



AGENDA Ordinary Meeting

Tuesday 27 February 2024, 10.30am

Ordinary Council

27 February 2024 10:30 AM - 01:00 PM



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Whakataka te hau

Karakia to open and close meetings

Whakataka te hau ki te uru	Cease the winds from the west
Whakataka te hau ki te tonga	Cease the winds from the south
Kia mākinakina ki uta	Let the breeze blow over the land
Kia mātaratara ki tai	Let the breeze blow over the ocean
Kia hī ake ana te atakura	Let the red-tipped dawn come with a sharpened air
He tio, he huka, he hauhu	A touch of frost, a promise of glorious day
Tūturu o whiti whakamaua kia tina.	Let there be certainty
Tina!	Secure it!
Hui ē! Taiki ē!	Draw together! Affirm!

Nau mai e ngā hua

Karakia for kai

Nau mai e ngā hua	Welcome the gifts of food
o te wao	from the sacred forests
o te ngakina	from the cultivated gardens
o te wai tai	from the sea
o te wai Māori	from the fresh waters
Nā Tāne	The food of Tāne
Nā Rongo	of Rongo
Nā Tangaroa	of Tangaroa
Nā Maru	of Maru
Ko Ranginui e tū iho nei	I acknowledge Ranginui above and Papatūānuku
Ko Papatūānuku e takoto ake nei	below
Tūturu o whiti whakamaua kia	Let there be certainty
tina	Secure it!
Tina! Hui e! Taiki e!	Draw together! Affirm!



Date: 27 February 2024

Subject: Confirmation of Ordinary Council Minutes - 12 December 2023

Author: M Jones, Governance Administrator

Approved by: S J Ruru, Chief Executive

Document: 3247537

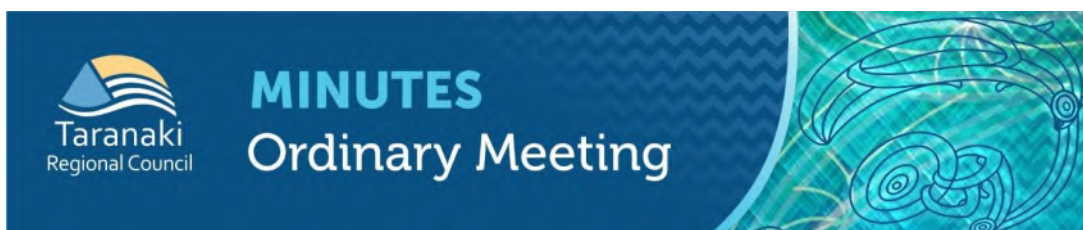
Recommendations

That Taranaki Regional Council:

- a. takes as read and confirms the minutes and resolutions of the Ordinary meeting of the Taranaki Regional Council held at Pukeiti, 2290 Carrington Road, New Plymouth on 12 December 2023.

Appendices/Attachments

Document 3234136: [Ordinary Council Minutes December 2023](#)



Date: Tuesday, 12 December 2023, 10.30am

Venue: Pukeiti, 2290 Carrington Road

Document: 3234136

Present	Councillors	C L Littlewood M J Cloke C S Williamson A L Jamieson D H McIntyre S W Hughes D M Cram D L Lean	<i>Chairperson</i>
Attending	Mr Mr Mr Ms Mr Mrs Ms	S J Ruru M J Nield A D McLay A J Matthews D R Harrison M G Jones N Chadwick	Chief Executive Director – Corporate Services Director – Resource Management Director – Environment Quality Director – Operations Governance Administrator Executive Assistant

The meeting opened with a group Karakia at 10.30am

Apologies: Were received and sustained from Councillor Walker and Councillor Bigham. Littlewood

1. Confirmation of Ordinary Minutes 31 October 2023

Resolved

That the Taranaki Regional Council:

- a) took as read and confirmed the minutes and resolutions of the Ordinary Council meeting of the Taranaki Regional Council held at Taranaki Regional Council, 47 Cloten Road, Stratford, on Tuesday 31 October at 10.30am

McIntyre/Cloke

2. Confirmation of Minutes Operations and Regulatory Committee 21 November 2023

Resolved

That the Taranaki Regional Council:

- a) received the minutes of the Operations and Regulatory Committee meeting of the Taranaki Regional Council at the Taranaki Regional Council, 47 Cloten Road, Stratford on Tuesday 21 November 2023 at 9am
- b) adopted the recommendations therein.

Cram/Williamson

3. Confirmation of Minutes Policy and Planning 21 November 2023

Resolved

That the Taranaki Regional Council:

- a) received the minutes of the Policy and Planning Committee meeting of the Taranaki Regional Council at the Taranaki Regional Council, 47 Cloten Road, Stratford on Tuesday 21 November 2023 at 10.30am
- b) adopted the recommendations therein.

Williamson/Littlewood

4. Confirmation of Minutes Executive Audit and Risk Committee 4 December 2023

Resolved

That the Taranaki Regional Council:

- a) received the minutes of the Executive Audit and Risk Committee meeting of the Taranaki Regional Council at Taranaki Regional Council, 47 Cloten Road, Stratford on Tuesday 4 December 2023 at 10.00am
- b) adopted the recommendations therein

Cloke/Hughes

Update on the formation of Yarrow Stadium Joint Committee from D Lean.

5. Joint Committee Minutes

Resolved

That the Taranaki Regional Council:

- a) received the unconfirmed minutes of the Taranaki Civil Defence Emergency Management Group Joint Committee meeting held on 21 September 2023
- b) received the unconfirmed minutes of the Taranaki Solid Waste Management Committee meeting held on 9 November 2023.

McIntyre/Cloke

6. Te Nehenehenui Relationship Agreement Extension

- 6.1 Mr S J Ruru – Chief Executive spoke to the memorandum to seek approval from the members of an extension to the date by which Council must conclude negotiation of a Relationship Agreement with Te Nehenehenui, the Post-Settlement Governance Entity acting on behalf of Ngāti Maniapoto.

Resolved

That the Taranaki Regional Council:

- a) received the memorandum *Te Nehenehenui Relationship Agreement Extension* dated 12 December 2023
- b) agreed to Option 1: extend the date by which a Relationship Agreement must be agreed with Te Nehenehenui to 1 May 2024
- c) noted the Maniapoto Claims Settlement Act 2022 requires the Council to negotiate a Relationship Agreement with Te Nehenehenui by 28 September 2023 or such other date as may be agreed between the parties
- d) determined that this decision be recognised as not significant in terms of section 76 of the *Local Government Act 2002*
- e) determined that it has complied with the decision-making provisions of the *Local Government Act 2002* to the extent necessary in relation to this decision; and in accordance with section 79 of the Act, determined that it does not require further information, further assessment of options or further analysis of costs and benefits, or advantages and disadvantages prior to making a decision on this matter.

Littlewood/McIntyre

7. Ngāti Maru Joint Management Agreement Extension

- 7.1 Mr S J Ruru spoke to the memorandum to seek approval from the members of an extension to the date by which Council must conclude negotiation of a Joint Management Agreement (JMA) with Ngāti Maru.

Resolved

That the Taranaki Regional Council:

- a) received the memorandum *Ngāti Maru Joint Management Agreement* dated 8 November 2022
- b) agreed to Option 1: extend the date by which a Joint Management Agreement must be agreed with Ngāti Maru to 31 December 2024
- c) determined that this decision be recognised as not significant in terms of section 76 of the *Local Government Act 2002*
- d) determined that it has complied with the decision-making provisions of the *Local Government Act 2002* to the extent necessary in relation to this decision; and in accordance with section 79 of the Act, determined that it does not require further information, further assessment of options or further analysis of costs and benefits, or advantages and disadvantages prior to making a decision on this matter.

Cram/Jamieson

8. 2024/2034 Long-Term Plan: Approach and Financial Update

- 8.1 Mr M J Nield spoke to the memorandum updating the members on the approach taken in preparation of the 2024/2034 Long-Term Plan and to the financial approach as a result of the 2023 general election and the announced policy positions of the new government.

Resolved

That the Taranaki Regional Council:

- a) received and noted the update of the approach being taken to the preparation of the 2024/2034 Long-Term Plan and to the financial approach as a result of the 2023 general election.
- b) noted that this approach will be applied through to the adoption of the 2024/2034 Long-Term Plan Consultation Document and supporting documentation in February 2024.

Davey/Williamson

9. Upcoming Meeting Dates

- 9.1 The Purpose of this memorandum is for information purposes only.

PUBLIC EXCLUDED

In accordance with section 48(1) of the *Local Government Official Information and Meetings Act 1987*, resolves that the public is excluded from the following part of the proceedings of the Ordinary Council Meeting on 12 December for the following reason/s:

The matter to be considered while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under section 48(1) of the *Local Government Official Information and Meetings Act 1987* are as follows:

Item 13 - Confirmation of Public Excluded Ordinary Council Minutes - 31 October 2023

That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 (a) and [section 7](#) (2) (a) and (2) (g) of the *Local Government Official Information and Meetings Act 1987*.

Item 14 - Confirmation of Public Excluded Operations and Regulatory Minutes -21 November 2023

That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 (a) and [section 7](#) (2) (a) and (2) (g) of the *Local Government Official Information and Meetings Act 1987*.

Item 15 – Confirmation of Public Excluded Executive Audit and Risk Minutes – 4 December 2023

That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information; and/or enable any local authority holding the information to carry out, without prejudice, commercial activities.

Littlewood/Cloke

There being no further business, Chairperson C L Littlewood, declared the Ordinary Meeting of the Taranaki Regional Council closed at 11.17am.

Confirmed

Taranaki Regional

Council Chairperson: _____

C L Littlewood



Date: 27 February 2024

Subject: Operations and Regulatory Minutes - 13 February 2024

Author: M Jones, Governance Administrator

Approved by: M J Nield, Director – Corporate Services

Document: 3247540

Recommendations

That Taranaki Regional Council:

- a) receives the Minutes of the Operations and Regulatory Committee meeting of the Taranaki Regional Council at the Taranaki Regional Council, 47 Cloten Road, Stratford on Tuesday 13 February 2024 at 9.00am
- b) adopts the recommendations therein.

Appendices/Attachments

Document 3246938: Unconfirmed Operations and Regulatory Minutes February 2024



Date:	13 February 2024	
Venue:	Taranaki Regional Council Boardroom, 47 Cloten Road, Stratford	
Document:	3246938	
Present:	S W Hughes	(Chairperson)
	M J Cloke	
	M G Davey	
	D H McIntyre	
	D L Lean	(zoom)
	D M Cram	(zoom)
	N W Walker	<i>ex officio</i>
	C L Littlewood	<i>ex officio</i>
	D Luke	Iwi Representative (zoom)
	Ā White	Iwi Representative (zoom)
	R Buttimore	Iwi Representative
	P Muir	Federated Farmers Representative
Attending:	S J Ruru	Chief Executive
	A J Matthews	Director - Environment Quality
	A D McLay	Director – Resource Management
	D R Harrison	Director – Operations
	M J Nield	Director – Corporate Services
	J Glasgow	Compliance Manager
	M Churchill	Enforcement and Compliance Coordinator
	L Millar	Manager – Resource Consents
	V McKay	Manager – Environmental Assurance
	C Woollen	Communications Adviser
	F Kiddle	Strategy Lead
	M Jones	Governance Administrator
	N Chadwick	Executive Assistant
	L Honnor	(joined meeting at 9.21am)
	S Ellis	(joined meeting at 9.21am)
	E Bailey	(joined via zoom at 9.23am)
Karakia:	The meeting opened with a group karakia at 9.05am.	

1. Confirmation of Minutes Operations and Regulatory Committee 21 November 2023

Recommended

That the Taranaki Regional Council:

- a) took as read and confirmed the minutes of the Operations and Regulatory Committee of the Taranaki Regional Council held on 21 November 2023 at Taranaki Regional Council 47 Cloten Road Stratford
- b) noted the recommendations therein were adopted by the Taranaki Regional Council on Tuesday 12 December 2023.

Cloke/McIntyre

2. Consent Monitoring Annual Reports

- 2.1 Ms V McKay spoke to the memorandum to provide the committee with an update on the tailored monitoring reports.
- 2.2 Councillor Bigham declared a conflict of interest and abstained from discussion and the vote.

Recommended

That the Taranaki Regional Council:

- a) received the 22 compliance monitoring reports listed in table 1
- b) noted the recommendations therein.

Davey/Walker

3. Resource Consents Issued under Delegated Authority & Applications in Progress

- 3.1 Ms L Millar spoke to the memorandum to advise the Committee of consents granted, consents under application and of consent processing actions since the last meeting.

Recommended

That the Taranaki Regional Council:

- c) received the schedule of resource consents granted and other consent processing actions, made under delegated authority.

Cloke/Walker

4. Incidents, Compliance Monitoring Non Compliances and Enforcement Summary - 27 October 2023 to 18 January 2024

- 4.1 Mr J Glasgow spoke to the memorandum to provide the Committee with a summary of the incidents, compliance monitoring non-compliances and enforcement for the period 27 October 2023 to 18 January 2024.
- 4.2 Councillor McIntyre declared a conflict of interest and abstained from discussion and the vote.

Recommended

That the Taranaki Regional Council:

- a) received the memorandum *Incident, Compliance Monitoring Non- Compliance and Enforcement Summary – 27 October 2023 to 18 January 2024.*

- b) received the summary of the incidents, compliance monitoring non-compliances and enforcement for the period from 27 October 2023 to 18 January 2024, noted the action taken by staff acting under delegated authority and adopted the recommendations therein.

Cram/Cloke

5. Summary of Dairy Farm Synthetic Nitrogen Application for the 2022/2023 Season

- 5.1 Mr J Glasgow spoke to the memorandum updating the members on the progress made relating to the implementation of synthetic nitrogen reporting requirements under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.

Recommended

That the Taranaki Regional Council:

- a) received this memorandum, *Summary of Dairy Farm Synthetic Nitrogen Application Reporting for the 2022/23 season*
- b) noted compliance with nitrogen application reporting for the 2022/23 season has been high
- c) noted that next financial year enforcement tools will be considered when dealing with over-application of synthetic nitrogen and failure to report nitrogen application data.

Muir/Walker

6. Key Native Ecosystems Programmes Update

- 6.1 Ms L Honnor provided the members with an update on the identification of the 12 new Key Native Ecosystems (KNE) between July-December 2023.

