



Future Development Strategy for Ngāmotu New Plymouth

2024-2054

Implementation Plan



Te Kaunihera-ā-Rohe o Ngāmotu
**New Plymouth
District Council**

Introduction

What is the Future Development Strategy for Ngāmotu New Plymouth?

This Future Development Strategy for Ngāmotu New Plymouth (the FDS) has been prepared by Taranaki Regional Council and New Plymouth District Council (the Councils). Its purpose is to set out the strategic framework for providing for urban growth to meet the needs of New Plymouth district. It gives direction to the community about where new homes and businesses will be located. It describes the priority issues we need to start to address now, and the collective aspirations we have for the future of our urban areas.

This FDS is supported by a Technical Document that provides additional detail on the data and research that has been utilised to inform the FDS.

The Government introduced the National Policy Statement on Urban Development 2020 (NPS-UD) in August 2020 (updated 2022)¹. The NPS-UD outlines the requirements for what a 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; and
- 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; and
- Necessitates being resilient to the current and future effects of climate change.

For more information on the content requirements of a FDS refer to Section 2 of the Technical Document.

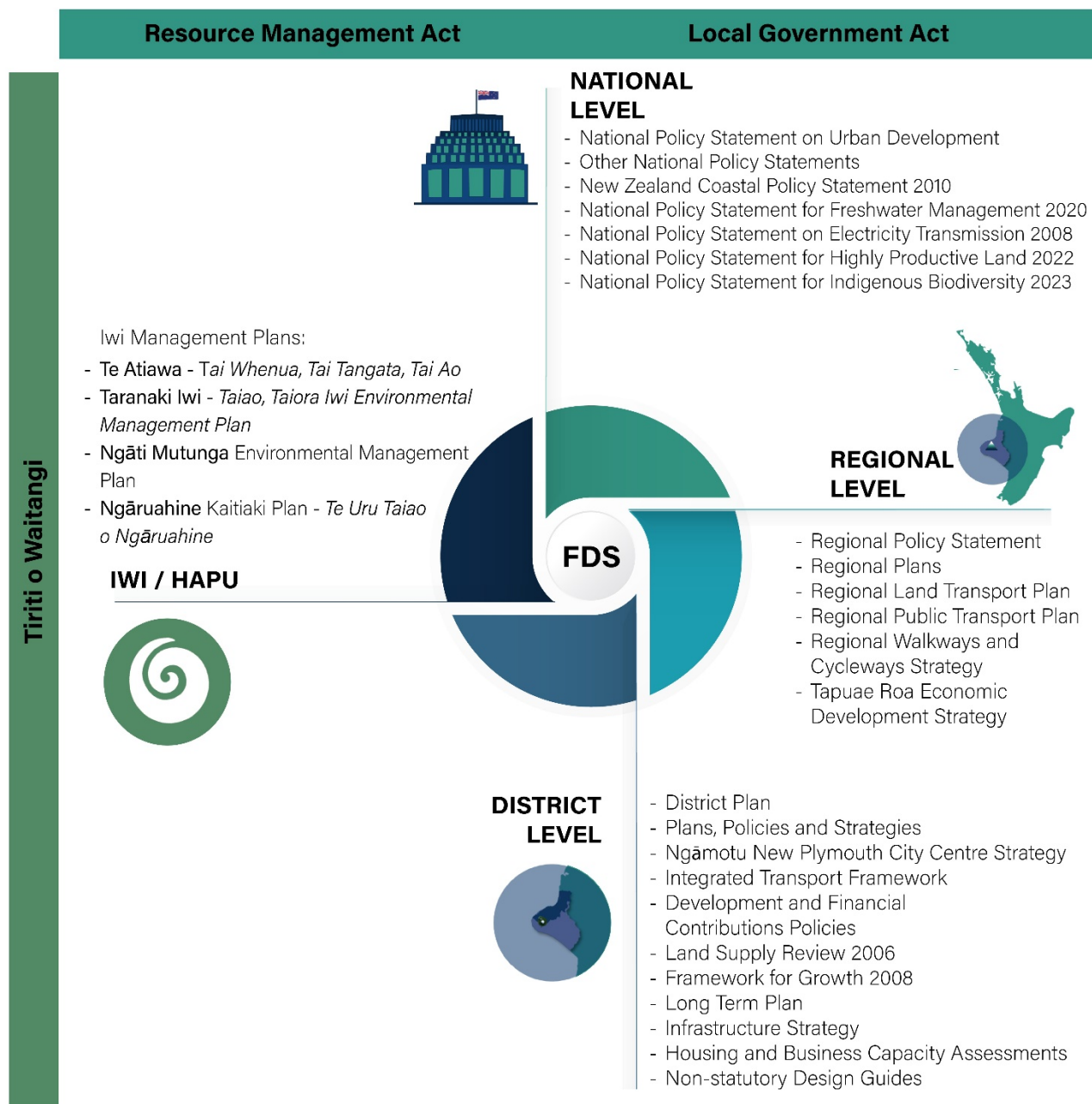
Policy framework - Where does the FDS fit?

