



New Plymouth District Council Plan Change Hearing Commissioners

Response to Evidence Presented at Hearing - Proposed Private Plan Change
48: Wairau Road, Oakura Rezoning
Prepared for New Plymouth District Council

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1.0 Introduction

- 1.1 This Report responds to the evidence presented at the hearing held on 22 – 26 July 2019 on Proposed Private Plan Change 48 Wairau Road, Oakura Rezoning. This response includes matters or questions that the Commissioner asked us to respond to at different times during the hearing in response to evidence.
- 1.2 In preparing this report, further advice has been sought from the Council's technical advisors. This further advice is attached and incorporated into the body of this report.
- 1.3 This Report addresses:
- a) Statutory considerations
 - b) Planning context
 - c) Principal matters in contention
 - d) Conclusions and recommendations

Acronym table for reference throughout Response to Evidence:	
PPC48	Private Plan Change 48
NPDC/ Council	New Plymouth District Council
OFPL	Oakura Farm Park Limited (applicant)
SH45	State Highway 45
FUD	Future Urban Development (Overlay)
District Plan	New Plymouth District Plan
RMA	Resource Management Act 1991
NPS-UDC	National Policy Statement on Urban Development Capacity
RPS	Regional Policy Statement
OL	Outstanding Landscape
TIA	Traffic Impact Assessment
CIA	Cultural Impact Assessment
SIA	Social Impact Assessment

2.0 Statutory Considerations

2.1 In Sections 6 – 9 of the original s42A Report we set out the relevant statutory considerations for the plan change and variation to the consent notice. The expert evidence from the two planners¹ and legal submissions generally concurred with this outline. However, two matters raised during the hearing were:

- a) Relationship between the evaluation and decision on the private plan change request and the consent notice; and
- b) Adequacy of the information to make a decision on both the private plan change request and the consent notice.

2.2 I respond to these two matters below.

Private Plan Change Request and Consent Notice

2.3 Submissions and evidence for submitters in opposition to the plan change request and consent notice contend that the consent notice should be assessed and determined first or parallel with the plan change. It was contended by the applicant and in our original s42A report that the change to the consent notice was a consequential evaluation to the plan change.

2.4 The issues, including benefits and adverse effects (costs) to be evaluated in determining the plan change and consent notice are the same in my opinion. I acknowledge that the plan change and consent notice are to be evaluated under separate sections of the RMA (e.g. Section 32 for the plan change and Section 104 for the consent notice). In this regard, in my view, I concur with the verbal response from Mr Twigley to a question from the Commissioner that these matters should be assessed together, and then apply the relevant statutory considerations to make the final determination.

Adequacy of Information

2.5 In our original and supplementary s42A reports we highlighted additional information was required to make an informed evaluation on particular aspects of the proposal, including:

- Further analysis of water supply trunk main
- An assessment of the risks of erosion of the existing stream bed and bank
- A revised traffic impact assessment correlated with the amended proposal and further detail showing full configuration of the proposed new roundabout and underpass together
- Further information to inform the assessment of the landscape and visual impacts, including:
 - More detailed assessment of the site's landscape character and how the proposed development layout, its staging, mitigation measures

¹ Colin Comber and Cam Twigley

and examples of how differing densities or character areas have been informed by this assessment.

- Details of the noise bund's design
- Appropriate visualisations which demonstrate the massing of the proposed development and proposed mitigation from SH45.

2.6 In addition, a number of the experts for submitters expressed concern about the lack of information to understand the effects of the proposal.

2.7 In general terms, a high-level and broad assessment of matters, including technical matters is required for a plan change. A more detailed level of information is required for resource consent applications/consent notice variation application.

2.8 The Commissioner asked a number of experts as to what specific additional information is required, and whether this information was necessary for the evaluation and determination of the plan change or would be required/provided at the time of a resource consent application for subdivision/development.

2.9 To respond to this question, I highlight two statutory matters.

2.10 Firstly, for an application to amend/cancel a consent notice, under Section 221 (3A) RMA it refers to applying Sections 88 to 121 RMA which relate to resource consent applications. In Section 88 RMA (2)(c), it requires an application to "include the information relating to the activity, including an assessment of the activity's effects on the environment, that is required by Schedule 4." Under Clause 1 of Schedule 4 of the RMA it states:

Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2.11 Furthermore, under Clause 2 of Schedule 4 of the RMA it states:

(3) An application must also include an assessment of the activity's effects on the environment that—

...

(c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

2.12 Secondly, in evaluating the plan change, Section 32 (1)(c) RMA includes similar wording where it states the evaluation report must also contain a level of detail that:

"(c) corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal."

2.13 I also highlight that Section 32 (2)(c) RMA is a specific clause regarding insufficient or uncertain information for plan changes. It states:

(2) An assessment under subsection (1) (b) (ii) must—

(a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—

- (i) economic growth that are anticipated to be provided or reduced; and*
- (ii) employment that are anticipated to be provided or reduced; and*
- (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*
- (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

2.14 Consideration needs to be given to clause (2)(c) above in terms of the risk of acting or noting acting if it is concluded there is uncertain or insufficient information. I discuss this clause and evaluation of the adequacy of information below in the evaluation of the matters in contention.

3.0 Planning Context

3.1 A significant amount of evidence was presented or referred to various planning documents, both statutory and non-statutory, and how these documents integrate (or do not integrate) and their relevance to the plan change and consent notice variation. Furthermore, the sequencing of these documents and how they have informed decisions over-time has been questioned. In addition, evidence highlighted the ongoing processes and consistent themes in these documents and decisions for guiding and directing future development at Oakura. To respond to the evidence presented and questions at the hearing, I consider stepping through the chronology of these documents and decisions is a logical approach. I note the evidence of a few submitters and experts, namely the Kaitake Community Board and Cam Twigley, was helpful in this regard.

3.2 Set out below is the chronology of documents and decisions:

- a) Operative District Plan (2005)
- b) Coastal Strategy and Oakura Structure Plan (2006)
- c) 'Draft' Beca Report (2008)
- d) Land Supply Review and the Framework for Growth (2008)
- e) The Paddocks Application and Decision, including Consent Notice (2009/2010)
- f) Plan Change 15 FUD Overlay (2010 - 2013)
- g) Plan Change 27 Rural Subdivision (2010 – 2011)
- h) Oakura – A Growing Community (2014 – 2016)
- i) Kaitake Community Board Plan: A Thirty Year Vision (2017)
- j) New Plymouth Long-Term Plan (2018)
- k) 'Draft' District Plan (2018)
- l) Oakura Farm Park Private Plan Change Lodged and Notified (2018)

- m) Taiao, Taiora –Taranaki Iwi Environmental Management Plan (2018)
- n) Housing and Business Development Capacity Assessment (2019)
- o) Proposed District Plan (in the near future in 2019)

3.3 For each of the above documents or matters, below I include a brief response to the pertinent matters raised in evidence or questions at the hearing. In addition to these local planning documents and decisions, I also respond to evidence presented regarding the NPS-UDC and RPS.

Operative District Plan (2005)

3.4 The Operative District Plan when made operative in 2005 and subsequently changed over time has provided for new housing at Oakura through opportunities for infill subdivision and greenfield development. These opportunities are the 'undeveloped residential land' in the Housing and Business Capacity Assessment Report (2019).

3.5 I concur with Mr Comber's response to questions from the Commissioner about the philosophy of the original Operative District Plan in that it was an effects-based plan with very limited strategic planning direction in terms of new housing. I consider the paragraph below from the Plan Change 15 Section 32 Report accurately summarises the Operative District Plan (at that time) approach to new housing and urban growth.

The Operative District Plan (August 2005) was prepared during a period of relatively low growth pressures, although as the plan became operative some of these pressures were beginning to manifest themselves. There was at that time sufficient capacity within existing residential, business and industrial zones to accommodate growth pressure. In addition, the plan as drafted, was a purely effects based district plan with no strategic component.²

Coastal Strategy and Oakura Structure Plan (2006)

3.6 In response to the growth pressures in coastal areas (amongst other issues such as recreation and coastal hazards), a Coastal Strategy was prepared and adopted in April 2006. The purpose of this Strategy was to "guide future development and change in the district. It brings together knowledge from local communities of their landscape and their visions for its future. It provides a map for change, to allow those visions to be fulfilled over the next 20 years."

3.7 The Strategy provides guidance for the future management of growth throughout the whole coastal environment in the district, it also considered the individual characteristics and issues of each coastal community and was prepared with consultation at the individual community level. The Strategy identified challenges and opportunities facing Oakura and the goals to be achieved stemmed from these.

3.8 In Appendix 1 of this Report are the three pages from the Coastal Strategy on Oakura. In terms of new housing and urban growth, the key points are:

Challenges and Opportunities: *There is demand for residential growth within Oakura and the surrounding areas. At the same time there is a desire to retain the lifestyle values and community identity. The desire to retain distinctiveness*

² Section 3, Plan Change 15 Section 32 Report

was expressed in terms of a retaining a green belt around Oakura and maintaining an atmosphere of relaxed holiday living .

Goals: OAG1 – *Provide for growth within Oakura and environs in a manner that maintains and enhances the community's 'sense of place' as a vibrant village.*

Implementation: OAA1 *Prepare and adopt a structure plan for Oakura to guide future development.*

- Structure planning will consider land use, areas for residential growth, development form and infrastructure (prior to the planned wastewater connection).

3.9 The Oakura Structure Plan was prepared during the first half of 2006 and adopted in August 2006. During the hearing a number of submitters have referred to this Structure Plan, particularly the spatial plan (map/drawing). In addition, reference has been made to specific text in the Structure Plan Report. Attached in Appendix 2 is the full Structure Plan Report and associated spatial plan.

3.10 Some submitters have placed considerable weight or significance on the direction contained in this Structure Plan, while others consider it has been superseded or has some deficiencies. I make the following observations and comments in response to the evidence presented in relation to this Structure Plan and considerations for the plan change and consent notice variation:

- a) The Structure Plan was prepared in consultation with the community and stakeholders and its implementation is referred to as 'partnership' between the Council and community.
- b) A number of the key issues for this plan change and consent notice were identified and responded to in the Structure Plan, and the outcomes to be achieved were articulated. In particular I note the following themes/outcomes:
 - Maintain views of both mountain and sea, protecting the community from negative visual effects of the built environment.
 - Manage residential development so that 'village appeal' is enhanced and characterised.
 - Recognise the 'sense of place' in terms of the community values, the natural character of the areas, and the special features that make Oakura a unique place.
 - Recognise the key landscape features that give Oakura its unique quality and special sense of place as a coastal community.
- c) The Action Plan within the Structure Plan includes a relatively high level of detail and direction on the measures to achieve the outcomes, specifically:
 - PG1: Develop a "Coastal Community" Environment Area that specifically addresses residential development in coastal communities, such as Oakura, in order to protect the natural character of the community.
 - PG1: Encourage future residential development on the land between existing residential areas in Oakura, the State Highway and the Kaitake Golf Course. Future residential development may also occur on the landward side of State Highway 45. (On this point, I concur with the comments from some submitters that there is a distinction in this wording, in that development on the seaward side of the State Highway is favoured compared to development on the landward side of the State Highway).

- SOP1: Ensure that views and outlooks are preserved and building heights are consistent with the 'village appeal'. Review maximum building heights and develop overlays in the rural areas to protect the views of the mountain and the sea and protect special values.
 - IN1: As part of a Plan Change identify indicative roads on the District Plan maps to accommodate for additional growth in the community and to provide sustainable transport options.
 - IN1: Manage the potential "reverse sensitivity impacts" on the state highway from adjacent residential development.
 - IN8: Study the current and proposed stormwater catchment system in Oakura and identify options for stormwater disposal.
- d) Many of the specific components identified for District Plan Changes for Oakura listed in the Structure Plan Report have not been undertaken. Rather, the Future Urban Development (FUD) Overlay (Plan Change 15) and Rural Review (Plan Change 27) provided a district-wide response. This private plan change request is the first Oakura specific urban growth plan change since these outcomes and actions were identified.
- e) There is no information on the anticipated or projected population or housing growth being planned for, apart from a general reference in the introduction that 'Oakura had a population of approximately 1,200 residents in 2001, and on average has grown at two per cent per year.' I acknowledge there may have been other documentation at that time which may have specified this detail.

'Draft' Beca Report (2008)

- 3.11 Mr Comber in his evidence refers to a report prepared by Beca in 2008 titled 'Oakura Action Plan: Technical Appraisal'³. This report was commissioned by Council to better understand the technical aspects for potential housing development areas at Oakura. This report was issued to Council as a 'draft' and was not finalised as Council determined not to proceed with this work as the Council decided to focus on district-wide growth pressures. Notwithstanding this 'draft' status, I make no comments on the robustness or reliability of the information contained in this report. However, I consider the technical information specifically commissioned for the Private Plan Change Request is more relevant and reliable due to its targeted purpose and being recently prepared.

Land Supply Review and the Framework for Growth (2008)

- 3.12 In 2006 in response to increased economic and housing growth, Council commenced a land supply review. The resulting Framework for Growth adopted in March 2008 aimed to ensure that there is adequate residential and industrial land available for future development over a projected 20 year period (2007 to 2027). This Framework identified that a separate structure planning process had been undertaken for Oakura and was therefore not covered in this document.
- 3.13 In response to questions from Commissioners, a couple of submitters referred to this Framework in the context of Plan Change 15 (FUD Overlay). I concur with these

³ Colin Comber Statement of Evidence dated 17 June 2019, paragraph 31

responses that this Framework provided direction and support for the introduction of the FUD Overlay. However, the Framework's direct relevance to this plan change and consent notice matter is limited.

The Paddocks Application and Decision, including Consent Notice (2009/2010)

- 3.14 A significant amount of evidence was presented on the basis on which The Paddocks proposal was developed and approved. This evidence includes reference to evidence presented at The Paddocks hearing by the applicant and its experts. It is clear from this evidence that retaining Lot 29 as a farm/productive use/rural landscape was an integral element of The Paddocks development. The significance of Lot 29 as a farm/productive use/rural landscape is discussed later in this report in terms of the landscape and visual impacts.
- 3.15 In terms of the chronology of documents, I note The Paddocks decision was made in March 2011, after the notification of Plan Change 15 on 20 November 2010 and Plan Change 27 in September 2010.

Plan Change 15 FUD Overlay (2010 - 2013)

- 3.16 As stated above, Plan Change 15 (PC 15) was publicly notified in November 2010. The Section 32 Report for PC 15 stated the following:

The purpose of the proposed FUD Overlay Plan Change (PLC09/00015) is to provide for the interim control of specific land use activities and subdivision within, and adjacent to, areas identified as future urban growth areas by the Final Framework for Growth (FFG) March 2008, the Oakura Structure Plan and Urenui Structure Plan. The intent of the Plan change is to provide the Council with the ability to ask:

What is the effect of a proposed activity (land use and/or subdivision) on the future rezoning and subsequent development of the future urban growth area(s) as identified by the FUD Overlay?

This will enable the potential adverse effects of activities that are potentially incompatible with future urban development to be avoided, remedied or mitigated, until such time as plan changes for individual future urban growth areas become operative.

- 3.17 PC 15 was made operative in March 2013.
- 3.18 The policy and rule framework introduced by PC 15 restricts subdivision and land use activities in the identified FUD Overlays to avoid fragmentation (via subdivision) or land use activities which would be incompatible with future residential development.

Plan Change 27 Rural Subdivision (2010 - 2011)

- 3.19 Plan Change 27 (PC 27) was publicly notified in September 2010. The Committee Report for notification of PC 27 stated the following:

This Plan Change has been undertaken as part of the Rural Review process, which was initiated in August 2008 as part of the Council's ongoing District Plan monitoring and review programme. The review seeks to ensure that the New Plymouth District Plan (2005) is equipped to sustainably manage the rural

environment. As a result of a hearing on comments to the Rural Review Discussion Paper in May 2005 the council decided on four broad directions for progressing the review through the four following Plan Change work streams:

- Rural Character: Introduce controls to maintain rural character;*
- Lifestyle Areas: Encourage lifestyle living close to existing settlements;*
- Landscape Areas: Greater protection to important landscape areas;*
- Reverse Sensitivity: Greater controls to protect key industries from the encroachment of lifestyle subdivision.*

Plan Change 27 is the first of these plan changes relating to the critical issue of maintaining rural character. Monitoring has shown that the Rural Environment Area has experienced a change in rural character over the last 10 years and that the current provisions are not resulting in the retention of rural amenity as anticipated by the District Plan.

- 3.20 PC 27 was made operative in January 2012.
- 3.21 The policy and rule framework introduced by PC 27 replaced the 4 hectare minimum lot size with a more refined and tiered approach, with a limitation on the maximum number of small lots (1 hectare minimum lot size) and requirement for a large balance lot size of 20 hectares.

Oakura - A Growing Community (2014 - 2016)

- 3.22 From 2014 to 2016 the Kaitake Community Board undertook a community engagement process. The preamble in this document highlights its relevance to this private plan change request. The preamble states:

Well before the start of this community engagement project, the New Plymouth District Council had already indicated an area on the outskirts of Oakura as being potentially suitable for future urban development (FUD) and had placed the FUD Planning Overlay on this wide area of the District Plan maps. Council officials had also been signalling that the investment in the Oakura to New Plymouth sewage scheme would enable the village to grow to much larger than it currently is.

Part of the purpose of this community engagement project was to test whether it was appropriate to grow the village to the size and at the rate shown in the FUD Planning Overlay.

The very strong community feedback is that the village is;

- A. Not ready to grow to that size in the short or medium term, or in the foreseeable future,*
- B. Demonstrating the need for staged growth,*
- C. Preferring smart and targeted growth that takes into consideration the limitations on growth including;*
 - 1) changes to the special character of Oakura that would arise as a result of such rapid and widely spread expansion.*
 - 2) the size and location of the school and the current school roll, and*
 - 3) traffic and parking issues on State Highway 45 and the CBD.*

There is a strong sense of growing Oakura in a sustainable way, through improving linkages between the beach, urban and rural areas and to the National Park, and by retaining the unique character and pristine environment of Oakura that is so well enjoyed by residents, visitors and tourists alike.

Following is the account of the key points of the Kaitake Community Board's community engagement project to establish residents' views on the future growth of our area as defined in the Oakura Structure Plan. The project set out to invite responses from everyone who wants to be part of creating a community for all who live and work within it. It points to the issues defined by the respondents, to help guide the development of the New Plymouth District Council's District Plan, therefore providing statutory weight to how the Oakura residents want their community to develop.

The stewardship for this project rests with the Kaitake Community Board, working in collaboration with a wider focus group of interested and talented local people. The overriding theme of the project has been to determine the community issues rather than to provide solutions for them, as many are complex and challenging.

- 3.23 In the section of this document titled 'Growth/Industry/Talent', the relevant points to this plan change from the Focus Group deliberations are:

Further investigation is required to determine long term potential and constraints for residential growth.

Staged rezoning of rural land identified in Oakura Structure Plan to support sequential village growth and provision of variable housing choices, rather than large scale tract housing development of uniform housing types.

Commercial activity demand and location to be further investigated.

Mixed use, home businesses and offices on seaward side of State Highway 45 in the CBD

Increased density, small lot sizes and higher site coverage rules targeted in appropriate areas of new residential development and/or the CBD

Rural lifestyle 1 to 5 Ha lots provided in appropriate locations but retaining low building density and open character.

Protect existing character on beachfront and in CBD.

- 3.24 I consider this direction in the evaluation below on the matters in contention.

Kaitake Community Board Plan: A Thirty Year Vision (2017)

- 3.25 The above themes continue in the most recent local community planning document 'Kaitake Community Board Plan: A Thirty Year Vision' adopted in October 2017. The Executive Summary in this document for Oakura states the following:

There is a strong sense of growing Oakura in a sustainable way, through improving linkages between the beach, urban and rural areas and to the National Park, and by retaining the unique character and pristine environment of Oakura that is so well enjoyed by residents, visitors and tourists alike. The central message to the Council is that the village requires managed, staged and targeted growth. Rapid and wide spread expansion would negatively affect the special character of Oakura and adversely impact on the education services, traffic and

parking and access to affordable homes and recreation and environmental assets.

- 3.26 The Priority Actions in this document for 'Growth, Industry and Talent' for Oakura are the same as in the 2014-2016 community engagement process and report stated above.
- 3.27 I highlight these reports and extracts as there was a clear theme in the evidence from submitters that the Oakura community has established through a series of local planning projects and documents its aspirations and outcomes for future development and growth in Oakura.

New Plymouth Long-Term Plan (2018)

- 3.28 Some submitters referred to aspects or details in the New Plymouth Long-Term Plan 2018 – 2028, such as no funding for infrastructure upgrades and different numbers for the projected number of lots in Oakura.
- 3.29 In the appended comments Council's technical advisers respond to each type of infrastructure and provision of upgrades where relevant to Oakura. In terms of different projected number of lots/households in the Long Term Plan and the Housing and Business Development Capacity Assessment, these differences reflect the different methodologies used and that the Housing and Business Development Assessment numbers are more recent than the Long Term Plan.

'Draft' District Plan (2018)

- 3.30 A non-statutory 'draft' District Plan was publicly released for feedback in February 2018. This Draft District Plan generally 'rolled over' the zoning and FUD Overlays from the Operative District Plan for Oakura for the Plan Change site. Only small changes and refinements and changes were made to the FUD area. However, a new objective and policy framework was proposed for managing urban growth areas providing more direction than in the Operative District Plan.
- 3.31 A range of feedback was received on the Draft District Plan including on the zoning and rules for subdivision and development in Oakura. As commented by the evidence from the Kaitake Community Board, over the last 18 months the Oakura Focus Group has been working with the NPDC planning team on the zoning and rules for subdivision and development in Oakura which will be included in the Proposed District Plan.

Oakura Farm Park Private Plan Change Lodged and Notified (2018)

- 3.32 In terms of this sequence of documents and processes, the Private Plan Change Request was originally lodged in March 2018 and publicly notified in June 2018.

Taiao, Taiora –Taranaki Iwi Environmental Management Plan (2018)

- 3.33 Taiao, Taiora – Taranaki Iwi Environmental Management Plan was adopted and released in July 2018. Taranaki Iwi spoke to the contents and relevance of this plan to this plan change. This matter is evaluated further in the next section of this report.

Housing and Business Development Capacity Assessment (2019)

- 3.34 The applicant and a number of submitters referred to this Assessment Report, particularly the numbers on the projected demand and supply of housing in Oakura. There were different interpretations on whether the Operative District Plan in terms of the 'undeveloped residential land' met the short and medium term supply requirements. I am advised the following by a Council officer in the District Plan team:

The HBCA assessment was based on the Operative District Plan and the draft District Plan. The HBA indicates that the Operative District Plan is meeting the required demand including the additional margin in the short (0-3 years) and medium (3-10 years) term. Under the draft District Plan we will meet the required long term demand requirements including the margin. The Proposed District Plan to be released later this year which will also ensure the short, medium and long term demand are being met.

- 3.35 The Commissioners also queried the current status of this Assessment Report. I am advised the following:

The final housing and business capacity assessment has been completed and is going to the next Council round for their information. It will be released on the website shortly.

- 3.36 A couple of submitters and Commissioner queried whether Council has prepared a Future Development Strategy under the NPS-UDC. I am advised the following:

The National Policy Statement on Urban Development Capacity is currently under review with a proposed revision being released later this year (August 2019). Work on the Future Development Strategy is on hold pending the outcomes of this review. (A potential outcome of this review is the removal of the requirements for NPDC to do both a HBCA and a FDS).

- 3.37 In terms of the analysis undertaken by Mr Doy for the applicant on the lot yields in the West FUD and South FUD, we referred this analysis to the NPDC District Plan team. They have reviewed this analysis and comment as follows:

The difference in analysis is that the Housing and Business Capacity assessment was a desk top analysis appropriate for District-wide assessment purposes and the work Alan Doy has done is a more in depth site specific slope analysis to help understand the potential yield.

Our process didn't go into the same detail when calculating potential yields for future growth areas, but our process still fulfils the requirements of the NPS-UDC. The Council analysis is based on historical subdivision in the New Plymouth area and graded them according to typography. This then helped calculate an estimated dwelling/ha for the HBCA for each grading. This grading was then applied to each Growth Area. Also to note is the assumptions the Housing Business Capacity Assessment made with Oakura was that the lot size would be 700m² and the proposed plan change application has a varying range of lot sizes which would also produce a different overall yield. This therefore makes it difficult to compare.

Overall our view is that our analysis used for Oakura is sound, based on our District wide assessments done in the Housing Business Capacity Assessment.

Proposed District Plan (in the near future in 2019)

- 3.38 A few submitters referred to the pending notification of the Proposed District Plan. On 13 August 2019 (this week) the Council adopted a new Proposed District Plan for public notification to invite submissions. The public notification of the Proposed District Plan is planned for September.

National Policy Statement on Urban Development Capacity

- 3.39 I have considered the further evidence presented by Mr Comber and comments from Mr Twigley in response to questions from the Commissioners in relation to the NPS-UDC. I remain of the view that the Operative District Plan effectively achieves the objectives for the NPS-UDC for Oakura based on the findings of the HBA. Furthermore, with the pending notification of the Proposed District Plan, that document will also need to give effect to the NPS-UDC.

Regional Policy Statement for Taranaki

- 3.40 I have considered the further evidence presented by Mr Comber and comments from Mr Twigley in response to questions from the Commissioners in relation to the RPS. I remain of the view that the Proposed Plan Change 48 does not fully give effect SUD Policy 1 Sustainable Urban Development for the reasons set out in the original s42A Report and as outlined in the next section of this report. Furthermore, based on the evidence presented at the hearing, and our assessment of the environmental effects discussed in the next section of this report, I do not consider the plan change request gives effect to the other provisions of the RPS referred to in the original s42A Report.

4.0 Principal Matters in Contention

- 4.1 This section of the report responds to the principal matters in contention raised in evidence at the hearing. For ease of evaluation and consideration by the Commissioners, this section effectively covers the matters addressed in Sections 12 and 13 of the original s42A Report.
- 4.2 In evaluating these matters, as noted above, Sections 32 and 104 RMA provide the statutory context.
- 4.3 As highlighted in the original s42A Report, Policy 23.1 in the Operative District Plan is directly relevant in evaluating the design and layout of future urban areas through structure plans. Policy 23.1 details that:

To control the design and layout of future urban areas through structure plans to allow for the comprehensive development of the area by ensuring:

- a) *The type, location and density of the development is suitable for the site;*
- b) *Infrastructure is provided in a co-ordinated manner by considering location, type and staging;*
- c) *The development considers topography and minimises changes to landform;*

- d) *That the constraints are identified and managed to ensure resilient and safe communities.*
- e) *Interfaces with surrounding land-uses are assessed and adverse effects are mitigated;*
- f) *Open space, parks and esplanade reserves or strips are provided for;*
- g) *Connectivity and accessible urban form is provided for; and*
- h) *That special features are recognised and that those features of particular significance are protected.*

4.4 The matters in this policy are evaluated below.

Appropriateness of rezoning, including scale, nature and extent of zoning

4.5 Evaluating the appropriateness of the rezoning considers all the matters in this section of this report, including whether the type, location and density of the development is suitable for the site.

4.6 Firstly, the general location of the proposed development is considered appropriate in that part of the site is identified with a FUD Overlay and it is in part contiguous with the existing urban on the southern side of Wairau Road as well as adjacent to West FUD Overlay Area across SH45 from the site. The area is in proximity to main access roads and reticulated infrastructure and is in reasonable proximity to community facilities and amenities. Secondly, the proposed plan change comprehensively designs the layout of the entire structure plan area. However, this scale, design and layout is not considered to be suitable for the site for the reasons outlined later in the report.

4.7 In assessing the appropriateness of this rezoning, the need for the rezoning in terms of supply of land for housing is a relevant factor. I have evaluated above the NPS-UDC in terms of the capacity of housing land in Oakura. As included in Table 2 and Figure 5 of the original s42A report the capacity of Future Yield of Undeveloped Residential Land in Oakura is calculated as 158 lots/dwellings. The potential capacity for infill as part of the District Plan Review has identified potential for approximately 127 infill lots.

4.8 Mr Doy for the applicant undertook analysis of this undeveloped land and FUD areas based on a slope analysis. He concluded the Undeveloped Residential Land would yield 134 lots. Applying this lower yield, the short and medium needs for housing land under the NPS-UDC would still be met.

4.9 Evidence from submitters questioned the need for rezoning based on the capacity of the currently Undeveloped Residential Land and ability for infill subdivision. Furthermore, Mr Twigley, Mr Kiss and the KCB highlighted that the notification of the Proposed District Plan was imminent. Based on the contents of the Draft District Plan and work of the Oakura Focus Group informing the Proposed District Plan, it is anticipated the Proposed District Plan would provide greater opportunities for housing development within the Oakura urban area via a medium density zoning around the central commercial area and a slightly smaller minimum lot size in the wider residential area.

- 4.10 In terms of interfaces with surrounding land uses, concern regarding potential future reverse sensitivity effects of the proposal was raised by Mr Greensill who has a neighbouring property at 1303 Main South Road, Oakura. Mr Greensill runs a dairy farm on his property, in which he has a discharge consent for effluent which has a condition requiring that there shall be no contaminants discharged within 150m of any dwelling. Mr Greensill has concerns that should the proposal go ahead, that a 150m buffer area between the applicant's property and the submitters property would reduce the area on which the submitter would be able to spread effluent to a point they would not comply with their resource consent.
- 4.11 In evidence, this submitter provided a map applying this 150m from the property boundary with the subject site. I consider this map overstates the area that the 150m setback would apply as dwellings will not be sited on the boundary for its full length – however, I accept for simplicity reasons it is an effective way to show the 150m setback. Rural-lifestyle lots are proposed along the western half of the boundary with the Greensill property. Under the proposed plan change and associated structure plan there would be no new dwellings on the eastern part of the property. Under the Operative District Plan, dwellings are required to be setback a minimum of 15m from a side boundary. Therefore, this 150m setback would be of greatest effect on the flatter land on the western half of the property, which is the area I understand is currently used for effluent disposal purposes based on the response to questions from Mr Greensill.
- 4.12 In addition, Mr Greensill is concerned that should residential development occur this would create a reverse sensitivity issue due to the rural and urban interface and residents would complain about effects of farming, such as odour.
- 4.13 While the proposed plan change has sought to minimise the potential interface effects through the location, extent and density of residential and rural-residential development, I consider the scale of proposed development could give rise to reverse sensitivity effects due to the nature and location of existing farming activities in close proximity. If the plan change was approved, I consider a larger minimum setback distance on habitable buildings could be required along the southern boundary to mitigate adverse effects on the Greensill property.

Appropriateness of rezoning, scale & extent

- 4.14 Based on the evidence presented, I consider there is currently sufficient land available supply to meet projected demand for housing in Oakura in the short to medium term without the plan change.
- 4.15 In order to make an assessment as to the appropriateness of rezoning, scale and extent, it is important to discuss the alignment with the applicable policy provisions under Policy 23.1. I consider Policy 23.1 a) and e) to be applicable. These matters are considered further in the evaluation of the matters/effects below.

Traffic, parking and access

- 4.16 A significant amount of evidence was presented on the potential traffic, parking and access effects of this proposal, including questions from Commissioners to the applicant's experts and submitters. In response to this evidence, including questions asked by Commissioners, we posed a series of questions to NPDC's traffic advisor Mr

Doherty, which is included in Appendix 3 as part of Council's expert advisors response. The response to these questions is summarised below.

