

**BEFORE THE NEW PLYMOUTH DISTRICT COUNCIL
INDEPENDENT HEARING COMMISSIONERS**

IN THE MATTER OF The Resource Management Act 1991

AND

**IN THE MATTER OF Request for Private Plan Change NPDC PLC18/00048 by Oakura
Farm Park Limited to rezone land at Oakura within the New
Plymouth District**

SUMMARY STATEMENT OF EVIDENCE OF ALAN LEONARD DOY

1. My full name is Alan Leonard Doy. I am the surveyor for the applicant and have undertaken the subdivision design and land development survey work for the Request.
2. The topographical slope analysis undertaken to confirm and refine the section yield for the Oakura Growth Area has identified a reduced accumulative yield of 542 lots compared to the 629 tabled in the Housing and Business Development Capacity Assessment (HBA), a reduction of 87 lots.
3. The HBA acknowledges the limited reliability of the modelling method used and indicates greater reliability of yields will be achieved with more detailed analysis.
4. The difference between my yield analysis and the HBA numbers is attributed to the large areas of land with slopes greater than 20% and 'Grade' adopted in the HBA for the Undeveloped Residential Land.
5. Areas with slopes greater than 20% include:
 - Land immediately adjoining the Waimoku, Wairau Streams and tributaries.
 - Land adjoining the Matekai Stream and Oakura River
 - Land near the end of Jans Terrace (West Oakura).
6. Other factors affecting the yield within FUD West and the adjoining undeveloped Residential C Environment Area land include the presence of Waahi Tapu (ID127 on Planning Map A61) and an existing Conservation Covenant involving 0.56ha to protect and maintain a wetland ecosystem. A copy of the Covenant is **attached**.
7. The State Highway Reverse Sensitivity Corridor potentially affects yield for both FUD West and FUD South to a greater or lesser extent dependant on the noise attenuation techniques to be adopted.

8. The Undeveloped Residential Land in Oakura has been assigned Grade 2 in the HBA; however, closer analysis demonstrates this land is more likely to be Grade 3, considering the yield constraint factors identified by my analysis, and as earlier identified and consistent with the 2008 Oakura Action Plan Technical Appraisal.¹

9. The slope analysis has refined the original scheme for Plan Change 48 from 399 Lots to a more accurate yield of 316 Lots. This is illustrated in the two road-access option plans H01 and H02 as **attached**.

Alan Doy
22 July 2019

¹ Beca - October 2008 – Pg. 13

CONO 6250414.2 Consen

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IN THE MATTER of a Consent Notice issued pursuant to Section 221(1) of the Resource Management Act 1991 in respect of a condition of Subdivision Consent being Part Section 3 Oakura District, being D P 333705

I, FRANK VERSTEEG, Principal Administrative Officer of the New Plymouth District Council HEREBY CERTIFY that the following Condition to be complied with on a continuing basis was imposed when a Subdivision Consent was granted by the New Plymouth District Council by resolution passed under delegated authority on the 26 day of August 2003.

1. *"That Lot 21 on the plan of Subdivision of Part Section 3 Oakura District, being DP 333705 be subject to a Conservation Covenant for the purpose of:*
 - *To protect and maintain the wetland ecosystem*
2. *Lot 21 shall be subject to the conditions that:*
 - *No act or thing shall be done or placed or permitted to be done or remain upon the land in the conservation area, which in the opinion of the Council materially alters the actual appearance or condition of the land or is prejudicial to the land as a wetland ecosystem area.*
3. *The foundations of dwellings on Lots 13, 15, 16, 17, 18, 19 and 20 be designed by a suitably qualified Engineer.*
4. *The location of soakholes on Lots 13, 15, 16, 17, 18, 19 and 20 be sited to ensure that the stability of dwellings is not affected due to ground saturation.*
5. *Conventional septic tank systems are not permitted on any Lot. All dwellings are to be serviced by proprietary aerated treated effluent systems with disinfection".*

DATED at New Plymouth this 8 day of December 2004

Signed by the said FRANK VERSTEEG)
Principal Administrative Officer)
of the New Plymouth District Council)

