



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: Sahib Singh
Postal address: PO Box 8258, New Plymouth 4340
Email address: louise@taylorpatrick.co.nz
Phone number: 027 2873696
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



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)	Support in Part	Our client owns 21 Airport Drive, Bell Block. <u>Figure 106 Structure Plan Staging</u> • Support in part the structure plan staging over 21 Airport Drive but would like to see an amendment to the staging on part of his property, as shown on the attached plan (Taylor Patrick 25103-100-00), with a portion of his property rezoned to Stage 2. For 21 Airport Drive to be developed it is reliant on the sewerage and roading to come through from the property to the West which is currently in Stage 2 and it makes logical sense for the identified portion of our clients property to be in stage 2 for the co-ordination of infrastructure	• Request that a portion of 21 Airport Drive as shown on the attached map (Taylor Patrick 25103-100-00) is moved into stage 2 on Figure 106 (Structure Plan Staging).

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)
		development. We assess that this portion of our clients property is not dependent on Area R being rezoned or Airport Drive realignment and so is suitable for inclusion in Stage 2.	
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	<u>Indicative Road Transport Network overlay</u> • The current location of the Indicative Road Transport Network running through 21 Airport Drive, does align with our client’s vision for development of this site. We have attached a concept plan prepared by Taylor Patrick Surveyors (Taylor Patrick 24066-103-03) for the development of the entirety of 21 Airport Drive. • This plan change has mentioned that one of its purposes is to “<i>review the indicative road layout to get the best yields from the structure plan area</i>”. Based on this argument we would like to request that the indicative road layout through 21 Airport Drive is amended to match the location shown on our concept plan, as our location shown enables the best yields for this and adjoining properties. This would replace the current indicative road running through 21, 21A, and 19 Airport Drive. 19 and 21A Airport Drive would no longer require an indicative road running through their property as development can come off the	• Request that the indicative road layout through 21 Airport Drive is amended to match the location shown on our concept plan (Taylor Patrick 24066-102-03) and attached layout maps (Taylor Patrick Proposed Staging edits 25103-100-00) and Existing staging in the plan change (25103-101-00). • Request the acceleration of the rezoning of Area R. We would like to 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.

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>
		road proposed through 21 Airport Drive and 19 Airport Drive can be developed off the existing right-of-way and existing Airport Drive. • 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). • 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.	
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.



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Notes:
This plan shows 21 Airport Drive and the portion of 21 Airport Drive requested to rezone to stage 2 on (Figure 106 structure plan staging) Overlay.

This plan to be used or Resource Consent Purposes Only
Areas and Dimensions are subject to Land Transfer Survey



TAYLOR
PATRICK

SURVEYING PLANNING DESIGN

Level 1
21-23 Devon Street East
PO Box 8258
New Plymouth 4310
p 06 758 1021
m 021 543 693
stefan@taylorpatrick.co.nz

00	FOR CLIENT REVIEW	WH	28/04/26
REV	AMENDMENT	BY	DATE

Sahib Singh
21 Airport Drive

Puketapu Plan Change
Submission - proposed staging.

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE:
WH	13/5/26		13/5/26
DRAWN:	DATE:	SIGNATURE:	CAD REF:
WH	13/5/26		
CHECKED:	DATE:	SIGNATURE:	CAD XREF:
SK	13/5/26		
APPROVED:	DATE:	SIGNATURE:	SURVEY BY:
SK	13/5/26		
			SURVEY DATE:
			12D REF: 300 Working

PLOT STATUS

For Client Review

PROJECT NUMBER:	SCALES:	
25103	1:1000 @ A3	
DRAWING No:		REV:
100		00

c:\12ds\data\TAYLORPATRICK\25103 - Sahib Singh - 21 Airport Drive, New Plymouth, 4373_711\300 Working\25103 Scheme:12dmodel 25103 Scheme Wed May 13 15:25:27 2026



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Notes:
This plan shows the existing title boundaries for 21 Airport Drive and the plan change 2 (Figure 106 structure plan staging) Overlay.

