



CONSULTATION SUMMARY

Whakaae Whenua | The Draft Puketapu-Bell Block Spatial Plan

September 2026



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

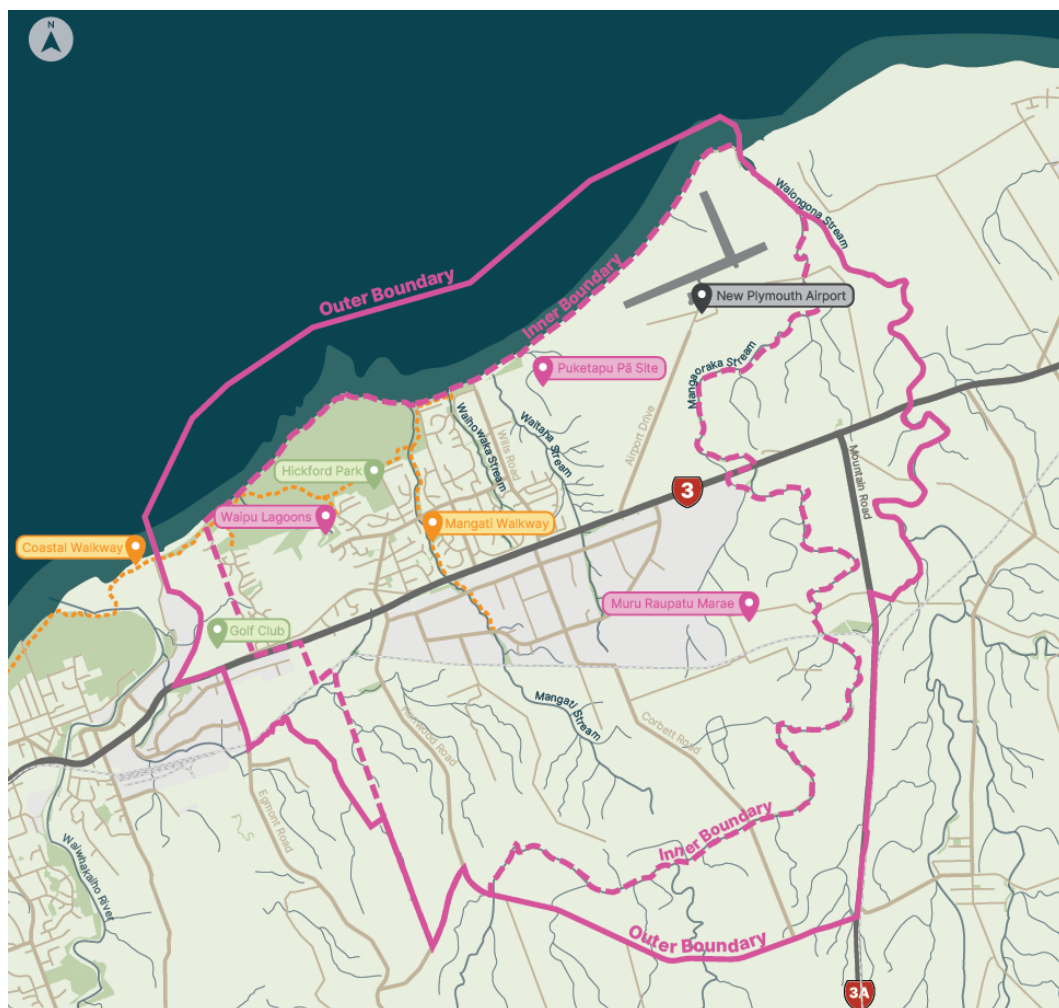
The Draft Puketapu-Bell Block Spatial Plan

What is a Spatial Plan?

A spatial plan sets out a shared vision for how a community will grow and change over the next 30 years or more. It brings together land use, housing, infrastructure, transport, the natural environment, and community priorities to guide future growth, investment, and decision-making. The plan describes the future the community wants, and the actions needed to help achieve it. By taking a coordinated, long-term approach, it helps supports better outcomes for people, places, and the environment.

The draft Puketapu-Bell Block Spatial Plan is non-statutory, meaning it is not legally binding. It does not change zoning, create new rules, or commit Council to funding specific projects. Instead, it helps set priorities and guide future decisions about growth, development, and investment.

