



FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, A SUBMISSION ON NPDC'S NOTIFIED PROPOSED DISTRICT PLAN

Clause 8 of Schedule 1 Resource Management Act 1991

To: New Plymouth District Council
Address: Private Bag 2025, New Plymouth 4342
Email: districtplan@npdc.govt.nz

Further Submitter Details

Name of further submitter: Neil and Lloma Hibell
Contact person (if different from above) C/- Aaron Edwards, BTW Company Ltd
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Email address for service: aaron.edwards@btw.nz
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The Council will serve all formal documents by email. Where there is no email address provided, the documents will be posted to the postal address stated above.

I am: (please tick relevant box)

- a) A person representing a relevant aspect of the public interest. (In this case, also specify the grounds for saying that you come within this category); or
b) A person who has an interest in the proposal that is greater than the interest of the general public. (In this case, also explain the grounds for saying that you come within this category); or
c) The local authority for the relevant area.

Please state the grounds as to why you come within the category selected above:

This further submission is made in support of the original submission made by the Hibell's (submission no.272) and also as persons that have an interest in Area Q Structure Plan matters greater than the interest of the general public in that the Hibell's own the property at 47 Airport Drive (being within Area Q).

Council Hearing (please tick relevant box)

Do you wish to be heard in support of your further submission? Yes [X] No []
If others make a similar submission would you consider presenting a joint case with them at a hearing? Yes [X] No []

Submission

The submission points, support or opposition, reasons and decisions sought are set out in the attached document.

Note: Any attachments to your submission should only be supporting information, not the submission.

[Handwritten signature]

Signature of the person making further submission or the person authorised to sign on behalf of the person making further submission

25 August 2020
Date



Name of Further Submitter: Neil and Lloma Hibell

My specific further submission(s) are as follows:

(Please only insert one further submission point per line. Add further sheets as required)

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
293 Kevin and Glenis McDonald 62 Airport Drive RD 3	Sub No. / Point No. 293.1	Support / Oppose Support / Oppose in part	Provision NPDC / Designations / NPDC-160: New Plymouth District Council	<p>The Hibell's support the general intent of the McDonald's submission in that it supports Designation NPDC-160 and thereby supports general development consistent with the Area Q Structure Plan.</p> <p>The Hibell's oppose the submission in part only in so far as if the submission were to:</p> <ul style="list-style-type: none"> • Result in the location of the roundabout at the intersection of Airport Drive and Parklands Avenue being located in close proximity to the existing dwelling at 47 Airport Drive; and/or • Compromise general development consistent with the Area Q Structure Plan; and/or • Compromise the rezoning of the northeastern corner of their property to commercial zoning (Local Centre Zone); and/or • Compromise the rezoning of the balance of their land to General Residential Zone. 	<p>Allow the submission in part where it supports general development consistent with the Area Q Structure Plan.</p> <p>Disallow the submission in part if the submission were to:</p> <ul style="list-style-type: none"> • Result in the location of the roundabout at the intersection of Airport Drive and Parklands Avenue being located in close proximity to the existing dwelling at 47 Airport Drive; and/or • Compromise general development consistent with the Area Q Structure Plan; and/or • Compromise the rezoning of the northeastern corner of 47 Airport Drive to commercial zoning (Local Centre Zone); and/or • Compromise the rezoning of the balance of 47 Airport Drive to General Residential Zone.

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
315 Tama Trust Limited - Kasey Bellamy - Bland & Jackson Surveyors Ltd / 316 PO Box 637 New Plymouth 4340	315.1	Oppose	NPDC / Designations / NPDC-160: New Plymouth District Council	The Hibell's oppose the submission in part only in so far as if the submission were to <ul style="list-style-type: none"> • Result in the location of the roundabout at the intersection of Airport Drive and Parklands Avenue being located in close proximity to the existing dwelling at 47 Airport Drive; and/or • Compromise general development consistent with the Area Q Structure Plan; and/or • Compromise the rezoning of the northeastern corner of their property to commercial zoning (Local Centre Zone); and/or • Compromise the rezoning of the balance of their property to General Residential Zone. 	Disallow the submission in part if the submission were to: <ul style="list-style-type: none"> • Result in the location of the roundabout at the intersection of Airport Drive and Parklands Avenue being located directly in close proximity to the existing dwelling at 47 Airport Drive; and/or • Compromise general development consistent with the Area Q Structure Plan; and/or • Compromise the rezoning of the northeastern corner of 47 Airport Drive to commercial zoning (Local Centre Zone); and/or • Compromise the rezoning of the balance of 47 Airport Drive to General Residential Zone.
563 Kāinga Ora - Homes and Communities - Dr Claire Kirman PO Box14594 Central Auckland 1051	563.611	Oppose	DEV1	The Hibell's oppose the submission if the amendments sought were to remove controlled activity subdivision from the DEV1 rule framework.	Disallow submission in part if the amendments sought were to remove controlled activity subdivision from the DEV1 rule framework.

