

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 3:55:44 PM
Submission #315

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 315.1

Submission

22 November 2019

Submission on:

The Proposed New Plymouth District Plan

Submission by: Kasey Bellamy – Bland & Jackson Surveyors Ltd (BJSL) on behalf of Tama Trust Ltd

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- BJSL wish to be heard in support of their submission
- If others make a similar submission, BJSL will consider presenting a joint case with them at a hearing

- BJSL cannot gain an advantage in trade competition through this submission

1.1 My submission: Remove part of the designation from the property

The New Plymouth District Council recently reviewed its District Plan (2005) and has released a Proposed District Plan which was publicly notified on the 23rd September 2019.

The client owns the property at 46 Airport Drive, Bell Block.

Under the Operative District Plan the property is in the Rural Environment Area and is affected by the 'Future Urban Development' (FUD) overlay. An indicative road also overlays the west side of the site, near Airport Drive. This intends to realign Airport Drive to the intersection of De Havilland Drive and State Highway 3.

Under the Proposed District Plan, the property is in the Future Urban Zone – which is now a Special Purpose Zone. The indicative road as shown on the Operative District Plan map continues to overlay the site. In addition, the indicative road as originally shown on the Operative District Plan maps has been designated for the purpose of providing for the Airport Drive realignment (Designation 160). A new road, not previously marked on District Plan maps, now crosses the subject site. It too has been designated (Designation 160) to provide a link road to serve the land east of Airport Drive ('Area R') which has been earmarked for future urban development.

The New Plymouth District Council applied for a Notice of Requirement (NOR) in July 2019 to designate the area of the proposed realignment of Airport Drive. An Assessment of Environmental Effects (AEE) accompanied the NOR. Designation 160 was subsequently confirmed and has been included in the Proposed District Plan.

The Council has for some time been in discussions with landowners directly affected by the Airport Drive realignment. Several different options for the realignment were examined, with the alignment as shown on the Proposed District Plan maps being the 'preferred option'. This facilitated the outright purchase of two properties (34 & 52 Airport Drive) in order to avoid the adverse effects of the new realignment as it would be difficult to provide mitigation for these properties.

The property at 46 Airport Drive will lose its existing frontage to Airport Drive and will be bisected by the new road proposed to serve the land to the east ('Area R'). This effectively divides the property in two. With the new link road effectively dividing the property in two, the designation has a significant impact on the client's property.

The development of 'Area R' land is currently undetermined (NOR AEE – p. 4). Therefore, designating a link road through to 'Area R' through the subject site seems unnecessary at this point in time. Accordingly, this submission seeks to remove the 'Area R' link road from Designation 160 and remove this part of the designation from the subject site.

Once the realignment of Airport Drive takes place, 'Area R' can be rezoned, and the remainder of Area Q developed for residential purposes. It is considered that the location of the link road through to 'Area R' would be better determined at this point in time.

The intent of the link road is to ensure that access can be provided to 'Area R' once it is ready for development. The designation is not considered necessary to achieve this purpose. Instead it is considered that the rules for the 'Future Urban Zone' should adequately protect the subject site and ensure that the land is used for its intended purpose, whilst activities that could compromise its future intended use would be avoided.

An anticipated land use to establish within 'Area R' is the development of football facilities by 'Central Football'. The link road

has been designed to accommodate this anticipated development. However, our understanding is that no resource consent applications have been lodged for the Central Football venture and given the financial uncertainty and other troubles facing the organisation, the venture may not even go ahead. Thus, this should not have influenced the determination of the location of the link road.

Relief sought

1.2 Recommendation: Remove part of the designation from the property

Remove the 'Area R' link road part of Designation 160 from the subject site (refer Figure 1).

Section: NPDC - New Plymouth District Council

Sub-section: Designations

Provision

General

