

FUTURE DEVELOPMENT SUBCOMMITTEE

File Reference: ECM 9259318

Meeting Date: 22 April 2024 at 9.00am

Venue: Plymouth Room, Liardet Street, New Plymouth

Members Present:

Mr Stephen Daysh (Chairperson), Ms Fern Brand (Ngā iwi o Taranaki), Cr David Bublitz (NPDC), Cr Amanda Clinton-Gohdes (NPDC), Cr Susan Hughes (TRC) and Cr Donald McIntyre (TRC)

Staff in Attendance:

New Plymouth District Council: Jacob Stenner, Christine Bromell and Miranda Petersen.

Taranaki Regional Council: Nick Bradley-Archer.

Other staff from both councils were present at different times during the course of the meeting.

Karakia

The hui opened with a karakia.

Future Development Strategy – Submission Report

ECM9234466 & ECM9236475

The purpose of this report was to present the Officers' report on submissions to the Draft Future Development Strategy for Ngāmotu New Plymouth.

Council Officers gave an introductory presentation (ECM 9251745).

The following submitters presented to the Subcommittee:

Day 1 – Monday 22 April 2024 Members Present:

1. Rosalie Kalin (R & R Kalin Partnership / Kalindale Builders Limited)
2. Pat Sole (Pat Sole Surveyors Limited) (ECM 9251836)
3. Rachael Cottam and Mark Bland (Meadow View Developments Limited)
4. Ben Ingram (Taranaki Housing Initiative Trust)
5. Reve Barnett and Campbell Mattson (CGR Developments Limited)
6. Russell Dempster, Cam Twigley and Darren Erb (Kiwi Trust (Tracey Dempster and Darren Erb))
7. Darelle Martin and Chris Herd (Chris Herd and companies (Chris Herd, Herd Properties Limited, Knight Group NZ Limited, Manor Property Limited and Egmont Valley Holdings Limited)
8. Darelle Martin (Craig Broomhall and Palmbrook Developments Limited)
9. Kathryn Hooper (Landpro Limited)
10. Sam Broadmore (Survey & Spatial New Zealand – Taranaki Branch) (ECM 9251841)

11. Juliet Johnson, Ann Johnson and Carl Johnson (Johnson Family)
(ECM 9251917 and 9251916)
12. Sarah Shand (Transpower (via Zoom))

The meeting adjourned at 4.10pm on Day 1.

DAY 2 – TUESDAY 23 APRIL 2024

The meeting reconvened at 9am.

Members Present:

Mr Stephen Daysh (Chairperson), Ms Fern Brand (Ngā iwi o Taranaki), Cr David Bublitz (NPDC), Cr Amanda Clinton-Gohdes (NPDC), Cr Susan Hughes (TRC) and Cr Donald McIntyre (TRC)

Staff in Attendance:

New Plymouth District Council: Jacob Stenner, Christine Bromell and Miranda Petersen.

Taranaki Regional Council: Nick Bradley-Archer.

Other staff from both councils were present at different times during the course of the meeting.

The following submitters presented to the Subcommittee:

13. Sean Zieltjes (Ngāti Tawhirikura Hapū)
14. Raukura Salisbury and Sean Zieltjes (Ngā Kaitiaki o Puketapu Hapū Trust)
15. Sean Zieltjes (Otaraua Hapū)
16. Natalie Klos and Sean Zieltjes (Ngāti Mutunga)
17. Julie Healey and Sean Zieltjes (Ngāti Te Whiti)
18. Oliver Boyd (Summerset Group Holdings Limited (via Zoom))

The meeting adjourned at 10.50 on Day 2.

DAY 3 – WEDNESDAY 24 APRIL 2024

The meeting reconvened at 9am.

Members Present:

Mr Stephen Daysh (Chairperson), Ms Fern Brand (Ngā iwi o Taranaki), Cr David Bublitz (NPDC), Cr Amanda Clinton-Gohdes (NPDC), Cr Susan Hughes (TRC) and Cr Donald McIntyre (TRC)

Staff in Attendance:

New Plymouth District Council: Jacob Stenner, Christine Bromell and Miranda Petersen.

Taranaki Regional Council: Nick Bradley-Archer.

Property Economics: Tim Heath

Other staff from both councils were present at different times during the course of the meeting.

