



SUBMISSION ON NEW PLYMOUTH PART OPERATIVE DISTRICT PLAN PLAN CHANGE 2: PUKETAPU STRUCTURE PLAN DEVELOPMENT AREA

To: New Plymouth District Council
Address: Private Bag 2025, New Plymouth 4342
Email: submissions@npdc.govt.nz

Submitter Details

Please note that all information provided in your submission, including your personal information, will be made publicly available.

Name of submitter: Poppies Investment Trust Limited and Brent Dodunski
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Contact person: Darelle Martin – BTW Company Limited

Trade Competition

Can you gain an advantage in trade competition in making this submission? Yes ☐ No ☒

Are you directly affected by an effect of the subject matter of the submission that:

- (1) Adversely affects the environment; and
(2) Does not relate to trade competition or the effects of trade competition. Yes ☒ No ☐

Council Hearing

Do you wish to be heard in support of your submission? Yes ☒ No ☐

If others make a similar submission would you consider presenting a joint case with them at a hearing? Yes ☒ No ☐

Submission

Any attachments to your submission should only be supporting information, not the submission.

PRIVACY ACT NOTE: Please note that all information provided in your submission, including your personal information, will be made publicly available.

Darelle Martin (Senior Planner, BTW Company Ltd)

Signature of the person making submission
or the person authorised to sign on behalf of the
person making submission
(Note: A signature is not required if you are making
your submission by electronic means).

18 May 2026
Date

Poppies Investment Trust Limited and Brent Dodunski

PART / CHAPTER – Part 3: Area Specific Matters / Development Areas / DEV1 – Puketapu Structure Plan Development Area

To view the proposed amendments, refer to the Supporting Documents section on NPDC's [Have Your Say](#) website or lodge your submission online.

The specific submissions and the decisions sought for Plan Change 2: Puketapu Structure Plan Development Area are as follows:

Section-Provision	Support/Support in Part/Oppose	Submission (Explain the reasons why you support/support in part/oppose the specific provisions or wish to have them amended.)	Relief sought (Give precise details of the decision you want the Council to make. To mark up changes to a provision strike through text you want to remove and underline text you want to add)
DEV1-Policies • DEV1-P7 (new) • DEV1-P7 (current)	Support	Support policy direction seeking to ensure appropriate management of cultural material.	Retain
DEV1-Rules • DEV1-R2 Subdivision of an allotment with the Puketapu Structure Plan Development Area • DEV1-R4 Subdivision of an allotment with the Puketapu Structure Plan Development Area	Support	Support inclusion of DEV1-P7 (new) and DEV1-P7 (current) as relevant matters of discretion to ensure appropriate management of cultural material. Do not oppose rule DEV1-R4 requirements in relation to the New Plymouth Airport Control Boundary 50dBA contour on the basis that the contour as shown on the Puketapu Structure Plan does not extend further south than shown and not onto 32 Airport Drive (Lot 1 DP 539349).	Retain
DEV1-Structure Plan Figures • Figure 105 (Structure Plan) • Figure 106 (Structure Plan Staging)	Support in Part	At the time when the Airport Drive / De Havilland realignment has been completed and the southern end of Airport Drive becomes Local Road, the new eastern Arterial Road that leads to the northern part of Airport Drive will become a natural boundary that holds the two listed properties in the same area as the SPDA. Accordingly, there are efficiencies in managing these properties combined with Stage 3E, as opposed to delaying them until Area R is rezoned, because they will have no direct physical connection to Area R any longer.	Include the following properties in the Puketapu SPDA (Figures 105 and 106): - 32 Airport Drive (Lot 1 DP 539349) - 22 Airport Drive (Lot 1 Deposited Plan 9412) Add the properties to Stage 3E of the SPDA staging (Figure 106). Retain the other proposed changes.

Section-Provision	Support/Support in Part/Oppose	Submission (Explain the reasons why you support/support in part/oppose the specific provisions or wish to have them amended.)	Relief sought (Give precise details of the decision you want the Council to make. To mark up changes to a provision strike through text you want to remove and underline text you want to add)
		Support other proposed changes to the Structure Plan as shown in Figure 105 in general. Of particular note: - Support the confirmed Local Centre on Airport Drive. This will provide valued servicing of residential needs (e.g. food and other services) in this area as Bell Block expands east, and may be a walkable distance instead of requiring a drive to the main Bell Block centre. This will also go on to serve needs of Area R once that is rezoned for urban development, which the submitter will also support.	
DEV1-Structure Plan Guidance • Reserves, parks and pathways • Potential local centre zones	Support	Support Local Centre Zone guidance statement in general, noting support for the commercial area in Airport Drive (Local Centre Zone). Confirming this commercial area rather than it remaining "potential", is supported in order to provide certainty of what will occur in the future / is anticipated by NPDC, for residents in the area.	Retain
DEV1-Planning Maps • General Residential Zone and Open Space Zone • Local Centre Zone and defined pedestrian frontage • Waterbody – River overlay • Indicative Road Transport Network overlay	Support in Part	At the time when the Airport Drive / De Havilland realignment has been completed and the southern end of Airport Drive becomes Local Road, the new eastern Arterial Road that leads to the northern part of Airport Drive will become a natural boundary that holds the two listed properties in the same area as the SPDA. Accordingly, there are efficiencies in managing these properties combined with Stage 3E in the SPDA, as opposed to delaying them until Area R is rezoned, because they will have no direct physical connection to Area R any longer.	Include the following properties in the Puketapu SPDA and its General Residential Zone (planning maps): - 32 Airport Drive (Lot 1 DP 539349) - 22 Airport Drive (Lot 1 Deposited Plan 9412) Retain the other maps as proposed.

Section-Provision	Support/Support in Part/Oppose	Submission <i>(Explain the reasons why you support/support in part/oppose the specific provisions or wish to have them amended.)</i>	Relief sought <i>(Give precise details of the decision you want the Council to make. To mark up changes to a provision strike through text you want to remove and underline text you want to add)</i>
		Support Planning Map Changes (Appendix: 4) in general, noting in particular: - Support retention of residential zones extending eastwards from existing Bell Block. Continued urban development of this area, including into Area R, is supported. - Support the new Local Centre Zone on Airport Drive as a new service hub to provide for Puketapu Structure Plan Development Area, and those in the Area R for when it is rezoned in future.	
DEV1-General • Puketapu Structure Plan Development Area Chapter	Support in Part	Support changes in general, noting the requested inclusion of 22 and 32 Airport Drive into the Puketapu SPDA.	Amend to provide for the properties stated to be included in the Puketapu SPDA and rezone to General Residential. This includes applying all provisions (objectives, policies and rules) and mapping to 22 and 32 Airport Drive. Retain provisions otherwise.

Lodge your submission by:

- Email to submissions@npdc.govt.nz
- Post a hard copy submission to NPDC, Reply Paid DX, DX Box NR59001, New Plymouth
- Hand deliver to the Civic Centre; libraries and services centres at Bell Block, Inglewood or Waitara

Submissions must be with the Council by 5pm on Tuesday 19 May 2026.

What happens with the submissions?

Council will summarise all submissions and publicly notify them so further submissions for or against points raised can be made. If requested by any submitter, Council will hold a hearing on the submissions received, where submitters will have the option to be heard by Council on their submission. Submitters also have the right to appeal the Council's decision, in respect of their submission, to the Environment Court.