State Highway 45 (SH45) Alternative Access

- 4.17 NPDC's traffic advisor was asked what their stance is on SH45 alternative access. Council's traffic advisor noted that the Applicant has not demonstrated that the benefits outweigh the costs in terms of the performance of the state highway and the Applicant has not demonstrated that this access would or would not have adverse effects on the State Highway.
- 4.18 However, with reference made to the 2006 Oakura Structure Plan specifically the Oakura South and West FUDs, Council's advisor notes that PPC48, if it was to provide an alternative access off SH45 is consistent with the FUD South area identified in the Oakura Structure Plan, which provided for a new access from SH45.
- 4.19 Council's advisor furthers that with regard to the pre-mentioned question as to what is required at resource consent stage compared to plan change stage, the form of an access off SH45 is a matter that can be dealt with as part of the subdivision application under the RMA. This would need to incorporate a demonstration of the benefits and costs to performance on the state highway and address adverse effects. The design of the access should be agreed between the Applicant, NZTA, NPDC and any directly affected parties as a condition of the subdivision consent at that time.

Measures Provided in the Traffic Joint Witness Statement

- 4.20 NPDC's traffic advisor was asked whether all the measures stated at the end of the Traffic Joint Witness Statement address all the traffic effects. In their opinion there are outstanding matters to be addressed in the first instance as detailed in response to question 2 in Appendix 3. In particular, the outstanding matters relate to the wider traffic effects to ensure there is a safe and efficient transport network.

Roundabout Versus Other Options for Managing Traffic Effects

- 4.21 NPDC's traffic advisor was asked what their view on the roundabout was versus other options for managing traffic effects, to which they responded that from a traffic perspective, the most appropriate location to and from the PC48 area is via the existing Upper Wairau Road and a new access from SH45. Council's advisor believes that having two access points provides network resilience for the area, to which Council's advisor refers to the internal road layout within Plan Change 48 area being designed to distribute traffic between 40-60% through one access point, with the remainder via the other access point.
- 4.22 Council's advisor comments that further design as well as measures to safely accommodate all modes of travel is needed to inform the form of these access points at the intersection with SH45. Council's advisor furthers that the design of these access points should be agreed between the Applicant, NZTA, NPDC and any directly affected parties as a condition of a subdivision consent.
- 4.23 Council's advisor details that their preference for the form of the intersections with SH45 is for a roundabout, linked with measures to reduce approach speeds to a maximum of 50 km/hr. As well as a roundabout providing a visual demarcation for drivers as a lower speed environment, Council's advisor notes that a roundabout can

accommodate the projected traffic volumes and is a safer configuration than a 'T' or cross roads intersection.

Roundabout fit

- 4.24 NPDC'S traffic advisor was asked to advise on whether they believed there is sufficient legal land available for a roundabout, to which they responded it is not possible to contain a roundabout at the SH45 access point, designed to current standards for vehicular traffic, within the existing state highway designation. Council's advisor believes that within the existing state highway designation, it is not possible to contain a roundabout that facilitates general traffic and pedestrian modes of travel, designed to current standards for vehicular and non-vehicular traffic.

Long Term Infrastructure Planning

- 4.25 When asked about the projects and funding in the NPDC Infrastructure Strategy and NPDC Long Term Plan 2018-2028 for Oakura, Council's advisor identifies funding of \$1.2M for the provision of a new roundabout at the intersection of Wairau Road and SH45 in 2021. This funding provision is to respond to planned growth in Oakura overall. There is no further specific roading improvements for Oakura identified in the LTP beyond the 2021 year.

Wider Traffic Effects

- 4.26 The New Zealand Transport Agency (NZTA) in their tabled Written Hearing Summary of Submission they are primarily concerned with ensuring reverse sensitivity effects are sufficiently addressed particularly on the amenity and health of persons residing in close proximity to State Highways as a result of increased road noise. As evaluated in the original and supplementary s42A Reports, these reverse sensitivity effects with the State Highway can be effectively addressed through the recommended plan provisions.
- 4.27 NZTA further that they believe that uncertainty remains as to whether a roundabout is the appropriate treatment for the intersection and that it is also unclear that a second access to State Highway 45 would be necessary or advantageous based on the information currently available. NZTA comment that:

The uncertainty regarding an appropriate solution is also discussed in the joint conferencing statement which followed the caucusing between the respective traffic experts on 16 July 2019. Currently, policy 23.9 references the inclusion of a roundabout and pedestrian underpass at the State Highway 45 and Wairau Road intersection. Should the plan change be granted, flexibility regarding the potential solution identified within the policy may be beneficial to future plan users given the current uncertainty regarding the eventual intersection treatment.

- 4.28 NZTA detail that they support the conclusion in the Supplementary Section 42A report under paragraph 5.4 which seeks 'additional information to better understand the traffic effects and effectiveness and efficiency of the proposed traffic measures'. NZTA further that their evidence seeks clarification on when a suitable safety solution for the SH45 and Wairau Roads intersection will be required to ensure the ongoing safety of the intersection and highlights a current lack of certainty regarding funding for the upgrade to the intersection.

- 4.29 With regard to Ms Greenough's (for NZTA) previous comment in her file note dated 25 June 2019, that an additional access is contrary to the classification of the state highway as a limited access road, NPDC's Traffic Advisor agrees that the Applicant has not demonstrated that the benefits outweigh the disbenefits with regard to the performance of the state highway and the Applicant has not demonstrated that this access would or would not have adverse effects on the state highway.
- 4.30 NPDC's Traffic Advisor concludes that there is insufficient information regarding the State Highway access. Furthermore Council's advisor comments that whilst they agree with the use of a roundabout as a form of intersection, they do not agree that it can fit within the existing designation when designed to current standards in an urban environment. NPDC's Traffic Advisor recommends that the revised ITA needs to include the traffic generated from the FUD west area.
- 4.31 In addition, NPDC's traffic advisor notes that safety assessments are needed for all modes of travel and upgrades to the existing transport network specified as part of a subdivision application for Plan Change 48 area (if granted) or FUD south (if Plan Change 48 not granted) or an application for subdivision of the FUD west area.
- 4.32 Overall, considering the points in Policy 23.1 b), d) and g), there is an inadequacy of information to make an informed assessment on the adverse effects of traffic, parking and access related to the proposed request. Under Policy 23.1 b) whilst it is noted that the request would link the staging of the development to the need for the proposed roundabout, the location, type and staging of access and roading infrastructure is not certain. Uncertainty lies in what access will be utilised (roundabout or SH45 access or a link road with two access points) and the mechanism(s) for managing the traffic effects. Furthermore, there is uncertainty about whether the effects on the wider transport network, and any measures to address these effects. This lack of information, certainty and more detailed design makes alignment with Policy 23.1 d) and g) uncertain.
- 4.33 In terms of Section 32 (2)(c) RMA, based on the available information, the traffic effects could be significant. Therefore, I consider the risk of acting (in the form of approving the plan change) with insufficient or uncertain information could result in significant effects which have not avoided, remedied or mitigated. A new connection with the State Highway is the preferred access arrangements for the long-term urban development of Oakura. However, the uncertainty whether NZTA would allow a State Highway access has not been resolved.

Landscape and visual impact

- 4.34 Similar to traffic matters, a significant amount of evidence was presented on the potential landscape and visual effects of this proposal, including questions from Commissioners to the applicant's experts and submitters. In response to this evidence, including questions asked by Commissioners, NPDC's landscape architect Ms McRae has prepared a Landscape and Visual Summary (Appendix 3). Below is a summary of the main points and further evaluation.
- Rural Subdivision and Design Guidelines, existing Landscape Character Assessment, Community and Structure plans*
- 4.35 In regard to changes in zoning and design guidance, NPDC's LVA advisor refers to NPDC's Rural Subdivision and Design Guidelines and District Landscape Assessment

that observe landscape changes in the Ring Plain character including a “prevalence of buildings on the lower slopes of the Kaitake Ranges” and that care needed to be taken to ensure development on the lowest slopes within the Ring Plain do not climb any further up the Ranges slope.

- 4.36 NPDC’s LVA advisor comments that the proposed development would create a large-scale extent of development towards the Kaitake Range. In addition, the proposed ‘Rural Lifestyle’ zoning does not reference the Guidelines or consider how the design principles had been applied to the proposed new zoning.
- 4.37 In response to the evidence presented at the hearing, NPDC’s LVA advisor reconfirms her shared viewpoint with Mr Kensington that the proposed Rural Lifestyle area does not create an effective transition from urban to rural, nor providing a defensible boundary. Both Mr Kensington and NPDC’s LVA advisor conclude that the proposed 1 ha lots are too small to achieve the desired rural character.

Effects on the Outstanding Landscape and Rural Character

- 4.38 NPDC’S LVA advisor disagrees with Mr Bain’s assertion that the overall landscape change is “appropriate and justifiable, given the site’s proximity to Oakura”, disagreeing that this is justifiable purely because of the site’s location on the edge of Oakura.
- 4.39 Mr Kensington was asked by the Commissioner the direction and detail in the RPS and Operative District Plan on the identified values of the Outstanding Landscape. NPDC’s LVA advisor has further considered the RPS and the District Plan when considering the Outstanding Landscapes, where they note that neither the Operative District Plan nor the RPS identifies what such key values are. In this situation, NPDC’s advisor concurs with Mr Kensington’s evidence in referring to the NZILA Best Practice Guidance Note⁴ which states that the assessment of values of Outstanding Landscapes should include biophysical elements, patterns and processes, sensory or perceptual qualities and associative meanings and values (including spiritual, cultural or social associations).
- 4.40 NPDC’s LVA advisor opinion is that some of the key values and attributes of the Kaitake Range include, but are not limited to, its unique eroded volcanic landform, densely forested landcover, visually distinct boundary formed by the bush line, and the relationship between this bush line and the adjacent rural ring plain landscape which accentuates the bush line edge.
- 4.41 Key values and attributes of the Kaitake Range also include those associative values outlined in paragraphs 16 to 18 of the submission by Ms Wano-Bryant on behalf of Te Kāhui o Taranaki. NPDC’s LVA advisor furthers that in the absence of information on the associative meanings and values of the Outstanding Landscape in the Operative District Plan and RPS, a cultural impact assessment as requested by Te Kāhui o Taranaki in their submission could provide further input on these matters.
- 4.42 NPDC’s LVA advisor details that it is important to note that effects on Outstanding Landscapes relate not just purely to the biophysical and visual effects on such landscapes, but also on sensory or perceptual qualities such as the interrelationship

⁴ *Best Practice Note: Landscape Assessment and Sustainable Management 10.1*, New Zealand Institute of Landscape Architects

between the Kaitake Range and Ring Plain landscape and associative meanings and values as identified by Te Kāhui o Te Taranaki.

- 4.43 In regard to the proposed development and Outstanding Landscape, NPDC's LVA advisor states that the introduction of the proposed development creates a change to the Ring Plain character area, from rural to a built landscape. Furthermore, NPDC's advisor concludes that the landscape characteristics and rural character of this location would change dramatically, resulting in adverse effects on the values of the Outstanding Landscape. This change in character may be acceptable if the development can demonstrate that it can integrate seamlessly between the existing built edge of Oākura, the Outstanding Landscape and the wider rural landscape of the ring plain. The current proposal and evidence presented does not demonstrate whether this can be achieved.
- 4.44 In response to the evidence presented at the hearing, the potential adverse effects on the Kaitake Range Outstanding Landscape has not been adequately identified or addressed.

Form, nature and scale of the development

- 4.45 In response to questions from the Commissioner, the applicant's Landscape and Visual Impact specialist, Mr Bain provided limited additional information on the appropriateness of the form, nature and scale of development responding to the questions and information identified in the s42A reports. Mr Kensington, the Landscape and Visual Impact specialist engaged by submitters, in response to questions from the Commissioner elaborated on his reasoning and key concerns with the proposal, being:
- a) Lack of integration with the landscape
 - b) No opportunities or constraints analysis
 - c) Severance of important landscape features
 - d) Significant landscape and visual impacts
 - e) Lack of clarity of defensible rural-urban interface.
- 4.46 Furthermore, the Commissioner asked Mr Kensington to elaborate on the 'loose ends' he referred to in forming an overall conclusion on this proposal, in which Mr Kensington referred to:
- a) Lack of landscape analysis
 - b) Buffer areas/rural-lifestyle lots would not retain the rural character
 - c) Stormwater management bunds within the stream environment
 - d) Integration and design of the underpass
 - e) Integration and design of the noise bund
 - f) Roundabout design
 - g) Proposed road stream crossing for the new road from Wairau Road

h) Impacts of the rainwater collection water tanks

- 4.47 Lastly, the Commissioner asked all three landscape architects what matters should be resolved as part of the plan change versus matters for subdivision consent stage. Mr Bain responded that the landscape plan can be done at the consent stage rather than the plan change stage, and supported the plan change providing clarity in terms of what the landscape plan was to achieve. Mr Bain commented that the level of detail in the current plan change was similar to other urban growth areas in the Operative District Plan.
- 4.48 Mr Kensington responded saying the fundamentals needed to be right in the plan change (and they were not in his opinion). He also commented that a smaller version of the current proposal would be a poor outcome. His view was that the applicant should start again. He highlighted the development could apply a 'mountains to the sea' concept through retaining the gullies and avoiding stream crossings. Ms McRae concurred with Mr Kensington's response regarding the matters to be resolved as part of the plan change.
- 4.49 In regard to the level of detail on landscape integration and design in the plan change versus at the subdivision consent stage, feedback from NPDC resource consent team is that the current level of landscape detail in the Operative District Plan (including for urban growth areas and structure plans) is proving challenging to implement. In particular, the information is generally high-level and generic, and the anticipated outcomes are not being achieved. Therefore, a higher level of specification and certainty is sought for landscape outcomes in the District Plan, in particular where there are outstanding and sensitive landscapes and areas, as well as where the landscape change may be significant.
- 4.50 In addition to the above expert evidence, the themes from a number of the submitters who are residents of Oakura highlighted concerns regarding the landscape and visual impacts due to the proposed nature, form and scale of development which they contended is not reflective or consistent with the character of Oakura. In response to questions from the Commissioner on how the proposed development differed from the existing developed area of Oakura, key themes mentioned by submitters were:
- a) Existing development has responded to the topography and 'fits' into the landscape.
 - b) No large expansive areas of development on broad elevated terraces
 - c) Majority of development is concentrated on the western side of SH45 retaining views to the Kaitake Range
 - d) High level of planting/vegetation screening within built development areas.
- 4.51 Overall for the nature, form and scale of development, I consider the evidence presented by submitters demonstrated the significant landscape change and how the proposal has not effectively responded to the topography of the site and surrounding areas. I consider Mr Kensington's responses to questions highlighted a clear logic and approach to planning and design new greenfield areas, and Ms McRae's view aligns with this view. The outcomes described by submitters are consistent with the planning documents outlined earlier in this report.

Effects of the proposed noise bund

- 4.52 NPDC's LVA advisor comments that landscape and visual impact of the noise bund at 2 metres high is dependent on the length of the bund and its location along the highway frontage. Whilst a 2 metre high bund would potentially obscure views of parts of the proposed development closest to the road, NPDC's LVA advisor comments that it would also have landscape impacts in the form of narrowing of the road corridor, creating a change in landscape character to the southern entrance to Oakura.
- 4.53 Furthermore, the proposed bund also has the potential to obscure views from SH45 towards the lower slopes of the Kaitake Range, creating a change in landscape character and the perception of the Outstanding Landscape. As suggested by NPDC's LVA Advisor, the alternative being if no noise bund were created, would create not only a visual change, but also a change to the landscape character and the perception of the Kaitake Range from the current open rural pasture to an urban residential environment.
- 4.54 NPDC's LVA advisor furthers that with both options there is potential for some mitigation. If a bund were to be utilised, its form and scale could be designed to create a more naturalistic bund with planting than the currently proposed engineered for bund. Alternatively, without the bund, planting could be utilised to obscure views of the nearest development, with potential for open space areas to enable viewshafts to the Kaitake Ranges. Ultimately both these mitigation options would still create a landscape change and a change in perception to the OL from SH45.

Potential effects of night lighting

- 4.55 During the hearing a few submitters expressed concern about the effects in landscape and visual terms from lighting at night.
- 4.56 NPDC's LVA advisor comments that the potential effects of night lighting have not been adequately assessed by the applicant. Mr Bain details in his evidence in chief that "the development will potentially create night-time effects by way of reduced night-sky from more urban lighting".
- 4.57 Whilst NPDC's LVA advisor comments that this is true, they further that there will also be effects from night lighting through the Plan Change area resulting in a change in character when entering the village from the south at night and giving the appearance of development creeping up the slopes of the ring plain towards the Kaitake Ranges. NPDC's LVA Advisor raises that cumulative effects of the existing lighting combined with the proposed lighting will need to be considered.

Landscape Framework and Structure Plan

- 4.58 The Commissioners asked the three landscape architects on the overall landscape framework and structure plan.
- 4.59 In response, Mr Bain reiterated his earlier comments that the Structure Plan provides the overall framework and further detail can be developed at the time of subdivision. Mr Kensington and Ms McRae agreed that the Plan Change requires a stronger Landscape Framework requirement within the Structure Plan.
- 4.60 NPDC's LVA Advisor comments that such a framework is appropriate for a development of this scale because it offers a stronger landscape structure that would provide rationale for the proposed layout and extent of the development.

- 4.61 NPDC's LVA Advisor furthers that a Landscape Framework and Structure Plan should aim to break up the scale and form of development, assist in maintaining rural character, and potentially aim to mitigate views from The Paddocks and SH45. NPDC's advisor notes that there are a number of aspects of the Wairau Estate Structure Plan that would benefit from more detailed proposals, namely the proposed bund and highway access. Providing this additional detail as part of the Plan Change process would be in line with the existing Structure Plans in the District Plan.
- 4.62 NPDC's LVA Advisor suggests that there is also no precedent for a development of this scale within the New Plymouth District in the context of this type of environment (proximity to Outstanding Landscape and large-scale increase in the overall size of the small urban area). Therefore, it would not be unreasonable to expect a greater degree of detail in the structure plan. A robust landscape structure plan is also considered necessary for staging to ensure that the development is effectively mitigated as it is developed over each stage, and that each of these stages mitigates landscape and visual effects as a standalone development.
- 4.63 Regarding details required under such a Landscape Structure Plan, NPDC's LVA Advisor provides a list in their written response. NPDC'S LVA Advisor concludes that the Landscape Structure Plan must form part of the Plan Change and that it should not be left to be addressed as part of the subdivision application, as without the requirement incorporated at the plan change level, there are no controls that would ensure this landscape structure is put in place. Other controls can then be implemented at subdivision stage.
- 4.64 Based on the above assessment and conclusions, I consider that the proposed plan change request as it stands is inconsistent with Policy 23.1 a), c), e) and h). As concluded by NPDC's LVA Advisor the plan change application as it currently stands has too many areas of outstanding information which are fundamental to understanding the proposal and a clear and robust analysis of landscape and visual effects. Therefore, in terms of Section 32 (2)(c) RMA, I consider the risk of acting (in the form of approving the plan change) with insufficient or uncertain information could result in significant effects which have not been avoided, remedied or mitigated.

Noise

- 4.65 Based on the evidence from Mr King, the applicant's noise expert, as well as the comments from NZTA, there are measures available to effectively address the noise effects, including reverse sensitivity effects associated with traffic noise from the State Highway. One of these measures is the proposed noise bund along State Highway 45. As highlighted by Mr King, depending on the location and nature of development and access to State Highway 45, the location, length and form of this noise bund cannot be determined.
- 4.66 Given this uncertainty, the benefits and costs of the noise bund from an acoustic and landscape/visual effects perspective cannot be fully evaluated. Notwithstanding this conclusion, in terms of Section 32 (2)(c) RMA, I consider there is sufficient information about the noise effects that demonstrates that the provisions in the plan change as recommended in the s42A Report and as amended as per the written statement from NZTA. Accordingly, the noise effects can be avoided, remedied or mitigated subject to resolution of the location, length and form of the noise based.

Open Space and Reserves

- 4.67 In response to questions raised by the Commissioner in regard to open spaces, reserves and easements, questions were posed to NPDC's Open Space and Reserves advisors with a summary of their responses below and their advice included in Appendix 3.

Ownership and Maintenance of Stormwater Detention Areas

- 4.68 NPDC's Reserves advisors were asked what Council's position on the ownership and maintenance of stormwater detention areas within open spaces/reserves and ongoing maintenance requirements where vegetation is established e.g. Raupo Beds. NPDC's advisors noted that where detention ponds are in reserve land, NPDC's Parks team maintain these including the vegetation. The Parks team require the right to select appropriate plant species to minimise maintenance, whilst the assets remains with the NPDC's Three Waters Team, who require access for ponds to be cleaned out when required. NPDC's advisors note that this usually means an area of sacrificial planting.
- 4.69 NPDC's advisor were made aware that the current proposal is that the stormwater detention ponds will be mostly located within the open space areas to be vested with Council. They noted that whilst it was not their preference for the ponds to be located in open space areas, they are open to discussion. NPDC's advisors noted that they would need to ensure that the open space land would still meet their requirement of a kick a ball space, in addition to the area utilised for the ponds. NPDC would also need to ensure that the ponds were not a safety hazard for children.

Availability of Sports Fields in Oakura

- 4.70 KCB contented that there was a lack of sports fields in Oakura with reference made to a 2012 Community Facilities Needs Analysis. NPDC's advisor were asked on the current supply and demand for sports grounds in Oakura. They advised that the current sports field at Corbett Park is heavily used by the community, is leased from Maori trustees and owing to its proximity to the Oakura river and the sea, it has prevalent and unsolvable issues with drainage.
- 4.71 NPDC's advisors detailed the Oakura Village Recreation and Community Facility Study which suggests that the current facility at Corbett Park is adequately sized for the current uses. The study concludes that should significant population growth be anticipated, then consideration may need to be given to developing an increased range and capacity of community sport and recreation facilities in Oakura.
- 4.72 The study also suggests that should a multisport facility be required, sports grounds should be developed in an area that has been identified by the strategy within the West FUD on the seaside of SH45. Figure 1 provides a diagram from the Strategy which gives an indication of the possible location of the facility. NPDC's advisors note that planning and development would be funding dependent.
- 4.73 NPDC's advisor refer to Figure 1 below which details Oakura Open Space Provision under the Open Space and Recreation Strategy.

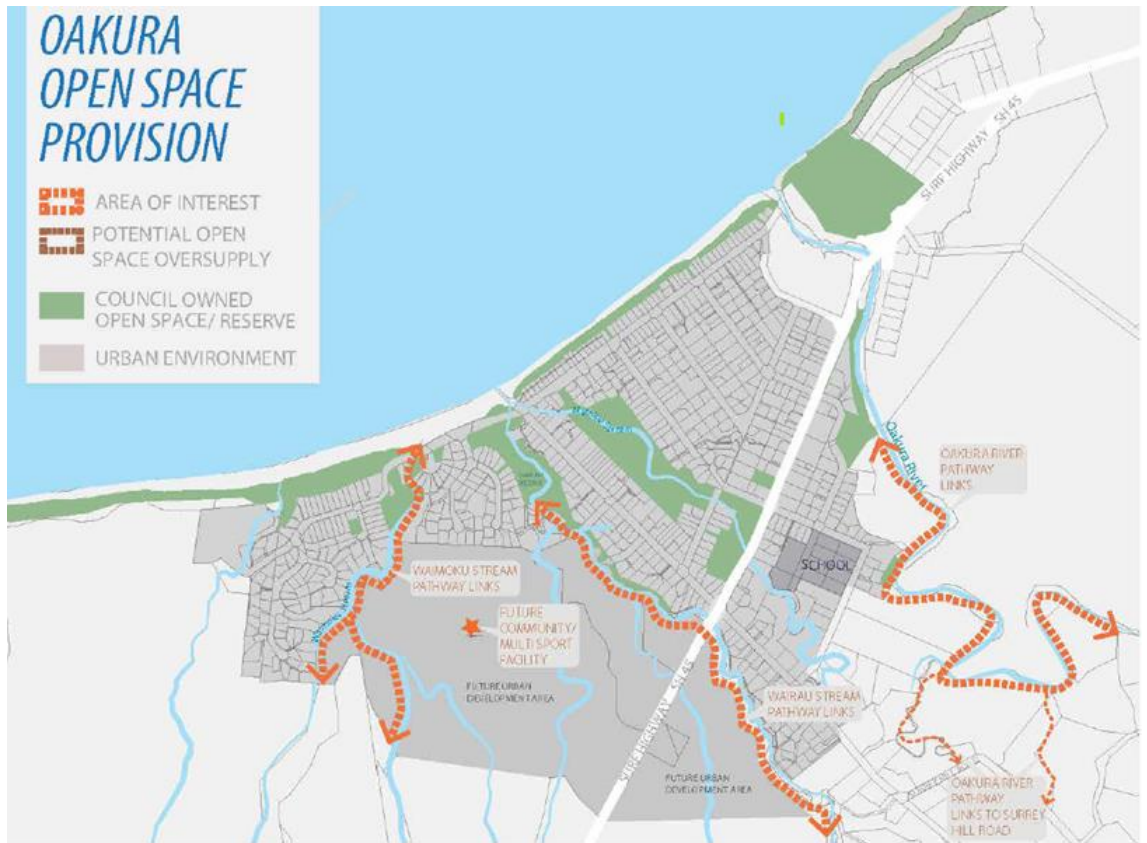


Figure 1 Open Space Provision showing proposed Future Community Multi-Sport Facility and Wairau Stream Pathway Links (Open Space and Recreation Strategy, 2015)

Esplanade Reserve Along Downstream Section of Wairau Tributary

- 4.74 NPDC’s advisor were asked about creating an esplanade reserve/strip along the downstream section of Wairau Tributary on the seaward side of SH45. NPDC advisor’s noted that there are esplanade reserves secured along parts of the Wairau tributary, upstream from Shearer reserve, however there is currently no connection to SH45/ South Road. This connection has been identified as an area of interest in the Open Space and Recreation Strategy, see Figure 1, and as a Priority Water body with preferred esplanade strip, in the Operative District Plan with the intention to secure an esplanade strip if there was to be a subdivision. Alternatively NPDC note that, securing an easement for a pathway would require agreement from the landowners.
- 4.75 Overall, my original conclusion still stands in relation to open spaces and reserves noting the proposed open space/reserve of 2,400m² is an integral part of the structure plan to provide sufficient open space for future residents of the plan change area as well as for other Oakura residents. As such I believe the request is in accordance with Policy 23.1 f).

Service Infrastructure and Stormwater

- 4.76 NPDC’s Three Water advisors have been asked to respond to questions from the Commissioner to Mr Peacock and Mr Jansen and questions that I have put to them to respond to matters raised during the hearing. These questions and NPDC’s Advisor’s answers are contained in Appendix 3.

- 4.77 Taking into account the responses from NPDC advisor and matters raised by a number of submitters during the hearing, I concur with NPDC's advisors comment that there is insufficient information to properly assess the impact of the plan change on 3 waters matters. Policy 23.1 b) and d) direct infrastructure to be provided in a coordinated manner by considering location, type and staging and through identifying constraints and managing these to ensure resilient and safe communities.
- 4.78 Notwithstanding this conclusion, considering the evidence presented and further advice from Council's technical advisors, I consider there is sufficient information on water supply which concludes there a certain amount of water supply available to service new development. However, there was conflicting evidence on how this available water should be allocated to FUD areas in Oakura, including the yield that should be used. I concur with the evidence of Mr Twigley that the most efficient and effective approach to distributing this available water is based on apportioning reflecting the respective land area/yields of the FUDs in Oakura. I also consider applying the yields in the Housing and Business Capacity Assessment is the most appropriate numbers as it is based on consistent and nationally recognised methodology. Accordingly, if the plan change is approved, I suggest the available water capacity to service an additional 248 lots/dwellings, be apportioned 62 to the South FUD (the plan change) with the balance 186 to the West FUD.
- 4.79 In terms of wastewater, based on the evidence presented and advice from Council's technical advisors, I consider measures are available to effectively provide for wastewater infrastructure for the proposed plan change. These measures are included in the plan change as currently drafted, including consideration of the provision of infrastructure at the time of subdivision.
- 4.80 In terms of stormwater, further information is required to better understand this aspect of the plan change request. In particular, a computerised model of the entire catchment to assess the impacts on run off, peak flow and potential flooding. In addition, this further information relates to the management of water quality and how the stormwater management measures integrate with other matters, such as ecological effects and use and development of open spaces/reserves.
- 4.81 In terms of Section 32 (2)(c) RMA, based on the available information, the stormwater effects could be significant. Therefore, I consider the risk of acting (in the form of approving the plan change) with insufficient or uncertain information could result in significant effects which have not avoided, remedied or mitigated. An integrated and catchment-wide approach to stormwater is required.
- 4.82 Based on the currently available information, I do not consider the plan change effectively or efficiently implements Policy 23.1 b) and d) which directs infrastructure to be provided in a coordinated manner by considering location, type and staging and through identifying constraints and managing these to ensure resilient and safe communities.

Community Infrastructure

- 4.83 It is acknowledged that with an increase in population resulting from this proposed development there it is likely to have increased demand on community infrastructure such as Oakura Primary School, Oakura Playcentre, Oakura Volunteer Firefighting services, the Four Square and other local shops. Many submitters, including the administrators of these facilities, expressed concern about the ability of these facilities

to cope with the increased demand in a way that would not compromise or degrade the quality and values of these facilities. There was also recognition by other submitters that an increase in population could have positive effects on community infrastructure in that the upgrade and/or new infrastructure to cater for this growth could also benefit existing residents.

- 4.84 I consider that under Policy 23.1 b) community infrastructure is a relevant consideration and needs to be provided in a co-ordinated manner, so that population growth is steady and existing community infrastructure can cope with the increase in demand. The increased housing and population in the plan change area is likely to be undertaken progressively in response to market demand. The applicant indicated the development rate could be in the order of 10-30 lots/dwellings per year depending on the market. If development occurred at a relatively slow rate, then community infrastructure may be able to cope with the incremental increase as has been the case with historical development at Oakura. However, there is no mechanism in the plan change which manages this rate of development, or link with the capacity of the community infrastructure (for example, as recommended for water supply). In addition, it is uncertain whether the existing community infrastructure can be expanded or new community infrastructure developed to cater for the entire development. Therefore, I consider there to be a lack of information as to how Policy 23.1 b) will be met, specifically how community infrastructure will be provided in a co-ordinated manner or how existing infrastructure can cope.
- 4.85 The Commissioners asked what mechanisms are available to them for providing for community infrastructure within the jurisdiction of the plan change, as this matter is something which the PPC48 request is silent on. I am not aware of any such mechanisms for the plan change apart from managing the scale/extent or rate of development. There could be mechanisms which relate to the upgrading or construction/provision of new community infrastructure. However, no specific or measurable upgrades or new facilities have been identified apart from the new sports field/facility in the West FUD.
- 4.86 In terms of Section 32 (2)(c) RMA, based on the available information, the effects on community infrastructure could be significant for the full development or if it developed at a rate which the community infrastructure could not cope with. Therefore, I consider the risk of acting (in the form of approving the plan change) with insufficient or uncertain information could result in significant effects which have not been avoided, remedied or mitigated.

Environmental Impacts

- 4.87 The evidence presented at the hearing has raised concerns with the environmental impacts of the proposal. The main environmental impacts of concern raised relate to pests particularly cats and effects on water quality in the streams and estuary/beach.

Cats

- 4.88 It is acknowledged that KCB is a member of the Taranaki Biodiversity Trust - Wild for Taranaki and that there are considerable predator free efforts being made within Oakura. These efforts include Taranaki Taku Tūrangā - Towards a Predator-Free Taranaki and the Taranaki Mounga Project. KCB in their statement of evidence noted that the 'application makes no mention of mitigation measures for other dangerous predators to native species such as rats'.

