



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 Limited
On behalf of: Catherine and Leon Vickers and Eldon Vickers
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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).

19 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 <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)	Support in Part	Our client owns 136 Wills Road, Bell Block within the Puketapu Structure Plan Development Area and also has an ownership interest in 154 Wills Road, Bell Block. Attached to this submission are three maps for 136 and 154 Wills Road. Sheet (Taylor Patrick 26039-100-101-02 Vickers submission shows the staging requested for this submission and the indicative roading layout this submission proposes. The second map (Timbre 26015-LP01) Proposed Structure Plan- shows the zoning extension requests as part of the submission. The third map (Timbre 26015-LP02- Indicative Design Intent map shows the overall vision our client has for the development of their site.	• Request that a portion of 136 and 154 Wills Road as shown on the attached map (Taylor Patrick 26039-100-101-02 Vickers submission) is moved into stage 1 on Figure 106 (Structure Plan Staging). • Request that the two rezoning extensions are both part of stage 1 on Figure 106 (Structure Plan Staging). Map Proposed Structure Plan (Timbre 26015-LP02).

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		<u>This support in part relates to Figure 106 (Structure Plan Staging).</u> Our client supports in part the Structure Plan Staging (Figure 106) of the Puketapu Structure Plan Development Area over 136 and 154 Wills Road, Bell Block. Appendix 3 to this Plan Change shows the staging changes proposed by this plan change to Figure 106 (Structure Plan Staging). Our client supports in part the changes to staging over their property at 136/154 Wills Road. They support the Northern portion of their property being in Stage 1. However, they oppose the portion of their property at 136 and 154 Wills Road, being shown in Stage 2. This is due to the logical sequencing of developing this area alongside the rest of their property within the Structure Plan Development Area. The attached maps to this submission detail the proposed indicative roading layout, development intent and rezoning/staging change requests to illustrate how our client envisions the development of their property. This illustrates how it would make more logical sense to comprehensively design, consent and construct as a single development unit. Splitting the site arbitrarily into separate stages would result in duplication, lack of efficiency in design and infrastructure management and reduce confidence in the timing of development.	
DEV1-Structure Plan Guidance	Choose an item.		

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• Reserves, parks and pathways • Potential local centre zones			
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	This relates to the <u>General Residential Zone on the planning maps</u>. Our client supports in part, the extension to the spatial areas, of the Puketapu Structure Plan Development area over 136 and 154 Wills Road, Bell Block. Our client supports the additional parts of their property being included in the Puketapu Structure Plan Development Area/rezoned to General Residential Zone as proposed in Appendix 3 of the Plan Change report. However, our client would like to see additional portions of their property at 136 and 154 Wills Road, Bell Block included in the Structure Plan Development Area/rezoned from RPROZ to General Residential Zone as shown on attached map and detailed in this submission. The map (Timbre 26015-LP01) Proposed Structure Plan- shows the zoning extension requests as part of the submission. This map should be read in conjunction with the third map (Timbre 26015-LP02- Indicative Design Intent map which shows the overall vision our client has for the development of their site. The first request is to extend the boundary further North of the Stage 1 portion of their property at 136 and 154 Wills Road, Bell Block. The vision for development here is that these sections are developed as Larger Residential Lots. It is felt that this portion of the property meets the definition of Large Lot Residential Zone as defined	• Request that additional portions of their property at 136 and 154 Wills Road, Bell Block are included in the Structure Plan Development Area/rezoned from RPROZ to General Residential Zone as detailed in the submission and shown on the map (Timbre 26015-LP01) Proposed Structure Plan. This map shows the zoning extension requests as part of the submission. • We would like to request that the above two rezoning extensions are both part of stage 1 on Figure 106 of the structure plan as shown on map (Taylor Patrick 26039-100-101-02 Vickers submission). • The indicative roading layout over 136 and 154 Wills Road, Bliss and Johnson properties is amended to match the layout shown on the attached maps (Taylor Patrick 26039-100-101-02) and map (Timbre 26015-LP01) Proposed Structure Plan.