26994

DM120636

3
2 NO
50

Approvals
 I hereby certify that this plan was approved by the NEW ZEALAND LAND REGISTRY on the 19th day of March 2004.
 Approved by the Registrar General
 Approved by the Registrar General
 Approved by the Registrar General

MEMORANDUM of EASEMENTS

Purpose	Shown	Serv. Ten	Serv. Ten
Right of Way	F	Lot 2	Lot 1
	G	Lot 3	Lot 4
	H	Lot 7	Lots 8, 9 & 9

AREAS MARKED A, B, C, D & E ARE SUBJECT TO LAND COVENANTS.

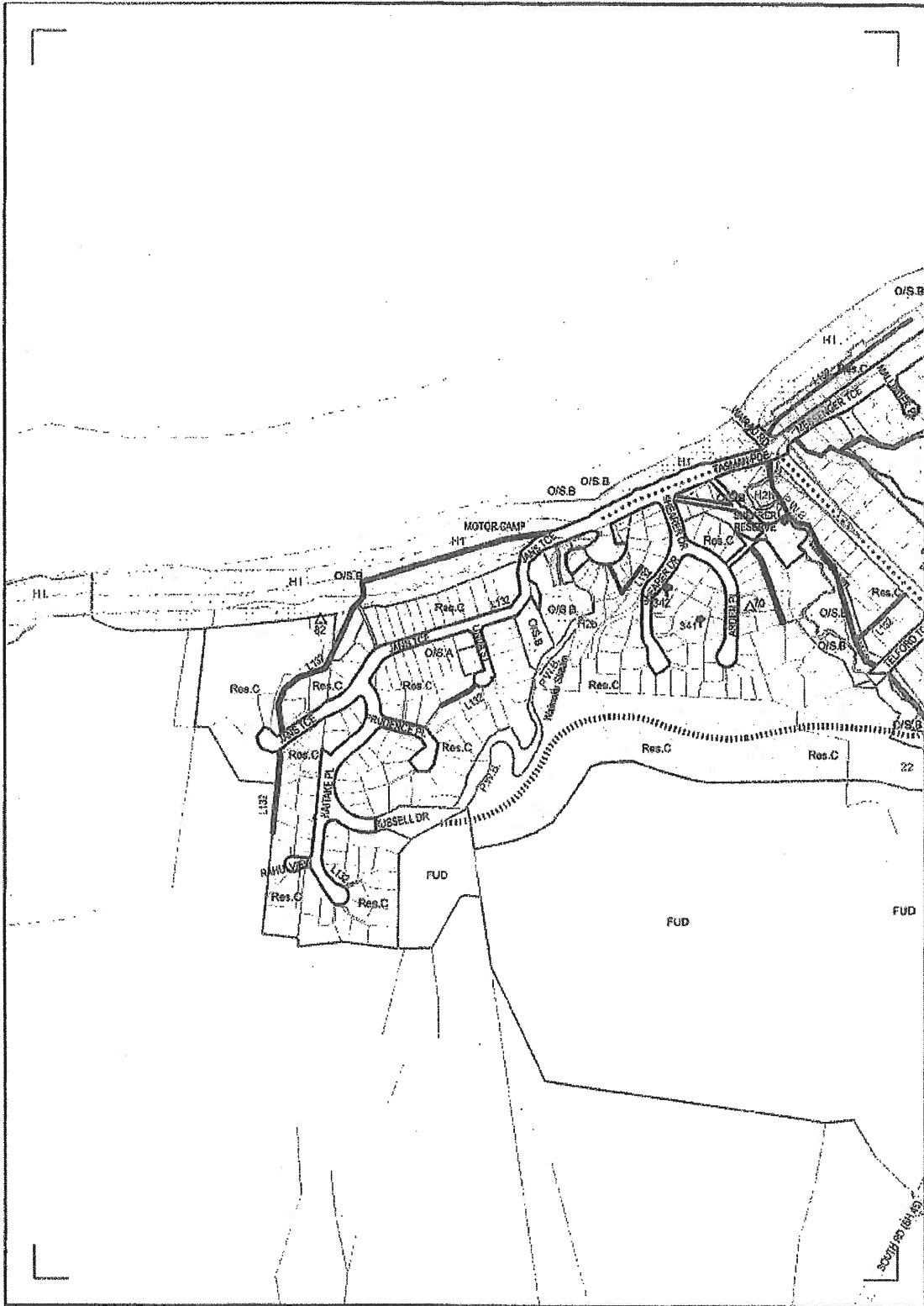
AMALGAMATION CONDITIONS
 That Lots 3 and 21 remain to be held in the same Certificate of Title.