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
589 Puketapu Hapū - Fern Brand 16A Arthur Road Bell Block New Plymouth	589.1a	Oppose	DEV1	<p>The Hibell's support the rezoning of Area Q to General Residential Zone as notified as well as the rezoning of the northeastern corner of their property to commercial zoning (Local Centre Zone).</p> <p>In this respect the Hibell's oppose the retention of rural zoning.</p> <p>For clarity, the submitters do not oppose mana whenua engagement in the Structure Plan process.</p>	Disallow the submission in part in so far as the submission would result in rural zoning being retained for Area Q.
459 Te Kotahitanga o Te Atiawa Trust - Hemi Sundgren PO Box 1097 Taranaki Mail Centre New Plymouth 4340	459.352	Oppose	DEV1	<p>The Hibell's oppose the submission in part only in so far as if the submission were to:</p> <ul style="list-style-type: none"> • Result in the location of the roundabout at the intersection of Airport Drive and Parklands Avenue being located directly outside of the existing dwelling at 47 Airport Drive; and/or • Compromise general development consistent with the Area Q Structure Plan; and/or • Compromise the rezoning of the northeastern corner of their property to commercial zoning (Local Centre Zone); and/or • Compromise the rezoning of the balance of their land to General Residential Zone. <p>For clarity, the submitters do not oppose mana whenua engagement in the Structure Plan process.</p>	Disallow the submission in part if the submission were to: <ul style="list-style-type: none"> • Result in the location of the roundabout at the intersection of Airport Drive and Parklands Avenue being located in close proximity to the existing dwelling at 47 Airport Drive; and/or • Compromise general development consistent with the Area Q Structure Plan; and/or • Compromise the rezoning of the northeastern corner of 47 Airport Drive to commercial zoning (Local Centre Zone); and/or • Compromise the rezoning of the balance of 47 Airport Drive to General Residential Zone.

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
298 Don Crow 65 Airport Drive Bell Block New Plymouth 4342	298.2	Support	DEV1 / Objectives / DEV1-01	The submission point is consistent with outcomes sought by the Hibell's.	Allow whole submission.
504 Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore New Plymouth Airport 192 Airport Drive Bell Block New Plymouth 4373	504.50a	Oppose	DEV1 / Objectives / DEV1-01	Restricting urban development within Stage 2 and 3E on the basis of reverse sensitivity effects on the New Plymouth Airport is considered to be unreasonable and unnecessary and will not assist the Territorial Authority to carry out its function to achieve the purpose of the Resource Management Act 1991 (the Act).	Disallow whole submission.
504 Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore New Plymouth Airport 192 Airport Drive Bell Block New Plymouth 4373	504.50b	Oppose	DEV1 / Objectives / DEV1-02	Amending DEV1-02 to address reverse sensitivity effects on the Airport relating to infrastructure development within Area Q is considered to be unreasonable and unnecessary and will not assist the Territorial Authority to carry out its function to achieve the purpose of the Act.	Disallow the submission in whole.
298 Don Crow 65 Airport Drive Bell Block New Plymouth 4342	298.3	Support	DEV1 / Objectives / DEV1-03	The submission point is consistent with outcomes sought by the Hibell's.	Allow the submission in whole.

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
504 Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore New Plymouth Airport 192 Airport Drive Bell Block New Plymouth 4373	504.50c	Oppose	DEV1 / Objectives / DEV1-03	Restricting urban development within Stage 2 and 3E on the basis of reverse sensitivity effects on the New Plymouth Airport is considered to be unreasonable and unnecessary and will not assist the Territorial Authority to carry out its function to achieve the purpose of the Act.	Disallow the submission in whole.
298 Don Crow 65 Airport Drive Bell Block New Plymouth 4342	298.1	Support	DEV1 / Overview	The submission point is consistent with outcomes sought by the Hibell's.	Allow the submission in whole.
298 Don Crow 65 Airport Drive Bell Block New Plymouth 4342	298.4	Support	DEV1 / Policies / DEV1-P1	The submission point is consistent with outcomes sought by the Hibell's.	Allow the submission in whole.

