

# 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: Eric van Duin & Gillian Osmond .....  
Contact person (if different from above).....  
Postal address: 479 Carrington Road.....  
Email address for service: enjvanduin@yahoo.co.uk .....  
Phone number: 027 555 8803.....

*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:

In the proposed plan 479B Carrington Road is proposed to be rezoned from Rural to Residential (General). This property is directly adjacent to ours (479 Carrington Road). The rezoning of this section would change the Rural outlook and feel of our property. Noting that our outdoor living spaces are very well developed and 20 m directly below the area where houses would be built in case of a residential development, without any reasonable possibility of screening due to the geographical nature. As such the rezoning will affect us greater than the general public.

### **Council Hearing** (please tick relevant box)

Do you wish to be heard in support of your further submission? Yes  No

If others make a similar submission would you consider presenting a joint case with them at a hearing? Yes  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.

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

10 September 2020  
Date

Name of Further Submitter : Eric van Duin & Gillian Osmond

My specific further submission(s) are as follows:

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

<b>I support/oppose the submission of:</b> <i>(State the submission no., name and address of the person making the original submission)</i>	<b>The particular part of the submission I support/oppose are:</b> <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			<b>The reasons for my support / opposition are:</b> <i>(State the nature of your further submission, giving reasons)</i>	<b>I seek that the whole (or part) of the submission be allowed / disallowed:</b> <i>(Give precise details of the decision you want the Council to make)</i>
We oppose the submission of submission 59, of Miranda Williams, 479 B Carrington Road New Plymouth	59.1.7 & 8	Oppose	Provision  GRZ	<p>The submission sub points 7 and 8:</p> <p>7. It will provide an attractive elevated site for residential use with extensive views            8. Any development will not impede on the property below as there is extensive tree screening around the house and gardens.</p> <p>are written from the perspective of 479B Carrington Road.</p> <p>The views to the east are indeed extensive and rural, which we enjoy as well to the east. However to the west our view is also rural, due to the undulated nature of the land, our house and the west side (our outdoor living space) is around 20 meters below 479B Carrington Road. If this section were to be developed to a GRZ, the impact would be that the our western view/side would become urban in look and feel. Due to the height, extensive trees cannot screen this. Other elements of an urban setting would also change the nature of that side of our property.</p>	<p>We seek the submission to be amended to change the proposed rezoning of the eastern side of Carrington Street/Road from GRZ to Rural Lifestyle Zone (RLZ). This would be more in line with the objective of the proposed district plan that this would <i>'provide an appropriate transition to the surrounding Rural Production Zone by retaining a sense of spaciousness and prevailing rural character'</i>; , i.e. west side of Carrington Road, GRZ, transitioning into RLZ on the east side RLZ and into RPROZ further east wards.</p>

<b>I support/oppose the submission of:</b> <i>(State the submission no., name and address of the person making the original submission)</i>	<b>The particular part of the submission I support/oppose are:</b> <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			<b>The reasons for my support / opposition are:</b> <i>(State the nature of your further submission, giving reasons)</i>	<b>I seek that the whole (or part) of the submission be allowed / disallowed:</b> <i>(Give precise details of the decision you want the Council to make)</i>
We oppose the submission of submission 59, of Miranda Williams, 479 B Carrington Road New Plymouth	59.1	Oppose	Provision  GRZ	<p>As mentioned in submission 59.1 the section in question has been subject to a previous subdivision resource consent application (SUB15/46482).</p> <p>The rezoning of 479B Carrington Road is essentially the same in nature and outcome.</p> <p>The resource consent application was assessed via a hearing process with an independent commissioner. The overall outcome was that this subdivision was:</p> <ul style="list-style-type: none"> <li>- contrary to the relevant objectives, policies and anticipated environmental outcomes of the New Plymouth District Plan (NPDP)</li> <li>- contrary to terms of the Resource Management Act 1991 (RMA), including Section 104D(1)(b)</li> <li>- will have potential environmental effects particularly in relation to rural character</li> <li>- is inconsistent with the purpose and principles of the Resource Management Act 1991.</li> </ul> <p>There has been no fundamental change to the underlying principles of the NPDP (objectives, policies, etc.) or the RMA. AS such the impact of rezoning to GRZ remains the same.</p>	As per above

<b>I support/oppose the submission of:</b> <i>(State the submission no., name and address of the person making the original submission)</i>	<b>The particular part of the submission I support/oppose are:</b> <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			<b>The reasons for my support / opposition are:</b> <i>(State the nature of your further submission, giving reasons)</i>	<b>I seek that the whole (or part) of the submission be allowed / disallowed:</b> <i>(Give precise details of the decision you want the Council to make)</i>
We oppose the submission 11 of Josh Parker, 44 Mawhitiwhiti Road Normanby RD15 New Plymouth 4675	11.1	Oppose	Provision GRZ	The character of the east side of Carrington Street/Road would change. Our property forms part of that area.	As per above, a rezone of the proposed changes to the eastern side of Carrington Road to RLZ instead of GRZ would also create a transition as intended by the proposed district plan travelling south along Carrington Street/Road. This would also be in line with the proposed changes to the area between Carrington Street and Saxton Road.

### 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](mailto:districtplan@npdc.govt.nz)

Visit our website: [newplymouthnz.com/eplan](http://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](http://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.