



Puketapu-Bell Block Spatial Plan Engagement Plan and Summary Report

August 2026



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

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Introduction

New Plymouth District Council is creating a plan to guide how Bell Block grows and develops over the next 30+ years: The Puketapu-Bell Block Spatial Plan.

It will outline the steps needed to secure funding, support future investment, and clearly show the direction the community is heading.

The Puketapu-Bell Block Spatial Plan is being completed in partnership with Puketapu-Bell Block Community Board and Puketapu Hapū. For the plan to succeed, it must be shaped and supported by the people of Puketapu-Bell Block. The actions that come from it need to be realistic, build momentum, and reflect the priorities of those who live, work, and spend time in the area.

This Engagement Plan explains how we will work with the community throughout the process. Its main goal is to ensure the Spatial Plan genuinely reflects local voices and gives those implementing the Plan the information they need to bring the long-term vision to life.

This document is a living framework and will be updated with a summary of what we hear from the community and stakeholders.

Puketapu-Bell Block
Community Board



Fig 1. Puketapu-Bell Block residents roller blade on the Mangati Walkway

Puketapu-Bell Block Spatial Plan Engagement Approach

How We Will Engage

The engagement approach for this plan will focus on inclusive community engagement (also known as participatory engagement). This means the community will help shape the plan throughout the project with lots of opportunities to input. This includes making sure there are clear ways for people to give feedback and showing openly how that feedback has influenced decisions along the way.

Because this plan is focused on Bell Block, feedback from people who live and work in Bell Block will be given the greatest consideration. Our engagement efforts will centre on the Bell Block community to ensure the plan reflects their needs and aspirations.



Fig 2. Fishing at Bell Block Beach

Wider District Engagement

People from neighbouring areas will be welcome to take part and share their views. Their input will be considered, but because they are less directly affected by the outcomes of the plan, it will carry less weight than feedback from the Bell Block community.

Any projects from the spatial plan requiring funding will go through a long-term plan process. The wider community will then have an opportunity to provide feedback on these projects at that time.



Fig 3. Waitara Spatial Plan Youth Engagement

Engagement Requirements

This approach is in line with the Local Government Act (2002) and uses a modified version of The International Association for Public Participation (IAP2) framework. This framework ensures that the process is fair, inclusive, and transparent, while also tailoring it to the unique character and needs of Bell Block.

Messaging and Communications

Key Project Messaging

This section outlines the projects key messaging and the way updates and engagement opportunities will be shared with the community

What is a spatial plan?

A spatial plan shows how an area is expected to grow and develop over the next 30 to 50 years. It outlines where housing, parks, roads, shops, community spaces, and services should be located so development happens in a planned, efficient, and coordinated way. Spatial plans create a shared vision for the future and help guide important funding and investment decisions.

Why does Bell Block need one?

The Bell Block Spatial Plan is part of NPDC's Spatial Plan programme that is focusing on areas of New Plymouth that are currently experiencing, or likely to experience, rapid growth. Bell Block is a high priority because of its growth.

The Puketapu-Bell Block Community Board asked for funding for this project to be started urgently in the Council's Long-Term Plan 2024-2034. Funding was then approved through this process to complete the Bell Block Spatial Plan.



Partnership and collaboration

This project is being completed by New Plymouth District Council in collaboration with the Puketapu-Bell Block Community Board and Puketapu Hapū with input from stakeholders and Bell Block community and other interested parties in the New Plymouth region.

Isthmus Group has been engaged as consultants for the Bell Block Spatial Plan and will be collaborating on the project as technical advisors and facilitators alongside Council staff as the project team.

Puketapu-Bell Block
Community Board



Fig 4. Puketapu-Bell Block Community Board

Communications Strategy

When communicating to the wider community the goal of all communications is to inform Bell Block residents of the project and opportunities to input or provide feedback. This includes pre-engagement (to help draft the plan) and at formal consultation (feedback on the draft plan).

Spatial Plans can be complex and technical. When communicating to all stakeholders and the community, communications aim to be:

- Clear, jargon-free, positive, future-focused.
- Transparent about constraints and trade-offs.
- Inclusive and accessible.

To help assist with achieving a high level of engagement, project communications must be highly engaging, using diagrams and activities to gather input.



Fig. 5 Workshop activity with the Puketapu-Bell Block Community Board

Communication Channels

As this project focuses on Bell Block, local, Bell Block communication avenues will be used where possible. This will include the following:

- Digital: Council website, Have Your Say platform.
- Targeted digital: Social media advertising and Antenna app.
- In-person: Pop-ups, workshops, community events.
- Targeted outreach: Direct emails, stakeholder briefings, phone calls to key groups. When connecting with the community all in person sessions will be located at Bell Block venues.
- Print: Flyers, posters at local shops and “Around the Block” magazine.
- Internal: Councillor Briefings, FAQs, regular project updates.



Further details relating to communications can be found in Appendix 2.



Project Focus Area

The main focus area of the Spatial Plan project is within the Puketapu-Bell Block Community Board boundary (the area within the purple line).

The outer boundary (the dashed purple line) of the project focus area considers locations that interact with the community of Bell Block that the plan needs to understand from a network

perspective – Egmont Road, The Links Golf Course, rural land up to Manutahi Road, extending toward state highway 3A, the Mangaoraka River and back towards the coast.

Engagement will be focused on speaking to the community that falls within this area, however will not preclude broader inputs.



Fig 6 . The Puketapu-Bell Block Spatial Plan Boundary area

Engagement Framework

Engagement Types

The success of this Plan hinges on applying the most effective way to engage stakeholders.

Stakeholder (including residents, organisations, businesses, and government entities) input has been mapped to ensure that engagement activities are designed to maximise community input to be effective, while efficiently managing project resources. Some may fall into multiple categories.

The mapping that follows is intended to be a living document, reflecting the dynamic nature of community relationships and the project lifecycle. It also recognises community relationships are not always fixed, and some may fit / change into multiple categories. The Engagement Plan will be reviewed and updated as the Bell Block Spatial Plan moves through subsequent delivery phases to ensure continuous relevance and authentic participation.

Local Government Requirements

The Plan's development will follow Local Government guidelines for community consultation ensuring transparent, inclusive, and legally compliant decision-making that builds public trust and gives communities a genuine voice in shaping Local Government plans and priorities.

It's important to note that while the plan will attempt to incorporate the voice and priorities of the community, the Council is limited by budgetary constraints and legal remit of influence. The Plan will be required to be adopted by Council and decisions on the implementation of this Plan will be decided on a three yearly basis through the Long-Term Plan and yearly for Annual Plan budgets.

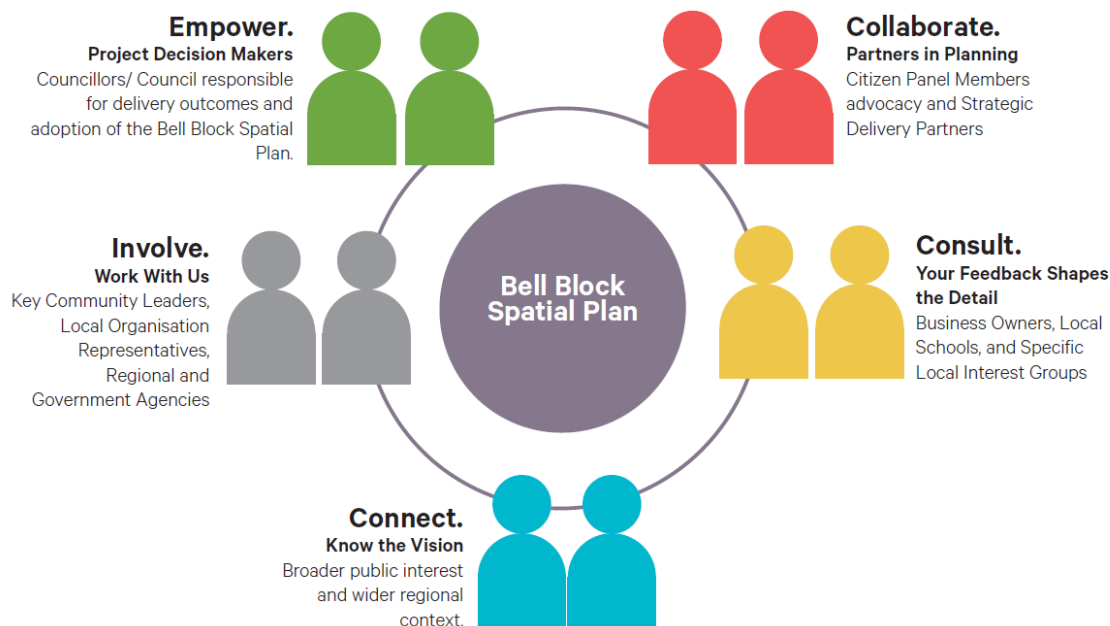


Fig 7. Puketapu-Bell Block Spatial Plan Engagement Structure

How will we engage?

To ensure that the draft plan is reflective of needs and aspirations of the community of Bell Block, significant engagement with the community has been deemed appropriate.

It is standard practice as part of the spatial planning process to gather input from the community. On this basis, the following has been proposed as is standard to help shape the draft plan:

- Community Survey
- Business Survey
- Regular drop in sessions in the community
- Stakeholder conversations; and
- Workshops with Project Partners

In addition to the above opportunities a Citizens Panel approach has been included as a method to layer in more engagement with the community in a focus group environment. This is to make sure that we gather ideas and information from the community to get a solid understanding as to who and what Bell Block is right now and how the community of Bell Block would like to see it grow.

Using all the information we gather through this process an informed draft will be prepared as a result and an opportunity provided to the wider community for feedback through formal community consultation.

The project will also utilise the knowledge from a range of sources such as local businesses, organisations (e.g Venture Taranaki and the Chamber of Commerce etc), central government organisations (i.e. NZTA, Ministry of Education etc) and our own Council staff to provide information and data to help shape the plan.

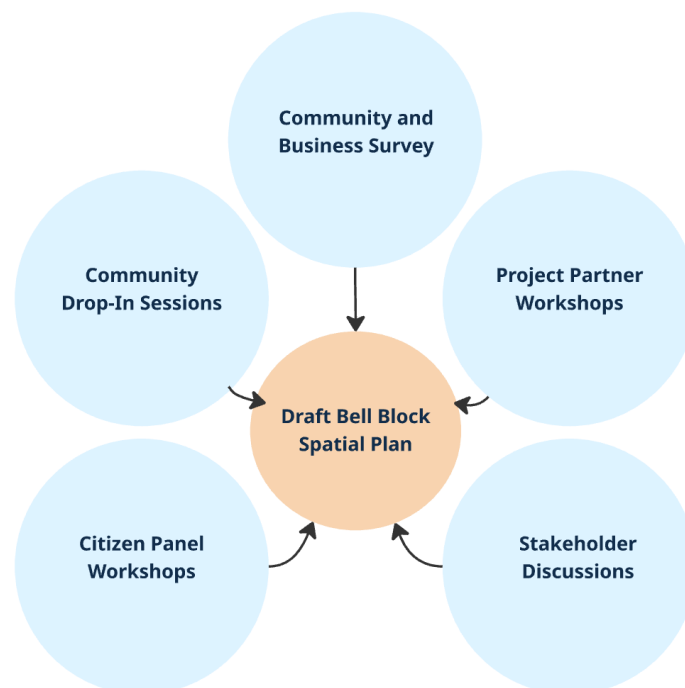


Fig 8. Diagram of engagement input in to the development of the Spatial Plan

Puketapu-Bell Block Spatial Plan Citizens Panel

Purpose of the Citizens Panel

The Citizen's Panel is established to ensure the Puketapu-Bell Block Spatial Plan reflects the real needs, ideas, and lived experiences of local people. Its purpose is to identify key issues and opportunities for Bell Block and to help shape a plan that the community can recognise, support, and feel proud of.

By drawing on detailed local knowledge in a focused way across multiple sessions with a consistent group, the Panel will help ensure the plan is practical, grounded, and aligned with Bell Block's long-term future.

This information will be layered alongside information gathered from the wider community, stakeholders and evidence-based data.



Fig 9. Waitara Spatial Plan Workshop March 2025



Fig 10. Waitara Spatial Plan Workshop August 2025

Who Will Be on the Panel

The Panel is made up of up to 25 members representing a broad cross-section of the Bell Block community. Interested parties will be encouraged to submit nominations. Members will be selected through a formal procurement process, based on set criteria and the skills, perspectives, and experiences they can bring.

This selection approach ensures a strong, diverse local voice. Workshop facilitators will guide the group through the process, and panel members are expected to be open to discussion, consider different viewpoints, and keep Bell Block's wider vision in mind.



How the Panel will operate

The Panel will meet for three design-focused workshops held in Bell Block, with the potential for additional involvement in council or community events. Sessions will be interactive and engaging, encouraging collaborative idea-refinement and constructive debate. While members may not always agree on every outcome, the process aims to build shared understanding across different backgrounds and perspectives. Meetings will take place after work hours, and an honorarium will be provided to recognise participants' time and contribution.

For further detail see summaries of these workshops see the Appendices.

Project Timeframes and Engagement

The following section outlines the project timeline and how this links in with opportunities to connect with the community and stakeholders to help shape the plan.

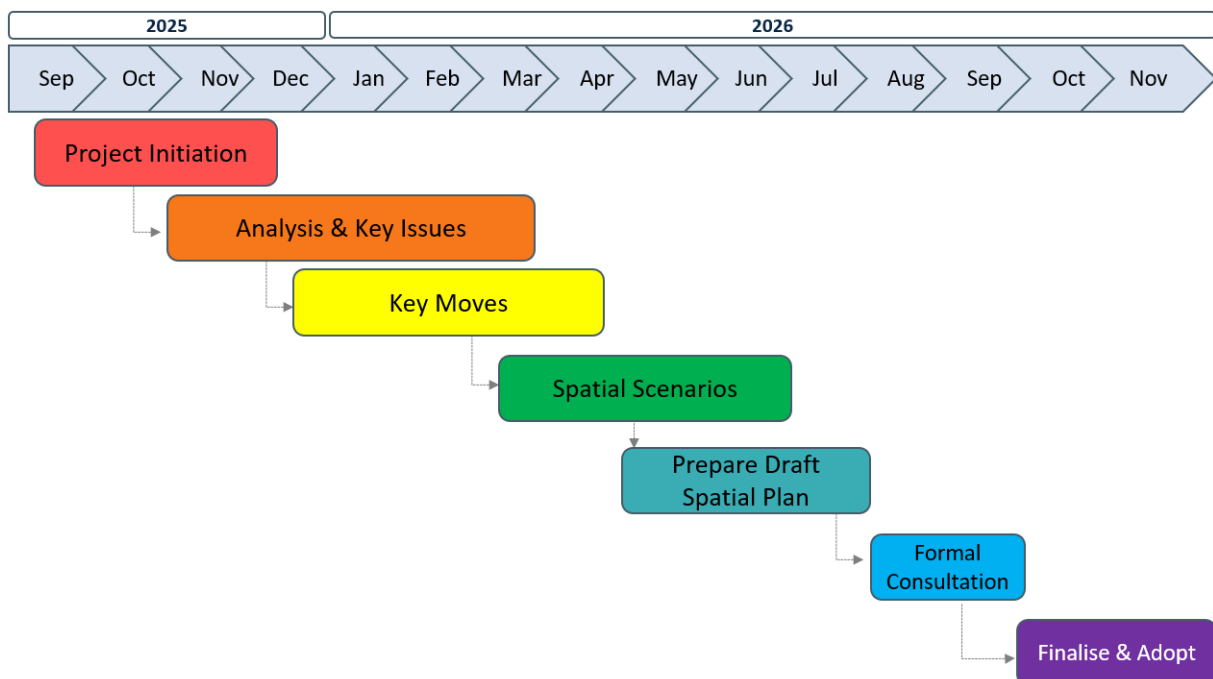
Project Timeline

The project timeframe to complete the work is approximately 12-16 months. The work will be broken into 7 different stages:

1. Project Initiation – Starting the project
2. Analysis and Key Issues – Understanding Bell Block by gathering information about the area.
3. Key Moves – Framing the identity of Bell Block, what is important to the community and what key areas the draft plan should focus on.
4. Spatial Scenarios - Development of what future Bell Block might look like, how it might grow and what projects are needed to achieve this.
5. Preparing the Draft Spatial Plan – Putting pen to paper and writing the Plan.
6. Consultation – This is an opportunity for everyone to provide feedback on the draft Plan.
7. Finalise and Adopt – Summarise feedback, make any updates that might be needed and take the Draft Plan to Council to sign off.

During all these phases of work we'll be engaging with the community and/ or key stakeholders.

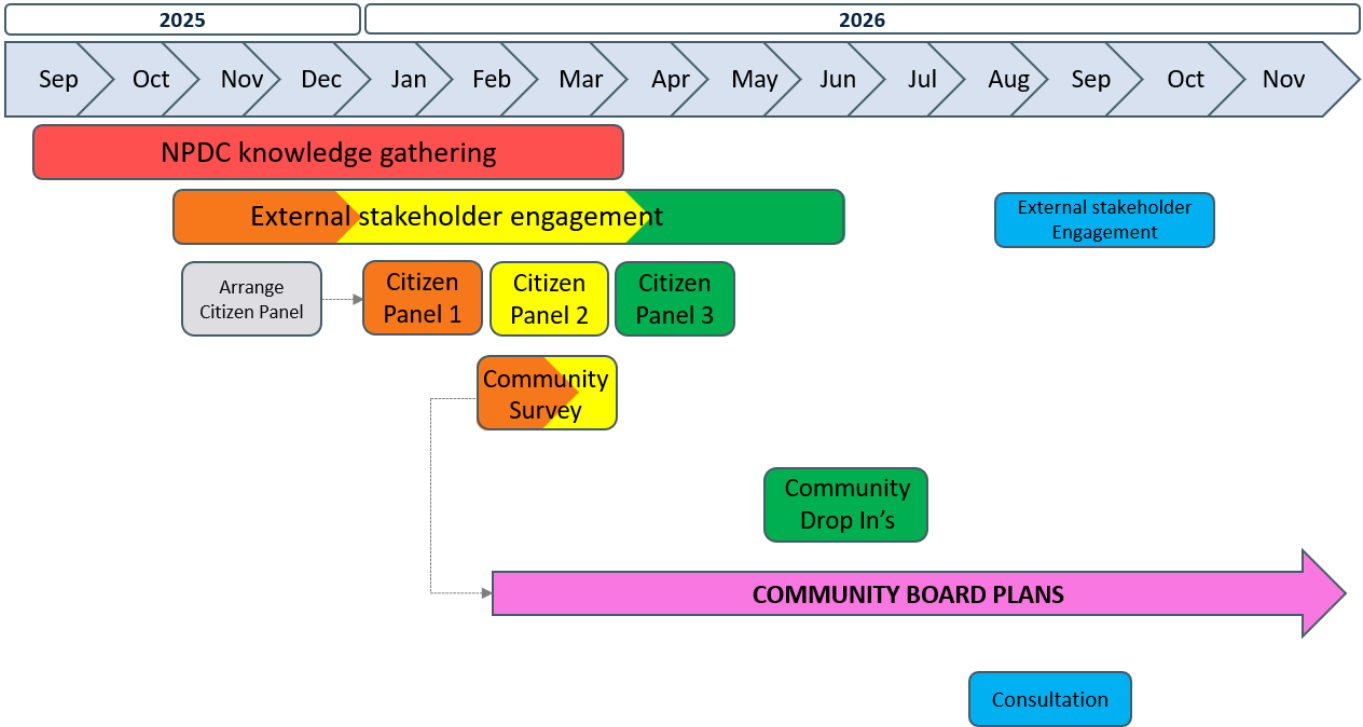
Bell Block Spatial Plan Project Timeline – July 2026



Engagement Timeline and Activities

The below timeline shows how the community and stakeholders will be engaged with during the project at what stage of the project.

Not all stakeholders are explicitly listed in the timeline. For detail as to who specific stakeholders are see appendix 1.



Not shown within this timeline is detail relating to planned engagement with the Puketapu-Bell Block Community Board and Puketapu hapū. As project partners for this project, they are engaged on a regular basis to provide input and feedback in the development of the project and Spatial Plan.

See appendices for recorded engagement.

Appendices



Appendix 1: Stakeholder Mapping

Appendix 2: Puketapu-Bell Block Spatial Plan Citizens Panel

Appendix 3: Community Engagement

Appendix 4: Growth Advisory Panel (NDGAP)

Appendix 5: Landowner/ Developer Engagement

Appendix 1: Stakeholder Mapping

The following are identified as parties / organisations with a role that will input and how we will engage with these groups.

As the project progresses and additional stakeholders are identified, this table will be updated to reflect input.

Category	Organisation	Description
Project Partners	Puketapu Bell Block Community Board	Advocates for local community needs to the NPDC / regular updating and input through Community Board updates.
	Puketapu Hapū	Representatives of mana whenua in recognition of treaty partnerships.
Local Government	NPDC Councillor's / Council	Decision makers responsible for adoption of the Bell Block Spatial Plan.
	Puketapu Bell Block Spatial Plan Steering Group	Direct project reporting and decision making. The Steering Group would be kept up to date through regular reporting as the project progresses on a 4-6 weekly basis.
Ngāmotu District Growth Advisory Panel (NDGAP)	An advisory group of development and planning technical professionals that provide recommendations to Council.	Regular opportunities to input and provide feedback into the development of the draft plan at NDGAP meetings.
Puketapu-Bell Block Spatial Plan Citizens Panel	Project Group of community representatives that assist in informing plan development	Panellists are brought together across three focused workshop sessions to develop the spatial plan, and provide local-led recommendations.
Community Facility	Fred Tucker Memorial Community Centre	Local community centre for hire and activities / kept aware of project through local media and format to input
	Bell Block Library	Key community asset / kept aware of project, with focus session as plan develops

Category	Organisation	Description
	Methanex Bell Block Aquatic Centre	Key community asset / kept aware of project through local media and format to input
Public Service	Bell Block Community Policing Centre	Local Police presence for non-emergencies and liaison / kept aware of project through local media and format to input
	Fire and Emergency	Known gap in FENZ network in regard to response time. Local representatives are working with local Councillors to advocate for facilities.

Early Childhood Education	Bell Block Community Nest	Local childcare and early learning centre / kept aware of project through local media and format to input
	Lollipops	
	Parkland Playgroup	
	Bell Block Pohutukawa Kindergarten	
	Bell Block Childcare	
	Puketapu Kindergarten	
	Te Kōpae Piripono	
Community Service	Bell Block Life Skills Centre	Community hub for personal growth programs and initiatives / aware of project through media and format to input
Sports Club	Bell Block Rugby Sports & Community Club (Gladiators)	Provides senior and junior rugby / kept aware of project through media and format to input

	Bell Block Marist Rugby League and Sports Club (Dragons)	Offers Rugby League and Netball / aware of project through media and format to input
	Bell Block United Junior Football Club	Caters to junior football players / kept aware of project through media and format to input
	Taranaki Cycle Park	Key community and regional asset / kept aware of project through media and format to input
Education	Puketapu School	Full primary school with a strong community focus / kept aware of project through local media and format to input
	Bell Block School	Local primary school, active in community sports / kept aware of project through local media and format to input
Marae	Muru Raupatu Marae Trustees	Local meeting place for Puketapu hapū / workshop sessions as the plan develops
Local Business/ Industry	Taranaki Chamber of Commerce	Business and industry relationships / targeted meetings as the plan develops
	Parklands Shopping Centre & Bell Block Court	Local Bell Block Centre and community point / targeted meetings as the plan develops
	Venture Taranaki	Business and industry relationships / targeted meetings as the plan develops
	Businesses with the Industrial Zoning Area	
	New Plymouth Airport (PRIP)	
	Developers	
Religious	St Luke's Church (Bell Block Co-operating Church)	Local Community / kept aware of project through local media, with format to input

	Bell Block Catholic Centre	
	Grace Community Church New Plymouth	
	Northpoint Baptist Church	
Rest Home	MiLife on Wills	Local Community / kept aware of project through local media, with format to input
	MiLife Bell Vista	
	Maida Vale Retirement Village	
	Summerset at Pohutukawa Place	
Landowners and Developers	In areas of development potential and those most effected by transport discussions.	Direct communication regarding consultation opportunities and / or one on one conversations where needed.
Puketapu Bell Block Community	Residents and locals	Local Community / kept aware of project through media and format to input.
New Plymouth District Community	General public	Wider Community / kept aware of project through media and project page with input via wider public engagement phase.
Special Interest Groups for the wider New Plymouth District	Age Concern, Grey Power, New Plymouth Rate Payers Alliance, New Plymouth Tax Payers Union, Sustainable Taranaki	Kept aware of project through regular stakeholder updates and also local media. Workshops if requested will be facilitated for these groups.
Central Government Departments	Government organisations, including NZTA, Ministry of	Subject Matters Experts, organisational coordination, and targeted meetings as the plan develops - keep updated.

	Education, Kiwi Rail, Kainga Ora	
New Plymouth District Council Officers	New Plymouth District Council (NPDC) Technical Staff – Transportation Planners, Transport and Safety Engineer, Three Waters Planners, Growth and District Planners,	Council officer information gathering relating to Bell Block and direct input into the development of draft Plan based on Asset Management Plans and Long-Term Plan development.
Taranaki Regional Council	Taranaki Regional Council (TRC) Technical Staff	Regional Council officer information gathering relating to Bell Block and direct input into the development of draft Plan based Regional Spatial Plan requirements, public transport and freshwater matters.

Bell Block Spatial Plan

Citizens Panel Welcome Pack

February 2026



Bell Block Spatial Plan Citizens Panel Workshops

Welcome

Congratulations and welcome to the Bell Block Spatial Plan Citizens Panel! We're delighted to have you on board as one of the community members selected to help shape the future of Bell Block.

As a Panel member, you will play an important role in exploring the key areas that influence how Bell Block grows and develops over the next 30 years and beyond. Being part of the Panel will mean that you'll participate in a series of interactive, design-focused workshops, you'll work collaboratively alongside fellow residents, supported by facilitators, to provide insight, advice, and recommendations that will inform the development of the Bell Block Spatial Plan. Your local knowledge, open-mindedness, and commitment to positive, respectful discussion will help ensure a strong and diverse community voice guides this exciting planning process.

Thank you for stepping forward to be part of this work. Your contribution will help shape a vibrant and thriving future for Bell Block.



Partnership and Collaboration

This project is being completed by New Plymouth District Council in collaboration with the Puketapu-Bell Block Community Board and Puketapu Hapū with input from stakeholders and Bell Block community and other interested parties in the New Plymouth region.

Isthmus Group has been engaged as consultants for the Bell Block Spatial Plan and will be collaborating on the project as technical advisors and facilitators alongside Council staff as part of the project team.

Why a Citizens Panel Approach is Being Used

The Citizens Panel is being used because this group will help to identify the important issues for Bell Block through lived experiences with in depth detail. The creation of the Spatial Plan will only work well if local people can see their ideas and needs reflected in it, and feel proud to support it.

By bringing a group of community members together, the Panel gives people a clear way to share their knowledge, check ideas, and help make decisions through hands-on workshops. This makes sure the Plan is practical and fits the needs of Bell Block. The Panel also helps create strong community champions who understand the project and can share information with others in Bell Block.



Bell Block Spatial Plan Citizens Panel Workshops

The project team will gather your ideas through three interactive workshops over three months. Before each workshop, we'll send you information to read to prepare as homework. It is important that you attend all of the workshops, that way you are able to understand why and how the spatial plan has been prepared. If you can't make the sessions, please let the project team know as soon as you can so we can make alternative arrangements. The below information outlines the details of each workshop.

Workshop #1

Thursday 18 February
2.5 hours

This session is for relationship building and sharing our understanding of Bell Block to inform the spatial plan.

Purpose - We'll get to know each other, understand what we know so far and create a future vision for Bell Block

Core themes / session outline: Imagine

- Icebreakers - Making connections with each other.
- Discover your connection with Bell Block, its potential and the people involved in the project.
- Identity issues, but also highlight opportunities.

Workshop #2

Thursday 19 March
2.5 - 3 hours

This session is about exploring different options for how Bell Block can grow and checking them against what's important to the community.

Purpose - Reimagine the potential of Bell Block and develop the framework of the plan

Core themes / session outline: Testing

- What we've heard from stakeholders and project partners since we last met.
- Discuss the vision and 'key moves' (bold actions).
- Input and review growth scenarios.
- Discuss possible projects that could support positive growth.

Workshop #3

Thursday 23 April
1.5 - 2 hours

This session is for relationship building and sharing our understanding of Bell Block to inform the spatial plan.

Purpose - We'll get to know each other, understand what we know so far and create a future vision for Bell Block

Core themes / session outline: Imagine

- Feedback on the Draft Plan.
- Discussion around community engagement as the Draft Plan goes live for community consultation.
- Draft Spatial Plan next steps.
- How the Citizens Panel can help share the Draft Plan with the Bell Block community.



What is a Spatial Plan and why does Bell Block need one?

What is the purpose of a spatial plan

A spatial plan shows how an area is expected to grow and develop over the next 30 to 50 years.

It outlines where housing, parks, roads, shops, community spaces, and services should be located so development happens in a planned, efficient, and coordinated way. Spatial plans create a shared vision for the future and help guide important funding and investment decisions.



Why does Bell Block need a Spatial Plan?

The Bell Block Spatial Plan is part of NPDC's Spatial Plan programme that is focusing on areas of New Plymouth that are currently experiencing, or likely to experience, rapid growth. Bell Block is a high priority because of its growth.

The Puketapu-Bell Block Community Board asked for funding for this project to be started urgently in the Council's Long-Term Plan 2024-2034. Funding was then approved through this process to complete the Bell Block Spatial Plan.

Legal requirements and proposed changes to the Resource Management Act (1991)

There is currently no legal requirement for NPDC to prepare spatial plans, but they are a valuable planning tool. Central government supports councils using spatial plans, and they may become a legal requirement in the future if the Resource Management Act 1991 is replaced.



Examples of other Spatial Plans

Many places in New Zealand have already made a spatial plan for their town or district. This includes big cities like Wellington, small rural towns like Waipā, and busy tourist areas such as Queenstown.

We've shared some examples of spatial plans from around the country so you can get an idea of what the Bell Block Spatial Plan might look like:

- [Waipa Spatial Plan](#)
- [Wellington Spatial Plan](#)
- [Kerikeri Waipapa Spatial Plan](#)



How will we connect with the Bell Block community?

Community Engagement

The Citizens Panel is designed to bring together people that are connected to Bell Block to directly shape the Plan's aspirations along with the Puketapu-Bell Block Community Board and Puketapu Hapū as project partners.

In addition to the Citizens Panel there will be plenty of opportunities for input from the Bell Block community while the draft plan is being created including:

- Drop-in sessions in Bell Block; and
- Community surveys.

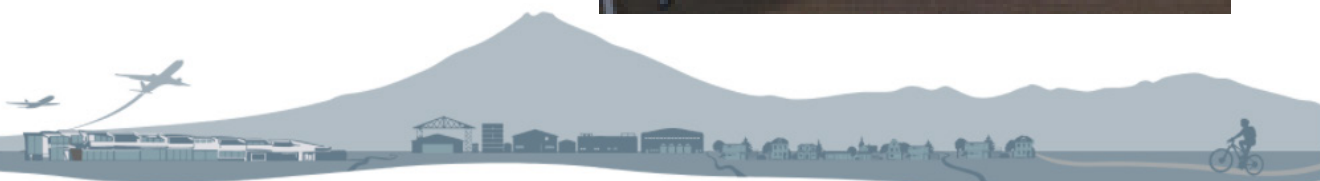
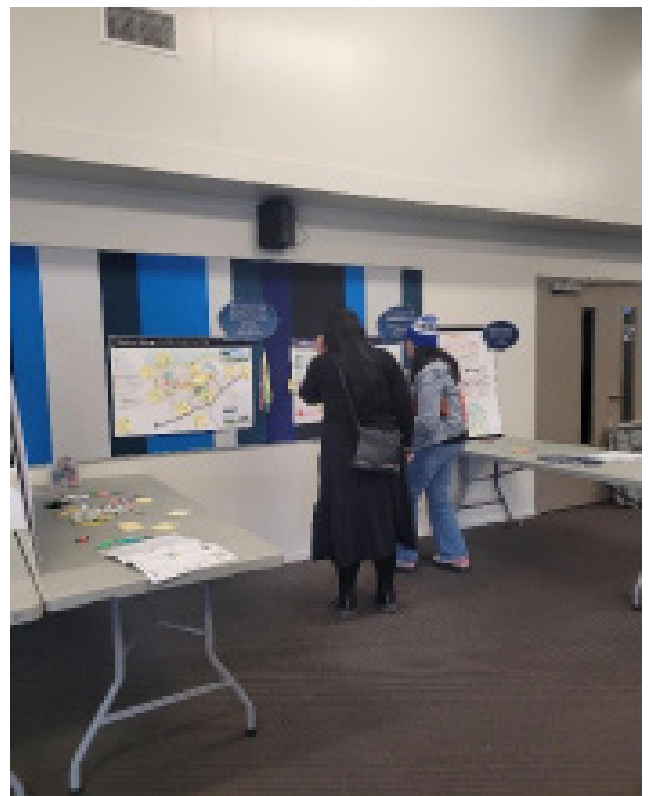
This is to make sure that we gather ideas and information from the community to get a solid understanding as of who and what Bell Block is right now and how the community of Bell Block would like to see it grow.

Using all the information we gather through this process an informed draft will be prepared as a result and an opportunity provided to the wider community for feedback through formal community consultation.

