



Statement of Proposal

Draft Future Development Strategy

for Ngāmotu New Plymouth

March 2024



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

Introduction

Legal requirements

A draft Future Development Strategy for Ngāmotu New Plymouth (the FDS) has been prepared by the Taranaki Regional Council and the New Plymouth District Council (the Councils).

Its purpose is to set out the strategic framework for providing urban growth and give direction to the community about where new homes and businesses will be located to meet the growth needs of the New Plymouth District over the next 30 years.

Quick Facts:



- New Plymouth district's current population is around 89,000. By 2034 our projected population will be approximately 98,800 and by 2054, this will be approximately 110,400 people living here.



- On average we will need an additional 368 houses per year over the next 30 years to meet the projected rates of growth.



- The demographics making up our population is changing. As a district we are getting older and becoming enriched by a variety of cultures and households, each with unique lifestyle needs.



- We need a variety of housing to cater for both smaller single-person and couple only households and larger households requiring intergenerational living arrangements.



- Affordable, healthy long-term rental options and the need to increase the proportion of accessible housing for disabled people, lower cost accommodation and social housing are also important.



- We have a good supply of business zoned land in the district: 44 hectares of retail and commercial land and 163 hectares of Industrial land.

The Government introduced the National Policy Statement on Urban Development 2020 (NPS-UD) in August 2020 (updated 2022).

The NPS-UD outlines the requirements for what an FDS must show and be informed by. It states that the purpose of the FDS is to promote long-term strategic planning by setting out how the Councils intend to:

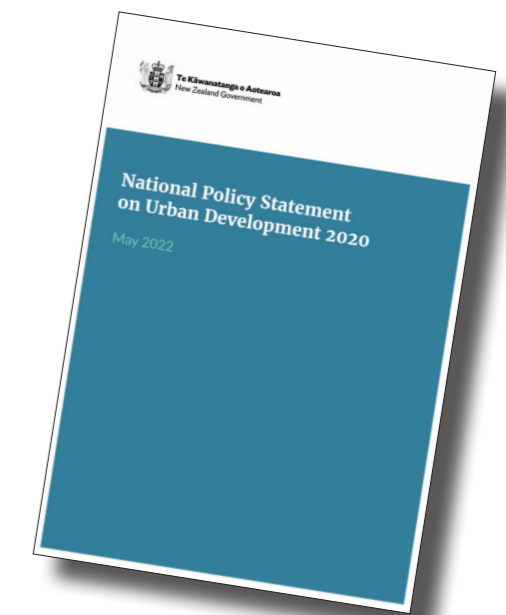
- Achieve well-functioning urban environments in their existing and future urban areas.
- Provide at least sufficient development capacity over the next 30 years to meet expected demand.
- Assist with the integration of planning decisions under the Resource Management Act (RMA) with infrastructure planning and funding decisions.

To achieve a well-functioning urban environment, the NPS-UD requires that a FDS:

- Provides for a variety of homes that meet local needs and enable Māori to express their cultural traditions and norms.
- Provides a variety of land suitable for local business needs.
- Enables good accessibility for all people between housing, jobs, community services and open spaces, including by public or active transport.
- Supports the competitive operation of land and development markets.
- Supports reductions in greenhouse gas emissions.
- Necessitates being resilient to the current and future effects of climate change.

Both Taranaki Regional Council (TRC) and the New Plymouth District Council (NPDC) have a statutory responsibility as Tier 2 local authorities to develop and implement an FDS for the New Plymouth District. The other districts of this region are designated as Tier 3 local authorities and therefore do not have the same requirements to implement an FDS under the NPS-UD.

Importantly, the Councils must have regard to the FDS when preparing or changing RMA planning documents. In addition, the mandate for collaboration efforts is intended to ensure that both Council's Long-Term Plans (LTPs), along with other plans and strategies developed under the Local Government Act, support a coordinated and integrated approach to shaping growth and development across the New Plymouth district.



Pre-draft engagement and consultation undertaken

Led by NPDC, the Councils have been undertaking various pre-draft engagement sessions which have informed the draft FDS.