CLASS OF SURVEY 1

That Lot 22 (except reserved) be held as to 4.14, 18, 17, 16, 15 and 21 remain as to be held in the same Certificate of Title and that individual Certificate of Title be issued in accordance herewith. See relevant 2003/24.

CLASS OF SURVEY 1


Lot	Area (m ²)	Lot	Area (m ²)
Lot 1	43089	Lot 17	33015
Lot 2	13000	Lot 18	13016
Lot 3	13000	Lot 19	13017
Lot 4	13000	Lot 20	13018
Lot 5	13000	Lot 21	13019
Lot 6	13000	Lot 22	13020
Lot 7	13000	Lot 23	13021
Lot 8	13000	Lot 24	13022
Lot 9	13000	Lot 25	13023
Lot 10	13000	Lot 26	13024
Lot 11	13000	Lot 27	13025
Lot 12	13000	Lot 28	13026
Lot 13	13000	Lot 29	13027
Lot 14	13000	Lot 30	13028
Lot 15	13000	Lot 31	13029
Lot 16	13000	Lot 32	13030
Lot 17	13000	Lot 33	13031
Lot 18	13000	Lot 34	13032
Lot 19	13000	Lot 35	13033
Lot 20	13000	Lot 36	13034
Lot 21	13000	Lot 37	13035
Lot 22	13000	Lot 38	13036
Lot 23	13000	Lot 39	13037
Lot 24	13000	Lot 40	13038
Lot 25	13000	Lot 41	13039
Lot 26	13000	Lot 42	13040
Lot 27	13000	Lot 43	13041
Lot 28	13000	Lot 44	13042
Lot 29	13000	Lot 45	13043
Lot 30	13000	Lot 46	13044
Lot 31	13000	Lot 47	13045
Lot 32	13000	Lot 48	13046
Lot 33	13000	Lot 49	13047
Lot 34	13000	Lot 50	13048
Lot 35	13000	Lot 51	13049
Lot 36	13000	Lot 52	13050
Lot 37	13000	Lot 53	13051
Lot 38	13000	Lot 54	13052
Lot 39	13000	Lot 55	13053
Lot 40	13000	Lot 56	13054
Lot 41	13000	Lot 57	13055
Lot 42	13000	Lot 58	13056
Lot 43	13000	Lot 59	13057
Lot 44	13000	Lot 60	13058
Lot 45	13000	Lot 61	13059
Lot 46	13000	Lot 62	13060
Lot 47	13000	Lot 63	13061
Lot 48	13000	Lot 64	13062
Lot 49	13000	Lot 65	13063
Lot 50	13000	Lot 66	13064
Lot 51	13000	Lot 67	13065
Lot 52	13000	Lot 68	13066
Lot 53	13000	Lot 69	13067
Lot 54	13000	Lot 70	13068
Lot 55	13000	Lot 71	13069
Lot 56	13000	Lot 72	13070
Lot 57	13000	Lot 73	13071
Lot 58	13000	Lot 74	13072
Lot 59	13000	Lot 75	13073
Lot 60	13000	Lot 76	13074
Lot 61	13000	Lot 77	13075
Lot 62	13000	Lot 78	13076
Lot 63	13000	Lot 79	13077
Lot 64	13000	Lot 80	13078
Lot 65	13000	Lot 81	13079
Lot 66	13000	Lot 82	13080
Lot 67	13000	Lot 83	13081
Lot 68	13000	Lot 84	13082
Lot 69	13000	Lot 85	13083
Lot 70	13000	Lot 86	13084
Lot 71	13000	Lot 87	13085
Lot 72	13000	Lot 88	13086
Lot 73	13000	Lot 89	13087
Lot 74	13000	Lot 90	13088
Lot 75	13000	Lot 91	13089
Lot 76	13000	Lot 92	13090
Lot 77	13000	Lot 93	13091
Lot 78	13000	Lot 94	13092
Lot 79	13000	Lot 95	13093
Lot 80	13000	Lot 96	13094
Lot 81	13000	Lot 97	13095
Lot 82	13000	Lot 98	13096
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Lot 134	13000	Lot 150	13148
Lot 135	13000	Lot 151	13149
Lot 136	13000	Lot 152	13150
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Lot 138	13000	Lot 154	13152
Lot 139	13000	Lot 155	13153
Lot 140	13000	Lot 156	13154
Lot 141	13000	Lot 157	13155
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Lot 143	13000	Lot 159	13157
Lot 144	13000	Lot 160	13158
Lot 145	13000	Lot 161	13159
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Lot 165	13000	Lot 181	13179
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Lot 167	13000	Lot 183	13181
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Lot 170	13000	Lot 186	13184
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Lot 177	13000	Lot 193	13191
Lot 178	13000	Lot 194	13192
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Lot 182	13000	Lot 198	13196
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Lot 208	13000	Lot 224	13222
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Lot 210	13000	Lot 226	13224
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Lot 226	13000	Lot 242	13240
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Lot 228	13000	Lot 244	13242
Lot 229	13000	Lot 245	13243
Lot 230	13000	Lot 246	13244
Lot 231	13000	Lot 247	13245
Lot 232	13000	Lot 248	13246
Lot 233	13000	Lot 249	13247
Lot 2			