The following submitters presented to the Subcommittee:

19. Ben Lawn, Luke Bunn and Mike McKie (Mike McKie (ECM 9251837))
20. Ben Lawn (Westown Agriculture Limited (Dave & Philippa Thomas - Thomas Family) (ECM 9251839))
21. Ben Lawn (Warren and Claire Bolton
22. Ben Lawn, Ben Hawke and Scott Grieve (GJ Gardner Homes Ltd (Ben Hawke – Franchise Owner) (ECM 9251840))
23. Ben Lawn (Luke Conroy (ECM 9251838))
24. Hywel Edwards (Hywel Edwards)

Council Officers provided a verbal summary of matters heard and responded to questions from Subcommittee members.

Subcommittee members directed Council Officers report back with additional information (as requested) on Friday 10 May 2024.

The meeting adjourned at 11.50am on Day 3.

DAY 4– FRIDAY 10 MAY 2024

The meeting reconvened at 10am.

Members Present:

Mr Stephen Daysh (Chairperson), Ms Fern Brand (Ngā iwi o Taranaki), Cr David Bublitz (NPDC), Cr Amanda Clinton-Gohdes (NPDC), Cr Susan Hughes (TRC) (from 11.50am) and Cr Donald McIntyre (TRC)

Staff in Attendance:

New Plymouth District Council: Jacob Stenner, Christine Bromell and Miranda Petersen.

Taranaki Regional Council: Nick Bradley-Archer.

Property Economics – Tim Heath and Stephen Ellis (both via Zoom)

Other staff from both councils were present at different times during the course of the meeting.

Apologies

FDS/2024/01

Future Development Strategy Subcommittee Resolution:

Mr Daysh)
Cr McIntyre)
That the apologies for lateness from Cr Hughes be accepted.

Carried

FUTURE DEVELOPMENT STRATEGY – PROPOSAL FOLLOWING HEARING OF SUBMISSIONS

FDS/2024/02

ECM9247533 and 9248107

The matter for consideration by the Council is a revised draft Future Development Strategy following the hearing of submissions.

Council Officers reported back to the Subcommittee on matters that had arisen during the hearing of submission and in response to questions raised by the Subcommittee (ECM9251744).

Future Development Strategy Subcommittee Resolution:

Cr Hughes)

Cr Clinton-Gohdes)

That having considered all matters raised in the report Council:

Note that the Future Development Strategy Subcommittee has received all the written, verbal and late submissions on the draft FDS and supporting information; and

- a) Adopt the Future Development Strategy 2024 - 2054 (including the tracked changes) as set out in Appendix 1(H) subject to the following changes:
 - i) Minor amendment to the 'Collaboration' Outcomes Statement.
 - ii) Addition of a new figure in Section 2.2 to show the relationship between the Ngāmotu Growth Advisory Panel and other forums.
 - iii) Minor amendment to 'Regular reporting to elected members' section to specify six-monthly reporting.
 - iv) Amendment to transport figure in Section 3.3 to include the FDS.
 - v) Removal of Section 4.2 'Pre-draft consultation', to be covered in FDS supporting technical document.
 - vi) Minor amendment to Section 4.7 'Preferred Spatial Scenario' in relation to the HBCA and Implementation Plan.
 - vii) Addition of a bullet point "Sufficient supply of land suitable for retirement living" under the list of growth opportunities the FDS promotes in Section 5.

- viii) Additional implementation wording to Large Format Retail Zone under 'Business Growth' section.
 - ix) Amendments to timings for feasibility, master planning and plan changes for Frankley/Cowley, Area R, Oakura South, Smart Road and Oropuriri in page 54 of the FDS and corresponding Implementation Plan item lines.
 - x) Addition of Master planning for Smart Road in page 56 of the FDS and corresponding Implementation Plan item line (as part of Bell Block Spatial Plan work, implemented 27/28 financial year).
 - xi) Additional wording to the capacity calculations in Section 5.1.
 - xii) Minor amendment to a Puketapu Structure Plan Development Area item in the Implementation Plan to investigate additional adjoining land for inclusion.
 - xiii) Minor amendment to FUZ – Frankly/Cowling in the Implementation Plan to investigate consideration of adjoining sites as part of feasibility work.
 - xiv) Minor amendment to Tangata Whenua section of the Implementation Plan to show as ongoing projects over short, medium and long term.
 - xv) Addition of 'Retirement investigation/collaboration' and 'Investigation of commercial land and land supply for LFR' as line item projects in the Implementation Plan.
 - xvi) Amend the timing of a future omnibus plan change and PDP Implementation Plan to the 25/26 financial year in the Implementation Plan.
- b) Adopt the Future Development Strategy 2024 Implementation Plan (including tracked changes and actions) as set out at the end of Appendix 1(H).

Carried

Hearing Administrator's note

The final version of the Future Development Strategy incorporating the changes outlined above is saved as ECM 9257509.

The hearing closed at 3.50pm on Day 4.