Aided by a pre-draft information booklet, online survey, workshops and one-on-one meetings, this engagement has involved:

Ngā Kaitiaki Roopū

The NPS-UD requires that a FDS include “a clear statement of hapū and iwi values and aspirations for urban development” and that it be informed by “Māori, and in particular tangata whenua, values and aspirations for urban development”. Noting these requirements, NPDC Council officers have met with NPDC’s Ngā Kaitiaki hapū and iwi resource management working group to discuss the strategic role of the FDS, the inclusion of the tangata whenua, values and aspirations statements and how and where the district will grow in the future.

The Ngā Kaitiaki Roopū have put together a set of draft hapū and iwi values and aspirations for urban development that have been included in this draft FDS. These statements will continue to be refined through the submission and hearing process.

Other matters raised by this group include:

- Housing choice – the need for both smaller whare and larger sites containing multiple whare for intergenerational living;
- The need for whānau to live in places that they are traditionally associated with;
- Housing affordability – places to rent and to buy;

- Infrastructure needs to be in place or upgraded before growth occurs; and
- Urban form must not degrade the natural environment.

Development and technical professionals’ sector

Through a combination of an information sharing and workshop session, online survey and in person meetings the Councils have engaged with this sector to identify which areas should be prioritised to cater for short, medium and long term growth, as well as additional areas that might be worthy of consideration. Importantly, this has helped identify what opportunities and constraints the Councils should be aware of for each growth area based on local knowledge of ‘people on the ground’ in the district.

Views from the group were mixed, but can be summarised as follows:

- General support for the locations identified for growth, but additional areas of residentially zoned greenfield land should also be provided;
- Some land currently contained within the Future Urban Zone should be brought forward and form part of the district’s short-term residential growth (e.g. Lower Smart Road);
- Constraints and impediments to development need to be understood and resolved early, so that development can occur;

- There needs to be a clearer understanding of tangata whenua’s relationship with areas proposed for growth;
- Strategic funding of key infrastructure needs to be linked to priority planning outcomes;
- Prioritise spatial planning within urban spaces to enable and encourage intensified land. Moturoa and land surrounding the Base Hospital were identified as having potential;
- NPDC needs to better understand landowner intentions and prioritise areas with a known desire from landowners to develop and add sections/housing to the market; and
- The necessity for an ongoing and positive working relationship between the Councils and the development sector.

The Councils have looked at the additional areas of greenfield land nominated by this group for potential urban development. As a result, the draft FDS has identified additional areas that may be suitable for both infill and greenfield development but would need further investigation before forming part of a future FDS growth response.

Infrastructure providers and government organisations

The feedback received from infrastructure providers and government organisations has emphasised the importance of making use of existing urban areas and/infrastructure, whilst avoiding ad-hoc development in disconnected/ isolated locations. They agree that growth should be accessible to existing centres, amenities, schools, employment and open space reserve areas. Public transport options also need to be taken into account.

The information gained from this pre-draft engagement has helped inform the development of the draft FDS.



The draft FDS is guided by the following outcomes that set out how we want to provide for growth. These have been informed by our understanding of national policy direction, hapū and iwi development aspirations, and community and stakeholder views.

FDS OUTCOMES	
CHOICE	A variety of housing types, sizes and tenures, including papakāinga, are available across the district in quality living environments to meet the community's diverse cultural, social and economic housing and well-being needs.
CAPACITY	There is sufficient capacity available to meet the short, medium, and long-term housing and business demands of the district.
INFRASTRUCTURE	New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.
EMISSIONS	Urban form supports reductions in greenhouse gas emissions.
CENTRES	The district has a hierarchy of vibrant and viable centres that are the location for shopping, leisure, cultural, entertainment, residential and social interaction experiences and provide for the community's employment and economic needs.
ACCESS	The district develops as a compact urban environment, where people can access jobs, services, education and open space.
ENVIRONMENT	Urban environments are designed to integrate and enhance natural features and minimise environmental impacts.
RESILIENCE	The urban environment is resilient to the likely current and future effects of natural hazards including climate change.
TANGATA WHENUA	Urban development and form recognises and provides for the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance.
HIGHLY PRODUCTIVE LAND	New Plymouth district's highly productive land is protected from inappropriate urban development. Urban rezoning of highly productive land is only appropriate where it is necessary to provide sufficient development capacity for housing and business land and there are no other reasonable and feasible options.