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PLANNING MAP
A 60
OAKURA

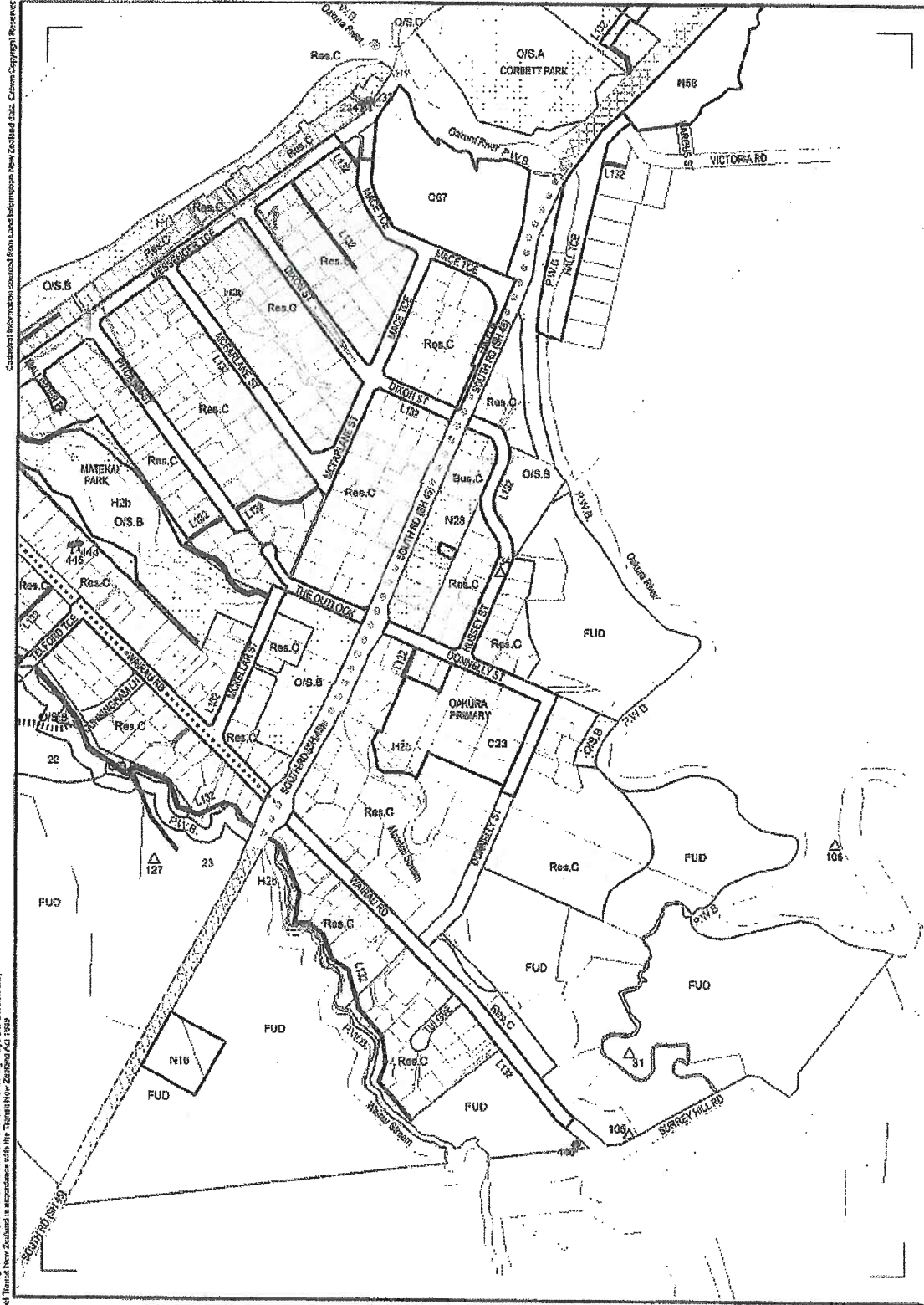
AR1
 E2

 **NEW PLYMOUTH DISTRICT COUNCIL**
 newplymouth.govt.nz
NEW PLYMOUTH DISTRICT PLAN

0 100 200 300 Metres
 Scale 1:5,000
 Amended October 2013 (Update 9a & 10) and
 July 2014 (Update 6x)
 LINZ Base Map August 2014



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On any State Highway the Designation is to provide for the critical standards to State highways and all functions, powers, and operations of Transit New Zealand in accordance with the Transit New Zealand Act 1989.