Recommended

That the Taranaki Regional Council:

- a) received this memorandum and the attached inventory sheets for The Bushman, Overdale, Two T's Kiwi Hill Ridge, Lake Paetaia, Paparoa, Paparoa –Reads, Ben Murphy Bush Farm, Moana Breeze, Kekeua, Hooper Swamp Forests, Jasmine Bush and Mataitawa
- b) noted that the aforementioned sites have indigenous biodiversity values of regional significance and should be identified as Key Native Ecosystem sites.

Bigham/McIntyre

There being no further business the Committee Chairperson, Councillor S W Hughes, declared the meeting of the Operations and Regulatory Committee closed at 9.52am.

**Operations and
Regulatory**

Committee Chairperson: _____

S W Hughes



Date: 27 February 2024

Subject: Policy and Planning Minutes - 13 February 2023

Author: M Jones, Governance Administrator

Approved by: M J Nield, Director – Corporate Services

Document: 3247549

Recommendations

That Taranaki Regional Council:

- a) receives the minutes of the Policy and Planning Committee meeting of the Taranaki Regional Council held in the Taranaki Regional Council Boardroom, 47 Cloten Road, Stratford on Tuesday 13 February 2024
- b) adopts the recommendations therein.

Appendices/Attachments

Document 3247021: [Unconfirmed Policy and Planning Minutes – 13 February 2024](#)



Date:	13 February 2024	
Venue:	Taranaki Regional Council Boardroom, 47 Cloten Road, Stratford	
Document:	3247021	
Present:	C S Williamson	Chairperson
	B J Bigham	
	D M Cram	(zoom)
	D H McIntyre	
	A L Jamieson	
	C L Littlewood	(ex officio)
	N W Walker	(ex officio)
	P Moeahu	Iwi Representative
	E Bailey	Iwi Representative (zoom)
	L Gibbs	Federated Framers
	G Boyde	Stratford District Council
	C Filbee	South Taranaki District Council
	B Haque	New Plymouth District Council
Attending:	S J Ruru	Chief Executive
	A D McLay	Director – Resource Management
	A J Matthews	Director – Environment Quality
	D Harrison	Director – Operations
	M J Nield	Director – Corporate Services
	L Hawkins	Planning Manager
	F Kiddle	Strategy lead
	L Hawkins	Policy Manager
	G Marcroft	Senior Policy Analyst
	S Harris	Policy Analyst
	J Reader	Communications and Engagement Manager
	A Smith	Science Communications Advisor
	M Jones	Governance Administrator
	N Chadwick	Executive Assistant

The meeting opened with a group Karakia at 10.30am.

Apologies: Were received and sustained from Councillor Hughes and M Ritai.

1. Confirmation of Minutes Policy and Planning 21 November 2023

Resolved

That the Taranaki Regional Council:

- a) took as read and confirmed the minutes of the Policy and Planning Committee of the Taranaki Regional Council held at 10.30 on 21 November 2023 at Taranaki Regional Council 47 Cloten Road Stratford
- b) noted the recommendations therein were adopted by the Taranaki Regional Council on Tuesday 12 December 2023.

McIntyre/Boyd

2. Government Policy Update

- 2.1 Mr F Kiddle spoke to the memorandum on key policy statements from the new Governments freshwater policy.

Resolved

That the Taranaki Regional Council:

- a) received the memorandum titled *Government Policy Update*
- b) noted that the Government's announced policy programme will have significant impacts, but considerable uncertainty remains on the detail of that policy programme
- c) noted significant advocacy effort will likely be needed to engage in the national policy process.

Walker/Filbee

3. Freshwater Implementation Update

- 3.1 Ms L Hawkins spoke to the memorandum to provide the members with an update on the Freshwater Implementation project.

Resolved

That the Taranaki Regional Council:

- a) receives the February 2024 update on the Freshwater Implementation Programme.

McIntyre/Boyd

4. Freshwater Engagement

- 4.1 Miss S Harris presented the members with the findings of the third phase of public engagement on freshwater emphasising that public engagement is a critical component on implementing the *National Objectives Framework (NOF)* under the *National Policy Statement for Freshwater Management (NPS-FM) 2020*.

Resolved

That the Taranaki Regional Council:

- a. receives this memorandum titled *Freshwater engagement report following September/October 2023 consultation*.
- b. notes that this engagement period is part of a broader community consultation process which will continue in 2024 as part of developing the *Proposed Land and Freshwater Plan for Taranaki* (in prep).

Williamson/Walker

There being no further business the Committee Chairperson, C S Williamson, declared the meeting of the Policy and Planning Committee closed at 11.17am.

Policy and Planning

Committee Chairperson: _____

C S Williamson



Date: 27 February 2024

Subject: Executive Audit and Risk Committee Minutes - 19 February 2024

Author: M Jones, Governance Administrator

Approved by: M J Nield, Director – Corporate Services

Document: 3247561

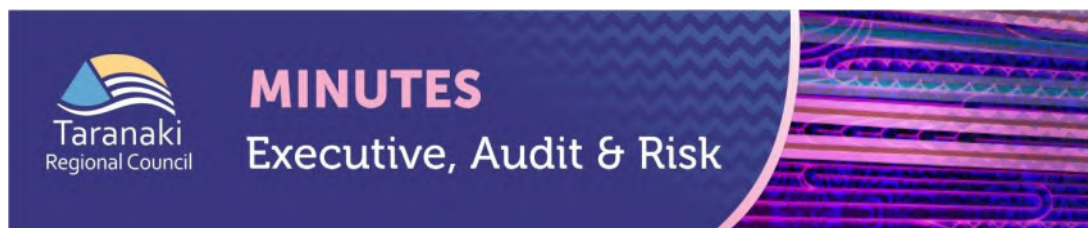
Recommendations

That Taranaki Regional Council:

- a) receives the minutes of the Executive, Audit and Risk Committee meeting of the Taranaki Regional Council held in the Taranaki Regional Council Boardroom, 47 Cloten Road on Monday 19 February 2024 at 10am
- b) adopts the recommendations therein.

Appendices/Attachments

Document 3248393: [Unconfirmed Executive Audit and Risk Committee Minutes – 19 February 2024](#)



Date: 13 February 2024

Venue: Taranaki Regional Council Boardroom, 47 Cloten Road, Stratford

Document: 3248393

Present:

M J Cloke	Chairperson
S W Hughes	
A L Jamieson	
D H McIntyre	
C S Williamson	zoom (left meeting at 11.00am)
C L Littlewood	ex officio
N W Walker	ex officio

Attending:

S J Ruru	Chief Executive
M J Nield	Director – Corporate Services
L Hawkins	Planning Manager
F Kiddle	Strategy lead
R Johnston	Finance Manager
D Harrison	Director - Operations
F Kiddle	Strategy Lead
J Patterson	zoom (joined meeting at 10.52am)
B Robertson	zoom (joined meeting at 10.56am)
C Woollin	Communications Advisor
M Jones	Governance Administrator
N Chadwick	Executive Assistant

One member of the public attended via Zoom (left meeting at 10.50am)

The meeting opened with a group Karakia at 10.00am.

1. Confirmation of Minutes Executive Audit and Risk Committee Minutes – 4 December 2023

Resolved

That the Taranaki Regional Council:

- a) took as read and confirmed the minutes of Executive Audit and Risk Committee of the Taranaki Regional Council held at 10.00am on 4 December 2023 at Taranaki Regional Council 47 Cloten Road Stratford
- b) noted the recommendations therein were adopted by the Taranaki Regional Council on Tuesday 12 December 2023.

Hughes/Littlewood

2. Financial and Operational Report

- 2.1 Mr M Nield provided the members with an update on operational and financial performance.

Resolved

That the Taranaki Regional Council:

- a) received the memorandum *Financial and Operational Report and the November and December 2023 Financial Reports*
- b) noted the digital media update.

Walker/Jamieson

3. Quarterly Operational Report

- 3.1 Mr M Nield provided members with an update on Quarterly Operational status for the quarter ending 31 December 2023.

Resolved

That the Taranaki Regional Council:

- a) received the *Quarterly Operational Report for the quarter ended 31 December 2023*

Walker/McIntyre

4. Health and Safety Report

- 4.1 Mr M Nield provided an update on health and safety performance.

Resolved

That the Taranaki Regional Council:

- a) received the November 2023, December 2023 and January 2024 Health and Safety reports.

Hughes/Cloke

5. Lower Waiwhakaiho Flood Control Scheme Update

- 5.1 Mr D Harrison gave an update on the Waiwhakaiho river catchment and the requirement for upgrades of the Lower Waiwhakaiho Flood Control Scheme.

Resolved

That the Taranaki Regional Council:

- a) received the agenda memorandum
- b) approved the completion of essential upgrade works along two sections of the Lower Waiwhakaiho Flood Control Scheme at a budget of \$450,000 with funding from the North Taranaki River Control Scheme Reserve.
- c) determined that this decision be recognised as not significant in terms of section 76 of the Local Government Act 2002.
- d) determined that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with section 79 of the Act, determined that it does not require further information, further assessment of options or further analysis of costs and benefits, or advantages and disadvantages prior to making a decision on this matter.

Williamson/Hughes

6. Better Travel Choices Update

- 6.1 Ms L Hawkins provided an overview of how the Better Travel Choices for Taranaki, Regional Land Transport Plan and the single stage Business Case align. The reasoning behind the amended timeline and the updates was also provided.

Resolved

That the Taranaki Regional Council:

- a) received the Better Travel Choices Taranaki update
- b) approved the amended timeline for the Better Travel Choices Taranaki as set out in option 2 resulting in the delay of deliberations for the Better Travel Choices Taranaki
- c) noted that interested parties will be updated of this change to the timeline
- d) determined that this decision be recognised as not significant in terms of section 76 of the Local Government Act 2002
- e) determined that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with section 79 of the Act, determined that it does not require further information, further assessment of options or further analysis of costs and benefits, or advantages and disadvantages prior to making a decision on this matter.

Cloke/Littlewood

7. Regional Speed Management Plan Update

- 7.1 Ms L Hawkins provided an update on the Land Transport Rule Setting of Speed Limits 2022 and the consequential need to stop work on developing a Regional Speed Management Plan.

Resolved

That the Taranaki Regional Council:

- a) received the memorandum titled, Regional Speed Management Plan update
- b) noted the work already completed to develop the first Regional Speed Management Plan for Taranaki, which was a new requirement for local government
- c) noted the change in direction by the new Government which has included making developing a Regional Speed Management Plan optional rather than mandatory
- d) agreed to pause work on developing a Regional Speed Management Plan and notify parties accordingly in line with option 2 presented in this Memorandum.
- e) determined that this decision be recognised as not significant in terms of section 76 of the Local Government Act 2002
- f) determined that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with section 79 of the Act, determined that it does not require further information, further assessment of options or further analysis of costs and benefits, or advantages and disadvantages prior to making a decision on this matter.

Jamieson/McIntyre

8. Civic Financial Services Ltd: Statement of Intent for 2024

- 8.1 Mr M Nield provided an update on the Civic Financial Services Ltd: Statement of Intent 2024.

Resolved

That the Taranaki Regional Council:

- a) received Civic Financial Services Ltd's Statement of Intent for 2024.

Walker/McIntyre

9. 2023/2024 Annual Report Audit Engagement Letter

- 9.1 Mr M Nield provided an overview of the Annual Report Audit engagement letter.

Resolved

That the Taranaki Regional Council:

- a) received the Audit Engagement Letter for the audit of the 2023/2024 *Annual Report*.

Walker/Jamieson

10. 2023/2024 Annual Report Audit Proposal Letter

10.1 Mr M Nield informed the members of Deloitte's Proposed Annual Audit of the Council and the Taranaki Stadium Trust.

Resolved

That the Taranaki Regional Council:

- a) received the Audit Proposal Letter for the audits of the Council and the Taranaki Stadium Trust.

Walker/Jamieson

11. Yarrow Stadium Plus: Project Update

11.1 Mr M Nield provided an update on progress of the Yarrow Project and the establishment of the Yarrow Stadium Joint committee.

Resolved

That the Taranaki Regional Council:

- a) noted the progress to date and the next steps on the Yarrow Stadium Plus Redevelopment Project.

Cloke/Walker

In accordance with section 48(1) of the Local Government Official Information and Meetings Act 1987, resolves that the public is excluded from the following part of the proceedings of the Executive Audit and Risk Meeting on 19 February 2024 for the following reason/s:

The matter to be considered while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 are as follows:

Item 17 – Confirmation of Public Excluded Executive Audit and Risk Minutes – 4 December 2023

That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information; and/or enable any local authority holding the information to carry out, without prejudice, commercial activities.

Item 18 – Yarrow Stadium Plus: Project Steering Group Report

General subject of each matter to be considered	Ground(s) under section 48(1) for the passing of this resolution	Reason for passing this resolution in relation to each matter
Item: 18 Yarrow Stadium Plus: Project Steering Group Report	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7 (2) (h) and (2) (i) of the <i>Local Government Official Information and Meetings Act 1987</i>	To enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities. To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

Cloke/Hughes

There being no further business the Committee Chairperson, M J Cloke, declared the meeting of the Executive Audit and Risk Committee meeting closed at 11.05am.

Executive Audit and Risk

Committee Chairperson: _____

M J Cloke



Date: 27 February 2024

Subject: Joint Committee Minutes

Author: M Jones, Governance Administrator

Approved by: M J Nield, Director – Corporate Services

Document: 3248069

Purpose

1. The purpose of this memorandum is to receive the minutes of the Regional Transport Committee held on 7 December 2023.

Executive summary

2. The Regional Transport Committee is a Joint Committees between the Taranaki Regional Council and the three district councils of Taranaki.
3. *The Local Government Act* (Schedule 7, clause 30(8)) states that a joint committee is deemed to be both a committee of the local authority and a committee of the other local authority or public body.
4. Each council has therefore been given the minutes of the joint committee meeting for their receipt and information.

Recommendations

That Taranaki Regional Council:

- a) receives the minutes of the Regional Transport Committee meeting held on 7 December 2023
- b) receives the unconfirmed minutes of the Regional Transport Committee meeting held on 8 February 2024.