- 4.89 Cats were raised in the expert evidence for the applicant and raised as a concern by submitters, highlighting the risks to the predator free programs and biodiversity values in the Kaitake Range and within and surrounding Oakura. Mr Bevers in his evidence notes that it may be difficult to implement and enforce the prohibition of cats with the current District Plan and discusses the potential of a bylaw. I consider that both the District Plan or Bylaw as statutory/regulatory measures could be effective as a preventative method. However, the costs and difficulties of enforcement may outweigh the benefits of these regulatory tools to manage the effects of cats from the development. Other non-regulatory methods such as education have not been identified or evaluated. At this time, I consider additional information on methods to manage the effects from cats and other pests be further evaluated.

Earthworks

- 4.90 Submitters raised concerns with regards to earthworks. The effects associated with earthworks related to sediment runoff and degradation of water quality. As the development is likely to be progressively undertaken in stages, the scale and extent of earthworks would be confined to a limited area. The nature and scale of earthworks is anticipated to be similar to other greenfield residential developments in the New Plymouth district. The New Plymouth District Council and Taranaki Regional Council have existing measures for managing earthworks of this nature and scale. Therefore, I consider the effects from earthworks can be effectively managed by existing methods.

Water Catchment

- 4.91 Submitter, Sam Dixon in his evidence questioned Mr Bever's assertion that 'both the central and southern tributaries of the Wairau Stream are of moderate ecological value'. Mr Dixon highlighted the unique nature of the Wairau Stream Catchment.
- 4.92 Above I concluded additional information is required for stormwater. As part of that information, I consider further ecological assessment should be undertaken of the wider catchment and water quality and of the potential effects of the development on the surrounding ecology.

Historic Heritage

- 4.93 The applicant's evidence concluded there are no known or identified Maori, historic heritage or other cultural sites that would be affected by the proposal. However, it was recognised this area was previously occupied and has cultural associations and there are reasonable grounds to expect archaeological evidence may be encountered when earthworks are undertaken. Given this, the applicant's archaeologist recommends, as a means of mitigation, that an archaeological authority be obtained from the HNZPT ahead of any earthworks being undertaken on the site.
- 4.94 Both Ngati Tairi Oakura Pa and the applicant agreed to engage an archaeologist to oversee earthworks on the site. This archaeologist would ensure sufficient discovery protocols are in place should archaeological remains be found.
- 4.95 I consider the above mechanisms to be important to consider historic heritage particular regarding obtaining HNZPT and discovery protocols. However, as Ms Wano-Bryant details in her evidence, the applicant's assertion that 'the land doesn't have a history of war and avoided unsettling battles' is misinformed. Ms Wano-Bryant

details the attack of the warship HMS Eclipse and its occupants upon Maori at the Tukitukipapa village and attacks on the Porou Pa and the Kaitake Pa.

- 4.96 This information provides greater understanding to the historic heritage of the site and surrounding area which it is important to incorporate into knowledge and storytelling of the site's historic heritage. I consider that Policy 23.1 h) is important that special features such as Pa's and sites of historic heritage are recognised and protected. I believe the applicant acknowledges this in the request.

Social Impacts

- 4.97 A reoccurring theme throughout the evidence from submitters at the hearing was the potential social impacts that the development could have on the village, its occupants and people's enjoyment of Oakura. Of particular note was the loss of Oakura's character and risk to community values was repeatedly raised. Submitters contended the proposed extent, scale and form of the development was at odds with the character of Oakura, the anticipated organic growth of Oakura, the community's strategic plans and the village lifestyle.
- 4.98 The request does raise a positive assertion that a greater population will lead to more volunteers and people wanting to participate in local community groups to enhance the service provided. However generally there is a lack of adequate assessment to the social impacts of the proposal and how the proposal will change the social fabric of the village.
- 4.99 It is evident from submitters evidence that a more in-depth understanding is needed on how PPC48 will impact upon Oakura's residents' social well-being and the character of Oakura. The use of the word 'community' was continually expressed at the hearing by submitters and the commissioners often sort an understanding of how submitters define the Oakura Community.
- 4.100 This reiterates the need for a Social Impact Assessment (SIA) to be undertaken to understand how the development would contribute or detract from the economic and social prosperity of Oakura.
- 4.101 I consider that for a genuine SIA to be undertaken it should incorporate and combine social research, public involvement, planning and managing of social change. The Oakura community will need to be at the forefront of this process with support from the KCB. It was clear from the breadth and depth of submitters at the hearing presenting that the community represents a range of age groups. The existing demographics of the community, as well as the potential demographics of the proposed population also needs to be included in the SIA.
- 4.102 In addition, a SIA would need to demonstrate an adequate analysis of the Kaitake Community Board Plan: A Thirty Year Vision and provide an assessment of whether the private plan change request reflective of this plan.
- 4.103 In terms of Section 32 (2)(c) RMA, the social impacts of this proposal could be significant, particularly considering the scale of this proposal in the context of the existing settlement. I consider the risk of acting (in the form of approving the plan change) with insufficient or uncertain information could result in significant effects which have not avoided, remedied or mitigated.

Tangata Whenua matters

- 4.104 Evidence from submitters at the hearing highlighted concerns with the level of engagement with Tangata Whenua, both Ngāti Tairi and Taranaki Iwi. This lack of engagement was evident both through the evidence from Taranaki Iwi's at the hearing delivered by Ms Wano-Bryant and through other submitters raising the adequacy of the request's assessment against Taiao Taiora Taranaki Iwi's Environmental Management Plan.
- 4.105 Ms Wano-Bryant highlighted engagement that had occurred between the applicant and Ngāti Tairi and Taranaki Iwi. Whilst reasonably frequent engagement occurred between the applicant and Ngāti Tairi, engagement with Taranaki Iwi did not properly come to fruition until after the pre-hearing meeting on 29 January 2019, after which the applicant provided an assessment of the request against Taiao Taiora.
- 4.106 Ms Wano-Bryant's contended that there has been a lack of engagement with Taranaki iwi, indicating this engagement should have commenced at the initial stages of this proposal, such as when the initial technical investigations were commenced. Ms Wano-Bryan also highlighted that no cultural impact assessment has been undertaken despite a commitment by the applicant to undertake one. Ms Wano-Bryant advised that if the applicant is going to work genuinely with Ngāti Tairi, they need to ensure Ngāti Tairi fully understand the application and all associated evidence in support.
- 4.107 In response to this evidence, I consider the cultural impact assessment (CIA) should be commissioned prior to determining this plan change. This assessment would assist in understanding whether the matters in Section 6(e) and 7(a) of the RMA have been recognised and provided for. This information and engagement, and further consideration of Taiao Taiora would inform the outcomes for the proposal, and how these outcomes could be incorporated into the plan change provisions and structure plan. I also recommend Ngāti Tairi is more actively engaged with on all aspects of the proposal and their influence is seen in the Structure Plan design and outcomes, as well as implementation itself.
- 4.108 I concur with the NPDC's LVA Advisor's statement that a CIA could provide further input in regard to the associative meanings and values of the Kaitake Ranges as an Outstanding Landscape. An independent CIA process that genuinely engages with both Ngāti Tairi and Te Kāhui o Taranaki would provide much more insight onto how both groups view the Kaitake Range and what values they associate with the Kaitake Range.
- 4.109 In terms of Section 32 (2)(c) RMA, in the context of tangata whenua matters, I consider the risk of acting (in the form of approving the plan change) with insufficient or uncertain information could result in significant effects which have not avoided, remedied or mitigated.

5.0 Conclusions and Recommendations

Part 2 Resource Management Act

- 5.1 The Commissioners have asked for a response on Part 2 matters, in particular in relation to social and other impacts, such as on the community infrastructure (e.g.

schools/education facilities, halls, surf club, etc). Below I highlight the most relevant aspects of Part 2 to this question.

- 5.2 In regard to Section 5 and the purpose of the Act, I highlight the following (my emphasis in underline):

“Managing the use, development and protection of natural and physical resources in a way or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while –

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying or mitigating any adverse effects of activities on the environment”

- 5.3 The additional housing will increase the population in Oakura. As outlined in the original s42A report and highlighted in evidence from the applicant and submitters, this increase in population could have benefits to the social wellbeing of Oakura, in that it could increase the number of volunteers and patronage for community facilities and the higher population would enjoy the many qualities Oakura offers. Conversely, this increase in population could adversely affect the social wellbeing of Oakura, in that community facilities are unable to cope and the qualities of Oakura are diminished or degraded.
- 5.4 Based on the evidence presented at the hearing, I consider that the community infrastructure would be unable to cope with the increase in population enabled by the plan change. For example, the school demonstrated the challenge it would face in providing expanded facilities at a rate that would meet this demand without compromising the educational and community values of the school.
- 5.5 The adverse effects on the social wellbeing would be significant due to the scale of change sought in the plan change. The evidence from residents of Oakura demonstrated that the qualities and characteristics that contribute to the ‘village feel’ and ‘connectedness’ is a function of its location and size. The scale and design of the development sought in the proposed plan change would degrade these qualities and characteristics.
- 5.6 Based on the information currently available, I consider the scale, nature and form of the plan change sought would not use, develop or protect the natural and physical resources for this site or Oakura in a way or at a rate which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety. The full extent development cannot be supplied with water, the traffic effects could be significant, and the change to the landscape does not respond to its context. The plan change does not include effective or efficient methods to avoid, remedy or mitigate the adverse effects on the environment for the reasons outlined in this report.
- 5.7 In terms of recognising and providing for the matters of national importance in Section 6, I respond to the relevant matters below.
- 5.8 Due to the location of the proposed development, the natural character of the coastal environment would be preserved. However, I consider there is insufficient information

to conclude whether the natural character of the wetlands and stream and their margins would be preserved for the reasons stated in the section above.

- 5.9 Based on the evidence and advice, the values of the Kaitake Range (Outstanding Landscape) would not be protected from inappropriate subdivision, use and development. Furthermore, based on the evidence of Taranaki iwi, the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga has not been recognised or provided for.

Section 32 – Overall Evaluation of Plan Change

5.10 In summary, the section 32 evaluation should:

- a) examine the extent to which the purpose of the plan change is the most appropriate way to achieve the purpose of the RMA;
- b) the extent to which the provisions of the plan change proposal are the most appropriate way to achieve:
 - the purpose of the plan change, and
 - the relevant objectives of the Operative District Plan; and
- c) examine the risk of acting/not acting with insufficient or insufficient information.

5.11 The purpose of the plan change is to enable the subdivision and development of the subject land for residential purposes. In the previous section I have evaluated the plan change purpose against the purpose of the RMA and concluded the plan change is not the most approach way to achieve the purpose of the RMA.

5.12 Furthermore, the provisions in the plan change proposal in part address some of the effects and achieve the relevant objectives of the Operative District Plan, such as provision of open space. However, based on the evidence presented at the hearing, the provisions do not as a package achieve the purpose of the plan or the relevant District Plan objectives.

5.13 Lastly, in terms of the risk of acting or not acting based on insufficient and uncertain information, given the lack of information highlighted throughout this report, I consider the risk of acting outweighs the risk of not acting.

Section 104 – Overall Evaluation of Consent Notice

5.14 In summary, the section 104 evaluation should have regard to:

- a) Any actual or potential effects on the environment of allowing the activity;
- b) Any measures proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity;
- c) The relevant policy statements and plan provisions;

- d) May decline an application if it has inadequate information to determine the application, and in making an assessment on the adequacy of the information, regard to whether any request made of the applicant for further information or reports resulted in further information or any report being available.
- 5.15 The actual or potential effects of amending the consent notice to enable residential development on Lot 29 have been evaluated earlier in this report. It is concluded the adverse effects could be significant based on the currently available. In particular, considering the original purpose of the consent notice to retain Lot 29 as a farm/productive use as an integral part of the Paddocks proposal. The evidence referred to during this plan change hearing on what was presented at The Paddocks application and hearing demonstrates the reliance placed on retaining Lot 29 as rural land. Notwithstanding this context, I concur the comments that the wording of the consent notice 'while the land is zoned Rural' signals that development/rezoning may be contemplated in the future. As I have outlined earlier in this report, at the time of decision on The Paddocks consent application, PC 15 was notified introducing the FUD on part of the subject land.
- 5.16 The plan change includes measures proposed to minimise the impact of the change from rural land to residential development. These measures include the density of development, maximum height and colour requirements for buildings. However, I do not consider these measures or other features of the plan change offset or compensate for the adverse effects from the proposal (amending the consent notice to enable residential development).
- 5.17 The relevant policy statements and plan provisions were evaluated in the original s42A Report, with the primary provisions are those relating to urban growth, transport, landscape and infrastructure. For the reasons set out in this report, particularly those relating to Policy 23.1, I do not consider amending the consent notice as sought is consistent with this policy or other provisions highlighted in the original a42A Report.
- 5.18 Furthermore, as outlined in this report, there is insufficient information on matters to determine this plan change. This matters also relate to amending the consent notice, particularly the landscape and visual impacts which were a key considering in imposing the consent notice in The Paddocks decision.

Conclusion

- 5.19 This Report responds to the evidence presented at the hearing held on 22 – 26 July 2019 on Proposed Private Plan Change 48 Wairau Road, Oakura Rezoning. This response includes matters or questions that the Commissioner asked us to respond to during the hearing in response to evidence. This response has been informed by NPDC's technical advisors regarding traffic, landscape and visual impact and three waters matters.
- 5.20 It is evident that there is lack of information on a number of different matters such as traffic, landscape and visual impact, tangata whenua matters, social impact and community infrastructure.
- 5.21 If the Commissioner concluded further information was to be sought as part of this process, I would be able to prepare a more detailed list of information, including the specific matters each technical assessment is to address.

5.22 Notwithstanding the above conclusion, based on the information currently available, I am of the view that the subject property has some ability to accommodate residential development. However, the form, scale and intensity of the development is not suitable for the current context of Oakura. Any alternative proposal (e.g. reduced scale and intensity of the development area) would be subject to whether the uncertainty and insufficiencies in information outlined above could be adequately addressed, as well as demonstrating how this information has informed the form, scale and intensity of development.

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.

Appendix 1: Coastal Strategy – Oakura Section

7.8 Oakura

Oakura is a rapidly growing and popular coastal community to the south of New Plymouth city. Oakura Beach is a very popular recreation area and the camping ground is popular for both locals and visitors. The Oakura local area has generally been defined as being from just south of Otupoto Stream to St Andrews Redoubt in the north.

Oakura had a population of around 1,200 residents in 2001. In recent years there has been ongoing demand and growth in new dwellings (e.g. on average 10 new dwelling consents per year or 2% annual growth). Growth appears to be dominated by rural-residential development, particularly along roads to the coast and by urban renewal. The wastewater infrastructure will be expanded to Oakura in 2005-07.

There are a large number of reserves providing a range of activities including a campground at Oakura. The Reserves Management Plan for Oakura provides for both passive and active recreation. This includes open space of sufficient size to allow large organised public events to be accommodated. Recreation on the coast is inherent to Oakura's sense of place.



Oakura vision

“...where the sun lingers... to be a vibrant and distinct community celebrating links from mountain to sea”

(Community Workshop Vision)

7.8.1 Challenges and opportunities facing Oakura

- There is demand for residential growth within Oakura and the surrounding areas. At the same time there is a desire to retain the lifestyle values and community identity. The desire to retain distinctiveness was expressed in terms of a retaining a green belt around Oakura and maintaining an atmosphere of relaxed holiday living .
- The community are concerned that the location of future infrastructure within the coastal environment could impact on the values important to the community.
- There is demand for tourism within Oakura, which may impact on natural, cultural and social values.
- There are recreational activities that are impacting on the Oakura coastal environment, particularly from day visitors.
- The community consider that there are significant cultural sites that are not currently mapped in the District Plan.
- There is concern over the impacts of coastal erosion on community assets and infrastructure and as more development in Oakura occurs the risk to the community is likely to increase.

7.8.2 Goals for Oakura - what we want to achieve

OAG1 – Provide for growth within Oakura and environs in a manner that maintains and enhances the community’s ‘sense of place’ as a vibrant village.

OAG2 – Encourage ecotourism within the coastal environment.

OAG3 – Plan and provide for new coastal infrastructure in a manner that is consistent with the desired nature, scale and form of Oakura.

OAG4 – Appropriately plan and manage use and provision of recreational facilities and open space to concentrate areas of high use in areas of minimal potential for environmental impact, while conserving natural values, etc.

OAG5 – Encourage a wider appreciation of Māori cultural heritage values within the coastal environment of Oakura.



Oakura Beach

7.8.3 Implementation for Oakura - what we aim to do

Actions for Oakura		Type	Lead (support)	Priority
OAA1	<p>Prepare and adopt a structure plan for Oakura to guide future development.</p> <ul style="list-style-type: none"> - Structure planning will consider land use, areas for residential growth, development form and infrastructure (prior to the planned wastewater connection). 	P	NPDC	U
OAA2	<p>Work with Ngati Tairi to identify and list sites and areas of significance and establish protocol for their protection and, where appropriate managed use.</p> <ul style="list-style-type: none"> - Determine the best way to protect and/or promote the important cultural sites. 	I/C	NPDC & Ngati Tairi	H
OAA3	<p>Prepare a coastal erosion management plan for Oakura in consultation with the community.</p> <ul style="list-style-type: none"> - To provide more direction on the management of coastal erosion in Oakura. - To be consistent with the district wide coastal erosion policy - Involve the wider Oakura community in decisions on managing coastal hazards. - Investigate options for obtaining financial contributions from existing developers of new land within hazard areas in Oakura to cover risk costs. - To include support for the ongoing work of the coast care group in protecting natural buffers. 	P/C	NPDC (TRC & local community)	H
OAA4	<p>Identify and formalise new access points where appropriate within Oakura.</p> <ul style="list-style-type: none"> - To include Wairau Road as an option. - Utilise the existing reserves, such as Corbett Park and Matekai Park, to support linkages. - Work with other agencies/groups to provide opportunities for public use of the coastal area. - Undertake in accordance with the Coastal Access Action Plan. 	P/C	NPDC	M
OAA5	<p>Through reserve management planning, identify appropriate types and levels of use within Oakura reserves to meet long-term community goals and needs.</p> <ul style="list-style-type: none"> - Direct passive and active recreational activities to appropriate areas, through reserve management planning - Investigate feasibility of provision of indoor recreation facilities. 	I	NPDC	L



Appendix 2: Oakura Structure Plan 2006



OAKURA STRUCTURE PLAN



AUGUST 2006

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The New Plymouth Coastal Strategy provides a framework for developing structure plans in New Plymouth District. A structure plan is a broad physical plan (or map) with supporting text that identifies areas of land use, protection, parks and other infrastructure and community requirements over the next 20 years. The purpose of the Oakura Structure Plan is to integrate the protection, use, management and development of land and resources in the local area. The Structure Plan describes how to implement the vision of the New Plymouth Coastal Strategy at a local level. Consultation with the community and iwi groups, combined with the review of numerous reports and studies have contributed to the development of the Oakura Structure Plan. The following is a summary of the Oakura Action Plan found in Section 5 of this document, and how the actions are related to the Oakura Structure Plan map.

- Residential development will be directed to the south of existing residential area. There is an opportunity to develop a new “Coastal Community” Environment Area in the District Plan that reflects the unique values of Oakura. The future residential areas are indicated on the map.
- The views and character of the areas between the Kaitake Ranges and sea will be retained. The coastal area overlay and the inland area overlay, as indicated on the map, will place controls on the height, scale and form of developments in these areas to ensure they fit into the landscape character.
- Indicative roads and green spaces have been identified throughout the future residential areas, and along the state highway, in order to improve connectivity for vehicles and pedestrians and integrate the new area with the existing community.
- The commercial area should stay in its current location, on the landward side of the state highway, while incorporating a few small businesses near the beach. Both of these areas are indicated on the map.
- There is a desire to develop recreational opportunities and beach front access. Alternative recreational and community facility areas are discussed in the Structure Plan to meet future demand. Two possible locations for this include the west side of Timaru Stream, or in green space within the future residential area.
- Preserve and develop pathways throughout the Structure Plan area. Existing and future pathways are indicated on the map and include areas along the coast, along the Oakura River, and within future residential areas. The existing and potential reserves, esplanade strips and protected open spaces have also been indicated.
- Develop a comprehensive strategy to effectively manage coastal erosion on the Oakura foreshore.
- Escarpment enhancement areas are indicated on the map, which will create a buffer of bush-covered cliffs between residential activities in the rural area and the beach.

I. Introduction

I.1 Coastal Strategy Aims

New Plymouth Coastal Strategy

In October 2004, New Plymouth District Council (council) commissioned Beca Carter Hollings and Ferner (Beca) to help them prepare a Coastal Strategy for New Plymouth District. The Coastal Strategy was adopted in April 2006. The New Plymouth Coastal Strategy establishes a strategic, integrated framework for managing the protection, use and development of the coastal environment within New Plymouth District. The draft vision for the Coastal Strategy is:



To achieve this vision, the Coastal Strategy is made up of goals and actions, and implementation plans. Seven coastal communities including Oakura are identified in the Coastal Strategy, with their own local vision, goals and actions.

A key part of the local implementation of the Coastal Strategy is to provide for more detailed planning within local communities according to the identified priorities. Structure plans are one of the tools used to implement planning at a community level.

I.2 Structure Plan Aims

The council have commissioned Beca to prepare a Structure Plan for Oakura and its surrounding area. The Structure Plan will reflect the community vision, which was formulated in the Coastal Strategy process. This vision is a guiding image for the future and provides direction for the community. Oakura’s vision is:

What are Structure Plans?

“... where the sun lingers ... to be a vibrant and distinct community celebrating links from mountain to sea”

A structure plan is a broad physical plan (or map) with supporting text that identifies areas of land use, protection, parks and other infrastructure and community requirements over at least the next 20 years. The purpose of a structure plan is to integrate the protection, use, management and development of land and resources in a local area. The Structure Plan describes how to implement the vision of the New Plymouth Coastal Strategy at a local level.

1.3 Structure Plan Implementation

Structure plans can be implemented by incorporating the community's visions and ideas into the existing policy and plans of the council and other stakeholders, including the Department of Conservation (DoC) and Taranaki Regional Council (TRC). Future management direction is given statutory weight in documents such as the District Plan and Reserves Management Plans. All changes to policy and rules will need to follow statutory timeframes and processes that are prescribed in the relevant legislation such as the Resource Management Act 1991.

New Plymouth District Council and its key partners will provide the main sources of funding for structure plan implementation. Funding of recommended actions in the Oakura Structure Plan, that are outside existing council budgets, will need to be considered further as part of the Long-Term Council Community Plan (Community Plan) process.



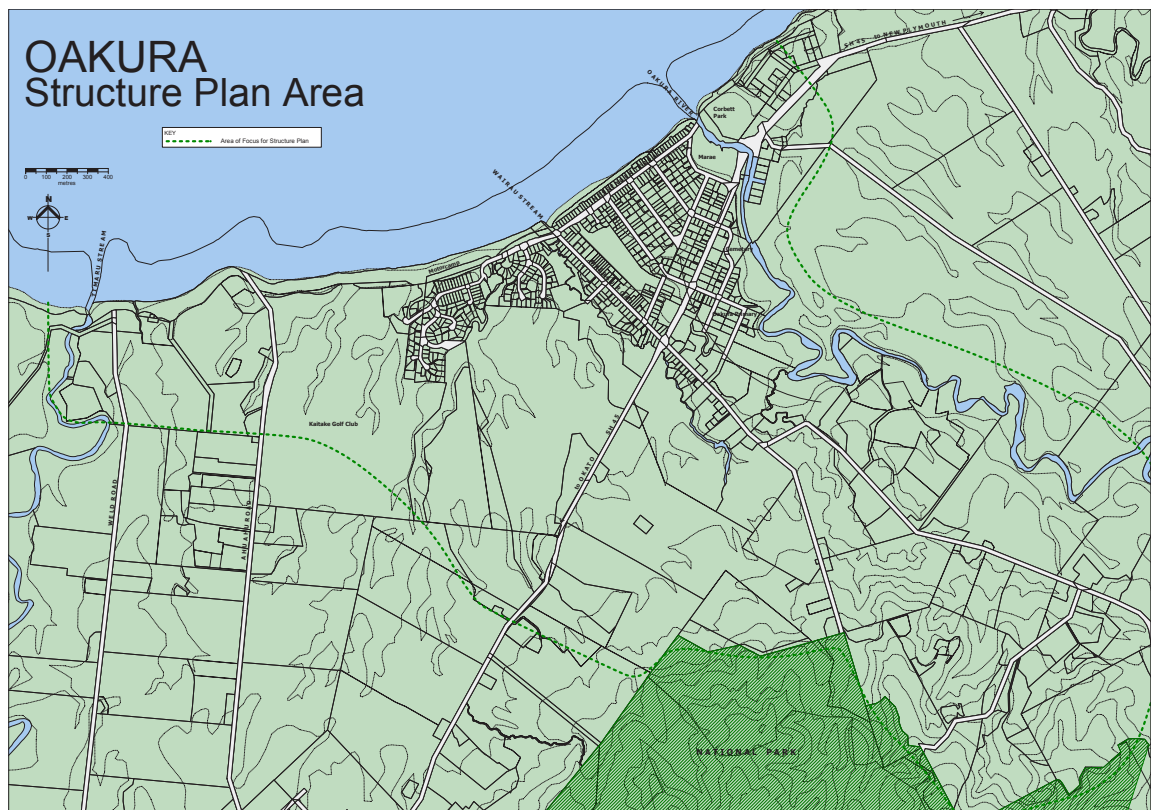
2. Oakura Structure Plan

2.1 Community Background

The Oakura Structure Plan has been prepared in a philosophy of partnership between the community and the council, as well as through consultation and participation with other key stakeholders.

What area is covered by the Structure Plan?

Oakura is a growing and popular coastal community located 12km south of New Plymouth city. Oakura boasts numerous recreational opportunities related to the natural environment including boating, fishing, hiking, camping, surfing, and horse riding. These recreational opportunities can be attributed to the coastal setting, rural atmosphere and the community's proximity to Egmont National Park.



Oakura had a population of approximately 1,200 residents in 2001, and on average has grown at two per cent per year. There has been demand for new dwellings in Oakura, and for lifestyle development within the rural area. The population of Oakura encompasses a diverse group of people that represent a variety of views on pertinent issues. There is a deep-seated sense of identity amongst the people in the community, who share a strong vision for the future.

Ngāti Tairi hapū, is mana whenua for the structure plan area. The whakapapa of this hapū is closely intermingled with that of Ngā Mahanga and both groups are represented by the Board of Te Kotahitanga o Ngā Mahanga a Tairi. The home of Ngā Mahanga is Tarawainuku Marae, Puniho Pā.

The spiritual, historical and cultural significance of this area to Ngāti Tairi has been established and developed over the last 1,000 years. Their relationship with the whenua (land) and moana (sea and waterways) is based on the fundamental understanding and knowledge of the concept and role of kaitiakitanga to ensure balance is maintained in the natural coastal environment.

The council has committed to extending its wastewater network to the Oakura township in 2008/09. Although the Structure Plan is a separate process from the wastewater reticulation project, the implications on future development in Oakura as a result of the wastewater extension has been taken into account in the Structure Plan.

2.2 Key Challenges and Opportunities

In developing a vision for Oakura, the community identified its key challenges and opportunities. These include:

- There is demand for residential growth within Oakura and the surrounding areas. At the same time there is a desire to retain the lifestyle values and community identity. The community identified that retaining a greenbelt around Oakura, and maintaining an atmosphere of relaxed holiday living would enhance their lifestyle values.
- The community are concerned that the location of future infrastructure within the coastal environment could have an impact on the values important to the community.
- There is demand for tourism within Oakura, which may impact on natural, cultural and social values.
- There are recreational activities that are impacting on Oakura's coastal environment, particularly from high numbers of day visitors.
- The community consider that there are significant cultural sites that are not currently mapped in the District Plan.
- There is concern over the impacts of coastal erosion on community assets and infrastructure, and as more development in Oakura takes place the risk to the community is likely to increase.

Oakura is identified as a high priority community in the New Plymouth Coastal Strategy. Community, cultural and natural character values in and around the settlement need to be appropriately managed from emerging pressures and demand. The community can best deal with these pressures by using sound planning practice, including the use of a structure plan.

The following provides a summary of the key stages involved in developing this Structure Plan.

2.3 Background Research

Background research was undertaken as part of the development of the New Plymouth Coastal Strategy. This included a review of technical information and consultation with technical experts in various topic areas relating to coastal planning, as well as consultation with local communities. This information has provided the groundwork for developing the Oakura Structure Plan.

Investigations already undertaken by New Plymouth District Council, Beca and other agencies (in particular DoC, and TRC) have assisted in providing background research and reports on the issues within Oakura as listed in section 6.



2.4 Community Participation

There were two main rounds of consultation held during the Structure Plan process.

Round one of the consultation process focused on reviewing the issues, outcomes and visions identified in the Coastal Strategy. The Project Team held a community workshop at Oakura Town Hall in November 2005 to introduce the Structure Plan, and engage participants in a discussion of issues relating to land use, conservation, recreation, infrastructure, coastal hazard management and development. At this workshop the participants described what they saw as a desired future outcome for their community and used local maps as a spatial tool to indicate where particular activities/facilities should (or should not) be located. From this a Concept Structure Plan (February 2006) was developed. Over 70 community members participated in the first round of consultation.

The focus of round two of consultation, held in February 2006, was to gain feedback on the Concept Structure Plan for Oakura. The community gave their perspective on how the map and supporting text could be improved upon. The information gained at the workshop has assisted in making revisions to the Draft Structure Plan that was advertised for public submissions in May 2006. There were over 40 participants in the second round of consultation.

2.5 Mana Whenua Participation

Consultation with Ngāti Tairi took place at a hui in the Okorotua Marae, Oakura Pā on Monday 13 February. This initial meeting discussed the role of structure planning in the Coastal Strategy for New Plymouth District. At the hui there were several representatives from the Marae Trust who spoke and provided valuable input on iwi aspirations within the area of the Structure Plan.

As with other coastal hapū and iwi groups, a number of their pā and historical sites have been affected by development. It was determined that it would be appropriate to identify sites where there are waahi tapu on the Structure Plan map and that the Hauranga Pā is to be noted on the map. New and existing walkways and reserves should ensure that they do not interfere with the relationship of mana whenua.

Discussion included broader issues of infrastructure assets and transfer stations and stormwater buffer requirements. Of particular note was the desire to record on the map the location of the Okorotua Marae, Oakura Pā as a site of special importance within the Structure Plan. It was acknowledged that there needed to be further discussion on the activities and possible development opportunities that can occur within the Oakura Pā site.

Of considerable significance is continued and uninterrupted access to waterways, waahi tapu and other taonga and sites, with which they have whakapapa and historical links. Coastal areas have always provided the sustenance needed for the survival of these groups.

The Kaitake Ranges are important for their mana and tapu status, and contributes to a strong tribal identity. The unrestricted development of residential buildings on the sides of the Kaitake Ranges has been a source of much concern by iwi as it effects their spiritual and cultural relationship with this dominant feature. There is general support for the design controls that have been suggested in the Structure Plan. However, iwi would prefer no further development on the steep slopes as this compromises cultural and spiritual values.