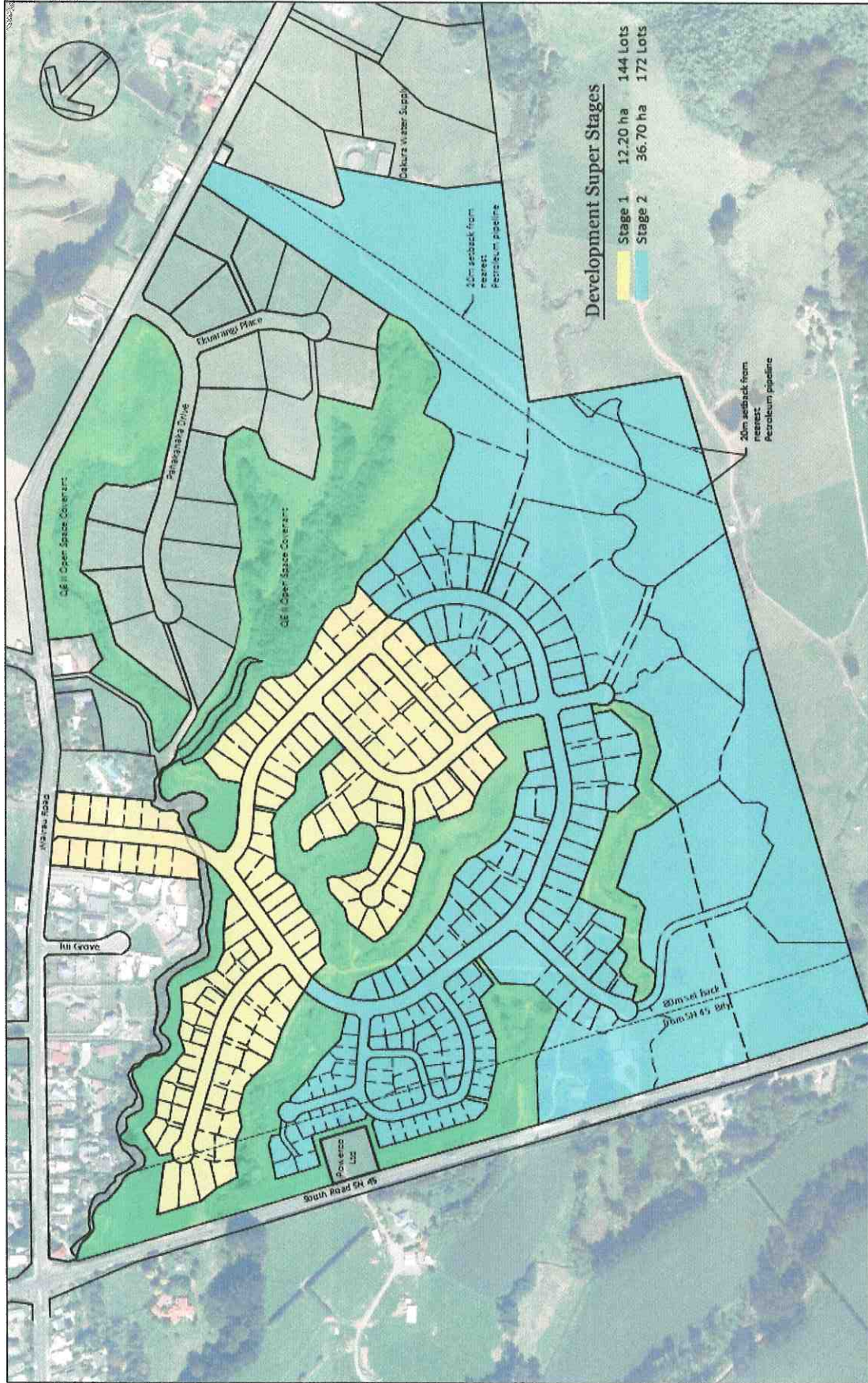
0 100 200 300 Metres
 Scale 1:8,000

Amended May 2013 (Update B3) and July 2014 (Update B4)
 LINZ Base Map August 2014