Appendices/Attachments

Document 3233076: [RTC Minutes 7 December 2023](#)

Document: 3245608: [Unconfirmed RTC Minutes 8 February 2024](#)



Date: 7 December 2023, 1.00pm
Venue: Taranaki Regional Council Boardroom, 47 Cloten Road, Stratford
Document: 3233076

Present	A L Jamieson	Taranaki Regional Council (<i>Chairperson</i>)
	C Littlewood	Taranaki Regional Council
	N Volzke	Mayor - Stratford District Council
	P Nixon	Mayor - South Taranaki District Council
	M Chong	New Plymouth District Council
	L Stewart	Waka Kotahi NZ Transport Agency
Attending	A Harris	Stratford District Council
	S Bowden	Stratford District Council
	R Leita	New Plymouth District Council
	V Lim	South Taranaki District Council
	S Downs	Waka Kotahi NZ Transport Agency
	A Gurney	New Zealand Police (<i>zoom</i>)
	M Nield	Taranaki Regional Council
	F Ritson	Taranaki Regional Council
	C Gazley	Taranaki Regional Council (<i>left meeting at 1.55pm</i>)
	N Chadwick	Taranaki Regional Council
	M Jones	Governance Administrator
	K Wright	Venture Taranaki
	S Nutulapati	Waka Kotahi (<i>joined meeting at 2.08pm</i>)

Apologies: Were received and sustained from, M J Cloke -Taranaki Regional Council and H Duynhoven - New Plymouth District Council.

Nixon/Volzke

One member of the public in attendance.

- Confirmation of Minutes Regional Transport Committee – 6 September 2023**
Resolved
That the Taranaki Regional Transport Committee:

- a) took as read and confirmed the minutes of the Taranaki Regional Transport Committee meeting held at 47 Cloten Road, Stratford on Wednesday 6 September 2023 at 10.30am
- b) noted that the unconfirmed minutes of the Taranaki Regional Transport Committee held at 47 Cloten Street, Stratford on Wednesday 6 September 2023 at 10.30am, have been circulated to the New Plymouth District Council, Stratford District Council and the South Taranaki District Council for their receipt and information.

Jamieson/Volzke

2. Regional Transport Advisory Group Minutes – 11 October 2023 and 15 November 2023

Resolved

That the Taranaki Regional Transport Committee:

- a) took as read the minutes of the Taranaki Regional Transport Advisory Group meetings held at 47 Cloten Road, Stratford on 11 October 2023 and the unconfirmed minutes of the 15 November 2023 meeting
- b) noted that the minutes of the Taranaki Regional Transport Advisory Group meetings held at 47 Cloten Road, Stratford on 11 October 2023 and the 15 November 2023, have been circulated to the New Plymouth District Council, Stratford District Council and the South Taranaki District Council for their receipt and information.

Volzke/Nixon

3. Proposed Advisory Members (Non-voting) on the Regional Transport Committee

- 3.1 Miss N Chadwick, Taranaki Regional Council, spoke to the memorandum to provide the committee with guidance on the recommended Advisory Members (Non-voting) for the Regional Transport committee.

Resolved

That the Taranaki Regional Transport Committee:

- a) received this *Advisory Members (Non-voting) on the Regional Transport Committee* memorandum
- b) selected and approved option A for the inclusion of Advisory Members (non-voting) being:
 - Option A: appoint an advisory member from KiwiRail and New Zealand Police to be advisory members to the RTC.
- c) determined that this decision be recognised as not significant in terms of section 76 of the *Local Government Act 2002*
- d) determined that it has complied with the decision-making provisions of the *Local Government Act 2002* to the extent necessary in relation to this decision; and in accordance with section 79 of the Act, determined that it does not require further information, further assessment of options or further analysis of costs and

benefits, or advantages and disadvantages prior to making a decision on this matter.

Nixon/Volzke

4. Request to vary the Regional Land Transport Plan 2021

4.1 Ms F Ritson, Taranaki Regional Council, introduced of the item.

4.2 Mr V Lim spoke to the committee to seek Committee approval of a request to vary the *Regional Transport Plan for Taranaki 2021/22-2026/27*.

Resolved

That the Taranaki Regional Transport Committee:

- a) received the memorandum titled, *Request to vary the Regional Land Transport Plan 2021*
- b) agreed to the requested variation to the *Regional Land Transport Plan for Taranaki 2021/22-2026/27*, made by South Taranaki District Council, to add a project to develop and upgrade intersections with State Highway 3 as part of the South Taranaki Business Park development
- c) noted this variation to the *Regional Land Transport Plan for Taranaki 2021/22-2026/27* and forwards it on to Waka Kotahi NZ Transport Agency
- d) determined that this decision be recognised as not significant in terms of section 76 of the *Local Government Act 2002*
- e) determined that it has complied with the decision-making provisions of the *Local Government Act 2002* to the extent necessary in relation to this decision; and in accordance with section 79 of the Act, determined that it does not require further information, further assessment of options or further analysis of costs and benefits, or advantages and disadvantages prior to making a decision on this matter.

Nixon/Jamieson

5. Government Policy Statement on Land Transport 2024 – Submission and Future Change

5.1 F Ritson spoke to the memorandum to seek endorsement from the committee of the draft *Government Policy Statement on Land Transport 2024/25-2033/34* (Draft GPS 2024) submission.

Resolved

That the Taranaki Regional Transport Committee:

- a) received the memorandum titled, *Government Policy Statement on Land Transport 2024 – submission and future change*
- b) endorsed the submission to Te Manatū Waka Ministry of Transport on the draft *Government Policy Statement on Land Transport 2024/25-2033/34*

- c) noted the recent change in Government means the draft *Government Policy Statement on Land Transport 2024/25-2033/34* will be revised in line with the incoming Government's land transport priorities
- d) supported the drafting of a welcome letter to the incoming Minister of Transport which outlines key matters for consideration as the revised *Government Policy Statement on Land Transport 2024/25-2033/34* is prepared
- e) provided direction to staff as to the contents of the welcoming letter to the incoming Minister of Transport.

Volzke/Chong

6. Regional Speed Management Plan Development

- 6.1 Ms F Ritson, Taranaki Regional Council, spoke to the memorandum to seek Committee to provide an update on speed management planning in the region.

Resolved

That the Taranaki Regional Transport Committee:

- a) received the memorandum titled, *Regional Speed Management Plan development update*
- b) noted the update provided on speed management planning in the region
- c) noted the new Government may change or repeal the current national requirements around speed management planning, with further information being brought to the Committee when available.

Littlewood/Nixon

7. Waka Kotahi Update

- 7.1 Ms Linda Stewart – Waka Kotahi, spoke to the memorandum and gave updates on regional and national activities.

Resolved

That the Taranaki Regional Transport Committee:

- a) received the updates and presentation provided by Waka Kotahi New Zealand Transport Agency.

Chong/Volzke

8. Territorial Authorities Update

- 8.1 Mr V Lim, South Taranaki District Council, spoke to the report updating the committee on transport activities within the South Taranaki District
- 8.2 Mr S Bowden, Stratford District Council, spoke to the report updating the committee on transport activities within the Stratford District.
- 8.3 Mr R Leitaio, New Plymouth Council, spoke to the report updating the committee on transport activities within the New Plymouth District

Resolved

That the Taranaki Regional Transport Committee:

- a) received the update provided by the South Taranaki District Council on its transport activities
- b) received the update provided by the Stratford District Council on its transport activities
- c) received the update provided by the New Plymouth District Council on its transport activities.

Nixon/Chong

9. Waka Kotahi Presentation

- 9.1 Mr S Nutulapati – Senior Project Manager Complex Waka Kotahi, gave a presentation on the proposed work to be undertaken on SH 3 and SH 3A.

Resolved

That the Taranaki Regional Transport Committee:

- b) received the presentation from Waka Kotahi and noted the information within.

Littlewood/Nixon

There being no further business the Committee Chairperson, Councillor A L Jamieson, thanked the Committee for their work and declared the Regional Transport Committee meeting closed at 3.07pm.

Regional Transport

Committee Chairperson: _____

A L Jamieson



Date: 8 February 2024

Venue: Taranaki Regional Council Boardroom, 47 Cloten Road, Stratford

Document: 3245608

Present:

A Jamieson	Taranaki regional Council (Chairperson)
T Cloke	Taranaki Regional Council
N Volzke	Stratford District Council
P Nixon	South Taranaki District Council
H Duynhoven	New Plymouth District Council
L Stewart	Waka Kotahi

Attending:

C Littlewood	Taranaki Regional Council
M Nield	Taranaki Regional Council
A Harris	Stratford District Council
L Hawkins	Taranaki Regional Council
F Ritson	Taranaki Regional Council
R Broad	Automobile Association (joined meeting at 1.05pm)
M Jones	Taranaki Regional Council
N Chadwick	Taranaki Regional Council
S Bowden	Stratford District Council
R Leitao	New Plymouth District Council (joined meeting at 1.09pm)
C Gazley	Taranaki Regional Council (joined meeting at 1.15pm)

Apologies: Were received and sustained from R O'Keefe, NZ Police,
Duynhoven/Nixon

1. Confirmation of Minutes Regional Transport Committee – 7 December 2023

Resolved

That the Taranaki Regional Transport Committee:

- a. took as read and confirmed the minutes of the Taranaki Regional Transport committee held at 47 Cloten Road, Stratford on Wednesday 7 December 2023 at 1.00pm
- b. noted the unconfirmed minutes of the Taranaki Regional Transport Committee held at 47 Cloten Street, Stratford on Wednesday 6 September 2023 at 10.30am, have been circulated to the New Plymouth District Council, Stratford District Council and the South Taranaki District Council for their receipt and information.

Volzke/Stewart

2. Confirmation of Minutes Regional Transport Advisory Group – 25 January 2024

Resolved

That the Taranaki Regional Transport Committee:

- a. received the unconfirmed minutes of the Taranaki Regional Transport Advisory Group held at 47 Cloten Road, Stratford on Wednesday 25 January 2024
- b. noted that the minutes of the Taranaki Regional Transport Advisory Group meetings held at 47 Cloten Road, Stratford on 25 January 2025 have been circulated to the New Plymouth District Council, Stratford District Council and the South Taranaki District Council for their receipt and information.

Cloke/Jamieson

3. Confirmation of Minutes State Highway 3 Working Group – 3 October 2023

Resolved

That the Taranaki Regional Transport Committee:

- a. received the unconfirmed minutes of the State Highway 3 Working Group meeting held at the St Johns Rooms, 41 North Street (SH3) Mōkau, on 3 October 2023 at 10.30am.

Duynhoven/Nixon

4. RTC 2024 Meetings Planner

- 4.1 Ms L Hawkins, Policy Manager to inform the committee of the proposed meeting calendar for 2024.

Resolved

That the Taranaki Regional Transport Committee:

- a. endorsed the meeting schedule and contents contained in Appendix 1 (#324585), and notes that additional items may be added to meeting agendas as the need arises throughout the year.
- b. determined that this decision be recognised not significant in terms of section 76 of the Local Government Act 2002
- c. determined that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with section 79 of the Act, determined that it does not require further information, further assessment of options or

further analysis of costs and benefits, or advantages and disadvantages prior to making a decision on this matter.

Cloke/Nixon

5. Mid-Term Review Regional Land Transport Plan 2024

5.1 Ms F Ritson provided an update the committee on the draft consultation process.

Resolved

That the Taranaki Regional Transport Committee:

- a. received the memorandum *Mid-Term Review Regional Land Transport Plan 2024 for Public Consultation*
- b. noted that key aspects of the draft *Regional Land Transport Plan for Taranaki 2024* will be covered in a presentation as part of this Committee meeting.
- c. agreed that the mid-term review draft *Regional Land Transport Plan for Taranaki 2024*
 - contributes to the purpose of the LTMA, which is to contribute to an effective, efficient, and safe land transport system in the public interest
 - is consistent with the 2021 Government Policy Statement on Land Transport (GPS 2021), noting that an updated GPS had not been released at the time of preparing this memo
 - has taken into account
 - i. relevant national and regional policy statements or plans under the *Resource Management Act 1991*
 - ii. the National Energy Efficiency and Conservation Strategy
 - iii. likely funding from any source
- d. agreed the updated priority ordering of activities included in Table 8 of the draft *Regional Land Transport Plan for Taranaki 2024*
- e. adopted the draft *Regional Land Transport Plan for Taranaki 2024* for public consultation
- f. determined that this decision be recognised as not significant in terms of section 76 of the Local Government Act 2002, determined that this decision be recognised as not significant in terms of section 76 of the Local Government Act 2002.

Cloke/Jamieson

6. Regional Speed Management Plan Update

6.1 Ms L Hawkins, provided an update the Committee on the recent amendments of the Speed Management Plan (RSMP) following the change in Government.

Resolved

That the Taranaki Regional Transport Committee:

- a. received the memorandum titled, Regional Speed Management Plan update
- b. noted that the requirement for Road Controlling Authorities to develop SMPs for implementing safe and appropriate speed limits throughout the district/region is now no longer mandatory
- c. noted the Council's role supporting the RTC and RCAs in preparing a RSMP and facilitating public consultation of the RSMP is no longer mandatory
- d. noted that a memo recommending the approach to discontinue work on the RSMP will be tabled at the 19 February 2023 Taranaki Regional Council, Executive, Audit and Risk Committee.

Volzke/Cloke

7. Waka Kotahi New Zealand Transport Agency Update

7.1 Miss L Stewart - Waka Kotahi provided an update on regional and national activities

Resolved

That the Taranaki Regional Transport Committee:

- a. received the updates and presentation provided by Waka Kotahi New Zealand Transport Agency.

Duynhoven/Nixon

8. Territorial Authorities Updates

8.1 Mr V Lim, South Taranaki District Council provided an update on transport activities within the South Taranaki District

8.2 Mr S Bowden, Stratford District Council provided an update on transport activities within the Stratford District.

8.3 Mr R Leitaio, New Plymouth District Council provided an update on transport activities within the New Plymouth District

Resolved

That the Taranaki Regional Transport Committee:

- a. received the update provided by the South Taranaki District Council on its transport activities
- b. received the update provided by the Stratford District Council on its transport activities
- c. received the update provided by the New Plymouth District Council on its transport activities.

