cumulative effects that these developments would have on the residents;

- The proposal allows for a significant increase in population without providing any firm commitment to equivalent improvements in services or amenities.
- There is no consideration for mitigation of the effects that the additional population will have on traffic flow through the village, parking and traffic safety near the school, at the shops and at the beach;
- The proposed plan would have a detrimental effect on the quality of life and the value of properties of those residents already located on upper Wairau Road. The significant negative effects of additional noise, traffic and air quality during construction (which is to be phased and therefore be of significant duration) and thereafter will have a permanent negative effect on these existing residents.
- The proposed plan makes nor reference to nor allowance for the effects that this development would have on the neighbouring national park and the Taranaki Regional Council's plan for a Predator Free Taranaki. The proposal would represent a large scale urban development located immediately adjacent to a National Park and would pose a significant threat to native wildlife due to the introduction of cats, dogs and associated rodents.
- The proposed plan change makes no logical reference to, nor consideration of, management of additional storm water loading on Wairau Stream and the effects that this might have on existing properties and infrastructure. Nor does it adequately address the environmental effects that this additional storm water load would have on the flora and fauna of the stream and the potential erosional effects along the stream and at Oakura Beach;
- If approved, the development would set a precedent for more intensive subdivisions and developments. The very clear feedback from the residents of Oakura during consultation for the Long-Term Plan is that this type of environment is unwanted and unacceptable;

I believe 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: **that the Plan Change be declined/rejected in its entirety.**

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



\_\_\_\_\_  
Signature of submitter (or person authorised  
to sign on behalf of submitter)

5/8/18  
\_\_\_\_\_  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 021 308 263

Postal address: 23D Arden Place, Oakura, 4314

(or alternative method  
of service under  
section 352 of the Act)

---

---

Contact person: Jason Peacock

*(name and designation,  
if applicable)*

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) Jacqueline Grieve

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

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The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

02/05/18

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No:

06) 7527586

Postal address:

221 Aho Aho Rd

(or alternative method of service under section 352 of the Act)

RD 4  
New Plymouth 4377

Contact person:

Jacqueline Onere

(name and designation, if applicable)

mail submission form to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of Schedule 1 Resource Management Act 1991

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: (full name) James Richard Matheson

INTRODUCTION

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

SUBMISSION

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: (state reasons for your submission in your own words. You may attach additional pages of information to this form.)

The application to change the plan will ultimately prove detrimental to Oakura. The current and proposed infrastructure will be insufficient to cope with the additional stresses. The negative impacts on the community and environment outweigh any benefits to the population

Four horizontal lines for additional text.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

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- construction effects;
- cumulative effects.

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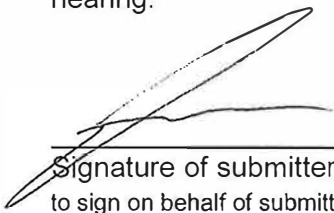
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

~~I wish to be heard in support of my submission~~

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



\_\_\_\_\_  
Signature of submitter (or person authorised to sign on behalf of submitter)

03/08/2018  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 0272553975

Postal address: 7a Telford Terrace, Oakura  
\_\_\_\_\_  
(or alternative method of service under section 352 of the Act)

Contact person: As above  
\_\_\_\_\_  
(name and designation, if applicable)

mail submission form to: submissions@npdc.govt.nz

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional sheets attached

NAME OF SUBMITTER: *(full name)* Dennis Green

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

Effects on the National Park created by domestic predators.

Lack of public parking at Oakura beach during the summer months.

Extra demand on Oakura water supply.