The FDS sits within a framework informed by legislation, Government policy, regional and district strategies and plans, as well as the values and aspirations of tangata whenua and the local community.

¹ MfE, National Policy Statement on Urban Development 2020, (<https://environment.govt.nz/acts-and-regulations/national-policy-statements/national-policy-statement-urban-development/>)

Figure 1 below shows examples of the documents that have been taken into account in its development.

Figure 1: Documents informing the development of the FDS



Importantly, the Councils must also have regard to the FDS when preparing RMA planning documents. The Councils are also strongly encouraged to consider the FDS when considering long-term plans (LTPs), along with other plans and strategies developed under the Local Government Act, this is to ensure alignment of infrastructure and projects that facilitate delivery of a FDS.

FDS Implementation

The 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 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.

The FDS is a long-term strategic document with a 30-year view of 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.

A FDS Implementation Plan will sit alongside the FDS as a single document, as required by the NPS-UD. An Implementation Plan provides guidance on how and where growth and associated infrastructure will occur. It also provides a framework for prioritising actions over the short, medium and long term.

The Structure Plan Development Areas identified in the FDS form a key component of the FDS Implementation Plan. Where Council activities to support growth are included in the LTP, these have been included in the Implementation Plan. We will align future LTP and FDS processes, to deliver the planning and delivery of key infrastructure to support growth.

In addition to the FDS Implementation Plan, NPDC already promotes the use of the Residential, Subdivision and City and Town Centre Design Guides in its day-to-day implementation of the PDP. In the future, opportunities to encourage and incentivise intensification may be explored. This will support a key outcome of the FDS, that being to achieve a compact city where people can easily access jobs, services, education and quality open spaces. It also follows the District Plan Review where a considerable area of land was upzoned to provide for intensification. The district now has over 400 hectares of medium density zoned land, and infrastructure upgrades will be required to support infill.

Implementation with a focus on collaboration:

As part of the ongoing implementation of the FDS, NPDC will continue to meet regularly with the Technical Professionals Group and Developers Forum. This will be complemented by the Ngāmotu Growth Advisory Panel which is envisaged to provide an elevated collaborative platform for the District's growth planning.

Collaboration with tangata whenua and a Māori growth planning project is also included in the FDS Implementation Plan. This will investigate opportunities for accelerated structure planning, future urban planning and papakāinga in partnership with iwi and / or hapū.

The Councils' role in future infrastructure planning will be transparent through the Implementation Plan, and there will be flexibility to consider out-of-sequence growth where developers wish to lead master planning and plan changes.

The FDS Implementation Plan does not require public consultation under the NPS-UD. It is a stand-alone document that sits alongside this FDS and it will be reviewed and updated annually.

Monitoring and Review

The FDS is a long-term strategic document that cannot be delivered all at once and in itself will not result in immediate change. To achieve the FDS outcomes and to deliver housing, we need to take actions over a long period of time. Ongoing monitoring of development will assist evaluating how our urban areas are growing and whether there is a need to bring forward, push back, or re-align the zoning and infrastructure servicing of land in response to demand.

Monitoring, review and responding to change as necessary is essential. The Councils are committed to working alongside iwi, hapu and the development sector to continue to improve and refine modelling. This is an area of continuous improvement and also a continual cycle of monitoring, modelling and pivoting where needed.

FDS IMPLEMENTATION PLAN	SHORT TERM 0-3 years			MEDIUM TERM 3-10 years						LONG TERM 10-30 years
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34

KEY

- ✓ = Included as a line item in the draft 2024 LTP
- ▶ = Funded via the Kāinga Ora Homes and Communities Infrastructure Acceleration Fund
- ⚠ = No funding included in the draft 2024 LTP or Developer-led
- = Structure Plan Development Areas implementation timings
- = Future Urban Zone implementation timings
- = Urban intensification implementation timings