Cloke/Volzke

There being no further business the Committee Chairperson, Councillor A L Jamieson declared the Regional Transport Committee meeting closed with Karakia at 2.49pm

Regional Transport

Committee Chairperson: _____

A L Jamieson



Date: 27 February 2024

Subject: Future Development Strategy for Ngāmotu New Plymouth - Statement of Proposal

Author: N Bradley-Archer, Policy Analyst

Approved by: A D McLay, Director - Resource Management

Document: 3248008

Purpose

1. The purpose of this Memorandum is to seek approval to jointly endorse (with the New Plymouth District Council (NDPC) the Statement of Proposal for the draft Future Development Strategy for Ngāmotu New Plymouth (draft FDS) for community consultation.

Executive summary

2. The Council and NPDC (the Councils) are jointly preparing and implementing a FDS, in time to inform local authorities' Long-Term Plans (LTPs). Taking the approach set out in this Memorandum will ensure both local authorities' statutory requirements to jointly develop and implement a FDS under the Resource Management Act 1991 (RMA) and the National Policy Statement on Urban Development 2020 (NPS-UD) are met.
3. This report outlines the pre-engagement and drafting processes that have contributed to the development of the draft FDS and supporting documentation. Utilising the special consultative procedure under section 83 of the Local Government Act (LGA) 2002, a Statement of Proposal and draft FDS will be consulted on.
4. Should both Councils endorse the Statement of Proposal and draft FDS for consultation, the consultation period will be held between 6 March 2024 and 8 April 2024, followed by hearings and deliberations. This timeline will enable the Councils to jointly hear submitter views on the Statement of Proposal and draft FDS, deliberate any changes and then consider adoption of a final FDS before 30 June 2024. This date represents the deadline that both local authorities' LTPs must be adopted.
5. A similar report to this one will be considered by the New Plymouth District Council at their scheduled for the same day (27 February 2024).
6. It should also be noted that, a second report will be before both Councils setting out the governance process required to facilitate the special consultative procedure.

Recommendations

That Taranaki Regional Council:

- a. receives this memorandum Future Development Strategy for Ngāmotu New Plymouth - Statement of Proposal
- b. notes the draft Future Development Strategy for Ngāmotu New Plymouth (Appendix 1), Statement of Proposal (Appendix 2), and Future Development Strategy for Ngāmotu New Plymouth Technical Report (Appendix 3) attached to this memorandum
- c. adopts the Statement of Proposal and draft FDS for public consultation as set out by option one of this memorandum, resulting in the Councils jointly proceeding with a Special Consultative Procedure
- d. determines that this decision be recognised as not significant in terms of section 76 of the Local Government Act 2002
- e. determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with section 79 of the Act, determines that it does not require further information, further assessment of options or further analysis of costs and benefits, or advantages and disadvantages prior to making a decision on this matter.

Background

7. This Memorandum is a continuation from the previous Future Development Strategy Memorandum that was presented to the Policy and Planning Committee on 21 November 2023 (Appendix 4). Key contextual information from the previous report on the FDS includes:
 - a. A FDS is a statutory document that supports Councils achieve well-functioning urban environments, while also providing for sufficient housing and business development capacity for their communities over the next 30 years.
 - b. TRC and NPDC both have a statutory responsibility as Tier 2 local authorities to implement a FDS for the New Plymouth District. The other districts of this region are designated as Tier 3 local authorities and do not have the same requirements to implement a FDS under the NPS-UD.
 - c. In meeting this statutory obligation, TRC and NPDC are required to jointly develop and implement a FDS. The requirement for the local authorities to work together is designed to ensure that both Council's strategic plans support a coordinated and integrated approach to shaping growth and development across the New Plymouth district.
 - d. It has been agreed by both Councils that NPDC will lead the FDS programme, whilst TRC will contribute by review and offering technical support.
8. Since the last report, both councils' officers have advanced the following key milestones that were identified in the last report:
 - a. pre-engagement
 - b. development of a Statement of Proposal and draft FDS.

A summary of the progress made towards these two milestones will be provided later in this report, alongside details of the next steps for undertaking public consultation on the Statement of Proposal and draft FDS.

Issues

9. As a requirement of the NPS-UD, TRC and NPDC are required to jointly prepare an FDS that is to be consulted on using special consultative processes as per s.83 of LGA

Summary of FDS's main requirements

10. The NPS-UD outlines the criteria a FDS must meet regarding its purpose, content and development.
11. The purpose of the FDS is to promote long-term strategic planning by detailing how local authorities intends to:
 - Achieve well-functioning urban environments¹ in both existing and future urban areas
 - Provide sufficient development capacity over the next 30 years to meet expected demand
 - Support the coordination of planning decisions made under the Resource Management Act (RMA) with those related to infrastructure planning and funding decisions².
12. Every FDS must spatially identify:
 - The broad locations of where development capacity will be provided for in both existing and future urban areas
 - The development infrastructure and additional infrastructure required to service that development capacity
 - Constraints on development.³
13. The FDS requires a clear statement of hapū and iwi values and aspirations for urban development⁴.
14. The FDS must be informed by the following:
 - Most recent applicable Housing and Business Capacity assessment
 - A cost benefits analysis of different spatial scenarios for achieving the purpose of the FDS
 - Relevant LTPs and infrastructure strategies
 - Tangata whenua and the statement of hapū and iwi values and aspirations for urban development mentioned above
 - The feedback from the special consultative procedure
 - Other RMA national direction or relevant legislation⁵.
15. Once a draft FDS is prepared, local authorities must use the section 83 special consultative procedure under the LGA⁶.
16. In addition, they must engage and consult with the following groups when preparing the draft FDS to undertake the above step:
 - Local authorities with significant ties to relevant infrastructure or communities
 - Relevant central government agencies
 - Relevant hapū and iwi
 - Providers of additional infrastructure
 - Relevant providers of nationally significant infrastructure
 - The development sector⁷.
17. Finally, an Implementation Plan must be prepared, implemented, and updated annually. An Implementation Plan does not need to form part of an FDS, nor is it required to be part of the special

¹ Clause 2.2 (Policy1) – Policies – NPS-UD

² Clauses 3.13(1)(a-b) – Purpose and content of FDS – NPS-UD

³ Clause 3.13 (2)(a-c) – Purpose and content of FDS – NPS-UD

⁴ Clause 3.13 (3) – Purpose and content of FDS – NPS-UD

⁵ Clause 3.14 (1)(a-g) – What FDSs are informed by – NPS-UD

⁶ Clause 3.15 (1) – Consultation and engagement – NPS-UD

⁷ Clause 3.15 (2)(a-f) – Consultation and engagement – NPS-UD

consultative procedure⁸. However, for supplementary information purposes, the draft FDS does include a draft Implementation Plan.

18. The draft FDS addresses and responds to the criteria mentioned above and is attached in Appendix 1. The key components of developing the FDS are set out in the remainder of this report.

Pre-draft engagement

19. Since the last meeting in November 2023, NPDC has led engagement with the Ngā Kaitiaki Roopū, development and technical professionals, infrastructure providers, and government organisations. The feedback and high-level direction received from this engagement has been integrated into development of the draft FDS.
20. The Ngā Kaitiaki Roopū is a working group of hapū and iwi representatives that was initially established to provide a te ao Māori (Māori worldview) on the development of the Proposed New Plymouth District Plan (PDP) but now consider high level strategic issues relating to resource management matters. Noting the requirements of the NPSUD for the FDS to include "a clear statement of hapū and iwi value and aspirations for urban development". NPDC officers have met with the group to discuss the strategic role of the FDS, the inclusion of tangata whenua values and aspirations statements and how and where the district grow in the future. As a starting point for discussions, a summary of the key themes raised by tangata whenua relating to urban development through the Iwi Management Plans and the body of work provided by Ngā Kaitiaki during the District Plan Review and PDP process was presented. Discussions have refined the themes and associated locations, and further redrafting was undertaken a separate session. Additional matters raised included – housing choice, including intergeneration living; the need for whanau to live in places they are traditionally associated with; housing affordability; infrastructure sequencing and urban form to not degrade the natural environment. The feedback received from these hui has been used to inform the draft FDS. The Councils will continue to work with tangata whenua through the process.
21. The involvement of development and technical professionals has been essential in determining the geographic areas that should be prioritised to accommodate growth in the short, medium, and long term. This effort has enabled officers to understand the opportunities and challenges each area presents and consider additional areas that may be suitable for urban development in the future. Feedback from this group varied but can be summarised as follows:
 - There is broad support for the identified growth locations, with suggestions to include additional greenfield land zoned for residential use
 - Some land currently contained within the Future Urban Zone should be brought forward and form part of the district's short-term residential growth (e.g. Lower Smart Road)
 - It is crucial to identify and address development constraints and impediments early to facilitate growth
 - A deeper comprehension of the tangata whenua's connection to proposed growth areas is necessary
 - Strategic funding of key infrastructure needs to be linked to priority planning outcomes
 - Spatial planning in urban areas should be a priority to promote and support land intensification. Areas like Moturoa and those around the Base Hospital are seen as having potential;
 - NPDC should gain a better understanding of landowners' intentions, focusing on areas where there is a clear interest in development and adding new housing to the market

⁸ Clause 3.18(1-3)(4)(a-c) – FDS implementation plan – NPS-UD

- The importance of maintaining a constructive and ongoing relationship between the Councils and the development sector is emphasised.
22. Feedback from infrastructure providers and government organisations has highlighted the critical need to leverage existing urban spaces and infrastructure, whilst avoiding ad-hoc development in disconnected or isolated locations. There is a consensus that expansion should be easily reachable to current hubs, amenities, educational institutions, employment, and areas designated for open space reserves. Additionally, the availability of public transport options must also be considered.
- The New Zealand Transport Agency Waka Kotahi seeks to maintain the efficiency of the state highway network, highlighting that long-term development in Smart Road will require their input;
 - Kāinga Ora Homes and Communities are supportive of using Medium Density Zones and centres to increase the number of smaller housing options in locations with established amenities; and
 - The Ministry of Education has advised that the district is supported by a network and variety of educational facilities and recognise the benefits of upgrading existing assets as the district's population increases.

Development of the Statement of Proposal and draft FDS

FDS Outcomes

23. Guided by the Councils understanding of national policy direction, the development goals of hapū and iwi, along with the perspectives of the community and stakeholders, the Councils have formulated high-level strategic outcomes for the draft FDS. The following FDS outcomes outline how growth will be accommodated within the New Plymouth district and provide the basis to test any future growth scenario.

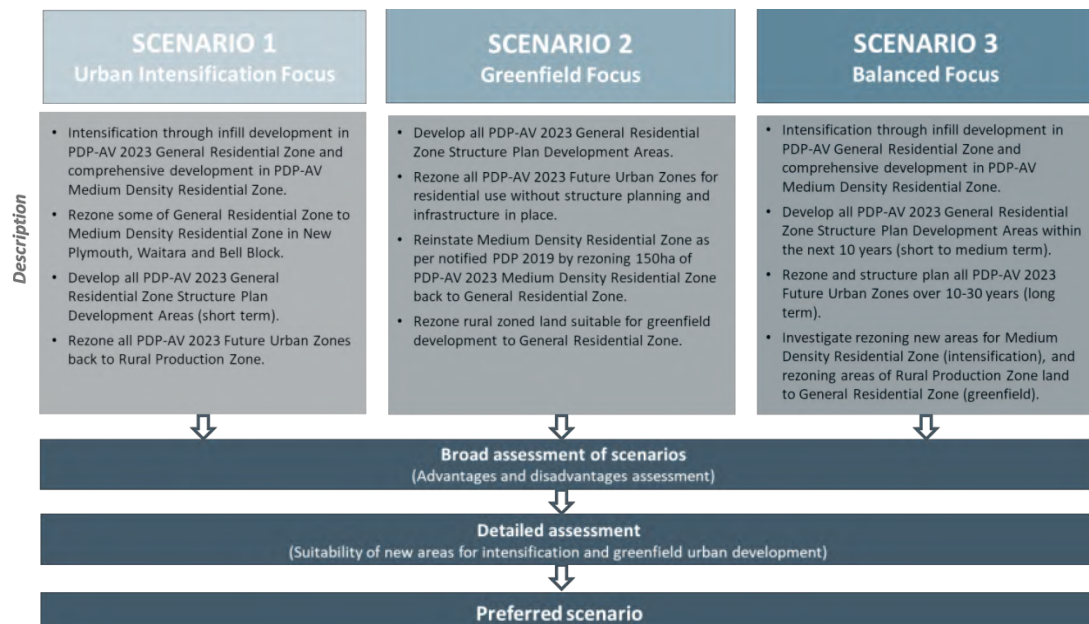
FDS OUTCOMES	
CHOICE	A variety of housing types, sizes and tenures, including papakāinga, are available across the district in quality living environments to meet the community's diverse cultural, social and economic housing and well-being needs.
CAPACITY	There is sufficient capacity available to meet the short, medium, and long-term housing and business demands of the district.
INFRASTRUCTURE	New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.
EMISSIONS	Urban form supports reductions in greenhouse gas emissions.
CENTRES	The district has a hierarchy of vibrant and viable centres that are the location for shopping, leisure, cultural, entertainment, residential and social interaction experiences and provide for the community's employment and economic needs.

ACCESS	The district develops as a compact urban environment, where people can access jobs, services, education and open space.
ENVIRONMENT	Urban environments are designed to integrate and enhance natural features and minimise environmental impacts.
RESILIENCE	The urban environment is resilient to the likely current and future effects of natural hazards including climate change.
TANGATA WHENUA	Urban development and form recognises and provides for the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies , sites , areas and landscapes and other taonga of significance.
HIGHLY PRODUCTIVE LAND	New Plymouth district's highly productive land is protected from inappropriate urban development. Urban rezoning of highly productive land is only appropriate where it is necessary to provide sufficient development capacity for housing and business land and there are no other reasonable and feasible options.

Spatial Scenario testing

24. We have identified and tested a number of different spatial scenarios, with three main scenarios analysed in detail against the draft FDS Outcomes. The advantages and disadvantages of these spatial scenarios and the recommended spatial response have been key components in determining the draft FDS growth locations.

Diagram 1: Summary of Scenarios Considered and Process for Assessment



25. The draft FDS is supported by a Technical Document that contains detailed background information on the scenario testing that has informed the draft FDS. These three scenarios, together with the draft Implementation Plan are outlined below.

Spatial scenario 1: Urban Intensification Focus

26. This scenario has examined providing for future residential growth in existing urban areas largely through intensification. This scenario would 'upzone' land in New Plymouth, Bell Block and Waitara from General Residential Zone to Medium Density Residential Zone. It would also remove the Future Urban Zone from the growth strategy.

