



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

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

Submitter Details

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

Name of submitter: Johnson Family
On behalf of: Johnson Planning (Planning Consultant) Submitting on behalf of the Johnson Family
Postal address: 19 Parkvue Drive Bell Block 4312
Email address: juliet@johnsonplanning.nz
Phone number: 027 8076118
Contact person: Juliet Johnson

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.

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).

18-05-2026
Date



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 <i>(Explain the reasons why you support/support in part/oppose the specific provisions or wish to have them amended.)</i>	Relief sought <i>(Give precise details of the decision you want the Council to make. To mark up changes to a provision strike through text you want to remove and underline text you want to add)</i>
DEV1-Policies • DEV1-P7 (new) • DEV1-P7 (current)	Choose an item.		
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	Choose an item.		
DEV1-Structure Plan Figures • Figure 105 (Structure Plan) • Figure 106 (Structure Plan Staging)	Choose an item.		
DEV1-Structure Plan Guidance • Reserves, parks and pathways • Potential local centre zones	Choose an item.		
Planning Maps • General Residential Zone and Open Space Zone • Local Centre Zone and defined pedestrian frontage • Waterbody – River overlay • Indicative Road Transport Network overlay	Choose an item.		

Section-Provision	Support/Support in Part/Oppose	Submission <i>(Explain the reasons why you support/support in part/oppose the specific provisions or wish to have them amended.)</i>	Relief sought <i>(Give precise details of the decision you want the Council to make. To mark up changes to a provision strike through text you want to remove and underline text you want to add)</i>
New line DEV1 – Planning Maps • General Residential Zone	Support	The submitter supports the extension of the residential zoning on their land.	The submission seeks to retain the General Residential Zoning as notified
New line DEV 1 – Planning Maps Open Space Zone	Oppose	While the submitter supports in principle, the future provision of open space uses in this location to accommodate stormwater management and provide reserve land -thereby enabling development of their land and the wider PSPDA - they consider the application of the Open Space zoning to be premature. For this reason the submitter opposes applying the Open Space zoning to their property <u>at this time</u>. The submitter looks forward to further discussions with Council to understand the implications, timing and appropriate sequencing of applying the Open Space Zone.	The submission seeks (i) That the Open Space Zone is not applied at this time and that either the existing zoning is retained or an alternative zoning applied. (ii) Any alternative, consequential or other amendments to Plan Change 2 to give effect to (i) above.
DEV1-General • Puketapu Structure Plan Development Area Chapter	Choose an item.		

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.