2.6 Stakeholders

A meeting was held with members of the Stakeholders Liaison Group in November 2005. This meeting allowed key stakeholders, who have a wider interest in the region, to attend and hear about the process of structure planning and the role of structure plans in the Coastal Strategy. Representatives from the District Health Board, Methanex, Port Taranaki, Contact Energy and New Zealand Historic Places Trust attended the meeting. There was an opportunity for an exchange of views, however, it was determined that the structure plans would need to be discussed with the stakeholders individually where relevant issues arise. An individual meeting was also held with Transit New Zealand who has an interest in the structure plans.

After the development of the Concept Structure Plans, stakeholders were again asked to make comments on the progress of the plans. Letters of comment were received from the New Zealand Historic Places Trust, Taranaki Regional Council and Powerco Ltd. All the comments have been reviewed, and the suggestions have been taken into consideration in the Draft Structure Plans developed for submissions.

2.7 Draft Structure Plan

Following the identification of the key issues and desired outcomes and actions for Oakura, the Project Team summarised the key themes and presented a Concept Structure Plan for Oakura in February 2006 to the community. The community's perspective on the relative importance or priority of the key Structure Plan outcomes assisted in the development of the Oakura Action Plan (refer to Section 5 of this report). Following consultation with the community in February, a Draft Structure Plan for Oakura has been developed. This Draft Structure Plan for Oakura was released for public submissions from 20 May – 23 June 2006. Thirty three submissions were received to the Draft Structure Plan and a hearing of submissions was held on 24 July 2006. The Structure Plan was adopted by the council on 15 August 2006.



3. Consultation Overview

3.1 Coastal Strategy Topic Areas and Consultation Outcomes

There are a number of challenges and opportunities related to the management of the coastal environment in the Oakura area. These challenges and opportunities have been summarised under eight key topic areas. These topic areas overlap, but provide the ability to set the strategic direction and goals for the Oakura Structure Plan. Following is a description of the topic areas and a summary of the issues discussed during consultation as they relate to the above topic areas.

- **Population growth** - considers how the people of Oakura interact with their coastal environment and how changes in population distribution and settlement patterns will impact on the future management of this environment. The key issues from consultation include:
 - Maintain views of both mountain and sea, protecting the community from negative visual effects of the built environment.
 - Manage residential development so that 'village appeal' is enhanced and characterised.
- **Sense of place** - considers how the community values the coastal environment, the natural character of the area, and the special features that make Oakura a unique place. The key issues from consultation include:
 - Enhance the 'village appeal' of Oakura by promoting entrepreneurship, culture and the arts.
 - Recognise the key landscape features that give Oakura its unique quality and special sense of place as a coastal community.
- **Infrastructure** – considers the need for provision of services and facilities that support people living and working in the coastal environment. Infrastructure includes roads, water, electricity, telephone service, and public transportation. The key issues from consultation include:
 - Recognise that adequate infrastructure will be required to meet the needs of future residential growth and to accommodate visitors to the area.
 - Improve transportation linkages and connectivity in the development of new residential areas within the community.
 - Make provisions for a new or expanded cemetery in the community.
 - Maintain a high quality water supply.
- **Economic development** – considers how people and businesses of Oakura promote the economic prosperity of the district, building on the natural assets provided by the coastal environment, and how this will be managed in the future. The key issues from consultation include:
 - Manage commercial and industrial development so that 'village appeal' is enhanced and characterised.
 - Promote compact, non-linear commercial development in its current location, and make provisions for small-scale stores/cafes along the waterfront.
 - Encourage an entrepreneurial economy rather than promoting other forms of local employment, such as industrial parks.

- **Recreation and open space** – considers the management issues associated with the use of, and demand for, coastal resources, now and in the future, for recreation as well as for maintaining reserves and open spaces. The key issues from consultation include:
 - Maintain and enhance the motor camp facility in its current location to allow for public camping opportunities by the sea or provide for other alternatives.
 - Promote additional opportunities for the development of both active and passive forms of recreational activities and facilities.
 - Maintain and enhance the network of appropriately located walkways, cycleways, and bridleways available for visitor and community use.
 - Improve and create more green open spaces.

- **Mana whenua** – considers the protection, enhancement and management of the coastal environment and resources with respect to mana whenua aspirations and cultural values. The term mana whenua refers to people exercising their traditional status, rights and responsibilities of hapū (sub-tribe) as residents in their recognised territory. The mana whenua for the Oakura Structure Plan area are Ngāti Tairi. The key issues from consultation include:
 - Identify, protect, improve and enhance waahi tapu sites.
 - Identify the Okorotua Marae, Oakura Pā as a special area on the structure plan and consider the further development of the site. There was a desire to promote and enhance the marae and to recognise it as a separate community aspiration.

- **Environment** – considers the importance of our ecosystems, green spaces, rivers, climate and flora and fauna and the values placed upon them. The key issues from consultation include:
 - Maintain and enhance access to the coastal marine area, but take into account that dune lands are vulnerable to inappropriate public access.
 - Preserve, protect and enhance vegetation areas that are identified as significant to the region.
 - Promote re-vegetation of the sand dunes and encourage use of local flora and fauna for these purposes.
 - Conserve the existing environmental features that are unique to Oakura.

- **Coastal hazards** – includes both natural and man-made events that threaten the health of coastal ecosystems and communities. Coastal hazards include, but are not limited to, erosion, cyclones, tsunamis, oil spills, harmful algal blooms, and pollution. The key issues from consultation include:
 - Reduce impacts from coastal erosion on Oakura’s facilities and amenities.
 - Manage infrastructure to protect and enhance the coastal environment.



4. Action Plan

The Action Plan provides methods of implementation for achieving the directions set out in the Structure Plan for addressing the issues in the eight key topic areas.

It is important to recognise that there are a number of technical reports that are held by the council, which have also assisted in achieving the direction of the Oakura Structure Plan. The Oakura Structure Plan expands on the Coastal Strategy, and a number of technical reports written for the council. The consultation overview in Section 3, and the table in Section 5 provide a summary of key elements of the future actions sought for the protection, use, development and management of Oakura.

4.1 Prioritisation

To achieve the Oakura Structure Plan objectives, a timeframe must be developed for the actions to be carried out. Prioritising the actions has been done in consultation with the community and formed in conjunction with the Long-Term Council Community Plan in order for adequate funding to be available when it is required. Each action will be prioritised using the following methods:

High Priority	-	within next two to three years
Medium Priority	-	within next four to 10 years
Low Priority	-	beyond 10 years
Existing Priority	-	existing projects currently underway

4.2 Implementation

Implementing the Oakura Structure Plan is long term, as it is a 20 year programme of ongoing work. It is important to remember that the Oakura Structure Plan, in accordance with the Coastal Strategy, describes a partnership between New Plymouth District Council and the community. The implementation is the responsibility of all partners.

Regular monitoring of the Oakura Action Plan and implementation is important as the coast and activities in the coastal environment are dynamic and constantly changing. It is suggested that the following is put in place to guide the implementation of the Structure Plan to ensure its full potential is realised:

- An Implementation Plan will be developed that outlines expected timelines and responsibilities for the council to achieve recommendations in the Structure Plan as soon as possible following the plan's adoption.
- Structure Plan implementation should be considered as part of the Long-Term Council Community Plan review and updated every three years.
- A review of the Oakura Structure Plan should be undertaken in no later than 10 years time.

5.2 Sense of Place

Issue	Action/Implementation	Priority
<p>SOP1 New development needs to recognise the uniqueness and special values of Oakura, and the views from the Kaitake Ranges to the sea and from the sea to the ranges should be protected.</p>	<ul style="list-style-type: none"> • Ensure that views and outlooks are preserved and building heights are consistent with the 'village appeal'. 	
	<ul style="list-style-type: none"> - Review the appropriateness of the existing height restrictions in the residential area and retain the urban view shafts in the overlay areas. 	Medium
	<ul style="list-style-type: none"> - Develop overlay areas in the rural areas to protect the views of the mountain and the sea and protect special values. These overlay areas are indicated on the Oakura Structure Plan map and include the Coastal Area and Inland Overlay Area. These areas propose to place controls on the height, scale and form of residential development, recognising the character of the rural area and its visibility from Oakura and the coast. A plan change will be undertaken to introduce a controlled activity requirement for the coastal area, meaning that resource consent must be granted by the council. This change will be undertaken via a plan change process in consultation with the community. In this review it is appropriate to use the existing Coastal Policy Area in the District Plan when considering the location of the Coastal Area¹. Consider within the context of the review under Coastal Strategy PGA8. 	Medium
	<ul style="list-style-type: none"> - Ensure that an effective implementation system is in place to monitor the effectiveness of the provisions controlling the development of buildings in this area. - Enhance the escarpment area between the motorcamp and the Timaru Stream by increasing planting in these areas and seeking protection for this landscape feature through either the District Plan or private covenant. Re-vegetation will create a buffer between any further development that may occur and the beach. 	High

¹ The Coastal Area on the Structure Plan is not the same as the Coastal Policy Area in the District Plan. Further investigations are required to confirm the location of the Coastal Area in the Structure Plan process.

Issue	Action/Implementation	Priority
	<ul style="list-style-type: none"> • Reduce the current minimum lot size to 600m² to promote sustainable growth in the community, whilst avoiding further expansion of the urban area. <ul style="list-style-type: none"> - The change in lot size from 700m² to 600m² would be addressed in the Coastal Community Environment Area. • Provide a small-scale commercial area to retain 'village appeal'. 	<p>High</p> <p>High</p>
<p>SOP2 Employment opportunities available in Oakura should provide for a variety of employment skills.</p>	<ul style="list-style-type: none"> • Encourage businesses that serve the local community. <ul style="list-style-type: none"> - Collaborate with Venture Taranaki to promote Oakura as a good location for small-scale businesses. • Entrepreneurial skills should be encouraged to address the issue of local employment. <ul style="list-style-type: none"> - Retain the District Plan rules that allow home-based businesses to operate in residential areas, if the adverse effects on the environment are appropriately managed. 	<p>Medium</p> <p>Low</p>
<p>SOP3 A regular market would enhance Oakura's 'village appeal' and promote community participation and interaction.</p>	<ul style="list-style-type: none"> • Promote a regular market for local produce, art and crafts to be exchanged. The market could be located indoors or outdoors in a permanent or temporary venue. <ul style="list-style-type: none"> - Encourage the community to participate in and develop a venue for a market. 	<p>Low</p>

5.3 Infrastructure

Issue	Action/Implementation	Priority
<p>IN1 Need for integration of the existing road network with any new residential development in the community.</p>	<ul style="list-style-type: none"> • As part of a Plan Change identify indicative roads on the District Plan maps to accommodate for additional growth in the community and to provide sustainable transport options. <ul style="list-style-type: none"> - As part of the Plan Change to extend the residential boundary (as indicated on the Structure Plan map), a traffic study should be undertaken on the details of the road network that will be provided for the future. This report should include provisions for parking and take into consideration the effects of day visitors to the community. Ensure that pedestrian and vehicular traffic are distinctly separated. • Manage the potential “reverse sensitivity impacts” on the state highway from adjacent residential development. <ul style="list-style-type: none"> - Develop a greenbelt along either side of the state highway through a Plan Change, where the proposed residential development is to take place. The greenbelt should create a buffer between residential and state highway activities. 	<p>Medium</p> <p>Medium</p>
<p>IN2 Need for integration of existing utilities with any new residential development in the community.</p>	<ul style="list-style-type: none"> • Manage the potential “reverse sensitivity impacts” from utilities within the proposed residential area. <ul style="list-style-type: none"> - Develop a buffer between residential development and utility stations within the proposed residential area. This buffer should be developed to minimise the visible appearance, noise levels or odours that may be associated with the utility. 	<p>High</p>
<p>IN3 Lack of space within the existing community cemetery.</p>	<ul style="list-style-type: none"> • Discuss with the community options for providing for the future cemetery needs of Oakura. 	<p>Medium</p>
<p>IN4 Lack of a daily form of public transportation between Oakura and New Plymouth.</p>	<ul style="list-style-type: none"> • Identify whether there is enough demand to provide public transportation between Oakura and New Plymouth. <ul style="list-style-type: none"> - Undertake a feasibility study into whether or not the community could sustain a form of public transportation in and out of New Plymouth on a daily basis. 	<p>Medium</p>

Issue	Action/Implementation	Priority
IN5 Adequate public toilets located in the commercial area of Oakura.	<ul style="list-style-type: none"> • Ensure that public toilet facilities are available in an appropriate location. <ul style="list-style-type: none"> - Consider the feasibility of public toilets in the commercial area and take into account the Public Toilet Strategy. 	Medium
IN6 The local primary school's ability to cope with future population growth.	<ul style="list-style-type: none"> • Address the future needs of education for Oakura children and assess whether an additional school or expansion of the current school would be most appropriate. <ul style="list-style-type: none"> - Consult with Ministry of Education on the needs for additional school facilities. 	High
IN7 The sewer capacity and location within Oakura	<ul style="list-style-type: none"> • Align the sewer connection strategy to the Structure Plan actions. <ul style="list-style-type: none"> - Ensure that there is adequate sewer provided to all residential areas as part of the rezoning process. 	High
IN8 Consider the stormwater capacity in Oakura and the effects on the existing and proposed residential areas.	<ul style="list-style-type: none"> • Study the current and proposed stormwater catchment system in Oakura and identify options for stormwater disposal. <ul style="list-style-type: none"> - Consider the use of permeability rules in the Coastal Community Environment Area to reduce the impact of stormwater run-off. 	High

5.4 Economic Development

Issue	Action/Implementation	Priority
ED1 The commercial shopping area should stay where it is currently located and provisions made for limited types of commercial activities near the beach.	<ul style="list-style-type: none"> • Encourage commercial activities to locate in the central hub of the commercial area on the landward side of the state highway. Future road planning should ensure that safe intersection design and pedestrian safety is taken into account. <ul style="list-style-type: none"> - Rezone land on the landward side of the state highway to commercial, and disallow commercial activities on the other side once existing businesses relocate. - Allow for parking in the commercial area, on the landward side of the state highway, to prevent pedestrians from having to cross the state highway for shopping purposes. • Provide for small commercial activities near the beach such as boutiques and cafes. <ul style="list-style-type: none"> - Make the changes to the District Plan rules to allow for small-scale shops/cafes close to the beach. These changes may include controlling commercial floor space and further height restrictions. 	High Medium
ED2 Local employment should be limited to small-scale businesses servicing the community.	<ul style="list-style-type: none"> • Promote small-scale commercial activities to address the issue of local employment. <ul style="list-style-type: none"> - Promote and provide incentives for entrepreneurs to develop small-scale or home-based businesses (rather than large scale or industrial businesses). 	Medium



5.5 Recreation and Open Space

Issue	Action/Implementation	Priority
<p>ROSI The motor camp allows for affordable holiday accommodation near the sea, attracts tourists to the area and is an integral part of the identity of Oakura.</p>	<ul style="list-style-type: none"> • The community seeks to maintain opportunities for public camping along the foreshore in Oakura. <ul style="list-style-type: none"> - The council to investigate alternatives for maintaining public beach-front camping in Oakura in the face of land being lost to erosion. This could include: <ul style="list-style-type: none"> : Extending the waterfront camping area into adjacent reserve land to maintain the existing size of the campground footprint. : Locating alternative camping facilities in other parts of Oakura, e.g. further to the west or east. This could involve additional land acquisition, which will be evaluated as part of an open space strategy. (RAI Coastal Strategy). • In accordance with RA7 (Coastal Strategy) undertake a camping ground review that includes a review of existing motor camps, their location and activities within them. 	<p>High</p> <p>High</p>
<p>ROS2 Availability of pathways within the Oakura area, as well as along the coast and linkages between the coast and township.</p>	<ul style="list-style-type: none"> • Preserve and develop walkway linkages and walking tracks through the Structure Plan area and beyond. This includes linkages to Mount Taranaki, New Plymouth, St Georges Redoubt and along the Oakura River. <ul style="list-style-type: none"> - Areas are indicated on the Structure Plan map where the council should consider purchasing lands to be used for reserve purposes. • Provide for pathways that accommodate specific user groups, e.g. bridleways may not be compatible with cycling or walking paths, and need be addressed separately. <ul style="list-style-type: none"> - Indicate in the Coastal Reserves Management Plan what types of recreational uses would be most appropriate for different pathways. • Create new pathways in conjunction with new subdivisions and residential development in Oakura. <ul style="list-style-type: none"> - When new subdivisions occur, provide for pathways that build on the existing trail system. 	<p>Medium</p> <p>Existing</p> <p>Low</p>

Issue	Action/Implementation	Priority
<p>ROS3 The adequacy of recreational facilities in Oakura.</p>	<ul style="list-style-type: none"> • Develop a Recreational Study to identify what types of demand the community will have for recreational activities and identify appropriate locations for them. - Use the recommendations from the study to implement an effective recreation plan for the community. 	<p>Medium</p>
<p>ROS4 Additional reserve land should be considered by the council to maintain open space and park space available to the community, and to enhance linkages between park areas.</p>	<ul style="list-style-type: none"> • Identify additional reserve land needs for the community. - When developing the Open Space Strategy (RAI Coastal Strategy) for the district include an assessment of needs and opportunities for reserve areas in the Oakura area. - Designate or acquire land for use as recreational and sporting activities. 	<p>Low</p>

5.6 Mana Whenua

Issue	Action/Implementation	Priority
MW1 There are significant sites for mana whenua that are not currently mapped in the District Plan and thus not afforded the protection needed. ²	<ul style="list-style-type: none"> • Work with Ngāti Tairi and establish processes to identify any significant sites and establish processes for their protection, and where appropriate, managed use. • Use updated New Zealand Archaeological Association data to locate sites in the District Plan. • When developing new pathways and facilities take into account the effect on the significant sites of Ngāti Tairi. 	High High High
MW2 Mana whenua have aspirations to develop further in the area.	<ul style="list-style-type: none"> • Identify the Okorotua Marae, Oakura Pā on the map and discuss the future development aspirations for this area with Ngāti Tairi. 	Medium

² The same symbol is used on the Structure Plan map for archaeological and waahi tapu sites, as many sites contain values of both.



5.7 Coastal Hazards

Issue	Action/Implementation	Priority
<p>CHI There is concern about the threat of coastal erosion on public facilities, amenities and infrastructure located in Oakura. Erosion management areas are indicated on the Structure Plan map.</p>	<p>Geotechnical studies have indicated two preferred options to address erosion issues along the Oakura foreshore area from Ahu Ahu Rd³ to Wairau Rd. These options are:</p> <ol style="list-style-type: none"> 1. Off shore reef structure. An artificial reef used to optimise sand retention on the beach, resulting in a wider beach that will be managed as a natural dune area. 2. Natural realignment. The foreshore is left to realign as part of natural processes. Major implications are relocation of parts of the motorcamp and on-going maintenance of the dune area. <p>There are costs and benefits associated with both of these approaches, which require further investigation and analysis. Beach armouring is not considered a viable long-term sustainable option and will not be further assessed.</p> <p>Actions:</p> <ul style="list-style-type: none"> • Undertake an analysis of the geological, economic, social and environmental implications of the two erosion management alternatives identified above, based on the report by ASR Limited May 2005, Oakura Beach: An investigation of the shoreline erosion along the western beach. <ul style="list-style-type: none"> - Issues considered in the analysis should include the statutory guidance of the Resource Management Act and New Zealand Coastal Policy Statement, the costs of construction and maintenance of erosion structures and alternative treatments in the short and long term, costs to maintain public camping at its present capacity, cultural sensitivities e.g. of placing a structure offshore, and short, and long-term benefits to the community. - Consider funding of the preferred option in future Community Plan processes 	<p>High</p>

³ There is a privately constructed seawall along the foreshore from Wairau Rd to the Oakura River. This is discussed in CH2.

Issue	Action/Implementation	Priority
<p>CH2 There is concern about the threat of coastal erosion on private facilities and amenities located in Oakura. Erosion management areas are indicated on the Structure Plan map.</p>	<ul style="list-style-type: none"> • The land amenity and private land will be preserved and maintained by private landowners whose properties are affected by coastal erosion. The cost of erosion management on private lands will be borne by individual landowners. <ul style="list-style-type: none"> - Individual landowners will need to consider viable and sustainable protection options from coastal erosion on private lands. - Private works should not adversely impact public amenity, safety, environmental or cultural values and be consistent with regional council requirements. - Maintain existing hard protection structures that have been legally established by the council and have demonstrated effectiveness (include protection measures along the river). 	<p>High</p>



5.8 Environment

Issue	Action/Implementation	Priority
EN1 Existing public access to the coast should be retained.	<ul style="list-style-type: none"> • Maintain a good level of access to the coast but consider more appropriate public access points in accordance with the Coastal Access Action Plan. Inappropriate coastal access may affect dune lands. - Make sure that current access locations are sign posted and managed appropriately. 	High
EN2 Protect local vegetation and habitat along the coast.	<ul style="list-style-type: none"> • Investigate opportunities for voluntary protection of native bush and coastal vegetation with landowners. <ul style="list-style-type: none"> - Promote the council's incentives for landowners (e.g. heritage protection fund and rates relief). - Work closely with landowners and Department of Conservation. - Support the work of Coast Care dune protection and restoration projects. • Sourcing appropriate species for planting in the area and within the Escarpment Enhancement Area. <ul style="list-style-type: none"> - This could include discussions with the local community and public education. • Provide information on the preparation of planting guidelines and public information material. <ul style="list-style-type: none"> - Initiate discussions/consultation with Department of Conservation and Taranaki Regional Council. 	<p>Medium</p> <p>Medium</p> <p>Low</p>
EN3 Potential for adverse effects if sand mining were to occur in areas along the coast of Oakura.	<ul style="list-style-type: none"> • Keep a watching brief on activities seeking consent for sand mining in the Coastal Marine Area. <ul style="list-style-type: none"> - Within the constraints of the council's statutory role make information available to the public if appropriate. 	Low

Issue	Action/Implementation	Priority
<p>EN4 It is important to maintain high standards of water quality and adequate supply.</p>	<ul style="list-style-type: none"> • The drinking water supply to the residential areas should be protected from contamination. <ul style="list-style-type: none"> - Ensure that drinking water supply is maintained above the New Zealand Drinking Water Standards. • The quantity of water available for supply to residential areas should be managed to allow for future growth of the community. <ul style="list-style-type: none"> - Make sure that reservoir capacity is adequate for the expected population. This should be done in conjunction with the council's Asset Strategy Team. - Ensure that an adequate water service can be provided to all residential areas, including the expansion area. 	<p>High</p> <p>High</p>
<p>EN5 Consider the potential for Blue Flag accreditation of Oakura Beach.</p>	<ul style="list-style-type: none"> • Investigate the feasibility of applying for Blue Flag accreditation for Oakura Beach. <ul style="list-style-type: none"> - Work with key stakeholders and Blue Flag to apply a pilot scheme to assist in determining the appropriateness for Blue Flag status. 	<p>Medium</p>



6. Documents

- ASR Limited, May 2005, Oakura Beach: An investigation of the shoreline erosion along the western beach.
- Beca Carter Hollings and Ferner Ltd, 2005, Camping Ground Survey 2004-2005.
- Department of Conservation, 1990, Coastal Resource Inventory.
- Mana Whenua Reference Group, 2005, Draft Paper Mana Whenua Mana Moana.
- New Plymouth District Council Parks Division, 1998, Coastal Asset Management Plan.
- New Plymouth District Council, 1992, Oakura Reserves Management Plan.
- New Plymouth District Council, 1994, Oakura Reserves Development Plan: Matekai Park and Shearer Reserve.
- New Plymouth District Council, 1995, Coastal Zone Management Plan.
- New Plymouth District Council, Aug 2005, New Plymouth District Plan.
- New Plymouth District Council, Dec 2005, Draft Coastal Strategy for Submissions.
- Ocel Consultants Ltd, 1998, Coastal Erosion Strategy.
- Taranaki Regional Council, 2003, Taranaki – Our place, our future; report on the state of the environment of the Taranaki Region.
- Taranaki Regional Council, 1995, Regional Policy Statement.
- Taranaki Regional Council, 1997, Regional Coastal Plan for Taranaki.
- Taranaki Regional Council, Cycleways and Walkways Strategy for the Region.

Appendix A

Coastal Erosion Alternatives

The issue of coastal erosion is an important issue in the structure plan area.

In 2005 the council commissioned a study on alternatives for managing erosion at Oakura Beach. The report on this study, entitled *Oakura Beach: An investigation of the shoreline erosion along the western beach (ASR, 2005)*, assessed a variety of approaches for the council to consider.

Two alternatives addressed in the 2005 ASR Report include natural re-alignment and an offshore reef. Despite it not being recommended in the report, beach armouring has been considered in the Structure Plan due to public interest in this as an alternative.

Alternative 1 – Natural re-alignment

The foreshore is left to realign as part of a natural coastal process. It will be necessary to incorporate an adequate dune area as a buffer between areas of use and the sea to ensure that the natural fluctuations of the dune and beach can occur.

Implications:

- A) The beach and dune area is retained as a natural and recreational resource.
- B) High likelihood of continued loss of part of the camping ground as far back as the landward side of the campground road.
- C) Other loss of foreshore land west of Messenger Tce is likely to be minimal.
- D) Long-term maintenance costs very low.
- E) Potential costs associated with campground relocation.

Alternative 2 – Off-shore submerged reef structure

Modification of the beach control mechanism to widen the beach and stabilise erosion. The use of an artificial reef, designed to impact on wave heights and direction, is used to optimise sand retention on the beach. The widened beach area is then managed as a natural dune system.

Implications:

- A) Beach area is enhanced.
- B) No significant down-coast impacts.
- C) Campground area maintained in its current size, but periodic renourishment may be required (although at a much reduced volume and rate than for Alternative 1).
- D) High costs of reef construction in the short-term as well as ongoing maintenance costs.
- E) Reef structure may be able to be designed to provide additional amenity value, e.g. for surfing or diving.

Alternative 3 – Beach armouring (seawall)⁴

Armouring the foreshore using hard structures, such as large rocks, to protect the land amenity. The structure would have to extend from the stream to at least the western end of the camping ground.

Implications:

- A) Campground area maintained at its present size.
- B) Localised down-cutting of the beach during storms.
- C) Likely loss of natural features of the beach.
- D) Potential for erosion elsewhere, especially at either end of the seawall.
- E) High cost of construction and ongoing maintenance costs.

Other Alternatives Assessed and their Implications

Beach renourishment

- This is not considered to be a long-term sustainable alternative.

Beach push-ups

- This alternative is currently used but will not provide a long-term solution to the erosion.

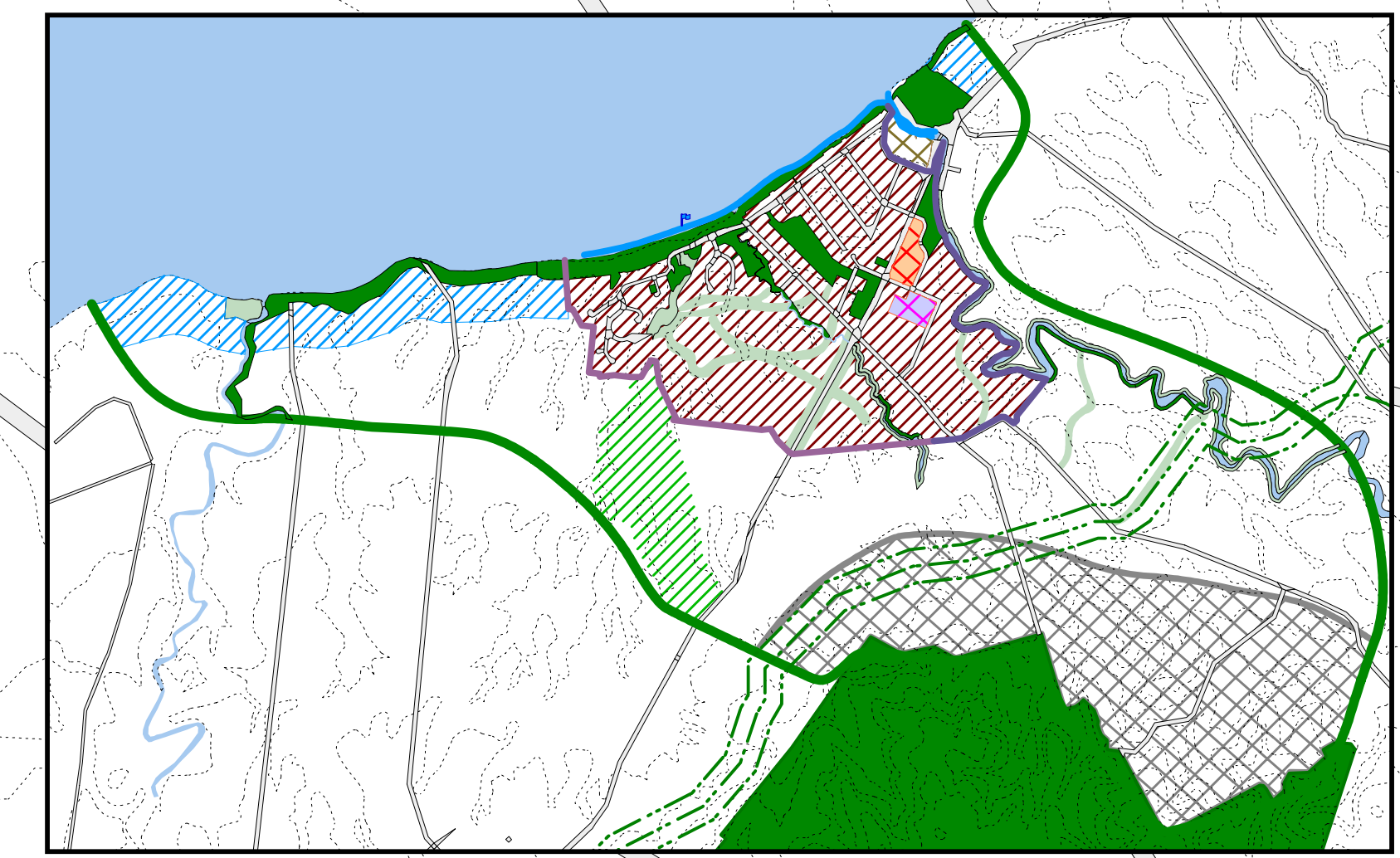
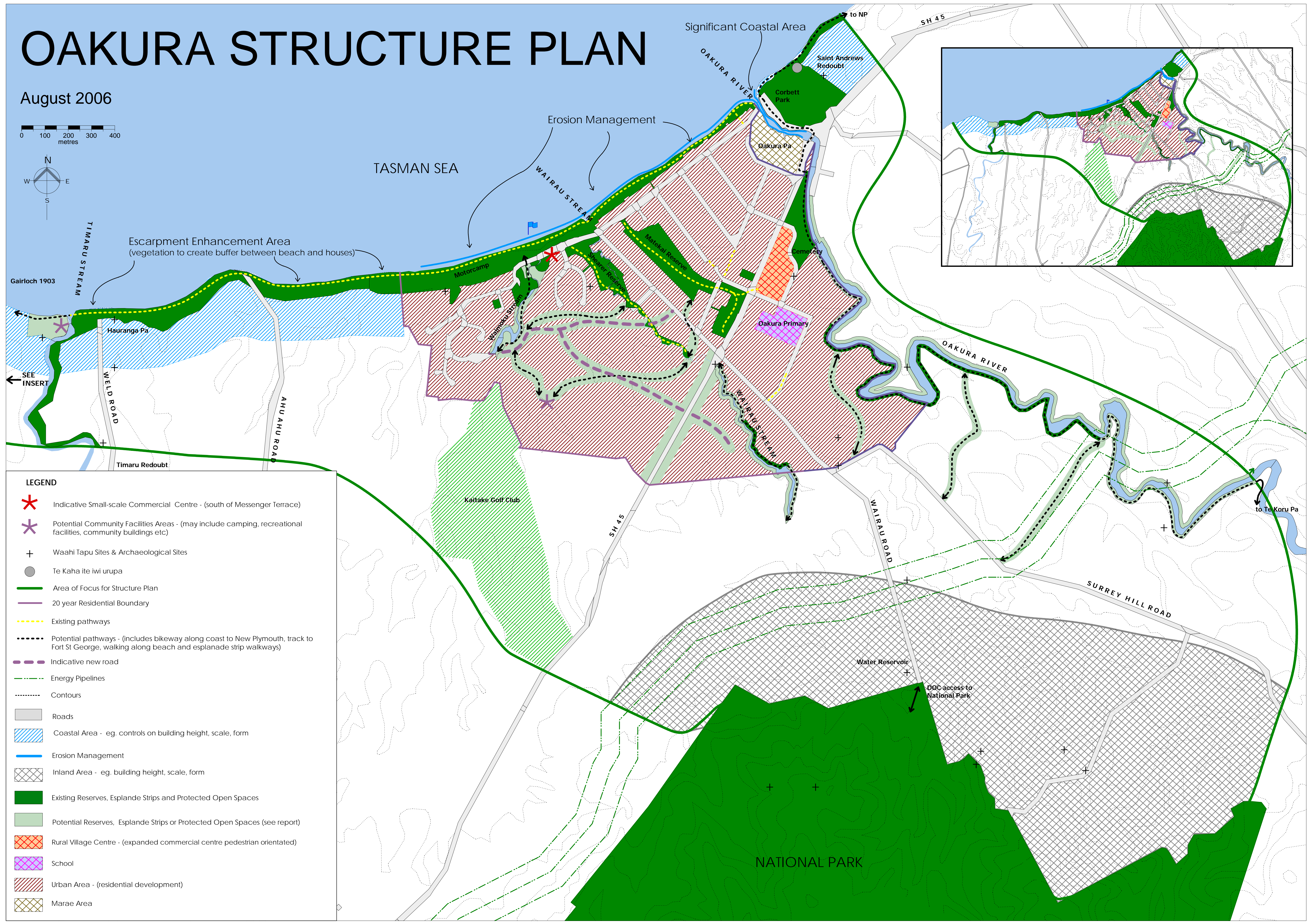
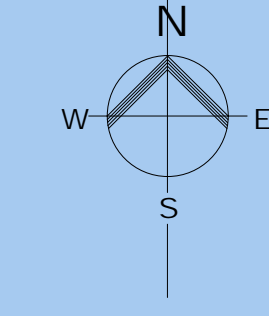
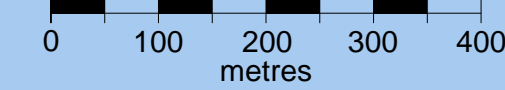
Dune management

- This alternative will not stabilise the beach because it has been reclaimed beyond its natural position.