Storm water run-off created by the hard surface area and the down-stream effects.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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 waste water 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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




---

Signature of submitter (or person authorised to sign on behalf of submitter)

\_\_\_\_ 10/08/18  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

dennis-green1@outlook.com

Telephone No: 021430436 06 7527618

Postal address: 38 Kaitake Rd  
RD 4  
New Plymouth 4374

---

Contact person: Dennis Green  
(name and designation, if applicable)

## Submission on a Private Plan change to the New Plymouth District Plan

### *Name*

Heather Lofthouse

### *Could you gain an advantage in trade competition through this submission?*

No

### *Are you directly affected by an effect of the subject matter of the submission that:*

Yes

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

My submission relates to the private plan change in its entirety

### *My submission is that:*

I oppose this planned development in that it will completely change the use of rural land situated close to our national park at a time when rural land is all too quickly disappearing. The plan shows limited access to the proposed development along a road that is inadequate for the increased traffic. The current infrastructure will not adequately cope with the increase in population which will nearly double and education, health and social services will struggle to meet the increased need. This is all at a time when there is an increasing need to preserve and maintain the wealth and health of our national park and the rural community

The proposal is therefore not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991(the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with or assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, The Oakura Structure Plan, The Land Supply Review 2007 - 2027 Final Framework for Growth, The Oakura Community Engagement Project Report 2014/2016 and the Kaitake Community Plan:a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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 the effects on the surrounding roading network in terms of functioning, integrity, capacity and safety);
- infrastructure, services and community infrastructure effects;

## Submission 41

- storm water, sewage, water supply and waste water effects;
- agricultural land (in terms of loss and fragmentation of agricultural land) and soil conservation effects;
- reverse sensitivity effects
- earth work effects
- construction effects; cumulative effects.

The adverse effects will not be, nor are capable of being adequately or appropriately remedied or mitigated.

The proposal is not a sustainable use of the land resource, the subject of the change and overall the Plan Change will not be efficient or effective: neither does it properly consider alternatives.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

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

I seek a decision from the NPDC that the proposed Plan Change be rejected in its entirety and that the land continue to be farmed able to contribute to the rural economy in Taranaki.

*Do you want to speak to the Council in support of your submission?*

Yes

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

Yes

*Postal address:*

4 Tui Grove, Oakura

*Phone:*

011 64 6-752 7720

*Email:*

Heather1349@gmail.com

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) Matthew John Whittaker

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

*The infrastructure of Oakura is not to a good enough standard to support the population increase that this subdivision will bring. Upper Wairau road and the intersection where it meets the highway will become much more busy. The small sections will be an eyesore in general, and ruin the view of that my house and many other houses have.*

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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;

*12:40 PM*  
02 AUG 2018



- 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);
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- agricultural land (in terms of loss of and fragmentation of agricultural land) and soil conservation effects;
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- 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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

Matthew Whittaker

Signature of submitter (or person authorised to sign on behalf of submitter)

25/7/18

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 7527672

Postal address: 5a Tui Grove

(or alternative method of service under section 352 of the Act) Oakura

Contact person: Matthew Whittaker  
(name and designation, if applicable) & Kate Whittaker

mail submission form to: submissions@npdc.govt.nz

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) Nicole Katherine Whittaker

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

*I believe that the planned subdivision would adversely affect the town due to gross over population. Oakura is already busy, and adding 400 sections will make the streets polluted, carparking harder to come by, and ruin the overall feel of the town.*

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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- environmental, social and cultural effects;
- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

*12-40PM*

**02 AUG 2018**

- 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 waste water 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

28/7/18

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 020 416 124 59

Postal address: 434 5a Tui Grove,  
(or alternative method of service under section 352 of the Act) Oakawa,  
New Plymouth

Contact person: Nicole Whittaker  
(name and designation, if applicable) & Kate Whittaker

mail submission form to: submissions@npdc.govt.nz

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) Kate Whitta-Kerr

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

- Loss of village character of Oakura.  
This subdivision will alter the vibe, feeling & special character of our village. The main reason why I & many others chose to live here & raised our families here.

- Wairau Road cannot take the volume of traffic. It is not wide enough & cars need to cross centre line to pass parked cars.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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;

12-40pm  
U 2 AUG 2018



- 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 waste water 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.

