



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: Mitchell Ritai, Pouwhakahaere
On behalf of: Te Kotahitanga o Te Atiawa Trust
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Contact person: Maria Hokopaura (maria@teatiawa.iwi.nz)

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).

19 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 <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)	Support	Te Kotahitanga o Te Atiawa Trust supports the addition of DEV1-P7 (new). This is an appropriate response to the well documented history of Puketapu hapū within the Structure Plan area and the evidence presented in the Archaeology report by Geometria. Implementing an adaptive management approach, as outlined in the proposed policy, provides for the cultural expertise of Puketapu to be utilised.	Retain as notified.
• DEV1-P7 (current)/DEV1-P8 (new)	Support in Part	Te Kotahitanga supports in part; Te Kotahitanga supports the intention of this re-numbered policy but seeks amendments for clarity.	Amend for clarity to a total of three (3) crossings, inclusive of existing infrastructure.
DEV1-Rules • DEV1-R2 Subdivision of an allotment with the Puketapu Structure Plan Development Area	Support		Retain as notified.
• DEV1-R4 Subdivision of an allotment with the Puketapu Structure Plan Development Area	Support		Retain as notified.
• DEV1-R8 Subdivision of an allotment with the Puketapu Structure Plan Development Area in accordance with the rules applying to the underlying zone	Support		Retain as notified.

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-Structure Plan Figures • Figure 105 (Structure Plan) • Figure 106 (Structure Plan Staging)	Support in Part	Te Kotahitanga supports in part the proposed figures but seeks that more visibility be given to the rich cultural landscape that will be encountered during the development of land within the Structure Plan Area as evidenced in the Geometria report. Amendments to clarify the number and locations of infrastructure crossings across the Waitaha are required.	Amend Figure 105 to signal possible locations of unmapped SASM which are likely to be re-discovered during development. Amend Figure 105 to align with the Waitaha Restoration Plan.
DEV1-Structure Plan Guidance • Reserves, parks and pathways • Potential local centre zones	Support in Part	Te Kotahitanga supports in part the proposed changes made to the Structure Plan Guidance but seeks that reference to the Waitaha Restoration Plan be included. This document is considered to provide key information regarding the outcomes sought for the Waitaha catchment.	Amend to include reference to the Waitaha Restoration Plan.
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	Te Kotahitanga supports in part the proposed changes to the planning maps. There are existing reserves which have been created during recent subdivisions which can be reflected on the Planning Maps. Te Kotahitanga considers that there are areas along the Waitaha which are more suitably zoned as 'Open Space' rather than General Residential, such as the existing reserves, and supported by appendices to the s32 report. Te Kotahitanga seeks that the role of tangata whenua in the identification and development of appropriate areas for Local Centres be clarified, including how these areas will provide for a well-functioning, connected community in the Puketapu rohe but especially how these spaces are developed to ensure that Puketapu narratives are appropriately	Extend the open space zoning to include the Waitaha Stream reserve areas shown on the Structure Plan.

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		reflected and embedded within public community spaces and civic culture.	
DEV1-General • Puketapu Structure Plan Development Area Chapter	Support		Retain as notified.

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.