Constraints on Development

When considering future growth and development capacity, it is important to understand potential constraints on development. All land could contain factors that constrain development to some extent. While some constraints may make any form of development or growth inappropriate, many others can be overcome with specific consideration and design. This may require additional expertise to resolve issues, while enabling development to occur, albeit at extra cost. The extent to which land is constrained varies based on the quantity and type of constraint present. There are also some gaps in the information we have available on some constraints that may need to be explored in more detail through pre-development scoping work (e.g. mapped wetlands).

In developing the draft FDS, we have identified the following main types of constraints that may influence the suitability of land for urban development:

-  **Highly productive land**
-  **Hazards and risks**
-  **Scheduled features and protected land**
-  **Infrastructure**
-  **Reverse sensitivity**

Spatial Scenario Testing

To achieve a well-functioning urban environment, the NPS-UD requires that an FDS provides for a variety of homes that meet local needs, as well as a variety of land suitable for local business needs.

Economic analysis undertaken as part of the PDP process indicates that the district has sufficient commercial and industrial zoned capacity to accommodate future business land demand over the long-term. Given future business growth of the district is well catered for (including an element of spare capacity), we primarily have looked at the alternative ways in which residential growth in the district can be delivered in the long term.

We have identified, analysed and discounted a number of different spatial scenarios including further intensification of existing PDP Medium Density Residential Zones; rezoning PDP Rural Lifestyle Zone to General Residential Zone; intensification of rural land; and dispersed development (market led in all zones).

The three scenarios that advanced to detailed testing (included testing the advantages and disadvantages of each scenario) are described on the following pages:

Spatial Scenario Testing

SPATIAL SCENARIO 1: Urban Intensification Focus

This scenario has examined providing for future residential growth in existing urban areas largely through intensification. This scenario would ‘upzone’ land in New Plymouth, Bell Block and Waitara from General Residential Zone to Medium Density Residential Zone. It would also remove the Future Urban Zone from the growth strategy.

SPATIAL SCENARIO 2: Greenfield Focus

This scenario has explored providing residential growth within new residentially zoned greenfield land and Future Urban Zones. This scenario would increase the amount of residential land in the district by rezoning land from Rural Production Zone to General Residential Zone. It would also reinstate the PDP Medium Residential Zone (as notified 2019) and rezone 150ha of PDP-AV (Proposed District Plan Appeals Version 2023) Medium Density Residential zoned land back to General Residential Zone.

SPATIAL SCENARIO 3: Balanced Focus

This scenario has explored providing residential growth via infill development and medium density developments using existing suburban areas, undeveloped residentially zoned greenfield land; Future Urban Zoned land and; new areas for intensification and greenfield urban development.

Using areas identified by the development and technical professionals community as part of the pre-draft consultation on this draft FDS, we have tested the suitability of the following areas for growth: Carrington North, Carrington South, Bell Block North, Bell Block South, Inglewood South-West, Inglewood South-East, Waitara West, Waitara South-West, Waitara South-East, Lepperton South-West, Lepperton South-East and Urenui West

The draft FDS is supported by a Technical Document that contains detailed background information that has informed this draft FDS.

The key findings from this exercise were:

- The urban intensification Scenario 1 is the most favourable when assessed against the draft FDS outcomes, however this approach alone does not provide housing choice (e.g. a variety of houses in different locations which cater for the living requirements of both smaller and larger households).
- Infrastructure and reverse sensitivity constraints are also considerations in Scenario 2, particularly when considering the high cost of servicing greenfield areas with infrastructure.
- Both Scenario 1 and 2 carry social, infrastructure and cultural impact implications that would require significant reprioritisation for infrastructure providers and additional engagement processes.
- Some of the new areas for intensification considered under Scenario 1 have merit. Further investigation is required to better

understand the desirability of rezoning all or part of Upper Westown, Brooklands, Bell Block, Blagdon and Frankleigh Park from General Residential Zone to Medium Density Residential Zone. More in-depth economic and infrastructure modelling is also required.

- While some greenfield rural areas considered under Scenario 2 offer connectivity benefits, almost all areas of greenfield rural land are not favourable for urban development due to being identified as highly productive land. Given the PDP has land zoned for residential and business needs for the next 30 years, rezoning of further greenfield rural land cannot be justified without further investigation at this point in time. The only areas in Scenario 2 that are not identified as highly productive land are Carrington North and Carrington South. These greenfield rural areas show potential but further feasibility analysis is required to understand any reverse sensitivity impacts on the national grid, as well as factors like slope, three water infrastructure and potential yield considerations.
- Other greenfield rural areas (that are identified as highly productive land) in Scenario 2 may warrant further investigation for long term growth potential, subject to further strategic planning processes, monitoring and review of land supply.

