

Response No:
7

Contribution ID: 8586

Member ID:

Date Submitted: May 19, 2026, 11:10 AM

Q1 Name of submitter

Short Text Puketapu Bell Block Community Board

Q2 Contact person (if different from submitter)

Short Text Adrian Sole - Chairperson

Q3 Postal address

Short Text 15 Tiromoana Crescent, Bell Block

Q4 Email address

Email adrian.sole@npdc.govt.nz

Q5 Phone number

Telephone 021866338

Q6 Can you gain an advantage in trade competition in making this submission?

Select Box No

Q7 Are you directly affected by an effect of the subject matter of the submission that:

Select Box No

Q8 Do you wish to be heard in support of your submission?

Select Box Yes

Q9 If others make a similar submission would you consider presenting a joint case with them at a hearing?

Select Box No

Q10 ~ DEV1-Policies

Single Checkbox Yes

Q11 Do you support/support in part/oppose the provision?

Select Box Support

Q12 Submission

Long Text

Q13 Relief sought

Long Text

Q14 ~ DEV1-Rules

Single Checkbox Yes

Q15 Do you support/support in part/oppose the provision?

Select Box Support

Q16 Submission

Long Text

Q17 Relief sought

Long Text

Q18 ~ DEV1-Structure Plan Figures

Single Checkbox Yes

Q19 Do you support/support in part/oppose the provision?

Select Box Support

Q20 Submission

Long Text

Q21 Relief sought

Long Text

Q22 ~ DEV1-Structure Plan Guidance

Single Checkbox Yes

Q23 Do you support/support in part/oppose the provision?

Select Box Support

Q24 Submission

Long Text

Q25 Relief sought

Long Text

Q26 ~ DEV1-Planning Maps

Single Checkbox Yes

Q27 Do you support/support in part/oppose the provision?

Select Box Support

Q28 Submission

Long Text

Q29 Relief sought

Long Text

Q30 ~ DEV1-General

Single Checkbox Yes

Q31 Do you support/support in part/oppose the provision?

Select Box Support

Q32 Submission

Long Text Please read our attachment that covers our entire submission

Q33 Relief sought

Long Text

Q34 Attachments

File Upload https://haveyoursay.npdc.govt.nz/download_file/379

Response – Proposed Plan Change 2 (PC2)

The Puketapu-Bell Block Community Board acknowledges and accepts that amendments to the existing Puketapu Structure Plan Development Area (PSPDA) will be necessary over time as new information, updated data, legislative changes, infrastructure requirements, and growth pressures emerge.

The Board recognises that Bell Block continues to experience significant residential, commercial and industrial growth, and that the future development areas identified within Stages 1, 2 and 3E of the PSPDA will play an important role in supporting the long-term growth of both Bell Block and the wider New Plymouth District.

The Board also accepts that planning frameworks such as the PSPDA are not static documents. They must continue to evolve to respond to:

- changing community needs and expectations;
- updated infrastructure and transport requirements;
- environmental and stormwater considerations;
- economic and employment growth;
- cultural and tangata whenua outcomes;
- central government legislation;
- and modern urban planning principles.

In an ideal planning environment, the Board notes that it would have been preferable for the Bell Block Spatial Plan process to be completed before progressing with further substantive amendments to the PSPDA, like the proposed Plan Change 2 (PC2). This would have enabled the final outcomes of:

- Wide community engagement;
- Stakeholder engagement
- Citizens Panel workshops;
- Technical subject matter expert advice;
- Infrastructure forecasting;
- Multi-criteria analysis (MCA) to assess sites for community facilities (e.g. library, supermarket, medical, etc.), including design aspects like layout, size and street interface;
- Environmental assessments;
- Transport modelling;
- And long-term growth analysis

To collectively help inform any future amendments to the PSPDA.

In particular, the Board notes that Bell Block is currently undergoing one of the most significant periods of change in its history and that many strategic questions relating to:

- transport movement;
- freight and industrial connectivity;
- community infrastructure;
- local centre functionality;
- housing uses;

- parking and accessibility;
- and long-term urban identity

All of the above are still actively being explored through the Spatial Plan process.

The Board also notes that the previous comprehensive Network Operating Framework/transport network assessment work for the Bell Block area is now more than 12 years old and predates much of the recent residential growth, industrial expansion, airport-related activity, and modern transport planning approaches now being applied nationally.

Given this, the Board considers it highly likely that additional information and recommendations arising from:

- the Bell Block Spatial Plan;
 - Puketapu Bell Block Community Board Plan (under development);
 - Updated transport and infrastructure assessments;
 - Contemporary Network Operating Framework analysis;
 - And wider technical investigations

Will continue to refine and evolve the future direction of the PSPDA. And we understand there will be future opportunities through rezoning Area R, and plan changes, including the development of the Regional Spatial Plan/Land Use Plan, because of Resource Management Reform.

Accordingly, the Board generally supports the intent of progressing PC2 to respond to current growth pressures and updated information and to provide for some commercial opportunities. However, it highlights that it would be preferable for any amendments to zoning, structure plan layers and associated planning maps to align with outcomes of the Bell Block Spatial Plan, should they be evident before decisions are made on PC2. For example, we have heard from the Bell Block community that a larger supermarket is needed, and discussions have been held on where this could be located as part of the Bell Block Spatial Plan process. Depending on timing and progress of the spatial plan and PC2, it may be possible to build spatial plan findings into the structure plan.

The Board requests that the amendments consider the thinking that is evolving throughout the Bell Block Spatial Plan process as this will have progressed over the months between submissions and any hearing.

Reference Links

<https://haveyoursay.npdc.govt.nz/planchange2?fbclid=IwY2xjawRt6YlleHRuA2FlbQIxMABicmlkETFkUnJiN09uV2xLYVVXSFP4c3I0YwZhchBfaWQQMjlyMDM5MTc4ODIwMDg5MgABHvStss9RIYIN2K1sMZuls6spz61LZNDYZPhF-lt5yxGtBKR6XPedAYPIXaemIJaY-uwP1tyGZCNmgq-7TA>

<https://hdp-au-prod-app-npdc-haveyoursay-files.s3.ap-southeast-2.amazonaws.com/8917/7570/5650/PC2 - Plan Change Report and Appendices - Part of ECM 9548183 - Date amended.pdf>