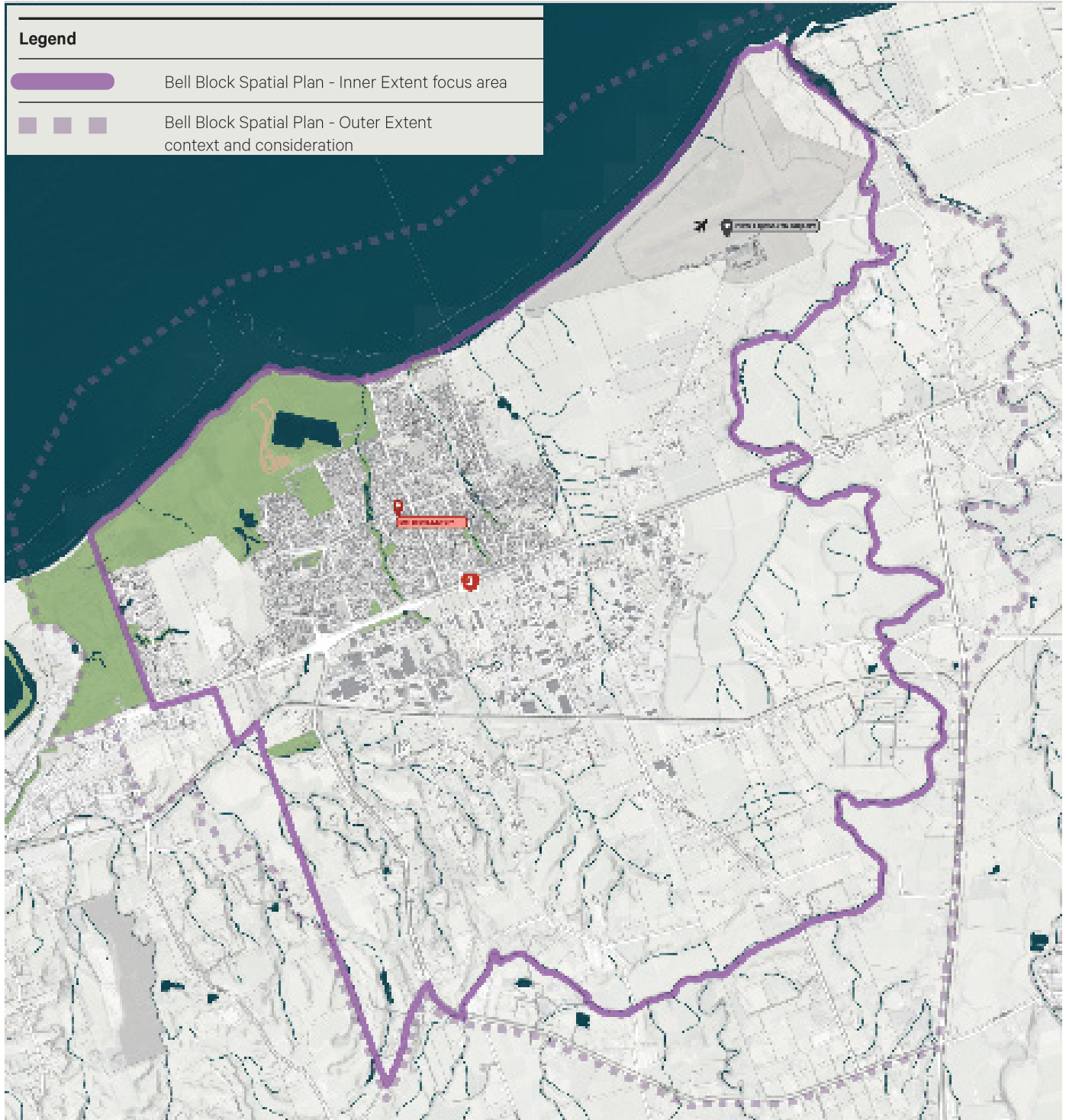
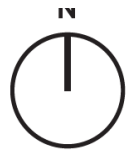
Additional Information Gathering

The project will also utilise the knowledge from a range of sources such as local businesses, organisations (e.g Venture Taranaki and the Chamber of Commerce etc), central government organisations (i.e. NZTA, Ministry of Education etc) and our own Council staff to provide information and data to help shape the Bell Block Spatial Plan

Making sure that there is a plan for growth now, will ensure that these growth areas will be well set up for new and current residents in the future.



Bell Block Spatial Plan Project Focus Area



Bell Block Spatial Plan

Workshop #1 - Preparation

The first workshop will focus on making and understanding connections - connections to Bell Block, and connections to each other. We all bring different experiences, perspectives and ideas to the table. We'll be running a series of activities to help us better understand Bell Block. This will include an ice breaker, a breakout session to brainstorm what you know about Bell Block, then an activity to help us understand the identity and shape a future vision of Bell Block. The following is some homework to prepare for two of the activities we have planned.

Ice Breaker Activity

1. What is your name and what is your connection to Bell Block?
2. Why did you apply to be on the Citizens Panel?

Vision and Values Activity

What is Bell Block? Do you think it's own town, suburb or something else? What is it's identity?



Appendix 2: Bell Block Spatial Plan Citizens Panel

The following documents were utilised as a record of summarised information gathered from three Citizens Panel workshop sessions.

Bell Block Spatial Plan

Citizens Panel Workshop #2 Preparation

March 2026



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Project Update

Thank you

A big thank you to all who made it along to the first workshop for the Bell Block Spatial Plan Citizens Panel. At Workshop #1 we completed the following activities as well as a quick introduction to spatial planning:

- Activity - Ice breakers: Making connections, understanding what you love about Bell Block and why you put your name forward to be on the panel.
- Activity - Understanding Bell Block using prompts about key focus areas to gather your thoughts

The purpose of these activities was to help us ‘test’ a few ideas with you as a group, understand what’s important to focus on as we move through this project and build a vision.

For those who couldn’t make it, we set up a catch-up session to gather their thoughts, which has now been incorporated into our project information.



Fig 1. Bell Block Spatial Plan Citizens Panel – Workshop 1

Project Update

Since we last meet on the 19th of February, the project team has been busy working on the project to help get us ready for the next session with the Citizens Panel. This has included:

- Discussions with stakeholders and business owners
- Published a community survey
- Published a project engagement plan
- Summarised information from Citizens Panel Workshop #1
- Defined focus areas for the project
- Created a “work in progress” list of outcomes the Spatial Plan will achieve
- Planned for the next Citizens Panel Workshop # 2
- Completed a workshop with Puketapu Hapū



Fig 2. Puketapu Bell Block Community Board



Workshop 1 Summary – Activity 1: Making Connections

What you love about Bell Block

We heard a lot of things that you all loved as a group about Bell Block, with a lot of common threads. What made it clear to us is that you love the people, the land, coast and the facilities. Most importantly Bell Block is a friendly, caring community.



Fig 3. Word Cloud – What we heard you love about Bell Block



Workshop 1 Summary – Activity 1: Making Connections

Why you put your name forward for the Citizens Panel

There are a lot of reasons why you signed up to be part of the Citizens Panel, but most importantly, we noticed that whether you live in Bell Block at the moment or not right now, you're all very passionate about making sure Bell Block continues to be a great place to live now and into the future.

Plan the future for my kids and grandkids
I'm entrenched in Bell Block
As a retired person have a
different view point I want to see where we're heading
Have lived in places that aren't
well planned and it's hard to catch up
Theres a lot more we can do with
I want to help using my technical work experience I don't want to lose anything
our Sports Facilities. Want to keep what we have
I want people to know how special Bell Block Is
I want people to know how special
Bell Block Is I have a long history here
Want to be involved for the next
Interested in planning Interested to make sure
generation accessibility voice is heard
I want youth to be thought about in this plan
I want BBK to be even better than it is now
Make BBK a safe community

Fig 4. Word Cloud – Why you put your name forward for the Citizens Panel



Workshop 1 Summary – Activity 2:

Understanding Bell Block

Bell Block “Hot Topics”

For this activity we focused on five different areas that we understood were “hot topics” for the Bell Block area. We asked you to help us understand these topics better by asking questions about them. The “Hot Topics” were:

1. Open spaces and our water
2. Housing a community
3. Linking up the local hubs
4. Identity and connectivity
5. Employment and innovation

Green Spaces and Parks: What we heard

Citizens Panel feedback highlighted that the natural environment is valued and there are opportunities for recreation and the coastline. As Bell Block continues to grow, the Citizens Panel would like better access to these places and fair, well spread parks for everyone to enjoy.

Here’s more detail:

Coast & Water

- Everyone loves the beach, but getting to them needs to be easier for all abilities.
- Wetlands, streams and lagoons are important, and these places need to be

protected and explained better, with simple information signs.

- As new housing areas develop, streams and green spaces should not be built over.

Parks, Play and Sports

- Parks and playgrounds are good, but many are too small for the number of families. More are needed to cater for all ages.
- Different types of play spaces connected along walkways is needed.
- Hickford Park is valued, but some areas aren’t used well. Sports facilities and cycling areas need to be upgraded, and grazing land needs to be repurposed.

New Neighbourhoods and Walkways

- Some new areas, like around Wills Road, don’t have enough open space.
- Families want simple local spaces to kick a ball, meet up, or relax.
- We heard that walkways are loved by the community, but these should be joined up better to make walking and biking easier.

History & Identity

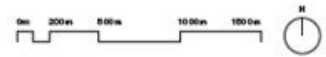
- History and cultural identity of Bell Block should be more visible through signage, names and artwork to unlock the depth of the place.



Fig 5. Examples of different types of parks

Bell Block Spatial Plan.

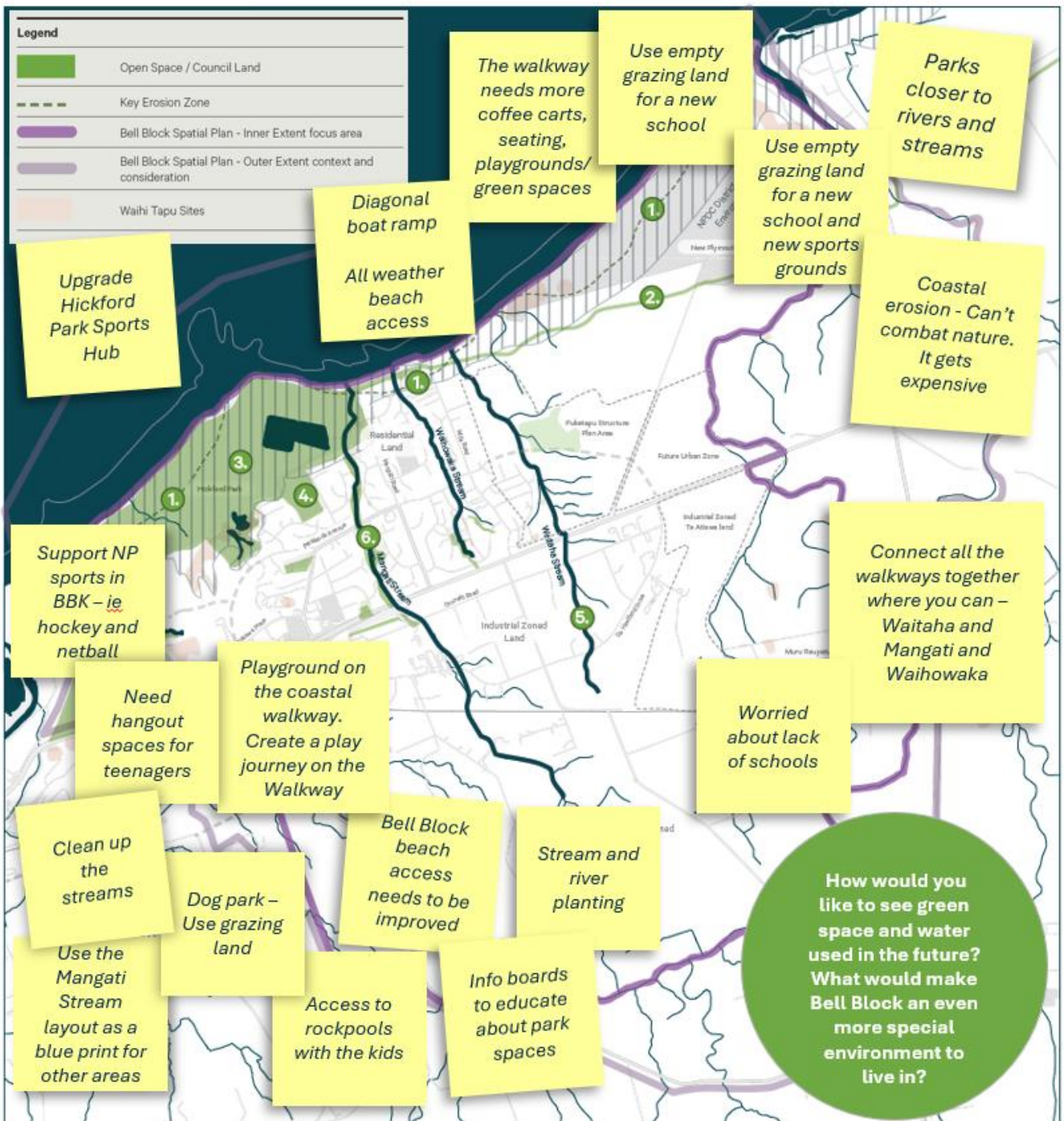
Green Space and our Water.



Key Things to Consider

1. Coastal erosion?
 2. The coastal walkway?
 3. Council land use?
 4. Hickford Park sports fields?
 5. What's Upstream?
 6. Rivers
- NPDC own 314 hectares in Bell Block, including 226 hectares of parks.
- Approximately 70% of houses are within 15min walk of open space
- Over 105km of streams in Bell Block across the Mangati, Waihowaka, and Waitaha.

Images from Bell Block



Workshop 1 Summary – Activity 2:

Understanding Bell Block

Housing a community: What we heard

The Citizens Panel wanted to keep the friendly feel of Bell Block while allowing for new housing. People love cul-de-sacs because they feel safe. There are worries that new developments have very small sections with not enough space for recreation while also negative impacting on the network of roads and pipes. Trees and greenery in new neighbourhoods were also noted as being important to help keep the area appealing and liveable.

Here's more detail:

Neighbourhood Feel & Cul-de-sacs

- People value cul-de-sacs because they feel safe, encourage children's play, and create natural "bump spaces" where neighbours meet.
- Some noticed that cul-de-sacs help reduce traffic and create quieter streets where their kids can play safely.
- At the same time, people understand that cul-de-sacs can't easily support higher-density housing,

- while straighter streets can handle more parking and traffic.

Housing Growth

- There was some concern about whether the current roads, parks and infrastructure can cope with more homes.
- People feel that tight lots in new developments sometimes don't leave enough room for recreation, greenery, or family outdoor space.
- There is strong support for more street trees in new neighbourhoods to improve shade.

Housing Types

- Many residents want to keep a balance between family homes and housing suitable for older people.
- People are worried about taller buildings. Three-storey homes are strongly disliked, and even two storeys make some residents nervous.
- There was an understanding however that the traditional family home is becoming less affordable, and new types of housing may be needed



Fig 6. Examples of infill or higher

Bell Block Spatial Plan. Housing a Community.



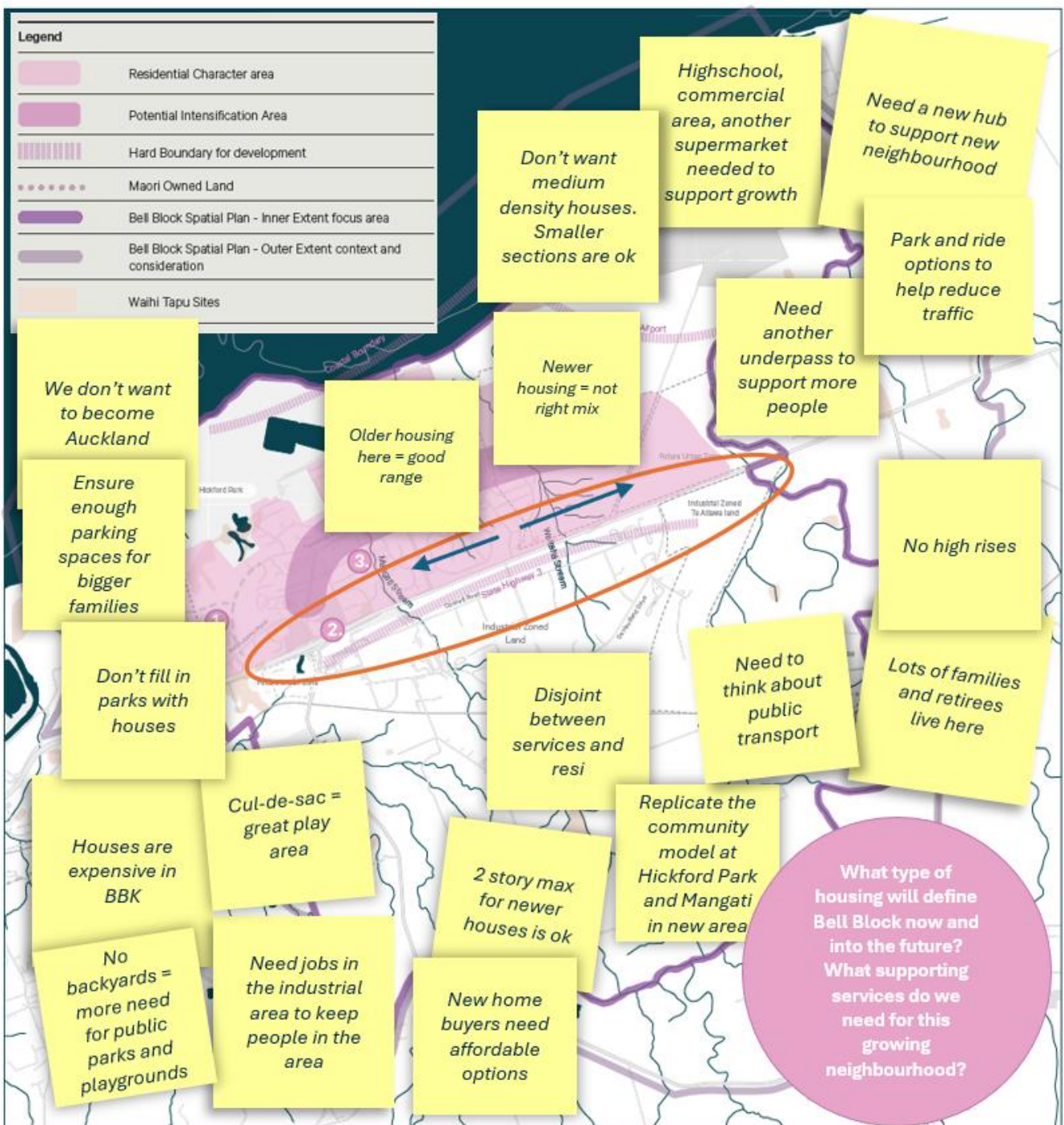
Key Things to Consider

1. Current new builds
2. Future centres
3. Who are we housing
4. Next version of housing
5. Puketapu structure area
6. Public services

Projected number of new homes is approximately 1253 by 2054.

Currently 3532 homes in Bell Block

Images from Bell Block



Workshop 1 Summary – Activity 2:

Understanding Bell Block

Linking up the Local hubs: What we heard

The Citizens Panel wants Bell Block to grow safely and be easy to get around. As new neighbourhoods develop facilities to cater to new families will be needed this will need to be done in a way that keeps Bell Block's character. The airport could also play a bigger role. The biggest concern is traffic, especially the busy on-ramps and off-ramps.

Here's more detail:

Roading Character Parklands Ave Future Extension – What this should look like

- Wider streets and footpaths so families can bike safely as well as wide footpaths for mobility scooters, prams, and kids on bikes. Traffic calming would be needed.
- Safe crossing points for walkers where walkways meet the road, seating as well as shelter to support walkers.
- Parking to suit multi-generational households would need to be thought about.
- Street tree planting along Parklands, possibly continue the palm-tree look as well as signage and art to help express Bell Block's identity.

Schooling options

- A high school is needed to support the kids that are at Bell Block and Puketapu School. This could be a Junior College and or Kura Kaupapa might be a good option instead of a traditional high school.

Hubs

- More commercial space for local businesses – this could include meeting spaces and conference rooms
- Another supermarket so people don't have to travel far.
- A larger library in either the new hub or Bell Block Court is needed.
- The idea of a Kmart was tested, but this would only work, if it suits Bell Block's character. This would be hard to achieve.
- Public toilets at every hub.
- Better use of the airport area – like another small hub with services that could compliment services already there.

Parks

- A new neighbourhood area will need more parks to support the new community this could include a dog park and playground.

Roads

- Solutions to congestion is needed urgently before Bell Block grows again.



Fig 7. Examples of what Parklands Avenue extension could look like

Bell Block Spatial Plan.

Linking up the local hubs.

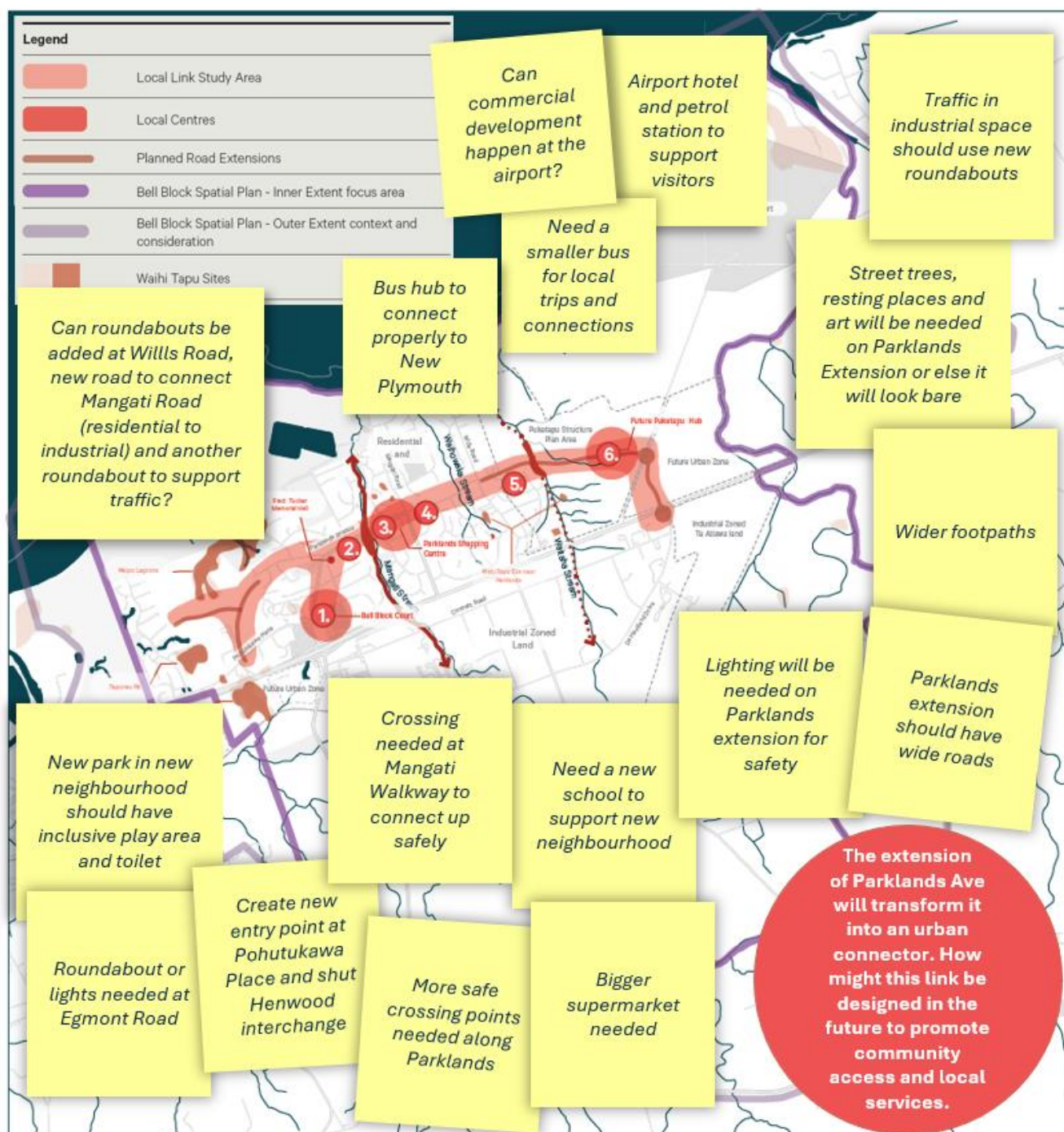


Key Things to Consider

1. Business and services
2. Current modes of travel
3. Links and connections
4. Potential changes
5. Landmarks or characteristics
6. Amenity and activities

Parklands Ave has been planned for as an Urban Connector in line with NZTA guidelines:

Images from Bell Block



Workshop 1 Summary – Activity 2:

Understanding Bell Block

Identity and connectivity: What we heard

The Citizens Panel wants Bell Block's historic and cultural stories and identity to be more visible. They value Bell Block's village feel, coastal setting, and rich natural environment, and want to protect this as the area grows. People also want safer, more welcoming public spaces. At the same time, traffic congestion is a major concern, and locals feel this needs to be fixed to keep Bell Block a great place to live.

Here's more detail:

Celebrating Local History and Identity

- There's a desire to learn about Bell Block's history and stories before and after colonisation through public art, Puketapu hapū narratives, and te reo Māori signage.
- This could also be achieved through wayfinding, trails, and digital or interactive storytelling.
- Visitors and residents travel through Bell Block, without even knowing it. There's an opportunity to welcome them and let them know that they're moving through Bell Block.

Sense of place

- Residents value Bell Block's village feel and coastal setting. There is an appreciation of the rich natural environment and want to protect it.
- Many like that Bell Block feels slightly separate from New Plymouth (in a positive way).
- Community wants safer, more welcoming places to walk and gather that cater to all accessibility needs.
- Not many places have an airport, state highway access, jobs, industry, schooling, outdoor areas, bike park, sports fields, beaches and streams. It's already a great place for residents to live, but there's a lot that can be done to make it even better.
- Bell Block is a rich area of New Zealand history and identity.

Traffic and Congestion

- Traffic congestion is a major concern. A solution needs to be found to keep Bell Block a great place to live.
- Several solutions were discussed including additional roundabouts or lights at Egmont. Creating a new off ramp at Pohutukawa Place and closing the current one that connects to the Henwood interchange.



Fig 8. Examples of ways to express identity with art and infrastructure

Bell Block Spatial Plan.

Identity and Connectivity.



Key Things to Consider

1. The airport as a gateway
2. How do you enter Bell Block?
3. Bell Blocks Point of Difference
4. SH3 corridor acknowledging Bell Block
5. Visual Landmarks
6. Beginning and end to Bell Block

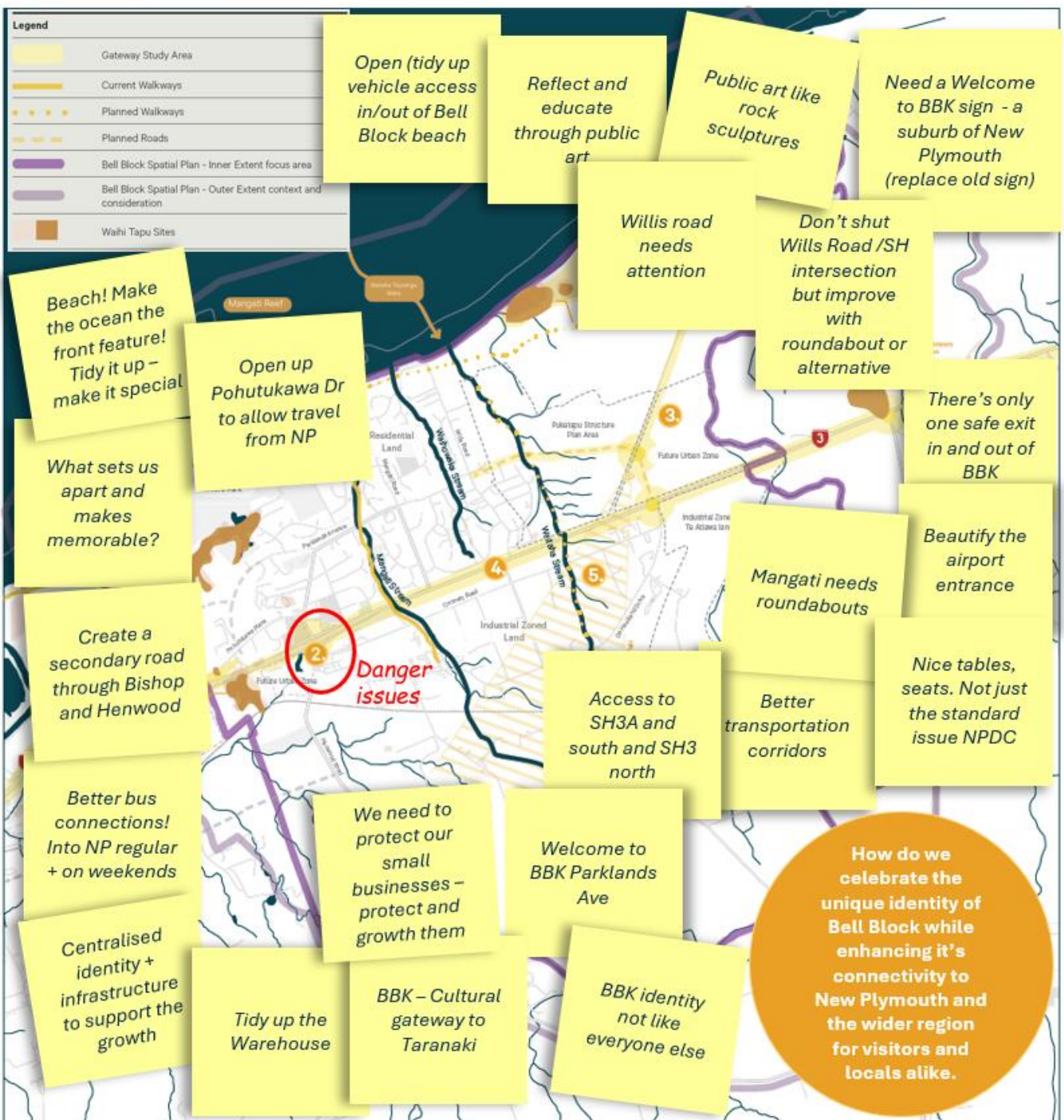
Images from Bell Block



Each year, Bell Block welcomes or farewells over 400,000 passengers who pass through the airport.

Over 43 kainga attributed to Puketapu were situated throughout the Bell Block area.

Almost 4km of accessible coastline. Over 200 hectares of open space. Over 65km of coastal walkway.



Workshop 1 Summary – Activity 2:

Understanding Bell Block

Employment and Innovation: What we heard

The Citizens Panel told us that Bell Block has a strong base of local skills and innovation, especially in the industrial area, and the Citizens Panel want these strengths recognised and connected to more job opportunities for young people.

Supporting industry is important to residents, but heavy vehicles in residential streets are a concern. Better connections between the residential and industrial areas.

Here's more detail:

Local Skills and Industry

- Bell Block has a deep pool of specialised skills and innovation, much of it not widely recognised. These “hidden” skills could help shape Bell Block’s identity and future opportunities.
- There is interest in creating more local jobs for young people and strengthening the link between the community and the industrial area.

Commercial Centre Needs

- There is a need to have a clear commercial activity area. This should be one that serves residents, workers, and visitors.
- The challenge is finding a location that is easy for both the community and the industrial workforce to access.

Supporting the Industrial Area

- Services are needed in the industrial zone to support employees who work here – This includes daycare, doctors and cafes.
- Businesses who operate in this space support residents of Bell Block with jobs, sponsorships and alternative food retail options.

Connections and Movement

- The current truck stop at Bell Block Court (used by trucks from the industrial zone and further afield) puts heavy traffic into residential areas. Many feel it should be relocated.
- There is support for diversifying heavy-vehicle routes, especially with traffic congestion on Henwood and Egmont Roads.



Fig. 9 Examples of innovation and business

Bell Block Spatial Plan.

Employment and Innovation



Key Things to Consider

1. Current big employers
2. Local vs regional employment
3. Movement pinch points
4. Services migrating
5. Everyday use of area
6. Community benefit

This area is projected to experience an estimated 2824 new jobs, representing approximately 74% of New Plymouth's total Industrial employment growth

This area currently employs 3,700 people, Half the population of Bell Block.

Images from Bell Block



Citizens Panel Workshop #2 Homework

Using the information gathered at the first Citizens’ Panel Workshop, the project team has begun shaping a *work-in-progress* Vision, Outcomes, and Values for the future of Bell Block. These form key parts of a typical Spatial Plan framework. We’ll talk you through what we’ve developed so far, and you can also find it in this document.

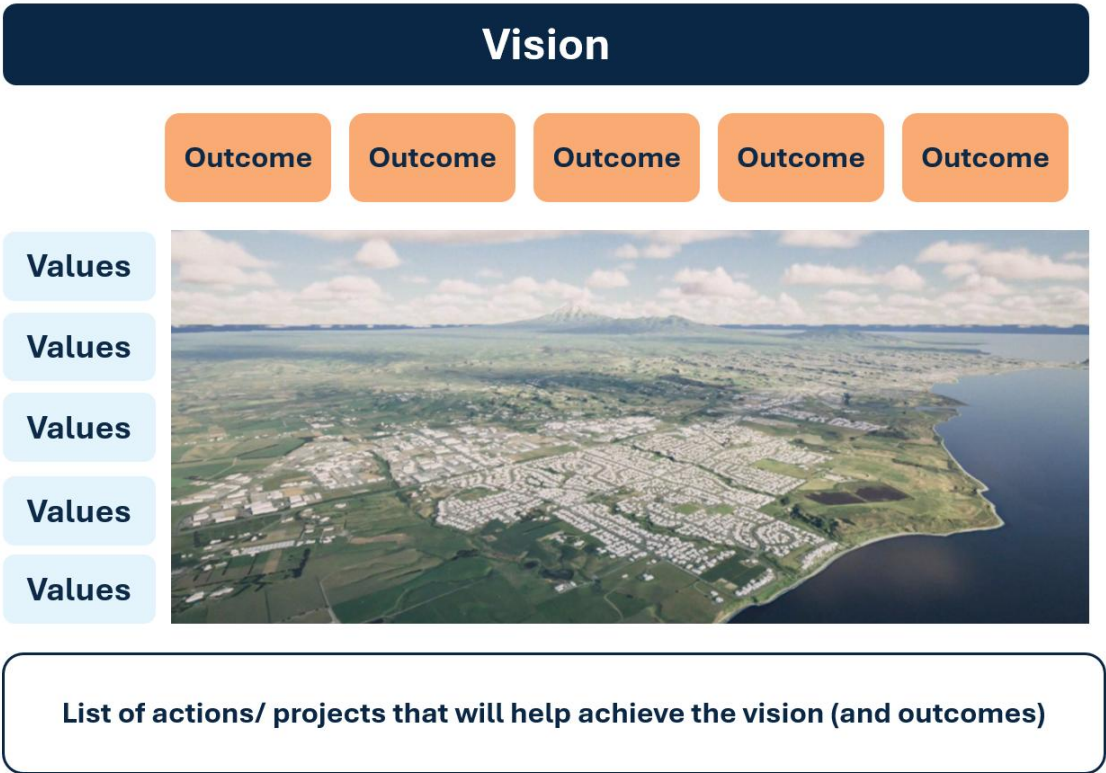
Workshop #2 Activities

In Workshop #2, we’ll ask more questions to check if we’re on the right track. We’ll explore what future Bell Block could look like now that we understand its challenges and opportunities. We’ll also ask you to identify the key projects needed to achieve this future and help us understand which should be prioritised first.

