

Further submission on the Proposed New Plymouth District Plan

New Plymouth District Council
84 Liardet Street
Private Bag 2025
New Plymouth 4340

By Email: districtplan@npdc.govt.nz

Submission on: Proposed New Plymouth District Plan

Name: House Movers Section of the New Zealand Heavy Haulage Association Inc

Address: House Movers
C/- Stuart Ryan
P.O. Box 1296
Shortland Street
Auckland 1140

New Plymouth District Plan Review – Further Submission on the Proposed District Plan

1. This is a further submission on the Proposed New Plymouth District Plan (**Proposed Plan**).
2. The House Movers Section of New Zealand Heavy Haulage Association Inc is a representative for the house moving industry, and its members (**House Movers**) have an interest in the residential review that is greater than the interest of the general public.
3. The House Movers have an interest in the Proposed Plan that is greater than the interest the general public has because the Proposed Plan directly affects the house moving industry, of which the House Movers are a representative.
4. The House Movers could not gain an advantage through trade competition by this submission.
5. The House Movers **support** the submissions identified in **Schedule 1**. The reasons for the House Movers' support are that the submissions:
 - a. Are consistent with Part II and other provisions of the Resource Management Act 1991 (**Act**);
 - b. Meet the reasonably foreseeable needs of future generations;
 - c. Will enable social, economic and cultural wellbeing;

- d. Are appropriate and consistent with the purpose and principles of the Act;
 - e. Meet the requirements of s 32 of the Act;
 - f. Are consistent with the decision of the Environment Court in *New Zealand Heavy Haulage Association Inc v Central Otago District Council* (Environment Court, C45/2004, Thompson EJ presiding); and
 - g. Further reasons as set out in the House Movers' original submission.
6. Particularly, in relation to submission point 549.1 (submission by Fred McLay for the Taranaki Regional Council), the House Movers support this position because:
- a. The House Movers seek to preserve the heavy haulage route leading to and from New Plymouth and Port Taranaki along SH3 and SH44; such that
 - b. A policy which recognises the role of Port Taranaki in regional and national transport infrastructure to protect transport to and from the port would preserve this heavy haulage route.
7. Further, the House Movers support consideration by the New Plymouth District Council as to the methods used to implement any policy recognising the role of Port Taranaki in transport infrastructure, such as:
- a. A designation over this route, to preserve the height and width dimension corridor currently provided for the transport of abnormal oversize freight; or
 - b. Any other rule designed for the same purpose.
8. The House Movers wish to be heard in support of this further submission.
9. If others make a similar submission the House Movers will consider presenting a joint case with them at a hearing.



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Stuart Ryan as Counsel for the House Movers Section of the New Zealand Heavy Haulage Association Inc
stuart@stuartryan.co.nz

Date: 25 August 2020

Schedule 1 – Support

The House Movers support the submission of:	Provision No. of the Proposed New Plymouth District Plan:	The House Movers seek that the following part of the original submission be allowed:
<p>Kāinga Ora – Homes and Communities</p> <p>Submission point: 563.431</p>	<p>GRZ / Rules / GRZ-R27</p>	<p>Kāinga Ora opposes the controlled activity status of relocated buildings, and requests deletion of the activity to recognise that new buildings (regardless of whether constructed or relocated) are a permitted activity subject to compliance with the Effects Standards and number of dwellings.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved and also promote an increase in housing supply and affordability.</p> <p>Where the control of the design of buildings is required in order to protect identified historic heritage and character values; effects can be managed through overlays where appropriate.</p> <p>Deletion requested.</p>
<p>Kāinga Ora – Homes and Communities</p> <p>Submission point: 563.476</p>	<p>MRZ / Rules / MRZ-R29</p>	<p>Kāinga Ora opposes the controlled activity status of relocated buildings, and requests deletion of the activity to recognise that new buildings (regardless of whether constructed or relocated) are a permitted activity subject to compliance with the Effects Standards.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved.</p> <p>Where the control of the design of buildings is required in order to protect identified historic heritage and character values, effects can be managed through overlays where appropriate, or the introduction of an activity require that new buildings in the zone require a consent and design related assessment.</p> <p>Deletion requested.</p>
<p>Kāinga Ora – Homes and Communities</p> <p>Submission point: 563.511</p>	<p>LCZ / Rules / LCZ-R21</p>	<p>Kāinga Ora opposes the controlled activity status of relocated buildings, and requests deletion of the activity to recognise that new buildings (regardless of whether constructed or relocated) are a permitted activity subject to compliance with the Effects Standards.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved.</p>

		<p>Where the control of the design of buildings is required in order to protect identified historic heritage and character values, effects can be managed through overlays where appropriate, or the introduction of an activity require that new buildings in the zone require a consent and design related assessment.</p> <p>Deletion requested.</p>
<p>Kāinga Ora – Homes and Communities</p> <p>Submission point: 563.543</p>	<p>TCZ / Rules / TCZ-R17</p>	<p>Kāinga Ora oppose the activity and request it be deleted in its entirety.</p> <p>It is Kāinga Ora’s understanding that an element of ‘character value’ is placed on existing Town Centres such as Waitara and Englewood. In this context, Kāinga Ora consider it appropriate to control new buildings or structures on sites.</p> <p>However, there is sufficient scope within TCZ-R14 to 16 to assess the merits of relocated buildings. Consistent with its overall submission on the Plan and other ‘relocation’ rules throughout the residential, business and commercial zones; Kāinga Ora note that the activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved.</p> <p>Where the control of the design of buildings is required in order to protect identified historic heritage and broader character values; those values should be specifically identified in overlays.</p>
<p>Kāinga Ora – Homes and Communities</p> <p>Submission point: 563.602</p>	<p>CCZ / Rules / CCZ-R16</p>	<p>Consistent with its overall submission on the Plan, Kāinga Ora opposes the discretionary activity status of relocated buildings, and requests deletion of the activity to recognise that new buildings (regardless of whether constructed or relocated) are a restricted discretionary activity under CCZR13.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved.</p> <p>Where the control of the design of buildings is required in order to protect identified historic heritage and character values; effects can be managed through overlays where appropriate, or the introduction of an activity require that new buildings in the zone require a consent and design-related assessment.</p> <p>Deletion requested</p>
<p>Kāinga Ora – Homes and Communities</p>	<p>FUZ / Rules / FUZ-R31</p>	<p>Consistent with its overall submission on the proposed Plan, Kāinga Ora opposes the controlled activity status of relocated buildings, and request deletion of the activity to recognise that new buildings (regardless of whether constructed or</p>

<p>Submission point: 563.613</p>		<p>relocated) are a permitted activity subject to compliance with the Effects Standards and number of dwellings.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved.</p> <p>Where the control of the design of buildings is required in order to protect identified historic heritage and character values; effects can be managed through overlays where appropriate.</p> <p>Deletion requested.</p>
<p>Taranaki Regional Council – Fred McLay</p> <p>Submission point: 549.1</p>	<p>TRAN/ Policies/New Policy</p>	<p>The Transport section should provide specific recognition of the important role that Port Taranaki plays in New Zealand's and the region's transport infrastructure. Good transport links to and from the port are also an essential part of the efficient functioning of port operations.</p> <p>That a specific policy in the Transport section relating to Port Taranaki be included and that appropriate access to and from the port is provided for or planned.</p> <p>Include a cross-reference to the Port Zone.</p>