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		in the National Planning Standards. This zone under the National Planning Standards is intended for larger lots where there is particular landscape characteristics or physical limitations/constraints. This portion of 136 and 154 Wills Road has the Coastal Flooding Hazard Area/Coastal Erosion Hazard Area/Special Purpose Airport Zone Overlays on it under the POPD, which will not allow this portion of the property to be developed as General Residential Zone, with 400m2 lot sizes. With this plan change including more of 136 and 154 Wills Road in the Structure Plan Development Area, it does not make sense for this portion to remain zoned Rural Production Zone as it does not currently meet the definition of the Rural Production Zone. The Planning Standards defines the Rural Production Zone as <i>"Areas used predominantly for primary production activities that rely on the productive nature of the land and intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location."</i> As per the mandatory directions on page 36, section 8 (Zone Framework Standard) of the Planning Standards, point 2 states that <i>"if an existing zone in a plan is consistent with the description of a zone in table 13, that existing zone must use that zone name in table 13"</i>. In summary with the physical constraints of this portion of land and the use of this land being more consistent with Large Lot Residential Zone definition, we would like to request this area is not only included within the	

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		Structure Plan Development Area but rezoned to Residential. Without the PODP having a rule framework for Large Lot Residential, we appreciate that a request to rezone to this zone, may not be practical and therefore we have requested that this portion is rezoned to General Residential Zone, with the intention to develop it using the definition of Large Lot Residential under the Planning Standards. Map (Timbre 26015-LP02- Indicative Design Intent) shows the overall vision our client has for the development of their site, which shows that if this rezoning request is accepted that the intent for this portion of land is to be developed as Large Lot Residential Zone sites due to the physical constraints and limitations of the District Plan overlays. The second additional rezoning request shown on the map is to the East of the stage 2 structure plan boundary extension on 136 and 154 Wills Road. This area includes part of (SASM/Archaeological site #2047- Pa in the PODP). The client is open to discussions with Puketapu hapu around ways to incorporate and protect this Pa site from inappropriate development. Inclusion of the Pa Site into the Structure Plan Development Area means it will be able to further be protected as it will fall under the new policy DEV1-P7, when this land is developed. If this portion of land is not rezoned, the pa site would remain in the Rural Production Zone and not fall under DEV1-P7. The Coastal Walkway extension to Waitara is proposed to run through our client's property to	

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		the North of the Structure Plan Development Area. Our plans show the indicative route being discussed. Initial conversations have been held between NPDC/Puketapu hapu and the Vickers around the proposed coastal walkway routes and ways to protect the pa/urupa on the Vickers property as part of this project. Map (Timbre 26015-LP01) Proposed Structure Plan- shows the zoning extension requests as part of the submission. This map should be read in conjunction with the third map (Timbre 26015-LP02- Indicative Design Intent map which shows the overall vision our client has for the development of their site. This map shows a proposal on how the remainder of our clients land that is not part of the Puketapu Structure Plan and zoned RPROZ could be developed as an open space/reserve type network. While our rezoning request includes the SASM site #2047 (Pa site), it is not our clients intention to develop all of this area as residential and the third map (Timbre 26015-LP02- Indicative Design Intent map which shows the overall vision our client has for the development of their site, illustrates the portion of this zoning extension request that would be intended to be developed as residential. Our client is open to discussions with Puketapu hapu around the extent of residential development around the pa site. We would like to request that the above two rezoning extensions are both part of stage 1 on the structure plan.	