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The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

14/7/18

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No:

0220789790

Postal address:

(or alternative method of service under section 352 of the Act)

Sa Tui Grove  
Oakura

Contact person:

(name and designation, if applicable)

Kate Whittaker

mail submission form to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

0

NAME OF SUBMITTER: (full name) John Graeme Whittaker

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)*

*I am opposed to the proposed subdivision as I believe it will change the entire nature of the town of Oakura - detrimentally.  
- Reading, amenities, aesthetic value, school, services.*

*This subdivision proposal will not allow steady controllable growth of the town in a sensible fashion.*

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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- amenity values, landscape (including visual) and rural character effects;
- lighting and light overspill effects;
- noise, vibration and privacy effects;

*12 Aug 2018*

02 AUG 2018



- 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 waste water 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.

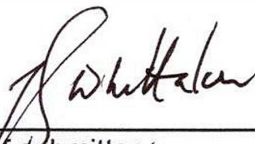
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



\_\_\_\_\_  
Signature of submitter (or person authorised to sign on behalf of submitter)

\_\_\_\_\_  
18.7.18  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 021 676 475

Postal address: 5a Tui Grove  
(or alternative method of service under section 352 of the Act) Oakura 4314

Contact person: John Whittaker  
(name and designation, if applicable)

mail submission form to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**Form 5- Submission on a Private Plan Change-Wairau Road, Oakura Rezoning**

TO: New Plymouth District Council

Private Bag 2025

NEW PLYMOUTH 4342

Attention: District Planning Team



1. Full name of submitter (please print): **Taranaki Equestrian Network ('TEN')**
2. Private Plan Change number: PPC18/00048
3. Private Plan Change name: Wairau Road, Oakura Rezoning
4. a) Could you gain an advantage in trade competition through this submission? No
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.)
  - a) **TEN's submission relates to the complete absence in the Proposed Plan of a safe means of travel for horses and cyclists from the proposed development down to the proposed underpass on SH 45.**  
**No page number or provision or map can be referred to because the concept is not addressed in the Proposed Plan.**
  - b) **TEN supports the proposed Rural Lifestyle Area. The 1-2ha lot size is very suitable for equestrians and, together with the bridle trail and arena, will be in hot demand. The typical 10-acre lifestyle block is outdated, being too large and difficult to sell. The Rural Lifestyle Area meets a community need and will enhance the significant equestrian imprint existing in Oakura.**
6. Our submission is that:



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

**TEN requests an amendment to the Plan to provide a safe means of access to and exit from the proposed development for horses and cyclists by using the Wairau Stream esplanade strip**

- a) Horse use prohibition in Esplanade Strip Instrument 9696907.9 affecting Lot 29 DP 497629

When the original 'Paddocks' subdivision was created, so too was an esplanade strip along the Wairau Stream running from the main intersection within the subdivision down to SH45. It was a condition of the esplanade strip that animals were prohibited on it, apart from the owners' animals. This condition was imposed for the purpose of providing "riparian protection and pedestrian access". This meant that horses and cyclists could not use the 20m wide, mown, safe esplanade strip. There was no consultation with the local community, to our knowledge, about the imposition of this condition onto the use of the esplanade strip.

- b) Lack of scientific assessment of equestrian impact when prohibition originally imposed.

The 2010 ecological assessment undertaken by Oecological Ltd was simply adopted by Council without making any scientific investigation into the impact of equestrian use. DOC have partially acknowledged now that there is little or no ecological impact from horses by allowing them in parks and reserves.

- c) No negative ecological impact can be shown from horse use

If horse manure is the issue, let's deal to the 'horses spread weeds' fallacy. Horse manure is 70% water; it is partly composted grass (not meat like cats and dogs ingest which makes it sticky and smelly); American and Australian studies have concluded that horse manure on trails cannot be shown to be responsible for weed spread; horses guts do not contain the 120 viruses and constituents of concern in human, dog and cat faeces; and it disappears in a few days with birds picking it apart, and rapid decomposition in sun and rain.