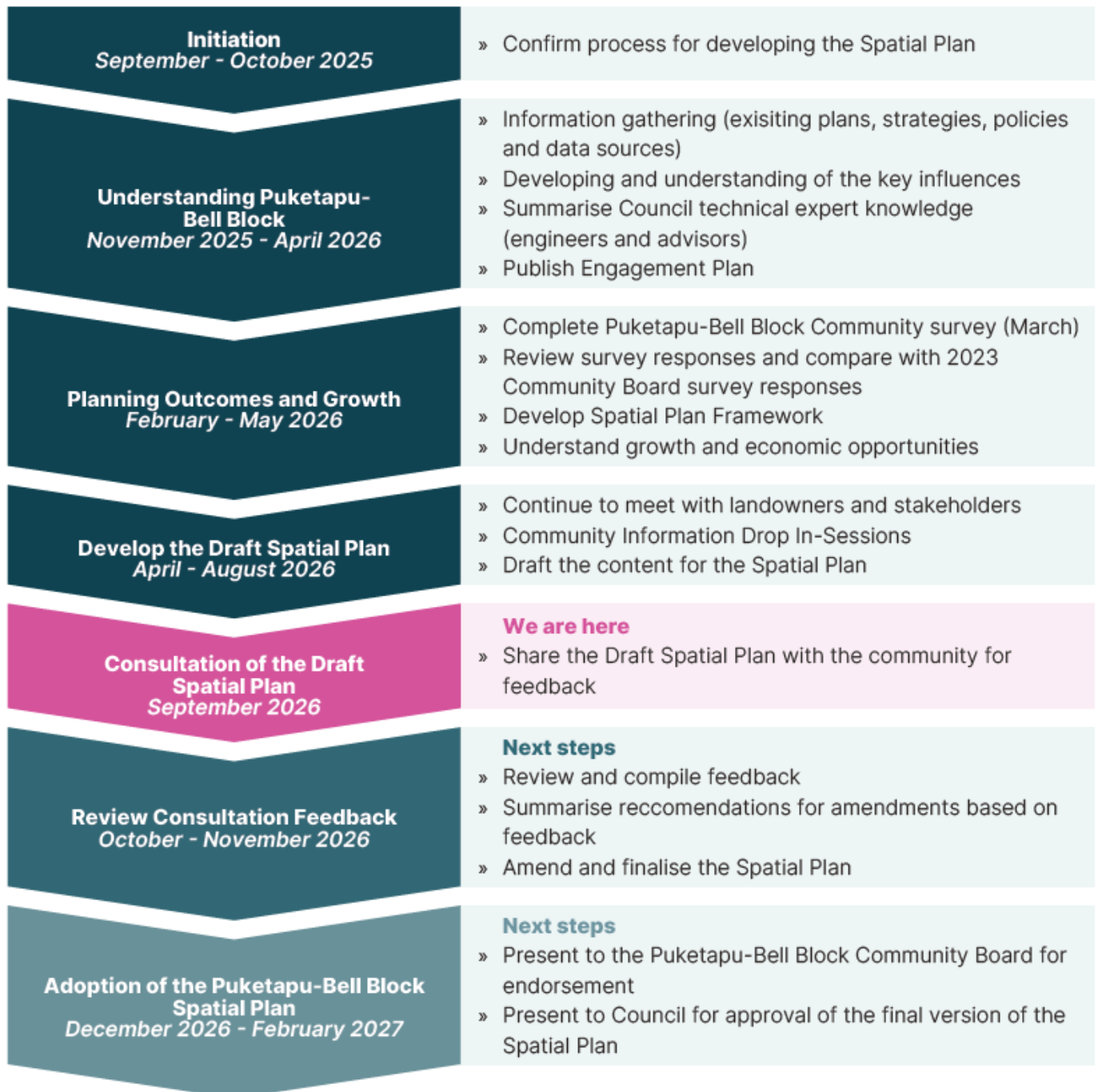
The draft Puketapu-Bell Block Spatial Plan has been developed in relation to the area identified in pink below. The inner boundary is the Puketapu Bell Block Community Board area.



This consultation summary document is a high-level summary of the Puketapu-Bell Block Spatial Plan. The plan itself is a 102-page document, supported by a 233-page technical document. At the end of this consultation summary document is information about how you can view the full documents, and provide feedback.

How the draft Plan was developed

The spatial plan was developed through a series of stages involving community engagement, technical analysis, and an evidence-based approach to future growth and development. This planning project is being undertaken collaboratively between New Plymouth District Council, Puketapu-Bell Block Community Board and Puketapu Hapū.



A Vision for Puketapu-Bell Block

The vision describes what Puketapu-Bell Block could look like in the future and helps guide future decisions. To help achieve this vision values, goals and actions have been developed based on community feedback.

Vision

A connected community in harmony with nature - offering a distinctive lifestyle while supporting a strong and evolving industry presence.

The **values** for Puketapu-Bell Block are:

Value 1	Value 2	Value 3	Value 4	Value 5
Environment First <i>We prioritise protecting, restoring and enhancing te taiao - building a healthy community.</i>	A Great Place to Live <i>We enhance the lifestyle we love whilst supporting the wider region.</i>	Local Pride and Identity <i>We have a genuine sense of belonging and celebrate our Māori culture and close-knit coastal community.</i>	Together in Partnership <i>Community voice and collaboration through Kotahitanga shape what we do.</i>	Ready for the Future <i>We adapt to change and new challenges to support growth.</i>

Building on what makes Puketapu-Bell Block great today, we will:

Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
 <i>Protect the natural environment and open spaces.</i>	 <i>Have connected local centres that flourish.</i>	 <i>Make it easy and safe to get around.</i>	 <i>Support jobs and industry.</i>	 <i>Have a range of housing choices supported by community facilities.</i>
Action Support restoration of waterways, enhance natural areas and recreation spaces, and improve access to nature.	Action Create a series of complementary local centres that are well-located and support community vibrancy.	Action Support safe ease of movement to, from and through Puketapu-Bell Block. Local movements can be made through a variety of ways for all users.	Action Enhance the thriving industrial area that is a regional centre of innovation and employment and supports business growth.	Action Enable diverse housing at all life stages and provide accessible community facilities that support the Puketapu-Bell Block lifestyle.