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		<u>This relates to Indicative Road Transport Network overlay</u> Support in part the proposed changes to the Indicative Road Transport Network that the plan change proposes in Appendix 2 that runs through 136 Wills Road and the neighbouring Bliss (102 Wills Road) and Johnstons (115 Airport Drive) properties. The section 32 report gives the following reasons for the changes to the proposed indicative roading network: <i>"Indicative roading changes based on the recent work Council has undertaken with 3D modelling, to ensure connectivity, integrated with infrastructure, while minimising impacts on the Waitaha Stream".</i> Our client has engaged Taylor Patrick to prepare a concept plan to look at the development of their property within the Puketapu Structure Plan Development Area, as part of this we have undertaken a review of the indicative road transport network shown over 136 Wills Road by the proposed plan change. The changes that the plan change proposes to the indicative roading network over 136 Wills Road, will not enable this property to be effectively and efficiently developed for residential and therefore we request a change to part of the indicative roading network layout that runs through 136 Wills Road, 102 Wills Road and 115 Airport Drive as shown on the attached concept plan for 136 Wills Road.	

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		Our proposal would see that the current indicative road layout proposed by the plan change in the east-west direction would remain in its current location and then change as per the location shown on the attached concept plan. The indicative road transport network has been modelled by a Licensed Cadastral Surveyor at Taylor Patrick, to ensure the suggested roading layout can be built. This proposed layout means it will still minimise impacts on the Waitaha Stream (an aim of the proposed plan change), as this layout moves the road further away from the Waitaha Stream. It is also a more cost-effective roading layout for the developer than the Plan change indicative roading layout. Our proposed layout gives a 100m buffer around the pa site. Currently the 400mm sewer pressure main from Waitara runs through the Johnsons/Bliss/Vickers property. This suggested indicative roading layout means that the roading network corridor could go over this pressure main, which would be best practice. Our proposed indicative roading network that this submission requests is used can be shown on the following maps Attached to this submission are three maps for 136 and 154 Wills Road. The first map (26039-100-101-02 Vickers submission) shows the staging requested for this submission and the indicative roading layout this submission proposes. The second map (Timbre 26015-LP01) Proposed Structure Plan- shows the zoning extension requests as part of the submission. The third map (Timbre 26015-LP02- Indicative Design	

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		Intent map shows the overall vision our client has for the development of their site. Our client has had initial discussions with Johnstons and Bliss over our proposed indicative road layout and these discussions are on-going.	
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 to be used or Resource Consent Purposes Only
Areas and Dimensions are subject to Land Transfer Survey



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01	For Council Submission	SB	19/05/26
00	For Client Review	SB	14/05/26
REV	AMENDMENT	BY	DATE

