

**KAITAKE COMMUNITY BOARD**  
**Verbal Submission to**  
**RECONVENED HEARING – PLAN CHANGE 48**  
**2 December 2019**

1. **Response to Evidence Presented at Hearing for the Proposed Private Plan Change 48: Wairau Road, Oakura Rezoning - Prepared for New Plymouth District Council by Hamish Wesley - Boffa Miskell 19 August 2019**

**Recommendations**

**5.23**

*Given the current available information and lack of information for particular matters, the potential for significant adverse effects, and the uncertainty of whether the plan change provisions would effectively avoid, remedy or mitigate these effects, at this time, I recommend that the plan change request and application to amend the consent notice be declined. The reasons for rejection are:*

- *The risk of acting based on insufficient information on a number of fundamental matters (e.g. traffic, landscape and visual impact, stormwater) is significant, and these risks are not outweighed by providing for new residential development where there is sufficient supply to meet the short and medium term housing needs in Oakura.*
- *Uncertainty whether the provisions in the plan change effectively and efficiently avoid, remedy or mitigate the adverse effects of the proposal.*
- *Uncertainty whether community infrastructure can be expanded or new infrastructure development to cope with the future scale of development.*
- *Lack of information in the form of a cultural impact assessment to understand how the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga has been recognised or provided for.*
- *Based on the currently available information, the scale, form and design of the development sought in the proposed plan change would degrade the qualities and characteristics of the Oakura township.*

2. The KCB supports the recommendations in this report.

3. **Response to Further Evidence Presented at Hearing for the Proposed Private Plan Change 48: Wairau Road, Oakura Rezoning - Prepared for New Plymouth District Council by Hamish Wesley - Boffa Miskell 22 November 2019**

**Recommendations**

**5.9**

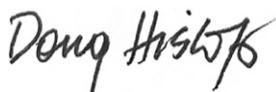
*Given the conclusion on tangata whenua, traffic and landscape and visual effects matters, I do not make a final recommendation at this time.*

4. The KCB does not support the recommendation in this report.

5. The KCB questions why the author has changed his stance from his previous 19 August 2019 response when few of the reasons given by him in that report have been adequately addressed.

6. While he states, *'It is evident that there is still a lack of information in two key areas, namely cultural impact assessment, traffic effects and landscape and visual impacts.'* **(Conclusion 5.7)** he disregards the obvious biodiversity threats as a key area to consider.
7. He only states: *'The applicant submitted no further evidence on the environmental impacts, specifically methods to manage the effects from cats and other pests. In addition, no further evidence from the applicant was received on the ecological effects on water quality resulting from the plan change. This lack of further information was noted in the further evidence from a few submitters.'* **(Environmental Impacts 3.61)**
8. This is a key area, and the KCB believes it's crucial for everyone to backfill their knowledge and understanding on the biodiversity threats posed by this development to the landscape, waterways, and to the Kaitake Range in particular. There appears scant experience among many of the report writers on this issue. Is this a genuine case of not recognising the importance of what one doesn't know? We suspect so.
9. The applicant's expert spent around 3 hours walking over the site, on one other occasion went back at night to look for fish in the streams, and he also attended a meeting to discuss stormwater retention. He didn't carry out any invertebrate or lizard surveys. While making some presumptive statements, with no 'on location' proof about cats he paid no attention to the very substantial biodiversity threats of rats and invasive plants to the Kaitake Range. Other than lay evidence, this is the only evidence presented in this regard.
10. The applicant advertises his proposal as a staged, long-term urban development plan created by top local experts, emphasising environmental regeneration, modern lifestyles and community values. He states, after a lengthy period of detailed technical investigation and assessment, he has created a well-planned area of urban expansion with a high-quality environment consistent with the unique environmental and community values that is Oakura.
11. The KCB has formed a contrary view of the proposal and our stance remains unchanged. We stand by the evidence we have submitted. We urge this Hearing Commission to reject this plan change in its entirety.

Doug Hislop



Chair  
Kaitake Community Board  
1 December 2019