While both Scenario 1 and 2 have their advantages and disadvantages, neither is appropriate as a stand-alone solution. Notable constraints include the ability to provide housing choice, the presence of highly productive land, and infrastructure requirements. Rather than directing growth into one scenario, a balanced approach (Scenario 3) is our preferred option.

PREFERRED SPATIAL SCENARIO: Scenario 3 – Balanced Focus

Scenario 3 is the Councils preferred scenario for managing future growth and the development capacity required to meet community needs. It will provide opportunities for intensification and all the benefits associated with this approach, while also allowing for flexibility and choice in the market through greenfield development.

This means enabling intensification in appropriate locations near amenities, along key transport routes etc while providing greenfield expansion in a staged way which can be efficiently serviced by infrastructure.

Scenario 3 promotes:

-  More intensive housing concentrated in and around the city centre, town centres, local centres, and key transport routes and amenities.
-  More infill housing development located throughout the district.
-  Greenfield residential development on undeveloped residential land and new residential communities on the fringes of existing urban environments.
-  The consolidation of commercial, community and industrial activities within existing commercial and industrial areas.

Scenario 3 also supports the idea that new areas could be considered for intensification and greenfield urban development in the future depending on the results of ongoing monitoring of our residential land supply and demand.

What are we proposing?

What will this look like?

Residential Growth Spatial Response

Residential growth will be provided through a combination of suburban infill, undeveloped PDP-zoned residential land, Structure Plan Development Areas, and Future Urban Zone land. There is also substantial scope for residential living in the city centre, town centres and local centres.

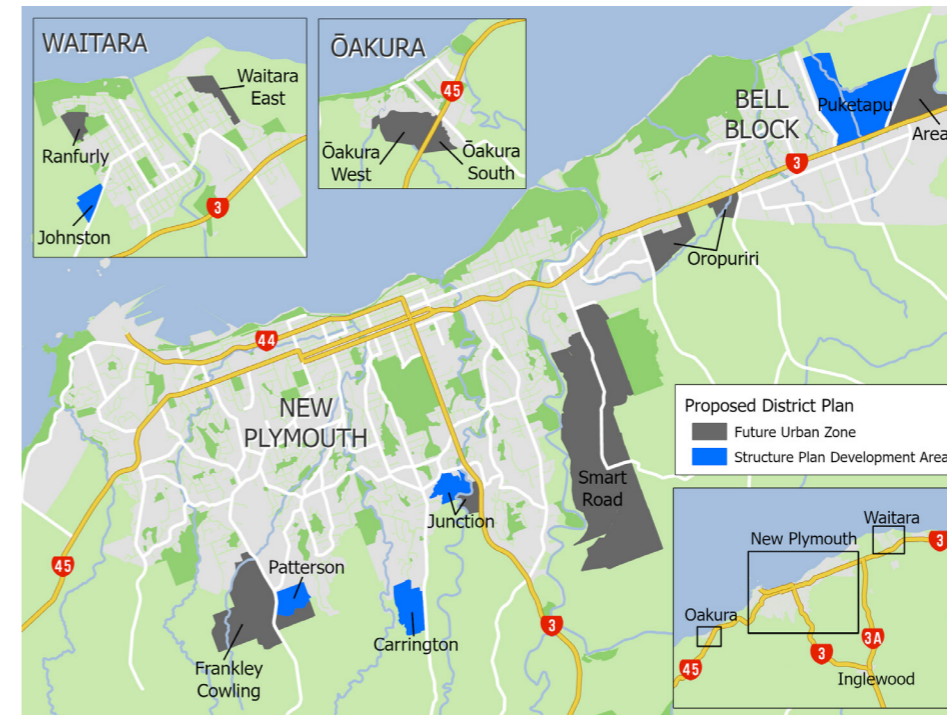
The Future Urban Zones will provide for long-term growth. Additionally, infill and undeveloped residential land will provide some of the long-term growth supply.

The diagram below shows the distribution of growth locations across the timeframes (short-term (1-3 years), medium-term (3-10 years) and long-term growth (10-30 years)).