⁴ Note: Beach armouring was also determined to be unsustainable over the long-term in the ASR (2005) report due to the potential for loss of recreational beachfront but is included here for consideration due to public interest in this as an alternative.

OAKURA STRUCTURE PLAN

August 2006



LEGEND

- Indicative Small-scale Commercial Centre - (south of Messenger Terrace)
- Potential Community Facilities Areas - (may include camping, recreational facilities, community buildings etc)
- Waahi Tapu Sites & Archaeological Sites
- Te Kaha ite iwi urupa
- Area of Focus for Structure Plan
- 20 year Residential Boundary
- Existing pathways
- Potential pathways - (includes bikeway along coast to New Plymouth, track to Fort St George, walking along beach and esplanade strip walkways)
- Indicative new road
- Energy Pipelines
- Contours
- Roads
- Coastal Area - eg. controls on building height, scale, form
- Erosion Management
- Inland Area - eg. building height, scale, form
- Existing Reserves, Esplanade Strips and Protected Open Spaces
- Potential Reserves, Esplanade Strips or Protected Open Spaces (see report)
- Rural Village Centre - (expanded commercial centre pedestrian orientated)
- School
- Urban Area - (residential development)
- Marae Area

Appendix 3: Council Experts' Responses

16 August 2019

Anna Stevens
Boffa Miskell Ltd
Level 4, Huddart Parker Building
1 Post Office Square
Wellington 6011

Dear Anna

**New Plymouth District Council Wairau Road Plan Change 48
Response to Traffic Matters Raised at Hearing**

I attended an expert conferencing workshop on the 16th of July 2019, attended by Mr Andy Skerrett, representing the Applicant; Ms Caron Greenough, representing the NZ Transport Agency; and Mr Nic Gladstone, representing himself, Matthew Peacock, Richard Shearer, Steven Looney and Wayne Looker and a Traffic Joint Witness Statement was agreed. I attended the Plan Change 48 Hearing on the 23rd of July and heard the summary evidence of Mr Skerrett. I gave a summary of my opinion related to traffic matters by telecon on the 26th of July 2019. I have reviewed the summary submission made by Mr Nic Gladstone and Kelly Standish of the NZ Transport Agency.

The following are my summary opinions on traffic matters raised related to the Plan Change 48 Application.

1. With respect to the alternate access onto SH45, Ms Greenough states in her file note dated 25 June 2019 that an additional access is contrary to the designation of the state highway as a limited access road. I agree that the Applicant has not demonstrated that the benefits outweigh the disbenefits with regard to the performance of the state highway and the Applicant has not demonstrated that this access would or would not have adverse effects on the state highway.

With respect to the current District Plan which incorporates the 2006 Oakura Structure Plan and presents the FUD west and FUD south areas with new access points off the state highway in the Structure Plan (refer to attached Plan). I have assumed that the Structure Plan went through a consultative exercise with the NZTA at that time in line with the NZ Transport Agency Planning Policy Manual.

Therefore, the proposed Plan Change 48 with an alternate access off SH45 is consistent with the FUD south area identified in the Oakura Structure Plan which provided for a new access from SH45.

The form of an access off SH45, demonstrating the benefits and disbenefits to performance on the state highway and addressing adverse effects is a matter that can be dealt with as part of a subdivision application under the RMA, the design of which should be agreed between the Applicant, NZTA, NPDC and any directly affected parties as a condition of the subdivision consent at that time.

2. With respect to the summary measures at the end of the Traffic Joint Witness Statement, the following matters have not been addressed, which in my opinion also require to be addressed:
 - The integrated package of measures stated was based on traffic generated from only the Plan Change 48 area and only in terms of a single access point to/from the development being the Wairau Road/ SH45 intersection. As the application is a Plan Change, then the assessment of traffic effects should also include the traffic generated the FUD west area.
 - Including the traffic generated from the FUD west area would change items (b) and (e) from the recommended integrated package of measures to include a roundabout

at the Wairau Road/SH45 intersection and include a roundabout at the proposed SH45 access.

- The crash risk exposure to the remaining intersections along SH45 to the northern border of Oakura needs investigating based on the projected increase in traffic volumes and treatments undertaken to reduce that crash risk to acceptable levels. This work can be done as a consent condition as part of subdivision applications under the RMA for the FUD west and Plan Change 48 areas (if granted) and FUD south (if Plan Change 48 not granted).
 - Widening of Donnelly Street between SH45 and Hussey Street is required to ensure bi-directional traffic flow past parked vehicles on both sides of the road to minimise the safety risk of extended queues on the state highway waiting to turn into Donnelly Street.
 - The relocation of the existing zebra crossing across SH45 near the Donnelly Street needs to be investigated for relocation. This work can be done as a consent condition as part of subdivision applications under the RMA for the FUD west and Plan Change 48 areas (if granted) and FUD south area (if Plan Change 48 not granted).
 - A safe underpass at the Wairau / SH45 intersection needs to be incorporated into a subdivision application for the Plan Change 48 area (if granted) and the FUD south area (if Plan Change 48 not granted).
 - The pedestrian route along Hussey Street, including the link between Hussey Street and Butlers Lane, needs to be assessed and upgraded if required, taking into account the needs of vulnerable users. This work can be done as a consent condition as part of subdivision applications under the RMA for the Plan Change 48 areas (if granted) and FUD south area (if Plan Change 48 not granted).
 - The pedestrian link between Hussey Street and Butlers Lane needs to remain as a non-vehicular route.
 - Upper Wairau Road needs to be upgraded between the state highway and the access point to the Plan Change 48 area (if granted) and the FUD south area (if Plan Change 48 not granted) to meet NZS 4404 standards, inclusive of all modes of travel.
3. From a traffic perspective, the most appropriate location of access to and from the Plan Change 48 area is via the existing Upper Wairau Road and a new access from SH45. Having two access points provides network resilience for the area, with the internal road layout within Plan Change 48 area designed to distribute traffic between 40-60% through one access point, with the remainder via the other access point. The form of these access points at the intersection with SH45 requires further design along with measures to safely accommodate all modes of travel. The design of which should be agreed between the Applicant, NZTA, NPDC and any directly affected parties as a condition of a subdivision consent.
4. Further to (3) above, my preference for the form of the intersections with SH45 is for a roundabout, coupled with measures to reduce approach speeds to a maximum 50 km/hr. A roundabout can accommodate the projected traffic volumes and is a safer configuration than a 'T' or cross roads intersection. The roundabout also provides a visual demarcation for drivers as a lower speed environment.
5. With regard to (4) above, it is not possible to contain a roundabout at the SH45 access point, designed to current standards for vehicular traffic, within the existing state highway designation. It is not possible to contain a roundabout that facilitates general traffic and pedestrian modes of travel, designed to current standards for vehicular and non-vehicular traffic, within the existing state highway designation.

6. The Infrastructure Strategy contained within the 2018-2028 NPDC Long Term Plan (LTP) identifies funding of \$1.2M for the provision of a new roundabout at the intersection of Wairau Road and SH45 in 2021. After discussions with NPDC, this money is part of a Local Area Catchment as per the Development Contribution Policy in response to an assumed yield of 800 household unit equivalents in Oakura over the next 20 years. There are no further specific roading improvements for Oakura identified in the LTP beyond the 2021 year.

Summary

In summary, there is insufficient information in the Application documents related to the assessment of effects resulting from the proposed Plan Change 48, other than the effects of additional vehicular traffic volumes on intersection capacity. The original ITA provided for traffic generated from the Plan Change 48 area and the FUD west area but only one access point being the Wairau Road/SH45 intersection for which a roundabout was proposed. I agree with this form of intersection, although I do not agree that it can fit within the existing designation when designed to current standards in an urban environment.

The revised ITA provided for traffic from the Plan Change 48 area but not the FUD west area but provided for two access points to/from the Plan Change 48 area. This revised ITA needs to include the traffic generated from the FUD west area.

A separate access from the state highway to the Plan Change 48 area is consistent with the Oakura Structure Plan 2006. The form of this intersection is a matter that can be addressed during a subdivision application for the Plan Change 48 area (if granted) or FUD south (if Plan Change 48 not granted) or an application for subdivision of the FUD west area.

Safety assessments are required for all modes of travel to the areas identified in (2) above plus Items 23a, c, d, f and g of the Traffic Joint Witness Statement and upgrades to the existing transport network specified as part of a subdivision application for Plan Change 48 area (if granted) or FUD south (if Plan Change 48 not granted) or an application for subdivision of the FUD west area.

Yours faithfully



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Introduction

This report is the Council's written reply to questions raised during the hearing on Plan Change 48 relating to Three Waters infrastructure.

Water

1. 'Council has a consent for 3,700m³/day presumably granted by TRC. Council has "nominated" 2,506m³/day. Tease out further. On the face of it if the TRC granted consent for a maximum abstraction of 3,715m³/day from aquifer and assuming any consent would be on a sustainable consent basis wouldn't this suggest they thought it possible to get 3,715m³/day from aquifer? Maybe a question for Council.' Why different to sustainable extraction? What's the difference between the consent take and the sustainable aquifer capacity?

A: Although NPDC currently holds a consent to abstract 3,715m³/day this volume has not been proven via pumping. The consent was granted based on initial pumping tests and extrapolating the performance of the first bore. Sometime after the consent was granted a second bore was drilled. Upon completion further pumping tests were carried out including simultaneous pumping of both bores. These pump tests concluded that the aquifer yield from the two bores was lower than the extrapolated performance. These tests demonstrated that the maximum yield from the two bores was limited to 2,506m³.

Although this limitation may be due to the capacity of the bores themselves (i.e. if a bore with a larger capacity pump was installed we may be able to draw more water), because we have not actually proven that 3,715m³/day can be sustainably pumped from the aquifer we are not in a position to be able to state this is possible.

2. What is the sustainable aquifer capacity based on?

A: The bore performance testing was documented and analysed by a consultant engaged to supervise the drilling and assess the performance of the bores. NPDC has relied on the bore completion reports produced at the time and based the sustainable aquifer capacity on the conclusions of the reports.

3. Average daily user demand was 743m³/day, greatest demand was 1,497m³/day. Can you advise whether bores are secure/insecure?

A: In terms of the Drinking Water Standards water demand has no relation to whether a bore is secure or not.

The water demand values quoted are taken from the NPDC's website. The applicant has taken water data from the website and as it has not been cleansed it may include erroneous data from instrument faults such as lightning strikes. The average demand presented on the website is



calculated from the entire available data set and was intended to provide a reference to demonstrate peak summer demands.

Refer to the response to question 5 for more information on water demand and peaking factor calculations.

The secure status of a bore relates to a classification in the NZ Drinking Water Standards. Secure describes that the water obtained from an aquifer is free from protozoa and bacteriological contamination and is safe from contamination because the aquifer is confined by an impermeable layer which prevents surface water from reaching the aquifer. Currently, the Oakura bore is defined as secure. However following the Havelock North incident, the Ministry of Health has indicated that secure bore status for drinking water is expected to be removed from the Drinking Water Standards.

4. What assumptions and variables has the Council used to inform its aquifer capacity?

A: Refer to Q. 1 and 2.

5. What assumptions and variables has Council used to inform its calculations of available aquifer yield and how this is allocated?

Has Council given the applicant any assumptions/ variables that may have given rise to applicant's use of 2.33 peaking factor?

A: In this context we assume the question is how is the water allocated per property and how do we derive the number of properties we can supply.

The Council supplied figures for estimated maximum number of lots was based upon a more detailed review of data.

Prior to PC48 being received NPDC had engaged a consultant to produce water supply and demand projections for 30 – 50 years. In this process over seven years of data was provided to the consultant. This data has been examined for anomalies and corrected as appropriate based on information associated with recorded events. Average day and Peak day demand for each 12 month period has been assessed and a representative year was chosen based on trends and other factors.

This analysis identified representative years for average demand (a value of 804m³ per day) and peak day demand (a value of 1,400m³ per day) based upon actual data.

This data analysis actually results in a lower peaking factor of 1.74 (1,400/804) but a much higher normal consumption per household than normally allowed for using the design standard NZS4404.

The main reasons for the higher consumption rates is the separate allowance for leakage of 371 litres per connection per day. This raises actual unmetered residential use to 1,080 litres per connection per day. The other main reason was the high consumption for metered connections (based upon actual consumption recorded) of 2,700 litres per connection per day.



The calculation to determine the number of lots is:

Aquifer yield divided by peak factor = max available water for daily demand (1)	$2,506\text{m}^3/\text{day} \div 1.74\text{PF} = 1,440\text{m}^3/\text{d}$ (1)
From (1) Max available water less current average day demand = water available for future lots (2)	$1,440\text{m}^3/\text{d} - 804\text{m}^3/\text{d} = 636\text{m}^3/\text{d}$ (2)
From (2) Water available for future lots divided by water consumption per lot = no of additional lots that can be supplied (3)	$636\text{m}^3/\text{d} \div 1.08\text{m}^3(1,080\text{litres})/\text{conn}/\text{d} = 589$ lots (3)
From (3) Existing lots plus additional no of lots = total no of lots	688 lots + 589 lots = 1,277 lots ¹

The applicant has used a top down approach and used raw data from the website to calculate the peaking factor 2.33. Whilst this method is reasonable, the Council has used a more detailed method to calculate the available number of lots which can currently be provided for.

This method was used by the Council as demand projections for small water supplies such as Oakura are very sensitive to the assumed values used within the calculations. What this shows is that a precautionary approach is required for this supply as even changing the occupancy rate for a dwelling can have a significant effect on capacity of the supply.

6. What is the current and future plans for firefighting water supply in Oakura?

A: We are aware that areas do not meet firefighting level of service. The Council has projects to construct a second trunk main and renewal plans to upsize areas of reticulation to improve pressure and flow. We are also undertaking a detailed assessment using hydraulic modelling to better determine which areas fail to meet the level of service.

7. What land is Council seeking, if any, for additional water supply treatment plant and/or reservoir?

A: We are not seeking any land for a new reservoir. We are upgrading the WTP but do not need additional land for this. However we are buying land to provide a buffer zone around existing bores.

8. What is Council’s philosophy for water conservation and/or supplementary on-site water supplies? I.e. collection of rainwater and re-use of grey water?

A: Council promote water conservation. This is done via water conservation advertising and information on our website. Whilst we do not formally promote the use of tanks we have no

¹ Rounding errors results in the lower value than 1279 previously advised



objection to the use of tanks provided however that they are not interconnected with the Council's water supply.

We do not have extensive local knowledge on the use of rain water tanks to supplement a community supply as we do not have wide spread use of rain water tanks for such a purpose in this District. However in a paper presented at the 2009 Water NZ Conference by Iain Rabbits "Rainwater Tanks in the Urban Environment – Friend or Foe?", Iain concludes that they are unlikely to provide the perceived benefits some people think. This is because when the weather is dry and water demand is at its highest, rainwater tanks run dry resulting in the water supply authority (the council) having to have to plan and provide infrastructure to provide these properties with their full requirements of water anyway.

The installation of rain water or grey water tanks also needs to follow best practice and meet any Building Code requirements.

Also to be considered is the need to protect the aquifer. The security of a confined aquifer can be compromised by natural or manmade penetrations through the confining layer or runoff inundating the bore head. NPDC is obliged to protect the water source and would consider that any septage or grey water systems located above the aquifer increase the risk of contamination of the source and we would resist any proposal to construct such schemes. NPDC has a project underway to construct a sewer system to allow connections from existing septic tanks at upper Wairau Road.

9. What is in the current Long Term Plan and the Infrastructure Strategy for upgrades to water systems?

A: The current long term plan includes the following:

1. Provision for a Water Treatment Plant upgrade at Oakura in response to the findings of the Havelock North Inquiry (this is based upon supplying the existing demand).
2. Provision for the construction of a new trunk water main, intended to service the previously identified future growth areas and to address the existing deficiency in firefighting provisions for the Oakura township.

There is provision in the long term plan to investigate universal water metering across the district.

The Infrastructure Strategy does not include any further infrastructure upgrades during the 30 year period for Oakura.

10. Do you have any comments on how the available water supply should be allocated to the areas for urban development in Oakura?

A: Refer Q5. We are obliged to provide a water service to any existing lots within the water supply area and any new lot as a result of subdivision of land which is either already zoned residential or is subsequently zoned residential. Any new lot outside of the water supply area is at the discretion of the Council.



11. If the plan change was approved, what water supply matters should be required/included in the plan change and what matters can be assessed and imposed at the time of subdivision application and consent?

A: The total number of lots in the Oakura water supply area must not exceed the current proven capacity of the aquifer. Therefore the additional number lots added to the water supply by this plan change must not result in this maximum being exceeded. The additional number of lots resulting from this plan change is presumably related to the area of land rezoned. Therefore this area must be limited to prevent more lots being developed than the aquifer can supply.

The issue of the area of land rezoned and its location is an issue to address as part of the plan change. The detail of how this is serviced will be part of the consent.

12. At this time, do you consider there is sufficient and robust information to assess the effects on water supply?

A: The main information missing is the whether the aquifer can sustainably provide the consented level of water (3,715m³/day). Reports prepared for the application indicate it may, but this conclusion is qualified by the need to prove this. Testing to date has only proved that a lesser amount is sustainable (2,506m³/day).

The other unknown is the actual unmetered water demand and leakage. This can only be addressed if every connection was metered.

13. Taking all the above into account and your previous evaluations, what is your overall conclusions and recommendations on water supply matters?

A: There is some capacity for additional lots. However given the importance of water supply and the consequences of being unable to meet demand from the proven water availability NPDC has made use of a significantly more detailed assessment of water demand to project future demand. A degree of conservatism must be included to cover a large number of risks from factors such as:

- Small supplies are inherently more variable.
- Household occupancy rates are district averages; if these vary they will have a significant impact on the ability to meet demand.
- Lot yields are subject to developer and residential preferences.
- Anticipated number of “extra ordinary” (high use) connections is unknown.
- Limited number of residential metered connections, hence uncertainty in actual consumption.
- Metered commercial properties with known consumption use more than the average consumption per connection.
- There is a quantum of unavoidable losses (leaks) within any water network and these can have a significant impact on water demand.
- Oakura has an overall estimated leakage rate of approximately 2l/s however there is a high degree of uncertainty in this number.



Wastewater

1. What is the capacity of wastewater system? Are there any current or future limitations with this capacity?

A: The ultimate capacity of the sewage system is limited by the capacity of the rising mains to New Plymouth and the storage provided at Shearer Reserve pump station. The design capacity of this system was 62.5l/s. At a per capita generation of 250 l/p/day and a peaking factor of 5 (as per the standard) then at an occupancy rate of 2.6 this provides capacity for 1,661 dwellings. If the occupancy rate is decreased to 2.28 then the capacity would be 1,895 dwellings.

Similarly to the water supply the calculated capacity of the sewer system is very sensitive to the assumed values used in the calculation.

In light of this we have recently reviewed actual flow data and this suggests that the actual peaking factor may be higher at 6.8 and the actual wastewater generation could be higher at 265 l/person. If this is the case then the estimated capacity of the scheme would be 1,315 lots. However if the number of lots is capped at the current estimated capacity of the water supply then the sewer system will have sufficient capacity. It would be worth considering a stepped approach to development with reviews of the actual peaking factors and flow generation based upon data current at the time.

To be able to meet ultimate capacity additional pumps and electrical upgrades are required.

2. What upgrades are required? And what is the number of houses that would trigger these upgrades?

A: Refer to page 9 of the report Three Waters Technical Commentary – Plan Change 48 – Wairau Estate dated 19 December 2018. In summary additional pumps and electrical upgrades are needed. This would be triggered when the inflow exceeds 25 l/s.

The number of dwellings this flow equates to can only be estimated and is sensitive to the occupation rate used in the calculation. At an occupation rate of 2.6 this would equate to 664 dwellings, or at an occupancy rate of 2.28, 758 dwellings. Another factor is also whether we allow for the use of storage during normal operation. The figures provided do not allow for the use of storage during normal operation (all storage is saved for emergency use).

3. What is in the current Long Term Plan and the Infrastructure Strategy for upgrades to wastewater systems?

A: Refer to page 5 of the report Three Waters Technical Commentary – Plan Change 48 – Wairau Estate dated 19 December 2018. In summary there are no specific upgrades included.



4. If the plan change was approved, what wastewater matters should be required/included in the plan change and what matters can be assessed and imposed at the time of subdivision application and consent?

A: It is possible that this plan change will result in more rapid development of lots bringing forward the time when the new pumps and electrical upgrades are required. As these are currently outside the long term plan no development contributions are collected. If this development means these upgrades must occur within the long term plan the Council will not have collected adequate development contributions to cover their share of the upgrade costs. Consideration should be given to whether there should be some form of funding contribution to this as this work will need to be done sooner than otherwise needed.

5. At this time, do you consider there is sufficient and robust information to assess the effects on wastewater?

A: There will always be uncertainty around the values used in calculations. As the town is developed and more data is gathered on actual flow generation and peaking factors, then the derived capacity can be reviewed.

6. Taking all the above into account and your previous evaluations, what is your overall conclusions and recommendations on wastewater matters?

A: The wastewater system was designed with capacity (subject to the upgrades already noted) to allow for future development. However this needs to be reviewed as development progresses in light of actual data collected. It is therefore suggested that a staged approach to development be considered. If development to the current limit of the water supply is permitted then there is capacity in the sewer system to service this number of lots.

Stormwater

1. What is Council's position on the ownership and maintenance of stormwater detention areas? In addition, the consideration of the ongoing maintenance requirements where vegetation is established e.g. Raupo Beds?

A: The Council should own and maintain stormwater detention areas, including any associated vegetation. This can include periodic removal and replanting to maintain the appropriate size or ground coverage of vegetation.

2. Note: The current proposal is that the stormwater detention ponds will be mostly located with the open space areas to be vested with councils. Is this ok?

A: This is ok from a Three Waters perspective but our Parks operation will also have a position on this.



3. Can you confirm Council's current modelling requirements for rainfall data?

A: The Council is in the process of amending its subdivision code. This process has taken several years and the new code is due for adoption by Council at the Council meeting on 13 August. Technically the current standard still refers to the NPDC's Rainfall Depth Data table dating from 2005 and not HIRDS. This will be formally superseded when the new standard is adopted in August. However we have for some time been asking developers to use HIRDS data as this has been recognised by Council as best practice.

The new standard requires the use of HIRDSv4, RCP 6.0, 2081 - 2100.

4. What is Council's requirement for the catchment area for stormwater calculations?

A: Council requires that the whole catchment contributing to a drainage path be considered in calculations of flows and impacts.

The extent of the Wairau stream catchment is sufficiently large that paper based calculations are unlikely to produce reliable results and a computerised model of the catchment is recommended to allow the effects of development to be determined.

5. In regard to the above two questions, what Council documents are they stated in?

A: These are contained in NZS 4404:2010 Land Development and Subdivision infrastructure Standard – Local Amendment.

6. Are you aware of any information regarding the water quality of stormwater discharges from urban areas in Taranaki? What standards, if any, does NPDC need to meet for stormwater discharges from urban areas?

A: Stormwater discharge quality and quantity falls under the responsibility of the Taranaki Regional Council (TRC). The TRC has an active Regional Freshwater Plan (RFP) and a draft update to the plan which is in development. The RFP describes the minimum quality and limits on quantity. Under the existing plan stormwater discharge does not require a consent provided it meets certain criteria, including not increasing flooding beyond the property boundary on which the discharge originates or erosion downstream. This may change with the new (draft) RFP and consents may be required for stormwater discharges. NPDC is required to meet the standards set out in the RFP.

7. Can you comment on the nature and extent of stormwater/flooding in Oakura over the last 10-15 years, particularly downstream of SH45 and the risks posed to the Shearer Reserve pump station?

A: Modelling of the catchment and proposed development would assist in determining the risk to Shearer Reserve Pumping Station.

There are a total of seven customer records advising of stormwater ponding, flooding or erosion in the Wairau Stream catchment since 2003. Of these two relate to erosion of stream banks, two relate to active flooding at the time of the call (one near SH45/Wairau intersection and one at



Wairau Road/Messenger Terrace) while the remaining enquiries relate to observations of surface water or flooding occurring in the days prior to the call being placed. There has been at least one event of water bursting out of the stream's channel and sheeting across the Shearer Reserve area since the pump station was constructed. The pump station itself was not flooded during this event.

We note that the applicant has proposed stormwater attenuation on only one branch of the Wairau Stream and this branch has a smaller contributing area than the main stem of the stream. Within the rural area the stream bed is incised but wider than within the current urban area.

Without the benefit of a detailed assessment of the catchment providing attenuation as proposed by the applicant may in fact increase the flooding risk as the peak flow in the main stem may coincide with the delayed peak resulting from the attenuation. This needs to be discounted by modelling.

It was also noted that there was discussion regarding an underpass beneath SH45. Construction of an underpass at the stream near to SH45/Wairau Road intersection will remove the known restriction created by the existing culvert and this may increase flooding downstream.

8. If the plan change was approved, what stormwater matters should be required/included in the plan change and what matters can be assessed and imposed at the time of subdivision application and consent?

A: Without a greater understanding of the impacts of the stormwater flooding it is not possible to answer this question.

9. At this time, do you consider there is sufficient and robust information to assess the effects of stormwater?

A: There is not enough information to make an informed decision. The stormwater catchment management plan for Oakura was prepared in 2001. As has already been noted this was based upon a rainfall duration table which is now considered out of date. To understand the impacts on the Wairau Stream of any further large scale development including this plan change there will need to be some scenario modelling for different RCP (scenarios for climate change) ensuring the entire catchment is considered giving careful consideration to the time of concentration and coincidence of peak flows in the main stream channel with the delayed peak from the smaller stream channel.

It is noted that stormwater from a significant part of the West FUD area also discharges into the main channel of the Wairau Stream.

The stream bed and bank stability also needs to be considered as although peak flows may not be higher they will last for a longer duration. This will need suitably qualified geotechnical advice.



10. Taking all the above into account and your previous evaluations, what is your overall conclusions and recommendations on stormwater matters?

A: There is insufficient information to properly assess the impact of the plan change on stormwater matters. A computerised model is recommended for the entire catchment to enable the assessment of impacts on run off, peak flow, and potential flooding.

Overall Summary for Three Waters

Overall, we consider a degree of conservatism is necessary as ultimately there is a limit to the availability of water and capacity of the wastewater system. There are a number of uncertainties that make an accurate prediction of serviceable lots difficult, but we are aware of the uncertainties and the need to gain a better understanding of supply and demand profiles.

We are confident that we can service up to a total of 1,279 lots with current water and wastewater infrastructure. There is a possibility that we may be able to service a greater number in the future once additional work is done (e.g. drilling a new bore and confirming actual wastewater peaking factors and per capita generation). But this will take more work over the next few years. Until this work is done we cannot commit to this.

There is some uncertainty around the impact of stormwater and this needs to be more accurately assessed due to a current lack of reliable modelling.

A staged approach may be possible making the release of land subject to confirmation of some of the uncertainties noted above.

Landscape and Visual Summary and conclusions

- 1.1 Council's Landscape and Visual Effects advisor Ms McRae has provided a Landscape and Visual Summary which outlines existing statutory and non-statutory guidance in relation to landscape, addresses key landscape related matters and seeks to answer additional questions raised during the course of the Hearing. This summary and its conclusions are provided below.

Information provided in the Application and subsequent information provided

- 1.2 The Boffa Miskell (BML) Peer Review, dated 13th February 2019 of the Landscape and Visual Impact Assessment (LVIA) undertaken by Bluemarble Ltd for the Wairau Estate concluded that the assessment included with the Application provides an outline and some understanding of the landscape and visual effects of the proposed plan change but there are shortcomings. The assessment failed to draw clear and logical conclusions on the effects based on a simple and clear assessment methodology and did not contain the necessary information nor detail that would generally be expected for a development of this scale and nature to be able to properly assess effects. For the assessment to be considered robust and defensible, 15 recommendations were made. These recommendations were further responded to by Richard Bain in the Bluemarble Response to Peer Review dated 17th May 2019, hereon referred to as the 'peer review response'. A further Comment on Bluemarble 'Response to Peer Review' was provided by BML on 30 May 2019. The Applicant's Landscape Architect, Mr Richard Bain of Bluemarble Ltd, also provided further information within his Statement of Evidence and Summary Statement of Evidence dated 22 July 2019.

Existing District Plan controls relating to Landscape

- 1.3 The site lies within the Rural Environment Area in the Operative District Plan which aims to ensure that the character of the rural environment is maintained both to protect amenity values and to promote the sustainable management of rural resources over the long term. Policies and Rules relating to development in the Rural Environment Area include:
- Policy 4.2 is to ensure that "the subdivision does not impact outstanding landscapes and regionally significant landscapes and other features protected by other overlays."
 - Policy 4.2 allows for rules specifying standards which relate to size and number of allotments and maximum height of structures and buildings (up to 15m or 10m divided by the average width of the structure)
 - Shelter belt planting has a maximum height as set by the daylighting envelope under Rule 75
 - The effects of subdivision and development on outstanding landscapes and regional significant landscapes are discussed in Issue 15 of the Plan. These are discussed in paragraphs 1.15 – 1.22 below.
 - NPDC also has non-statutory Rural Subdivision and Design Guidelines which set out best practice for development in the rural environment zone. These are discussed in paragraphs 1.4-1.7 below. Pages 37-38 of the Guidelines provide an outline of Plan Change 27 provisions which were added to the District Plan to control the scale, location, density and design of subdivision and land-use to ensure the maintenance of rural character in the Rural Environment Zone.

