

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

10 AUG 2018

330  
DL

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



Te Kaunihera-a-Rohe o Ngāmotu  
NEW PLYMOUTH DISTRICT COUNCIL  
newplymouth.govt.nz

TO: New Plymouth District Council

Number of additional  
sheets attached

 NAME OF SUBMITTER: (full name) Leanne Smith
**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 strongly object to the building of more houses. The proposed amount will totally kill the feel a specialness of Oakura Village. We will become just another suburb like Bellbird or Highlands Park!! This is not what we came here for. There is the fact our amenities will be overloaded eg- Water, Roads, Sewage etc which will probably result in higher rates for the rest of us. Plus the overcrowding of the school which I believe is already full. NO we must not let this happen!!!

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.

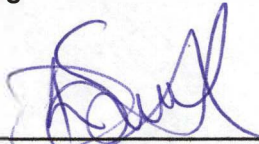
The proposal is not a sustainable use of the land resource the subject of the change, and overall the Plan Change will not be efficient or effective; neither does it properly consider alternatives. Further, there has been a lack of proper or any meaningful consultation.

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)

4-8-18

\_\_\_\_\_  
Date

**ELECTRONIC ADDRESS FOR SERVICE OF SUBMITTER:**

Telephone No: 027 337 6092

Postal address: \_\_\_\_\_  
(or alternative method 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)