The five PDP Structure Plan Development Areas will provide for residential development in the short to medium term.

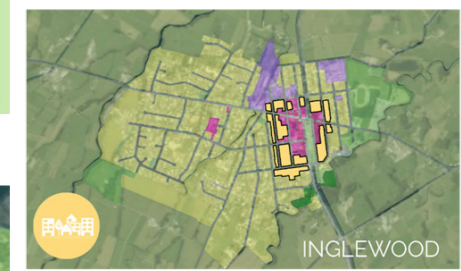
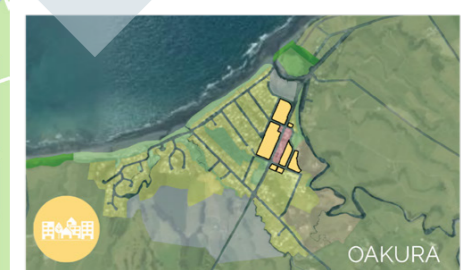


A compact city footprint offers a range of benefits for people, including easier access to goods and services, greater housing choices, and lower long term infrastructure costs. It also provides more opportunities to move towards a more carbon neutral urban environment, while protecting productive land.



Future Urban Zones and Structure Plan Development Areas

Areas of Medium Density Residential zoning



What capacity will this provide?

What will this look like?

Business Growth Spatial Response

A key part of our growth strategy will be to make use of our existing business land by reinforcing the role and function of our existing city, town and local centres, along with commercial and industrial areas, all of which are located near key transport routes. This includes:

- A hierarchy of the existing centres:
 - New Plymouth City Centre
 - Waitara, Inglewood and Fitzroy Town Centres
 - Local Centres are made up of rural service centres, village centres, suburban shopping centres and neighbourhood shops.
- Mixed-Use land primarily located in New Plymouth.
- A Large Format Retail Zone located in Waiwhakaiho, New Plymouth.

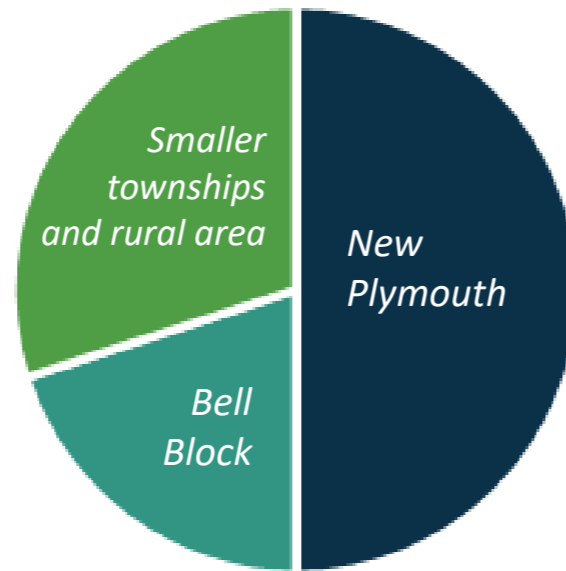
Industrial land in the district is located at Glen Avon, Bell Block, Paraite, and around Port Taranaki. There is also General Industrial zoned land in Waitara, Inglewood and Egmont Village, as well as some smaller industrial areas in suburban New Plymouth.

What capacity will this provide?

Residential land

The draft FDS provides potential capacity for about 11,355 new houses in and around the New Plymouth District, this is slightly more than the projected demand of 11,027 New Plymouth district is required to accommodate this demand over the next 30 years (by the end of 2054).

We estimate that the draft FDS will provide capacity for new houses across New Plymouth as follows:



Over the last five years, around 50% of all new dwellings were in residential areas of New Plymouth, with an additional 20% in the Bell Block Residential area. The remaining 30% are either in the residential areas of our smaller townships or the rural area.

Bell Block is expected to continue to have a high number of consents in the short term to medium term, with the development of the Puketapu Structure Plan Development Area and a large proportion of undeveloped residential land.

Historically NPDC has seen a high proportion of consents in Rural Production Zone. However, policy changes to the Proposed New Plymouth District Plan aim to decrease the number of applications in the rural environment (short to medium term) along with the zoning to Rural Lifestyle Zone.