What makes up part of a Spatial Plan?

- A Vision** – This is a statement of intention describing what you want your town or community to be like in the future. It helps people imagine what the future could look like and makes sure everyone is working toward the same long-term direction.
- Outcomes** – These translate the Vision into specific goals. They help us understand what success looks like, show whether the Vision is being achieved, and ensure the Spatial Plan is more than just a map. It becomes a purposeful strategy for improving the future of a place
- Values** – These are the things that are important to the community. Values help guide how decisions are made, what should be prioritised, and reflect the identity of the place and its people.

Typical Spatial Plan Framework



Citizens Panel Workshop #2 Homework

Reflecting on the summaries of Workshop #1, consider the below as a “work in progress” version of Bell Blocks possible vision, outcomes and values that will shape the Spatial Plan. This has been drafted as a starting point based on all the information gathered at Workshop #1.

We'll continue to work on this over the next few months, but feedback is appreciated. Over the page space has been provided for you to write your feedback.

“Work in progress” Bell Block Spatial Plan Vision, Outcomes and Values

Bell Block

A neighbourhood in-sync with its natural environment - known for its' ability to grow and express itself to offer a lifestyle and industry presence sought after in Taranaki

OUTCOME

**A safe & vibrant
neighbourhood is
achieved for all
families and
households
through all stages
of life**

OUTCOME

We protect & enhance our open spaces and natural assets, so we can continue to cherish and enjoy them for future generations

OUTCOME

A thriving industrial area that works in unison with Bell Block, whilst strongly contributing to the regional economy

OUTCOME

Coming to and moving through Bell Block is easy. Local movements can be made through a variety of modes for all users

OUTCOME

**Bell Block
Continues to
Evolve as a
Whole, Rather
than Two Halves.
Our
neighbourhood is
connected in all
the senses**



VALUES

Te Taiao (nature) First Builds a Healthy Neighbourhood

VALUES

**Together in Partnership,
Our Community Thrives**

VALUES

Good for Locals, is Good for the District & the Region

VALUES

We are Resilient, so too is our Natural Environment

Tell us what you think

Use this space to write any feedback you might have.

Do you think the “work in progress” vision, outcomes and values reflect the people and identity of Bell Block?



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

Bell Block Spatial Plan

Citizens Panel Workshop #3 Preparation

April 2026



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Project Update

Workshop #2

A big thank you to all who made it along to the second workshop for the Bell Block Spatial Plan Citizens Panel. At Workshop #2 presented the Draft Vision, Outcomes and Values We then completed an activity that focused on visualising what Bell Block could look like in the future.

For those who couldn't make it, we set up a catch-up session to gather any additional feedback, which has now been incorporated into our project information.



Fig 1. Bell Block Spatial Plan Citizens Panel – Workshop 2



Fig 2. Puketapu Bell Block Community Board

Project Update

Since we last meet on the 19th of March, the project team has been busy working on the project to help get us ready for the next session with the Citizens Panel. This has included:

- Further discussions with stakeholders and business owners
- Connected with landowners
- Gathered information with a community survey
- Summarised information from Citizens Panel Workshop #2
- Started formalising a list of projects for the Citizens Panel to review.
- Planned for the next Citizens Panel Workshop # 2
- Completed another workshop with Puketapu Hapū and the Puketapu-Bell Block Community Board.
- Set up a session about the project with the Rate Payers Alliance.

Workshop #3 Agenda

The next workshop will cover the following:

1. Feedback on the Bell Block Spatial Plan Draft Vision, Values and Outcome Framework
2. Project Priorities
3. Project Next Steps

We look forward to seeing you this Thursday for our last Citizens Panel session.



Workshop 2 Activity Summary: Exploring Focus Areas - Visualisation

To understand visually what the Panel would like Bell Block to look and feel like in the future, this activity focused on the following topics:

1. Open spaces and our water
2. Housing
3. Local hubs and centres
4. Transport and connection
5. Industry, Employment and Innovation

Working in groups, the Panel was provided with images for each topic and asked to select images they thought were the most representative of what they think Bell Block should look like.

The following section covers a summary for each focus area.



Fig 3. Bell Block Spatial Plan Citizens Panel
Workshop 2 – Industry



Fig 4. Bell Block Spatial Plan Citizens Panel
Workshop 2 – Open Spaces and Water

Workshop 2 Activity Summary: Visualising Future Bell Block

Open Spaces and Water: What we heard

- Native planting and restoration of new and existing parks.
- Playgrounds and play spaces are planned for in new neighbourhoods. These could have more natural materials such as timber logs, boulders or other similar structures.
- Green spaces have rest areas, art and educational opportunities (history and restoration).
- Connection in parks, open spaces and water are designed to have minimal impact to the natural environment – i.e timber boardwalks.
- Access to the beach is safe and easy.



Fig 5. Overview of feedback – Open Spaces and Water

Workshop 2 Activity Summary: Visualising Future Bell Block

Housing: What we heard

- The Panel acknowledged that other housing types are needed for different ages and stages. i.e smaller homes that are low maintenance for new home buyers and the elderly.
- Maximum heights for houses in residential neighbourhoods should be 2 levels maximum.
- These homes would require parks, open and green spaces to support residents as they wouldn't have their own back yards to connect with nature. Play spaces should be planned for within new neighbourhoods to support families.
- Art features like Pou, carvings, etching and native planting should be incorporated into neighbourhood design.

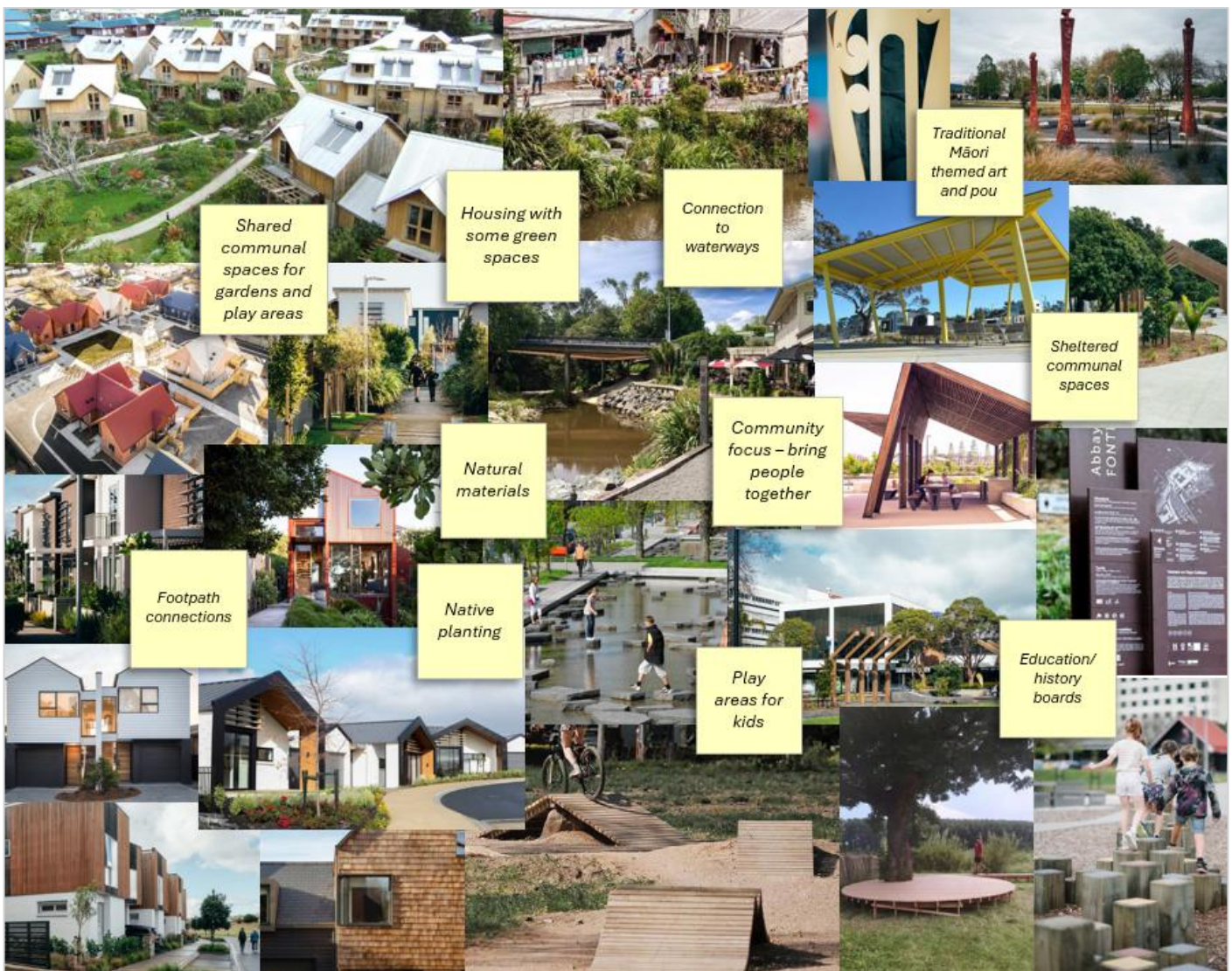


Fig 6. Overview of feedback - Housing

Workshop 2 Activity Summary: Visualising Future Bell Block

Local Centre's: What we heard

- Stronger clearer identity for the Bell Block Centres. This could include incorporation of cultural identity and storyboards, public art and play space.
- More green spaces and trees on the edges of shopping areas.
- Safe walking and cycling routes
- Boutique shopping (as a point of difference to New Plymouth) and café/ restaurant spaces. These areas can also be used during the day and at night as outdoor dining.
- Community orientated facilities are important. They need to support the community through all the ages and stages. Consider combining facilities into 'hubs' – Library, office spaces, event space, the pool etc
- Emergency hub in Bell Block is needed especially as the area grows. This could include Fire, Police and Ambulance Services.
- Another supermarket to increase competition, but don't want chain stores (like K-mart etc) to detract from local business in the neighbourhood hubs, but these could maybe go by the airport or service centres.
- New school needed next to new sport fields – Suggest a hub of similar activities.



Fig 7. Overview of feedback –Centres/ Hubs

Workshop 2 Activity Summary: Visualising Future Bell Block

Transport: What we heard

- Wider streets and footpaths so families can bike safely as well as wide footpaths for mobility scooters, prams, and kids on bikes.
- Traffic calming to reduce speeds i.e planting trees and gardens
- Safe crossing points for walkers where walkways meet the road, seating as well as shelter to support walkers.
- Parking to suit multi-generational households would need to be thought about.
- Consider commuter rail and if this is a feasible option.
- Find solutions to entry and exit problems for Bell Block that are creating congestion.
- Local and frequent mini-bus to connect with town buses



Fig 8. Overview of feedback – Transport

Workshop 2 Activity Summary: Visualising Future Bell Block

Industry, Employment and Innovation: What we heard

- Services are needed in the industrial zone to support employees who work here – This includes daycare, doctors, cafés or smaller lunch options. This could be clustered along Connett Road.
- Connett Road Innovation Hub for smaller innovative businesses. Co-location opportunities as well as open spaces, murals, industrial art and trees.
- Apartment living - Alternative option for people that want to live above their business – this would help support smaller business owners.
- Inland port or rail depot.
- This area needs to be easy to walk around and bike in for those the work in this location.
- There is interest in creating more local jobs for young people and strengthening the link between the community and the industrial area. This could be achieved with education or skills-based hub.



Fig 9. Overview of feedback – Industry, Innovation and Employment

Workshop 2 Summary – Draft Vision, Outcomes and Values Framework

At the start of the workshop the Draft Spatial Plan “Plan on a page” as a framework was introduced. This included an explanation of what is meant by a vision, outcomes, and values, and how these elements shape a township spatial plan. The team then presented the draft version developed as a starting point, which the project team has worked on since Workshop 2

Draft Bell Block Spatial Plan Vision, Outcomes and Values – Workshop 2

A neighbourhood in-sync with its natural environment - known for its' ability to grow and express itself to offer a lifestyle and industry presence sought after in Taranaki

OUTCOME

A safe & vibrant neighbourhood is achieved for all families and households through all stages of life

OUTCOME

We protect & enhance our open spaces and natural assets, so we can continue to cherish and enjoy them for future generations

OUTCOME

A thriving industrial area that works in unison with Bell Block, whilst strongly contributing to the regional economy

OUTCOME

Coming to and moving through Bell Block is easy. Local movements can be made through a variety of modes for all users

OUTCOME

Bell Block Continues to Evolve as a Whole, Rather than Two Halves. Our neighbourhood is connected in all the senses

VALUES

Te Taiao (nature) First Builds a Healthy Neighbourhood

VALUES

Together in Partnership, Our Community Thrives

VALUES

Good for Locals, is Good for the District & the Region

VALUES

We are Resilient, so too is our Natural Environment



Since workshop #2, the project team has developed this concept further to:

- Make the framework easier to understand
- Incorporate identity and cultural aspects into the framework
- Focus on a future-focused or transformative direction
- Ensure that it is more relatable to those that currently live in Bell Block

Workshop 3 Preparation: Draft Vision, Outcomes and Values Framework

The next version of the framework is ready to share. This has been provided below.

During workshop #3 we'll be asking the Panel for feedback.

Draft Bell Block Spatial Plan Vision, Outcomes and Values – Workshop 3

Statement of Intention...Future State. By 2050, Bell Block will be:

Bell Block Spatial Plan

Vision: A neighbourhood in-sync with its natural environment - known for its' ability to grow and express itself to offer a lifestyle and industry presence sought-after in Taranaki

How we commit to working on our future...



value 1: **Te Taiao First,**
Builds a Healthy
Neighbourhood

value 2: **Together in**
Partnership Our
Community Thrives

value 3: **Good for Locals,**
is Good for the District &
Region

value 4: **Adaptable by**
Nature

By 2056, Bell Block will be a neighbourhood where:

Goal 1: Our identity
inspires a strong sense
of belonging in our
close knit coastal
community

Goal 2: A safe &
vibrant neighbourhood
for all families and
households through all
stages of life

Goal 3: Our open
spaces and natural
assets are living
taonga

Goal 4: A thriving
industrial area that
works in unison with
Bell Block, whilst being
a regional centre of
innovation and
employment

Goal 5: Bell Block
continues to evolve as
a whole, rather than
two halves. Our
neighbourhood is
connected in all the
senses

Goal 6: Coming to
and moving through
Bell Block is easy. Local
movements can be
made through a
variety of modes for all
users

We will get to our future state/ achieve our outcomes by doing these key things:

Environment

key move 1: **Protecting & enhancing our blue-green networks** to connect us with land, water, culture & each other

icon image

Actions:

Projects

Initiatives

Mechanisms

Centres

key move 2: **Creating a series of complimentary local centres** to support community vibrancy

icon image

Actions:

Projects

Initiatives

Mechanisms

Transport

key move 3: **Developing an accessible neighbourhood** that utilises all modes on offer to ensure Bell Block is safe & convenient to access and get around

icon image

Actions:

Projects

Initiatives

Mechanisms

Industry & Employment

key move 4: **Supporting our Industry** to be a nationally/regionally significant hub for innovation, employment and green/clean business

icon image

Actions:

Projects

Initiatives

Mechanisms

Neighbourhoods & Housing

key move 5: **Housing our community in place-full neighbourhoods** that offer a range of housing options for all life stages, supported by local amenities, parks and schools that continue to offer a 'Bell Block lifestyle'

icon image

Actions:

Projects

Initiatives

Mechanisms

Workshop 3 Preparation: Draft Vision, Outcomes and Values Framework

Based on the most up to date version of the draft framework, use this space to write any feedback you might have.

Do you think the “work in progress” vision, outcomes and values reflect the people and identity of Bell Block? We’ll cover this in a workshop Activity

Do you have any other feedback?

Workshop 3 Preparation: Spatial Plan Project Priorities

We have now completed two workshops for the Bell Block Spatial Plan. As we've move through each activity, we've been getting a better understanding of all the areas we need to focus on. During workshop 3 we'll be focusing on working out when identified projects should happen.

Using the space below start thinking about what projects should happen in the short, medium and long term.

1. Short Term Projects

2. Medium Term Projects

3. Long Term Projects



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

Puketapu-Bell Block Spatial Plan

Citizens Panel Workshop #3 Summary

April 2026



Workshop 3 Activity Summary: Draft Vision, Outcomes and Values Framework

The next version of the framework was shared.

During workshop #3 we asked the Panel for feedback.

Draft Bell Block Spatial Plan Vision, Outcomes and Values

Statement of Intention...Future State. By 2050, Bell Block will be:

Bell Block Spatial Plan

Vision: A neighbourhood in-sync with its natural environment - known for its' ability to grow and express itself to offer a lifestyle and industry presence sought-after in Taranaki

How we commit to working on our future...



value 1: **Te Taiao First,**
Builds a Healthy
Neighbourhood

value 2: **Together in
Partnership** Our
Community Thrives

value 3: **Good for Locals,**
is Good for the District &
Region

value 4: **Adaptable by
Nature**

By 2056, Bell Block will be a neighbourhood where:

Goal 1: Our identity
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community

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households through all
stages of life

Goal 3: Our open
spaces and natural
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Goal 4: A thriving
industrial area that
works in unison with
Bell Block, whilst being
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employment

Goal 5: Bell Block
continues to evolve as
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Goal 6: Coming to
and moving through
Bell Block is easy. Local
movements can be
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variety of modes for all
users

We will get to our future state/ achieve our outcomes by doing these key things:

Environment

key move 1: **Protecting & enhancing our blue-green networks** to connect us with land, water, culture & each other

icon image

Actions:

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Mechanisms

Centres

key move 2: **Creating a series of complimentary local centres** to support community vibrancy

icon image

Actions:

Projects

Initiatives

Mechanisms

Transport

key move 3: **Developing an accessible neighbourhood that utilises all modes on offer to ensure Bell Block is safe & convenient to access and get around**

icon image

Actions:

Projects

Initiatives

Mechanisms

Industry & Employment

key move 4: **Supporting our Industry to be a nationally/regionally significant hub for innovation, employment and green/clean business**

icon image

Actions:

Projects

Initiatives

Mechanisms

Neighbourhoods & Housing

key move 5: **Housing our community in place-full neighbourhoods** that offer a range of housing options for all life stages, supported by local amenities, parks and schools that continue to offer a 'Bell Block lifestyle'

icon image

Actions:

Projects

Initiatives

Mechanisms

Draft Vision, Outcomes and Values Framework Feedback

- The word neighbourhood doesn't sound like Bell Block. We're a community.
- Most thought that the framework was too complex or too wordy. There were various suggestions about how to change the words to be more simple and easy to understand.
- We also heard that it was tricky to understand the 'mechanics' of how it all worked together. Connector words have little meaning, like 'in-sync' and 'known for its ability to grow and express itself' in vision.
- The mechanics were very tricky to follow. The Panel suggested making this more simplified.

Based on this feedback the vision was redrafted.

Workshop 3 Activity Summary: Project Prioritisation

For the second half of the session Panellist worked in groups to prioritise projects. These projects were based on direct feedback from the community, stakeholders and the Citizens Panel.

The panel were asked to provide feedback on the framework

- Does this sound like Bell Block in the future
- What do you like? And what don't you like?
- Tell us what you think we should change/ are any key words missing?

At the end of the session they were asked to completed a quick wrap up at the end of the activity

As an outcome of this activity it was clear that although there was a difference of opinion about when specific projects should occur, the main overarching intent of the way projects had been prioritised was aligned.

- Projects relating to transportation were a high priority.
- Getting planning and infrastructure completed before new houses and developments are important.
- Projects that are in underway should be completed.
- There are a lot of potential projects that could be completed. It's difficult to do this and Council should make sure that there is evidence to support decisions to progress projects.



Te Kaunihera-ā-Rohe o Ngāmotu

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Appendix 3: Community Engagement

To assist with the development of the draft Plan, pre-engagement was completed in a number of ways:

- 3.1. Puketapu-Bell Block Community Survey** - Have Your Say platform via the NPDC website;
 - Supplementary - An open form location called “Future Bell Block Ideas” on the same ‘Have Your Say’ webpage that will remain open for the duration of the project up until the end of formal consultation; and
 - Previously completed community surveys - A review of previously completed surveys such as the Puketapu-Bell Block Community Board Survey from 2023. This survey informed the previous Community Board Plan. Insights from this survey aligned with findings from the 2026 community survey.
- 3.2. Community Drop-In Information Sessions** – x3 sessions at the Bell Block Library
- 3.3. Youth Engagement** – Targeted surveys for locals 25 years and under
- 3.4. New Plymouth Rate Payer Alliance Workshop** – Completed at the request of The Alliance

Appendix 3.1. Puketapu-Bell Block Spatial Plan Community Survey

The *Puketapu-Bell Block Spatial Plan Community Survey Results (June 2026)* report presents the findings of a community survey undertaken between March and April 2026 to inform the development of the Bell Block Spatial Plan and the Puketapu-Bell Block Community Board Plan.

A total of 261 responses were received through both online and hard-copy surveys, providing valuable insight into community values, priorities, concerns, and aspirations for the future of Bell Block. The survey explored a range of topics including local identity, transport and infrastructure, parks and open spaces, shopping and community facilities, and future growth. The findings provide an important evidence base for understanding community perspectives and helping to shape future planning and investment decisions in the area.



Puketapu-Bell Block Spatial Plan Community Survey Results

June 2026



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

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Introduction

Purpose of the survey

The purpose of the survey was to inform the development of the Bell Block Spatial Plan and the Puketapu-Bell Block Community Board Plan. This survey builds on earlier engagement completed in 2023. It provides an updated understanding of community views, priorities, and aspirations to guide future planning and investment in the area.

Methodology

The Bell Block Community Survey was undertaken between March and April 2026. Responses were gathered through an online survey platform (Have your Say) and printed physical copies of the survey. Surveys were distributed at the Bell Block Library and local rest homes.

Who responded

A total of 261 responses were received, reflecting a broad cross-section of the community, including both long-term residents and those new to Bell Block. This range of perspectives provides a representative insight into how the community experiences the area today and how it would like to see it evolve over time.



Survey Design

As shown in Table 1 below the survey consisted of 7 sections.

Table 1: Survey design

Survey Section	Purpose
Section 1: About you	To understand respondents and their households to help interpret survey responses.
Section 2: What makes Bell Block special to you?	Identifies what people value most and what should be protected to maintain Bell Block's identity.
Section 3: Bell Block Identity	Explores whether residents see Bell Block as a town or a suburb of New Plymouth to inform what facilities the community need.
Section 4: Transport, Safety & Movement	Confirms key transport concerns and identify priority areas for improvement.
Section 5: Parks, Play, Walkways & the Coast	To understand how residents use open spaces and coastal areas, and what improvements are needed.
Section 6: Local Shopping	Identifies where residents shop locally, what works well, and opportunities for improvement.
Section 7: Community Services & Facilities	To understand how community facilities are used and where improvements are needed, including both Council-owned (e.g. Bell Block Library, Fred Tucker, Bell Block Hall) and other local facilities (e.g. schools, aquatic centre).
Section 8: Growth, Subdivisions & Future Planning	To understand community views on growth, key concerns, and priorities for future development.

Summary of Findings

The Bell Block Community Survey findings highlight a clear and consistent message from residents: while growth is supported, it must be carefully planned, infrastructure-led, and aligned with maintaining the area's lifestyle, identity, and overall liveability. The findings reflect a community that strongly values Bell Block as a coastal, connected, and community-focused place, and wants future development to enhance, not detract from these defining qualities.

Community Values

Survey respondents place high value on Bell Block's unique characteristics, particularly its proximity to the coast, access to walkways and cycleways, and strong sense of community. These features contribute significantly to quality of life and reinforce the perception of Bell Block as more than just a suburb of New Plymouth. Many respondents view it as a distinct town with its own identity, and there is strong support for retaining and strengthening this sense of place as the area grows.

Top Priority: Infrastructure and Transport

The most dominant and consistent finding across the survey findings is the urgent need to address infrastructure and transport issues. Access to State Highway 3 is a particular concern, with residents highlighting congestion, safety risks, and limited entry and exit points as significant challenges. There are also widespread concerns about incomplete or unsafe footpaths, insufficient pedestrian crossings, and the overall capacity of the current transport network. Alongside this, pressure on three waters infrastructure including stormwater, wastewater, and drinking water systems is a major issue. Respondents are clear that infrastructure is already under strain and that investment must occur ahead of, or at least alongside, further growth

Growth: Supported, but the basics are needed to get it right

While most respondents are supportive or cautiously supportive of growth, this support is conditional. There is a strong expectation that development must be proactive, coordinated, and supported by adequate infrastructure. Key concerns include increased traffic congestion, pressure on schools and community services, and the risk of overcrowding or loss of Bell Block's "village feel." The overarching message is that growth must be managed in a way that protects green space, maintains community character, and ensures long-term sustainability

Key Community Needs

Education and community services are also prominent priorities. Many respondents highlighted capacity issues within existing primary schools and strongly advocated for the provision of a local high school. There is a clear desire to plan education infrastructure early to keep pace with population growth. In addition, there is strong demand for improved community facilities, including public toilets, expanded youth spaces, and more flexible community hubs. The Bell Block Library is widely valued as a key community asset, with many respondents supporting its expansion or relocation to better meet current and future need

Recreation, parks, and coastal access are central to the Bell Block lifestyle and are highly valued by the community. Improving beach access particularly for elderly and less mobile residents was identified as a top priority. Respondents also emphasised the importance of extending and better connecting walkways and cycleways, including completion of the coastal walkway to Waitara. There is strong support for additional playgrounds, youth-focused spaces, and upgrades to existing parks, alongside the continued protection and maintenance of green spaces. These elements are seen as essential for community wellbeing and liveability.

The survey findings also highlight a growing expectation that Bell Block will evolve into a more self-sufficient community. Respondents expressed a desire for improved retail and service provision, including a larger or additional supermarket, greater variety of shops, more cafes and dining options, and better access to everyday services such as healthcare. Current shopping centres are seen as convenient but limited, and there is a clear expectation that they will develop to meet the needs of a growing population.

Future Vision for Bell Block

Looking to the future, respondents envision Bell Block as being an enhanced version of its current state. The vision for future Bell Block is a well-connected, self-sufficient coastal town with a strong identity, high-quality infrastructure, and a balance between growth and the natural environment. This vision includes improved transport networks, accessible community facilities, vibrant local services that has what the community needs, and well-integrated green spaces and walkways. However, achieving this vision is dependent on addressing immediate priorities particularly transport, infrastructure, and education.

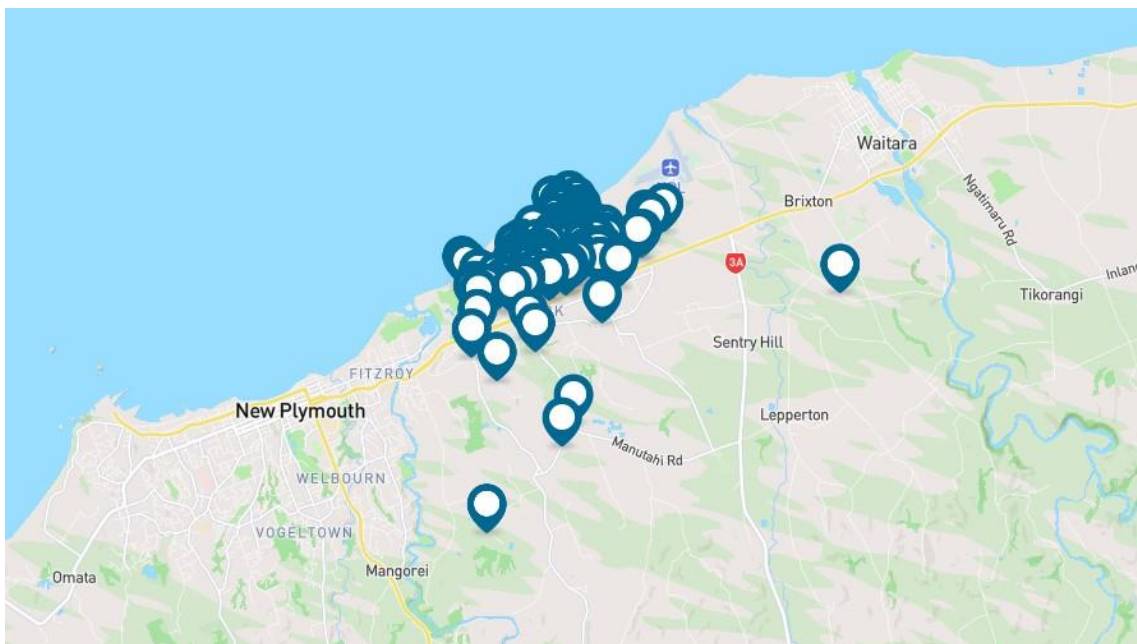
Summary

Bell Block is a community ready for growth, but clear that the fundamentals must come first. The survey findings reinforce the need for an infrastructure-first approach, where transport, services, and community facilities are prioritised to support sustainable development. With the right planning and investment, Bell Block has the opportunity to grow into a resilient, vibrant, and self-sustaining town while preserving the qualities that make it a valued place to live

Section 1: About you

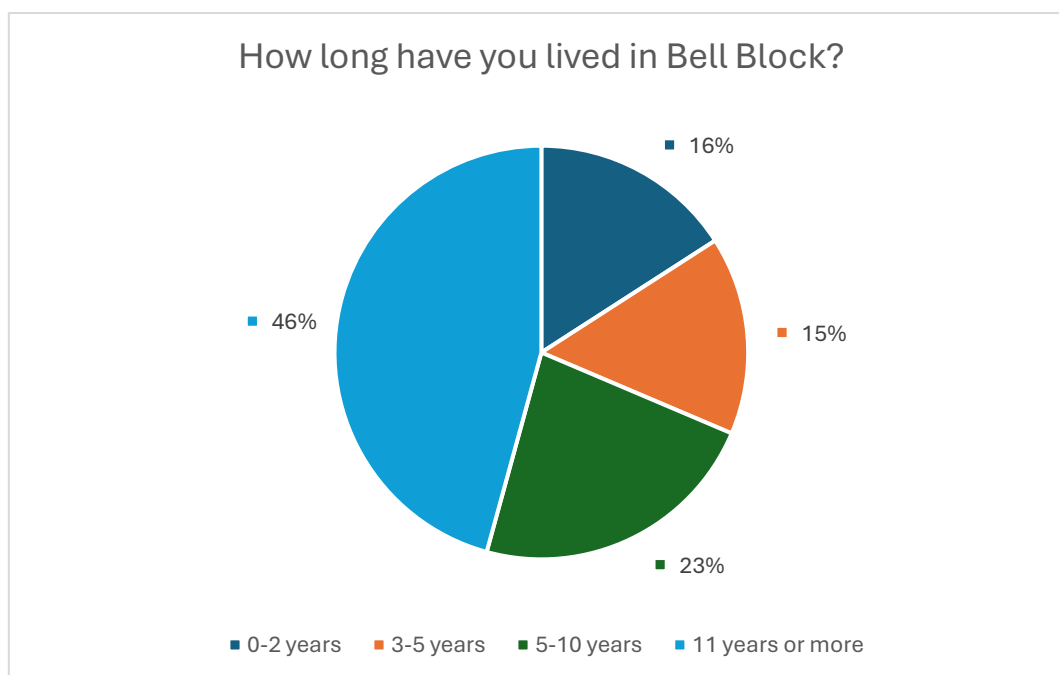
1. Where in Bell Block or surrounding areas do you live?

- Count: N = 168
- Of the 168 respondents who answered the question, 167 provided a general location. 2 of these responses are outside of the spatial plan geographic area, however they may still be considered within close proximity of the Bell Block Community Board area.



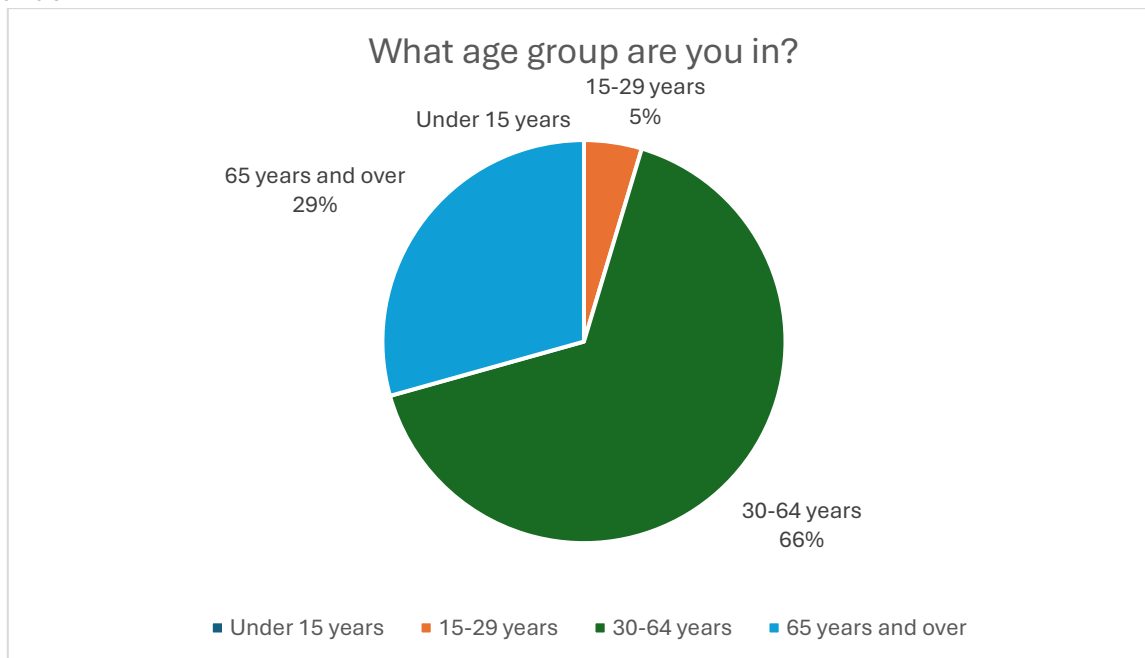
2. How long have you lived in Bell Block? (Single choice)

- Count: N = 258
- The majority of respondents fall within the 11 years or more category (46%).