- d) Increased traffic volumes in the area

With the proposed Private Plan Change, there will eventually be approximately 1200 new residents, including 12 to 24 horses. The equestrians will most definitely want to ride to the beach and to the pony club which are both on the sea-side of SH45. If equestrians can avoid using vehicles to go for a ride, they will. Under the current proposal, they will need to ride out to Upper Wairau Road and join the throngs of road users on the bottom end of Upper Wairau Rd. The likely purchasers of the lifestyle blocks will be time poor parents who want their child to be able to ride by themselves safely down to the pony club and back. This would be possible down the esplanade strip. It will not be possible under the current proposal. Therefore the current Plan obviously exposes equestrian residents to danger.

These vastly increased traffic volumes will occur for 3 reasons. Firstly the addition of 1200 residents from the subdivision who will use the road. Secondly, the further lifestyle block developments anticipated to occur on Upper Wairau Rd and Surrey Hill Road. Thirdly the increased traffic resulting from the proposed Kaitake Trail ending at Koru Pa. These traffic volumes will make Upper Wairau Rd even more unsafe for horses and cyclists.

- e) Horses, walkers and cyclists will be safe on this esplanade strip

Apart from one sharpish corner (which could be cut back easily), the strip is wide enough for a 'share with care' pathway. It has good lines of sight which are important particularly for equestrians and cyclists to avoid the horse getting a fright. There may be some conflict of users initially but this is also a wonderful opportunity for local residents to learn consideration and respect for one another. Inconsiderate behaviour will no doubt be addressed informally within the community. The greater good is served by having all recreational users enjoying a safe scenic trail and leaving the road to vehicles.

ACC holds no statistics whatsoever on horses injuring people in public places. Contrast that with the number of statistics held for dogs injuring people in public places. Also, in spite of the large number of horses living in the Oakura area for many many years, there are no known incidents of accident or injury involving a horse and a person within Oakura or indeed within Taranaki or New Zealand.

f) An underpass on SH45 allowing equestrian access is proposed in this Plan Change Request

The proposed underpass permits horse access and appears to go under SH45 within metres of where the esplanade strip connects to SH45. It is illogical therefore that horses should be expected to use Upper Wairau Rd to get to SH45 and then somehow connect with the accessway to the underpass by walking along SH45? Logic would dictate that the esplanade strip merge with the underpass without the need to use the road at all.

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

**The Territorial Authority should:**

**-prepare a statement covering the matters specified in s.234(2) of the Resource Management Act 1991('RMA');**

**-initiate a proposal to vary the conditions governing the esplanade strip under s.234(3) of the RMA;**

**on the basis that there has been a "change in circumstances" which makes the 'horse/cyclist' prohibition inappropriate. The changes are-**

- **the new use intended by equestrians within the proposed development;**
- **the increased traffic in the area;**
- **the need for a safe pathway down to SH 45 for not only Wairau Estate equestrians but equestrians that live on Upper Wairau and Surrey Hill Roads;**
- **the impending arrival of cats and people into the area which will have a far more negative effect than will horses (why ban horses when other factors are more damaging?);**
- **the need to sensibly access the equestrian underpass on SH 45.**

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

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

---

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 24 July 2018

Address for service of submitter: **TEN c/- Megan Gundesen, 264 Smart Rd, RD 2, New Plymouth 4372**

Telephone No: 06 7575590

Email: [megan@fairplay.co.nz](mailto:megan@fairplay.co.nz)

Contact person: (Name and designation, if applicable): Megan Gundesen, Chairperson

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached



NAME OF SUBMITTER: *(full name)* Anita Christine Rebecca Luxton

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

**My submission is: *(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

The Oakura community has voiced their opinions in the Kaitake Community Plan where an overwhelming majority of submitters did not believe that the community should grow more than 3% a year. This is on average 10 new houses a year which is well below the proposed Plan Change to enable 395 sections to be built in a community which is already struggling with infrastructure issues. We already have very busy roads with more and more traffic in the area this will be a danger to the large number of children we have walking to school and a main street which does not even have a public toilet.