STRUCTURE PLAN DEVELOPMENT AREAS	SHORT TERM 0-3 years			MEDIUM TERM 3-10 years						LONG TERM 10-30 years	
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
Puketapu Structure Plan Development Area											
- Three waters: Parklands Ave Extension Sewer	✓			●							
- Three waters: Water supply upgrades	✓	■									
- Three waters: Stormwater modelling completed to inform development	✓	●									
- Complete finer grained structure planning	✓	●									
- Three waters: Construction of stormwater assets – Phase 1	✓	■									
- Three waters: Construction of stormwater assets – Phase 2	✓						■				
- Transport: Parklands Ave Extension Waitaha Stream Bridge to Airport Dr	✓			■							
- Transport: Airport Drive/Parklands Avenue Roundabout	✓	●		●							
- Three Waters Bell Block Trunk Sewer – Capacity Upgrade	✓		■								
- Transport: Shared pathway along the Waitaha Stream	✓			■							
- Transport: Construction of bridge over the Waitaha Stream	✓		●	■							
- Transport: Construction of two underpasses - Waitaha Stream	✓				■						
- Land purchase – Area Q/Puketapu Growth Area	✓	■									
- Investigation of additional adjoining land for inclusion in Puketapu Structure Plan		●									
Johnston Structure Plan Development Area											
- Three waters: New sewer main and road upgrading	⚠										
- Potential Reserve purchases	⚠										
Carrington Structure Plan Development Area											
- Three waters: Stormwater modelling completed to inform development	✓	●									
- Complete finer grained structure planning	✓	●									
- Land purchase – Upper Carrington Growth Area	✓		●								
- Three waters: Upgrading of the Huatoki Valley Sewer Main	✓	■									
- Transport: Upper Carrington Road widening	✓						■				
- Three waters: Construction of stormwater ponds	⚠										
- Three waters: Water supply improvements	✓	■									
Junction Structure Plan Development Area											
- Three waters: Stormwater modelling completed to inform development	✓	●									
- Complete finer grained structure planning and investigations into flooding and liquefaction issues	✓	●									
- Three waters: Upgrade to sewer, construction of new sewer pump station and further downstream sewer upgrades	✓					■					
- Three waters: Construction of stormwater ponds	⚠										
- Transport: Upgrade to Junction Street Bridge and seal widening	✓	●									
- Land purchase – Junction Growth Area	✓					●					
Patterson Structure Plan Development Area											
- Transport: Frankley Road shared pathway	▶	■									
- Transport: Frankley Road Tukapa Street Intersection Upgrades	▶	■									
- Transport: Patterson Road Seal Widening	▶	■									
- Transport: Patterson Road Extension	▶	■									
- Transport: Cycleway and Walkway over Sutherland Sewer	▶	■									
- Three Waters: Sutherland Sewer	▶	■									
- Three Waters: Veale Road Pump Station inlet/outlet upgrade	✓				■						
- Three Waters: Patterson Road Water Main	▶	■									
- Land purchase – Patterson Growth Area (esplanade reserve)	✓	●			●						
- Three Waters: Stormwater modelling completed to inform development	✓	●									

- Three Waters: Stormwater detention ponds	⚠											
- Transport: Potential walkway over water main	⚠											
- Complete finer grained structure planning	✓	●										
Armstrong Ave (Specific Control Area)		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three Waters: Tangaroa stormwater management	✓	●										
- Three Waters: Waiari stormwater management	✓				●							
- Complete finer grained structure planning and cultural values assessment	⚠		●									
- Transport: Upgrade of Armstrong Ave, Upgrade of Waitara High School driveway and pedestrian/driveway upgrade for School buses.	⚠											
FUTURE URBAN ZONES		SHORT TERM 0-3 years			MEDIUM TERM 3-10 years						LONG TERM 10-30 years	
Junction (Stage 2) Future Urban Zone		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three Waters: Stormwater modelling completed to inform development	✓			●								
- Feasibility of FUZ / wider Junction areas	✓									●		
- Structure planning	✓											●
- Three Waters: Investigation work for all stormwater	⚠											●
- Three Waters: Investigation work for water supply	⚠											●
- Three Waters: Investigation work for sewer, including a potential new sewer pump station	⚠											●
- Transport: Investigation work for roading	⚠											●
Frankley/Cowling Future Urban Zone		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three Waters: Stormwater modelling completed to inform development	✓					●						
- Feasibility of FUZ (including consideration of adjoining sites)	✓	●								●		
- Potential Plan Change					●							
- Structure planning	✓											●
- Transport: Cowling Road widening	⚠											●
- Three Waters: Investigation work for all stormwater	⚠											●
- Three Waters: Investigation work for water supply	⚠											●
- Three Waters: Investigation work for sewer, including a potential new sewer pump station	⚠											●
- Three Waters: Waimea sewer extension	✓				●							
Area R Future Urban Zone		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three Waters: Stormwater modelling completed to inform development	✓		●									
- Feasibility of FUZ (Master planning as part of Bell Block Spatial Plan)	✓				●					●		
- Structure planning	✓											●
- Three Waters: Investigation work for all stormwater	⚠											●
- Three Waters: Investigation work for water supply	⚠											●
- Three Waters: Investigation work for sewer, including a potential new sewer pump station	⚠											●
- Transport: Investigation work for roading	⚠											●
- Transport: Airport Drive/round-about realignment roading master planning	✓					●						●
Ōakura Future Urban Zones (South and West)		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Feasibility of FUZ West	✓									●		
- Feasibility of FUZ South (including investigation into a retirement village proposal)	✓		●							●		
- Potential Plan Change for Ōakura South				●								
- Structure planning	⚠										●	
- Transport: Wairau/South Road round-about	⚠											
- Transport: SH45 Wairau Road underpass	⚠											
- Three Waters New water supply main	✓		●									
- Three Waters Investigation work for stormwater	⚠											●
- Three Waters Investigation work for water supply	⚠											●
- Three Waters Investigation work for sewer, including a potential new sewer pump station	⚠											●
- Transport: Investigation work for roading	⚠											●
Smart Road Future Urban Zone		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054