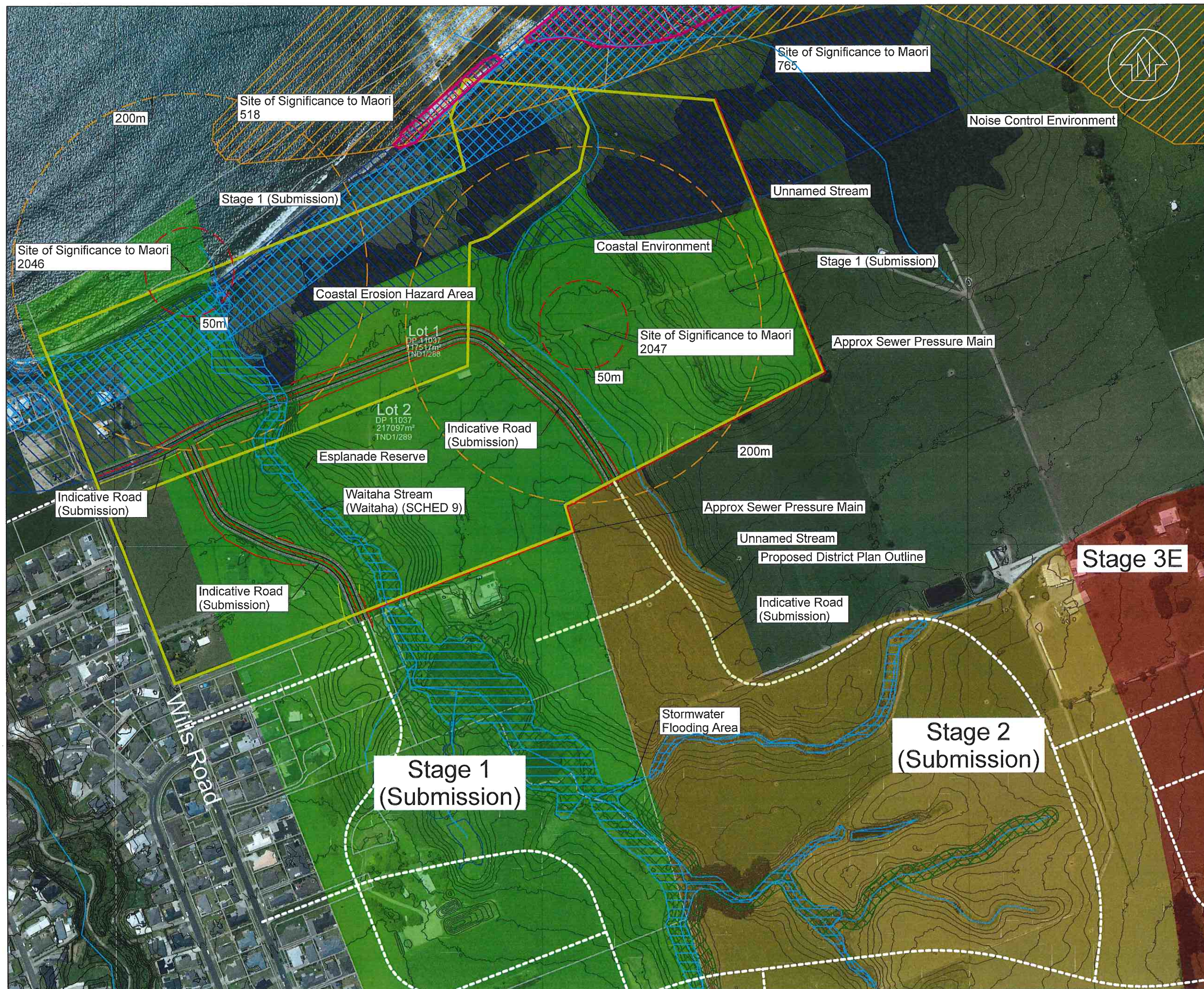
Vickers
136 - 154 Wills Road
Bell Block

NPDC Plan Change 2

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE: 14/05/26
DRAWN:	DATE:	SIGNATURE:	CAD REF:
CHECKED:	DATE:	SIGNATURE:	CAD XREF:
APPROVED:	DATE:	SIGNATURE:	SURVEY BY:
			SURVEY DATE:
			12D REF: 300 Working

For Client Review

PROJECT NUMBER:	26039	SCALES:	1:4000 @ A3
DRAWING No:	100	REV:	01



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02	For Council Submission	SB	19/05/26
01	Reduce Road	SB	15/05/26
00	For Client Review	SB	14/05/26
REV	AMENDMENT	BY	DATE