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00	FOR CLIENT REVIEW	WH	28/04/26
REV	AMENDMENT	BY	DATE

Sahib Singh
21 Airport Drive

Puketapu Plan Change
Submission - Existing Staging

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE:
WH	13/5/26		13/5/26
DRAWN:	DATE:	SIGNATURE:	CAD REF:
WH	13/5/26		
CHECKED:	DATE:	SIGNATURE:	CAD XREF:
SK	13/5/26		
APPROVED:	DATE:	SIGNATURE:	SURVEY BY:
SK	13/5/26		
			SURVEY DATE:
			12D REF: 300 Working

PLOT STATUS

For Client Review

PROJECT NUMBER:	SCALES:	
25103	1:1000 @ A3	
DRAWING No:		REV:
101		00

c:\12ds\data\TAYLORPATRICK\25103 - Sahib Singh - 21 Airport Drive, New Plymouth, 4373_711\300 Working\25103 Scheme:12dmodel 25103 Scheme Wed May 13 15:25:28 2026



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Notes:

Amalgamation condition:
Lot 18 is to be owned in 1/4 shares by Lots 12, 13, 14 & 15 as Tenants in Common for the purpose of providing legal access under Section 220(1)(b)(iv) of the Resource Management Act 1991.

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03	Increased size of Lot 13	KK	19/06/25
02	Septic tank & BC 24/132967	KK	7/11/24
01	Proposed Sewer connection	KK	18/09/24
00	For Issue	KK	9/09/24
REV	AMENDMENT	BY	DATE

Singh
21 Airport Drive
Scheme Plan

Lots 1 to 19 being a
Proposed future concept plan

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE:	9/09/24
DRAWN:	DATE:	SIGNATURE:	CAD REF:	
KK	9/09/24		CAD XREF:	
CHECKED:	DATE:	SIGNATURE:	SURVEY BY:	Not Surveyed
SK	9/09/24		SURVEY DATE:	
APPROVED:	DATE:	SIGNATURE:	12D REF:	300 Working

PLOT STATUS

For Client Review

PROJECT NUMBER:	24066	SCALES:	1:750 @ A3	REV:	
DRAWING No:	102				03

Proposed Lot Areas Schedule			
Appellation	RT Reference	Current Area	Proposed Area
Lot 4 DP 556034	977986	1.2632ha (more or less)	
Lot 1			0.0929ha (more or less)
Lot 2			1.1697ha (more or less)
Totals		1.2632ha (more or less)	1.2626ha (more or less)

Proposed Schedule of Easements			
Purpose	Shown	Benefitted Land	Burdened Land
Right of Way Right to Convey electricity, gas, telecommunications, water, Right to drain water, sewage	C	Lot 1	Lot 2

Lot 101
DP 552370
88167m²
956553

New Sewer Main to be
constructed by neighbor

Lot 4
DP 443058
4056m²
554981

Proposed Sewer Connection
to service Lot 2

Indicative Road
Location as shown on PDP

Proposed Indicative Road
Location

Schedule of Existing Easements			
Purpose	Shown	Burdened	Document Number
Right of Way Right to Convey electricity, gas, telecommunications, water Right to drain water, sewage	A & C	Lot 4 DP 556034	11774567.7 11774567.8 11774567.9
Right to Convey Electricity	B	Lot 2 DP 556034	11774567.10

Lot 2
DP 556034
4534m²
977984

Indicative Road Transport Network

Legal Road

39.26
17.00
15.99
36.10
21.20

Lot 2
1.1697ha

Lot 4
DP 556034
12632m²
977986

Lot 1
DP 556034
4305m²
977983

Proposed Water Connection
to service Lot 2

Lot 1
DP 445610
2230m²
562232

Lot 1
929m²

Airport Drive
Arterial Road - Posted 80 kmph

Existing Fire Hydrant

Lot 2
DP 447291
15141m²
564416



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Notes:

- Areas D & E are existing consent notices (planting) in docs: 117746567.11 & 117746567.12
- Area F is a Building Platform Area

Name:.....

Signature:.....

Date:.....

This plan to be used or Resource Consent Purposes Only
Areas and Dimensions are subject to Survey

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Level 1
21-23 Devon Street East
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stefan@taylorpatrick.co.nz

03	Added Area F & indicitive Road	KK	19/06/25
02	Septic tank & BC 24/132967	KK	7/11/24
01	Proposed Sewer connection	KK	18/09/24
00	For Issue	KK	9/09/24
REV	AMENDMENT	BY	DATE

Singh
21 Airport Drive
Scheme Plan

Lots 1 & 2 being a
Proposed Subdivision of
Lot 4 DP 556034

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE: 9/09/24
DRAWN:	DATE: 9/09/24	SIGNATURE:	CAD REF:
CHECKED:	DATE: 9/09/24	SIGNATURE:	CAD XREF:
APPROVED:	DATE:	SIGNATURE:	SURVEY BY: Not Surveyed
			SURVEY DATE:
			120 REF: 300 Working

PLOT STATUS
For neighbours' approval

PROJECT NUMBER:	SCALES:	1:750 @ A3
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DRAWING No:	REV:
-------------	------

103

03

