



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: Taylor Patrick
On behalf of: Airport Farm Trustee Limited (Ed Whiting)
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Contact person: Louise Wai

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 May 2026
Date

Airport Farm Trustee Limited (Ed Whiting)- 58 Airport Drive, Bell Block



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)	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.		
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	Our client owns a poultry farm located at 58 Airport Drive, Bell Block. • Our client supports in part, the rezoning of additional land (24 hectares- 200 lots) on the periphery of the existing Puketapu Structure Plan Development Area from Rural Production Zone to General Residential Zone. He is concerned that this	• Request the acceleration of the rezoning of Area R. We request that this occurs either through the mechanism of the review of the FDS in late 2026/early 2027 and/or through the Regional Spatial Plan. • Ensuring the poultry farm (58 Airport Drive, Bell Block) has safe entry and exit in the

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		additional residential zoning opposite his poultry farm at 58 Airport Drive will cause complaints against his existing poultry farm in terms of reverse sensitivity. • There has been slow progress on the rezoning of Area R and our client would like to see this advanced and the timing of this bought forward in the Future Development Strategy (“FDS”). It is requested that the current feasibility of the FUZ (master planning) in the FDS be bought forward to 2028/29 (it is currently shown as 2032/22) so this lines up to occur after the feasibility of the FUZ (which is indicated to occur as part of the Bell Block Spatial Plan process, occurring during 2026). • Our client would like to see Commercial and Mixed use zones considered within Area R, particularly in the vicinity of the new round-a-bouts. • The next NPDC Long-Term Plan is due in 2027. We understand that NPDC is currently waiting on a decision from Central Government as to whether this review will occur given the overlap with requirements to prepare a regional spatial plan. We would like to request that the rezoning of Area R be bought forward through either the review of the FDS in late 2026/early 2027 and/or the Regional Spatial Plan, depending on what process this falls under.	vicinity of the new round-a-bout on Airport Drive. • We request that these discussions continue with NPDC and our client on the detailed design to ensure the round-a-bout will work for the poultry farm truck movements without disrupting the safe and efficient use of the transport network.

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>
		• Our client Supports Area R being rezoned on its own merits not to resolve reverse sensitivity poultry farm concerns. • Supports the acceleration of the rezoning of Area R. <u>Round-a-bout design for Airport Drive</u> Our client is keen to ensure that the existing poultry farm at 58 Airport Drive has its own in an out access off the new proposed round-a-bout for Airport Drive roading realignment. Our client has been involved in discussions with NPDC on the detailed design of this round-a-bout. We appreciate that these comments are outside of the scope of the proposed plan change, however, we would like to ensure that this is feed into the correct process involving the design of the round-a-bout. The detailed design has currently used the wrong length for the poultry farm trucks and means his trucks would block the round-a-bout under the current design.	
DEV1-General • Puketapu Structure Plan Development Area Chapter	Support	• Our client supports the staged approach to development in Puketapu Structure Plan Development Area. He supports stage 3E being deferred until the realignment of Airport Drive is complete/Area R is rezoned.	• Keep the residential development of S3E being deferred until the realignment of Airport Drive is complete/Area R is rezoned.

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.