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
298 Don Crow 65 Airport Drive Bell Block New Plymouth 4342	298.5	Oppose	DEV1 / Policies / DEV1-P3	<p>The Hibell's seek direct access from Airport Road to the commercial sites at the northern corner of their property (as indicated on the Structure Plan). DEV1-P3 seeks to avoid new vehicle access points north of Parklands Avenue as far as practicable.</p> <p>DEV1-P3 also seeks to manage new vehicle access points south of Parklands Avenue. The Hibell's seek to retain direct access onto Airport Drive to the existing dwelling on 47 Airport Drive.</p> <p>The submission point is opposed in so far as DEV1-P3 affects vehicle access outcomes sought by the Hibell's.</p>	Disallow the submission in part where DEV1-P3 would restrict direct access from Airport Road to the commercial sites at the northern corner of 47 Airport Drive (as indicated on the Structure Plan) or affect retention of direct access onto Airport Drive from the existing dwelling on 47 Airport Drive.
504 Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore New Plymouth Airport 192 Airport Drive Bell Block New Plymouth 4373	504.49	Oppose	DEV1 / Policies / DEV1-P4	Stage 2 and Stage 3E in the Area Q Structure Plan is not in close proximity such that objective DEV1-P4 should be amended to include reverse sensitivity effects associated with the New Plymouth Airport.	Disallow the submission in part where it would relate to Stage 2 and Stage 3E.

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
522 Heritage New Zealand Pouhere Taonga - Caroline Rachlin Central Region Office PO Box 2629 Wellington 6140	522.117	Support	DEV1 / Policies / DEV1-P5	The submission point is consistent with outcomes sought by the Hibell's.	Allow the submission in whole.
504 Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore New Plymouth Airport 192 Airport Drive Bell Block New Plymouth 4373	504.53	Oppose	DEV1 / Policies / DEV1-P6	Avoiding noise sensitive activities establishing at a residential scale within Stages 2 and 3E of the Area Q Structure Plan on the basis of reverse sensitivity effects on the New Plymouth Airport is considered to be unnecessary and unreasonable and will not assist the Territorial Authority to carry out its function to achieve the purpose of the Act.	Disallow the submission in whole.
504 Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore New Plymouth Airport 192 Airport Drive Bell Block New Plymouth 4373	504.44b		DEV1 / Structure Plan Guidance	The Hibell's support the rezoning of Area Q to General Residential Zone as notified as well as the rezoning of the northeastern corner of their property to commercial zoning (Local Centre Zone). In this respect the Hibell's oppose the retention of rural zoning.	Disallow whole submission.

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
504 Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore New Plymouth Airport 192 Airport Drive Bell Block New Plymouth 4373	504.40	Oppose	Planning Maps / Noise Control Boundary	The Hibell's oppose the addition of an Indicative Airport Outer Noise Contour being added on planning maps and Area Q Structure Plan for a possible future runway alignment.	Disallow whole submission.
504 Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore New Plymouth Airport 192 Airport Drive Bell Block New Plymouth 4373	504.54c		Planning Maps / Noise Control Boundary	The Hibell's oppose the submission point if the addition of any Indicative Airport Outer Noise Contour was to be added on planning maps and Area Q Structure Plan for a possible future runway alignment.	Disallow whole submission.
504 Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore New Plymouth Airport 192 Airport Drive Bell Block New Plymouth 4373	504.54d		Planning Maps / Noise Control Boundary	The Hibell's oppose the submission point if the addition of any Indicative Airport Outer Noise Contour was to be added on planning maps and Area Q Structure Plan for a possible future runway alignment.	Disallow whole submission.

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
504 Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore New Plymouth Airport 192 Airport Drive Bell Block New Plymouth 4373	504.54e		Planning Maps / Noise Control Boundary	Restricting urban development within Stage 2 and Stage 3E of the Area Q Structure Plan on the basis of reverse sensitivity effects on the New Plymouth Airport is considered to be unnecessary and unreasonable and will not assist the Territorial Authority to carry out its function to achieve the purpose of the Act.	Disallow whole submission.
504 Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore New Plymouth Airport 192 Airport Drive Bell Block New Plymouth 4373	504.54f	Oppose	Planning Maps / Noise Control Boundary	Restricting urban development within Stage 2 and Stage 3E of the Area Q Structure Plan on the basis of reverse sensitivity effects on the New Plymouth Airport is considered to be unnecessary and unreasonable and will not assist the Territorial Authority to carry out its function to achieve the purpose of the Act.	Disallow whole submission.

Note to Further Submitter

This further submission on the Proposed District Plan must be received by the New Plymouth District Council by **5pm on Tuesday 25 August 2020**.

To get your further submission to us, either:

Post to: New Plymouth District Council, Reply Paid DX, DX Box NX10026, New Plymouth.

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: districtplan@npdc.govt.nz

Visit our website: newplymouthnz.com/eplan

A copy of your further submission MUST be served on the original submitter within 5 working days after it is served on the local authority. Contact details for all submitters can be found on our Proposed Plan page at newplymouthnz.com/eplan.

Please note all information provided in your submission, including your personal information, will be made publicly available.

Your submission (or part of it) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of it):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.