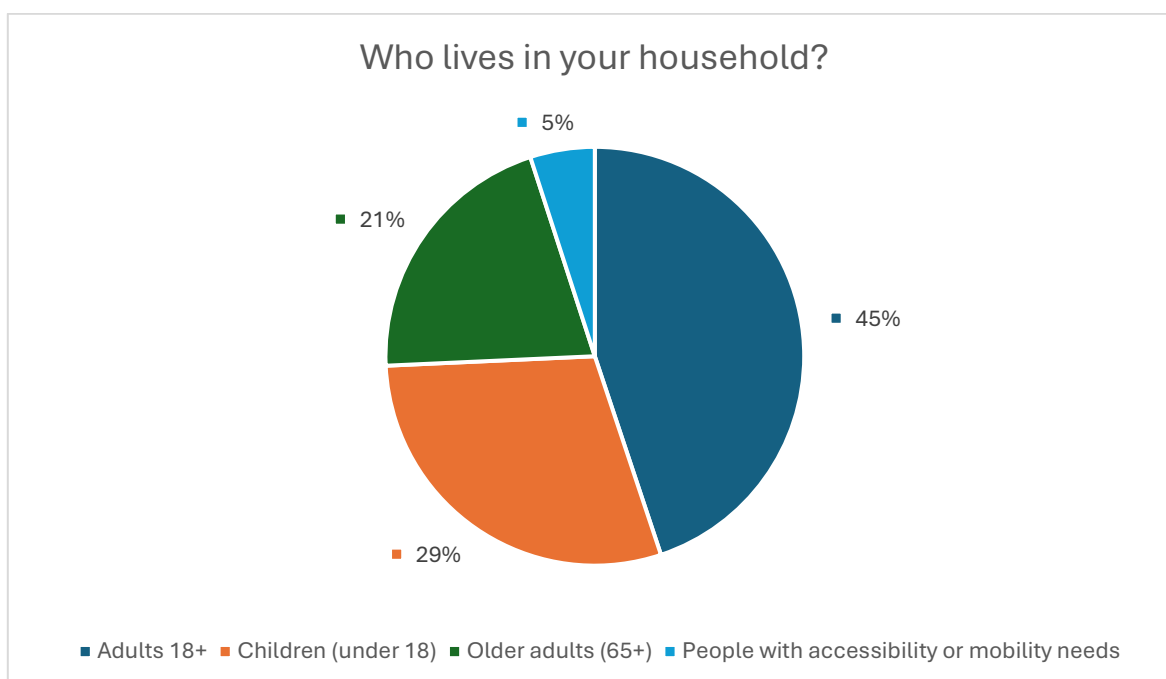
3. What age group are you in? (Multi choice)

- Count: N =259
- The majority of respondents fall within the 30-65 years category (65%).
- A gap within responses from under 15 years was noted (0), along with 12 responses from 15-25 years (5%). Targeted youth engagement may be required to understand perspectives from 25 years and under.



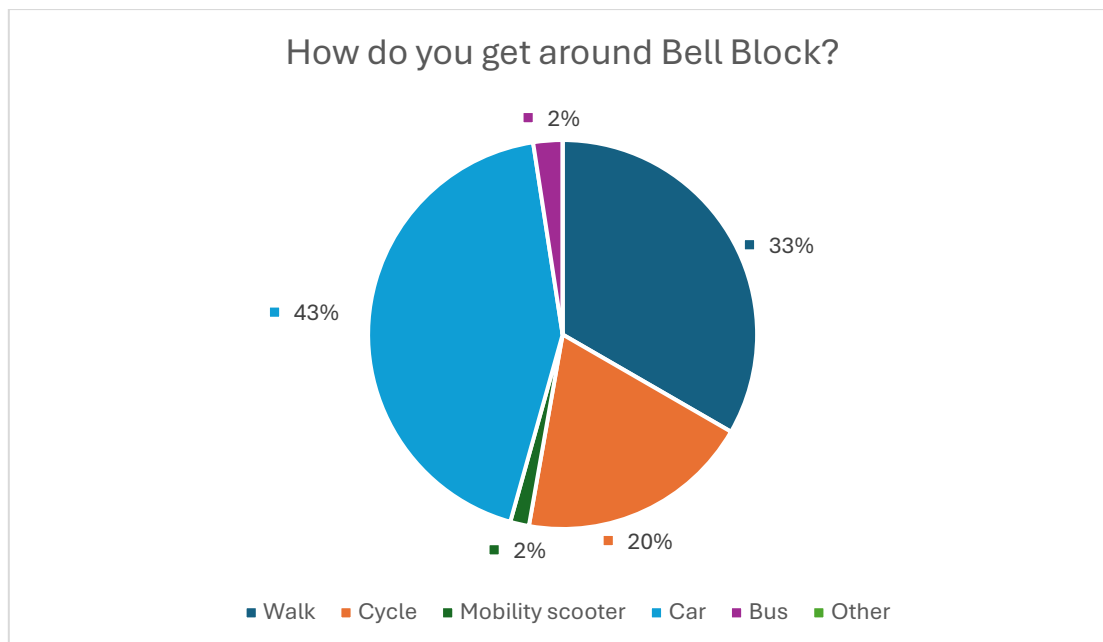
4. Who lives in your household? (Multi choice)

- Count: N = 258
- The purpose of gathering this information is to provide insights for potential reasons why respondents may answer questions.
- A majority of respondents (45%) live in households with adults (18+) followed by children (under 18).



5. How do you get around Bell Block? (Multi choice)

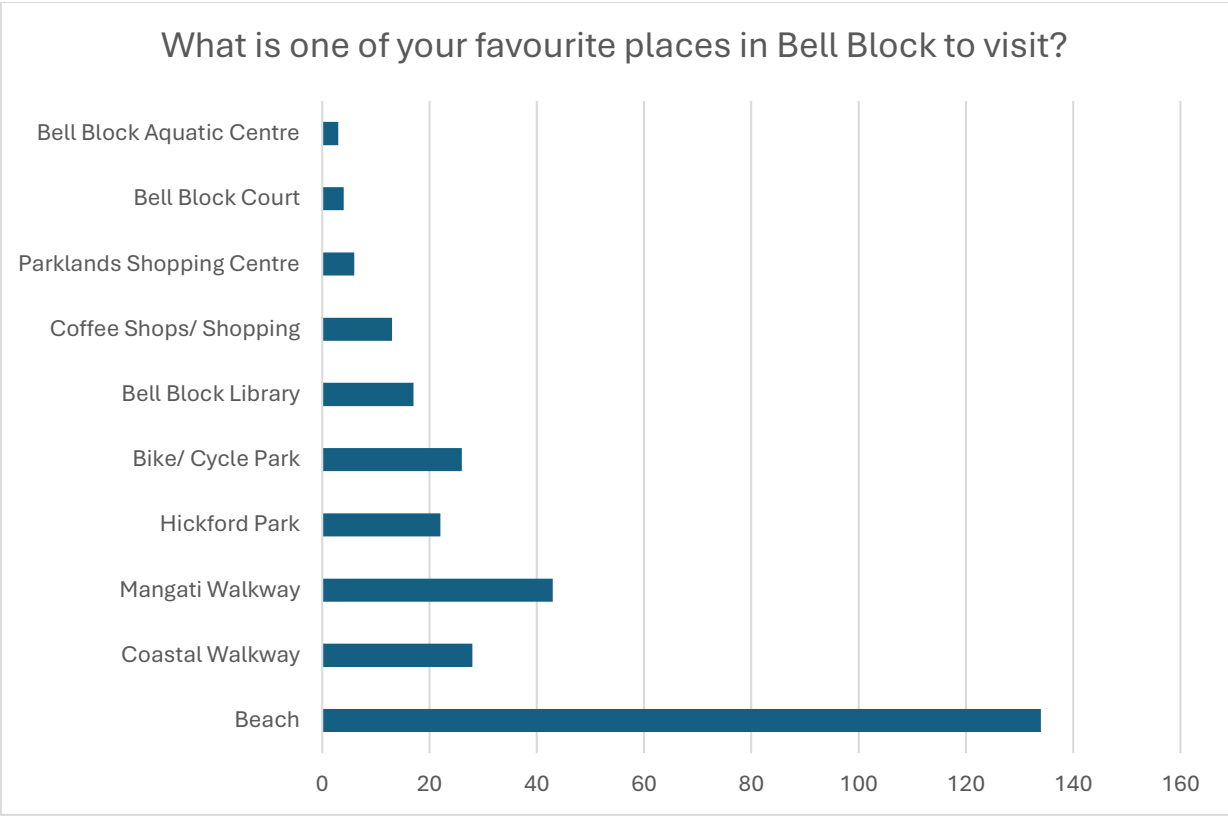
- Count: N = 260
- Most respondents identified that their main means of travel is by car (43%), followed by walking (33%).



Section 2: What makes Bell Block special to you?

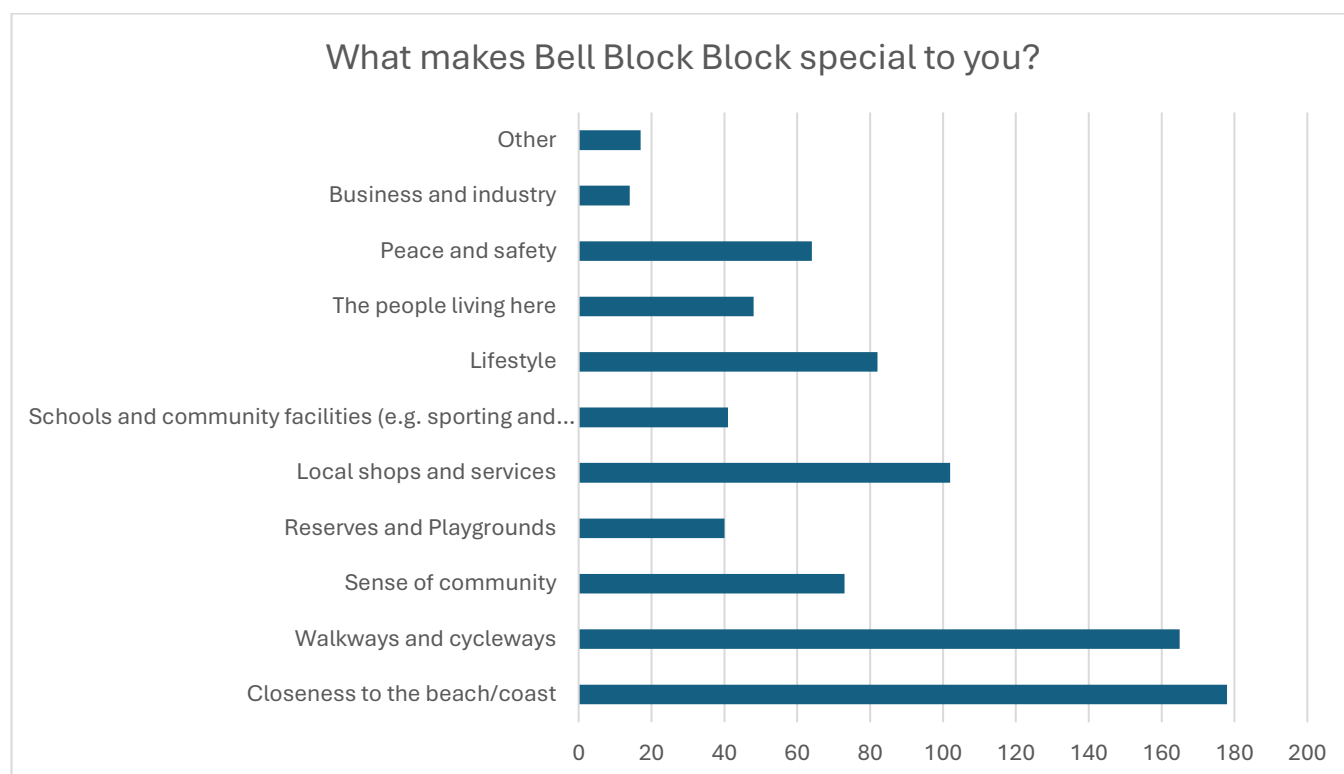
6. What is one of your favourite places in Bell Block to visit? (Short open text)

- Count: N = 226
- The beach was the most popular answer, followed by Mangati Walkway and Coastal Walkways. The popularity of these places is highlighted in section 4, while also highlighting opportunities for improvement/ enhancement of these locations.



7. What makes Bell Block Special to you? (Multi choice)

- Count: N = 260
- The majority of respondents selected closeness to the beach followed by walkways and cycleways, followed by local shops and services.
- The *'lifestyle'* and *'sense of community'* have also been identified in response to the question. This aligns with responses to question 8, 9 and 10.



8. What would help protect or enhance the things you love most about Bell Block?

(Short, open text)

- Count: N = 230
- Overall, the responses highlight a clear message: sustaining what people love about Bell Block will require better connectivity, improved access to key places, protection of green space, and infrastructure that keeps pace with growth. The following themes were identified:

Maintaining its walkability, connectivity, and overall ease of movement - This includes completing missing footpaths, improving walkway networks, and ensuring safe, well-lit routes for pedestrians and cyclists. Strengthening these connections between neighbourhoods, parks, shops, and the coastline is seen as essential to preserving the suburb's accessible, community-focused character.

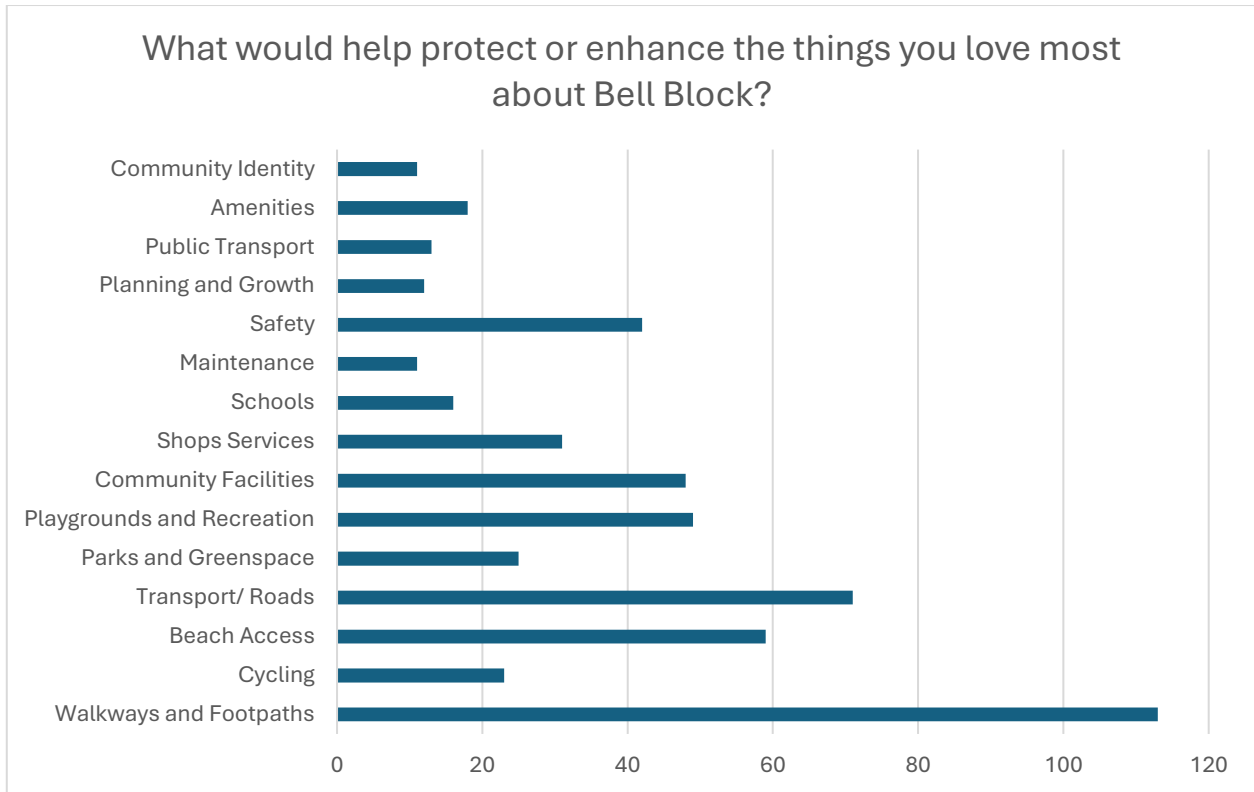
Improving transport infrastructure - Many respondents emphasise the need to address congestion and safety issues, particularly at key access points to State Highway 3. Enhancements such as better-designed intersections, additional entry and exit routes, and safer crossings would help manage growth and ensure Bell Block remains easy to move in and out of without compromising liveability.

Enhancing access to the beach and coastal areas - While the beach is highly valued, current access is often difficult and unsafe. Respondents want practical improvements such as steps, ramps, and better-maintained access points so that people of all ages and abilities can safely enjoy the coastline.

Protecting, expanding or upgrading green spaces, recreation and community facilities -

Respondents want to ensure that growth includes accessible reserves, trees, and natural areas, maintaining the suburb's green, open feel and connection to nature.

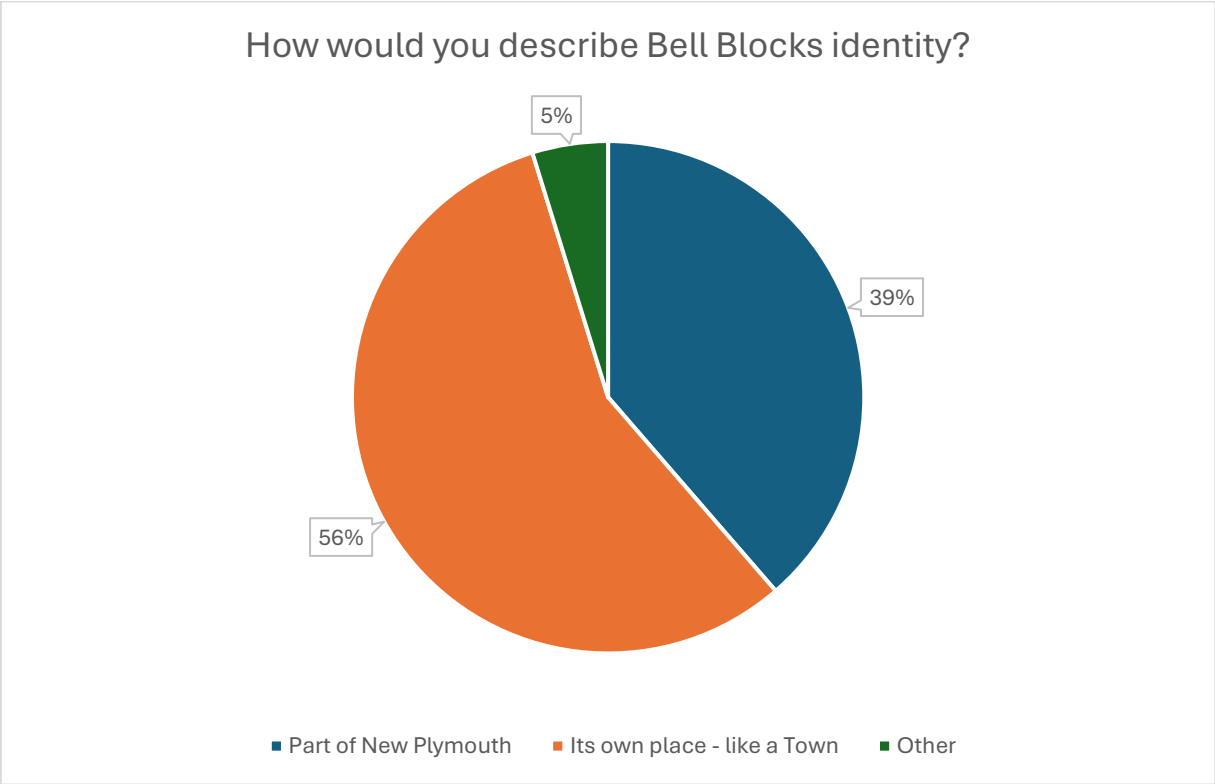
In addition, respondents highlighted the importance of recreational facilities and community spaces, including more playgrounds, upgraded parks, and expanded amenities at places like Hickford Park. The Bell Block Library is seen as a vital community asset, and its retention and enhancement are viewed as key to maintaining social connection and local identity.



Section 3: Bell Blocks Identity

9. How would you describe Bell Blocks identity? (Multi choice, selection one)

- Count: N = 251
- Most respondents selected “It’s own place – like a town” (56%)



10. What makes you say this? (Follow up to question 9) (open text)

Respondents that selected an option were provided with an opportunity to outline why their choice was made.

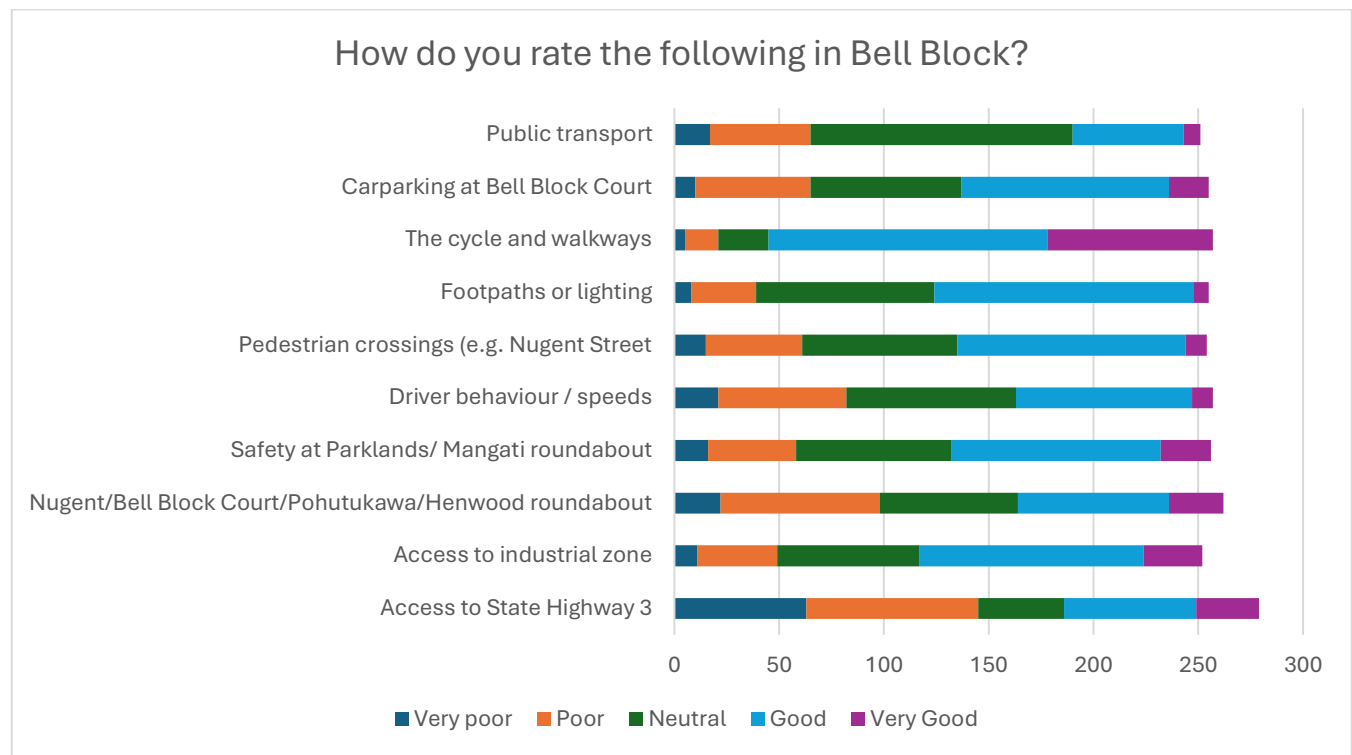
Table 2 – Summary of response selection to question 10

Selected Response	Reason for response
‘Part of New Plymouth’	Physical separation - “feels separate”, “cut off”, “not continuous with town” and/ or Lacks services - “not enough to be a town” and “needs more infrastructure”
‘It’s own place - like a town’	Self-Sufficient (or almost) and strong community & social connection
‘Other’	Hybrid of both a part of New Plymouth (or a suburb of New Plymouth) and an independent town or township with a village feel.

Section 4: Transport, Safety & Movement

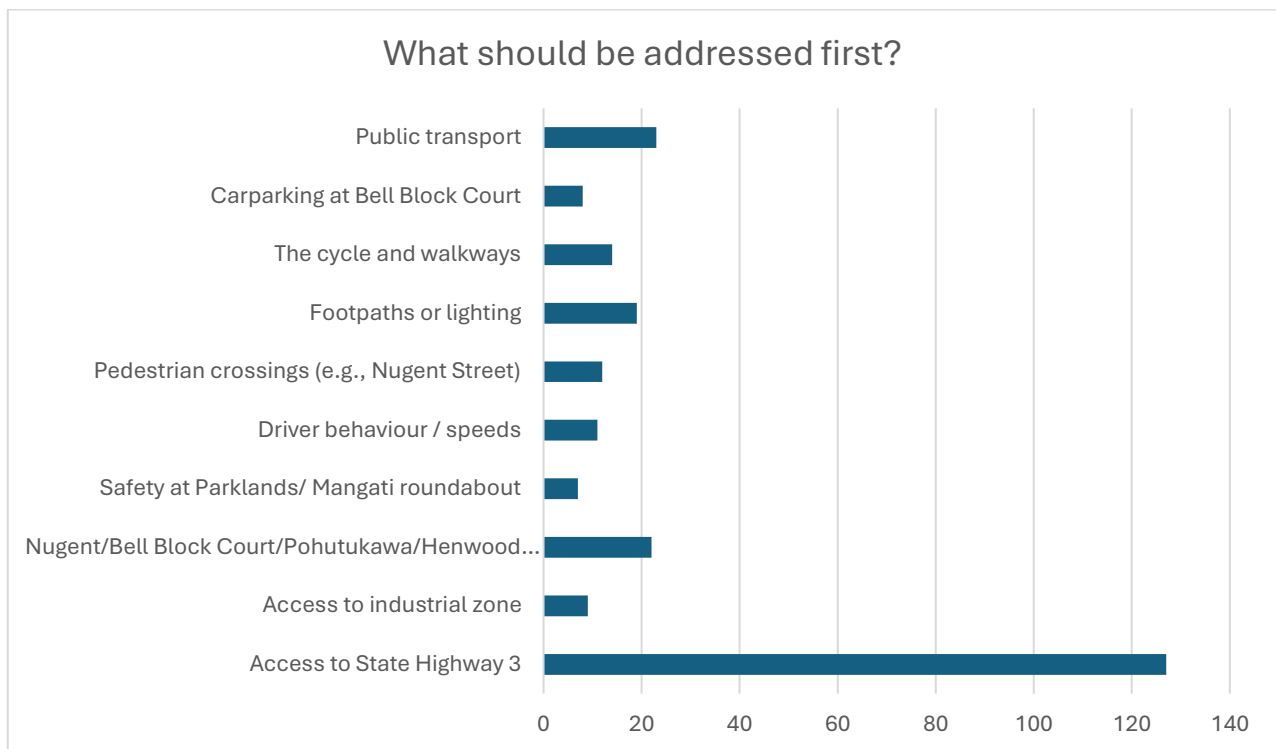
11. How do you rate the following? (Matrix)

- Count: N = 259
- Of note respondents rated access to the State Highway (on and off ramps) the least positively. This aligns with responses from question 12, indicating that improvement of this area should be prioritised.



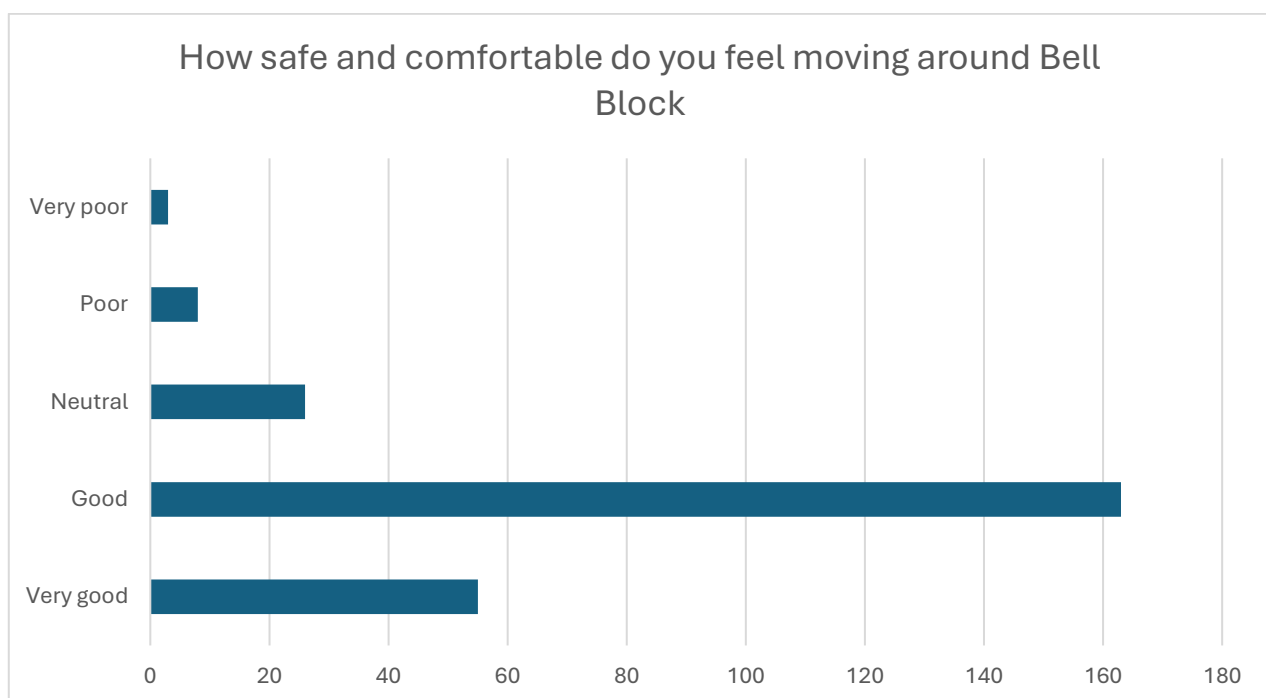
12. What should be addressed first? (Follow up to question 11) (Multi choice, select one)

- Count: N = 252
- Access to State Highway 3 was identified by 50% of respondents who answered this question as the issue that should be addressed first,



13. How safe and comfortable do you feel moving around Bell Block (Multi choice, select one)

- Count: N = 257
- 85% of respondents appear to feel very good or good about how safe and comfortable they can move around Bell Block.



14. Tell us about a journey you make often (walk, bike, mobility scooter or drive etc) (Open Long Text)

- Count: N = 232
- The purpose of this question was to provide an opportunity for respondents to tell us about regular travel they make. This would help us understand the general nature of respondent's regular travel habits.
- Respondents describe their everyday journeys as largely local, frequent trips to shops, schools, the beach, parks, and workplaces but, these journeys are often shaped by infrastructure constraints and safety concerns.

Table 3 – Summary of respondent's journeys

Type of Journey	Summary of experiences
Driving and Access to State Highway 3	Many people drive regularly, particularly for commuting into New Plymouth or accessing schools and services. A consistent issue is the difficulty of getting in and out of Bell Block, especially during peak times. The limited number of access points to State Highway 3 creates heavy congestion, with the Nugent Street overpass and roundabout frequently described as bottlenecks. Wills Road, while an alternative, is widely seen as unsafe and difficult to use, particularly for right turns, leading many respondents to take longer routes to avoid risk. This results in frustration, delays, and a sense that the transport network is not keeping pace with growth. Access from Airport Drive onto State Highway 3 It is also an important secondary hotspot, especially linked to safety and access issues.
Walking and Cycling Experiences	Walking and cycling journeys are common within Bell Block and are generally seen as pleasant and convenient, especially along the Mangati Walkway and coastal paths. These routes are valued for recreation and local travel, offering a sense of calm, nature, and community connection. However, several barriers were repeatedly identified, including incomplete footpaths, poor maintenance, lack of lighting, and limited shade. Safety is a recurring concern, particularly where walkways intersect with roads, where visibility is poor, or where cyclists and pedestrians share narrow spaces.
Safety for Children and Vulnerable Users	A number of respondents highlighted challenges for children, families, and vulnerable users, noting unsafe crossings, speeding traffic, and inconsistent footpath quality (such as Pohutukawa Place and at Bell Block Court). These issues often limit the ability for children to walk or bike independently, meaning more trips are made by car even when distances are short. Similarly, cyclists reported that while off-road paths work well, on-road cycling feels unsafe, especially near busy roads or intersections.
Overall Constraints and Future Needs	Overall, the responses show that while Bell Block supports a wide range of everyday journeys, these are often compromised by congestion, safety issues, and gaps in infrastructure. Respondents clearly value the ability to walk, bike, and access local destinations easily, but improving connectivity, safety, and transport capacity is critical to making these journeys more efficient, enjoyable, and accessible for everyone.

