

# Proposed District Plan Submissions

## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To New Plymouth District Council - Sarah Edwards  
Date received 22/11/2019 11:27:45 AM  
Submission #279

### Address for service:

No.4 District Federation of New Zealand Football T/A Central Football Incorporated - John McGifford / 280  
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Wishes to be heard? Yes  
Is willing to present a joint case? Yes

### Proposed District Plan Submissions

- Could you gain an advantage in trade competition in making this submission?  
- No
- Are you directly affected by an effect of the subject matter of the submission that  
(a) adversely affects the environment; and  
(b) does not relate to trade competition or the effects of trade competition  
- No

### Submission points

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#### Point 279.1

#### Submission

Central Football own approximately 12 ha of land virtually on the corner of Airport Drive and Devon Road. Access to the property is currently through a neighbouring property of 32 Airport Drive although a new access will be enabled through the construction of the roading corridor linking Airport Drive with De Havilland Road. Central Football purchased the land in 2017 after significant due diligence and expense, both at the time and ongoing, so as football facilities could be built on the site. This has been a long-term vision and focus by this organisation to provide better provision for our sport by providing quality facilities that meet the game's needs, which we feel are not been optimised with the current football facility provision in New Plymouth. As aforementioned there is a real need for this new facility for our sport and to get to where we are now has come at a significant cost. The policies as they apply in FUZ-P2 state that sport and recreation activities in the proposed designation of Special Purpose Zone/Future Urban Zone are "potentially incompatible" which in turn has the potential to prevent this much needed development going ahead at all. If that was the eventuality this would come at a significant cost to this organisation, with such cost having a significant impact from both a financial and development of our game perspective.

In closing Central Football oppose the proposed designation of the land if the policy, as written, has the potential to affect our development.

#### Relief sought

Central Football wish Council to give this organisation surety that our development will be able to proceed. Central Football would suggest that this could come by at least one of two ways, or a combination of both, being:

1. Alteration of the policy so as sports and recreation activities are not "potentially incompatible".
2. That, if needed, a future change of zoning would be permitted which would allow Central Football's development.

Although not proceeding is not considered by Central Football as an option in the event of that being a reality because of the proposed zoning designation that Council commit to compensating Central Football for costs incurred by the organisation in the planning of the development.

**Section:** FUZ - Future Urban Zone  
**Sub-section:** Policies

**Provision****FUZ-P2**

Manage activities that may be potentially incompatible with the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes and ensure it is appropriate for such activities to establish in the Future Urban Zone, having regard to whether:

1. the activity will limit, restrict or constrain permitted or existing lawfully established activities and/or the ability to develop and use the Future Urban Zone for the planned urban growth purposes;
2. the purpose of the activity is compatible with and/or will support the needs of existing activities and future urban activities in the area the activity is located within;
3. any potential conflict between activities can be appropriately managed as the area transitions to an urban area in the future;
4. the activity will compromise the provision of connected transport networks that allow ease of movement within, to and from the Future Urban Zone;
5. the activity will affect the ability to provide adequate, coordinated and integrated infrastructure to meet the immediate and future needs of the Future Urban Zone area that the activity is located within.

Potentially incompatible activities include:

1. large lot rural subdivision;
2. community facilities;
3. camping grounds; and
4. sport and recreation activities.