Spatial Scenario 2: Greenfield Focus

27. This scenario explored the concept of reducing the amount of land identified as Medium Density Residential Zone and instead providing significant portions of the district's residential growth within the residentially zoned PDP Structure Plan Development Areas and the Future Urban Zones. Spatial Scenario 2 would increase the amount of residential land in the district by rezoning land from Rural Production Zone to General Residential Zone.
28. Using areas identified by the development and technical professionals' sector as part of the pre-draft consultation, Council Officers tested the suitability of the following areas for growth: Carrington North; Carrington South; Bell Block North; Bell Block South; Inglewood South West; Inglewood South East; Waitara West; Waitara South West; Waitara South East; Lepperton South West; Lepperton South East and Urenui West.

Spatial Scenario 3: Balanced approach

29. This scenario explored providing residential growth via infill development and medium density developments using existing suburban areas, undeveloped residentially zoned greenfield land, Future Urban Zoned land and new areas for intensification and greenfield urban development.

Summary of key findings for scenario testing

30. The findings from this scenario testing is summarised as follows:
- The urban intensification Scenario 1 is the most favourable when assessed against the draft FDS outcomes, however this approach alone does not provide housing choice (e.g. a variety of houses in different locations which cater for the living requirements of both smaller and larger households).
 - Several of the new areas for intensification considered under Scenario 1 have merit. Further investigation is required to better understand the desirability of rezoning all or part of Upper Westown, Brooklands, Bell Block, Blagdon and Frankleigh Park from General Residential Zone to Medium Density Residential Zone. More in-depth economic and infrastructure modelling is also required.
 - Infrastructure and reverse sensitivity constraints are also considerations in Scenario 2, particularly when considering the high cost of servicing greenfield areas with infrastructure.
 - While some greenfield rural areas considered under Scenario 2 offer connectivity benefits, almost all areas of greenfield rural land are not favourable for urban development because it is identified as highly productive land. Given the PDP has land zoned for residential and business needs for the next 30 years, rezoning of further greenfield rural land cannot be justified without further investigation at this point in time.

- e. Ten other greenfield rural areas (that are identified as highly productive land) in Scenario 2 may warrant further investigation for long term growth potential, subject to monitoring and review of land supply.
- f. The only areas in Scenario 2 that are not identified as highly productive land are Carrington North and Carrington South. These greenfield rural areas show potential but further feasibility analysis is required to understand any reverse sensitivity impacts on the national grid, as well as factors like slope, three water infrastructure and potential yield considerations.
- g. Both Scenario 1 and 2 carry social, infrastructure and cultural impact implications that would require significant reprioritisation for infrastructure providers and additional engagement processes.

Details of preferred approach

- 31. To achieve the outcomes of the draft FDS, the analysis has determined that Scenario 3 – Balanced Focus is the most appropriate response to support a well-functioning urban environment in the short, medium and long term.
- 32. Scenario 3 provides opportunities for intensification and all the benefits associated with this approach, while also allowing for flexibility and choice in the market through greenfield development. This means enabling intensification in appropriate locations near amenities, along key transport routes etc while providing greenfield expansion in a staged way which can be efficiently serviced by infrastructure.

Residential spatial response

- 33. The draft FDS provides potential capacity for about 11,355 new houses in and around the New Plymouth district. This is slightly more than the projected demand of 11,027 New Plymouth district is required to accommodate over the next 30 years (by the end of 2054).
- 34. Residential growth will be provided through a combination of suburban infill, undeveloped PDP zoned residential land, Structure Plan Development Areas and Future Urban Zone land. There is also substantial scope for residential living in New Plymouth City Centre, Waitara and Inglewood town centres. Diagram 1 below shows the distribution of growth locations across the timeframes (short term (1-3 years), medium term (3-10 years) and long-term growth (10-30 years)).
- 35. The five PDP Structure Plan Development Areas will provide for residential development in the short to medium term. The Future Urban Zones will provide for long-term growth. Infill and undeveloped residential land will still provide some of the long-term growth supply. Figure 1 shows the locations of the Structure Plan Development Areas and the Future Urban Zones across the district.

Diagram 2: Distribution of growth locations across the short, medium and long term timeframes.



Figure 1: Locations of the Future Urban Zones and the Structure Plan Development Areas.

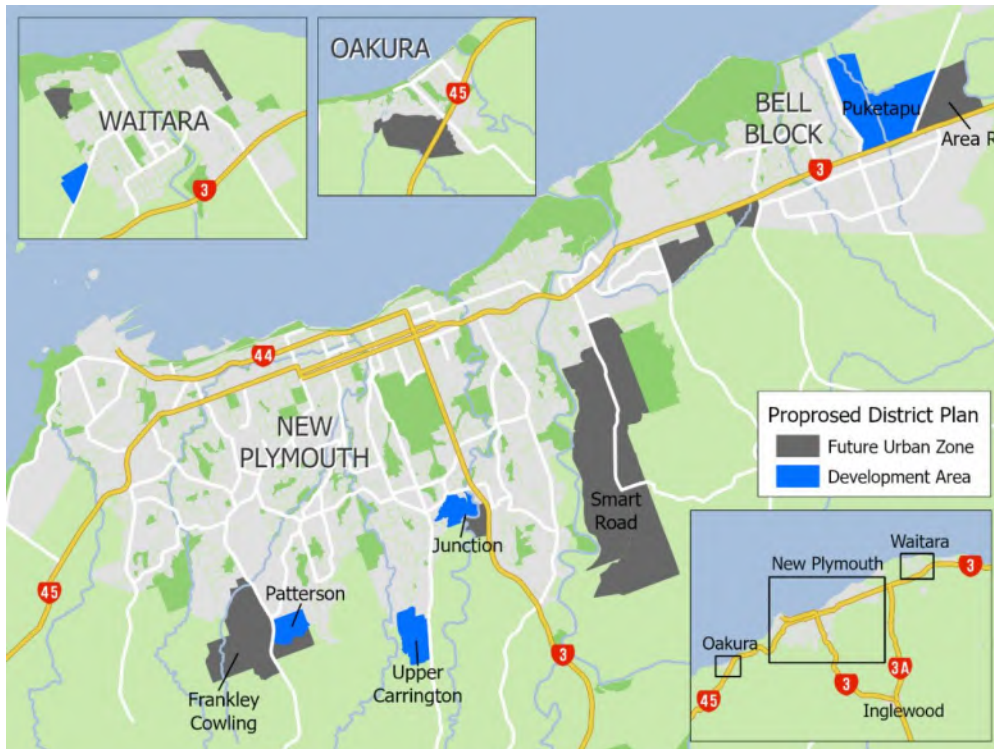
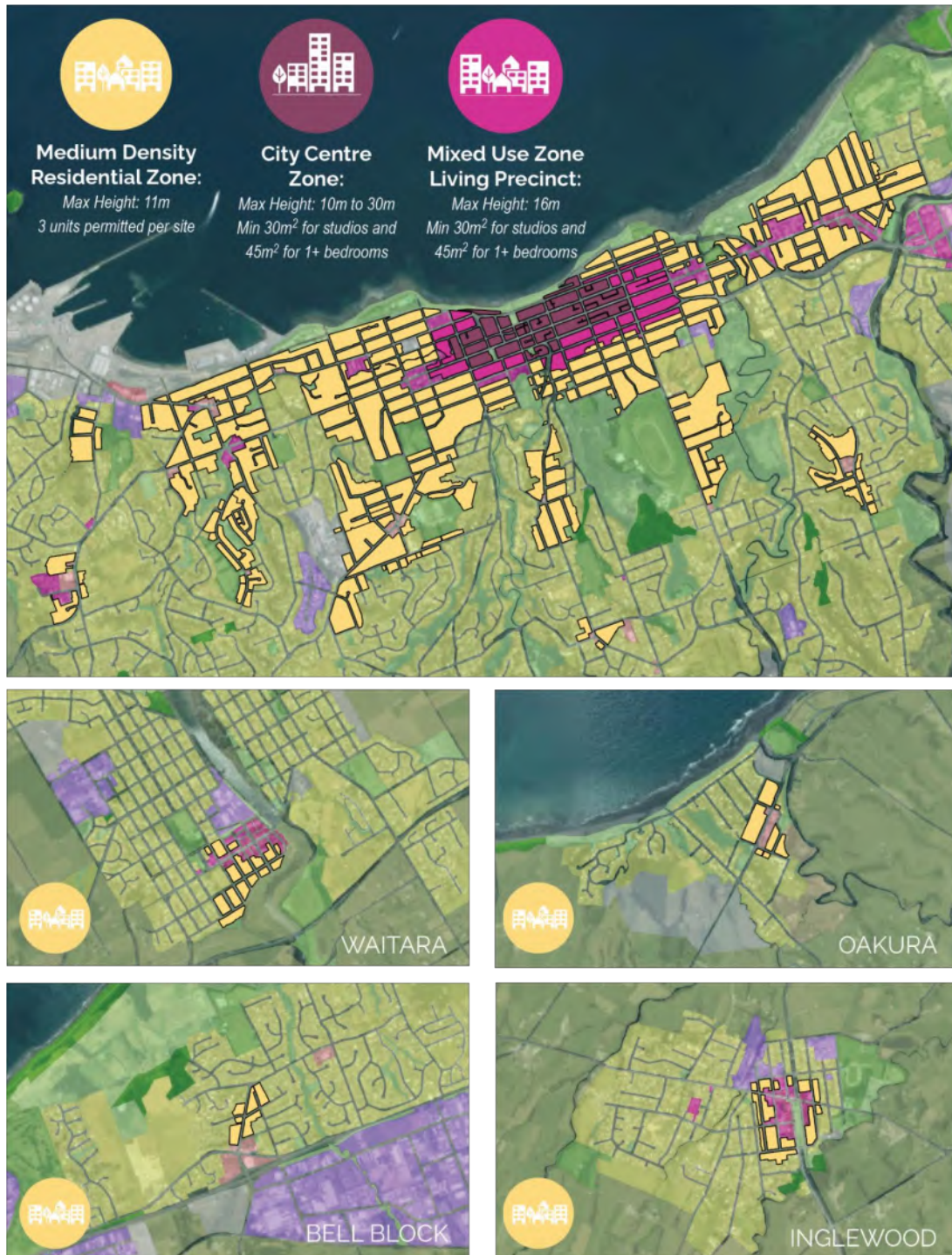


Figure 2: Location of Key Zones that Provide for Intensification



Business spatial response

36. In addition to providing for residential growth, the FDS must also set out the strategic framework for the provision of business land. Economic analysis undertaken as part of the PDP process indicated that the district has sufficient commercial and industrial zoned capacity to accommodate future business

land demand over the long-term. Given future business growth of the district is well catered for, we have primarily looked at the alternative ways in which residential growth in the district can be delivered in the long term.

37. A key part of the growth strategy will be to make use of existing business land by reinforcing the role and function of existing city, town and local centres, along with commercial and industrial areas, all of which are located near key transport routes.
38. The district has a sufficient supply of land zoned for commercial purposes located around key transport routes (35 hectares).
39. The commercial areas are located within the hierarchy of the existing centres:
 - a. New Plymouth City Centre.
 - b. Waitara, Inglewood and Fitzroy Town Centres.
 - c. Local Centres are made up of rural service centres, village centres, suburban shopping centres and neighbourhood shops.
40. The Mixed-Use Zone is primarily located in New Plymouth and applies to land adjacent to the one-way road network that wraps around the City Centre Zone. This zone provides for a mixture of commercial services, recreational, residential and community activities. A Large Format Retail Zone is located in Waiwhakaiho, New Plymouth.
41. New Plymouth District also has a healthy supply of land zoned for industrial purposes (127 hectares) which are located along key transport routes. Generally, they are also separated from sensitive activities.

Summary of residential and business spatial response

42. In summary to achieve well-functioning existing and future urban environments, the draft FDS promotes:
 - a. More intensive housing concentrated in and around the City Centre, Local Centres and key transport routes and amenities.
 - b. More infill housing development located throughout the district.
 - c. Greenfield residential development on undeveloped residential land and new residential communities the fringes of existing urban environments.
 - d. The consolidation of commercial and community activities within existing commercial areas.

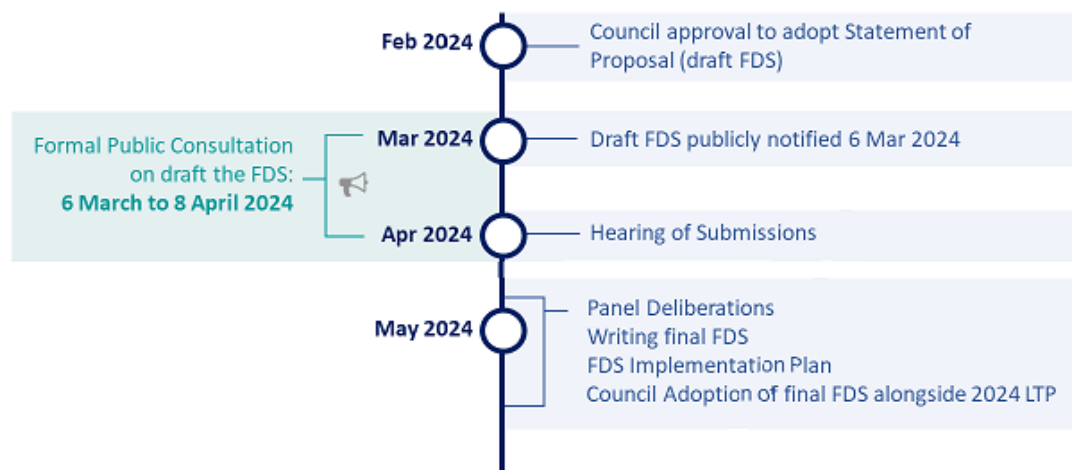
Draft Implementation Plan

43. In terms of implementation, the draft FDS Implementation Plan sets out the actions required to deliver the FDS, including those relating to strategic and statutory planning, advocacy and research, other initiatives and infrastructure investment. It also includes details of who will be responsible for delivering each action, as well as supporting agencies and organisations.
44. The draft Implementation Plan will sit alongside the FDS and will be a live document that is reviewed and updated annually, as required by the NPS-UD. The benefit of this is that if further work identifies new opportunities for future growth (e.g. the Waitara Spatial Plan) they can then be included in the Implementation Plan and feed into LTPs.
45. At this stage, there is nothing in the draft implementation plan that is cause for concern for TRC in their LTP planning. This will be reviewed upon finalisation of the consultation process and any updates to the FDS are made.