NEW PLYMOUTH DISTRICT COUNCIL
 newplymouth.govt.nz
NEW PLYMOUTH DISTRICT PLAN

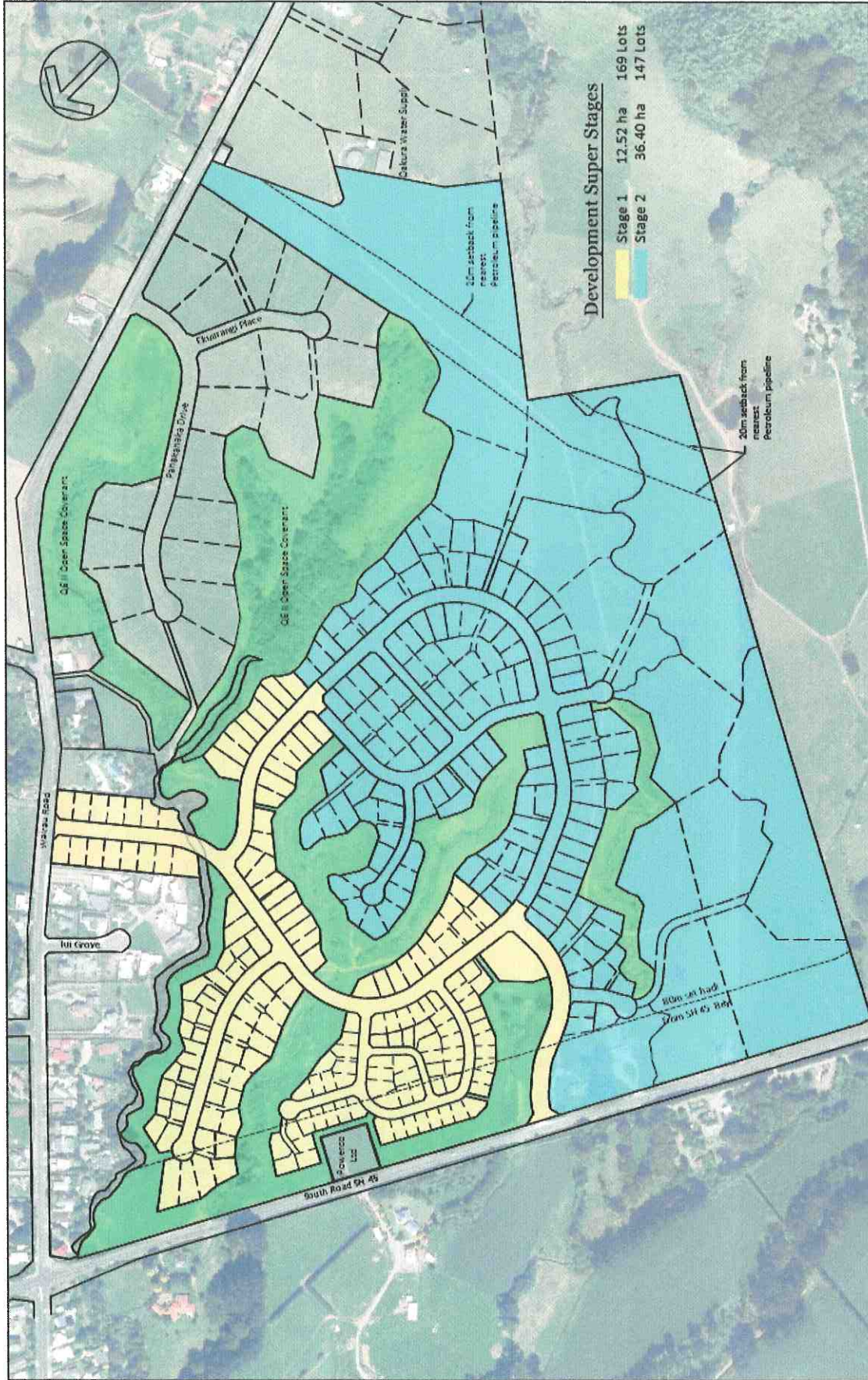
	D3
A60	A61
E2	E3

PLANNING MAP
A 61
 OAKURA



TITLE SUPER STAGED CONCEPT PLAN - Wairau Estate, Oakura 316 Lot Proposal - Wairau Road only access		COMPILED BY Lot 29 DP 482962		AREA 55,538m ²		JOB O-160129	
3 Young Street, PO Box 1146 New Plymouth 4840 North Taranaki 06 758 5342 South Taranaki 06 778 4456 mckinlaycivilsurveyors.co.nz		TERRITORIAL AUTHORITY New Plymouth District Council		DATE 12/07/19		DRAWING H-01	
THIS PLAN IS PREPARED ONLY FOR THE PURPOSES OF OBTAINING A RESOURCE CONSENT UNDER THE RESOURCE MANAGEMENT ACT 1991. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSES. AREAS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL FIELD SURVEY.		PREPARED FOR Oakura Farm Park Ltd		SCALE 1:4000 @ A3		SHEET OF 1	





TITLE 3 Young Street, PO Box 116 New Plymouth 4340 North Taranaki 06 758 5340 South Taranaki 06 278 9656 mcintlay@mcintlay.co.nz	COMPIRED IN LOS 29 DP 482991		AREA 55.9389ha	JOB O-150129
	TERRITORIAL AUTHORITY New Plymouth District Council		DATE 12/07/19	DRAWING H-02
	PREPARED FOR Oakura Farm Park Ltd		SCALE 1:4000 @ A3	SHEET 1 of 1

SUPER STAGED CONCEPT PLAN - Wairau Estate, Oakura
316 Lot Proposal - Wairau Road plus SH 45 access

This plan is prepared only for the purpose of obtaining a Resource Consent under the Resource Management Act 1991. It should not be used for any other purpose. Areas and dimensions are approximate and are subject to change on final field survey.