Rural Subdivision and Design Guidelines, existing Landscape Character Assessment,
Community and Structure plans

- 1.4 The Council's Rural Subdivision and Design Guide provides a description of the landscape character types of the existing rural environment. This guidance is non-statutory and relates to subdivision of land in the Rural Environment area, however the Council encourages its use in relation to any subdivision in the District to achieving "a consistent starting point with the intention that they be used alongside the District Plan. It is recommended that these design guidelines are considered at the early stages of any subdivision or development process."
- 1.5 The aim of the Guidelines is to maintain rural character and "ensure that spaciousness and low density uses dominate and are not overshadowed by more urban uses, e.g. stand-alone residential living. This will ensure the qualities that make the rural area unique and attractive and therefore competitive from a district-wide perspective are retained."
- 1.6 The Plan Change proposes a change in the environment from the Rural Zone to Residential and Business zoning, along with new 'Rural Lifestyle' and Higher Density residential Zones. The Guidelines provide some useful information on landscape character and landscape change in the Rural Environment zone which is of relevance to the proposed development.
- 1.7 The landscape character types contained within the Rural Subdivision and Design Guidelines were first identified in the New Plymouth District Landscape Assessment carried out in 1995¹. The assessment concluded in Section 6 that on the Ring Plain (within which the site lies) rural residential development had the potential to cause adverse visual effects on landscape values and on rural character. The assessment stated that small areas of rural residential development could be appropriately sited around existing settlements. Some of the findings of the 1995 landscape assessment (which also identified both outstanding and regionally significant landscapes) were included in the New Plymouth District Plan 2005.
- 1.8 In 2006 LA4 Landscape Architects were asked to review the 1995 assessment². The 2006 Review identifies the site as lying within the Ring Plain landscape unit, made up of both rolling and flat land. The Review notes that there are several observed landscape changes in the Ring Plain character area including a "prevalence of buildings on the lower slopes of the Kaitake Range". The Review also notes of the adjacent Pouakai and Kaitake Ranges landscape unit that "care needs to be taken to ensure development on the lowest slopes of the Ranges within the Ring Plain do not climb any further up the slopes of the Ranges." As a result of these findings, a buffer area was suggested incorporating the top slopes of the Ring Plain.
- 1.9 Though the Review is now 13 years old, the same issues were raised again at the time of the NPDC Rural Review in 2009. A summary of landscape issues prepared for the rural review known as Plan Change 27, Changes to Land Use provisions relating to maintaining rural character, by Landscape Architect Mary Buckland for NPDC, identifies New Plymouth landscapes where changes are occurring or where care needs to be taken to ensure development does not adverse effect landscape or rural character. These areas include the lowest slopes of the Pouakai and Kaitake Ranges, and the Ring Plain which "forms the foreground to many of the views of Mount Taranaki, Pouakai and the Kaitake Range. There is now an increasing scatter of buildings at the bush line, especially on the north-facing slopes of the ranges."

¹ *New Plymouth District Landscape Assessment* by LA4 Landscape Architects (Mary Buckland) June 1995

- 1.10 The proposed development would create a large-scale continuation of this spread of development towards the Kaitake Range, which has been identified as an landscape change of concern in all landscape characterisation undertaken for the District since 1995. The Application's proposed 'Rural Lifestyle' zoning does not reference the Rural Subdivision and Design Guidelines or consider how the design principles within could be applied to the proposed new zoning.
- 1.11 At the Joint Witness conferencing, Mr Peter Kensington (Landscape Architect on behalf of submitters Mathew Peacock, Richard Shearer, Steven Looney and Wayne Looker) and I agreed that the proposed Rural Lifestyle area (also referred to as buffer / equestrian zone) does not create an effective transition from urban to rural. It does not offer a defensible boundary to urban development and the proposed lot sizes will not achieve rural character, which is the aim of the Design Guidelines. Mr Kensington and I conclude the proposed 1 ha lots are too small to achieve the desired rural character.
- 1.12 A number of submitters, including the Kaitake Community Board, Stefan Kiss and Sarah Foreman raised issues with the proposal in relation to its lack of reference to the Oakura Structure Plan (2006), the Oakura Implementation Plan (2008) and the Kaitake Community Plan (2017). Submitters felt that these plans have been undertaken in consultation with the community but have not been reflected in the proposed application. Existing District-wide landscape assessment also formed the background to these plans and is outlined below.
- 1.13 The 2006 Structure Plan specifies that controls on building height, scale and form should be applied within the "Inland Extent" overlay. The "Inland Extent" is based upon the buffer identified in the 2006 Review of the NPDC Landscape Assessment. Section 5.2 of the Oakura Structure Plan refers to this overlay.
- 1.14 The Kaitake Community Board Plan and Oakura Structure Plan Implementation Plan (2008) both reference the 2006 Structure Plan as a supporting document.

Effects on the Outstanding Landscape and Rural Character

- 1.15 The Applicant's LVA identifies that the overall landscape change of the proposed development is 'significant' but that it is "appropriate and justifiable, given the site's proximity to Oakura". While it is agreed with the statement that the landscape change will be significant, it is disagreed that that this is justifiable purely because of the site's location on the edge of Oakura.
- 1.16 Section 6b) of the RMA seeks the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development. NPDC Operative District Plan policy 15.1 states that Subdivision, use and development should not result in adverse visual effects on, and should enhance, where practicable outstanding landscapes in the District. Rules outlined within the plan seek to do this by ensuring activities with the potential for adverse effects on the Outstanding Landscape avoid, remedy or mitigate such adverse effects. The plan identifies that the Kaitake Range Outstanding Landscape is "characterised by the dramatic volcanic peaks, almost solid indigenous forest cover and lack of development."
- 1.17 As the Outstanding Landscapes in the District Plan are protected by National Park status all activities are subject to controls under the Egmont National Park Management Plan. However, the Plan also identifies that resource consent may be required if the proposed activity is not consistent with the management plan and/ or has significant adverse effects beyond the boundary of the National Park or high visual impacts on the Outstanding Landscapes.

- 1.18 The Regional Policy Statement also aims to protect Outstanding Landscapes, stating that “Inappropriate subdivision, use and development may adversely impact on people’s use, enjoyment and appreciation of outstanding natural features and landscapes and/or result in the degradation of their values.” However, neither the Operative District Plan nor the RPS identifies what such key values are. The best practice guidance for identifying and describing Outstanding Landscape values is the NZILA Best Practice Guidance Note³ which states that the assessment of values of Outstanding Landscapes should include biophysical elements, patterns and processes, sensory or perceptual qualities and associative meanings and values (including spiritual, cultural or social associations).
- 1.19 In my opinion, some of the key values and attributes of the Kaitake Range include, but are not limited to, its unique eroded volcanic landform, densely forested landcover, visually distinct boundary formed by the bushline, and the relationship between this bushline and the adjacent rural ring plain landscape which accentuates the bushline edge. Key values and attributes of the Kaitake Range also include those associative values outlined in paragraphs 16 to 18 of the submission by Ms Wano-Bryant on behalf of Te Kāhui o Taranaki. In the absence of information on the associative meanings and values of the Outstanding Landscape in the Operative District Plan and Regional Policy Statement, a cultural impact assessment as requested by Te Kāhui o Taranaki in their submission could provide further input on these matters.
- 1.20 It is important to note that effects on Outstanding Landscapes relate not just purely to the biophysical and visual effects on such landscapes, but also on sensory or perceptual qualities such as the interrelationship between the Kaitake Range and Ring Plain landscape and associative meanings and values as identified by Te Kāhui o Te Taranaki. Mr Kensington also made this point within his oral evidence. A substantial number of other submitters also raised concerns with the effect of the proposed development on views of the Kaitake Range and proximity to the National Park, this was raised by over 30 submitters in their written submissions and formed a recurring theme among those presenting submissions at the Hearing.
- 1.21 The introduction of the proposed development creates a change to the Ring Plain character area, from rural to a built landscape. Though the subdivision would not have a direct physical impact on the Outstanding Landscape, and the Outstanding Landscape would still remain visible, the landscape characteristics and rural character of this location would change dramatically, resulting in adverse effects on the character of the Outstanding Landscape. This change in character may be acceptable if the development can demonstrate that it can integrate seamlessly between the existing built edge of Oākura, the Outstanding Landscape and the wider rural landscape of the ring plain. The current proposal does not demonstrate whether this can be achieved.
- 1.22 As identified in my Peer Review of the Applicant’s submitted LVIA and subsequent responses, potential adverse effects on the Kaitake Range Outstanding Landscape have not been adequately identified or assessed. Therefore, Mr Bain’s assertion within his evidence in chief and in paragraph 6 of his Summary Statement of evidence that the characteristics and qualities that contribute to the Kaitake Ranges as an Outstanding Landscape are not adversely affected by the development is disagreed with entirely.

Form, nature and scale of the development

³ *Best Practice Note: Landscape Assessment and Sustainable Management 10.1*, New Zealand Institute of Landscape Architects

- 1.23 Within the written submissions 19 submitters opposed to the Plan Change due to adverse effects on the “village character” of Oākura. Part of the current character of the village relates to its size and scale, with walkability to the beach and local shops cited by many submitters as part of what gives the settlement its special character. The current settlement pattern is largely contained to the north of SH45 with settlement to the north of the state highway up to Surrey Hill Road being of similar scale and density to that of the village to the south, while The Paddocks subdivision which lies further south, having a larger lot size. The extent of development to the southwest of Wairau Road is contained by the KNE tributary of the Wairau Stream, which forms a natural boundary. Many submitters saw benefit in development to the north of SH45, where pedestrian connections to the existing settlement are easily made and settlement would appear to form a natural extension of the existing village.
- 1.24 The proposed Plan Change would introduce a 339 lot development to the south-west of the existing settlement. This is a large-scale development for a settlement of the size of Oākura. The Applicants LVIA does not discuss the existing nature of the village and the proposed development’s relationship to it. The Wairau Estate Structure Plan proposes some areas of development at a similar density to the existing village, but also development of a greater density than within the existing village, with a higher density residential area of 300m² lots. The Structure Plan also proposes a new “Rural Lifestyle” area which proposes more spacious 1ha lots.
- 1.25 Paragraph 57, item j) of Mr Bain’s evidence states that “more intensive development should occur at the ‘bottom’ of the slope and gradually reduce in intensity up the slope. The Paddocks is considered part of this legible transition. As articulated in the proposed Structure Plan, the dwelling density decreases up the slope with each character area.” It is acknowledged that there is some rationale behind the development layout proposed in the Structure Plan, however, the location of these development densities appears to be based upon the location of proposed roads within the development, rather than an analysis of visibility or slope. The single access in and out of the development has created a number of design related issues and forms a development layout which is quite different in character from the more linear and compact existing village structure.
- 1.26 The proposal also raises a number of questions relating to important landscape and urban design decisions about the scale and location of future development in Oakura. This matter was raised by a number of submitters, including the Kaitake Community Board, Tanya Hansen, Jennifer Blyde and Stefan Kiss. In reviewing all the information that has been presented, it is clear that an integrated approach needs to be taken to establish a new urban edge for Oakura. This should be based around a detailed landscape and visual analysis which considers and responds to the surrounding landscape character. The current Structure Plan proposal relies simple on a cadastral boundary to define its extent. Mr Bain states in his summary of Evidence, paragraph five, that the Wairau Stream is “too small a natural feature to provide a natural boundary of any consequence.” I disagree with this view and believe that the stream combined with an area of open space or permitted Rural Environment sized lots could be effectively utilised create an appropriate legible edge to this natural feature.
- 1.27 A critical aspect of any proposed development in the area to the south of SH45 is access into it from the State Highway. The current proposal has insufficient detail to properly assess the landscape, visual and urban design effects of the State Highway access. What is clear from the information provided is that limiting the proposal to a singular access to the subject site from Wairau Road has led to a series of design decisions which have created an undesirable urban form to the development, with a singular circuitous access route, and has required a number of ancillary features which have the potential for adverse landscape and visual effects, namely the proposed roundabout, pedestrian underpass and noise bund.

There has been insufficient detail supplied on all these features and the Applicants LVIA and subsequent addendum and responses have failed to adequately assess the potential effects of these features.

- 1.28 In his Evidence in chief, paragraphs 8.11 and 8.12, Mr Kensington suggests that creating a new 'city limits' for Oākura could create a potential solution to this issue, by "placing the 50km/100km per hour road sign at a new southern 'gateway' to Oākura." Mr Kensington further identifies that the reduction in speed and provision of such an access at this location would then negate the need the roundabout, noise bund and pedestrian underpass. I agree with Mr Kensington that this provides a speculative solution to some of the key landscape and visual issues identified with the proposal.

Effects of the proposed noise bund

- 1.29 The landscape and visual impact of the noise bund at 2 metres high is dependent on the length of the bund and its location along the highway frontage. The tabled summary evidence by Shaun King outlines several different length options for the proposed bund. A bund of 2 metres in height would potentially obscure views of the parts of the proposed development closest to the road but would also have landscape impacts in the form of narrowing of the road corridor, creating a change in landscape character to the southern entrance to Oakura. The proposed bund also has the potential to obscure views from SH45 towards the lower slopes of the Kaitake Range, creating a change in landscape character and the perception of the Outstanding Landscape.
- 1.30 If no noise bund were constructed, there would be direct views towards the proposed development from SH45 and a change in landscape character with the introduction of development in the view, and development ascending the sloping land towards the Kaitake Range. This would create not only a visual change, but also a change to the landscape character and the perception of the Kaitake Range from the current open rural pasture to an urban residential environment.
- 1.31 The form and scale of the bund could be designed to create a more naturalistic bund with planting than the currently proposed engineered form. For a development without the bund planting could be used to obscure views of the nearest development, with the potential for areas of open space to provide viewshafts up to the Kaitake Range. It should be noted that both these alternate options would still create a landscape change.

Potential effects of night lighting

- 1.32 The potential effects of night lighting have not been assessed within the LVIA. Mr Bain's evidence in chief in paragraph 29, which limits the effects to residents of The Paddocks and considers that light overspill from existing properties already affects the area.
- 1.33 There will be effects from night lighting throughout the Plan Change area resulting in a change in character when entering the village from the south at night and giving the appearance of development creeping up the slopes of the ring plain towards the Kaitake Range. Cumulative effects of the existing lighting along Wairau Road combined with the proposed lighting within the development also need to be considered.

Landscape Framework and Structure Plan

- 1.34 In the landscape Joint Witness Statement, Mr Kensington and I agree that the Plan Change requires a stronger Landscape Framework requirement within the Structure Plan, a

requirement also identified within the Peer Review. This is appropriate for a development of this scale because it offers a stronger landscape structure that would provide rationale for the proposed layout and extent of the development. Such a plan should aim to break up the scale and form of development, assist in maintaining rural character, and potentially aim to mitigate views from The Paddocks and SH45.

- 1.35 Paragraph 59 of Mr Bain's evidence states that "A 'detailed landscape structure plan' has not been prepared for this development because it is considered that the Structure Plan is sufficiently detailed for its purpose. I note that there are several structure plan areas in the Draft District Plan, which have similar levels of detail to the proposal."
- 1.36 While it is true existing structure plans have a similar level of detail in their plan form, several Structure Plans also contain detailed elements relating to aspects of the proposals they represent. For example, Appendix 31 of the District Plan, Area Q Structure Plan contains details of the proposed landscape buffer planting, Appendix 30 Plan Change 17 Structure Plan contains details of the proposed stream reserve in relation to access and parking, as well as a concept layout for the proposed road access. There are a number of aspects of the Wairau Estate Structure Plan that would benefit from more detailed proposals, namely the proposed bund and highway access. Providing this additional detail would be in line with the existing District Plan Structure Plans. There is also no precedent for a development of this scale within the New Plymouth District, so it would not be unreasonable to expect a greater degree of detail in the structure plan proposal, given the scale of the development proposed.
- 1.37 The establishment of a strong landscape structure plan is also necessary in the staging of the works, to ensure that the development is effectively mitigated as it is developed over each stage, and that each of these stages mitigates landscape and visual effects as a standalone development.
- 1.38 If the commissioner were to approve the application, such a landscape framework and structure plan is essential in forming a part of the plan change, so that fundamental landscape parameters are put in place to frame the location, extent and nature of the proposed development. Any such Landscape Structure Plan must include the following details:
- Justification for the location, scale and extent of the proposed development based on a considered landscape analysis of the site and its surroundings;
 - Consideration of how the proposal can create a new definable urban edge to the settlement of Oakura;
 - Detailed plans of access from the State Highway, through access to the development and details of any ancillary development relating to road access;
 - Details of any proposed stormwater management features;
 - Details of any proposed stream crossings within the development;
 - A landscape and open space framework which details type, location and extent of proposed planting and location of open space area(s) that allows for viewshaft(s) towards the Kaitake Range Outstanding Landscape, enhance the mountain to sea connection and mitigate adverse effects on rural character; and
 - Details of the landscape and open space framework within the structure plan should be implemented via a landscape management plan, which could form a part of consent conditions, prior to the commencement of any residential construction to ensure that the development is effectively mitigated as it is developed over each stage, and that each stage of the potential development mitigates landscape and visual effects as a standalone development.
- 1.39 The Structure Plan must form a part of the Plan Change. It should not be left to be addressed as part of the subdivision application, as without the requirement embedded within the plan change, there are no controls that would ensure this structure is put in place.

- 1.40 Suitable controls which could form a part of subdivision consent are detailed matters in relation to building colours, materials and plant species which could be contained within a landscape management plan for the site which also guides the implementation and long-term management of the proposed planting.

Summary

- 1.41 From a review of the existing District Plan controls, landscape character assessments and other non-statutory guidance relating to landscape matters it is apparent that the maintenance of rural character and protection of the Kaitake Range Outstanding Landscape from inappropriate subdivision, use and development are key issues to be addressed within any application for development of the site in question.
- 1.42 The application and subsequent information provided outlined above have still not adequately addressed these issues. There is inadequate assessment of other effects of the proposal such as construction effects, cumulative effects and the effects of night lighting. Mr Bains's evidence recognises in paragraphs 12, 22 and 55 that landscape and visual effects of the proposal "are self evidently significant". This is not disagreed with. However, the applications documents and subsequent peer review response, and Mr Bain's evidence do not supply a clear articulation of the proposed effects, nor explain how landscape and visual effects have been avoided, remedied or mitigated.
- 1.43 Considering the surrounding landscape character and sensitivity, for a development of the scale and nature proposed, further detail of certain matters and justification for key features of the proposal is required. The Wairau Estate Structure Plan provided with the Application lacks any meaningful landscape led structure and landscape mitigation, with the Applicant's LVIA and subsequent peer review response placing too heavy a reliance on development controls such as recessive coloration and development density to mitigate potential effects.
- 1.44 Further consideration needs to be given to the development layout, its staging, integral mitigation measures such as planting and development layout, and examples of how differing densities or character areas will assist with mitigation.
- 1.45 Other matters in relation to landscape and visual effects for which sufficient detail is outstanding can be summarised as:
- Justification for the location, scale and extent of the proposed development based on a considered landscape analysis of the site and its surroundings;
 - Effects of the proposal on rural character and the Kaitake Range Outstanding Landscape with consideration as to how these can be avoided, remedied or mitigated;
 - Effectiveness of the proposed Rural Lifestyle Area as a 'buffer';
 - Access from the State Highway and ancillary development relating to this, including the proposed roundabout or T junction, underpass, and noise bund;
 - Details of the proposed staging of the development;
 - Details of proposed stormwater management bunds;
 - Details of the proposed road crossing of the Wairau Stream tributary, and any other proposed stream crossings within the development; and
 - Details of proposed landscape planting and mitigation features.

Conclusions

- 1.46 The Plan Change application as it currently stands has too many areas of outstanding information which are fundamental to understanding the proposal and giving clear and robust analysis of landscape and visual effects. In particular there is inadequate assessment on the effects of the proposal on landscape character and visual amenity and the Kaitake Range Outstanding Landscape.
- 1.47 There is potential to create a landscape framework and a structure plan which identifies key landscape and visual constraints and opportunities and uses this to address important landscape considerations such as the effect on landscape character and visual amenity and the Outstanding Landscape. However, having heard the Applicant's evidence and reviewed additional information provided, I do not believe it is possible to retrofit this to the current structure plan in any way as this would not achieve the outcomes anticipated for future development in Oakura. The current structure plans reliance on a single access point and definition of development areas according to cadastral boundaries without reference to surrounding landscape features has created a fundamentally flawed proposal that does not in any way represent a design-led approach.
- 1.48 I am in agreement with Mr Kensington that for such a plan to be effective it needs to be produced at the outset of the development. Therefore, a completely new plan is required that is holistic and considers matters of landscape character and visual amenity from the very beginning, along with other aspects such as cultural impacts and the potential for defining a new urban edge for Oakura. For these and other reasons outlined above I consider that the Plan Change application in its current form should be refused.

Emma McRae
NZILA Registered Landscape Architect
8 August 2019

Appendix 4: Kaitaki Community Board Plans

OAKURA - A Growing Community

The Oakura Community Engagement Project Report - 2014/16



A Kaitake Community Board Project

PREAMBLE

Well before the start of this community engagement project, the New Plymouth District Council had already indicated an area on the outskirts of Oakura as being potentially suitable for future urban development (FUD) and had placed the FUD Planning Overlay on this wide area on the District Plan maps. Council officials had also been signalling that the investment in the Oakura to New Plymouth sewage scheme would enable the village to grow to much larger than it currently is.

Part of the purpose of this community engagement project was to test whether it was appropriate to grow the village to the size and at the rate shown in the FUD Planning Overlay.

The very strong community feedback is that the village is;

- A. Not ready to grow to that size in the short or medium term, or in the foreseeable future,
- B. Demonstrating the need for staged growth,
- C. Preferring smart and targeted growth that takes into consideration the limitations on growth including;
 - 1) changes to the special character of Oakura that would arise as a result of such rapid and widely spread expansion.
 - 2) the size and location of the school and the current school roll, and
 - 3) traffic and parking issues on State Highway 45 and the CBD.

There is a strong sense of growing Oakura in a sustainable way, through improving linkages between the beach, urban and rural areas and to the National Park, and by retaining the unique character and pristine environment of Oakura that is so well enjoyed by residents, visitors and tourists alike.

Following is the account of the key points of the Kaitake Community Board's community engagement project to establish residents' views on the future growth of our area as defined in the Oakura Structure Plan. The project set out to invite responses from everyone who wants to be part of creating a community for all who live and work within it. It points to the issues defined by the respondents, to help guide the development of the New Plymouth District Council's District Plan, therefore providing statutory weight to how the Oakura residents want their community to develop.

The stewardship for this project rests with the Kaitake Community Board, working in collaboration with a wider focus group of interested and talented local people. The overriding theme of the project has been to determine the community issues rather than to provide solutions for them, as many are complex and challenging.

ACKNOWLEDGEMENTS

Kaitake Community Board members participated significantly in the development of this project. Focus Group members too, have given freely of their time and expertise over a long period to enable us to reach this point. There have been many individuals and groups who have provided substantial input as well, too many to name but who must be acknowledged for their interest and commitment.

We also acknowledge the support of Council. In particular we wish to recognise the work of the Council's District Planning Team in supporting the Focus Group to drive change in our community. During the lengthy period since instigation, our continuing exchanges have always been professional and meaningful. That invaluable support has enabled those of us with a genuine interest in the community to communicate amongst the wider public and ourselves in a constructive way to lead to sustainable, effective outcomes.

HISTORICAL CONTEXT

The documented frame of reference for this twenty two-month project stems from the Council's Coastal Strategy adopted in April 2006. This Strategy established a guiding picture of what the community wanted the coastal environment to look like in 20 years time (2026). It was the first concerted attempt to bring together knowledge from local communities of their landscape and their visions for its future.

The key strategic directions of the Coastal Strategy are:

Population Growth: Encourage growth and strategically guide development in a manner that respects the natural and cultural values and provides for appropriate lifestyle development.

Sense of Place: Enhance the essence of the local communities and balance against the needs of the environment.

Infrastructure: Promote integrated infrastructure provision in a manner that compliments visions and goals and is compatible with natural, cultural and social values.

Economic Development: Encourage sustainable economic growth that is based on dominant productive factors such as high-quality arable land, a conducive growing climate, natural resources and high quality living environment.

Recreation and Open Space: Promote and ensure that the coastal environment is a place to explore and experience that is connected and accessible to all the district.

Mana Whenua: The tangata whenua role as kaitiaki is understood, supported and implemented so that different management processes complement each other and enhance the coastal areas of the New Plymouth District.

Coastal Hazards: Avoid hazard areas, protect natural buffers and take a sustainable approach to hazards and risk to create more informed, resilient and secure coastal communities.

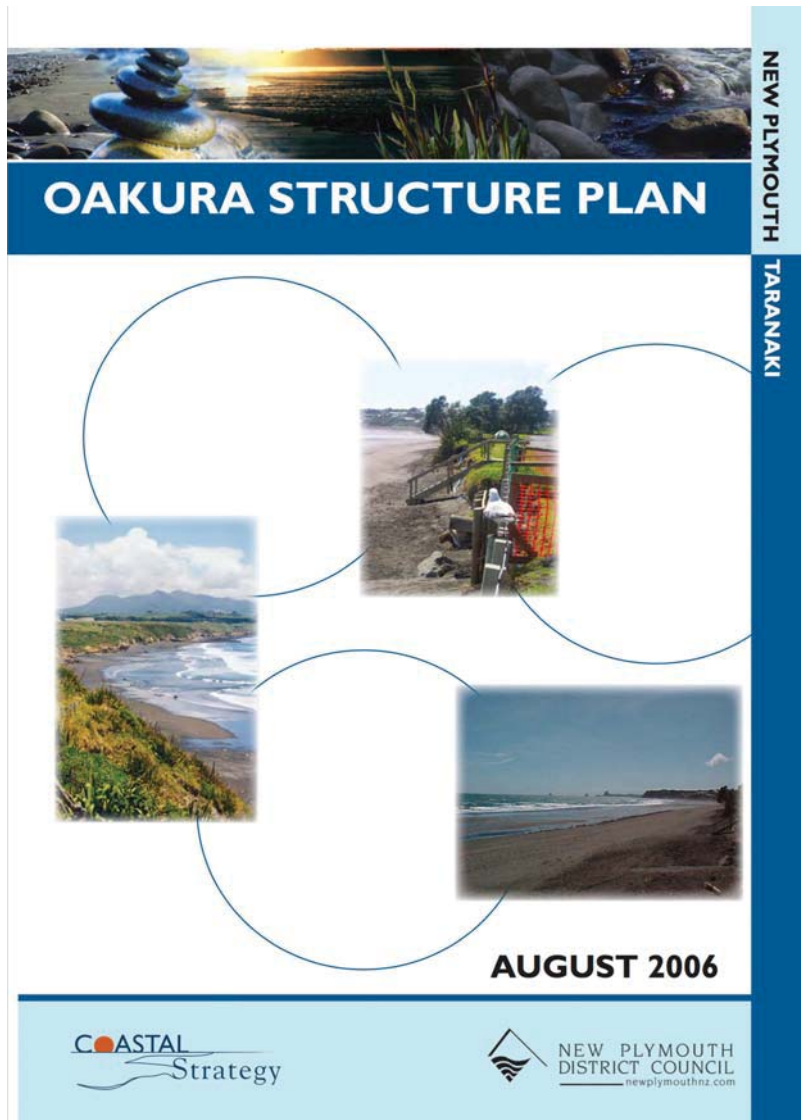
Environment: Protect and enhance the natural environment and outstanding landscape values whilst providing for appropriate growth and development.

Subsequent to the adoption of the Coastal Strategy the Council undertook another piece of work - the Oakura Structure Plan. This plan described the process to implement the vision of the New Plymouth Coastal Strategy at a local level. Its purpose was to integrate the protection, use, management and development of land and resources in the local area.

Consultation with the community and iwi groups, combined with the review of numerous reports and studies contributed to its development and it was adopted by Council in August 2006. The first task of the Focus Group was to review the relevancy of the document ten years on from it's origination.



The Structure Plan is a prescriptive document, setting out timelines for implementation and providing ways of incorporating the community's visions and ideas into the existing policy and plans of the council and other stakeholders, including the Department of Conservation (DoC) and Taranaki Regional Council (TRC). However there is no definitive link to the Council's District Plan, except through the Land Supply Review (LSR), and implementation in many instances has been haphazard and slow. Many responses received during this Community Engagement Project continue to re-emphasise issues and actions set out in the Oakura Structure Plan - 2006. The Focus Group has therefore set out to provide a clear and concise summary of community aims and goals to better facilitate opportunities to achieve these through the regulatory environment of the District Plan.



Other subsequent pieces of work by Council have also informed this KCB report. These are:

- Mana Whenua Mana Moana - 2006
- The Coastal Reserves Management Plan - 2006
- General Policies for Council Administered Reserves - 2006
- The Cycle Strategy - 2007
- The Camping Ground Policy - 2009
- The Community Halls Strategy - 2010
- The Oakura Village Recreation and Community Facility Study - 2011
- Plan Change 27: Changes to Subdivision and Land Use Provisions relating to maintaining Rural Character - 2012
- The Open Space Sport and Recreation Strategy - 2015
- The New Plymouth District Blueprint : Shaping our Future Together - 2015
- The Long Term Plan - 2015/2025

The guiding vision for the Oakura community twelve years ago was: "... where the sun lingers ... to be a vibrant and distinct community celebrating links from mountain to sea". That vision is still credible today.

Our community with its key environmental components of the beach, the river and the ranges is treasured by residents, and is a treasure of the wider district and province. While this report focuses on the wider Structure Plan area many residents regard the Oakura community boundary as being the Oakura River in the east, the Kaitake Ranges in the south, Ahu Ahu Road in the west and Oakura Beach in the north.

This report is set out in a similar format to the NPDC Strategic Framework, using the key directions of Environment, Destination, Growth/Industry/Talent, Communities- Citizens, and Centres (instead of Central City).

The Focus Group's deliberations are listed on the following pages and are followed by the community views and preferences.

ENVIRONMENT

'Sensitive development preserving the diversity of lifestyle whilst enhancing the natural environment' from NPDC Coastal Strategy - April 2006

'Environment: Enhance the natural environment with biodiversity links and clean waterways' from NPDC Strategic Framework - 2015-25

Focus Group deliberations

Work with landowners, other agencies, and Iwi to incentivise biodiversity maintenance and enhancement.

Look for opportunities to enhance access to biodiversity for cultural and recreational purposes.

Explore opportunities to maintain or create coastal access activities.

Monitor those activities that may impact on the coastal environment, particularly from high numbers of day visitors.

Look for opportunities to provide convenient physical links.

Protect the natural character of views.

Retain a low built density environment.

Review the width and associated regulation of the Coastal Policy Area.

