



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: Oakura Community Action Group (OCAG) Incorporated
Contact person (if different from above) Matt Peacock
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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:

OCAG is a community group who's goal is to work together to achieve the most suitable outcomes for the Oakura community as a collective. In the case of the district plan review OCAG is focusing on the growth areas of Oakura.

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.

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

Date 25/08/2020

Name of Further Submitter Oakura Community Action Group (OCAG) Incorporated

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>
Kaitake Community Board - Doug Hislop <a href="mailto:doug.hislop@npdc.govt.nz">doug.hislop@npdc.govt.nz</a>	FUZ 531.2	Support	OCAG supports the total submission of the Kaitake Community Board. The recent PPC48 decision by the commissioner and NPDC to reject the plan change, as per the commissioner's report, is a direct indication that the Oakura South FUZ area is not required. Should the Oakura south FUZ remain on the District plan it will indicate to the current land owner, and future land owners, that it may be possible to change the land zone. Having already been through a long and costly plan change process OCAG feels any indication of a FUZ on this land does not truly represent that this land should remain rural.	OCAG requests to have the Future Urban Zone known as Oakura FUZ South removed in its entirety from the revised District Plan, including all maps and references.
Oakura Farm Park Limited - Colin Comber (Comber Consultancy) <a href="mailto:colin@comberconsultancy.co.nz">colin@comberconsultancy.co.nz</a>	RPROZ Zoning 494.2	Oppose	OCAG opposes the submission seeking amendments to add an indicative road across 132 Upper Wairau Road (Lot 29 DP 497629) for OFP stated reasons: <ul style="list-style-type: none"> <li>• Provide road access from Upper Wairau Rd to adjoining to the south.</li> <li>• Provide future road access requirements for future residential development and farming activity in the Rural Production Zone.</li> </ul> The recent PPC48 decision by the commissioner and NPDC to reject the plan change is a direct indication that the Oakura South FUZ area is not required.	OCAG requests to have the indicative road amendments disallowed. It does not support future residential development in this Rural Production Zone and the current farming activity has sufficient boundary access points to carry out its farming business.

<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>
				<p>OFP is only requesting that a road be indicated through 132 Upper Wairau Road so that they are able to use the road for a future residential development. Due to the rejection of the PPC48 application, by the commissioner and NPDC, no future road will be required through 132 Upper Wairau Road lot so there is no reason to indicate a Road.</p>	
<p>Oakura Farm Park Limited - Colin Comber (Comber Consultancy)  <a href="mailto:colin@comberconsultancy.co.nz">colin@comberconsultancy.co.nz</a></p>	<p>RPROZ Zoning 494.3</p>	<p>Oppose</p>		<p>OCAG opposes the submission to partially rezone Lot 29 from RPROZ and FUZ to GRZ and OS. The recent PPC48 decision by the commissioner and NPDC to reject the plan change is a direct indication that the Oakura South FUZ area is not required. Should the Oakura south FUZ remain on the District plan it will indicate to the current land owner, and future land owners, that it may be possible to change the land zone. Having already been through a long and costly plan change process OCAG feels any indication of a FUZ on this land does not truly represent that this land should remain rural.</p>	<p>OCAG requests to have the Future Urban Zone known as Oakura FUZ South removed in its entirety from the revised District Plan, including all maps and references.</p>