15. Do you have any other comments on transport, safety and movement in Bell Block? (Open long text)

- Count: N = 198
- Overall, respondents expressed a clear and consistent concern that Bell Block's transport system is no longer functioning effectively, particularly in terms of access to SH3 and managing traffic growth. Congestion, unsafe intersections, limited pedestrian infrastructure, and insufficient public transport are all seen as key issues.
- While there is strong support for walking and cycling, these modes are often constrained by safety and connectivity challenges.
- Many respondents highlighted that it is important to ensure infrastructure keeps pace with development, including better forward planning for roads, access, and transport networks in growing areas.

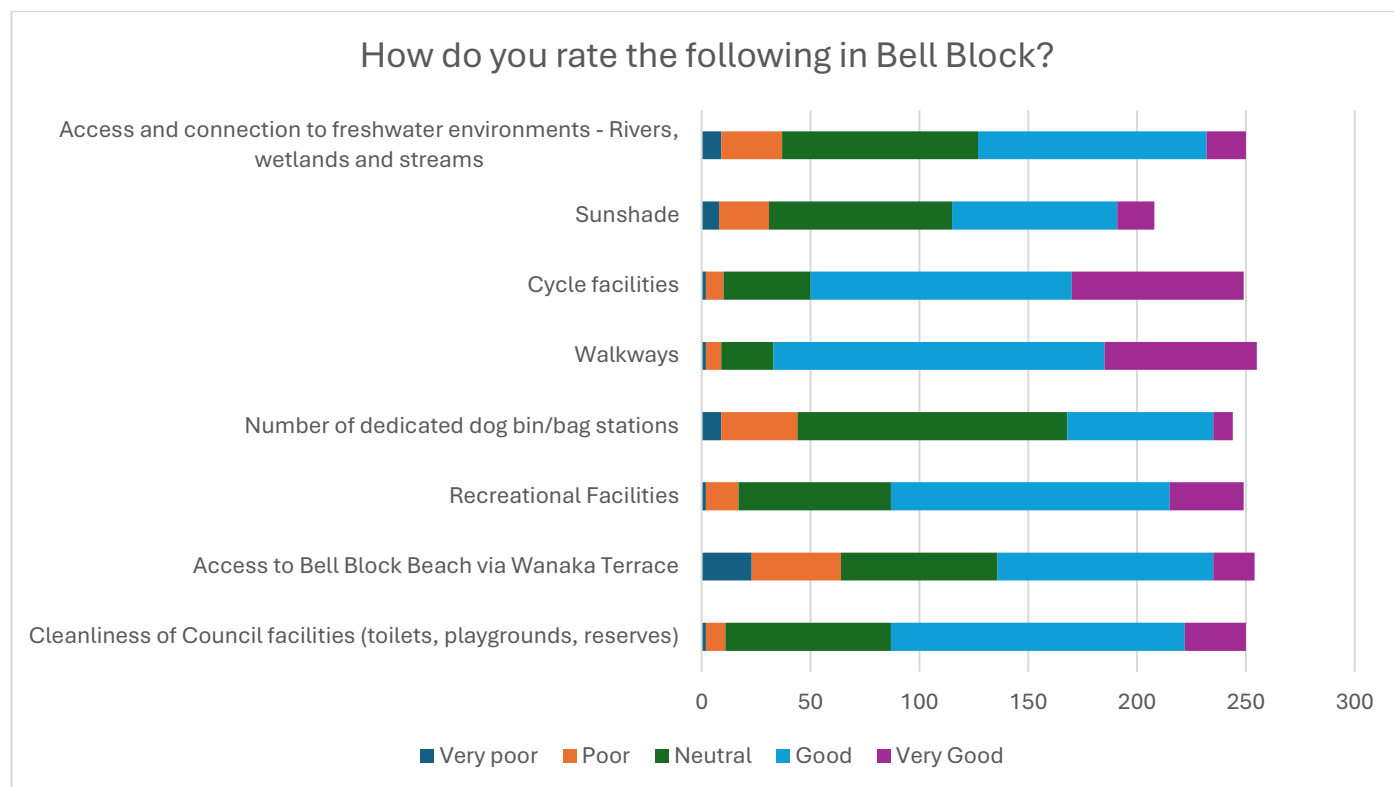
Table 4 – Summary of other comments relating to transport, safety and movement in Bell Block

Common Themes	Comments
SH3 Access & Intersection Upgrade were identified as top priority projects	Respondents suggested projects are to distribute traffic across multiple access points, reduce bottlenecks and unsafe turning movements and to improve resilience. These include: • New roundabouts/interchanges at, Wills Road / SH3, Mangati Road / SH3 and Egmont Road / SH3 • Redesign of Nugent/Henwood overbridge and roundabout • Additional SH3 access point near golf course (Pohutukawa link) • Slip lanes/on-off ramps to reduce congestion
Congestion Relief & Network Efficiency	Targeted upgrades to Nugent Street, the overbridge, and key roundabouts are needed, along with additional local connections (parallel to State Highway 3), to improve traffic flow and reduce peak-time delays.
Improve Safety for Pedestrians and School Areas	New pedestrian crossings, especially and Parklands Ave Near Bell Block School Near Fred Tucker Hall. In addition to safer school routes, and traffic calming, to enable children and vulnerable users to move safely.
Complete Footpaths and Improve Accessibility	Completing missing links (especially on Wills Road and Pohutukawa Place) and improving footpath quality would create a safe, continuous walking network.
Supporting and strengthening safe Cycling and Public Transport	Better cycle connections are needed as well as safer crossings (particularly across SH3), and clearer separation from traffic, making cycling a more viable everyday option. More frequent, reliable, and better-connected bus services are needed, including extended hours and improved coverage for growth areas.
Address speeding, driver behaviour and local parking	Respondents suggested targeted enforcement, speed management, and education could improve safety, particularly in residential and school areas. Additionally focused improvements to parking and local road layouts around shops, schools, and community facilities would ease local congestion and safety issues.

Section 5: Parks, Play, Walkways & the Coast

16. How do you rate the following in Bell Block? (Matrix)

- Count: N = 259
- Of note respondents rated access to the beach via Wanaka Terrace the least positively. Number of dedicated dog bins followed.
- Walkways appeared to be rated the most positively followed by recreational facilities.

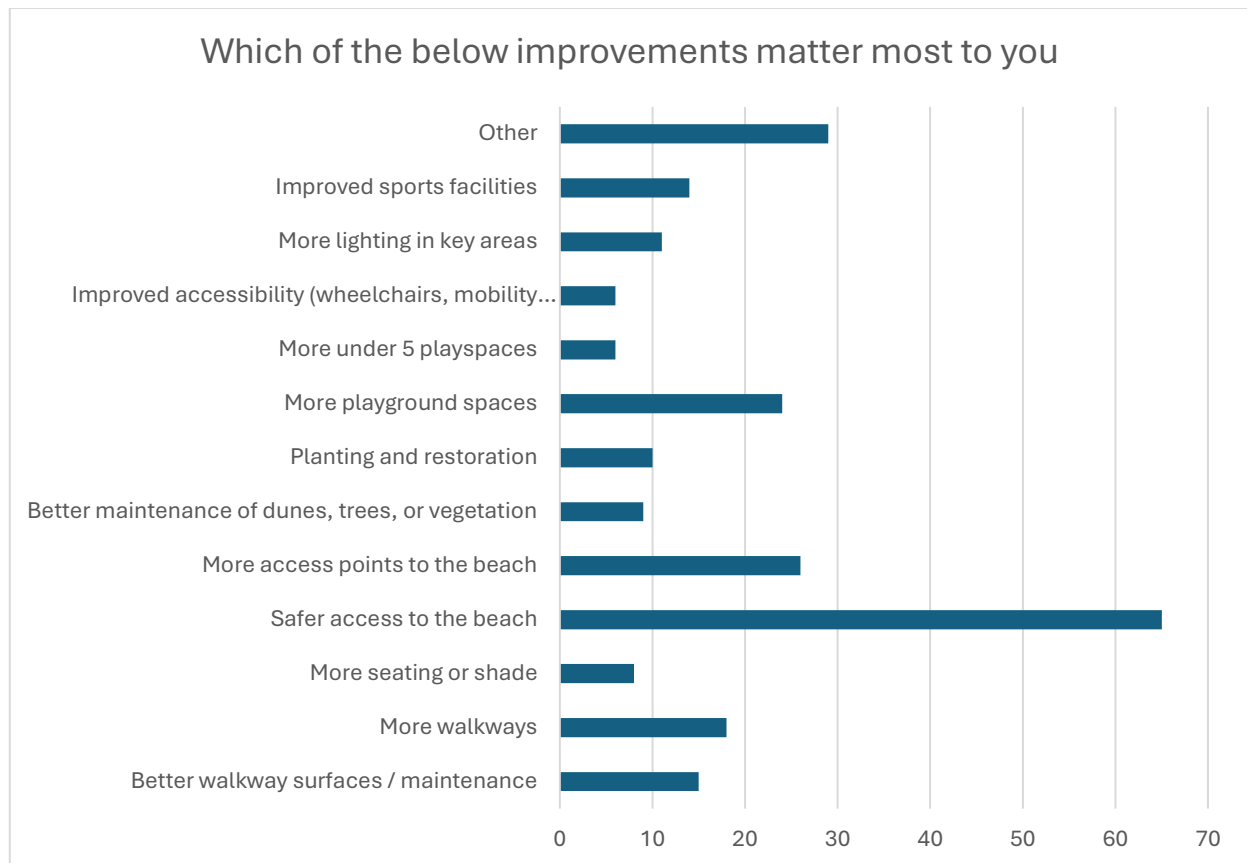


17. Which of the below improvements matter most to you? (Select box)

- Count: N = 252
- Safer and more access points to the beach was identified as the highest priority (65). This was followed by more playground spaces (30).
- Other areas identified for improvement by respondents included:
 - Additional dog poo bins in general and down by foreshore area
 - More bins
 - Improved or upgraded recreation:
 - Cycle facilities
 - The recreational facilities - especially for the teens. Bigger skate area. Basketball court near Hickford park
 - 50m swimming pool, all year use.
 - Tennis Courts / Bowling Greens
 - There is not enough room for bikers walkers and dogs on the walkways
 - Gravel pathways on walkways for scooter and pushchairs
 - Access to walkways, more access points required.
 - A clearance of scrub along edge of BBK beach for people parking. A lovely spot by everything becomes overgrown. Some days need more parking.
 - Sometimes the stream on the beach has or been polluted in the past. Needs attention.

The following were noted but removed from responses under this section as this question related specifically to Parks, Play, Open Spaces & the Coast:

- Road access out of Egmont Road north onto Devon Road (Moved to Transport).
- Need a public toilet at shopping centres (Moved to Local Shopping).

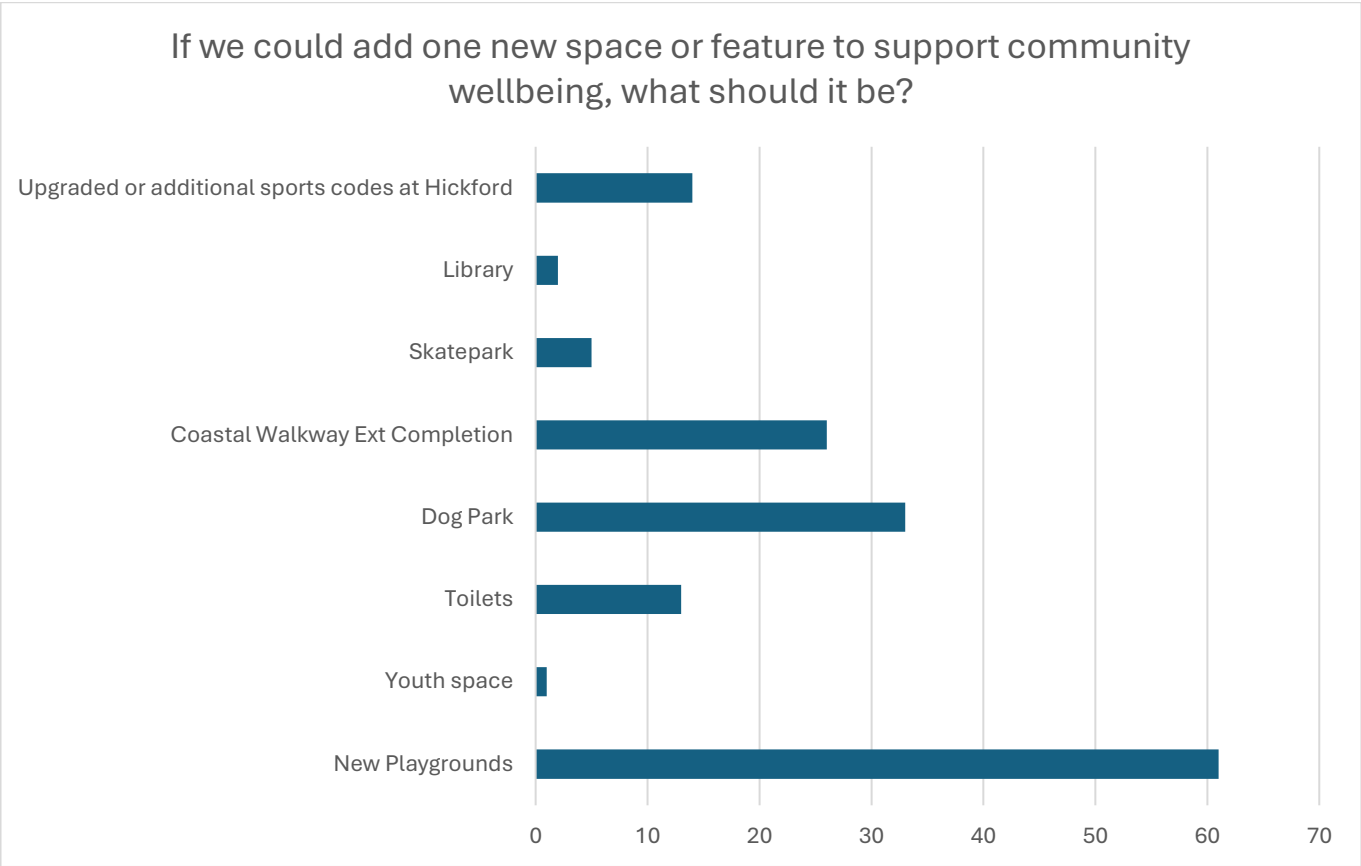


18. If we could add ONE new space or feature to support community wellbeing, what should it be? (Short open text)

- Count: N = 224
- The majority of respondents indicated that new playgrounds should be considered, followed by a dog park, the completion of the coastal walkway (and upgrades to existing coastal walkway) and upgrades or additional sporting code facilities.

Table 5 - Summary of further detail relating to identified new spaces or features

New Space or feature	Further Detail
New playgrounds	- Suggested locations Wills Road, North of Mangati, Bell Block Beach - Fenced play spaces for younger children (under 5)
Additional sporting infrastructure	- Basketball and Netball Courts, Football, Cricket nets, Turf facilities (Hockey, Tennis) - Covered sports facilities - Driving range
Upgraded parks/ open spaces/ community spaces	- Beach access - Coastal walkway - Additional toilet facilities - Library



19. Do you have any other comments on Bell Block's parks, play, walkways or the coast? (Long open text)

- Count: N = 252
- In summary respondents strongly value Bell Block's parks, walkways, and coastal areas, with many highlighting the walkway network as a key strength for walking, cycling, and community connection. The coast is also seen as a major asset supporting lifestyle and wellbeing, and many want these spaces protected and enhanced.

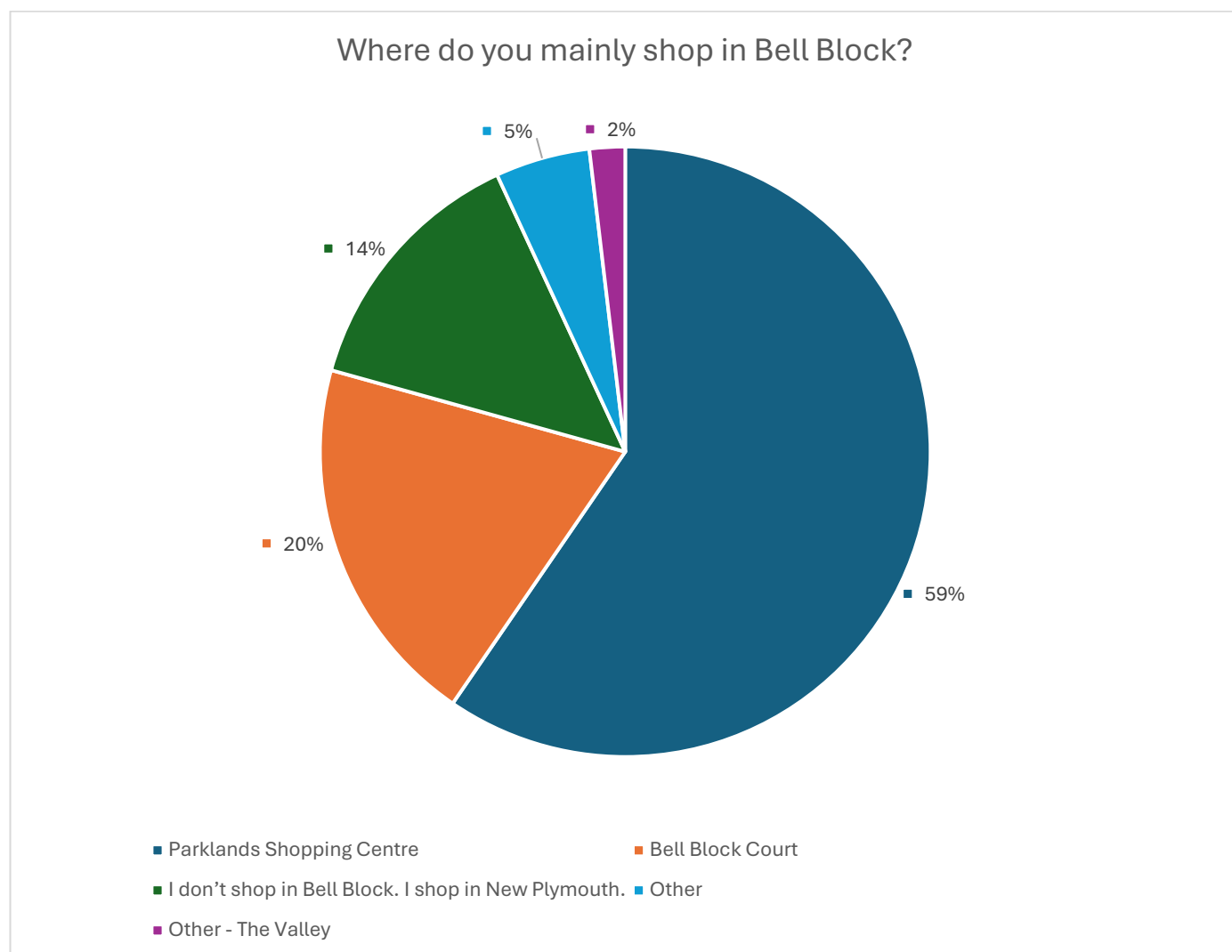
Table 6 – Summary of other comments relating to Bell Block's parks, play, walkways or the coast

Category	Comments
Need for Better Walkway Connections	There is clear support for extending and better connecting walkways, especially completing the coastal route north to Waitara and south to the airport. Improved connections between neighbourhoods, parks, and the coast are seen as important for safe, accessible travel, though some prefer simple, cost-effective upgrades over large developments. Safety concerns were also raised, particularly on shared paths where conflicts between pedestrians, cyclists, and e-scooters occur. Suggested improvements include separating users, better signage, speed management, and upgrades to crossings, footpaths, and lighting.
Improving Beach Access	Beach access is a common concern, often described as difficult or unsafe. Respondents call for safer, more accessible entry points, including improved paths, ramps, and street connections, along with better parking and layout of coastal areas.
Maintenance Improvements Needed	While overall feedback is positive, many noted the need for more consistent maintenance, including vegetation control, rubbish collection, and general upkeep. Issues such as overgrown areas, invasive species, graffiti, and poorly maintained facilities were highlighted.
More Park Amenities Requested	Respondents also want more amenities in parks, such as seating, shade, bins, toilets, and drinking water. Hickford Park was frequently mentioned as needing upgrades. There is interest in enhanced features like improved playgrounds, fitness equipment, sports facilities, and more diverse recreation options.
Inclusive, Family-Friendly Spaces	There is a strong focus on creating inclusive, family-friendly spaces that cater to a growing population, with better facilities for children and teens and more opportunities for social and community activity.
Environmental Protection Concerns	Environmental concerns, including coastal erosion and protection of natural areas, were also noted, with an expectation that improvements balance recreation with sustainability. Overall, while these spaces are highly valued, residents want better maintenance, improved beach access, safer and more connected pathways, and upgraded facilities to meet current and future needs.

Section 6: Local Shopping

20. Where do you mainly shop in Bell Block? (Multi choice)

- Count: N = 257
- A majority of respondents shop at Parklands (59%)

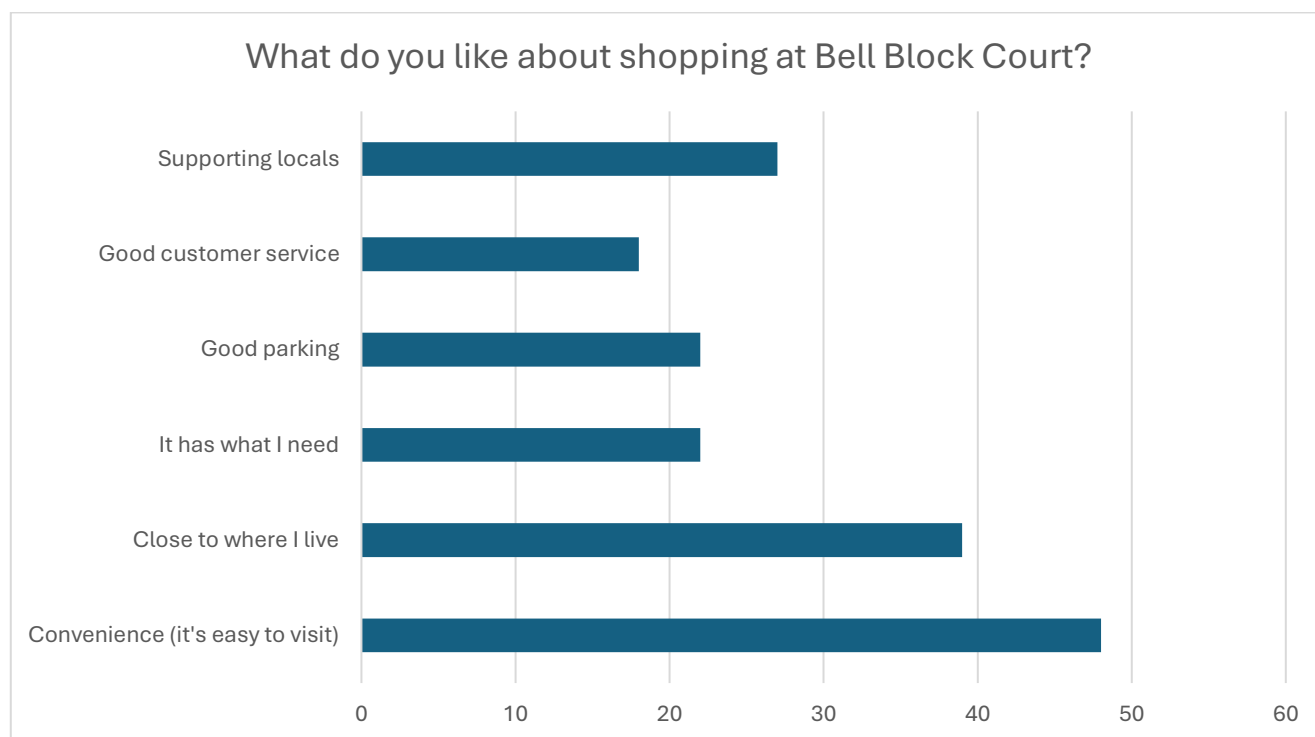
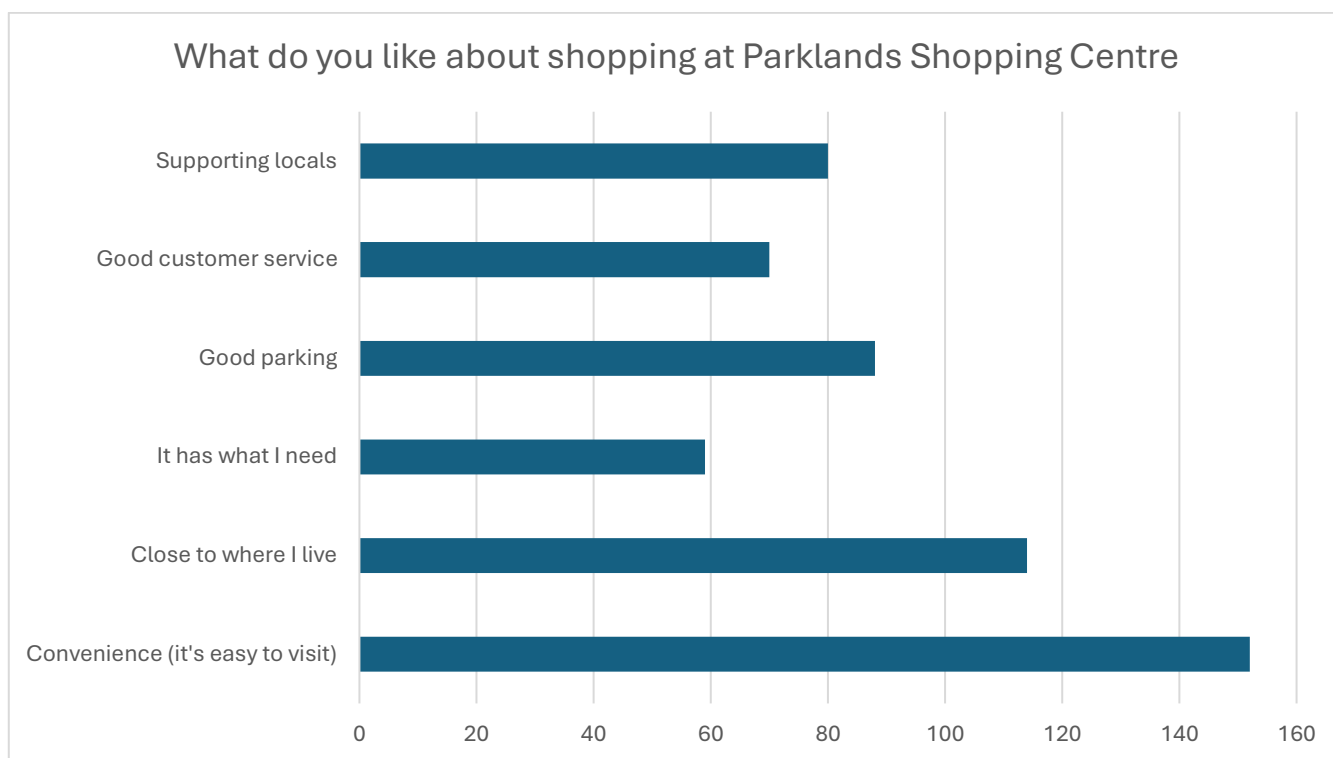


21. If you selected other, tell us where you shop? (Follow up to question 20)

- If other was selected, respondents were prompted to tell us where shop.
- Of the 60 respondents that indicated that they don't shop in Bell Block, 14 responded to this question. 23% of the 60 respondents provided further information as to where they shop outside of Bell Block.
- The following were provided as answers:
 - The Valley
 - Anywhere there is a New World
 - Big Basket
 - Fresh produce stores

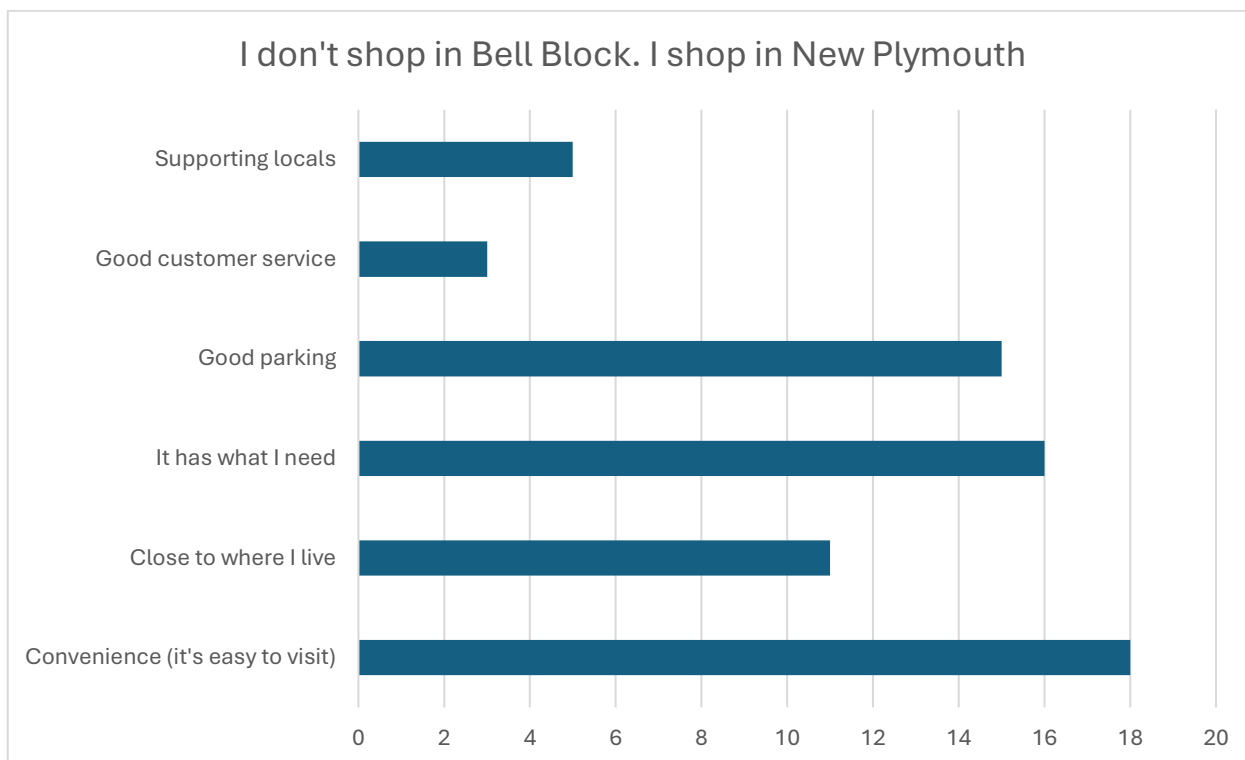
22. What do you like about shopping there? (Follow up to question 20) (Multi choice)

- Count: N = 249
- Convenience, close proximity to home and good parking were the most common reasons why respondents selected the location they shopped at.
- The key difference was in Bell Block Court, where good parking was within the top 3 reasons. Based on responses in question 22, it can be concluded that this is due to parking being an area that requires improvement at Bell Block Court.



For those that answered, *'I don't shop in Bell Block, I shop in New Plymouth'* the key reason appears to be due to convenience, *It has what I need* and *'good parking'* are the top 3 reasons.

Based on responses to question 22, affordability, competition and cost is likely to be closely linked.



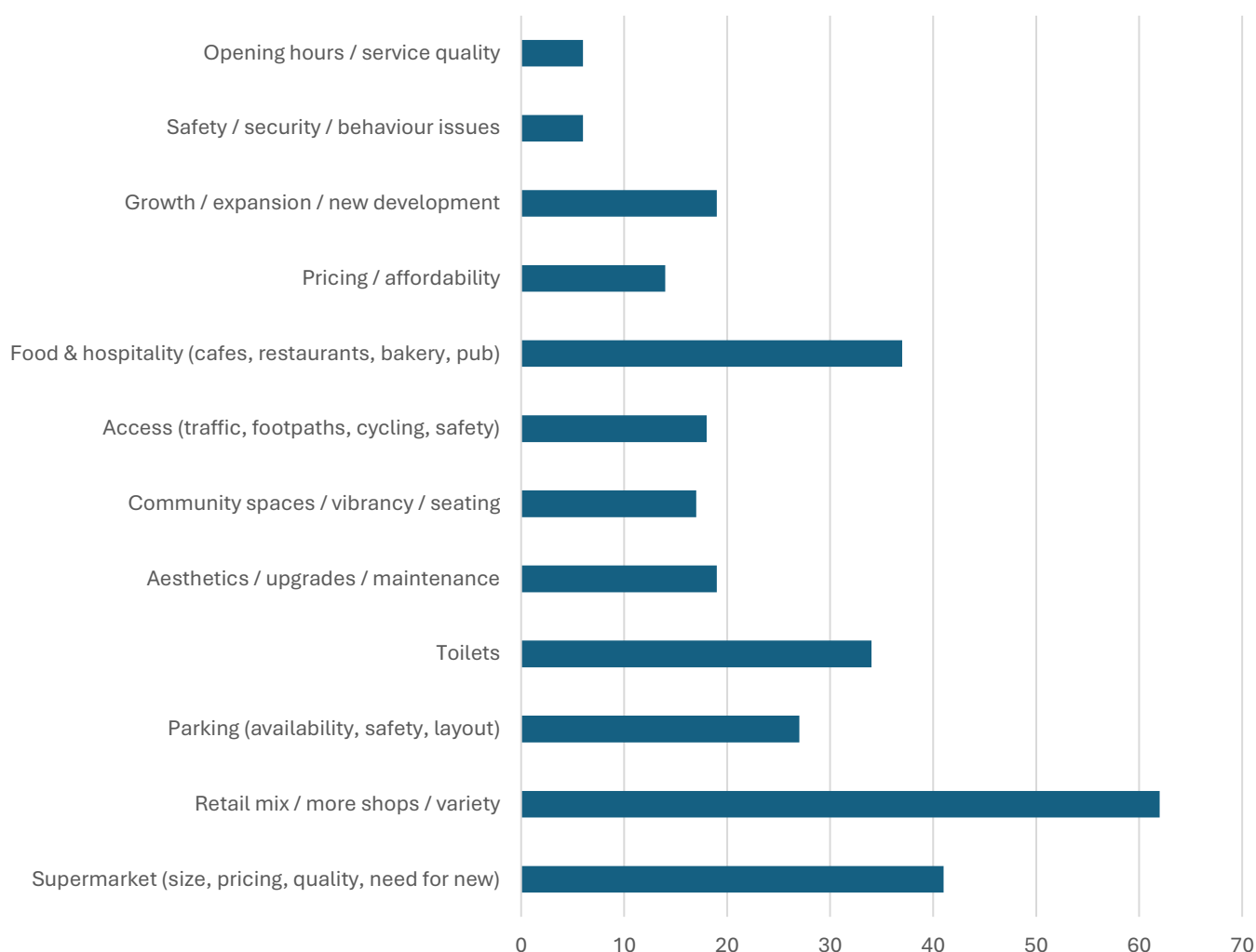
23. What could be done to improve Bell Block's shopping centres? (Open long text)

- Count: N = 207
- Based on respondents feedback it can be concluded that Bell Block shopping centres are currently functioning as basic convenience hubs, but the Bell Block community expects them to evolve into modern, full-service, community-oriented centres that match population growth.
- Based on responses, it can be assumed that respondents want Bell Block to transition from a “top-up shopping location” into a complete, affordable, and attractive local centre.
- The top 3 improvements identified based on the most comment response was Retail mix/ more shops/ variety, followed by additional/ new supermarket and more food and hospitality options.