- Smart Road FUZ feasibility	✓	●										
- Potential Stage 1 Plan Change			●									
- Investigate the impacts of development on Mangaone Stream	⚠									●		
- Structure planning	⚠									●		
- Three Waters Investigation work for all stormwater	⚠									●		
- Three Waters Investigation work for water supply	✓									●		
- Three Waters Investigation work for sewer, including a potential new sewer pump station	✓									●		
- Land acquisition for Smart Road reservoir	✓		●									
- Three waters: Smart Road reservoir	✓									●		
- Transport: Investigation work for roading, including ring road	✓									●		
- Transport: Waiwhakaiho second bridge crossing investigation	✓										●	
Oropuriri Future Urban Zone		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Oropuriri Road FUZ feasibility (in conjunction with NZTA, landowners and developers to review the most appropriate zoning for the Oropuriri FUZ).				●								
URBAN INTENSIFICATION		SHORT TERM 0-3 years			MEDIUM TERM 3-10 years						LONG TERM 10-30 years	
- Three waters: Inglewood sewer projects	✓	●										
- Three waters: Waitara sewer projects	✓	●										
- Three waters: Wastewater treatment plant storage (district-wide growth)	✓	●										
- Three waters: Inglewood stormwater	✓	●										
- Identify priority areas for intensification (areas already zoned MRZ)	⚠	●										
- Waimea sewer extension	✓	●										
- Three waters: Urenui and Onaero sewer system (investigate further areas for possible intensification in Urenui, including Māori land, which are supported by the wastewater treatment plant)	✓	●										
- Investigate further areas for possible intensification (future rezoning to MRZ) Long term response to monitoring and review of uptake of infill and land supply)	⚠	●										
TANGATA WHENUA		SHORT TERM 0-3 years			MEDIUM TERM 3-10 years						LONG TERM 10-30 years	
- Māori growth planning project		●										
- Work with tangata whenua to explore opportunities to develop guidance notes and other documents that provide support and clarity on process and scope issues.		●										
- Ongoing communication with Ngā Kaitiaki Roopū (including investigate accelerated structure planning, future urban planning and papakāinga in partnership with iwi and / or hapū)		●										
SPATIAL PLANNING		SHORT TERM 0-3 years			MEDIUM TERM 3-10 years						LONG TERM 10-30 years	
Waitara Spatial Plan		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Development of the Spatial Plan		●										
- Constraints and hazard assessments												
- Rezoning assessments												
- Investigate the provision and type of industrially and commercially zoned land as part of spatial plan												
Bell Block Spatial Plan		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Development of the Spatial Plan		●										
- Investigate the provision and type of industrially and commercially zoned land as part of spatial plan	⚠											
- Assessment of rezoning of 108 Henwood Road, New Plymouth as part of the Bell Block spatial plan.												
- Area R Future Urban Zone master planning		●										
Inglewood Spatial Plan		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Development of the Spatial Plan (including investigate the provision and type of industrially and commercially zoned land as part of spatial plan)	⚠	●										
INVESTIGATE AREAS IDENTIFIED FOR POSSIBLE GREENFIELD GROWTH		SHORT TERM 0-3 years			MEDIUM TERM 3-10 years						LONG TERM 10-30 years	
Long term potential* (*depending on other strategic planning processes, monitoring and review of land supply)		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Carrington North	⚠											
- Carrington South (to investigate the rezoning of land to either RLZ or GRZ)	⚠	●										

COUNCIL PROCESSES	SHORT TERM 0-3 years	MEDIUM TERM 3-10 years	LONG TERM 10-30 years
- Development of a PDP Implementation Plan to proactively assist change management and to achieve the outcomes sought by the PDP.	●		
- District Plan - Plan Change (omnibus plan change: to finetune the PDP and reduce duplication, inefficiencies and/or pinch points that are creating challenges for the provision of housing and development (in collaboration with the Growth Advisory Panel)	●		
- District Plan - Plan Change (plan change specific to SASM/AS)	●		
- Retirement investigation/collaboration			
- Investigation of commercial land and land supply for LFR			
- Establish Ngāmotu Growth Advisory Panel	●		
- Ongoing regular meetings with Technical Professionals Group and Developers Forum			