Next Steps - Special Consultative Procedure

46. Should both Councils endorse the Statement of Proposal for the draft FDS (attached as Appendix 2 & 1 to the report) for community consultation, this consultation will run from 6 March to 8 April 2024 using a special consultative procedure under section 83 of the LGA.
47. In addition, provided TRC and NPDC agree to the establishment of the FDS Subcommittee FDS Subcommittee - Draft Terms of Reference on this council agenda (FRODO #3247146), the joint hearings panel will form to hear and determine the submissions on the Statement of Proposal (draft Future Development Strategy), following the closing of submissions.
48. Once the draft FDS is complete the draft Implementation Plan will be finalised. The Implementation Plan does not need to be progressed via the LGA Special Consultative Procedure noted above. Diagram 2 below shows a timeline of the next steps.

Diagram 3: Future Development Strategy timeline of the next steps in the process



Options

Option One/ Recommended Option – Endorse the Statement of Proposal and draft FDS for public consultation between 6 March 2024 and close on 8 April 2024

49. Under option one, Statement of Proposal and draft FDS, including the submission form, would be endorsed to be published for wider community consultation under section 83 of the LGA.

Advantages

- TRC will meet their joint statutory requirements under the NPS-UD within the required timeframes
- Consultation will be completed on time to be considered in the 2024 LTPs

Disadvantages

- There are no identified operational risks for TRC to jointly adopt the Statement of Proposal and draft FDS for public consultation

Option Two – No approval is provided by Council for the Statement of Proposal and draft FDS

50. Under option two, no approval is given by the Council to adopt the Statement of Proposal and draft FDS for public consultation under section 83 of the LGA. Further work would need to be undertaken on the Statement of Proposal and draft FDS.

Advantages

- There are no identified benefits of this option.

Disadvantages

- TRC would not meet their joint statutory requirements under the NPS-UD within the required timeframes.

Significance

51. Based on the criteria set out in the 2021/2031 Long-Term Plan, it has been assessed that the extent of this decision is not significant. In addition, adoption of the FDS is a statutory requirement and public views will be obtained through a special consultative procedure under section 83 of the LGA.

Financial considerations—LTP/Annual Plan

52. This memorandum and the associated recommendations are consistent with the Council's adopted Long-Term Plan and estimates. Any financial information included in this memorandum has been prepared in accordance with generally accepted accounting practice.

Policy considerations

53. This memorandum and the associated recommendations are consistent with the policy documents and positions adopted by this Council under various legislative frameworks including, but not restricted to, the Local Government Act 2002, the Resource Management Act 1991 and the Local Government Official Information and Meetings Act 1987.

Iwi considerations

54. This memorandum and the associated recommendations are consistent with the Council's policy for the development of Māori capacity to contribute to decision-making processes (schedule 10 of the Local Government Act 2002) as outlined in the adopted Long-Term Plan and/or Annual Plan. Iwi representation on the joint sub-committee provides important input into considerations and decision making.
55. The NPS-UD mandates involvement with hapū and iwi by undertaking effective consultation when preparing any FDS. Building on the comprehensive cultural advice and evidence provided by tangata whenua in the PDP process, engagement has been undertaken with NPDC's Ngā Kaitiaki Roopū. This has included guidance and comments on the group's views and aspirations for urban development and areas where they would like to see growth. Future opportunities to participate in this process will come in the form of the option to lodge a formal submission on the Statement of Proposal (draft FDS).

Community considerations

56. This memorandum and the associated recommendations have considered the views of the community, interested and affected parties and those views have been recognised in the preparation of this memorandum.
57. The drafting of the FDS involved collaboration with professionals in development and technology, hapū and iwi, infrastructure providers, and governmental organisations to gather their insights on the

overarching strategy of the draft FDS. This draft affects the New Plymouth District community, and a chance for their input will be made available during the special consultative procedure should both Council's adopt the Statement of Proposal and draft FDS.

Legal considerations

58. This memorandum and the associated recommendations comply with the appropriate statutory requirements imposed upon the Council.

Appendices/Attachments

Document 3248147: [Draft Future Development Strategy for Ngāmotu New Plymouth](#)

Document 3248137: [Statement of Proposal](#)

Document 3249406: [Future Development Strategy for Ngāmotu New Plymouth Technical Report](#)

Document 3221487: [Development of a Joint Future Development Strategy with New Plymouth District Council](#)



Draft Future Development Strategy for Ngāmotu New Plymouth 2024-2054



1. Introduction

1.1 What is the Future Development Strategy for Ngāmotu New Plymouth?

This draft Future Development Strategy for Ngāmotu New Plymouth (the draft FDS) has been prepared by Taranaki Regional Council and New Plymouth District Council (the Councils). Its purpose is to set out the strategic framework for providing for urban growth to meet the needs of New Plymouth district. It gives direction to the community about where and how many new homes and businesses will be located.

This draft FDS is supported by a Technical Document that provides additional detail on the data and research that has been utilised to inform the FDS.

The Government introduced the National Policy Statement on Urban Development 2020 (NPS-UD) in August 2020 (updated 2022)¹. The NPS-UD outlines the requirements for what a FDS must show and be informed by. It states that the purpose of the FDS is to promote long-term strategic planning by setting out how the Councils intend to:

- Achieve well-functioning urban environments in their existing and future urban areas;
- Provide at least sufficient development capacity over the next 30 years to meet expected demand; and
- Assist with the integration of planning decisions under the Resource Management Act (RMA) with infrastructure planning and funding decisions.

To achieve a well-functioning urban environment, the NPS-UD requires that a FDS:

- Provides for a variety of homes that meet local needs and enable Māori to express their cultural traditions and norms;
- Provides a variety of land suitable for local business needs;
- Enables good accessibility for all people between housing, jobs, community services and open spaces, including by public or active transport;
- Supports the competitive operation of land and development markets;
- Supports reductions in greenhouse gas emissions; and
- Necessitates being resilient to the current and future effects of climate change.

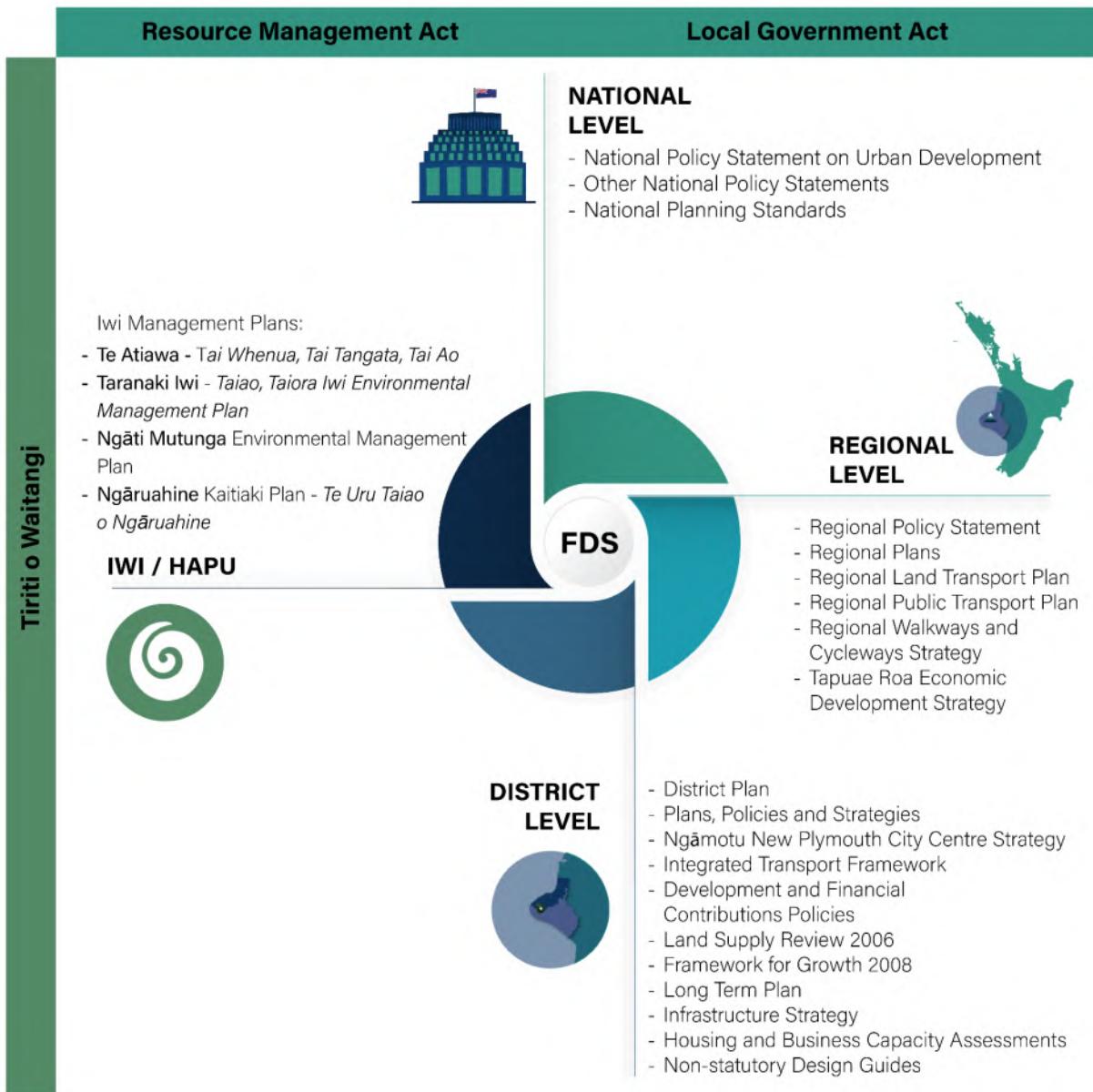
For more information on the content requirements of a FDS refer to Section 2 of the Technical Document.

¹ MfE, National Policy Statement on Urban Development 2020, (<https://environment.govt.nz/acts-and-regulations/national-policy-statements/national-policy-statement-urban-development/>)

1.2 Policy framework - Where does the draft FDS fit?

The draft FDS sits within a framework informed by legislation, Government policy, regional and district strategies and plans, as well as the values and aspirations of tangata whenua and the local community. Figure 1 below shows examples of the documents that have been taken into account in its development.

Figure 1: Documents informing the development of the draft FDS



Importantly, the Councils must also have regard to the FDS when preparing RMA planning documents. The Councils are also strongly encouraged to consider the FDS when considering long-term plans (LTPs), along with other plans and strategies developed under the Local Government Act, this is to ensure alignment of infrastructure and projects that facilitate delivery of a FDS.

2. Growth Planning in New Plymouth

One of the key functions of Council is planning the way the district is shaped (where people live and work) and how people get around it. This means prioritising and managing future growth so that the community will know the expectations around how we will grow, the standard of amenity required and the supporting infrastructure requirements so that informed investment decisions can be made. Such decisions last for many decades and impact on people's day-to-day lives, so it is important to get it right.



2.1 Previous Growth Planning

This strategy builds on many years of comprehensive review and planning undertaken by New Plymouth District Council to provide for urban growth in the district. Notably, the Land Supply Review (2007) and the Framework for Growth (2008)². This work considered and identified appropriate locations for urban expansion and District Plan rezoning changes. The more recent District Plan Review (2015-2019) and Proposed New Plymouth District Plan (PDP) (2019-2023)³ processes have involved comprehensive land use analysis/audits and rezoning. Together with a directive strategic policy framework, these efforts are designed to provide housing and businesses in the right locations to meet our community's long-term needs.

Some key Proposed New Plymouth District Plan decisions on urban development and growth include:

 Extensive opportunity for infill housing through Medium Density Residential Zones (over 400ha)	 Residential greenfield development in five Structure Plan Development Areas	 Nine locations identified as Future Urban Zone	 A healthy supply of land zoned for business purposes (industry and retail)
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² NPDC, *Framework for Growth* (2008), (<https://www.npdc.govt.nz/media/txeg5fvp/framework-for-growth.pdf>)

³ NPDC, *Proposed New Plymouth District Plan Homepage*, (www.proposeddistrictplan.npdc.govt.nz)

A timeline of this previous work is shown in Figure 2 below. This work has provided a sound evidence base and background for the development of this draft FDS, by setting out where development capacity can be provided and the policy direction to deliver a well-functioning urban environment. Further detail can be found in the Technical Document supporting this draft FDS.

Figure 2: Timeline of Previous Growth Planning Work



Growth planning undertaken as part of the recent PDP process preceded this FDS. However, the PDP process involved detailed analysis of New Plymouth's urban environment and significant work to determine the suitability of areas of land for various urban uses. In addition, the PDP itself is drafted to give effect to higher order policy direction, notably the NPS-UD and NPS-HPL.

3. Development Context

3.1 Providing for our Growing and Changing Population

Population growth is a consistent trend in our district. Since 2001, we've experienced an annual growth rate of 1-2 per cent, resulting in a current population exceeding 89,000. This upward trajectory is projected to continue, with a population of approximately 98,800 by 2034 and around 110,400 by 2054.

NPDC forecasts that the district's population will grow over the next 30 years as follows:⁴

	2024	2029	2034	2039	2044	2049	2054
Population	89,000	93,500	98,800	102,400	106,400	108,500	110,400

The key driver of population growth in New Plymouth has been, and will continue to be, people moving from other parts of New Zealand and overseas which drives housing demand. Other drivers, such as demand for visitor accommodation, student accommodation and seasonal worker accommodation, are relatively minor compared with other parts of New Zealand.

*On average we will need an additional **368** houses per year over the next 30 years.*

Our demographics are also changing. As a district, we are getting older, with the greatest increase in the 65 and over age group. By 2048, almost 30 per cent of the population will be aged over 65. A bigger ageing population and single-person and couple-only households will result in greater demand for rest homes and retirement villages and for smaller, accessible housing options. Noting that increased housing choice will have long-term benefits for our district, an ageing population means that we are likely to see an increased percentage of fixed income ratepayers resulting in downward pressure on rates.

New Plymouth is increasingly being enriched by a variety of cultures and demographics that require a variety of housing sizes and types, including different mixes of housing for both smaller and larger households. Typical housing options currently available aren't suitable for all family structures. This is particularly evident when considering housing concepts important to tangata whenua, such as intergenerational living arrangements.