Table 7 – Summary of suggested Improvements to Bell Blocks Shopping Centres

Areas for improvement	Comments
Future Planning and Additional Supermarket Development (Top Priority)	• Large-format supermarket (Pak’nSave, Woolworths, New World) to introduce competitive pricing and better/ full range of products. • Encourage Butcher, fruit & veg, clothing, Cafés, restaurant/pub. • Plan for expanded or new retail centres and better integration with population growth areas.
Public Amenity Upgrades and revitalisation	• Install public toilets (high urgency) along with seating, shelter, greenery. • Facelift buildings – suggestions for murals and landscaping.
Parking & Layout Redesign and accessibility improvements	• Improve safety and flow of parking as well as increasing capacity for more parking. • Consideration of safer pedestrian routes to shopping centres and cycling infrastructure (including bike stands).

What could be done to improved Bell Block’s shopping centres?



24. Do you have any other comments on Bell Block's shopping centres? (Open long text)

- Count: N =103 answered
- 39 respondents noted that they had nothing further to add.

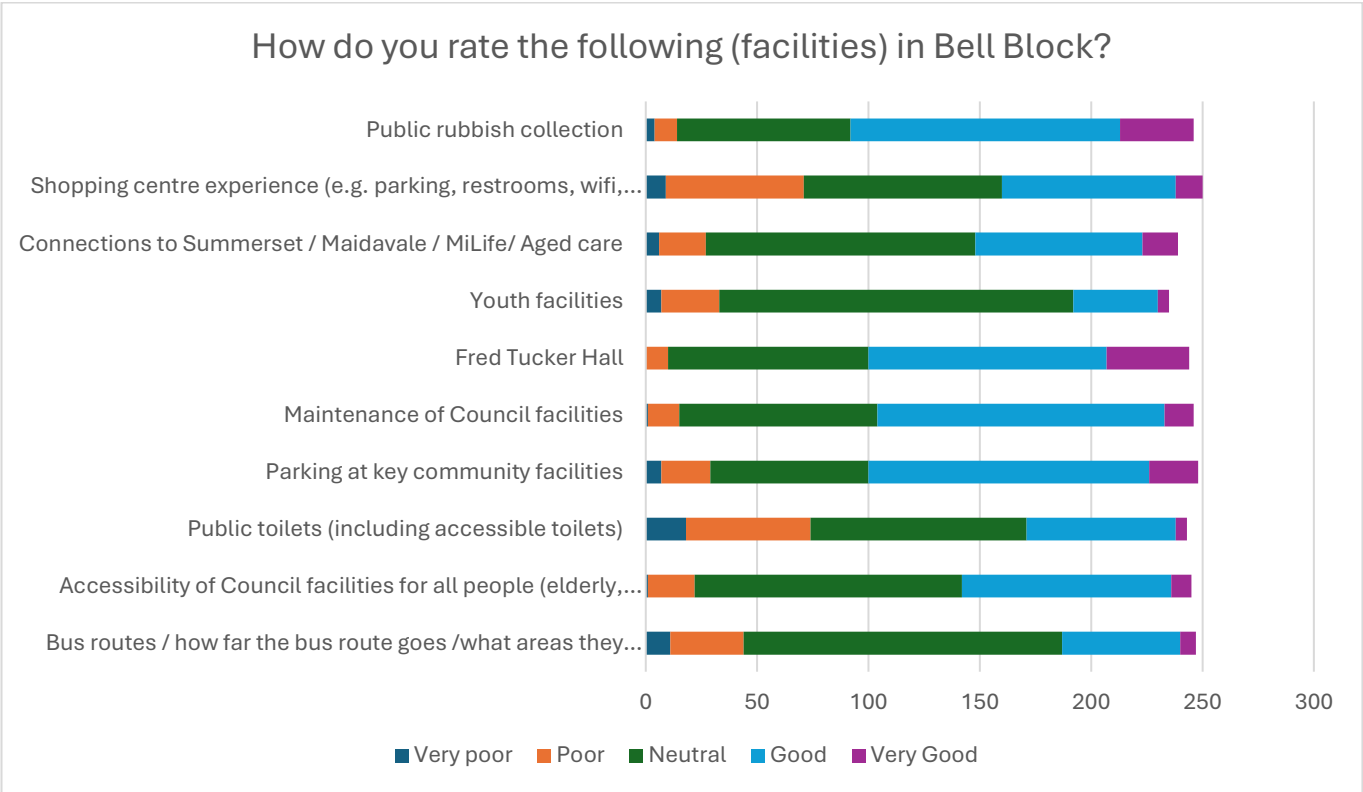
Table 8 – Summary of other comments on Bell Blocks Shopping Centres

Category	Comments
Overall Sentiment and Key Strengths	Feedback on the Bell Block shopping centres is mixed but generally positive, with many respondents valuing their convenience and strong local character. Accessible, nearby services for everyday needs are appreciated, along with the friendly, community-oriented atmosphere. The library is consistently highlighted as a valued community hub that should be protected.
Condition and Range of Retail Offerings	There are recurring concerns about the condition and suitability of the centres. Many respondents describe them as dated or in need of upgrading and aesthetic improvements. Limited retail variety is also a common issue, with an over-reliance on food outlets and gaps such as a hardware store, fresh produce shop, and a larger supermarket. The centres are often seen as functional rather than places to spend time.
Growth and Future Development Needs	Many feel the current shopping centres no longer meet the needs of a rapidly expanding population and suggest that larger-scale development is required. Ideas include a bigger supermarket, additional retail and hospitality options, a service station, and even the creation of a new shopping precinct, particularly toward the Airport Drive and Wills Road area. There is also interest in making better use of existing underutilised spaces and planning for future growth more proactively.
Access, Parking, and Amenities	Practical issues were also raised, particularly around parking and amenities. While parking at Parklands is generally seen as adequate, Bell Block Court is often described as congested, with limited spaces. The separation between the two centres is viewed by some as disjointed, reducing the overall shopping experience. A notable and repeated concern is the lack of public toilets, which is seen as a significant gap, especially for families.

Section 7: Community Services & Facilities

25. How do you rate the following in Bell Block? (Matrix)

- Count: N = 255
- Public toilets have been rated the least favourable, followed by shopping centre experience and bus routes to facilities.
- Parking at community facilities, Fred Tucker Hall and maintenance of community facilities were rated the most favourable.
- Of note, 'Youth Facilities' had the most neutral responses. It can be assumed that due to the lack of youth facilities and lack of youth responses, respondents were unable to provide an informed rating. Youth engagement may be required to gather an accurate data set.



26. How well do you think the Bell Block Library is serving the community? (Open long text)

- Count: N = 206 answered
- 6 respondents indicated that they do not use the library or that this question was not applicable.
- Overall, the key message is that the Bell Block Library is highly valued, well-used, and delivering strong service, but is increasingly seen as constrained by its size, facilities, and capacity. The community strongly supports retaining the library and, in many cases, advocates for expansion and enhancement to better meet current and future needs.

Table 9 – Summary of responses to question 29

Positive Perception and Strong Community Value	The responses indicate that the Bell Block Library is widely valued and seen as an important community asset, with overall sentiment strongly positive. Many respondents describe the library as “excellent,” “fantastic,” and “amazing,” highlighting its role as a well-used, accessible, and much-loved

	local facility. It is particularly appreciated by families, older residents, and those without easy access to transport or digital services. The staff receive consistently high praise for being friendly, knowledgeable, and helpful, which significantly contributes to the positive perception of the service.
Library as a Community Hub and Service Access Point	A key theme is that the library functions as more than just a place to borrow books—it is considered a community hub. Respondents noted its importance for accessing services such as printing, internet, council services, and Justice of the Peace support, as well as providing a safe, welcoming environment for people of all ages. Many families highlighted its value for children, particularly through reading programmes and holiday activities, although there were calls for more frequent and diverse programmes, especially for toddlers, older children, and teens.
Growing Demand and Need for a Larger Facility	Despite the strong support, the most common concern is that the library is too small and limited in its current form. Many respondents feel it is no longer adequate for the size and growing population of Bell Block. There are repeated calls for a larger, purpose-built facility that can better accommodate users and expand services. Suggestions include more seating, dedicated areas for children and teens, meeting rooms, study spaces, and the ability to host community groups and events more comfortably. Another frequently raised issue is the condition and layout of the current space. Some respondents described it as dark, outdated, or tucked away, with limited visibility and appeal. While not universal, this perception suggests an opportunity to improve the library’s physical environment to make it more inviting and engaging.
Limitations in Amenities and Accessibility	A particularly strong and recurring concern is the lack of basic amenities, especially public toilets. This was highlighted by many respondents as a barrier to longer visits, particularly for families with young children. Other practical limitations noted include restricted opening hours (especially weekends), limited book selection in some areas, and insufficient space for activities.
Aspirations for a Multi-Functional Space	There is also a clear aspiration for the library to evolve into a more modern, multi-functional community space. Suggestions include incorporating technology (e.g. makerspaces, 3D printers), hosting educational workshops, offering more community programmes, and even adding complementary features such as cafés or co-working areas. Many respondents emphasised that with additional investment, the library could play an even greater role in community connection and wellbeing.
Non-Users and Perceived Relevance	A smaller group of respondents indicated they do not currently use the library or questioned its relevance in a digital age. However, even among these responses, there was generally an acknowledgment that the library remains important for others in the community.

27. Do you have any other comments on Bell Block's community services and facilities? (Open long text)

- Count: N = 111
- 40 of the respondents had nothing further to add.
- Responses to this question were mixed. Many respondents had no additional comments, while others provided suggestions focused on improving amenities, infrastructure, and future planning. There is a strong sense that Bell Block is a growing community with good foundational services, but that services need to expand and adapt.

Table 10 – Summary of other comments on Bell Block's community services and facilities

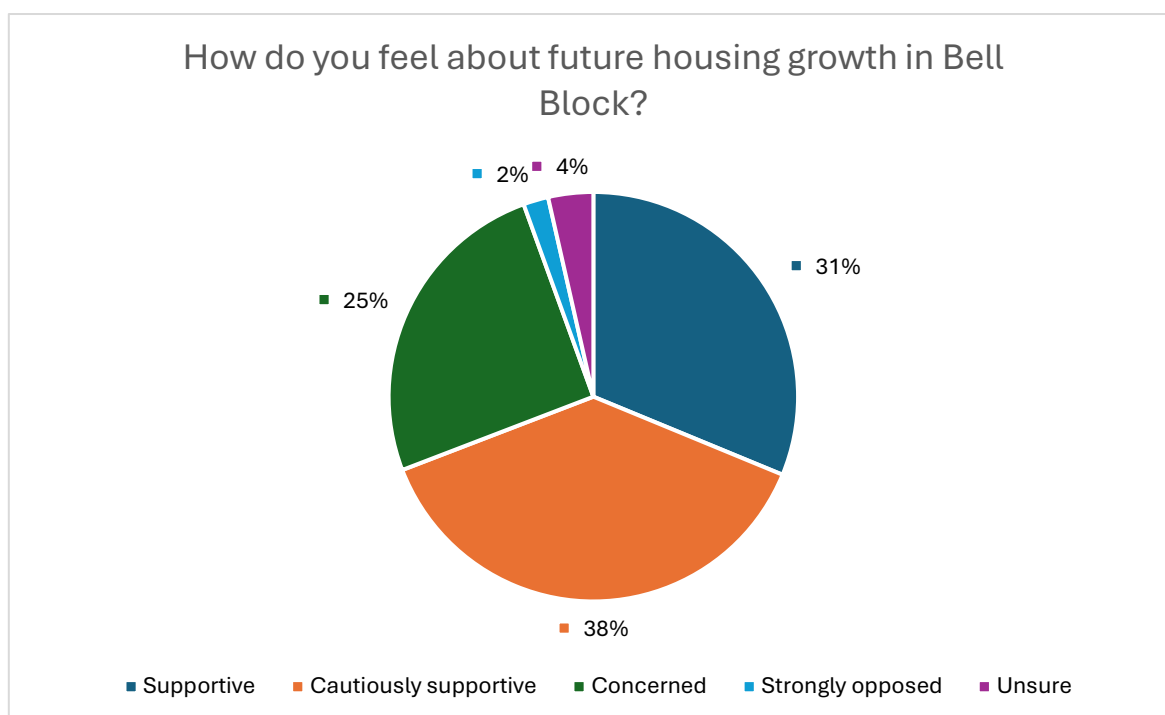
Category	Comments
Demand for Public Toilets	21 responses commented that toilets are needed at both shopping centres (especially Parklands), playgrounds, and the library. Not having toilets in these locations is as a major barrier for families, children, and visitors. Some respondents described having to make informal arrangements to access toilets, highlighting the urgency of the issue.
Need for Youth Facilities and Activities	Spaces and places design for for young people and teenagers were requested. This included dedicated Bell Block based youth spaces, workshops, and learning opportunities. Recreational facilities were also requested including an upgraded skate parks, bike parks, additional sports facilities, and informal hangout spaces. While some providers (e.g. community groups/churches) are acknowledged, they are not seen as meeting all needs.
Growth Pressures and Future Planning for Schooling and a Fire Station	Many comments reflect concern about rapid population growth with calls for forward planning to ensure services keep pace. Suggestions included a high school located in Bell Block, expanded community facilities (library, halls, sports spaces) and better long-term infrastructure planning. There was a recognition that current facilities are already under pressure or at capacity and there were also some responses that indicated that Bell Block needed it's own Fire Station.
Community Facilities, Recreation and Capacity	Several suggestions relate to enhancing local amenities and lifestyle offerings including upgrades to shopping centres (modernisation, cafés, better retail mix, more competition). There's also a desire for food trucks, eateries, and social spaces, particularly at the beach. There was also support for maintaining and improving parks, playgrounds and BBQ areas, as well as addition sports facilities (as detailed in section 5). Some respondents also requested not to close valued assets such as the Bell Block Aquatic Centre and called for improvements accessibility and usability of the facility. Feedback relating to the halls and fitness classes were also received highlighting that facilities are too small or overcrowded. Further comments were made noting that some areas are underutilised or inefficiently used in some cases and in need of upgrades or better management (e.g. pool access, shopping centre layout).
Positive Feedback and Community Strengths	While feedback focused on improvements, there were also positives that highlighted an appreciation for existing amenities like playgrounds, coastal walkway, schools, and the library. There was also recognition of community

	organisations and groups contributing positively. General sentiment that Bell Block is a “great” and growing community.
Commercial and Service Gaps	Some respondents identified gaps in local services such as a larger or more affordable supermarket option as well as additional services such as a gym, laundromat support, or more eateries. There was also interest in consolidating retail into a more centralised “hub”.

Section 8: Growth, Subdivisions & Future Planning

28. How do you feel about future housing growth in Bell Block? (Select one)

- Count: N = 253
- A majority (69%) of respondents were either supportive or cautiously supportive of future housing growth in Bell Block.

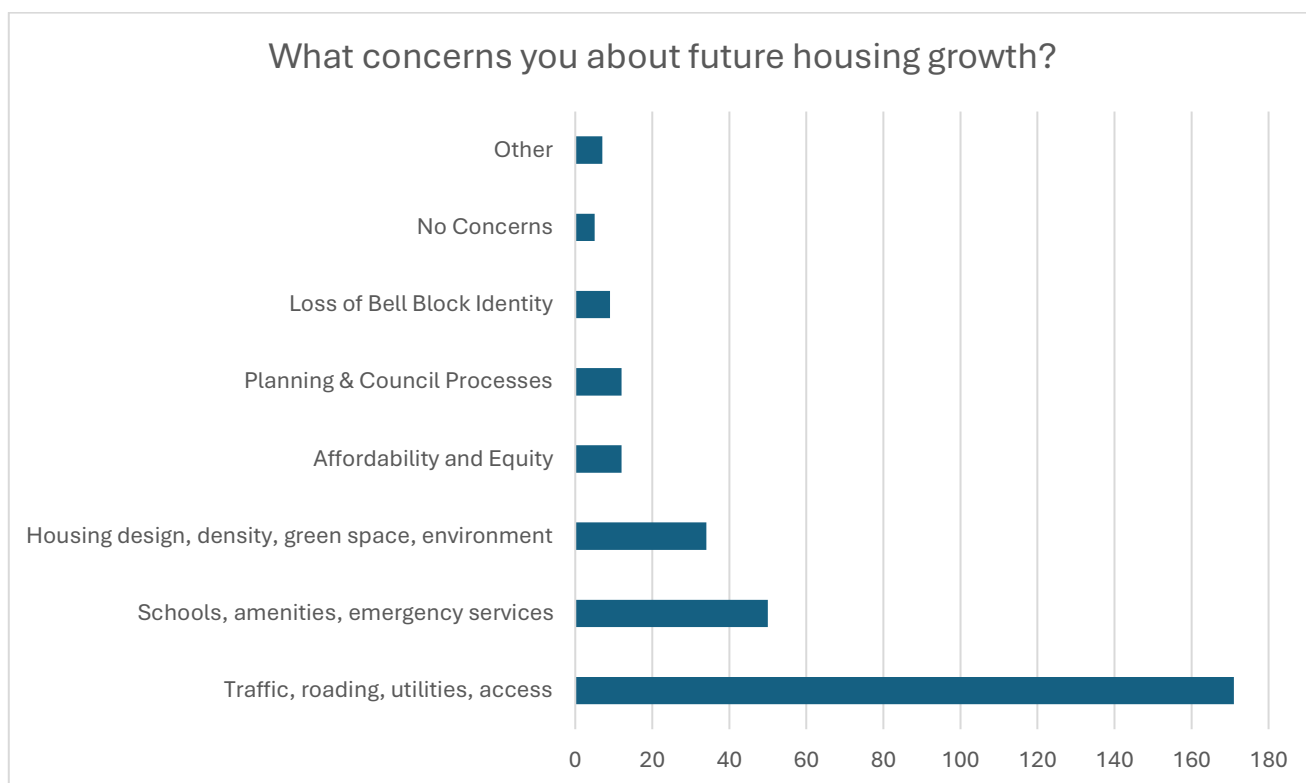


29. What concerns you about future housing growth (Open long text)

- Count: N = 224
- 6 of the respondents that answered that question indicated that they had no concerns.
- Overall responses indicate that growth is generally accepted and respondents want to see better planning, stronger infrastructure investment, and improved transport solutions before further housing development proceeds.
- Responses to question 29 highlight three clear concerns:
 1. Traffic congestion and roading capacity
 2. Lack of adequate infrastructure to support growth
 3. Pressure on services and community facilities

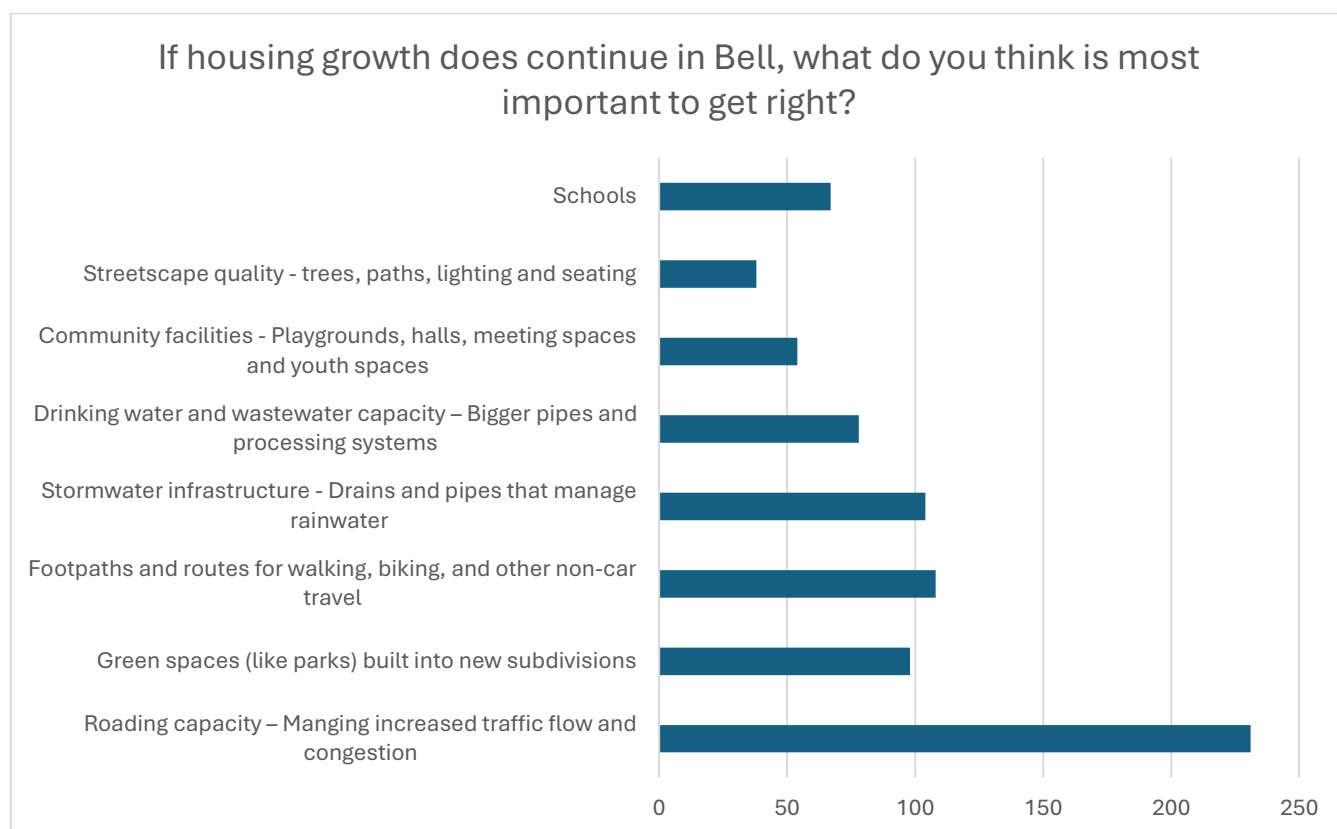
Table 11 – Summary of other comments on Bell Block’s community services and facilities

Concerns	Comments
Traffic congestion and roading capacity	The most common concern raised is traffic congestion and roading capacity, which is by far the most frequently raised issue. Respondents consistently describe existing congestion, limited entry and exit points, bottlenecks at key intersections and roundabouts, and unsafe or narrow roads. There is a strong perception that the current roading network is already under strain and will not cope with additional housing without significant upgrades
Lack of adequate infrastructure to support growth	The next major concern is the lack of adequate infrastructure to support growth. This includes not only roads, but also water, wastewater, stormwater, and power services. Many respondents feel that infrastructure is either outdated or insufficient and that housing development is occurring before these systems are ready. A related concern is the need for infrastructure investment to happen ahead of or alongside development, rather than in response to problems after they arise. There is also a significant concern about pressure on services and community facilities, particularly schools. Many respondents noted that local primary schools are already at or near capacity and highlighted the absence of a local high school as a major gap. In addition, there are concerns about limited access to shops, healthcare, emergency services, and recreational facilities, all of which are expected to come under increasing pressure as the population grows.
Pressure on services and community facilities	Beyond these top three concerns, there are also commonly raised issues around housing design and density, with respondents expressing dissatisfaction about tightly packed developments, narrow streets, and insufficient parking. There is also concern about the loss of green space and community character, with many fearing that rapid growth could erode Bell Block’s “village feel” and reduce opportunities for outdoor recreation.



30. If housing growth does continue in Bell Block, what do you think is the most important to get right? (Multi choice)

- Count: N = 258
- A majority of respondents (231) indicated that roading capacity, connectivity and waters are the most important areas to support growth and the existing community.



31. What should be done first and why? (follow up question to question 29) (Open long text)

- Count: N = 233
- A majority (50%) of respondents indicated that roading is the most important area to prioritise for supporting growth, followed by waters infrastructure (15%).
- Schools were also identified as important, with significant concern raised about the capacity of existing schools in Bell Block, as well as the need for a secondary school.

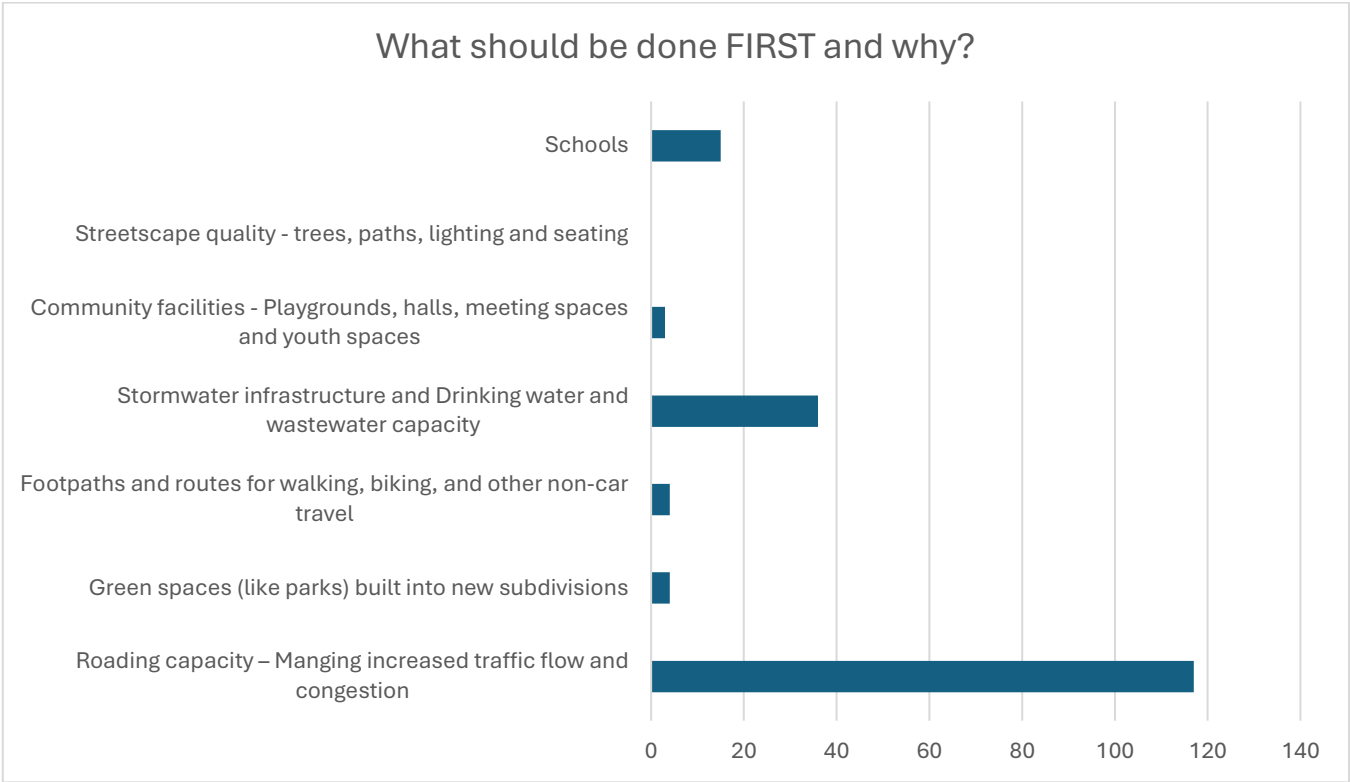


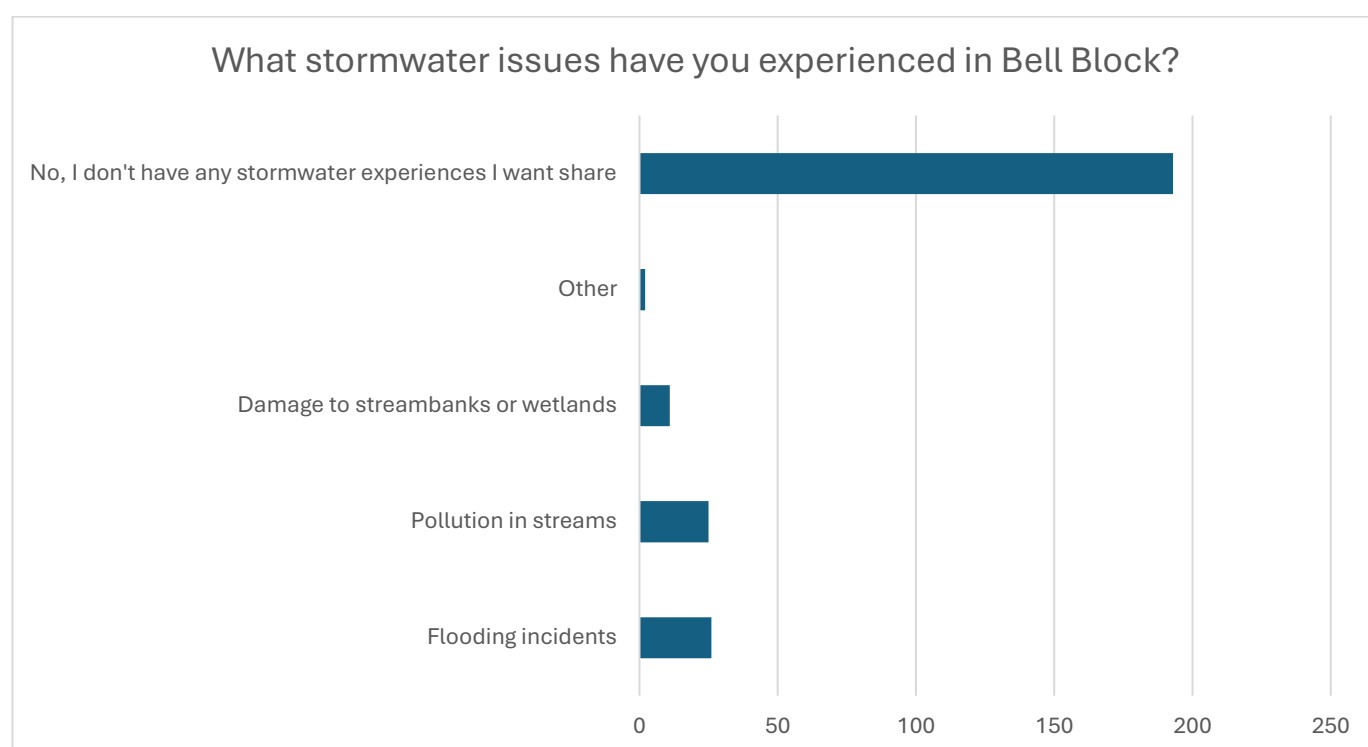
Table 12 – Summary of responses outlining what should be done first and why

Category	Comments
Rooding and Traffic (Dominant response)	The vast majority of respondents identified roading and traffic management as the top priority. Respondents communicated that roading needs to be upgraded, expanded, and future-proofed before further development to avoid worsening congestion and safety risks. Main concerns included: • Existing roads already at or near capacity • Significant congestion, especially during peak times • Difficulty accessing SH3 (on/off ramps, Wills Road, Nugent Street) • Safety issues, including dangerous intersections and lack of safe crossings • Anticipation that growth will worsen traffic and bottlenecks
Three Waters Infrastructure (Highly important)	A large number of respondents emphasised drinking water, wastewater, and stormwater infrastructure as critical. Main concerns included capacity limits of existing systems, risk of overflows, environmental damage, and contamination. Core infrastructure is seen by respondents as a non-negotiable foundation that must be addressed before growth occurs.
Schools and Education	Schools were another prominent theme, though secondary to infrastructure and roading. Respondents highlighted that education

	infrastructure should be planned early to support families and reduce travel demand. Main concerns included existing schools (especially Bell Block School) are at or near capacity, lack of a local secondary school. Respondents highlighted that it would be ideal to plan for schooling now as schools are often thought about too late, lagging behind growth.
Walking, Cycling, and Alternative Transport	A number of respondents prioritised non-car transport options. Main concerns highlighted the need for footpaths, cycleways, and safe pedestrian connections as well as reducing dependence on cars to improve health, safety, and congestion
Green Spaces and Community Facilities	Many responses highlighted the importance of green spaces and community amenities - They are essential for liveability and community cohesion, even if not always ranked first. Main points included green spaces need to be planned early, not retrofitted. Additionally needs for youth spaces, playgrounds, and parks were highlighted noting that there is a lot of value placed on community wellbeing, recreation, and social connection.
Infrastructure-First Approach (Overarching theme)	Across many responses was a strong shared principle of an infrastructure-first approach: • Growth should not occur until infrastructure is in place • Planning should be proactive and future-focused, not reactive • It is cheaper and more effective to build infrastructure upfront

32. What stormwater issues have you experienced in Bell Block? (Multi choice)

- Count: N = 246
- A majority (78%) of respondents didn't have any stormwater experiences that they wanted to share.
- Of those that did want to share their experiences, pollution in streams and flooding incidents appeared to be the most common.



