



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: Matt Peacock.....
Contact person (if different from above)
Postal address: 46A Donnelly Street Oakura NEW PLYMOUTH 4314.....
Email address for service: matt@setengineering.co.nz
Phone number: 021495540.....

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:

I am a resident of Oakura who is interested in the growth of the Oakura area which will affect the Oakura community.

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

Date 25/08/2020

Name of Further Submitter Matt Peacock

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>
Holdom family - Pippa Holdom. pippa.holdom@gmail.com	GRZ 303.1	Oppose	I oppose the submission. Changing the proposed General Residential Zone, 600m ² in Oakura, to a Medium Density Residential Zone, no minimum lot size, will not be in the best interests of the rural Oakura community and will not be compatible with the residential character and amenity of the Future Residential Zone. It will lead to the intensification of residential development through smaller lot size that will impact all utility networks and current social amenity values of Oākura. A MRZ is not suitable for a rural village and is not compatible with the Oākura Structure Plan 2006, the Oākura Community Engagement Plan 2014/16 and the Kaitake Community Plan 2017 (updated 2020). The recent PPC48 decision indicates that MRZ at a large scale is not suitable for the Oakura area.	I request to have the Future Residential Zone (previously known as FUD West) remain as a General Residential Zone and that more intensive Medium Density residential development activity is not provided for in this area.

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>
Oakura Farm Park Limited - Colin Comber (Comber Consultancy) colin@comberconsultancy.co.nz	RPROZ Zoning 494.2	Oppose	I oppose the submission seeking amendments to add an indicative road across 132 Upper Wairau Road (Lot 29 DP 497629) for the stated reasons: <ul style="list-style-type: none"> • Provide road access from Upper Wairau Rd to adjoining to the south. • Provide future road access requirements for future residential development and farming activity in the Rural Production Zone. 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. 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.	I request 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.
Oakura Farm Park Limited - Colin Comber (Comber Consultancy) colin@comberconsultancy.co.nz	RPROZ Zoning 494.3	Oppose	I oppose 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	I request 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.

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>
				<p>costly plan change process I feel any indication of a FUZ on this land does not truly represent that this land should remain rural.</p>	
Kaitake Community Board - Doug Hislop doug.hislop@npdc.govt.nz	FUZ 531.2	Support		<p>I support 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 I feel any indication of a FUZ on this land does not truly represent that this land should remain rural.</p>	<p>I request 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>