

Private Plan Change PPC18/00048

Wairau Road, Oakura Rezoning

June 2018

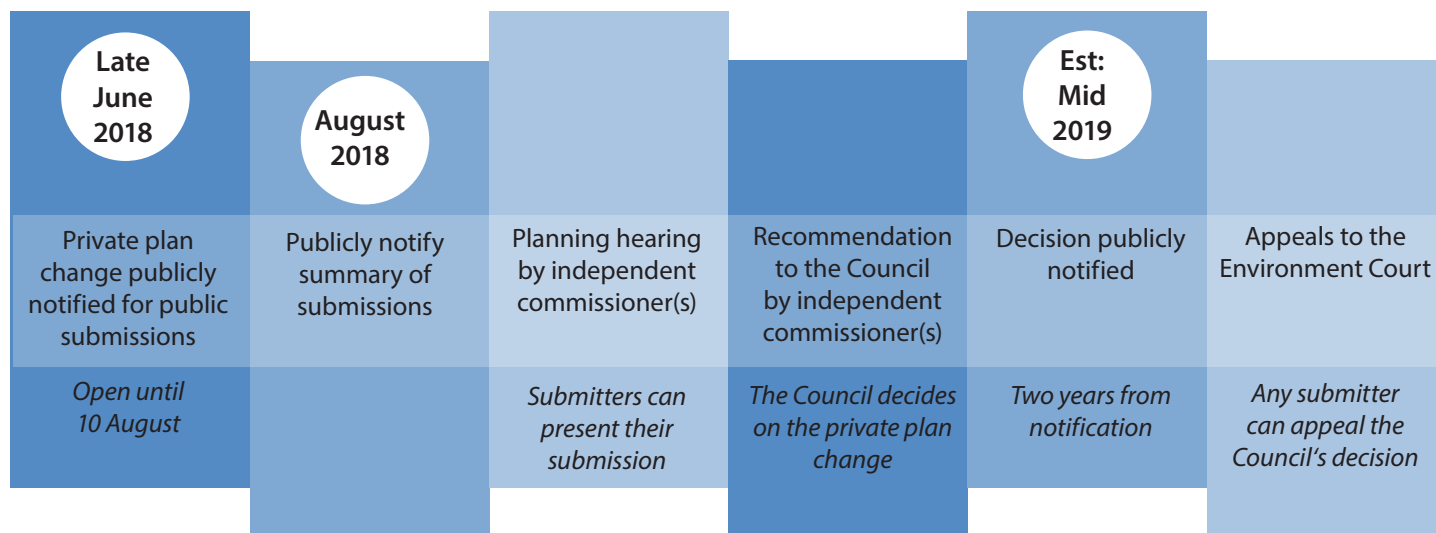
The Private Plan Change is seeking to rezone land

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

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

Where we are at

The application is now following the process for private plan changes as set out in the Resource Management Act. The Council has now publicly notified the application and any person can make a submission. Refer to the diagram below that shows the steps the private plan change will go through.



Have your say by making a submission

A submission form is provided with this flyer or you can fill in your submission online.

To get your submission to us, either:

Post it to: NPDC PPC18/00048 Submissions
Reply Paid DX, DX Box NX10026
New Plymouth

Deliver it to: The Civic Centre, Liardet Street,
New Plymouth, or library and service
centres at Bell Block, Inglewood and
Waitara

Email it to: submissions@npdc.govt.nz

Do it online: newplymouthnz.com/HaveYourSay

Be sure to get your submission to the Council by
5pm on Friday 10 August 2018.

Are you thinking about making a submission but want to find out more?

Come to a walk-in session

Oakura Library

Thursday, 12 July between 9am and 12 noon

Thursday, 26 July between 9am and 12 noon

Come and talk to a Council planner who can:

- Advise you on the submission process.
- Provide information on the next steps following lodgement of your submission.

The planner can advise you on the process but cannot give you a planning opinion on the application.

What are the zones that will apply?

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

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

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

What rules are changing?