Oakura and the community are working towards a predator free Taranaki so the introduction of 395 more homes in the area will no doubt cause an influx of predators by the rubbish and waste generated by these households.

Oakura is a very special place to live and is a rare mix of incredible bushland and a beautiful beach and community which will not benefit from the introduction of 395 more homes so I reject this Plan change in its entirety.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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;
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- storm water, sewage, water supply and waste water 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 Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

6/8/18  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 0220694917

Postal address: 72d Wairau Rd  
(or alternative method of service under section 352 of the Act) Oakura  
4214

Contact person: Anita Lester

(name and designation, if applicable)  
SWG-169518-1-85-V1

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

3

(4 IN TOTAL)

**NAME OF SUBMITTER:** (full name) Christian Keith Wingate

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is:

The rezoning of this land will result in a completely unsustainable population explosion in the small village of Oakura. To begin, the infrastructure and utilities are not equipped to handle the additional pressure of a sudden doubling of the village's population.

The additional rates generated from this development will not nearly cover the required increases in infrastructure capacity; major works will be required to ensure that infrastructure can be brought up to a level that can service this level of population. This development will require:

- Roading upgrades (hundreds more cars will require multiple lanes and wider roads)
- A new sewage works (pipeline and pumping stations to the NP sewage works will not be sufficient for the hydraulic load)
- A new school (land area will not support the numbers for the current school)
- Major upgrade to the water supply, potentially finding a new water source.

Secondly, the development would impinge terribly on the national park boundary, which is of the utmost concern to me personally. The Paddocks development has already resulted in a residential population too close to the national park boundary and put stress on the native forest and inhabitants therein. The Oakura community is coming together to place traps in the park to eliminate rats, stoats etc. to improve the native bird population, however this is completely undermined by allowing houses at the park boundary which would result in cats, dogs, rats, hedgehogs etc. being released into the park to kill kiwi and other endangered species. If we are trying to make the Kaitakes predator free, this residential development will be a major blow to this goal.

In addition to this, there will be a hugely negative impact on the water quality in the area. Long term stormwater discharges from the necessary CSOs will result in huge COD loadings to small streams that will not cope. As the grassland is converted into concrete and other residential type surfaces, the surface detention for runoff will change, resulting in much greater peak flows to these streams. This will result in landslides and large amounts of sediment into

the sea. Erosion of stream banks and destruction of aquatic habitats. In the short term, during construction, there will be large sediment loadings to these streams and the sea which will have a large negative impact. Hazardous chemicals stored in residential areas will inevitably make their way into these waterways. The fact that the streams in this area are short means that they are currently healthy and home to a diverse aquatic ecosystem. This will easily be destroyed by the proposed development, leaving another polluted waterway as is so common in New Zealand in this era.

This area has very clear night skies. The proposed development will create significant light pollution.

It has been noted that The Wairau Estate developer also completed the Paddocks Subdivision on upper Wairau Road several years ago. A major reason the Paddocks development was approved relied on the developer accepting to keep 58 hectares of farm land undeveloped. The developer is now attempting to go against this ruling and apply for a private plan change to subdivide the 58 hectare farm land.

The Oakura community growth plan and associated District plan completed with the assistance of NPDC aims to preserve the greenbelt between the township and the Kaitake Ranges National Park. This proposed development will be placed exactly in the area that is to be preserved and makes a mockery of having a District Plan when a private development can go against it.

Having such a large-scale development lasting many years in a small community will result in a land distribution monopoly to the developer. The developer will control the supply, demand and value of land and it will severely restrict other smaller developments from happening in the area.

The residents of Oakura are outraged at this proposal and simply do not want this development. This land should NEVER be developed as proposed. The rest of the world would never consent to consideration of such proposals. This land and community will not cope with such sudden and disproportionate population expansion.