The availability of affordable, healthy long-term rental options is closely tied to demographic factors, as is the need to increase the availability of accessible housing for disabled individuals, lower-cost accommodation, and social housing.

⁴ NPDC, Housing and Business Capacity Assessment (2024)

A mix of housing densities enables communities to respond to the changing needs and demographics of its residents through their lifecycle. The ability for people to remain living in the same community with their social networks nearby is hugely important.

Looking at the housing trends in the district, overwhelmingly the most predominant building type is the three-to-four-bedroom detached house and there is a considerable lack of other types of houses such as units, flats, townhouses, studio accommodation etc.:

	Standalone Houses	Townhouses, flats, units, and other dwellings	Apartments	Retirement Village Units
Last 12 months	81%	6%	2%	12%
Last five years	80%	7%	2%	11%
Last 10 years	61%	6%	10%	22%

The Housing and Business Capacity Assessment 2024 projects that:

- Based on market trends and projected household composition growth, it is estimated there will be an increase in the number of attached multi-units to about a quarter of all new housing in New Plymouth by 2051.
- The remaining three quarters of all new housing in New Plymouth will be standalone dwellings by 2051. Standalone dwellings will continue to require an average minimum floor space of 180m² and accommodate 3-4 bedrooms.
- In the long-term it is estimated that apartments will make up a small portion of the demand.
- The demand for retirement villages which presently is around 5-8 per cent of all resource consent applications, is expected to continue. Retirement Villages are anticipated within the residential and centres zones, however given their scale, finding suitable land within these areas to accommodate the scale of the activity can be challenging.

Under the current market offer, greenfield development is typically more feasible than infill development, with greater economic feasibility for residential greenfield development compared to infill development. Thinking about our changing demographics and the need to provide a for a variety of housing choices, it is anticipated that the increased demand for smaller houses, units, flats, etc. will drive a change in development trends.

Rezoning rural land for greenfield development needs to be carefully considered as this can result in ad hoc urban form and infrastructure networks and disconnected neighbourhoods.

3.2 Managing Urban Growth

Urban population growth comes with benefits and challenges. Benefits may include:

- New and modernised housing that increases supply, potentially reducing pressure on house and rental costs, and increases health and wellbeing;
- Economic growth and the development and expansion of the labour force;
- Greater availability and variety of consumer goods and services such as cafes and shops;
- New and varied amenities that increase health and wellbeing;
- Opportunities for education, employment and civic amenities;
- Opportunities for social cohesion and interaction and cultural diversity; and
- Cheaper transport costs.

Key challenges may include:

- Ensuring feasible, serviced and developable land is available to meet the growing population's demands;
- Ensuring that subdivision and development is carefully planned and managed;
- Managing the type and location of growth to minimise infrastructure servicing costs; and
- Maintaining housing affordability in the face of increased demand.

To ensure that we gain the benefits, we need to plan carefully so that future urban growth is appropriately located and managed, and that it occurs predominantly in identified areas that are suitable for growth.

Well-planned and 'compact' urban areas generally result in the most efficient use of land and provide for development where services and infrastructure already exist. Compact towns can improve the quality of life for residents and reduce the environmental footprint of growth. They also support a sustainable and effective transport system.

At a day-to-day level, the community benefits from being able to live within easy walking distance to efficient public transport, shops, community facilities and public amenities such as pools, and to areas of employment. These benefits make living in the district more affordable and better for our general health and wellbeing. They also counter the potential negative consequences of 'urban sprawl', such as increased traffic congestion and demand for new infrastructure and services. Compact towns reduces the need to commute, air pollution from the use of vehicles and the potential for traffic accidents. A community that rides and walks to their destinations can better manage any potential secondary health impacts caused by insufficient exercise.

3.3 Planning for and Provision of Infrastructure

The district's infrastructure, encompassing a combination of public and private network utilities as well as social infrastructure, is critical to the social, economic and cultural wellbeing of our community. Network utilities include transport networks (land, sea and air), piped networks (water, wastewater and stormwater reticulation), flood protection infrastructure (stop banks and spillways), transmission and distribution networks (electricity, gas and liquid fuels) and radiocommunication and telecommunication networks (wired and wireless). Social infrastructure includes medical and health services, community corrections activities, justice facilities (such as police stations and courts), educational facilities, public open space and community infrastructure.

To support New Plymouth's growing population, there is a need to look after existing infrastructure networks through operational expenditure (i.e. maintenance and upgrades) and as well as to provide new infrastructure networks and services (i.e. capital expenditure/new builds).

From the Councils' perspective, the ability to provide infrastructure has limitations in relation to both affordability and deliverability. It is therefore essential that growth is appropriately located and connected to existing urban boundaries and can be efficiently serviced by infrastructure. It is also important that landowners pay an appropriate share of the infrastructure investment that they will benefit from. The Councils therefore need to have a clear understanding of what is required, what is affordable, how it will be paid for and how to get the best value from the investments we decide to make.

Ad hoc or isolated infrastructure networks can result in greater financial costs (capital and lifecycle) when compared to building in established urban areas.

Clearly understanding and planning the timing of delivery for key infrastructure projects to support urban growth is also essential. The lead in times relating to investigation, design and delivery for these pieces of work all require considerable time. It is also not financially viable to deliver these projects at one time. As such, the Councils need to carefully consider how and when to fund and deliver infrastructure to enable growth and development in a cost-effective and efficient way. Strategic documents like NPDC's draft Integrated Transport Framework and Infrastructure Strategy help in this planning and decision making.

The PDP has enabled a greater level of intensification across existing urban areas, which will increase the need to upgrade and provide new infrastructure to support this. Similarly, enablement of greenfield areas will require significant upfront planning and investment in infrastructure. The draft implementation plan in Section 6 provides an overview on proposed projects and their timing that will enable the Councils to accommodate the identified growth, in particular delivering the infrastructure that will be required for these areas.

3.4 Protecting the Natural Environment

The New Plymouth district is home to a unique natural environment with significant areas of indigenous vegetation, rivers and waterways, and black-sand beaches. The New Plymouth urban area has one of the highest coverage of vegetation of any urban area in New Zealand.

The health and protection of the natural environment is a strategic issue for the district. The ecological health of the natural environment and the community's access to it are critical to the success of urban spaces. A well-functioning urban environment relies on a well-functioning natural environment, which is resilient to natural hazards and the effects of climate change.

Development and intensification can put pressure on the natural environment, particularly impacting on provision of connected areas for water, soils, plants and animals to thrive. Growth planning should work with the environment rather than against it and should be planned in a manner that allows space for natural environmental features and processes, improved biodiversity, enhanced water quality, ecological health, natural hazard resilience, water supply security, and recreational and amenity values. This will require the Councils and developers to prioritise outcomes that integrate the built and natural environment.

There is an opportunity to integrate in a balanced way protection of natural and cultural values with landowner aspirations. Past growth has negatively impacted the mauri (life force) of the natural environment. By taking a mātauranga Māori approach development can be planned to protect and restore our ecological taonga as urban spaces grow and change.

While certain natural areas may require modification to support urban development and the associated infrastructure needed for growth, not all areas will be suitable for expansion. Some might face constraints or limitations for providing additional residential and business capacity. Section 4.4 of this draft FDS recognises the importance of the natural environment in the spatial identification of constraints on development.

3.5 Climate Change

Taranaki is both one of the sunniest and windiest regions in Aotearoa. Our moderate climate often enjoys more than 2,500 sunshine hours a year, but we are exposed to weather systems migrating across the Tasman Sea that influence our rainfall intensity.

However, it is recognised that our local climate is changing. The National Institute of Water and Atmospheric Research (NIWA) in the report *Climate change projections and impacts for Taranaki (2022)*⁵ predicts increases of 0.5 to 1.0°C by 2040 and 1.25-3.0°C by 2090.

The impacts of climate change on our environment and communities are anticipated to be significant. Climate change will bring warmer temperatures, extreme weather patterns, including increased rainfall intensity, and rising sea levels. Natural hazards such as droughts and flooding will become more severe, and existing challenges around coastal erosion and stormwater flooding will be exacerbated. Ecosystem health, water quality and availability will need careful management. We need to make space for water and look after ecosystem services. These factors affect our existing urban areas and needs to inform where and how we accommodate growth.

⁵ NIWA, *Climate change projections and impacts for Taranaki (2022)*, (<https://www.trc.govt.nz/assets/Documents/Environment/Climate/Climate-change-projections-and-impacts-for-Taranaki-May-2022.PDF>)



Coastal Erosion at Motukari Reserve, Onaero

The NPS-UD sets direction for New Zealand’s urban environments to support reductions in greenhouse gas emissions and be resilient to the effects of climate change. Land use planning documents such as the District Plan and the FDS, and other planning documents such as Council’s Climate action framework (2019)⁶; Emissions Reduction Plan (2023)⁷; Adaptation Plan (drafting underway); and the 10-Year Plan for “Planting our Place”⁸ have a key role in supporting a reduction in greenhouse gas emissions and ensuring that communities can adapt to the effects of climate change.

The PDP contains provisions that relate to:

- Compact urban form that reduces the need for private motor vehicles and considers energy efficiency;
- Transportation planning that allows for electric vehicles and a reduced need for private vehicles;
- Managing growth and development carefully in respect of known risks from natural hazards, including the effects of climate change;
- Adaptive management to support communities impacted by natural hazards, including the effects of climate change;
- Protection of significant natural areas (SNAs) and promoting restoration of water bodies and indigenous biodiversity; and
- Recognising emerging technologies that offer potential for a transition to a low-emission economy.

⁶ NPDC, *Climate action framework*,
(<https://www.npdc.govt.nz/community/a-greener-district/climate-response/>)

⁷ NPDC, *Emissions Reduction Plan*,
(<https://www.npdc.govt.nz/council/strategies-plans-and-policies/plans/emissions-reduction-plan/>)

⁸ NPDC, *Te Korowai o Tāne - Planting Our Place*,
(<https://www.npdc.govt.nz/community/community-partnerships/funding-and-grants/te-korowai-o-tane-planting-our-place/>)

Our planning needs to take a long-term view of what our community will need to live, work and travel in a low-emissions future. The Councils can continue to encourage a compact urban form and focus on building communities with infrastructure that enables increased public transport use and active travel, such as walking and cycling. We can plant our green spaces to offset emissions and follow legislation to consent homes and buildings that are warmer and more energy efficient.



NPDC Electric Rubbish Truck

4. Inputs to our Spatial Response



4.1 Hapū and Iwi: Values and Aspirations for Growth

The NPS-UD requires the FDS to include a statement of hapū and iwi values and aspirations for urban development. This draft statement was developed through NPDC's Ngā Kaitiaki hapū and iwi resource management working group. The Councils will continue to work with hapū and iwi to refine its content through the development of the FDS.

“ ***The preservation of the wider environment should be at the centre of urban design*** ”

It is imperative that urban design extends beyond the confines of physical structures. The vitality of our lands and waters, and the holistic well-being and preservation of the natural environment must be accorded greater significance compared to architectural design.

The alteration, contamination, and degradation of waterbodies, the imposition of inappropriate stormwater infrastructure, and the dismantling of natural landforms and established flora deeply unsettle tangata whenua within our district. These actions reverberate through the interconnected ecosystems, impacting not only the physical environment but also the socio-cultural fabric that binds us.

Development affecting sites and areas sacred to Māori, coupled with the preservation of heritage features and critical viewshafts, stands as an ongoing concern for tangata whenua within our district. The loss of these culturally significant spaces erodes the foundation of our identity, disrupts social structures, and hampers the intergenerational transmission of knowledge and connection to the whenua.

It is paramount that our approach to urban development transcends mere accommodation and integrates a profound respect for the intrinsic values held by mana whenua. This approach should not only mitigate the adverse effects of urban development on the environment and social structures but actively promote practices

that rejuvenate, safeguard, and enhance the interconnected relationships between the land, water, people, and culture. This, in turn, will foster a sustainable, harmonious, and flourishing future for all within our district.



The integration and manifestation of the tangata whenua world view shapes the physical and cultural essence of our environment



Mana whenua seek not only recognition but a profound integration of their worldview into the very fabric of the environment. The desire is for tangata whenua to not only be seen but to witness a reflection of themselves in the landscapes that shape our collective existence. This approach safeguards the tangible markers of cultural heritage but also ensures an ongoing and dynamic presence within the evolving urban landscape.

Empowering tangata whenua in the co-creation of subdivisions, structure plan areas, public spaces, and built forms serves as a potent catalyst in amplifying the visibility of Te Ao Māori within our district. Historically, this visibility has been regrettably absent, despite the enduring historical and cultural presence of tangata whenua in the Ngāmotu district.

Recognising that each hapū possesses unique tikanga and a distinctive narrative for the cultural landscape within their rohe, our future urban development should champion the manifestation of these diverse expressions. The undertaking of Māori cultural and purposeful activities, coupled with the infusion of language, technology, design, and public art, as well as culturally significant signage for key developments, public spaces, buildings, and road names, becomes pivotal in bringing forth the richness of Te Ao Māori.

The preservation of sites and areas of profound significance to Māori, coupled with their adaptive management in the urban environment, emerges as a crucial element in fortifying their visibility.

In envisioning future urban development in the New Plymouth district, it is imperative that we go beyond token gestures and actively weave the tapestry of Te Ao Māori into the very essence of our surroundings. The collaborative engagement of tangata whenua in shaping the physical and cultural landscape ensures a vibrant, inclusive, and culturally rich environment for generations to come.



It is incumbent upon the community to dismantle the barriers to enable tangata whenua to participate in urban development decision making



The enduring impacts of colonisation, ramifications of the raupatu, the confiscation of whenua through the transgressions against Te Tiriti, and the perpetual loss of ancestral lands resonate profoundly within the hearts of iwi and hapū today.

In charting future urban development for the New Plymouth district, it is incumbent upon the community to dismantle the barriers of the past, fostering an environment that empowers the revitalisation of Māori land and the flourishing of papakāinga. This strategic vision must encapsulate not only physical development but also a commitment to redress historical injustices, honouring the values that underpin the enduring connection of tangata whenua to their whenua.

The far-reaching consequences of colonisation, encompassing physical, social, and cultural dimensions, demand a conscientious acknowledgment to pave the way for healing and reconciliation.