Residential capacity distribution

	SHORT TERM	MEDIUM TERM	LONG TERM
NEW PLYMOUTH	46%	51%	69%
BELL BLOCK	28%	19%	8%
WAITARA	7%	8%	6%
OAKURA	4%	5%	6%
INGLEWOOD	3%	4%	3%
RURAL	12%	13%	9%

Business land



Most of the district's long-term capacity designated for retail and commercial use is in the city centre and the adjacent Mixed Use Zone. The overall potential plan-enabled, feasible, and suitable for development capacity amounts to 44.3 hectares.

In the short to medium term, the current potential capacity for industrial land in the district is met by the existing vacant industrial land, totaling 163 hectares. To ensure sufficient capacity for long-term demands, NPDC has identified the Oropuriri FUZ, encompassing 44 hectares, as the designated area for future industrial development.

Planning for and provision of infrastructure

Clearly understanding and planning the timing of delivery for key infrastructure projects to support urban growth is essential. The lead in times relating to investigation, design and delivery for these pieces of work all require considerable time. It is also not financially viable to deliver these projects at the same time.

As such, the Councils and other network utility providers need to carefully consider how and when to fund and deliver infrastructure to enable growth and development in a cost-effective and efficient way. This means looking after our existing infrastructure networks through operational expenditure (i.e. maintenance and upgrades) and providing new infrastructure networks and services (i.e. capital expenditure/new builds).

In terms of residential growth, the infrastructure required to realise the development potential within areas proposed for intensification and undeveloped residential land varies significantly across the district.

Additionally, water modelling conducted by NPDC has identified specific issues associated with servicing some Medium Density Residential areas. However, these known issues generally have solutions available which are budgeted for through NPDC's LTP.

In relation to undeveloped residential land, of particular note are:

- Upgrades to the Waitara and Inglewood water and sewer networks are planned and have funding allocated through NPDC's LTP.
- Puketapu Structure Plan Development Area projects include:
 - Parklands Ave Extension Sewer
 - Water supply upgrades
 - Construction of stormwater assets – Phase 1 and Phase 2
 - Construction of transport infrastructure
 - Parklands Ave extension
 - Airport Drive round-about, shared pathway along the Waitaha Stream and constructing a bridge, two underpasses and a bridge over the Waitaha Stream.

Implementation

The draft FDS is a long-term strategic document that takes a 30-year horizon for growth and development, and it cannot be delivered all at once. To achieve the FDS outcomes and implement the growth strategy, we need to take actions over a long period of time. The timing and staging of development are key components of implementation. We have developed a draft Implementation plan as part of the FDS attached to this Statement of Proposal that prioritises actions over the short, medium and long term.

The draft FDS is intended to provide direction, give confidence to, and help our partners to play their part in the growth and development of our urban areas. The draft FDS will not be delivered by the Councils alone and the delivery of many of the actions will require wider engagement through other processes. The Councils will need to partner with iwi and hapū, the Government, non-government organisations, businesses and community groups to achieve positive growth.



Analysis of Options

We have identified three reasonably practicable options for consideration:

Option 1: Scenario with an Urban Intensification Focus -

- Intensification through infill development in PDP-AV General Residential Zone and comprehensive development in PDP-AV Medium Density Residential Zone.
- Rezone some of General Residential Zone to Medium Density Residential Zone in New Plymouth, Waitara and Bell Block.
- Develop all PDP-AV General Residential Zone Structure Plan Development Areas (short term).
- Rezone all PDP-AV Future Urban Zones back to Rural Production Zone.
- Business land would be accommodated within existing PDP Commercial, Industrial Zones and Future Urban Zones.

+ Advantages:

- Existing infrastructure is in place or for Structure Plan Development Areas NPDC has a programme of work to provide infrastructure within the next ten years;
- Increased opportunities for infill development capacity in the short to medium term;
- Accessibility and a reduction in the vehicle kilometres travelled;
- Reduced urban sprawl;
- Retention of highly productive land; and
- Uses existing business land and reinforces the role and function of our existing city, town and local centres, along with commercial and industrial areas.

