

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 1:29:20 PM
Submission #298

Address for service:

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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

Point 298.1

Submission

I support the development of stage 2 and 3 of Area Q

Relief sought

Retain

Section: DEV1 - Bell Block Area Q Structure Plan Development

Sub-section: Overview

Provision

General

Point 298.2

Submission

Support the development of Stage 2 and stage 3 of Area Q.

Relief sought

Retain in full

Section: DEV1 - Bell Block Area Q Structure Plan Development

Sub-section: Objectives

Provision

DEV1-01 Urban development is enabled within the Bell Block Area Q Structure Plan Development Area, provided it occurs in accordance with the Structure Plan for the area.

Point 298.3

Submission

Support residential activities within stage 2 and 3 of Area Q

Relief sought

Retain

Section: DEV1 - Bell Block Area Q Structure Plan Development

Sub-section: Objectives

Provision

DEV1-O3 Activities within and adjacent to the Development Area do not compromise the ability to develop the area in accordance with the Bell Block Area Q Structure Plan Development Area.

Point 298.4**Submission**

Support this provision. Rules need to ensure that underlying zone activities are permitted.

Relief sought

Retain

Section: DEV1 - Bell Block Area Q Structure Plan Development

Sub-section: Policies

Provision

DEV1-P1 Allow activities that are permitted in the underlying zone and in accordance with the Bell Block Area Q Structure Plan.

Point 298.5**Submission**

Support limited access once roading development progresses through Area Q

Relief sought

Retain

Section: DEV1 - Bell Block Area Q Structure Plan Development

Sub-section: Policies

Provision

DEV1-P3 Manage the number and location of vehicle access points onto Airport Drive and Devon Road (SH3) within the Bell Block Area Q Structure Plan Development Area to ensure:

1. new vehicle access points to Airport Drive south of Parklands Avenue are appropriately managed to ensure the safety and efficiency and the sustainable management of the road network;
 2. new vehicle access points to Airport Drive north of Parklands Avenue are avoided as far as practicable;
 3. existing vehicle access points to Devon Road (SH3) are closed where alternative road access is available upon significant redevelopment of the properties identified as SH3 restricted access along Devon Road; and
 4. new roads are developed in general accordance with the Bell Block Area Q Structure Plan Development Area.
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Point 298.6**Submission**

we hold an approved subdivision consent for our land within stage 2 and we want to ensure this can proceed.

Relief sought

retain

Section: DEV1 - Bell Block Area Q Structure Plan Development

Sub-section: Rules

Provision

DEV1-R1 All activities undertaken pursuant to any subdivision consent approved in accordance with the Bell Block Area Q Structure Plan Development Area

Activity status: PER

Activity status where compliance not achieved: DIS

Where:

1. the activities are in accordance with the Bell Block Area Q Structure Plan Development Area.

Point 298.7

Submission

residential subdivision and or residential development isnt defined and it isnt clear what is enabled on this land. We oppose the prohibited activity status

Relief sought

Amend to non-complying status to Stage 3E only and define what constitutes residential subdivision and or development.

Section: DEV1 - Bell Block Area Q Structure Plan Development

Sub-section: Rules

Provision

DEV1-R27 Residential subdivision and/or residential development in accordance with the Bell Block Area Q Structure Plan Development Area and the Residential Zone Rules

Activity status: PR

Activity status where compliance not achieved: N/A

1. The activities occur before Area R (FUZ) has been rezoned to an urban zone through a statutory plan change process and released upon completion of the realignment of Airport Drive.

This rule does not apply:

1. Once Area R (FUZ) has been rezoned to an urban zone through a plan change process and the realignment of Airport Drive has been completed, at which time Stage 3E shall be treated in the same way as Stage 1 and the rules for Stage 1 will apply.

Point 298.8

Submission

Support the retention of this provision but it needs to provide consideration for multiple accesses, being potentially Parklands Avenue extension and other future extensions.

Relief sought

Retain and add an additional provision that allows secondary access onto Wills Road also

Section: DEV1 - Bell Block Area Q Structure Plan Development

Sub-section: Rules

Provision

DEV1-R9 Activities, excluding subdivision, undertaken in accordance with the Bell Block Area Q Structure Plan Development Area that are permitted activities in Stage 1

Activity status: PER

Activity status where compliance not achieved:

Where:

1. the number of roading accesses is restricted but can be obtained to Wills Road over the Waitaha Stream through the extension of Parklands Avenue.

DIS

Where:

1. access is not obtained from Airport Drive (unless DEV1-R14 applies).

This rule does not apply:

1. Once Stage 3E is released, at which time Stage 2 shall be treated in the same way as Stage 1 and the rules for Stage 1 will apply to the Stage 2 area.

NC

Where:

1. access is obtained from Airport Drive (unless DEV1-R14 applies)

Point 298.9

Submission

Support provision but would like to see a secondary access provisions as per earlier submission point for Rule DEV1- R9

Relief sought

As per rule Dev1-R9

Section: DEV1 - Bell Block Area Q Structure Plan Developmen

Sub-section: Rules

Provision

DEV1-R10 Activities, excluding subdivision, undertaken in accordance with the Bell Block Area Q Structure Plan Development Area that are controlled activities in Stage 1

Activity status: CON

Where:

1. the number of roading accesses is restricted but can be obtained to Wills Road over the Waitaha Stream through the extension of Parklands Avenue.

DIS

Where:

1. access is not obtained from Airport Drive (unless DEV1-R14 applies).

This rule does not apply:

1. Once Stage 3E is released, at which time Stage 2 shall be treated in the same way as Stage 1 and the rules for Stage 1 apply to the Stage 2 Area.

NC

Where:

1. access is obtained from Airport Drive (unless DEV1-R14 applies).

Point 298.10

Submission

Support permitted standard for erecting buildings in Stage 3E.

Relief sought

Retain in full

Section: DEV1 - Bell Block Area Q Structure Plan Developmen

Sub-section: Rules

Provision

DEV1-R17 Erection of building and structures

Activity status: PER**Activity status where compliance not achieved: DIS**

Where:

1. an alternative access to SH3 exists, provided the vehicle access point is internal to Area Q and any existing vehicle access point to SH3 is closed.
2. the building is located greater than 80m away from the edge of the SH3 carriageway.
3. for any habitable building to be located within the New Plymouth Airport 50dBLdn contour, provided NOISE-S4 is complied with.