This village will increase in population over time, that is without doubt. This growth should be CONTROLLED at an organic rate.

The proposed development is ultimately for an individual family's monetary gain.

Rezoning of this land and subsequent development will KILL this community. We do not want it to occur.

If NPDC is styling itself as the lifestyle capital of New Zealand, then surely this development flies in the face of that sentiment.

Please reject this proposal in the spirit of this community and in the name of all of it's residents.

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

The proposal is not designed to accord with and assist, nor will it assist, the territorial authority to carry out its functions in order to achieve the purpose of the Act.

The plan change will not properly give effect to, and is contrary to and inconsistent with, the Regional Policy Statement for Taranaki, the Regional Air Quality, Freshwater and Soil Plans for Taranaki, the New Plymouth Coastal Strategy, the Oakura Structure Plan, the Land Supply Review 2007-2027 Final Framework for Growth, the Oakura Community Engagement Project Report 2014/16 and the Kaitake Community Plan: a thirty year vision and is not the most appropriate method for achieving the objectives of the New Plymouth District Plan.

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:

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- reverse sensitivity effects;
- earthworks effects;
- construction effects;
- cumulative effects.

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The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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

  
\_\_\_\_\_  
Signature of submitter (or person authorised to sign on behalf of submitter)

6/8/2018  
\_\_\_\_\_  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 02040031932\_\_\_\_\_

Postal address: 3 Mallinder Place, Oakura 4314\_\_\_\_\_  
(or alternative method of service under section 352 of the Act) \_\_\_\_\_



Contact person: Christian Wingate \_\_\_\_\_  
(name and designation,  
if applicable)

4/4 CW

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

NAME OF SUBMITTER: (full name) Steven Richard Collier

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: **(state reasons for your submission in your own words. You may attach additional pages of information to this form.)**

Due to my concern with this development being close to a national park at a time when we need to protect our environment I oppose this development. What the impact will be on 'predator free Taranaki' and our tourism growth is also unknown

The proposal is not the most appropriate or suitable way to achieve the purpose of the Resource Management Act 1991 (the Act) or the stated objectives of the Plan Change or the objectives of the existing New Plymouth District Plan.

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The Plan Change will not achieve sustainable management and is contrary to the purpose and principles of the Act.

I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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\_\_\_\_\_  
Signature of submitter (or person authorised to sign on behalf of submitter)

6/8/2019  
\_\_\_\_\_  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 0275636321

Postal address: 35 McFarlane Street  
(or alternative method of service under section 352 of the Act) Oakura, 4314

Contact person: Steven Collier  
(name and designation, if applicable)

[mail submission form to: submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN,  
CHANGE OR VARIATION**

**Clause 6 of Schedule 1  
Resource Management Act 1991**

TO: New Plymouth District Council

Number of additional  
sheets attached

**NAME OF SUBMITTER:** *(full name)* Rodney Bruce Martin \_\_\_\_\_

**INTRODUCTION**

This is a submission on a change proposed to the following plan, being a private plan change request Proposed Plan Change PPC18/00048 (Wairau Road, Oakura Rezoning), (the proposal): New Plymouth District Plan.

I could not gain an advantage in trade competition through this submission.

**SUBMISSION**

The specific provisions of the proposal that my submission relates to are: the Plan Change in its entirety.

My submission is: ***(state reasons for your submission in your own words. You may attach additional pages of information to this form.)***

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I seek the following decision from the local authority: that the Plan Change be declined/rejected in its entirety.

I wish to be heard in support of my submission.

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



Signature of submitter (or person authorised to sign on behalf of submitter)

7-8-18

Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 027 307 1079 \_\_\_\_\_

Postal address: 12 Donnelly Street  
 (or alternative method of service under section 352 of the Act) Oakura \_\_\_\_\_

Contact person: Rodney Martin \_\_\_\_\_  
 (name and designation, if applicable)

mail submission form to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)