- Disadvantages:

- Not likely to provide sufficient housing capacity;
- Does not provide for housing choice over the long-term (may lead to an oversupply of semi-detached and apartments and not provide enough stand-alone dwellings to meet demand);
- Smaller lot sizes may compromise ability to provide infill and inter-generational living arrangements;
- Potential to result in higher residential land values;
- Not all new urban areas are easily accessible to existing centres, service amenities, schools, employment, open space reserve areas, etc. or serviced by regular public transport options;
- Existing infrastructure may need to be upgraded to cope with increased intensification;
- Relies on a high number of landowners doing infill development, which in the district is currently a less utilised model.

Option 2: Scenario with a Greenfield Focus -

- Develop all PDP-AV General Residential Zone Structure Plan Development Areas.
- Rezone all PDP-AV Future Urban Zones for residential use without structure planning and infrastructure in place.
- Reinstate Medium Density Residential Zone (as notified 2019) and rezone 150ha of PDP-AV Medium Density Residential zoned land back to General Residential Zone.
- Rezone rural zoned land suitable for greenfield development to General Residential Zone.
- Business land would be accommodated within existing PDP Commercial, Industrial Zones and Future Urban Zones.

+ Advantages:

- Provides sufficient housing capacity;
- Potential to reduce overall residential land values;
- Increased 'ease' of development i.e. familiarity for development community in this type of development model;
- Further land for large scale development models;
- Typology and locational choice;

- Disadvantages:

- Not all areas are easily accessible to existing centres, service amenities, schools, employment, open space reserve areas etc or currently serviced by regular public transport options and further sprawl may hamstring future provision;
- Reduction of feasibility rates for urban intensification given the perceived comparative ease and lower costs associated with greenfield development, meaning these development opportunities will typically be pursued first;

- Disadvantages:

- Would be inefficient in relation to providing affordable infrastructure. Council would need to extend and upgrade water and wastewater infrastructure and transport networks to Future Urban zoned land within the next ten years. Currently Council has only investigated and funded 3 water infrastructure for PDP-AV Structure Plan Development Areas which provide growth in the short to medium term (in the 10 years);
- Would not enable meaningful engagement and consultation with tangata whenua that is achieved through a structure planning process;
- Would encourage urban sprawl;
- Limits the ability to undertake necessary investigations that would ordinarily be part of a structure planning programme; and
- Reduction in land available for food production, economic gains from exports, employment opportunities and social wellbeing of rural communities.



Option 3: Scenario with a Balanced Focus (Preferred Approach)

- Intensification through infill development in PDP-AV General Residential Zone and comprehensive development in PDP-AV Medium Density Residential Zone.
- Develop all PDP-AV 2023 General Residential Zone Structure Plan Development Areas within the next 10 years (short to medium term).
- Rezone and structure plan all PDP-AV 2023 Future Urban Zones over 10-30 years (long term).
- Investigate rezoning new areas for Medium Density Residential Zone (intensification), and rezoning areas of Rural Production Zone land to General Residential Zone (greenfield).
- Business land would be accommodated within existing PDP Commercial, Industrial Zones and Future Urban Zones.

+ Advantages:

- Provides sufficient housing capacity;
- Potential to reduce overall residential land values;
- Increased certainty of growth accommodation;
- Provision of residential and business capacity required over the long-term;
- Existing infrastructure is in place in PDP Residential, Commercial and Industrial Zones;
- Increased opportunities for infill development capacity in the short to medium term;
- Increased flexibility in the market by providing for a range of housing types;
- Accessibility and a reduction in the vehicle kilometres travelled;
- Reduced urban sprawl;
- Retention of highly productive land;
- Further land for large scale development models;
- Typology and locational choice;
- Improved market competitiveness (as is directed by the NPS-UD);
- Staged development of Structure Plan Development Areas in the short/medium term and then FUZ land in the long-term enables the Councils to investigate and fund infrastructure for new growth in a timely manner;

- Structure planning of Future Urban Zoned land enables engagement and consultation with tangata whenua and for scheduled and non-scheduled values to be protected and managed; and
- Uses existing business land and reinforces the role and function of our existing city, town and local centres, along with commercial and industrial areas.

- Disadvantages:

- Reliance on existing or older infrastructure until such time as it is upgraded;
- Not all urban areas are easily accessible to existing centres, service amenities, schools, employment, open space reserve areas etc or serviced by regular public transport options;
- Reduction of feasibility rates for urban intensification given the perceived comparative ease and lower costs associated with greenfield development, meaning these development opportunities will typically be pursued first;
- Council would need to extend water and wastewater infrastructure to meet PDP subdivision requirements (i.e. all new allotments must be provided with a piped connection at the boundary to the Council's urban reticulated water and sewerage system); and
- Some urban sprawl.