33. Tell us more about your experience, when it happened and where this happened in Bell Block (map marker and open text)

- Count: N = 39
- Respondents were asked to provide locations of where experiences are that are described. Based on the responses provided, 18 responses were clustered along the Mangati stream.

Table 13 - Summary of stormwater experiences

Stormwater Issue	Experience
Stormwater Flooding (Major theme)	Stormwater experiences that are provided are largely negative and dominated by frequent flooding problems (26 experiences). Many respondents describe surface flooding that they have experienced at their residences, garages, driveways, and roads flooding during heavy rainfall, particularly in low-lying areas. Flooding is commonly linked to blocked drains, inadequate drainage capacity, and water runoff from surrounding properties, with some noting that newer developments are worsening the issue by increasing stormwater volumes without sufficient infrastructure upgrades.
Pollution and Contamination of the Mangati Stream (Second major theme)	Respondents report sewage in streams, discoloured or milky water, algae growth, and sediment, with pollution often flowing into the beach. This has led to regular health warnings against swimming or gathering seafood, and general perceptions that waterways and coastal areas are “gross” or unsafe after rain events.
Infrastructure Limitations and Maintenance	There are strong concerns about infrastructure maintenance and whether upgrades are required to fix issues respondents are experiencing.

	Many respondents felt that the stormwater systems were outdated or undersized, with drains unable to cope during heavy rain and waterways blocked by vegetation. Issues such as overgrown streams, clogged culverts, and poor outflow contribute to both flooding and water quality problems, highlighting a need for better upkeep.
Development Pressures and Future Risk	Concerns relating to increased housing, building on wetlands, and insufficient planning for stormwater runoff are seen as exacerbating existing problems.

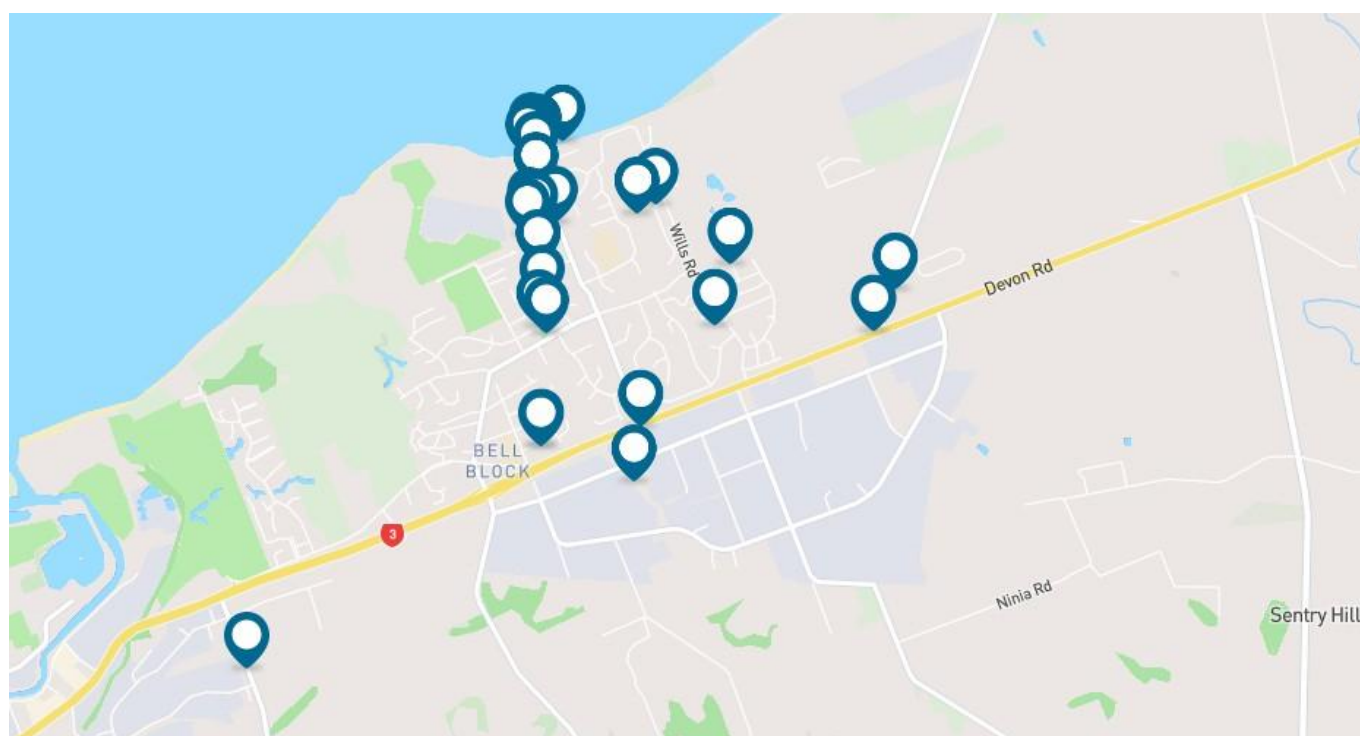


Fig 2. Map of pinned locations identified in response to question 23

34. What would you like to see happen in the Bell Block area over the next 3 years, 10 years and 30 years? (Open Long Text)

- Count: N = 203
- Of those that did respond to the question 2 respondents remarked that this question was not applicable to them.
- In summary respondents described that they envision Bell Block evolving from a growing suburb into a well-connected, self-sufficient coastal town, with safe transport, strong community facilities, accessible natural spaces, and carefully managed growth, but stress that urgent infrastructure such as roading improvements and three waters must happen first to enable this future.
- A full list of prioritises for the short term, medium term and long term have been provided below. The tables highlight the concerns of respondents and categorises them within the time period outlined. As the question was open, long text, responses ranged from detailed to short and succinct.
- Some respondents provided limited responses.

Table 14 - Summary responses for 0–3 Year Short-Term Priorities

Key Theme: Fix current issues and improve liveability now

Category	Issues and Concerns
Improve roading connections and reduction of congestion	• Safer access onto SH3 • Fix congestion (Nugent St, Wills Rd, Mangati Rd, Egmont Rd) • Improve intersections, exits into and out of Bell Block, and speed management • Add alternative access routes to increase resilience
Basic infrastructure improvements	• Footpaths (especially incomplete or unsafe areas e.g. Henwood Rd, Wills Rd) • Stormwater, drainage and wastewater upgrades • Road widening and safety improvements
Beach access	Safer, easier access (especially for elderly/less mobile) to the beach with new infrastructure such as ramps, pathways, and improved connections
Parks, playgrounds & green spaces	• More playgrounds (especially Wills Road area) including fenced options for under 5's • Upgrades and maintenance of existing parks including shade, seating, and picnic areas
Community amenities	Public toilets (frequently mentioned) and library upgrades or relocation
Walkways and active transport	Coastal walkway extension completion and more local walking and cycling paths

Table 15 - Summary responses for 3–10 Years Medium-Term Priorities

Key Theme: Supporting growth and building self-sufficiency

Category	Issues and Concerns
New schools (very strong theme)	• High school (most frequently requested) • Intermediate / additional primary schools • Planning land now for future education to ensure that Puketapu School and Bell Block School can accommodate future students with increased demand due to population growth

Retail and local services	• Larger supermarket / second supermarket to increase competition • Expanded or additional shopping centres to accommodate growth • Cafes, restaurants, dining options • Petrol station, medical centre at one of the existing centres i.e. Parklands Shopping Centre
Transport upgrades	• Continued road network expansion • Better connections to industrial areas and airport • Improved public transport and more cycling infrastructure
Community & recreation facilities	• Multi-sports hub, additional sports fields, courts, skateparks • Youth-focused spaces
Walkability and urban design	• Safer, slower residential streets • More connected neighbourhood layouts • Better pedestrian/cycle integration

Table 16 - Summary responses for 10-30 Years or Long-Term Goals

Key theme: A self-sufficient, well-planned town

Category	Issues and Concerns
A self-sustaining township with it's own identity	• Reduced reliance on New Plymouth • Full range of services (education, retail, healthcare, jobs)
Sustainable and planned growth	• Avoid overcrowding • Maintain character and community feel • Ensure infrastructure keeps pace with population
Integrated transport system	• Strong road network • Active transport (walking, cycling) • Potential major upgrades (e.g., dual carriageways, new routes)
Green, liveable environment	• Accessible parks and green corridors • Connected walkways (including full coastal walkway to Waitara) • Balance between development and nature
Strong community identity	• Safe, inclusive environment • Facilities for all ages (youth and the elderly) • Preservation of local character and history

35. Is there anything important that we haven't asked about? (Open Long Text)

- Count: N = 203
- In summary a majority of the comments captured within this section have been covered within the previous sections. Some areas may be out of scope of the spatial plan to resolve, however the Puketapu-Bell Block Community Board will have the ability to advocate for some of the issues raised.

Table 17 – Summary of final comments

Category	Comments
Growth and Future Planning Pressures	- Many responses were concerned about rapid population growth and whether current infrastructure, shopping, and services can keep up. - Interest in larger retail provision, schooling (particularly a high school), and better long-term planning for expansion was also noted.
Transport, Access, and Connectivity	- Ongoing concerns were raised about transport, including road infrastructure, cycleway extensions (especially to Waitara), links across SH3, and general connectivity within and beyond Bell Block. - Parking and subdivision road widths were also noted.
Community Safety and Crime	- Safety is a recurring concern, including crime, youth offending, and general feelings of insecurity. - Requests were made for stronger enforcement and improved community safety measures.
Facilities and Services Gaps	Identified several service gaps, including: - Public toilets in shopping areas - Access to healthcare (e.g. local doctors) - Recreation facilities (e.g. upgraded pool, better sports field maintenance) - Improved shopping options and amenities
Identity, Character, and Culture	There is a strong desire to strengthen Bell Block’s identity and sense of place. Suggestions include creating a defined town entrance, enhancing cultural representation (including local history and Māori heritage), and fostering a more “village feel.”
Environment, Open Space, and Amenity	Feedback emphasised the importance of protecting natural assets, including: - Improved beach access - Protection of trees and green spaces - More reserves and spaces for wildlife - Concerns about overdevelopment and loss of farmland were also noted.
Dogs and Animal Control	Several respondents raised concerns about loose dogs and called for public education and stronger enforcement around responsible dog ownership.
Community connection	Suggestions included more free, family-friendly community events and activities to strengthen community connection.
Other Localised Issues	A range of other specific matters were raised including: - Airport runway expansion impacts - Electoral boundary concerns - Support for tourism-related activities (e.g. NZMCA park) - Positive feedback on existing amenities (e.g. library, local businesses)



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

Appendix 3.2. Informal Community Drop-In Information Sessions

Purpose

In addition to gathering information from the community through a survey, face to face community drop-in sessions provide an opportunity for residents to connect informally with Council. Although surveys can be a helpful tool to provide qualitative information, connecting with the community can add a deeper layer of understanding about a community.

The purpose of these sessions is to engage with the Bell Block Community in a face to face, informal environment to provide information about what the Spatial Plan is and gather thoughts and feedback that will help shape the plan.

Three community drop-in sessions were held at the Bell Block Library across different dates and times to accommodate busy schedules. The same content was presented for the community to engage with at all three sessions.

Date	Time	Recorded number of interactions
Saturday 27 June 2026	10am to 12pm	Approximately 50 individuals
Tuesday 30 June 2026	10am to 12pm	Approximately 30 individuals
Thursday 2 July 2026	4pm to 6pm	Approximately 30 individuals

Drop-in Design

To help facilitate conversations with the community, a variety of maps, diagrams and a simple activity was presented. The activity asked individuals to:

What you love about Bell Block? *Is there anything you don't want changed?*

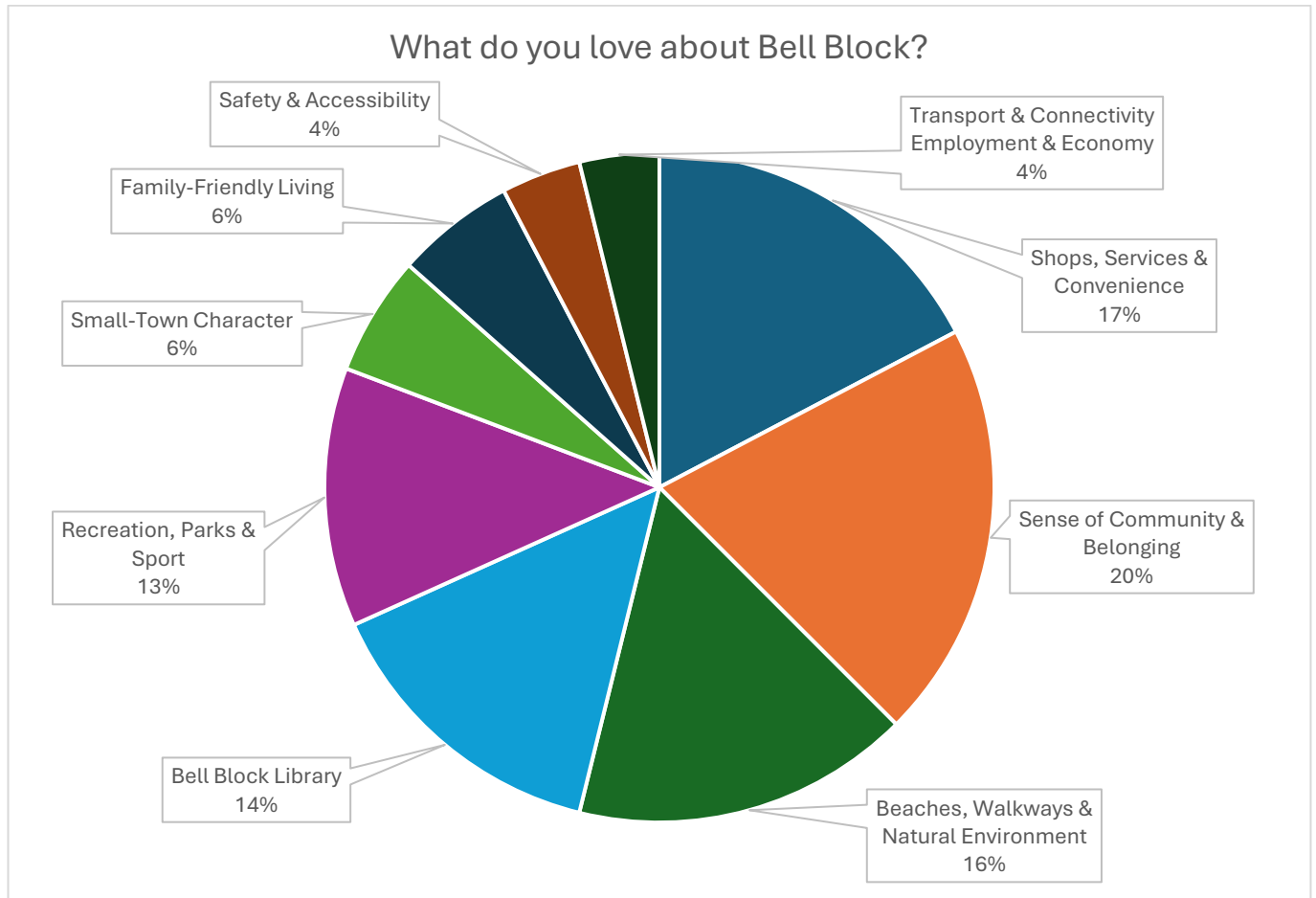
What can be improved? *What's not working or needs to be changed?*

All answers were recorded and added to the activity for others to consider when answering the questions.

Summary

1. What do you love about Bell Block

Based on responses, Bell Block is a friendly village-style coastal community that offers convenient everyday services, strong social connections, excellent recreation opportunities, and a highly valued local library at its heart. The below pie graph outlines the percentage of responses which have been themed into categories.



2. What can be improved?

While residents highly value Bell Block's community spirit and lifestyle, the strongest message is that Puketapu-Bell Block is growing, and residents want roads, schools, shops, transport, parks, and community facilities to keep up with that growth.

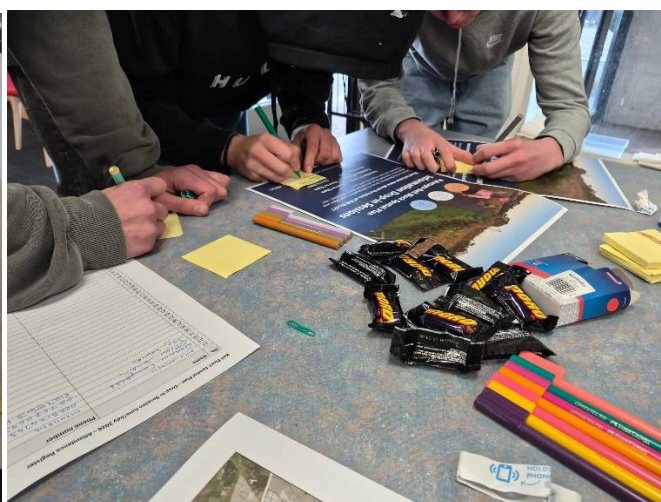
The strongest areas for improvement suggested by respondents included:

1. Reducing traffic congestion and improving road safety.
2. Providing more opportunities and spaces for young people.
3. Adding more public toilets and enhancing community spaces.
4. Improving education and public transport.
5. Expanding and adding shops, services, and recreational opportunities while keeping the friendly, village atmosphere that makes Bell Block special.

Detailed responses

Theme	Detail
Traffic Congestion and Road Safety	Transport was the biggest concern with the following issues raised: • Significant congestion entering and leaving Bell Block, particularly during peak times. • Traffic delays at key intersections including Mangati Road, Henwood Road, Wills Road, Corbett and Egmont Road. • Bell Block Court roundabout and Henwood interchange – Current layout is causing long queues backing up onto local streets and State Highway 3. • Residents report needing to plan activities around traffic congestion. • Concerns that new housing developments will further worsen congestion. Suggested Improvements included: • Improve access and exit routes from Bell Block with specific suggestions to consider additional roundabout and a slip lane at Pohutukawa Place. • Accelerate the connection between Parklands Drive and Airport Drive. • Upgrade interchange capacity and overbridge design. • Improved pedestrian and cycling crossings at key intersections.
Youth Facilities and Opportunities	Many residents, particularly young people, identified a lack of activities and spaces for teenagers. Requested included: • Dedicated youth area or multi-purpose youth centre that is safe and potentially supervised. • More indoor and outdoor recreation options. • Additional youth-focused activities within Bell Block such as a regular, Bell Block based Youth Group • Better access to activities in New Plymouth through improved and affordable transport links. Suggested upgrades to existing infrastructure included expanded skate and bike park, court space for basketball or netball as well as more modern playgrounds with slides and adventure equipment.
Public Toilets and Community Facilities	A strong and recurring theme was the need for more public area improvements. This included: • Public toilets at Parklands Shopping Centre and Bell Block Court and more specifically at Library toilets. • Additional community meeting rooms. • More seating and public furniture in town centres. The following facilities were identified as an opportunity to support growth and wellbeing: • New Fire station • Community garden.
Education and Schooling	Residents expressed concern that population growth is outpacing educational infrastructure, in particular: • A local high school, specifically a co-educational secondary school. • Capacity concern for Puketapu-Bell Block and Bell Block School into the future as growth continues. • Better public transport options for students including reduced transport costs or free bus travel for school-aged children.

Shopping, Retail and Local Services	Many feel current retail offerings are not keeping pace with growth and that there are opportunities to improve options. This included: • Larger supermarket expanded Parklands Shopping Centre, more retail variety and additional dairies and convenience stores. • More professional services such as - Medical centres, Accountants, Lawyers and other supporting business services • Large/ bulk format Kmart, Costco or shopping mall-style development. • More op shops • Boutique cinema • Visitor accommodation including motels and hotels.
Beach Access and Coastal Improvements	Access to the coast is highly valued, but many residents feel it could be improved. Improvement suggestions included: • Safer beach access points such as boat ramp facilities (but not necessarily for launching boats) • Additional coastal connections through new developments and better pedestrian links to coastal areas. • Improved access for older residents. Concerns were raised relating to coastal erosion impacts on recreational infrastructure (walkways) while balancing development with coastal resilience.
Walking, Cycling and Connectivity	Residents want safer and more connected active transport networks with the following locations identified for improvement - Roto Street, Custom House Street, Bell Block Court to Summerset as well as Wills Road and Corbett Road. Suggested improvements included: • Addressing missing footpaths on several streets, improving pedestrian crossings as well as overall safety for older walkers and cyclists. • More walking shortcuts between neighbourhoods. • Continuation of the extension of the Coastal Walkway to Waitara.



Community drop in day – Responses to activity (left) and Youth contributing ideas (right)

Appendix 3.3. Puketapu Bell Block Youth Engagement

Purpose

To gain an understanding about what youth like about Puketapu-Bell Block conversations with youth a quick and easy survey was designed to gather feedback in June/ July 2026. The following questions were asked to gather information relating to gaps in knowledge or feedback from youth. This is due to a lack of responses specifically from youth in the community survey completed in March-April 2026.

Youth Engagement Design

Question 1 - Tell us what you think about Bell Block? Think about:

- *What you like about Bell Block and should keep the same – Example: The beach being nearby*
- *What you think needs to be improved in Bell Block – Example: upgrading something that's old*
- *What you think needs to be changed or if something is missing in Bell Block – Example: types of shops, places*

Question 2 - Tell us about where you spend your time outside of school and who do you spend time doing this with. Think about:

- *Where do you go to hang out? Do you play a sport – where do you go? How do you get there?*
- *Is there anywhere you go to connect with nature?*
- *If any of these places are in New Plymouth, can you do this in Bell Block? If not why?*

All answers were recorded and added to the activity for others to consider when answering the questions.

Summary of responses

Question 1: What do youth think about Bell Block? What youth like about Bell Block?

The most valued features were:

- Beach and coastal access
- Walkways and natural environment
- Library
- Local shops being nearby and convenient
- Sense of Community
- Swimming pool
- Skatepark
- Bell Block being a small place where everything is close together

Responses - What do you want improved?	
Theme	Detail
Recreation and Youth Facilities	Basketball and netball courts Better playgrounds More activities for older children and teenagers Youth hangout spaces Sports gyms Community recreation spaces
Parks and Outdoor Spaces	Better/ larger parks More outdoor spaces with seating and benches Improved beach access Upgraded skate park
Shopping and Services	Many respondents felt Bell Block lacked retail variety: More shops with greater variety. Suggestions included – Bakery, Sports stores, Clothing stores, Kmart, KFC, Taco Bell, Wendy's Mall/shopping centre upgrades
Community Infrastructure	Improved public toilets Safer crossings near Bell Block School Better public transport Community centre Upgraded library Improved swimming pool facilities

Question 2: Where do youth spend their time?

The most common locations were:

- At home
- School
- Sports facilities
- Bell Block Library
- Walking tracks and walkways
- Beach
- Bell Block Pool
- Parks and reserves

Overall Summary

The strongest overall message from youth is that they value Puketapu-Bell Block for its convenience, beach, walkways and community atmosphere, but there is a clear request for more facilities that are designed for youth (teenagers), particularly courts for ball sport, social gathering spaces and a wider range of shops and activities.

Appendix 3.4. NP Rate Payers Alliance Group – Puketapu-Bell Block Spatial Plan Workshop

Purpose

NP Rate Payers Alliance requested Council Officers provide a workshop session with Council Officers to provide an opportunity to input into the Puketapu-Bell Block Spatial Plan.

Workshop Objectives and Agenda

A workshop session was held at St Lukes Church, Mangati Road (21st April) with the following workshop objectives and agenda:

Objectives

- Provide an overview of what the Puketapu-Bell Block Spatial Plan is and how it will be developed; and
- Provide an opportunity to directly input into the Bell Block Spatial Plan development

Agenda

1. Welcome and project information supported by council officer presentation slides and discussion at a high level. This included:
 - What is a Spatial Plan – Geographical study area, what a spatial plan does and doesn't do and why spatial plans are needed.
 - How it will be developed – What information is considered, how and who is engaged, what is the process.

2. Activity 1: Hot Topics

This activity focused on themed influences. Workshop attendees recorded their concerns relating to challenges and opportunities for the future for Puketapu-Bell Block. The same activity was completed with the Puketapu-Bell Block Citizens Panel – See appendix 3.

Themed Influences included:

- Green Space and Water
- Housing a Community
- Links and Community Hubs
- Identity and Connectivity
- Employment and Innovation

3. Activity 2: Project Priorities

Using projects already identified by community (survey and Citizens Panel), workshop attendees arrange projects in a continuum for short-, medium- and long-term timeframes. Attendees were encouraged to identify if projects/ opportunities were missing and include them in the activity for Officers to consider.

4. Next Steps

- An outline of what would occur next as part of the spatial planning process followed by Q&A.

Activity Summaries

Activity 1

The following information records what information was recorded as part of the activity. Attendees were encouraged to record their own thoughts. Council officers assisted with this process to ensure conversations were captured.

Influence	Considerations, suggestions, concerns and general notes
Green Space and Water	• Cows grazing area – huge opportunity. Nice area with beach access • Beach easy to access for some people – young people • Youth opportunities like scouts • Days of fun with our parks – Like Hickford. Community based effort. • Need first aid areas at Hickford • What things pull kids away from their screens? Outdoor movies? • Get mor people interested in community working bees • Sports hub like Waitara – Indoor or under cover courts for when it's wet weather or training. Community events. Get people to come together • Wildlife bridges to cross traffic • Dog Park at new reserve planned by the Waitaha • Mini Pukekura Park Café • More community volunteering to assist with parks • Circuit of parks and reserves
Local Shopping and Centres	• Need a high school or intermediate • Support Library being in an existing hub, but don't include a café. This will detract from other cafes in the area. • Cultural opportunities. Tourism, but don't make it like Queenstown. • Park and ride area in the industrial zone • Recreation space like a driving range • Need another supermarket and facilities that support rest homes close by • There are no footpaths by rest homes. • Accommodation at the Airport • Upgrade Fred Tucker Hall – There's lot of space there • Laundromats are important. • Take pressure of Parklands • Need a full-time medical centre in Bell Block where people live, not in the industrial zone.
Transport	• Getting people on and off state highway 3 • More buses to support youth jobs (i.e kids in Spotswood with jobs • Consultation needed to refine bus timetable • Kindys and healthcare impact the ability for industry to do business. Provide fore workers carefully • Should use railey line. Connect western BBK and Inglewood and Stratford • Lots of retirees • Park and ride to reduce traffic. Pick up by bus or electric tuk tuk • Right turn from Connnett is hard • Slip lane at Pohutukawa Place

	• Fly over ay Egmont
Employment and Innovation	• Help the community start up their own small businesses. Not paying for it, but facilitating it. Pulling people together – like start ups. • Emergency hub in Bell Block – Industrial zone?
Housing	• Need cheaper consenting pathways • Housing for all types of people – singles, elderly, families, young people • Gated communities • Communal living • Shared spaces • Shared halls • Need a new supermarket • As housing is added to rural areas, roads can't keep up. Need to consider this going forward. • Consider more tiny homes • Housing on parklands – It will be very busy. Consider setbacks. • Ability to have everyone access homes. Not everyone can afford them • More shared open spaces • No elitist infrastructure – Everything shared in the same space like playgrounds, communal gardens, sports clubs • Any density needs to consider roading width • Already a long wait to get out onto Parklands Ave now

Activity 2

Recorded general observations from attendees:

- Too many projects up for consideration which resulted in concerns being expressed as to how the projects would be funded over the next 30 years.
- The activity was difficult as not all the information they needed about each project was available – Council officers assisted with queries where they could.
- Projects were added for Council officer consideration.

Appendix 4: The Growth Advisory Panel (NDGAP)

Purpose

The Ngāmotu (New Plymouth) District Growth Advisory Panel (NDGAP) provides input into New Plymouth District Council's strategic planning processes for growth and development within the District. The Panel partners with Council to ensure high quality data and expertise is applied early within planning processes to ensure a robust approach to support the provision of growth.

The following table is a record of matters discussed with NDGAP. As further discussions occur relating to the Puketapu-Bell Block Spatial Plan, this section will be updated to reflect minutes captured from meetings.

Summary of NDGAP Discussions and Contributions	
NDGAP meeting	Matters discussed
16 June 2025	- Provided an update outlining progress of procurement of appropriate consultants based on the noted differences in key influences in Puketapu-Bell Block versus what was needed for Tiritiri o Mātangi (Waitara Spatial Plan).
17 November 2025	- Bell Block Puketapu Spatial Plan team established. - Lessons learned from Waitara Spatial Plan. - Officers will prioritise pre-engagement (to inform draft plan). NDGAP agreed in discussion that broad range of input would be valued – This included broad suggestions to include landowners. - Officers outlined opportunity to incorporate a citizens panel into development phases of the draft plan.
2 March 2026 	- Discussed project timelines and indicated delivery of draft Sept/October 2026. - Current focus on engaging with community and landowners, talking to as many people as possible while also gathering good data. - Spatial extent of PBBSP shown. Inner extent (focus area) and outer extent (context and influence). - Role of NDGAP to test project findings, to discuss what implementation looks like, and how it ties into RM reform and the Regional Spatial Plan. - Citizens Panel will have three sessions. First one has taken place already. - Will also use surveys and direct engagement with landowners. - Key emerging focus areas. From this the initial draft outcomes/key moves are: - o Open space and reserves - o Residential/suburban character area - o Parklands Local arterial - o SH3 corridor - o BBK Industrial Area

	○ Airport as a regional gateway. - Next step drafting a vision statement. - Confirmation of emerging focus areas. Implementation will be something we'd like NDGAP to help with. - Discussion about SH3 and a potential road to the south to remove some pressure from SH3.
4 May 2026 	- Provided a progress update on work to date. - Shared findings from community survey responses. Key findings: ○ Transport congestion and safety appear to be the area that respondents are most concerned about. ○ The community wish to see infrastructure projects completed to resolve issues now before growing further. Planning for growth infrastructure and amenities thought though and implemented correctly. - Updates to outcome areas based on Citizens Panel, previous community board survey and recent community survey findings. These will be developed further as well as the vision. In terms of the themes they will within the follow subjects: ○ Environment ○ Transport ○ Centres ○ Industry, innovation and employment ○ Housing - An activity was completed to assist officers understand what the growth and development community would prioritise from a programme of work. Drafted projects/ actions shown in this activity were based on community and stakeholder input. Feedback from NDGAP: ○ Planning and zoning controls will enable the market. The role of council within the plan to initially get interest from the market to progress and or fund projects that are within private interests. ○ Important to ensure that infrastructure is appropriately sized, considered and funded based on estimated growth noting that a portion of funding is from development contributions. ○ This is a community Plan, so there will be aspirational projects that emerge that the Council won't pay for, or are responsible for, but may be completed by developers and businesses with guidance from Council if stakeholders wish to seek advice.
3 August 2026	- On track to deliver draft Sept/October 2026. - Continuing to engaging with community and landowners, talking to as many people as possible to gather and verify data.



- The team has been sprinting to complete a draft, to get onto a Council agenda for approval for a consultation period (agenda close this week, consultation period in September).
- NDGAP will be emailed an early view of the draft plan (ahead of the consultation period) and if required, can include as an agenda item at the next NDGAP meeting.
- Last NDGAP we looked at a range of projects that had been identified and discussed their relative priority. Officers understood NDGAP to confirm the direction of travel at that time and significant work has been done to further develop these priorities.
- The spatial plan includes Actions - broken into planning, delivery and advocacy and partnership.
- Focus areas include open space restoration, BBK Civic space, industrial support services hub, Puketapu marae precinct, emergency hub, and Puketapu Structure Plan Development Area.
- Question from Panel about whether the spatial plan will result in any changes in Plan Change 2 (PC2), including Puketapu Structure Plan Development Area (PSPDA). i.e. should there be some additional medium density identified. Officers advised density and zoning are considered, and there are submissions on PC2 that suggest, if possible, to build in Puketapu-Bell Block Spatial Plan findings into PC2.

Appendix 5: Landowner/Developer Engagement

Twelve areas were identified as areas of specific interest for the Puketapu-Bell Block Spatial Plan.

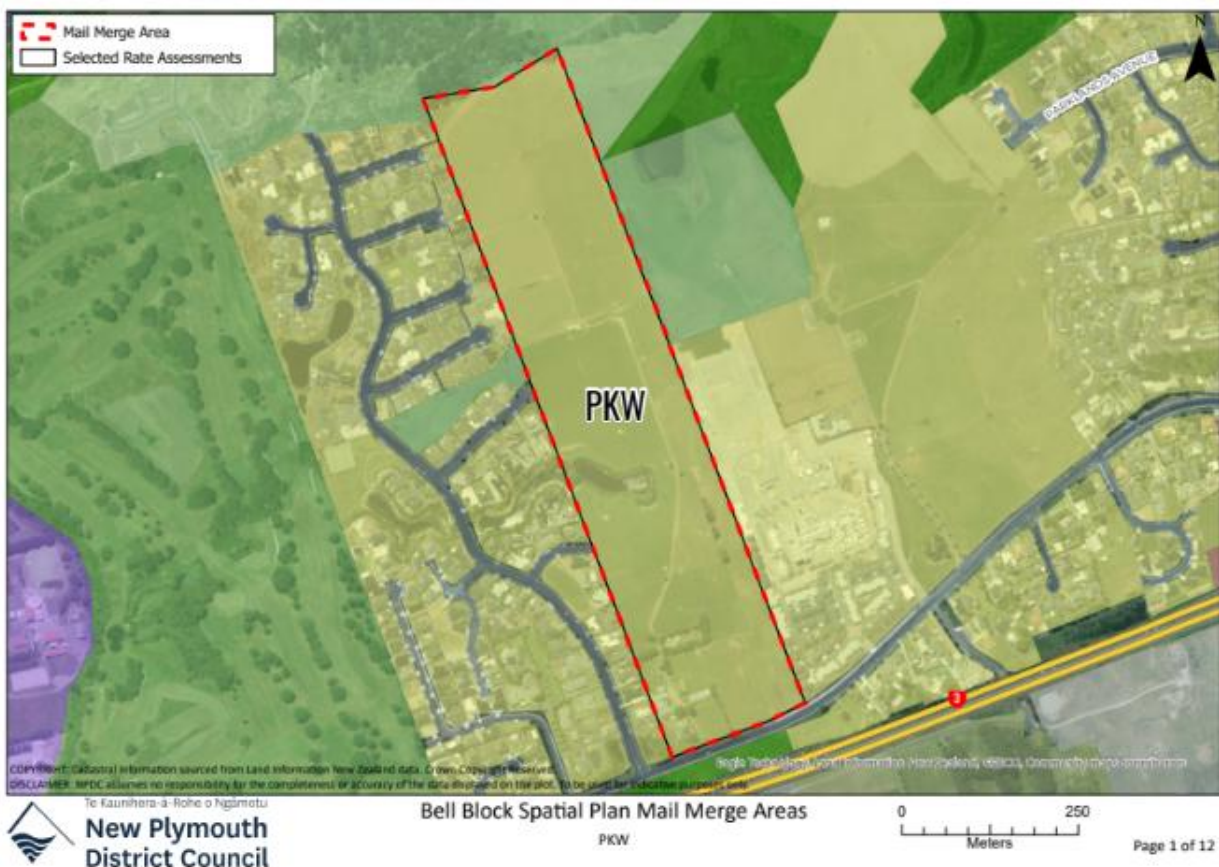
Targeted communications were sent to landowners in the identified areas to ensure they were aware of the project and opportunities to participate in the spatial plan's development. The communications included a summary of what a spatial plan is and what the Bell Block spatial plan would achieve, and how the recipient could get involved (complete the survey and/or contact the District Planning and Growth Team).