Submissions

Support for:

- Identification and facilitation of key connectivity between Oakura's rural fringe, future residential development and the beach.
- Development of a network of shared village pathways between significant activity nodes, development areas, and the coastal edge.
- The special character of the Beachfront Precinct (Holiday Park, Shearer Reserve, Oakura Boardriders, NPOB Surf Club) and consolidation of the visual and recreational amenity values in this area.
- Better beach access along Messenger Terrace, including disabled access.
- The amenity value and special character of Matekai Park and its wetlands.
- The protection and maintenance of water quality in the Oakura River and streams that exit onto Oakura Beach.
- Soft armouring solutions for shoreline stabilisation and erosion control.
- Encouraging ongoing community stewardship of the local environment and its biodiversity to restore and maintain natural habitats, ecosystems and viable populations of native species.



DESTINATION

'Oakura boasts numerous recreational opportunities related to the natural environment including boating, fishing, hiking, camping, surfing, and horse riding' from Oakura Structure Plan - 2006
'Our natural assets, our parks, rivers, coast and Maunga Taranaki, are what make the district a unique and special place to live and visit' from NPDC Strategic Framework - 2015-25

Focus Group deliberations

Balancing the lifestyle needs of the residents with attracting visitors to our community requires careful consideration.

Look for opportunities to link to the Taranaki Traverse.

Provision of a safe walkway/cycleway from Oakura to New Plymouth.

Submissions

Support for:

- Upgrading and promoting the tracks on the Kaitake Ranges.
- Enhancing Koru Pa as a visitor destination.
- Ensuring Oakura is well placed to take advantage of any developments that proceed in relation to outdoor recreational opportunities currently being investigated in the Pouakai, Pukeiti area.
- Development of cycle tourism in the area.
- Maintaining the current public amenity as the most appropriate way to attract visitors.

- No support for increased commercial development on the beachfront.



GROWTH/INDUSTRY/TALENT

*'Consider how people and businesses of Oakura promote the economic prosperity of the district, building on the natural assets provided by the coastal environment'
from Oakura Structure Plan - 2006*

*'The Council has a role in ensuring that the highly-regarded Taranaki lifestyle is maintained, supported by our unique landscape, recreation opportunities, rich culture and history'
from NPDC Strategic Framework - 2015-25*

Focus Group deliberations

Further investigation is required to determine long term potential and constraints for residential growth.

Staged rezoning of rural land identified in Oakura Structure Plan to support sequential village growth and provision of variable housing choices, rather than large scale tract housing development of uniform housing types.

Commercial activity demand and location to be further investigated.

Mixed use, home businesses and offices on seaward side of Highway 45 in the CBD.

Increased density, small lot sizes and higher site coverage rules targeted in appropriate areas of new residential developments and/or the CBD.

Rural lifestyle 1 to 5 Ha lots provided in appropriate locations but retaining low building density and open character.

Protect existing character on beachfront and in CBD.

Ensure all commercial activity on the beachfront remains planned, small scale and appropriate to the location.

Provide building set back from Oakura River.

Submissions

Support for:

- All future residential and commercial development to be guided by locally driven sustainable planning and management vision and prescription.
- Socially responsible multi-unit residential development to encourage a range of housing choices.
- Higher density development in appropriate locations, off-set by provision of public spaces, public reserves, pathways and improved access opportunities.
- Multi-generational residential complexes designed so that young families and elderly people live in close proximity and naturally come into close contact.
- Enhanced access in established and new residential areas, i.e. bridle, cycle, pedestrian dedicated and shared pathways.
- Identification and protection of view-shafts where required to preserve the unique visual character of the village and the ranges.
- Equestrian lifestyle blocks.
- Under-grounding all services.
- Permeable surfaces wherever possible.
- Investigating and encouraging alternative power supply initiatives.
- More comprehensive regulation of building design on and near the beachfront to preserve village character and view shafts.
- Land development opportunities for local economic growth, and increased local employment subject to other key concepts being achieved first.
- A more efficient public/school transport hub that facilitates travel to New Plymouth and has the capacity to grow as demand increases.

- No support for high rise and 'out of scale' development.
- No support for in-fill housing in proximity to the village centre.

COMMUNITY/CITIZENS

'Develop a "Coastal Community" Environment Area that specifically addresses residential development in coastal communities, such as Oakura, in order to protect the natural character of the community' from Oakura Structure Plan- 2006

'Strengthening and connecting local communities ensures that they become successful, safe and liveable environments for residents' from NPDC Strategic Framework - 2015-25

Focus Group deliberations

A fundamental cornerstone for Oakura is to maintain its village identity and character.

Use a multi-faceted approach to the planning, design and management of public spaces.

Ensure all design enables a friendly, safe, connected, liveable community environment.

Ensure Shearer Reserve is a senior friendly neighbourhood playground space.

Continue to develop a walkable neighbourhood.

Look for opportunities to locate future community hub development within or adjacent to the CBD.

Apply a classification and standard to the existing network of trails and pathways throughout the community.

Identify and mandate appropriate options for future trails and pathways for recreation pursuits and key connectivity between community facilities.

Submissions

Trails

Support for:

- Bridle paths
- Cycleways
- Walkways
- Continued beach access by horse riders.
- Completing the beach cycle/walkway to Fort St George.

Community Hub

Support for:

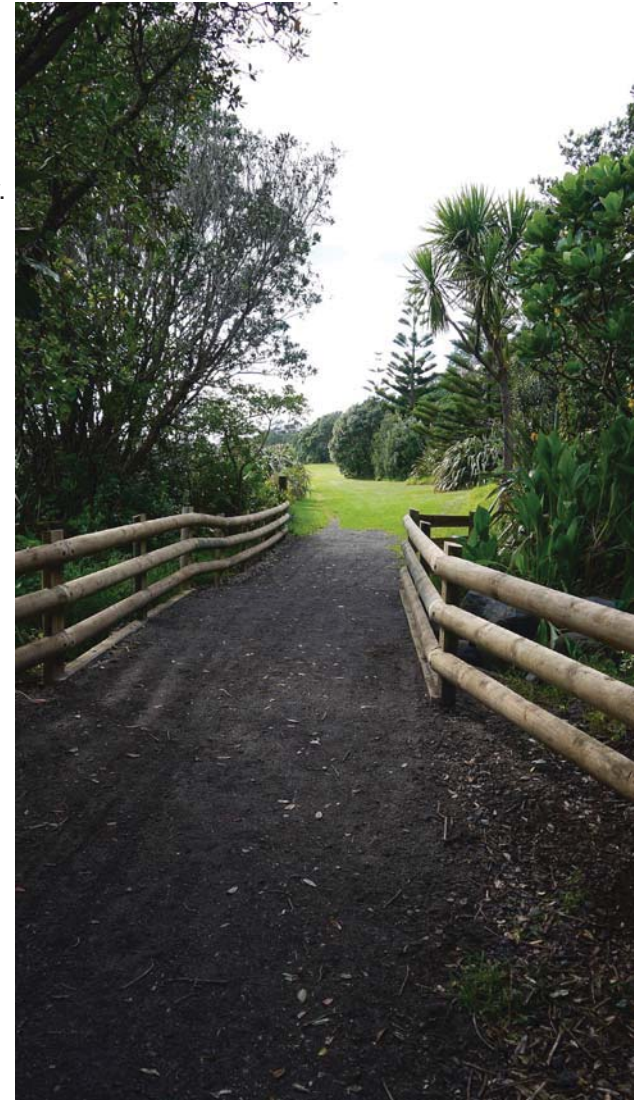
- Oakura Hall and site redevelopment.
- Community garden spaces in future urban developments.
- Welcoming public spaces to encourage a safe community.
- Further developing local health services.
- Further developing Okorotua Marae/community links.

Multi Sports Hub

Support for:

- The pony club to remain in its present location.
- Any future swimming pool development to be in proximity of the school.
- Further developing the amenity value of Corbett Park.

- Divergent responses about the need for a multi-sports hub, for and against.
- Do not support a sportsville development as most sports bodies are already well located.



Submissions

School

Support for:

- Improved cycle and pedestrian access for children to and from school.
- The school to remain as a full primary school (Years 1 to 8).
- Limiting future urban development to the finite capacity of the school's roll.
- Donnelly Street to be extended to Upper Wairau Road.
- Alleviating traffic congestion outside the school during drop off and pick up times.



CENTRES

'Encourage commercial activities to locate in the central hub of the commercial area on the landward side of the state highway. Future road planning should ensure that safe intersection design and pedestrian safety is taken into account' From Oakura Structure Plan- 2006

'The Council's role is to support community initiatives by a pragmatic regulatory response that helps our community achieve their goals' from NPDC Strategic Framework - 2015-25

Focus Group deliberations

Encourage the CBD and other areas to be a less vehicle dominated environment.

The highway through the CBD should not be just a line that connects two points. It needs to be developed as a road that invites travellers to stop.

Provide better planned car-parking opportunities in and around the CBD and at other key amenities.

Provide better pedestrian movement opportunities.

Use wide footpaths, reduced lane widths, along with landscaping to enhance the sense of place, calm the traffic and create an environment where people want to spend time. The role of streets has to be social as well as utilitarian.

Extend the CBD to encourage home businesses and offices.

Provide a public toilet in the village centre, subject to design and development of surrounding streetscape to provide appropriate degree of privacy and visual amenity.

CBD

Submissions

Support for:

- The CBD to remain in it's present location but allowing controlled expansion over time in the area bounded by Highway 45, Donnelly Street, Hussy Street and Butler Lane.
- Small scale, cottage industry and convenience retail in low rise buildings as the appropriate commercial activity in this space.
- More intensive residential development (but not traditional infill housing) in the area immediately adjacent to the CBD within easy walking distance of commercial and community services to allow for housing types that suit, among others, the elderly.
- Increased flexibility in the planning system to accommodate innovative approaches that enhance 'village appeal'.
- Greater commitment to amenity values when high density developments are allowed.
- The planned provision of a public toilet in the village centre.

- No support for large scale or industrial type activities.
- No support for large scale residential in-fill housing in CBD or within proximity of village centre that is in conflict with development types described above.
- No support for the development of a second and competing CBD centre.

Traffic

Support for:

- SH45 speed reduction on northern approach to village at Oakura River bridge or further east.
- Improved safety measures for traffic entering or exiting at Victoria Rd, Corbett Park and Oakura Pa.
- Strengthening of village "gateways" (east and west) to further enhance traffic calming.
- Improved safety measures prior to, and at the Dixon St intersection.
- Reconfiguration of the Wairau Rd intersection.

- Exploration of mechanisms to provide additional car parking to serve increased commercial activity.
- Reconfiguration of road reserves to achieve greater number of parking spaces.
- Traffic calming initiatives from Oakura River to Wairau Rd that denote special character of the village centre area.
- Better streetscape design in new urban developments.
- Better parking facilities at destination points in the community.
- Further entrances and exits to future urban development areas onto State Highway 45 to take traffic volume away from the Wairau Road intersection.



FINAL COMMENT

From the considerable amount of feedback received we know residents choose to live here because of the lifestyle they have, value and wish to retain. Residents want to stay connected to each other and be engaged as builders of our future community rather than just consumers and critics. Our community resilience and ownership is enhanced in a significant way by this engagement. Residents do have a clear understanding of the bigger picture and recognise growth is inevitable, it will happen whether we are ready or not but it won't necessarily lead to satisfactory sustainable community outcomes. This exercise is about being ready, and providing some community influence on the physical context of growth prior to it happening.

The outlined issues are issues right now, not 'could be' issues that may present over time. Therefore development that is not guided by appropriate, concise and well-defined guidelines/constraints will make these matters even worse than they already are, and more unsustainable into the future. It is therefore essential that a cohesive, planned approach to Oakura's future growth that puts local community values first, is embedded in the District Plan as soon as possible. Future growth must be all about improving the quality of life within the carrying capacity of our community and environment.

This is an ideal opportunity for Council to demonstrate that its overarching vision 'Shaping Our Future Together' is an achievable goal.

PROJECT GROUP

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APPENDICES

- Appendix 1. Oakura Structure Plan - 2006
- Appendix 2. Oakura - A Growing Community discussion document.
- Appendix 3. Community responses.

PHOTOGRAPHIC IMAGES

Front and back cover images provided courtesy of Ben Plummer - Drone Technologies.
Pony Club image provided courtesy of Glen Robinson and family.
All other images provided courtesy of Doug Hislop.



'What good is a house, if you haven't got a decent community to put it in?'

KAITAKE COMMUNITY BOARD PLAN: A THIRTY YEAR VISION

October
2017

Oakura, Okato and Omata

The Kaitake Community Board Plan sets out the visions and aspirations of three distinct yet connected communities: Oakura, Okato and Omata. The Plan has been developed by the communities for the communities. The Plan provides the New Plymouth District Council with an insight about the matters that are

important to the Kaitake Community Board area, and where investment and action is needed. The Plan provides a Blueprint for the communities to lead and shape the future development and growth.

Kaitake Community Board Plan: A thirty year vision



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PREAMBLE

The Oakura River (and therefore Oakura township itself) was named after the female ancestor Akura-matapū of the Kurahaupō waka. Oakura-matapu was the original name of the river and it literally means ‘Belonging to Akura-matapū’.

Okato is said to mean ‘sweeping of the waves,’ and it is stated that the name was given to the place in consequence of a tidal wave reaching the foot of a neighbouring hill.

Omata was established during the early years of Pākehā settlement of the New Plymouth area. In 1860 the Omata stockade (fort) was built on a local Māori Pa site near the township as a response to protect Pākehā settlers.

Each community has played a pivotal role in the shape and identity of the New Plymouth community.

WELCOME

The development of the first Kaitake Community Board Plan has been long in gestation and is not the first time that the community has presented its Blueprint to Council. The challenges and opportunities facing the community have previously been raised in the Coastal Strategy (2004) and the Oakura Structure Plan (2006). Since the development of these plans the rate of growth and interest in our main townships has continued and the challenges remain.

This Plan has been developed by representatives across each of the townships who recognise and see the opportunities and risks of unrestrained population growth and development. Our communities want to grow and develop – but at a rate and in a manner that is sustainable and respectful of the unique rural nature of the Kaitake Community Board area. The power of this Community Board Plan, as with the Plans from the other board areas is that it has been developed by the community, for the community. The issues and aspirations are informed by people who live and work in the area and want the opportunity for their children, parents and future generations to enjoy all that these special places have to offer. We in the Kaitake Community Board area do not want to halt progress, we want to enable and encourage progress, progress that makes sense for current and future generations and progress that is enabled with us and by us, and not just done to us.

The Kaitake Community Engagement Project has operated in Oakura, Okato and Omata over 36 months. During this time over 70 meetings have taken place and over 300 people have contributed to the conversations. Our purpose has been to hear the voices of our community and to be heard by our Council. We have talked and debated, agreed and disagreed and have arrived at a number of common aspirations and strategic challenges. To achieve a positive outcome, we have expended a huge amount of energy working alongside our community ensuring that their voices have been heard. The Community Plan is a small step but we believe a vital one. What has been documented for our three communities to date will be challenged and will change over time, as it should, but for now this document and the individual Community Engagement Reports provide Council with a basis to understand who we are and to respond meaningfully, through policy and investment to the opportunities and challenges as they arrive.

Doug Hislop, Chair Kaitake Community Board

EXECUTIVE SUMMARY

Oakura

There is a strong sense of growing Oakura in a sustainable way, through improving linkages between the beach, urban and rural areas and to the National Park, and by retaining the unique character and pristine environment of Oakura that is so well enjoyed by residents, visitors and tourists alike. The central message to the Council is that the village requires managed, staged and targeted growth. Rapid and wide spread expansion would negatively affect the special character of Oakura and adversely impact on the education services, traffic and parking and access to affordable homes and recreation and environmental assets.

Okato

Okato has its own unique characteristics and potential for development, including natural and cultural resources as well as the skills, knowledge and experience of local people. Understanding how the Okato community operates not only within its urban boundaries, but also over the wider rural area that the town serves is a fundamental cornerstone of Council planning processes. Water security, responsible water and waste management, safe roads and controlled and managed growth are essential to ensuring that character amenity of the township are maintained.

Omata

Located at the fringes of central New Plymouth, Omata is the gateway to the rural area, Back Beach and the Sugar Loaf Islands. Omata is nestled in a stunning physical environment, and is home to a rich heritage due to its role in the Taranaki wars. The close proximity to New Plymouth and Oakura makes Omata a perfectly placed community that offers it all – ease of access to New Plymouth’s community services and supports, and a quick getaway to the beach. Whilst this is its strength, it is also its vulnerability and the risk of overdevelopment could result in the loss of this rural township and the blending of the community into the city. Protecting the rural character of Omata is the message the community brings to the Council.

Tangata whenua: Ngāti Tairi and Ngā Māhanga

The tribes of Ngā Māhanga and Ngāti Tairi maintain mana whenua and tribal rights over rohe which fall within the Kaitake Community Board area that include part of New Plymouth, the Omata, Oakura and Okato areas. With the completion of the Taranaki Iwi Treaty claim the New Plymouth District Council has a responsibility in its processes and plans to uphold the mana of the Treaty of Waitangi and engage in meaningful consultation and engagement with Ngā Māhanga and Ngāti Tairi. As tangata whenua and kaitiaki of their respective rohe both Ngāti Tairi and Ngā Māhanga continue to work alongside local groups and the wider New Plymouth District community to enhance better understanding of the issues that impact on the environment, and cultural values of Ngāti Tairi and Ngā Māhanga. With increasing growth and development within the area of the Kaitake Community Board, it is important that the historic heritage and cultural integrity of Ngā Māhanga and Ngāti Tairi are protected for current and future generations.

OUR PRIORITIES

The priorities that the Community Board would like to see furthered as part of the Long Term Plan commitments are detailed in the table below. The aspirations do not represent all of the aspirations reflected by the communities; only those matters within the direct sphere of Council influence and control. Areas of common aspiration across the board townships are detailed first and these represent the Community Board's focus for the Long Term Plan. The areas of common aspiration are underpinned by the specific concerns and interests in each of the township areas, thus conversations with each community of interest are essential. As the Council attends to the nine priority areas listed below many of the individual township priorities will be met, however not all, and it is essential that the Council maintain the dialogue with the Oakura, Okato and Omata communities about how their wider aspirations can be responded to and met.

STRATEGIC FIT	PRIORITY ASPIRATION	TIMEFRAME
KAITAKE COMMUNITY BOARD AREA		
Environment	District Plan rules: <ul style="list-style-type: none"> - maintain rural character and feel of the townships - protect view-shafts - zoning allows for staged, controlled development and growth - restrict large scale industrial activity and support small scale 'cottage' industry developments - support low rise development - provide for mixed housing development opportunities appropriate to location (rural to higher density) and community demographics - limits the range of permitted and controlled activities permitted in zoned areas 	1 - 3 YEARS
Environment	<ul style="list-style-type: none"> • Encourage ongoing community stewardship of the local environment and its biodiversity to restore and maintain natural habitats, ecosystems and viable populations of native species. 	1 - 3 YEARS

Environment	<ul style="list-style-type: none"> Sites of cultural significance and historical heritage are recognised, protected and their stories told. Kerbside waste collection services are expanded, re-use and locally based transfer stations are provided, and re-cycling receptacles are provided in CBD areas and public places at key locations. 	1 - 3 YEARS
Traffic and movement	Review speed limits and implement traffic calming measures, enhance parking, and expand and upgrade footpaths for increased pedestrianisation.	1 - 3 YEARS
Communities and Citizens	Development of CBD / township plans that programme township upgrades and enhancements that maintain amenity and rural character.	1-3 YEARS
Destination	A network of pathways, cycleways and bridle paths is developed	4 - 6 YEARS
Destination	Beach access is reviewed and the public right to use and access beaches is appropriate for the protection of the environments. .	4 - 6 YEARS
Growth, Industry and Talent	Maintain and enhance a network of quality, environmentally sustainable infrastructure (water supply, waste, wastewater and stormwater) to meet current community demands and future anticipated growth	7 - 9 YEARS
Communities and Citizens	Upgrade and enhance the community halls and Okato swimming pool, and provide for enhanced recreational assets (parks, BMX track, sports facilities)	10 + YEARS

STRATEGIC FIT	PRIORITY ASPIRATION	TIMEFRAME
Note – items denoted with an asterisk relate to the Kaitake Community Board area priorities above. They provide more detail about the issues within each township.		
OAKURA		
Environment	District Plan provides for <ul style="list-style-type: none"> • *More comprehensive regulation of building design on and near the beachfront to preserve village character and view shafts. • *Protection of the special character of the Beachfront Precinct (Holiday Park, Shearer Reserve, Oakura Boardriders, NPOB Surf Club) and consolidation of the visual and recreational amenity values in this area. • *Protection of existing character on beachfront - commercial activity on the beachfront remains planned small scale and appropriate to the location. • *Provide building set back from Oakura River. 	
Destination	<ul style="list-style-type: none"> - *Provision of a safe walkway/cycleway from Oakura to New Plymouth and link to the Taranaki Traverse. - *Enhance Koru Pa as a visitor destination. - *Development of pathways and physical links that facilitate connectivity throughout the village to the sea and between community facilities. - *Improve beach access and provide access for those with disabilities. 	
Growth, Industry and Talent	District Plan provides for <ul style="list-style-type: none"> • *Limited commercial development on the beachfront. • *Staged rezoning of rural land to support sequential village growth and provision of variable housing choices. • *Mixed use, home businesses and offices on seaward side of Highway 45 in the CBD. 	

	<ul style="list-style-type: none"> • *Increased density, small lot sizes and higher site coverage rules targeted in appropriate areas of new residential developments and/or the CBD off-set by provision of public spaces, public reserves, pathways and improved access opportunities. • *Rural lifestyle 1 to 5 Ha lots provided in appropriate locations whilst retaining low building density and open character. • *Land development opportunities for local economic growth. • *Controlled expansion of the CBD. • *Restrict large scale or industrial type activities. 	
Communities and Citizens	<ul style="list-style-type: none"> • *Plan, design and manage public spaces that maintain village identity and character. • Ensure Shearer Reserve is a neighbourhood playground space and public area that meets the needs of all age groups. • Enhance the current CBD with the development of a multi service community hub within or adjacent to the CBD (e.g. close location of hall and library, school, medical services, shop and leisure). 	
Centres	<ul style="list-style-type: none"> • *Provision of additional and restricted car parking to serve increased commercial activity and key destination points. • Provide a public toilet in the village centre. • *Planning regulations and design standards retain small scale, cottage industry and convenience retail in low rise buildings in the CBD. 	
Traffic and movement	<ul style="list-style-type: none"> • *Implementation of traffic calming on northern approach to village at Oakura River bridge and Victoria Rd, Dixon Street, Wairau Road intersection, Corbett Park and Oakura Pa. • *Provide for enhanced pedestrian movement opportunities that incorporate wide footpaths, reduced lane widths, along with landscaping to enhance the sense of place, calm the traffic and create an environment where people want to spend time. 	

STRATEGIC FIT	PRIORITY ASPIRATION	TIMEFRAME
Note – items denoted with an asterisk relate to the Kaitake Community Board area priorities above. They provide more detail about the issues within each township.		
OKATO		
Environment	<ul style="list-style-type: none"> · *Review the access-ways to beaches · Provide an enabling regulatory environment that enables the development and installation of sustainable energy systems. · *Protection of the area’s historical heritage. · A spray free community in public spaces. · *Waste management and minimisation - Provision of community recycling bins in public places, expansion of the Council rubbish roadside collection in rural areas to cater for growth in lifestyle blocks and development of a re-use facility at the Transfer Station. 	
Destination	<ul style="list-style-type: none"> · *Upgrade and extend existing walkways and cycleways and provide for future walkway and cycleway development including access to Mount Taranaki National Park and reinstate the Stony River walkway and track. · *Provide better parking facilities at destination points. · Improve the management of freedom camping. · Enable the development of camping site or a motorhome park · *Provide protection for the area’s historic heritage and recognise its significance through education, and representations of local Māori history signage. 	
Growth, Industry and Talent	<ul style="list-style-type: none"> · *Infrastructure enhancement – Future proof sewage treatment and disposal and water supply systems that are sustainable, safe for public health, ecologically and environmentally responsible and responsive to current and future population needs 	

	<p>*District Plan provides for</p> <ul style="list-style-type: none"> • Future population growth in the township and surrounding rural community informed by a sustainable planning vision. • A range of socially responsible and affordable residential development considering the carrying capacity of the environment. • Restrict land use consents for oil or gas exploration, mining and associated activities. 	
Community and Citizens	<ul style="list-style-type: none"> · Build a BMX track on the closed primary school site. · *Upgrade the community hall. · Expand and maintain the community orchard. 	
Centres	<ul style="list-style-type: none"> · *Develop a streetscape design in Carthew Street to enhance special character of the village centre area and reflect the social and utilitarian roles of the township. · *Invest in township upgrade and development. · Install an electric vehicle charging station in Carthew Street. 	
Traffic and Movement	<ul style="list-style-type: none"> · *Develop traffic calming initiatives to make the township centre safer. · *Provide safer pedestrian movement opportunities and upgrade and extend the footpath network. · *Improving the safety and access of the Tataraimaka, Kaihihi and Hangatahua bridges (for pedestrians, cyclists and horses). · *Providing a safe solution for the junction of Cumming Street and Oxford, and Old South Roads. 	

STRATEGIC FOCUS	PRIORITY ASPIRATION	TIMEFRAME
Note – items denoted with an asterisk relate to the Kaitake Community Board area priorities above. They provide more detail about the issues within each township.		
OMATA		
Environment	<ul style="list-style-type: none"> • *Encourage and inspire the community towards zero waste, and install a recycling station and refuse disposal station at Hurford Road. *District Plan: <ul style="list-style-type: none"> • Retain Omata’s rural character with tighter restrictions on subdivision and the retention of ‘lifestyle’ living with lifestyle properties. • District Plan restricts development and maintains rural feel and character (Green Belt principles). • Retain the green field space between Omata and Spotswood. • Protection of view shafts. • Subdivision rules allow the flat land around Omata to be broken up for horticultural use such as orchards and market gardens. 	
Destination	<ul style="list-style-type: none"> • *Recognition and protection of historical sites with appropriate signage, information and access for all. • Restrict freedom camping where there is no access to facilities. • *Walkways and pathways - Develop paper roads as tracks / bridle paths to provide easy access for walkers, bikers, horse riders, a walkway from New Plymouth to Oakura (with access to Back Beach) and provision of carparking (including horse floats) and footpath on SH45 between Beach, Waireka East and Holloway Roads 	
Growth, Industry and Talent	<ul style="list-style-type: none"> • *Infrastructure development that responds to gradual growth. • No further expansion of the tank farm in the industrial zoned area. 	
Communities and Citizens	<ul style="list-style-type: none"> • *Expand and upgrade Omata Hall including a bar/function facility. • Support the enhancement of a community orchard and develop the community green space / 	

	<p>domain (at the school site).</p> <ul style="list-style-type: none">• A bike park and track for local school children.
Traffic and movement	<ul style="list-style-type: none">• *Improve safety on all entries and exits to SH45 from Waireka Road, Hurford Road, Sealy Road and Wairau Road East and make Waireka Road East an exit only onto Highway 45, review current speed zones and provide for traffic calming measures.

KAITAKE COMMUNITY

In order to understand the Kaitake board area, a brief demographic snapshot is provided.

Area	Total population	% working age population	Ethnicity %			Unemployment rate %	% dwelling owned or partly owned	Median weekly rent (\$)	Access to internet %
			European	Māori	Other				
Whole of Kaitake Community	3,084	65.5	95.7	9.3	4.1	2.4	52.6	260	78.6
Oakura Urban Area Unit	891	64.6	96.1	9.4	4.3	2.4	50.3	360	84.6
Okato Urban Area Unit	327	58.3	90.1	20.3	4.1	3.9	59.1	230	69.4
Omata Urban Area Unit	255	63.4	96.1	10.9	1.6	4.01	50	290	74
Kaitake Community Remainder (rural)	1,506	67.6	96.8	6	3	1.9	53.8	230	77.6
Okato Community of Interest (other side of Stony River)	75	61	91.7	11.1	0	fewer than 6 people	30.8	120	60
New Plymouth District	78,184		86.7	15.7	2.1	5.6	69.8	320	73.9

KAITAKE COMMUNITY BOARD

The Kaitake Community Board helps make our community a better place to live by advocating on key issues on behalf of the community. The board area extends from Okato to Omata at the edge of the New Plymouth city boundary including the Oakura urban area and surrounding rural and semi-rural areas. The Eastern Boundary is on Atkinson Road and Upper Carrington Road.



The Kaitake Community Board, supported by three focus group of local representatives from the Oakura, Okato and Omata communities have developed this Plan to set a future direction (a 30 year vision) for the communities within the ward. Setting a long term direction will help ensure that assets and resources are made available in the area of greatest need and want.

The Kaitake Community Board Plan sits alongside the Inglewood, Clifton and Waitara Community Board Plans setting out the vision, issues and aspirations of each community. This is the first time that the New Plymouth District Community Boards have been afforded the opportunity to set out our vision for the future.

The Plan is a plan for the whole community – young and old, Māori and Pākehā, men and women, businesses and employees, families and more, and it is a plan that responds to needs, opportunities and challenges.

The hope of the Community Board is that the issues and aspirations of the community, as set out in this Plan will be translated into action and investment by the New Plymouth District Council. This is a 30 year plan and the community know that it will take this length of time for the investments into the community to be made. The Board recognise that the community cannot expect to get everything that is wanted in the short term. However, it is important that the Council consider the views of the community and invest in the areas that have been identified as important.

CONNECTING TO THE BLUEPRINT

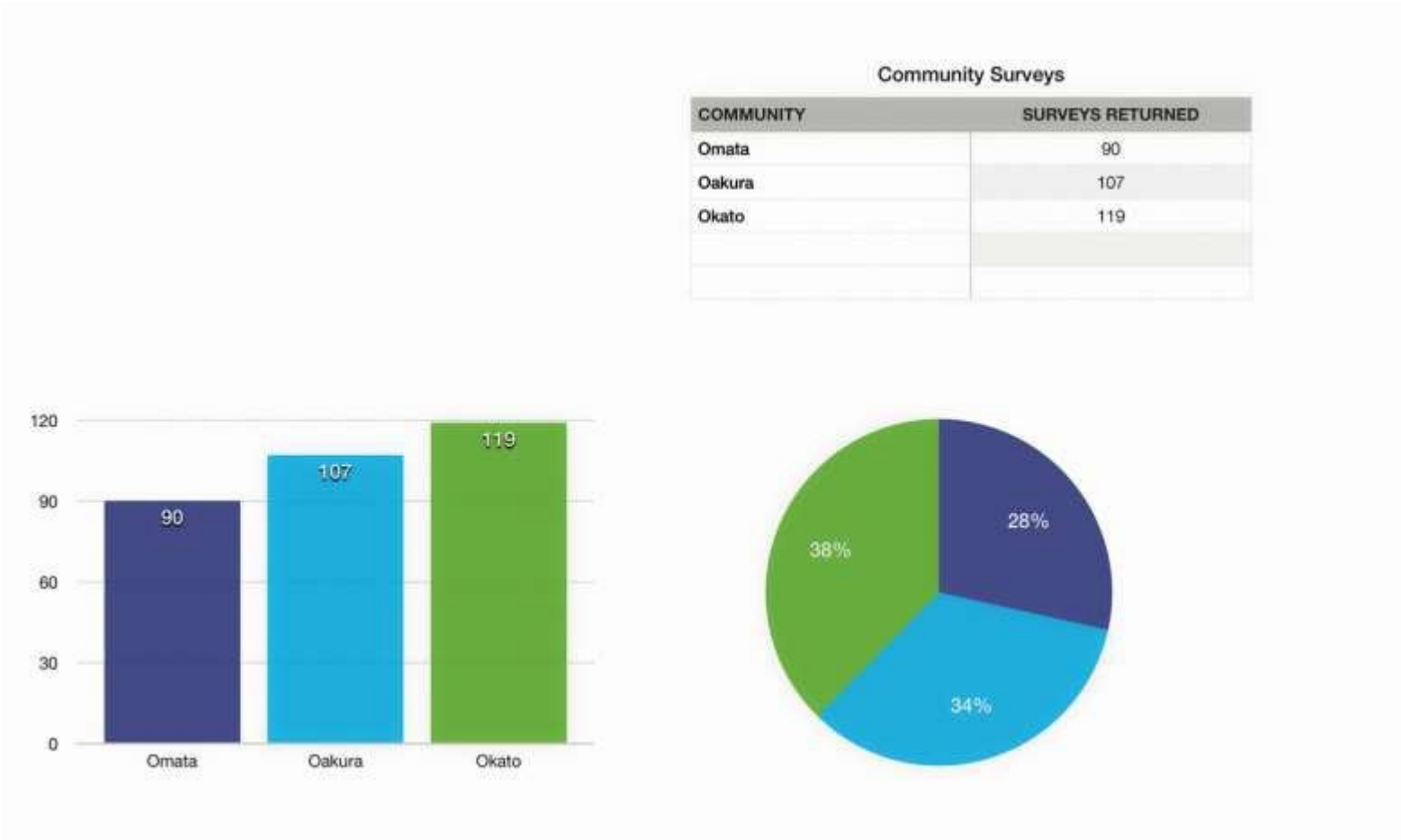
The New Plymouth District Council Blueprint is reflected by eight key directions that will be the Council's focus for planning during the next 30 years. To aid the Council with its decision making the Kaitake Community Board priorities have been organised, to align with the eight areas.