Where can I get more information?

A copy of the draft FDS is included in this Statement of Proposal.

For more information about the draft FDS or the supporting Technical Document, visit NPDCs website: npdc.govt.nz/HaveYourSay or phone NPDC on 06-759 6060.

A copy of this document is available for viewing at the NPDC Civic Centre, Liardet Street, New Plymouth, TRC Council Offices, 47 Cloten Road, Stratford or library and service centres at Bell Block, Inglewood and Waitara.

Have your say

The draft Future Development Strategy is now open for public consultation. We want to hear your views on about where new homes and businesses will be located to meet the growth needs of the New Plymouth District over the next 30 years. Please take the time to get involved and have your say.

There are several ways you can have your say. You can submit the submission form on the next page or you can fill in your submission online. You will also get a chance to speak to your submission in person at a hearing which will be scheduled in April 2024, if you wish to be heard please indicate in your submission.

To get your submission to us, either:

Do it online: npdc.govt.nz/haveyoursay


Email it to: submissions@npdc.govt.nz

Post it to: Future Development Strategy, Reply Paid DX, DX Box NX10026, New Plymouth 4342

Deliver it to: NPDC Civic Centre, Liardet Street, New Plymouth, TRC Council Offices, 47 Cloten Road, Stratford, or to a library and service centre in Bell Block, Inglewood or Waitara.

Submissions close at 5pm, Monday 8 April 2024

Late submissions will not be accepted



The image shows a 'Draft Future Development Strategy Submission Form'. It includes fields for Name, Organisation, Address, Email, and Phone (Day). Below these fields is a question: 'Do you want to speak in support of your submission at an FDS hearing?' with 'Yes' and 'No' radio button options. A note states: '* we require either an address, email or phone to inform you about hearing times and decisions. If one of the boxes is not ticked, we'll assume you don't want to be heard.' The form also has a section for 'GENERAL COMMENTS' with three numbered questions: 1. 'What do you think about the draft FDS outcome statements?', 2. 'Can you think of any other outcome statements?', and 3. 'Do you have any other general comments about the draft FDS?'. The NPDC logo is in the top right corner of the form.

Draft Future Development Strategy

Submission Form

Name:

Organisation:

Address:*

Email:*

Phone (Day):*

* we require either an address, email or phone to inform you about hearing times and decisions

Do you want to speak in support of your submission at an FDS hearing? Yes No

If one of the boxes is not ticked, we'll assume you don't want to be heard.

GENERAL COMMENTS

1. What do you think about the draft FDS outcome statements?

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2. Are there any other outcome statements that you think we should consider?

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3. What aspects of the draft FDS do you like and why?

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4. What aspects of the draft FDS do you not like and why?

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5. Do you have any other feedback about the draft FDS?

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Tell us what you think about our Residential Growth Spatial Response which is a staged approach combining both urban intensification and development of greenfield land.

6. Where would you like to see residential growth happening in the New Plymouth District over the next 30 years?

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7. What do you think about each of the scenario options for residential growth?

Option/Scenario 1 Urban Intensification Focus - Option/Scenario 2 Greenfield Focus - Option/Scenario 3 Balanced Focus (Preferred Approach)

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8. Are there other scenarios we should have considered for residential growth?

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9. Do you have any comments on which areas of future urban zoned land identified in the PDP should be developed first?

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10. Are there any important considerations relating to residential growth which we have missed?

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Tell us what you think about our Business Growth Spatial Response

11. Where and why would you like to see business growth happening in the New Plymouth District over the next 30 years?

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12. Are there any general comments you would like to make about business growth?

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Submissions close at 5pm, Monday 8 April 2024

Late submissions will not be accepted

All submissions (including your name, address and contact details) are provided to Council officers and elected members for the purpose of analysing feedback. Your personal information will also be used for the administration of the engagement and decision-making process. Submissions (with individuals names only) will be available online. If requested, submitter details may be released under the Local Government Official Information and Meetings Act 1987. If there are good reasons why your details and/or submission should be kept confidential please contact our Privacy Officer on 06-759 5688 or through enquiries@npdc.govt.nz

Thank you for your submission



February 2024