Vickers
136 - 154 Wills Road
Bell Block

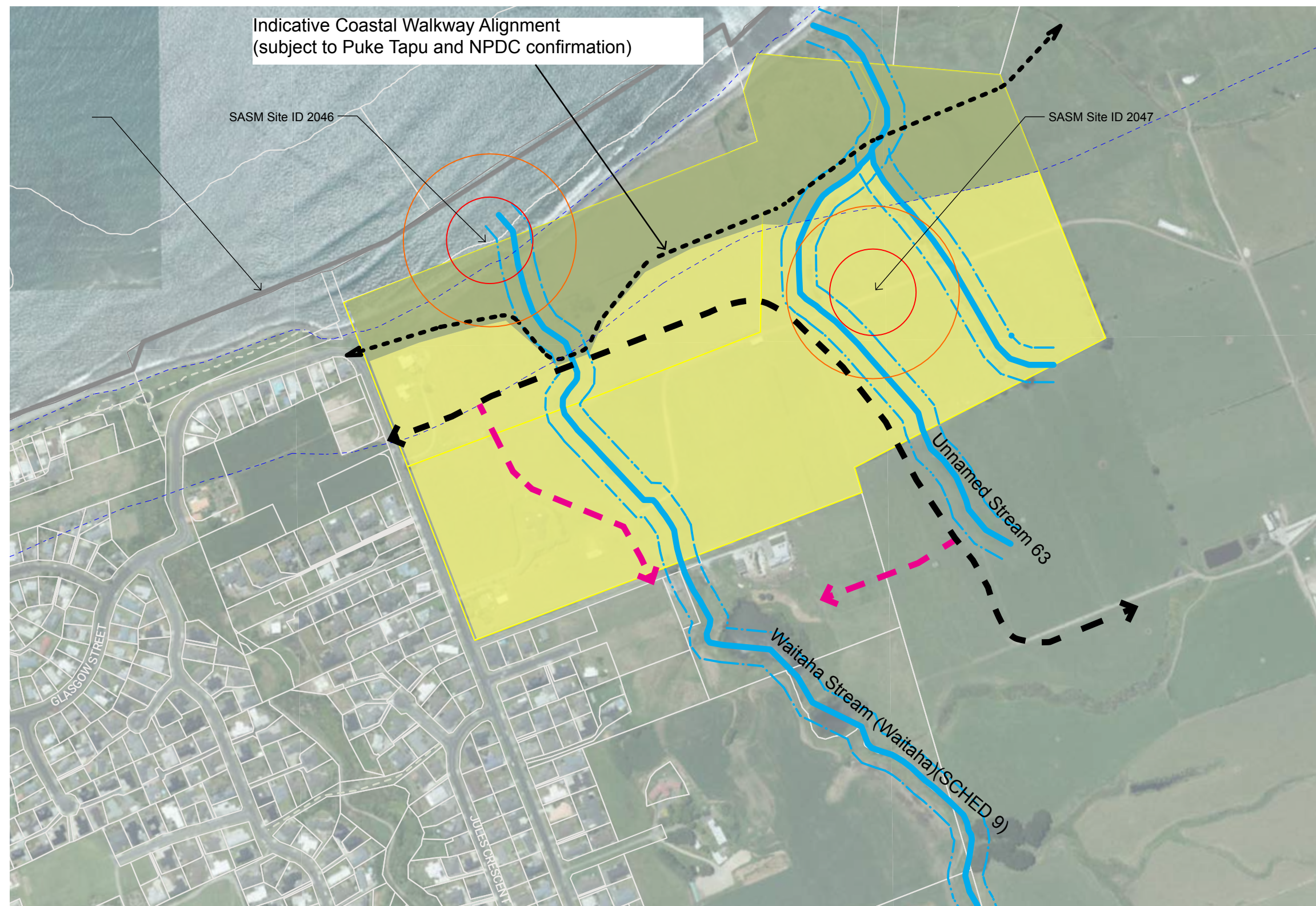
Vicker's Submission
Plan

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE: 09/04/26
DRAWN:	DATE:	SIGNATURE:	CAD REF:
WH	09/04/26		
CHECKED:	DATE:	SIGNATURE:	CAD XREF:
SB	14/05/26		
APPROVED:	DATE:	SIGNATURE:	SURVEY BY:
SB	14/05/26		
			SURVEY DATE:
			12D REF: 300 Working