1. Environment – Enhance the natural environment with biodiversity links and clean waterways.
2. Communities – Strengthen and connect local communities.
3. Citizens – Enable engaged and resilient citizens.
4. Growth – Direct a cohesive growth strategy that strengthens the city and townships.
5. Industry – Strengthen and manage rural economy, industry, the port and the airport.
6. Talent – Grow and diversify new economies that attract and retain entrepreneurs, talented workers and visitors.
7. Central City – Champion a thriving central city for all.
8. Destination – Become a world-class destination.



COMMUNITY ENGAGEMENT PROJECT

Recognising the unique nature of the three main townships influenced the decision to develop three community surveys. The community responses were considered alongside the focus group deliberations in each of the township areas.



ISSUES, CHALLENGES AND ASPIRATIONS

Oakura – A growing community

Oakura's natural features - its rivers, parks, coast, and the Kaitake ranges make the area a unique and special place to live and visit. Having a clear strategic approach to maintaining and enhancing biodiversity at the same time as providing for development will provide clarity to the community and protect the environment. We asked the community:

Environment

- What is the priority for biodiversity access and enhancement?
- Where do you want development on the coast and how do you want it to look?
- What parts of the coastal area would you like to protect from further development?
- Are there views to the ranges that should be identified and protected?
- How can we provide for low impact design to sustainably manage our natural resources?



FOCUS GROUP DELIBERATIONS

- Work with landowners, other agencies, and Iwi to incentivise biodiversity maintenance and enhancement.
- Look for opportunities to enhance access to biodiversity for cultural and recreational purposes.
- Explore opportunities to maintain or create coastal access activities.
- Monitor those activities that may impact on the coastal environment, particularly from high numbers of day visitors.
- Look for opportunities to provide convenient physical links.
- Protect the natural character of views.
- Retain a low built density environment.
- Review the width and associated regulation of the Coastal Policy Area.

PUBLIC SUBMISSIONS

- Identification and facilitation of key connectivity between Oakura’s rural fringe, future residential development and the beach.
- Development of a network of shared village pathways between significant activity nodes, development areas, and the coastal edge.
- Protect the special character of the Beachfront Precinct (Holiday Park, Shearer Reserve, Oakura Boardriders, NPOB Surf Club) and consolidate of the visual and recreational amenity values in this area.
- Improve beach access along Messenger Terrace, including access for the disabled.
- Protect the amenity value and special character of Matekai Park and its wetlands.
- Protect and maintain water quality in the Oakura River and streams that exit onto Oakura Beach.
- Implement soft armouring solutions for shoreline stabilisation and erosion control.
- Encouraging ongoing community stewardship of the local environment and its biodiversity to restore and maintain natural habitats, ecosystems and viable populations of native species.

Destination

We asked the community

- What role does the Oakura community want to play to help make the most of the natural assets that make the village a unique and special place to visit

FOCUS GROUP DELIBERATIONS

- Balancing the lifestyle needs of the residents with attracting visitors to our community requires careful consideration.
- Look for opportunities to link to the Taranaki Traverse.
- Provision of a safe walkway/cycleway from Oakura to New Plymouth.



PUBLIC SUBMISSIONS

- Upgrading and promoting the tracks on the Kaitake Ranges.
- Enhancing Koru Pa as a visitor destination.
- Ensuring Oakura is well placed to take advantage of any developments that proceed in relation to outdoor recreational opportunities currently being investigated in the Pouakai, Pukeiti area.
- Development of cycle tourism in the area.
- Maintaining the current public amenity as the most appropriate way to attract visitors.
- Limit commercial development on the beachfront.

Growth Industry and Talent

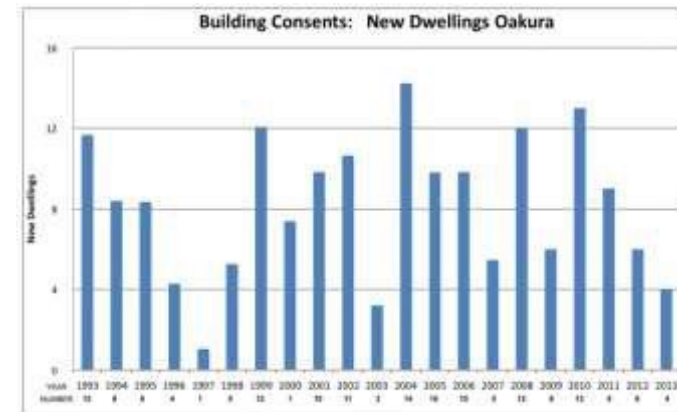
A cohesive and planned approach to Oakura's anticipated growth is needed because of the constraint of existing infrastructure and to limit the environmental impact of growth. Changes to the existing residential zoned land could lead to an increase in the range of housing types possible and there is a need to make sure that housing types are all age friendly. Development must be managed to retain the rural character and important values of the area. We asked the community:

- Are the locations for residential growth in the right location to provide for the next 10 years of growth? What density controls should new housing areas have?
- Where are the key locations we should focus commercial growth? Is there a demand for office space? Are home businesses encouraged?
- Would a rural lifestyle zone with design guides that reflect the existing character provide for appropriate lifestyle opportunities?
- Is lifestyle development a suitable alternative to farming activity?
- Is there a need for an increased range of housing choices in appropriate areas to provide for the Oakura community at all ages?



FOCUS GROUP DELIBERATIONS

- Further investigation is required to determine long term potential and constraints for residential growth.
- Staged rezoning of rural land identified in Oakura Structure Plan to support sequential village growth and provision of variable housing choices, rather than large scale tract housing development of uniform housing types.
- Commercial activity demand and location to be further investigated.
- Mixed use, home businesses and offices on seaward side of Highway 45 in the CBD.
- Increased density, small lot sizes and higher site coverage rules targeted in appropriate areas of new residential developments and/or the CBD.
- Rural lifestyle 1 to 5 Ha lots provided in appropriate locations but retaining low building density and open character.
- Protect existing character on beachfront and in CBD.
- Ensure all commercial activity on the beachfront remains planned, small scale and appropriate to the location.
- Provide building set back from Oakura River.



PUBLIC SUBMISSIONS

- All future residential and commercial development to be guided by locally driven sustainable planning and management vision and prescription.
- Socially responsible multi-unit residential development to encourage a range of housing choices.
- Higher density development in appropriate locations, off-set by provision of public spaces, public reserves, pathways and improved access opportunities.



- How can public places be made more accessible, safe and welcoming to all?
- Have the correct shared pathways been identified?

FOCUS GROUP DELIBERATIONS

- A fundamental cornerstone for Oakura is to maintain its village identity and character.
- Use a multi-faceted approach to the planning, design and management of public spaces.
- Ensure all design enables a friendly, safe, connected, liveable community environment.
- Ensure Shearer Reserve is a neighbourhood playground space and public area that is suitable for all ages.
- Continue to develop a walkable neighbourhood.
- Look for opportunities to locate future community hub development within or adjacent to the CBD.
- Apply a classification and standard to the existing network of trails and pathways throughout the community. Identify and mandate appropriate options for future trails and pathways for recreation pursuits and key connectivity between community facilities.



PUBLIC SUBMISSIONS

Trails

- Bridle paths, cycleways and walkways
- Continued beach access by horse riders.
- Completing the beach cycle/walkway to Fort St George.

Community Hub

- Oakura Hall and site redevelopment.
- Community garden spaces in future urban developments.
- Welcoming public spaces to encourage a safe community.
- Further developing local health services.
- Further developing Okorotua Marae/community links.

Multi Sports Hub

- The pony club to remain in its present location.
- Any future swimming pool development to be in proximity of the school.
- Further developing the amenity value of Corbett Park.
- Divergent responses about the need for a multi-sports hub, for and against.
- Do not support a sportsville development as most sports bodies are already well located.

School

- Improved cycle and pedestrian access for children to and from school.
- The school to remain as a full primary school (Years 1 to 8).
- Limiting future urban development to the finite capacity of the school's roll.



- Donnelly Street to be extended to Upper Wairau Road.
- Alleviating traffic congestion outside the school during drop off and pick up times.

Centres

Local service centres like the Oakura 'CBD' serve an important function to the community, providing essential services and functioning as transport hubs and community meeting points. The centres can be the ideal place for a wider variety of housing choices and business activities. We asked the community:

- Should the district plan include policies and rules for small areas around the CBD in addition to design guides to encourage a mix of uses?
- What is required to provide a safe and attractive centre for current and future residents?
- Is there a need to look at the extent of commercial area so that it reflects the existing situation and provides for appropriate future growth?

FOCUS GROUP DELIBERATIONS

- Encourage the CBD and other areas to be a less vehicle dominated environment.
- The highway through the CBD should not be just a line that connects two points. It needs to be developed as a road that invites travellers to stop.
- Provide better planned car-parking opportunities in and around the CBD and at other key amenities.
- Provide better pedestrian movement opportunities.
- Use wide footpaths, reduced lane widths, along with landscaping to enhance the sense of place, calm the traffic and create an environment where people want to spend time. The role of streets has to be social as well as utilitarian.
- Extend the CBD to encourage home businesses and offices.
- Provide a public toilet in the village centre, subject to design and development of surrounding streetscape to provide appropriate degree of privacy and visual amenity.

CBD

- The CBD to remain in its present location but allowing controlled expansion over time in the area bounded by Highway 45, Donnelly Street, Hussy Street and Butlers Lane.
- Small scale, cottage industry and convenience retail in low rise buildings as the appropriate commercial activity in this space.
- More intensive residential development (but not traditional infill housing) in the area immediately adjacent to the CBD within easy walking distance of commercial and community services to allow for housing types that suit, among others, the elderly.
- Increased flexibility in the planning system to accommodate innovative approaches that enhance ‘village appeal’.
- Greater commitment to amenity values when high density developments are allowed.
- The planned provision of a public toilet in the village centre.
- No support for large scale or industrial type activities.
- No support for large scale residential in-fill housing in CBD or within proximity of village centre that is in conflict with development types described above.
- No support for the development of a second and competing CBD centre.

Movement

In 2001 it was identified the wide carriageway, angled parking and narrow footpaths created a vehicle dominated environment that didn't cater for the people using the CBD. In 2015 it was identified that wide footpaths, reduced lane widths and median strips along with the landscaping enhance the sense of place, calm the traffic and create a place people want to spend time. There is a demand for more improvements to provide for future growth.

- Is there potential to create a stronger access into the village?
- How can we calm traffic in the main street?

Traffic

- SH45 speed reduction on northern approach to village at Oakura River Bridge or further east.
- Improved safety measures for traffic entering or exiting at Victoria Rd, Corbett Park and Oakura Pa.
- Strengthening of village “gateways” (east and west) to further enhance traffic calming.
- Improved safety measures prior to, and at the Dixon St intersection.

- Reconfiguration of the Wairau Rd intersection.
- Exploration of mechanisms to provide additional car parking to serve increased commercial activity.
- Reconfiguration of road reserves to achieve greater number of parking spaces.
- Traffic calming initiatives from Oakura River to Wairau Rd that denote special character of the village centre area.
- Better streetscape design in new urban developments.
- Better parking facilities at destination points in the community.
- Further entrances and exits to future urban development areas onto State Highway 45 to take traffic volume away from the Wairau Road intersection.

Okato – A connected community

The Okato Engagement Project was an eight month-long study within the community to establish Okato issues and aspirations. The process was undertaken by a community focus group. The group considered matters relating to: coastal development, growth areas, the coastal natural and built environment and adjacent lands. The overriding objective of the project was for the community to determine the community issues rather than to provide solutions for them, as many are complex and challenging.

Community Survey

A community survey was developed by the focus group, mailed to all residents and made available online. The survey was available for a twelve week period and attracted one hundred and twenty three responses.

KEY RESULTS

- 109 respondents named the sense of community as important to them.
- 100 respondents named the lifestyle.
- 90 replies indicated the clean, green environment.
- 84 said the people living there was important.

WHAT OKATO MEANS TO THE RESPONDENTS

- The village atmosphere.
- The sense of peace you get.
- The potential for walking tracks.
- The old trees and walkways around the swing bridge.
- The Okato pool is a little gem, often bringing in people from outside of town.
- Lots of fields and domains.
- Community services and resources: school, veterinary, garage/petrol station, sports clubs, library, church, quality cafes and skatepark
- The rivers, the playground, the shops, the vets, the community hall, the domain and the pool.



- Young families wanting to contribute to the lifestyle.
- The proximity to schools, mountain, river, surf and New Plymouth.
- The availability of both primary and secondary education.
- Coastal areas and the easy access to beaches and rivers.
- Surfing and the ability to surf freely at any location along our coast.
- Safety for residents and children, friendliness, community engagement.
- The location between mountain and beach yet close enough to town.
- Ko te rerenga tamariki.

Throughout the focus group discussions, a range of issues and aspirations emerged from the participants. These ideas formed the basis of the conversation with the community.

Environment

FOCUS GROUP DELIBERATIONS

- Provide the community with the tools and ability to care for, and improve its local environments
- Review the access-ways to beaches
- Encourage further appropriate coastal plantings
- Improve protection of natural waterways
- Ensure a sustainable clean, green environment
- Develop sustainable energy systems, using environmentally sound practices
- Ensure adequate sewerage disposal, that is sustainable, safe for public health and ecologically and environmentally responsible



- Ensure an adequate water supply, with consideration of rainwater capture, and encourage responsible water usage
- Deliver and maintain good public education processes on sound environmental stewardship
- Support environmentally friendly business innovations
- Support agricultural diversity
- Provide protection for the area's historical heritage

PUBLIC SUBMISSIONS

- Beach nesting areas and penguins must be protected. Uncontrolled dogs on beaches are a serious and ongoing problem.
- Encourage renewable energy
- Encourage tree planting, particularly riparian planting
- Eradication of noxious plants and invasive plant species, especially along waterways.
- More self-sufficient requirements for future residential development.
- Initiating and continuing meaningful community engagement and consultation regarding the future management of the coast and its surf breaks.
- Encouraging householders to install rainwater tanks to save water for toilets, gardens and even laundry use.
- Much greater focus on restoring/improving water quality of streams and rivers, including large wildlife corridors from the Egmont National Park to the sea.
- Dotterel breeding ground - Komene Beach
- A spray free community in public spaces.



Destination

FOCUS GROUP DELIBERATIONS

- Plan the upgrade of, and safe extension of existing walkways and cycleways
- Assess and look for opportunities to develop future walkways and cycleways
- Maintain the current public amenity as the most appropriate way to attract visitors
- Develop a meaningful management strategy for local surf breaks, which are a major destination attraction
- Reinstate the Stony walkway bridge and track - a major regional drawcard
- Provide better parking facilities at destination points in the community
- Assess opportunities and develop management tools for freedom camping

PUBLIC SUBMISSIONS

- Development of camping site or a motorhome park - support business and remove freedom camping pressure.
- Township investment.
- Reinstating the Stony walkway bridge and track.
- Infrastructure matched to the needs of Okato's new growing community.
- More and better walking access to the Egmont National Park.
- An electric 'fast charge' station in Carthew Street.
- Upgrading Okato's cell phone coverage.
- Initiating and continuing long term, ongoing, meaningful, grass roots community engagement and consultation regarding the future sustainable management of the coast and surf breaks.



Growth, Industry and Talent

FOCUS GROUP DELIBERATIONS

- Develop a cohesive plan for future population growth in the township and surrounding rural community by a locally driven, sustainable planning vision
- Enable opportunities for socially responsible and affordable residential development considering the carrying capacity of the environment
- Forward plan a sustainable water supply and environmentally responsible sewage disposal network
- Develop more recreational activities for local youth
- Ensure ongoing support for the long term viability of Coastal Taranaki School
- Provide for a variety of housing types - apartments, houses, lifestyle blocks
- Opposition towards oil or gas exploration, mining and associated activities and sea bed mining

PUBLIC SUBMISSIONS

- More land for residential development.
- Building a BMX track on the closed primary school site.
- A community hall/venue for the younger generation to go to, and be involved in events or different sports.
- Promotion and encouragement for community vegetable gardens. Development of a local artist's gallery on Carthew Street.
- 'Transition town' concept.
- Developing a solar power or wind turbine car charging station, plus charging phones and laptops etc. and getting an all-electric powered bus.
- Recognising the recent past of the area relevant to land confiscation from Māori, through local Māori history signage.
- Joint venture funding for jobs and the environment. Encouraging more street design, art design and water features in the township.
- More promotion of Okato as a thriving family-oriented residential community
- Ensuring Okato development encompasses not just the township, as over the years many/most of the community groups/projects have been heavily funded and supported by the farmers of the surrounding district.

Community and citizens

PUBLIC SUBMISSIONS

- A safe environment for residents and children.
- Building community friendliness and engagement.
- A re-use facility at the Transfer Station.
- A local cinema for alternative films and documentaries.
- A sustainable farmers market for local, organic growers and craft makers.
- Expanding the community orchard for future generations to enjoy.
- Consideration of metered water so that people would use a lot less. No fluoride in the Okato water supply.
- Demolishing the buildings on the closed primary school site.
- Covering the drain next to the school field on Oxford Road.
- A footpath is needed on the south side of Oxford Road extending from the vet clinic to the pedestrian crossing by the main entrance to the school.
- Improved emergency/accident/road closure plan other than the one we have going along Carrington Road.
- Upgrade the rubbish bins around the township, in particular those around the Okato Neighbourhood Park.
- Expansion of the Council rubbish roadside collection in rural areas to cater for growth in lifestyle blocks.
- A day-care centre for 0-2 year olds.
- Residents need far better access to medical services.
- Making the three dangerous bridges of Tataraimaka, Kaihihi and Hangatahua wider and safer for pedestrians, cyclists and horses.
- Providing a safe solution for the junction of Cumming Street and Oxford and Old South Roads.
- A useful community notice board for local groups with contact details.
- Diverse community adult education classes at the school.



Centres

FOCUS GROUP DELIBERATIONS

- Stimulate fresh initiatives to encourage the commercial area to develop and enhance a unique and special character
- Encourage small scale, cottage industry and craft businesses
- Develop traffic calming initiatives to make the township centre safer
- Encourage the township to be a less vehicle dominated environment
- Develop a better streetscape design in Carthew Street to enhance special character of the village centre area
- Develop a plan to enable Carthew Street and Old South Road to have a social role as well as a utilitarian one.
- Provide safer pedestrian movement opportunities.

PUBLIC SUBMISSIONS

- Attracting new businesses.
- Provide an ATM machine for cash withdrawals.
- Developing the Okato centre to attract more visitors.
- Maintaining the village atmosphere.
- Encouraging employment opportunities.
- Attracting young people and new talents

Omata – In the rural landscape

Community Survey

The focus group developed a community survey that was available online, with paper copies available from two community locations. It was available for a six week period and attracted 81 responses.

CONNECTION TO OMATA

The survey asked respondents to identify what their connection to Omata was, with the opportunity to mark all that applied. They responded as follows:

- 66 respondents said 'I live in Omata'.
- 23 respondents said 'My children go to school in Omata'.
- 18 respondents said 'I have family who live in Omata'.
- 17 respondents said 'I work in Omata'.
- 8 respondents said 'I used to live in Omata'.
- 5 respondents made a comment under 'Other'.

WHAT IS IMPORTANT ABOUT OMATA

One of the survey questions was, 'What is important to you about Omata?' followed with tick boxes labelled, 'the clean, green environment, the rural character, the sense of community, the lifestyle, Omata's history, and the people living there.'

- 72 respondents said 'the rural character'.
- 61 respondents said 'the lifestyle'.
- 61 replies said 'the clean, green environment'.
- 51 said 'the sense of community'.
- 40 said 'the people living there'.
- 48 said 'Omata's history'.

OTHER COMMENTS

- Beautiful little settlement.
- Love it! Please support and protect it.
- It's a great place to live and raise a family.
- I have lived here for 71 years so it must be a good place to live.

Environment

FOCUS GROUP DELIBERATIONS

- Provide ongoing protection for the coast.
- Extend full coast reserves from New Plymouth to Okato.
- Retain Omata's rural character.
- Make Omata a 'Green Belt' with tighter restrictions on subdivision.
- Reserve Omata area for 'lifestyle' living with lifestyle properties.
- Recognise and protect all historical and cultural sites.
- Encourage and inspire the community towards zero waste.
- Protect and enhance community waterways and wetlands.
- Protection and enhancement of Back Beach environment and Tapuae Beach reserve.
- Become an environmental centre - looking at sustainability, community green spaces, education centre, permaculture principles.



PUBLIC SUBMISSIONS

- Riparian planting of stream banks and pond margins with fencing to exclude stock from streams.
- Access to Ngahoro wetlands.
- Designating the Herekawe Stream as a protection zone for eels.
- Retain the green field space between Omata and Spotswood Sunday.
- Put in a recycling Station at the end of Hurford Road.
- A dump station for rubbish to minimise the amount of rubbish dumped on Beach Rd, Te Ngahoro Rd and Centennial Drive.
- A pest control initiative for the whole Omata area where we all get on board as a community.
- Planting of all remaining wetlands and waterways. These areas need protecting.

Destination

FOCUS GROUP DELIBERATIONS

- Development of the Waireka paper road, encompassing Waireka battle information and sites as historic venues that are accessible to all.
- All historical sites to be protected and recognised with appropriate signage.

- Allow no freedom camping unless a designated area is established to channel them with the facilities, which could be associated with a reserve area.
- Develop a bridle path and mountain bike track from Omata to Oakura with a parking area for floats.
- Promotion of the marine reserve as a tourist destination

PUBLIC SUBMISSIONS

- Developing paper roads as tracks to provide easy access for walkers, bikers, horse riders.
- Developing a walkway from New Plymouth to Oakura placing New Plymouth on the map as a destination for day hikes.
- Developing an information site with the history of Omata.
- Protection of Omata's historical sites.
- Maintain the paper road between Waireka East and West. Open paper road at end of West Waireka down past DOW AgroSciences to the beach.
- Don't develop anything for tourists - leave it as it is unspoilt



Growth, industry and talent

FOCUS GROUP DELIBERATIONS

- No more urban creep towards Omata - Green Belt principles.
- Keep the rural feel of the area - no small section subdivisions like Bell Block.
- When new infrastructure is taken past Omata to Oakura, include the Omata area in the planning to future proof the community - i.e. sewer, fibre.
- Support and encourage food production in Omata/Oakura area
- Support cottage industries, artist studios, natural health, boutique accommodation, garden centres, and market gardens.
- No further expansion of the tank farm in the industrial zoned area.
- Compulsory green belts, green space and native plantings for significant developments.
- Ultra-fast broadband to be available in all the Omata area.

PUBLIC SUBMISSIONS

- Controlled development of industry along main road (e.g. design and location of buildings, type of industry).
- All Omata residents having access to high speed internet to lessen impacts on the access to technological devices and the use of technology.
- Better cell phone coverage for all Omata residents.
- Only allow subdivision that does not greatly affect views or view shafts.
- Subdivision laws to allow the flat land around Omata to be broken up for horticultural use such as orchards and market gardens.
- Maintaining rural character.

Community and Citizens

FOCUS GROUP DELIBERATIONS

- Upgrade Omata Hall including a bar/function facility.
- Improve safety on all entries and exits to SH45 from Waireka Road, Hurford Road, Sealy Road and Waireka Road East. Provide footpaths on Highway 45 between Beach Road, Waireka Road East and Holloway Road
- Reduce the speed limit in the current zone on SH45 to provide better egress, reduce noise for residents, and encourage a safer community.
- Provide a walk and cycle trail from Omata to Back Beach.
- Don't encourage freedom camping.
- Make Waireka Road West an exit only onto Highway 45.



PUBLIC SUBMISSIONS

- Footpaths for safe walking in Omata township between Beach Road and Waireka Road East intersection.
- Improved traffic flow on Holloway Road during peak school traffic.
- Improved safety of the exits and entries on SH45.

- Review of the current Omata speed zones.
- Providing a community orchard and a community green space or domain.
- Expanding the Omata Community Hall.
- Providing a community noticeboard
- A bike park and track for local school children.
- Removal of the high voltage pylons and powerlines.
- Providing safer walking areas from Omata to Back Beach down Beach Road.
- Provide better visibility at the intersection of Beach Road and Te Ngahoro Road.
- Lower the speed limit on Beach Road.
- Improve traffic calming processes on Hurford Road.
- Improve traffic safety processes on Sealy Road and Hurford Road intersections with Highway 45.
- Lower the speed limit on Hurford Road.

KEY ISSUES

Public Issues

- Providing footpaths for safe walking in Omata township between Beach Road and Waireka Road East intersection (82% support, 14% neutral).
- Maintaining the paper road on Waireka Road, for people to walk, bike /or horse ride on (77% support, 21% neutral).
- Improved safety of the exits and entries on SH45 within the Omata community (84% support, 14% neutral).
- Keeping the rural character of the land (84% support, 9% neutral).
- Restoring the natural coastal vegetation known as the 'herbfield strip' (74% support, 24% neutral).
- Restoring the native ecosystem with native plants and trees (79% support, 19% neutral).
- Improved facilities for freedom campers (28% support, 25% neutral, 47% opposed).
- Improved school bus services (63% support, 33% neutral).
- Protection of Omata's historical sites (90%, 9%).

Focus Group Issues

- Provide ongoing enhancement and protection for the coastal strip.
- No encouragement for freedom camping.
- Ongoing retention of rural character.
- No urban creep between New Plymouth and Oakura.
- No industrial areas
- Recognise and protect historical and cultural sites.
- Enhanced development of basic services in Omata area such as sewerage reticulation, footpaths, street lighting.
- Ultra-fast broadband access to all parts of Omata.
- A better public bus service.
- No further expansion of the tank farm.
- No LPG storage at the tank farm.
- Remove Power Pylons running through Omata - Paritutu lands.
- Provide better traffic calming and signage solutions to the Omata section of Highway 45 and the rural road network.
- Better pedestrian access within the 80km speed zone.
- Protection and enhancement of local waterways and wetlands.
- Upgrade Omata Community hall.



Focus Group Aspirations

- Development of local pedestrian, cycle and bridle tracks and trails linking the community to the beach and New Plymouth and along the coast to Oakura.
- Make provision for suitable horticultural land around Omata and encourage small cottage industries.
- Development of the Waireka track encompassing Waireka battle information and sites as historic venues accessible to all.

Public Aspirations

- A cycle and walkway from Oakura to New Plymouth (85% support, 10% neutral).
- A cycle and walkway between Omata and Back Beach (91% support, (9% neutral).
- Developing the paper road on Waireka Road, for people to walk, bike and horse ride on (77% support, 21% neutral).
- Promotion of the Tapuae Marine Reserve as a tourist destination (46% support, 31% neutral, 23% opposed).
- Provision of a community orchard (48% support, 32% neutral, 20% opposed).
- Provision of a community green space or domain (54% support, 31% neutral, 15% opposed).
- Expanding the Omata Community Hall (46% support, 41% neutral, 13% opposed).
- Developing a community swimming pool (50% support, 28% neutral, 22% opposed).

CONCLUDING REMARKS

From the considerable amount of feedback received it is clear that residents of the Kaitake Community Board area choose to live here because of the lifestyle they have, value and wish to retain. Residents want to stay connected to each other and be engaged as builders of our future community rather than just consumers and critics. Residents have a clear understanding of the bigger picture and recognise growth as inevitable, it will happen whether we are ready or not but it won't necessarily lead to satisfactory sustainable community outcomes if the community are not engaged in meaningful processes about how that growth is managed.

The outlined issues are issues right now, not 'could be' issues that may present over time. Therefore development that is not guided by appropriate, concise and well informed decision makers will exacerbate the problems that are emerging in the community and we will miss the opportunities that are already in front of us. The issues and opportunities for our Board area extend beyond the scope of district council operations and as a Community Board we must work closely with the Taranaki Regional Council, Venture Taranaki Trust, the Department of Conservation, the Taranaki District Health Board, the South Taranaki District Council and a range of other community partners. A cohesive, collaborative, planned approach to Kaitake's development is required and an approach that puts local community values first must be embedded in the district and regional Councils' policy planning processes and investment decisions.

A strong and sustainable community is one that grows at a rate that is appropriate and practicable; it must improve the quality of life for all within the carrying capacity of our community and environment. This is the future that we want for the Kaitake Community Board area.

Whakapūpūtia mai ō mānuka, kia kore ai e whati.

Cluster the branches of the mānuka, so they will not break.

ACKNOWLEDGEMENTS

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Omata Focus Group: Kim Ferens, Blair Withers, Megan and Ryan Gargan, John Matthews, Pat Murphy, Catherine and Roger Jones, Bill and Val Donald.

Okato Focus Group: Jared McBride, Fay Mulligan, Marian Richardson, Matt Hooker, Jim Lawn, Rex Neilson, Craig Dingle (Chair - Egmont Plains Community Board), Mel Abbott, Deb Burmeister, Catherine Cheung, Penny Cullen, Dave Lilley, Catherine Dostal.

Oakura Focus Group: Matt Crabtree, Norton Moller, Matthew Ruakere, Tari Norris, Paul Lobb, Jeff Salisbury, Richard Shearer, Milou Barrett, Grant Aitken, Allen Juffermans, Glen Brebner, John Haylock, John Arden and Stephen Kiss.

We also recognise a large part of the Okato community is situated in the South Taranaki District Council's area and we are also grateful for the very positive support we have received from the South Taranaki District Council, allowing us to operate in their rohe.

There have been many other individuals and groups who have contributed substantially. They must also be acknowledged for their interest and commitment. The invaluable support from all quarters has enabled those of us with a genuine interest in the community to communicate amongst the wider public and provide meaningful input back to the project.

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SUPPORTING DOCUMENTS

The following documents have informed the development of the Kaitake Community Board Plan:

Oakura Structure Plan – 2006.

Oakura: A Growing Community discussion document.

Oakura: A Growing Community community responses.

Oakura Final Report – 2017.

Okato Community Planning Flyer.

Okato Community Survey.

Okato Community Survey responses.

Okato Final Report – 2017.

Omata Final Report – 2017.

The documents are available on request.