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

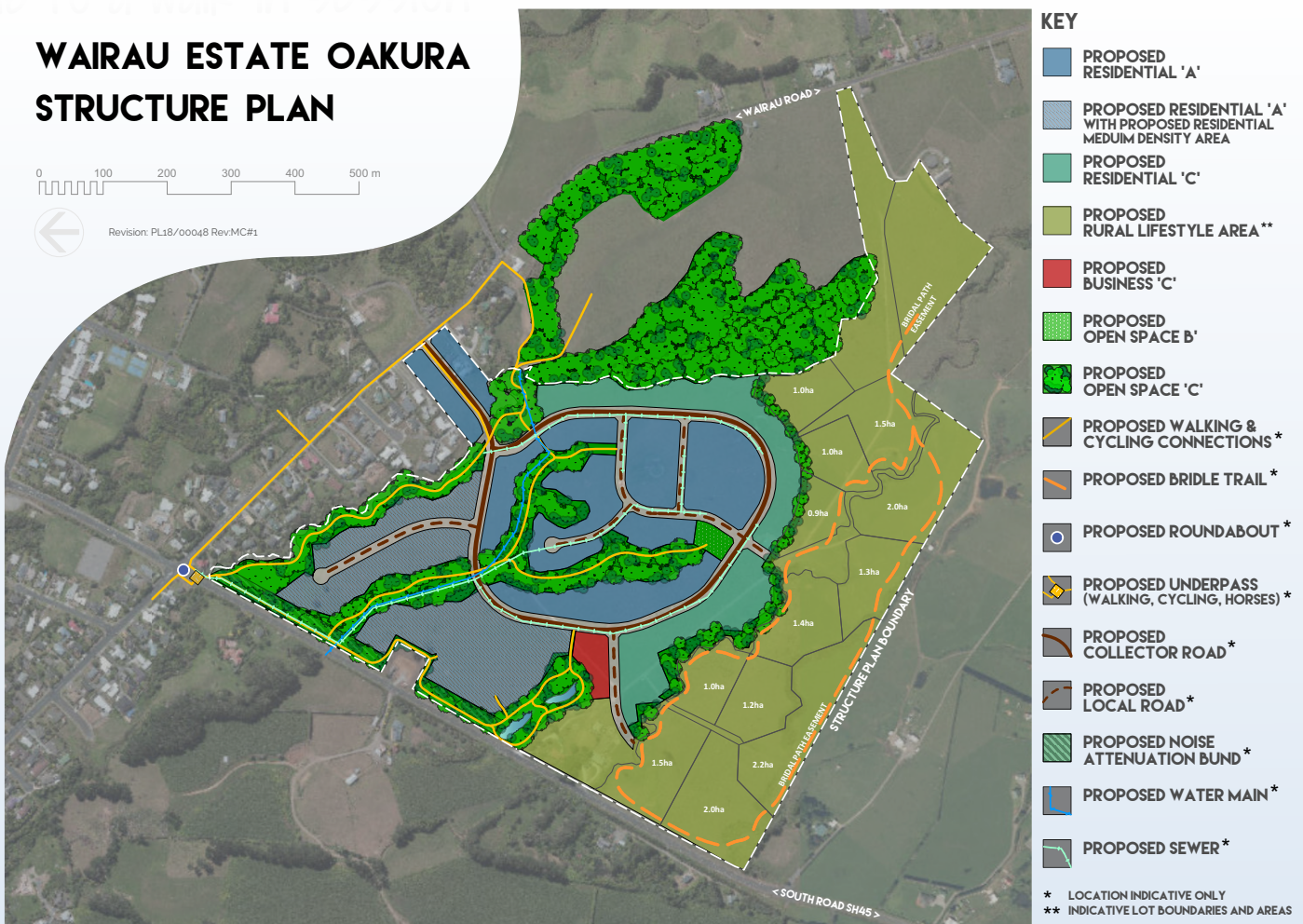
- The minimum lot size down to which a site can be subdivided. These vary between the zones between 300m² and 700m² (700m² current rule).
- A decrease in the maximum height a building can go to from 5m and 6m (9m under the current residential rule).
- An increase to the area of the site that can be covered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

WAIRAU ESTATE OAKURA STRUCTURE PLAN

0 100 200 300 400 500 m



Revision: PL18/00048 Rev/MC#1



KEY

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

* LOCATION INDICATIVE ONLY
** INDICATIVE LOT BOUNDARIES AND AREAS



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

New Plymouth District Council
Liardet Street, Private Bag 2025, New Plymouth 4342, New Zealand
Phone: 06-759 6060, Freephone: 0800 426 862
Email: enquiries@npdc.govt.nz, Web: newplymouthnz.com