For Client Review

PROJECT NUMBER: 26039
SCALES: 1:4000 @ A3

DRAWING No: 101
REV: 02

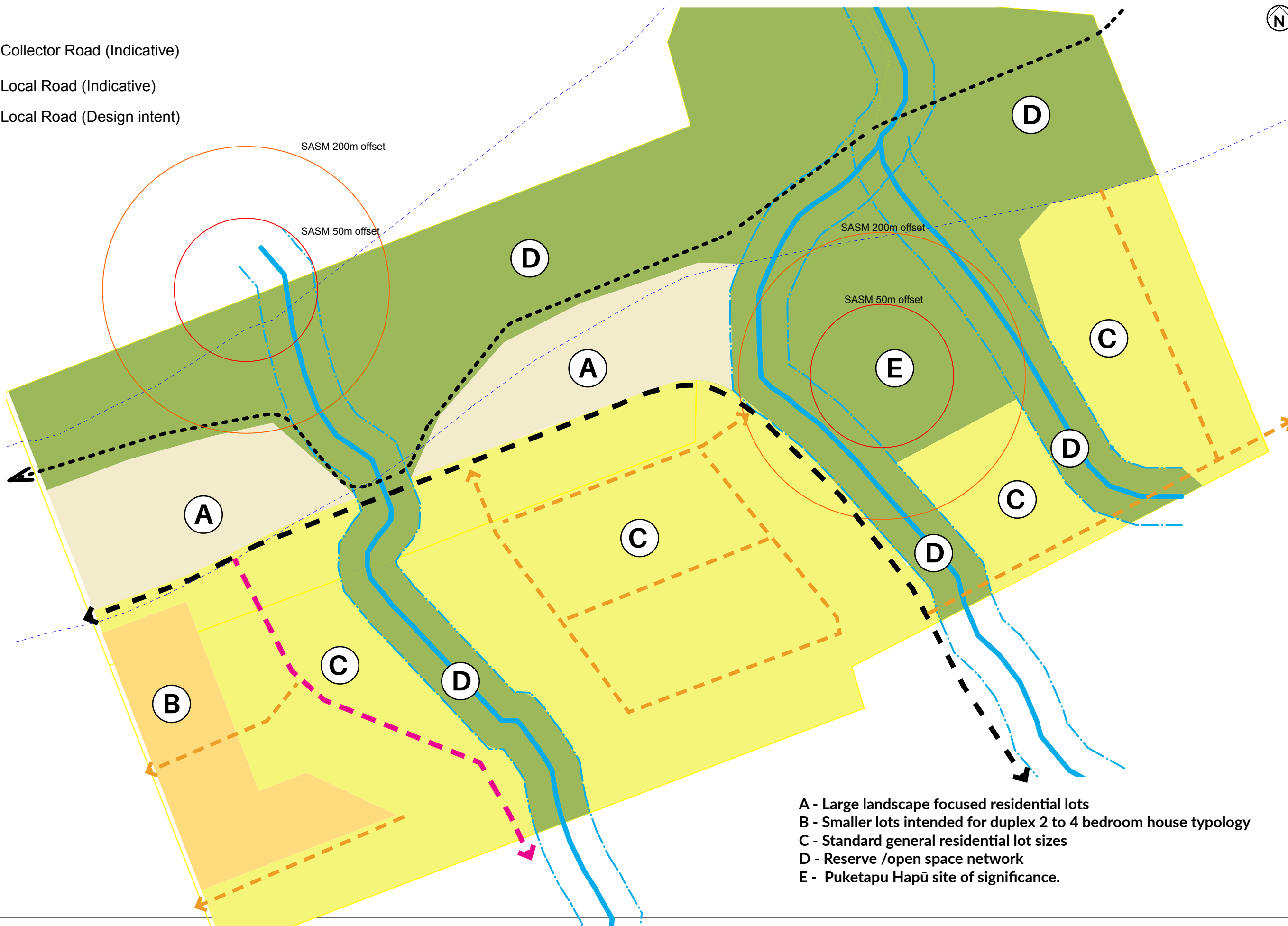


KEY

-  General Residential Zone (submission extension)
-  Rural Production Zone
-  Collector Road (Indicative)
-  Local Road (Indicative)
-  Existing Lot Boundary

KEY

- ← - → Collector Road (Indicative)
- ← - Local Road (Indicative)
- ← - Local Road (Design intent)



- A - Large landscape focused residential lots
- B - Smaller lots intended for duplex 2 to 4 bedroom house typology
- C - Standard general residential lot sizes
- D - Reserve /open space network
- E - Puketapu Hapū site of significance.