Implementation Plan

Outlines the actions that fall out of the goals as well as anticipated timing of actions and the organisations likely to be involved in progressing them.

The Puketapu-Bell Block Spatial Plan will have an interim review every three years with a full review every six years.

Achieving the Vision – Goals and Actions

Based on feedback from the community and evidence gathered, a list of actions (or projects) has been proposed in the draft Plan to be completed over 30 + years. The actions site beneath goals and are identified are a starting point. Some will require Council funding and budget decisions. Others may be lead by central government, developers or business owners.

Goal 1: Protect the Natural Environment and Open Spaces

- Restore health, water quality, and biodiversity of the Mangati, Waitaha and Waihowaka.
- Improve access to nature by enhancing walkways, waterways, reserves and connections to the coast, creating more opportunities for recreation, learning and community enjoyment.
- Enhance Hickford Park as a key community destination, with improved sports and recreation facilities, ecological restoration, gathering spaces and new play opportunities to support a growing population.
- Plan for the long-term protection and resilience of the coastline, balancing recreation and beach access with the challenges of coastal erosion.

Goal 2: Have Connected Local Centres that Flourish

- Strengthen Bell Block Court as the civic and community heart of Puketapu-Bell Block, with improved streetscapes, public spaces, and a community centre that will be the home of the Bell Block Library as well as meeting spaces (and public toilets).
- Support the revitalisation of Parklands Shopping Centre as a vibrant hub with expanded retail, health, fitness and hospitality opportunities.
- Develop a new shopping centre in the new growth area that will include provide shops (including a potential supermarket), services and facilities closer to where people live in the future.
- Create attractive, welcoming public spaces that celebrate local history, culture and identity through landscaping, public art, placemaking and cultural storytelling.

Goal 3: Make it Easy and Safe to Get Around

- Improve safety and reduce congestion at key intersections and access points along SH3, creating a more reliable and efficient transport network.
- Expand walking and cycling networks with safer crossings, improved footpaths and better connections between homes, schools, centres, parks and workplaces.
- Complete the Coastal Walkway connection to Waitara, creating a continuous active transport and recreational link between communities.
- Explore improved public transport options, including enhanced bus services, park-and-ride opportunities and future transport alternatives that reduce dependence on private vehicles

Goal 4: Support Jobs and Industry

- Reinforce Puketapu-Bell Block's role as a regional employment hub by supporting industrial growth, business investment and future employment opportunities.
- Foster innovation, workforce development and skills training through opportunities such as an industrial innovation and employment hub.
- Strengthen connections between the industrial area, the airport and surrounding communities to support business growth, tourism and visitor experiences.
- Enable economic diversification and long-term resilience by supporting emerging industries, renewable energy opportunities and improved freight and logistics connections

Goal 5: Provide Housing Choice and Community Facilities

- Support a wider range of housing options, including affordable housing, housing for older people, family homes, and opportunities for higher-density housing in appropriate locations.
- Plan for approximately 1,400 additional homes over the next 30 years, ensuring growth is supported by the infrastructure, parks and services needed for thriving neighbourhoods.
- Develop new community infrastructure, including health services, community hubs and emergency service facilities to meet the needs of a growing population.
- Support Puketapu Hapū aspirations through the development of the Muru Raupatu Marae precinct, papakāinga housing opportunities, cultural facilities and stronger connections to whenua and whakapapa

Please see the draft Puketapu-Bell Block Spatial Plan for a full list of projects and maps. The draft spatial plan is also supported by a technical document that includes all the technical evidence to date.

Have Your Say

Providing your input is easy



Draft Puketapu-Bell Block Spatial Plan Submission

This is your chance to let us know your views on the draft spatial plan. We want to make sure that the spatial plan reflects what the community of Bell Block wants, looking ahead to the next 30 years.

Your feedback will help us understand if we've got the draft plan right before we finalise the plan for Council approval.

There are several ways you can share your thoughts with us:

Online: It's easy!

Just Go to npdc.govt.nz/HaveYourSay or scan the QR code and complete the only survey form.

Hard Copy: Fill the survey form on the next page, or put your thoughts on paper and:

Drop it to us at the Bell Block Library or NPDC Civic Centre, Liardet Street, New Plymouth.

OR email it to: submissions@npdc.govt.nz



Submissions close Friday 16 October 2026.



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