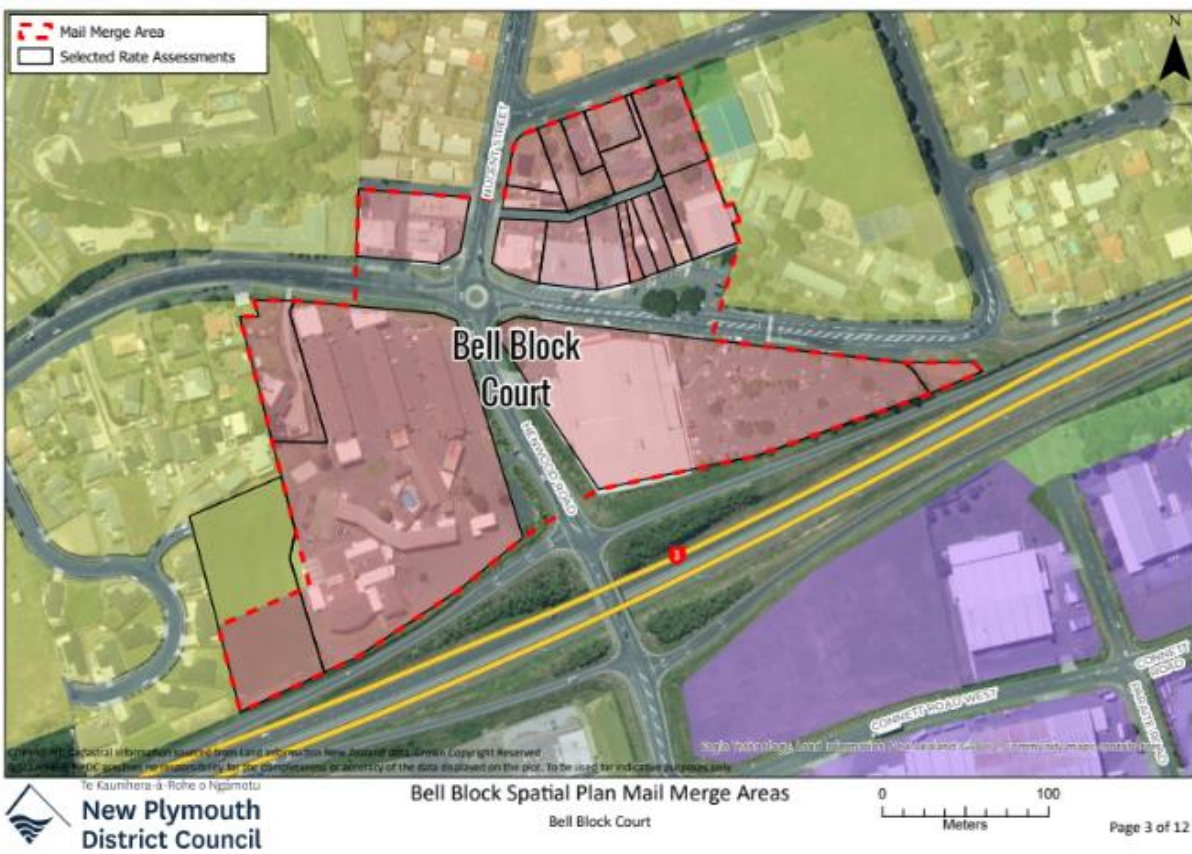
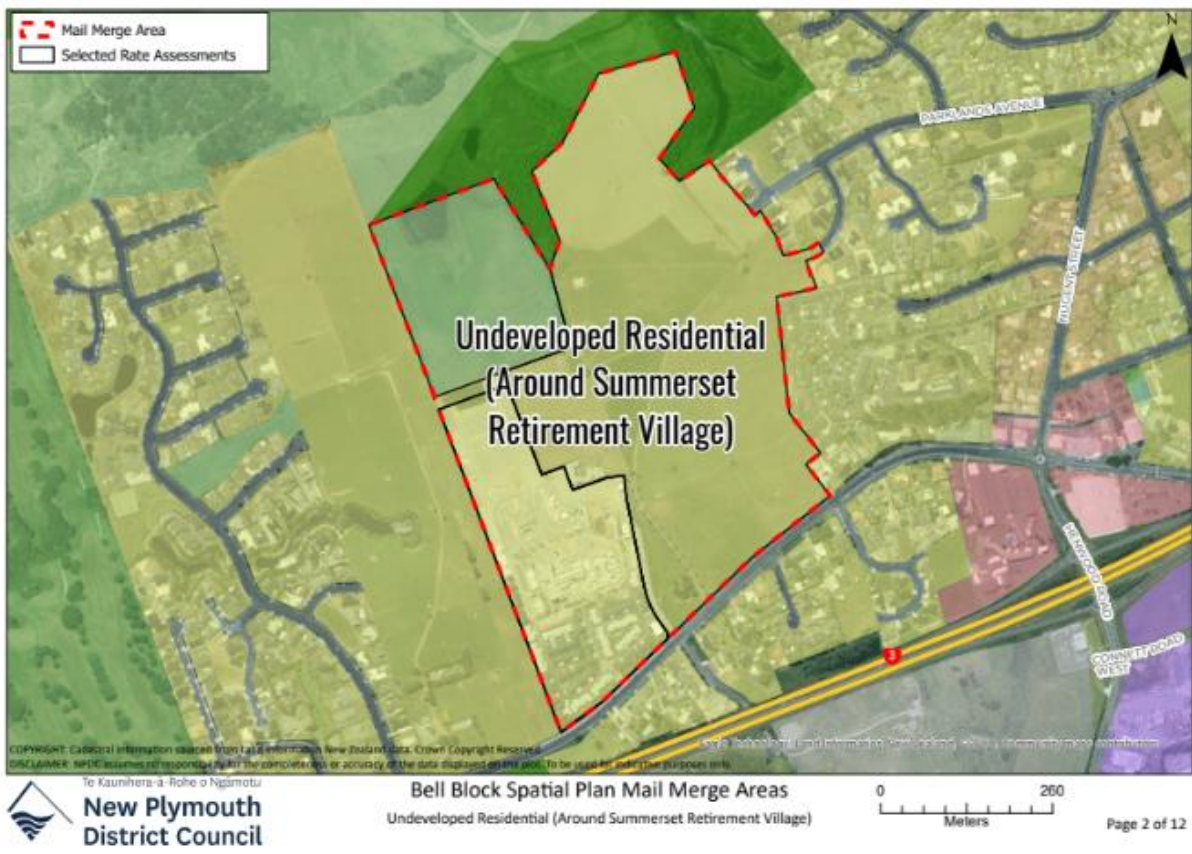
Properties selected were those:

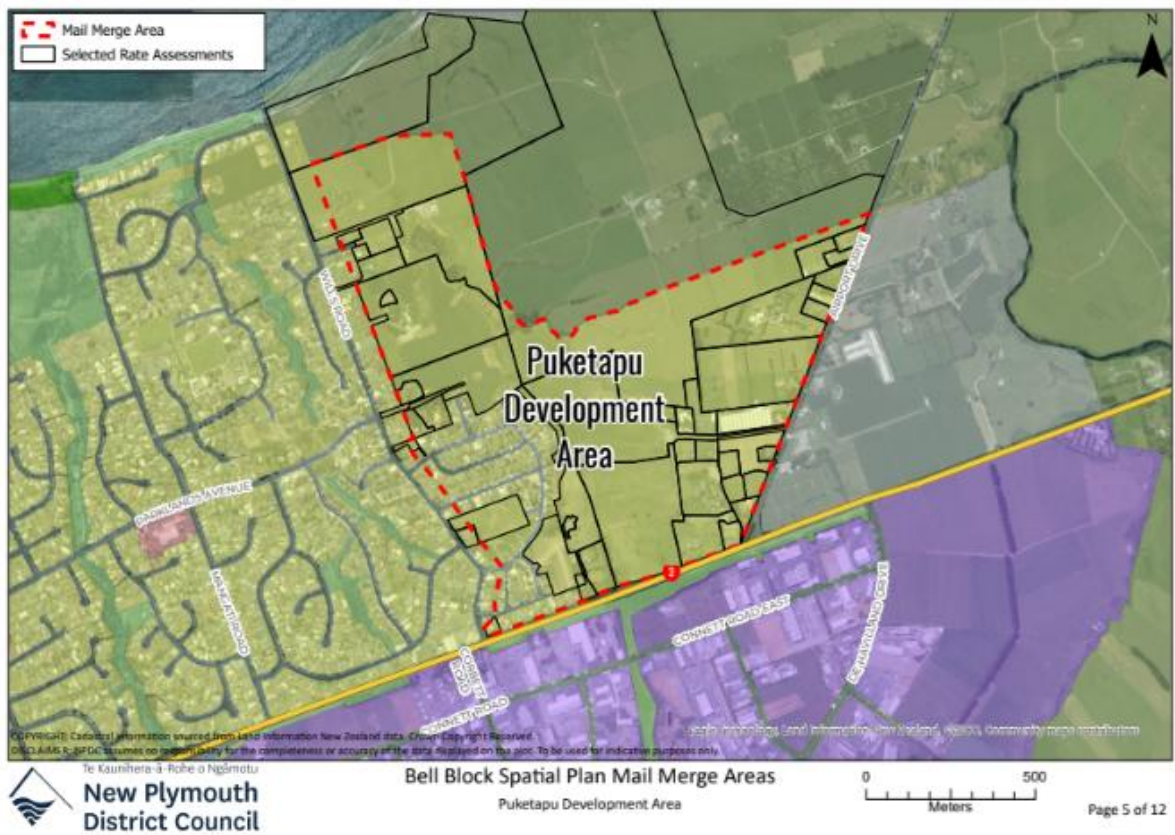
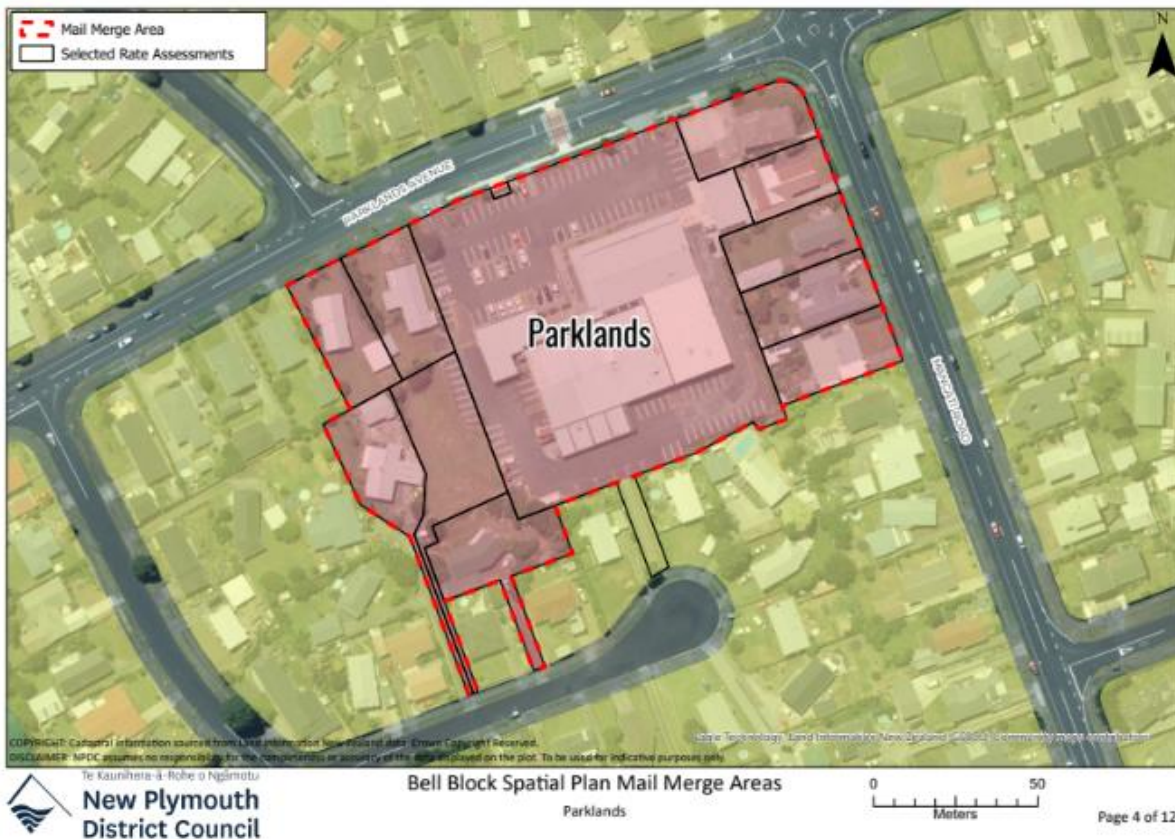
- within industrial and commercial zones in Bell Block;
- undeveloped residential zoned land at the western and eastern end of Parklands Avenue where significant growth is provided for (excluding sites under 1450m² in area, as these were considered less likely to have subdivision/development potential);
- future urban zoned land;
- rural zoned land adjacent the indicative road linking Egmont/Bishop Roads to Henwood Road; and
- Airport Drive rural production zoned land.

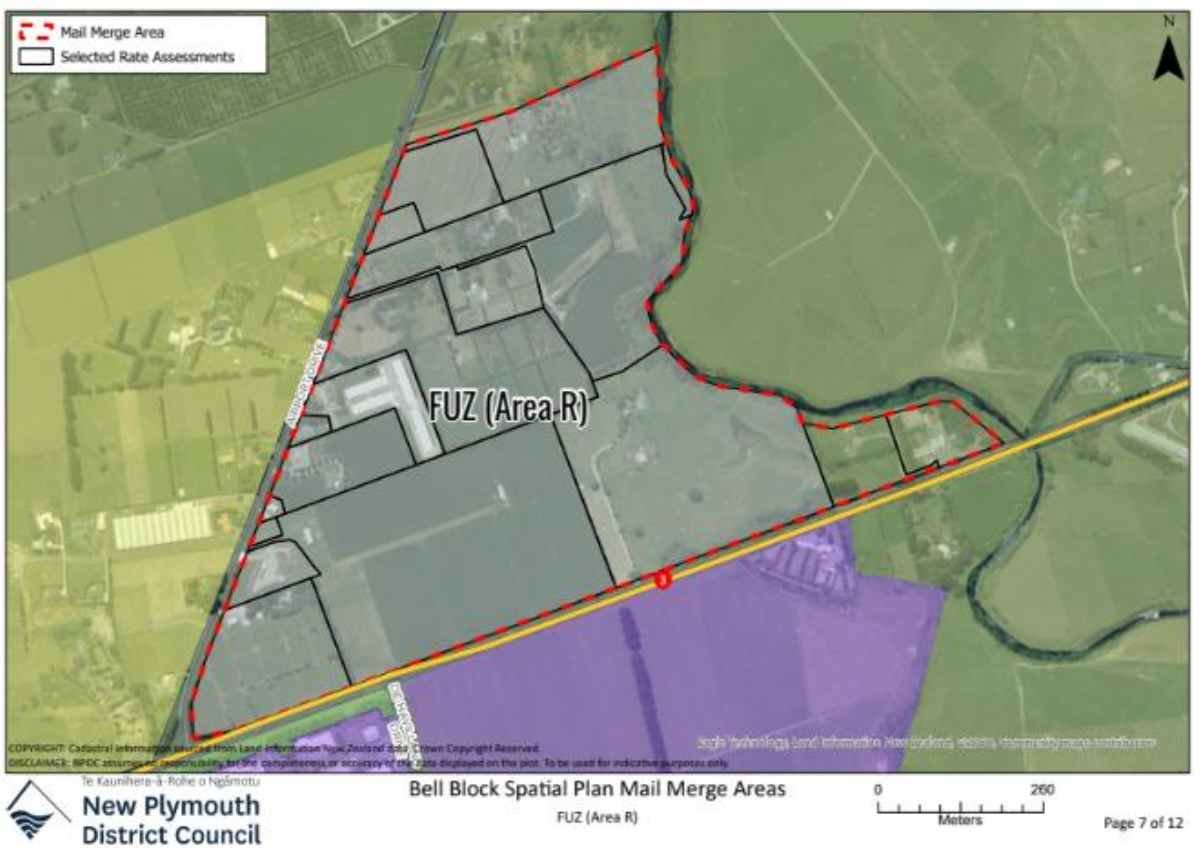
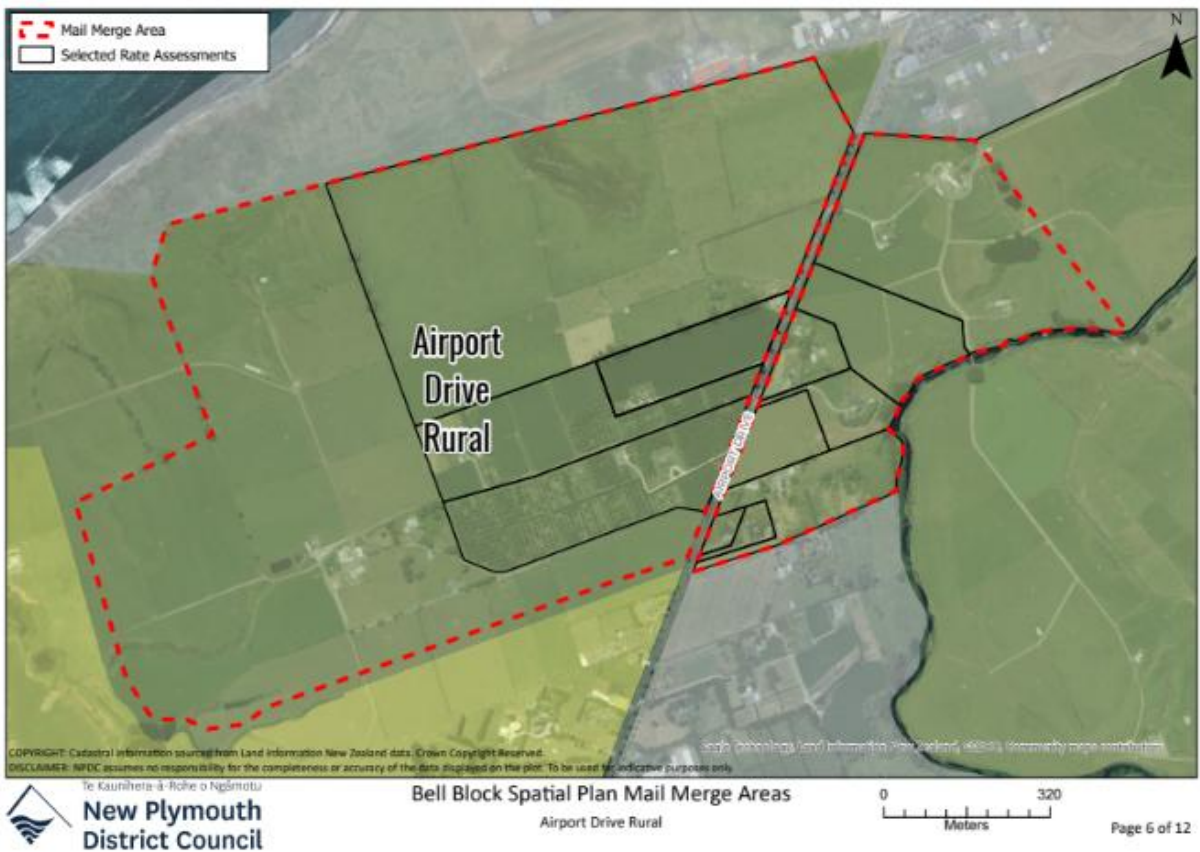
The targeted communications were by way of email where an email address was available, or a posted letter to those landowners which Council had no email address for.

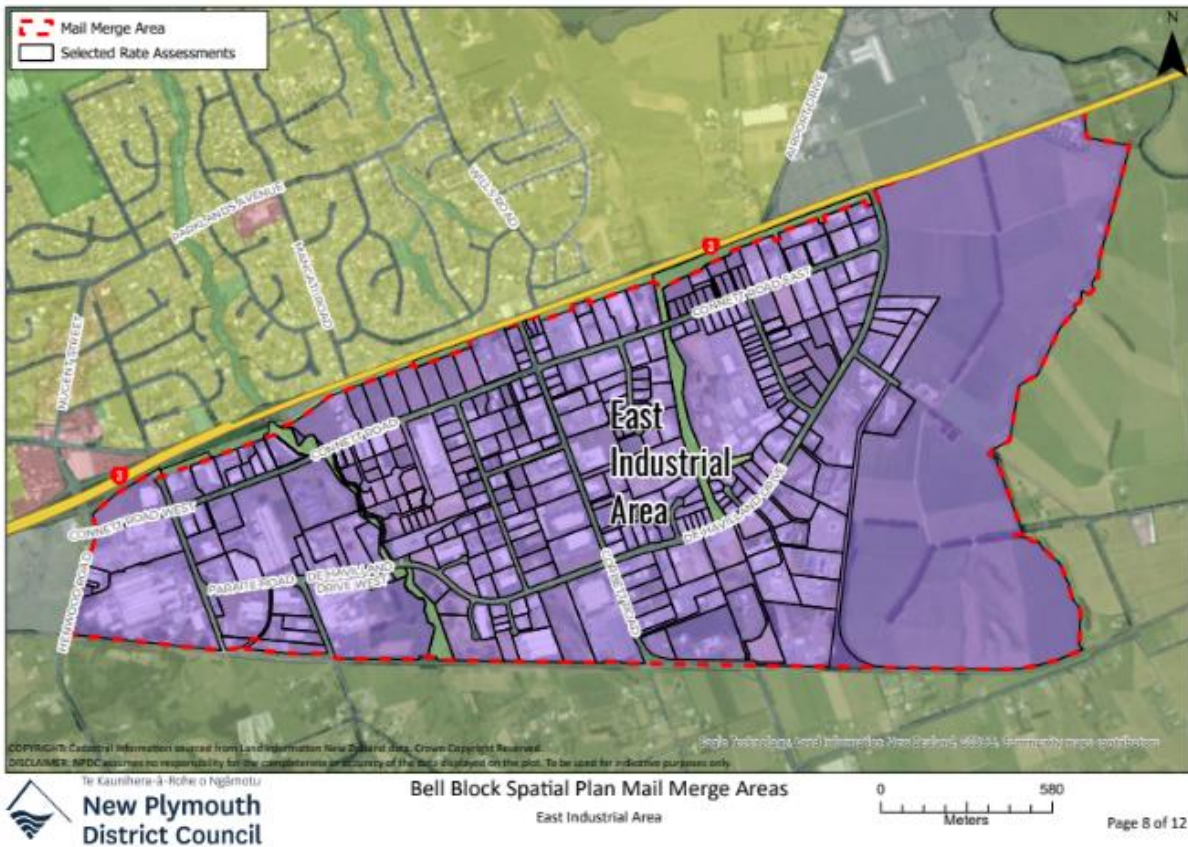
Between 26 – 30 March 2026 emails/letters were sent to landowners in the following areas of interest:

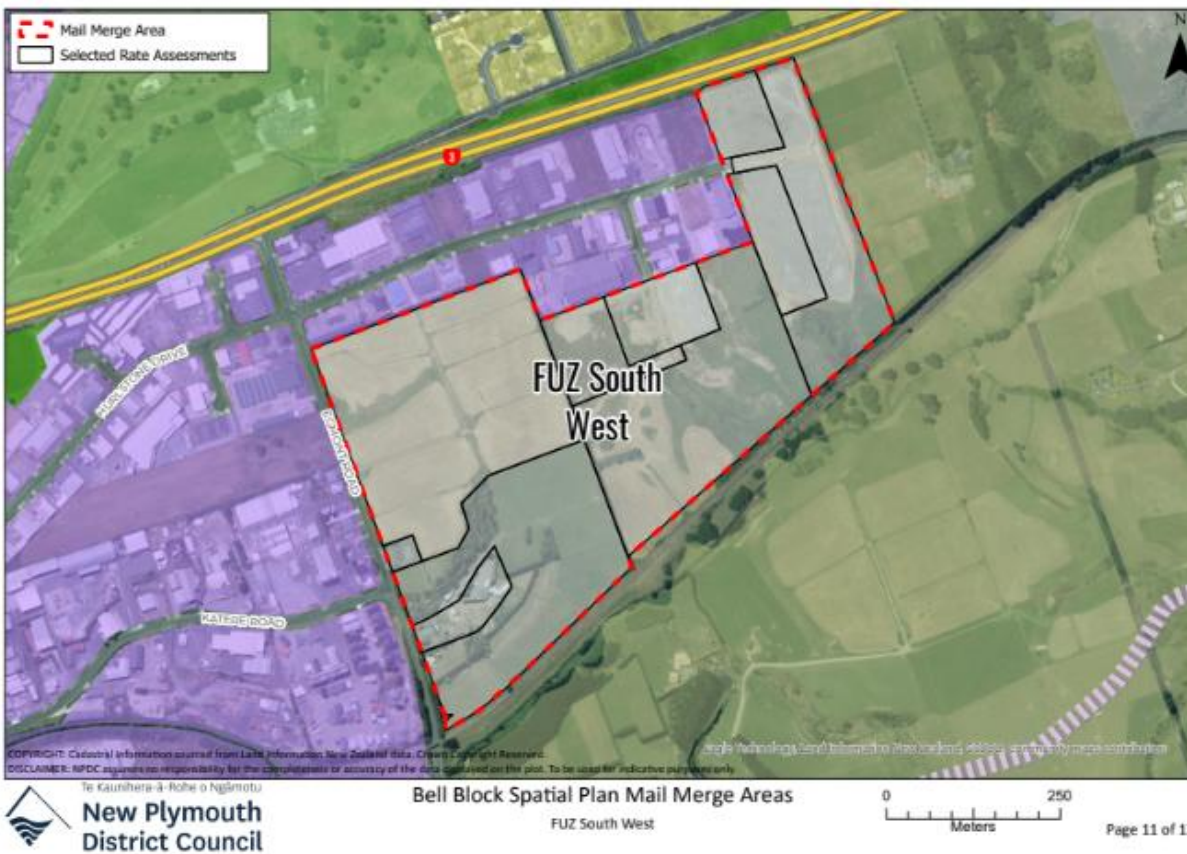
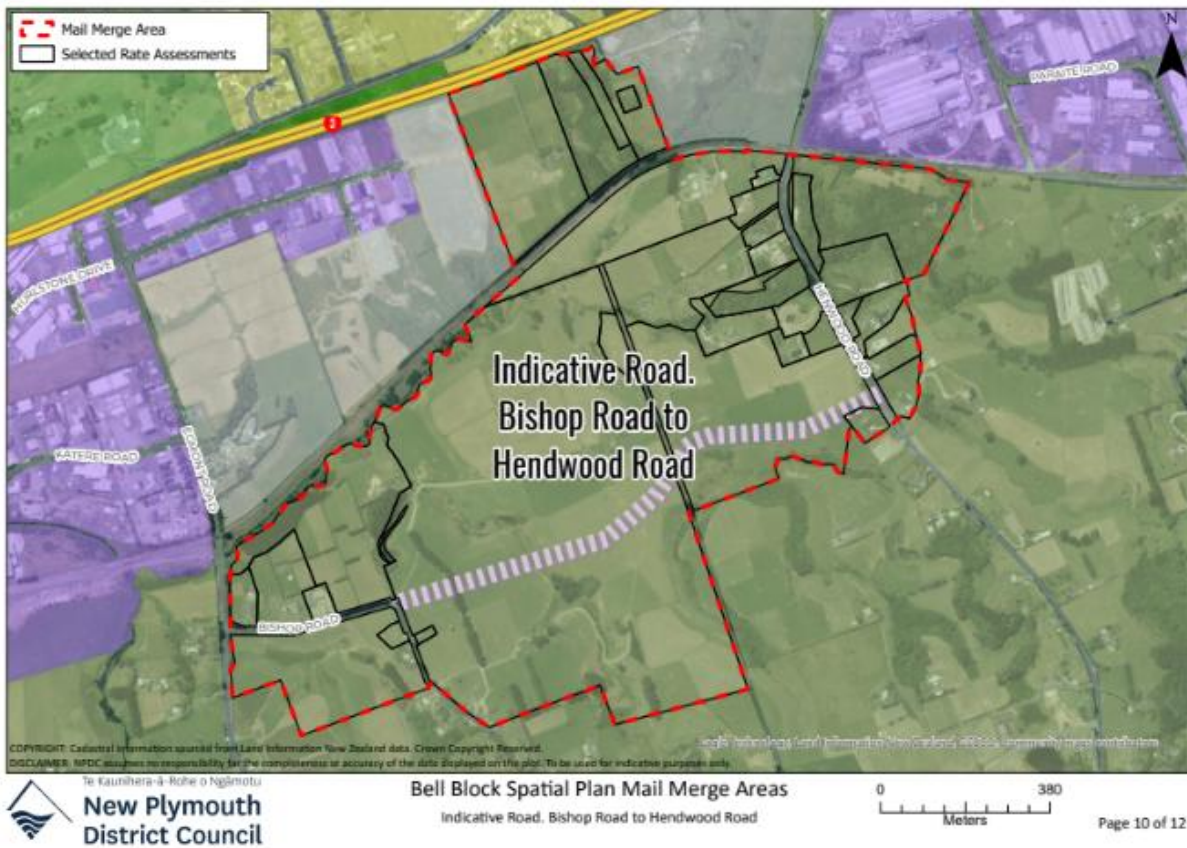


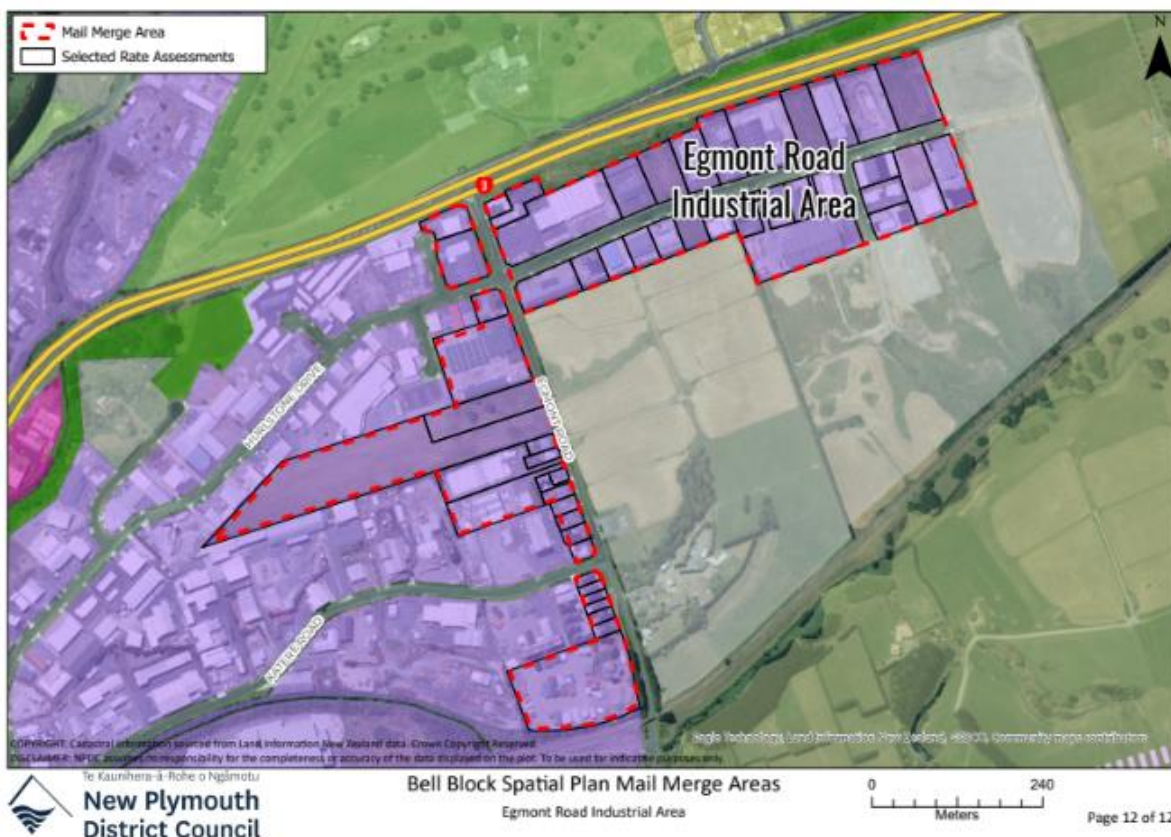














Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**