



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

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

Submitter Details

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

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Contact person: Aaron Edwards, BTW Company

Trade Competition

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

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

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

Council Hearing

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

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

Submission

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

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

Aaron Edwards

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

18 May 2026
Date

[insert name of submitter]



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

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

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

Section-Provision	Support/Support in Part/Oppose	Submission (Explain the reasons why you support/support in part/oppose the specific provisions or wish to have them amended.)	Relief sought (Give precise details of the decision you want the Council to make. To mark up changes to a provision strike through text you want to remove and underline text you want to add)
DEV1-Policies - DEV1-P7 (new) - DEV1-P7 (current)	Support	Support policy direction seeking to ensure appropriate management of cultural material.	Retain
DEV1-Rules - DEV1-R2 Subdivision of an allotment with the Puketapu Structure Plan Development Area - DEV1-R4 Subdivision of an allotment with the Puketapu Structure Plan Development Area	Support	Support inclusion of DEV1-P7 (new) and DEV1-P7 (current) as relevant matters of discretion to ensure appropriate management of cultural material. Do not oppose rule DEV1-R4 requirements in relation to the New Plymouth Airport Control Boundary 50dBA contour on the basis that the contour as shown on the Puketapu Structure Plan does not extend into 47 Airport Drive.	Retain
DEV1-Structure Plan Figures - Figure 105 (Structure Plan) - Figure 106 (Structure Plan Staging)	Support in Part	Support Local Centre on 47 Airport Drive at the corner of Airport Drive and Parklands Avenue as shown in Figure 105 (Structure Plan). Seek the addition of indicative access points along Airport Drive and Parklands Avenue to ensure functional access to the Local Centre commercial area (noting compliance with TRAN-S4 can be achieved). Oppose amendments made to the Indicative Road Transport Network only in so far as they would compromise access to the Local Centre or	Figure 105 (Structure Plan): - Retain Local Centre on 47 Airport Drive at the corner of Airport Drive and Parklands Avenue. - Add indicative access points to the Local Centre along Airport Drive and Parklands Avenue. - Delete <i>Landscape Buffer Entrance Corridor and Restricted Access</i> and <i>Restricted Access Rule DEV1-R1 and R9</i> adjoining the Local Centre. Retain Figure 106 (Structure Plan Staging).

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		compromise residential subdivision development on 47 Airport Drive. Oppose <i>Landscape Buffer Entrance Corridor and Restricted Access</i> and <i>Restricted Access Rule DEV1-R1 and R9</i> annotations only in so far as they would apply to the Local Centre. Support Figure 106 (Staging).	
DEV1-Structure Plan Guidance • Reserves, parks and pathways • Potential local centre zones	Support in Part	Support changes made in relation to Esplanade Reserves and Shared Pathways. Support in principle amendments to the Possible Open Space Zone guidance provided that NPDC is able to demonstrate that stormwater within the Open Space Zone is able to be appropriately managed without adversely affecting 47 Airport Drive. Oppose the Local Centre Zone (LCZ) guidance statement that the purpose for <i>the eastern commercial area is to enable the provision of airport related business, possibly centred on a service station</i>. Permitted land use activities within the LCZ includes a range of activities. The statement suggests permitted activities may not be consistent with the purpose of the LCZ under the Structure Plan. Seek the addition of indicative vehicle access points for the LCZ in the Structure Plan Guidance. Access is fundamental to the functioning of the LCZ and should be confirmed through the Structure Plan process.	Amend the Local Centre Zone guidance statement to acknowledge the range of potential permitted activities anticipated in the zone and include indicative access points from Airport Drive and Parklands Avenue: <i>The purpose of the eastern commercial area (<u>Local Centre Zone</u>) is to enable the provision of airport traffic related business, possibly centred on a service station, <u>along with other activities compatible with the zone's role, function, and intended character. Indicative vehicle access points to the eastern commercial area are identified and incorporated into the Structure Plan to ensure functional access to the commercial area.</u></i>

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DEV1-Planning Maps • General Residential Zone and Open Space Zone • Local Centre Zone and defined pedestrian frontage • Waterbody – River overlay • Indicative Road Transport Network overlay	Support in Part	Planning Map Changes (Appendix: 4 and Appendix: 5): • Support Local Centre Zone on the corner of 47 Airport Drive. • Support retention of General Residential Zone for the balance of 47 Airport Drive. • Oppose the Defined Pedestrian Frontage overlay along the Local Centre Zone road boundary. The overlay is out of context with this small corner commercial area and will unduly restrict functionality of the commercial area (which is already constrained by the Airport Drive roundabout and Parklands Avenue extension). • Support the location and extent of the Open Space Zone on the understanding that that stormwater within this area is able to be appropriately managed without adversely affecting 47 Airport Drive. Support Planning Map Changes – Waterbody – River (Appendix: 6) understanding minor realignment of the waterbody layer has been undertaken to reflect actual extents. Oppose amendments made to the Planning Map Changes - Indicative Road Transport Network (Appendix: 7) only in so far as they would compromise access to the Local Centre Zone or compromise residential subdivision development on 47 Airport Drive.	Delete the Defined Pedestrian Frontage overlay along the Local Centre Zone road boundary.
DEV1-General	Support in Part	Support changes to the chapter in general.	Amend DEV1-R9:

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• Puketapu Structure Plan Development Area Chapter		Seek a consequential amendment to Rule DEV1-R9 to exclude a new vehicle access point on to Airport Drive for the Local Centre Zone. The access point should be anticipated in this location under the Structure Plan and rely on TRAN - Transport effects standards to determine design suitability.	<i>DEV1-R9: New vehicle access points to Airport Drive <u>(excluding access to the Local Centre Zone)</u></i>

Lodge your submission by:

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

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

What happens with the submissions?

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