In Ngāmotu / New Plymouth district, the scarcity of Māori land stands in stark contrast to the historical abundance. Past policies and barriers, entrenched in district plans and legislative frameworks, have erected formidable obstacles hindering the development and utilisation of Māori and ancestral lands. This historical context underscores the imperative to rectify past injustices and pave the way for a more inclusive, equitable, and collaborative future.

The PDP represents a pivotal juncture, recognising the importance of papakāinga development across various zones in the district, including the Māori Purpose Zone. Papakāinga, reflective of the sacred values of kaitiakitanga, ūkaipōtanga, rangatiratanga, and kotahitanga, emerge as profound expressions of cultural identity. Papakāinga serves as a living testament to these values, showcasing multigenerational living and the potential for harmonious coexistence between tradition and progress.



Using Mātauranga Māori and Māori design principles benefits good urban design outcomes for the whole community



Harnessing Mātauranga Māori and embracing Māori design principles signifies not only good urban design but a harmonious relationship with the entire district, deeply rooted in mana whenua perspectives.

For Māori, urban design transcends physical structures. It intricately weaves together the relationship between buildings and the people who inhabit them, considering the interconnectedness of location, sense of place, and the profound impact on the mauri of the land, waterways, and biodiversity. It is a holistic approach that goes beyond aesthetics, emphasising the restoration and enhancement of the very essence of our environment.

Tangata whenua aspire to actively participate in the ongoing design of the urban environment. This engagement is not only a current desire but a commitment to future collaborations, ensuring that their values, aspirations, and principles are not only acknowledged but integral to the development trajectory. It is a call for recognition and proactive consideration of their enduring relationship with the district.

A shining example of co-design that embodies culturally distinctive expression and exquisite design is Te Hono – New Plymouth Airport. This project goes beyond being infrastructure; it stands as a testament to the unique identity not only of Ngāmotu but of Aotearoa / New Zealand as a whole. It encapsulates the potential for collaborative design that respects and celebrates the cultural richness of the land and its people. However, Mātauranga Māori can be incorporated in all scales of development, including landscaping, subdivision, and land use to provide for culturally distinctive expression and beauty that is unique not only to Ngāmotu, but to Aotearoa / New Zealand.

In envisioning urban development for the New Plymouth district, the integration of Mātauranga Māori and Māori design principles should be at its core. This approach not only fosters good urban design outcomes but ensures a sustainable, culturally enriched, and harmonious district that respects and uplifts the values of mana whenua.



4.2 Pre-draft consultation

In addition to our engagement with tangata whenua, we have consulted with various other parties in preparation of the draft FDS.

Much of the delivery of our district's growth and development comes from our development community, infrastructure providers and particular government organisations such as Kāinga Ora Homes and Communities. These are the people who build our homes and businesses, provide the network utilities and social infrastructure to support those activities that help shape our community.

Using the PDP as a baseline, we have sought feedback from development and technical professionals on how and where the district should grow. We have explored what areas should be prioritised to cater for short, medium and long-term growth, as well as additional areas that might be worthy of consideration. Importantly, this exercise has also helped identify what opportunities and constraints the Councils should be aware of for each growth area based on local "on the ground knowledge" from the people who help build our district. This feedback has informed both our analysis of growth areas, as well as the methods we will use to implement this strategy.

We have also engaged with infrastructure providers and government organisations who have all emphasised the importance of making use of existing urban areas/infrastructure and avoiding ad-hoc development in disconnected or isolated locations. They agree that growth should be accessible to existing centres, amenities, schools, employment and open space reserve areas. Public transport options also need to be taken into account. In particular:

- The New Zealand Transport Agency Waka Kotahi seeks to maintain the efficiency of the state highway network, highlighting that long-term development in Smart Road will require their input;
- Kāinga Ora Homes and Communities are supportive of using Medium Density Zones and centres to increase the number of smaller housing options in locations with established amenities. They are interested in housing affordability, healthy long-term rental options and the need to increase the proportion of accessible housing for disabled people, lower cost accommodation and social housing; and
- The Ministry of Education has advised that the district is supported by a network and variety of educational facilities and recognise the benefits of upgrading existing assets as the district's population increases.

Engagement with these agencies is ongoing and the Councils will continue to work with them to understand and take their views into account, both in finalising and implementing the FDS.

As a network utility provider, NPDC will need to be involved in decision-making on all core growth infrastructure projects and will work alongside developers and other infrastructure providers and government organisations. This will involve structure planning for things like water supply reticulation and upgrades, sewer extensions, pump stations, stormwater treatment, roading extensions, new pathways, land purchase and parks development. TRC also need to be involved in decision making on river catchments, flood management and the provision of and connectivity to public transport.

The method for providing infrastructure varies with the size of the development or growth area. It can be delivered by developers, who then incorporate the cost of development contributions into the sale price of the property, or by the Councils through our Long-Term Plans, with costs recouped via development or financial contributions.

4.3 Outcomes for the FDS

The draft FDS is guided by the following outcomes that set out how we want to provide for growth. These have been informed by our understanding of national policy direction, hapū and iwi development aspirations, and community and stakeholder views.

FDS OUTCOMES	
CHOICE	A variety of housing types, sizes and tenures, including papakāinga, are available across the district in quality living environments to meet the community's diverse cultural, social and economic housing and well-being needs.
CAPACITY	There is sufficient capacity available to meet the short, medium and long-term housing and business demands of the district.
INFRASTRUCTURE	New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.
EMISSIONS	Urban form supports reductions in greenhouse gas emissions.
CENTRES	The district has a hierarchy of vibrant and viable centres that are the location for shopping, leisure, cultural, entertainment, residential and social interaction experiences and provide for the community's employment and economic needs.
ACCESS	The district develops as a compact urban environment, where people can access jobs, services, education and open space.
ENVIRONMENT	Urban environments are designed to integrate and enhance natural features and minimise environmental impacts.
RESILIENCE	The urban environment is resilient to the likely current and future effects of natural hazards including climate change.



FDS OUTCOMES	
TANGATA WHENUA	Urban development and form recognises and provides for the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies , sites , areas and landscapes and other taonga of significance.
HIGHLY PRODUCTIVE LAND	New Plymouth district's highly productive land is protected from inappropriate urban development. Urban rezoning of highly productive land is only appropriate where it is necessary to provide sufficient development capacity for housing and business land and there are no other reasonable and feasible options.




4.4 Constraints on Development

When considering future growth and development capacity, it is important to understand potential constraints on development. All land could contain factors that constrain development to some extent. While some constraints may make any form of development or growth inappropriate, many others can be overcome with appropriate design and planning considerations. This may require additional expertise to explore opportunities or resolve issues, enabling development to occur (albeit at extra cost). The extent to which land is constrained varies based on the quantity and type of constraint present. There are also some gaps in the information we have available on some constraints that may need to be explored in more detail through pre-development scoping work (e.g. mapped wetlands). See the Technical Document for further information.

Table 1 below outlines the main types of constraints there may be on development.

Table 1: Development Constraints

DEVELOPMENT CONSTRAINT	EXPLANATION
Highly Productive Land 	<p>Growth areas should ideally avoid encroaching onto highly productive land. Maintaining access to some of this region's most productive soils is crucial for food production, generating economic gains from exports, providing employment opportunities, and supporting the social wellbeing of our rural communities.</p>
Hazards and Risks 	<p>Natural hazards such as slope instability, fault lines, flooding, and coastal erosion may pose risks to people, property and the environment.</p> <p>Some land is contaminated due to previous use involving hazardous substances.</p> <p>A risk management approach applies to existing development and infrastructure, while a risk reduction (including avoidance where appropriate) approach applies to new development within identified hazard areas.</p> <p>Climate change is expected to increase many types of natural hazard risk over time.</p>
Scheduled Features and Protected Land	<p>In some localities, development may be considered inappropriate, or need to be carefully managed, because of important values and uses, such as significant natural, historic or cultural environmental values.</p>

DEVELOPMENT CONSTRAINT	EXPLANATION
	<p>The presence of scheduled features does not necessarily preclude urban development but may have an impact on housing yield and increase costs.</p> <p>Land protected under the Conservation Act or Reserves Act is not appropriate for urban development.</p>
Infrastructure 	<p>Regionally and nationally significant infrastructure such as the national grid, gas distribution pipelines, the roading network (including state highways) and provision of public transport must be considered when determining appropriate growth areas and designing subdivisions within them.</p> <p>The location and topography will influence whether the land is able to be feasibly serviced or 'infrastructure ready'.</p>
Reverse Sensitivity 	<p>Development may be inappropriate in some localities because of existing lawfully established uses that are not compatible next door to residential living, including industrial activities and intensive farming.</p>

A lack of infrastructure or the need to upgrade infrastructure to cope with more dwellings can constrain development. While some localities are suitable, sometimes topography or ground conditions means that the cost of the infrastructure to service the area can only be realised in the long-term, or in some cases, not at all.

These constraints have been key considerations in the evaluation of growth areas within the PDP as outlined in the scenario testing contained in section 4.5 below. Detailed information on spatial constraints, including maps of the major constraints across the study areas are shown in the draft FDS supporting Technical Document.

4.5 Spatial Scenarios

The physical growth pattern of the New Plymouth district has been influenced by many factors. Initially Māori, and later European, settlement was influenced by proximity to natural resources (such as the coast, waterbodies and fertile land) and topography. Later, factors like land availability and its capacity to be serviced by infrastructure, demand for affordable housing, and the ease of access to employment, education institutions, community amenities, along with retail and leisure opportunities, have all played a role in our growth story.

The draft FDS has looked at alternative ways the district may grow and change physically in the future. Understanding these various options for the future shape of the district helps us enable the best pathway forward. This section sets out the alternative spatial scenarios investigated and the learnings that inform the spatial response.

When thinking about the land available for local business needs, economic analysis undertaken as part of the PDP process indicates that the district has sufficient commercial and industrial zoned capacity to accommodate future business land demand over the long-term. Given future business growth of the

district is well catered for (including an element of spare capacity), we primarily have looked at the alternative ways in which residential growth in the district can be delivered in the long term.

We have identified, analysed and discounted a number of different spatial scenarios including: further intensification of existing PDP Medium Density Residential Zones; rezoning PDP Rural Lifestyle Zone to General Residential Zone; intensification of rural land and dispersed development (market led in all zones).

For more detail on the alternative spatial scenarios considered, how the targeted spatial scenarios were developed and assessed, and maps showing the boundaries for new growth areas considered, refer to the Technical Document.

Residential growth assumptions and alternative spatial scenarios

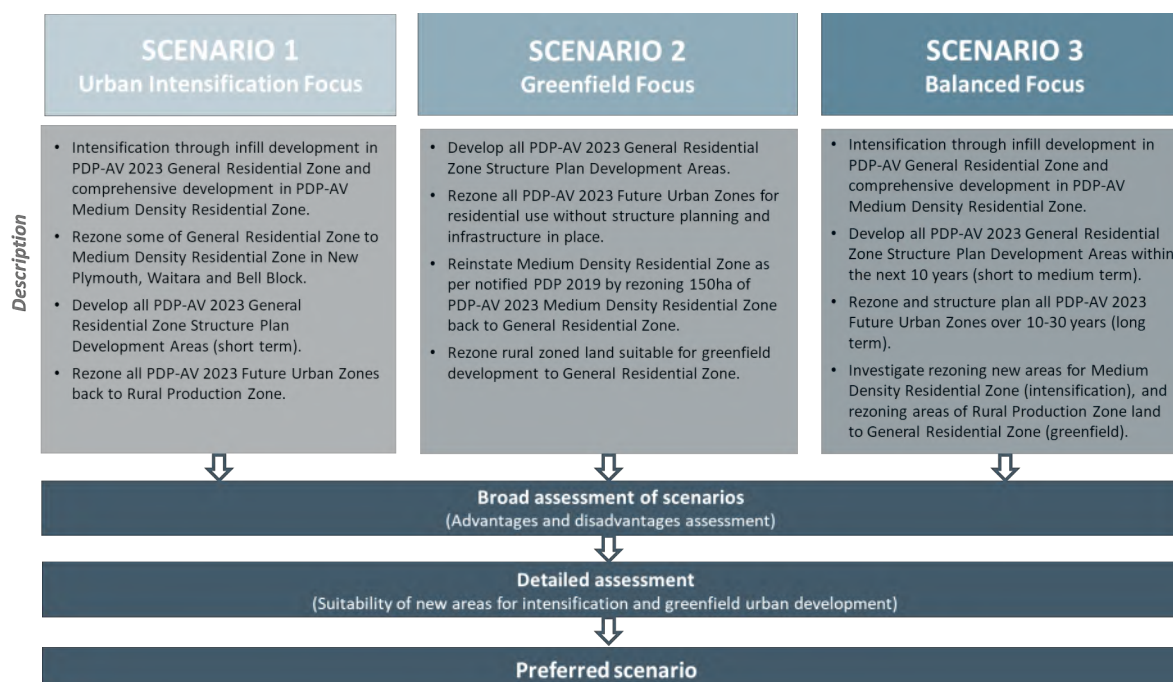
The draft FDS has examined various spatial scenarios to understand the spatial distribution of residential land and how different models might support meeting the district's anticipated demand for housing over the next 30 years.

As required by the NPS-UD, we have considered the advantages and disadvantages of different spatial scenarios and whether they provide sufficient capacity to achieve a well-functioning urban environment and assist in the integration of planning decisions with infrastructure planning and funding decisions. The scenarios assessed include an urban intensification focus, a greenfield focus and a balanced focus. Following consideration of advantages and disadvantages, we have undertaken more detailed assessments of specific areas where land could be included to a preferred scenario, in order to determine their appropriateness for inclusion in the draft FDS. A summary of the scenarios considered, and the process followed for this assessment is outlined within Figure 3.

In developing and assessing the alternative spatial scenarios, the following assumptions have been applied across all scenarios:

- A range of housing typologies will be delivered in line with the PDP Medium Density Residential Zones (e.g. small-scale standalone, terraced and multi-unit developments);
- In time, existing PDP General Residential zoned greenfield areas will be built out and developed at densities consistent with their existing structure plans;
- Undeveloped or vacant parcels of zoned land across the existing urban area of New Plymouth, Inglewood and Waitara will be developed over the next 30 years in line with the planned character of the PDP General Residential Zone; and
- Projected business demand can be catered for in existing zoned commercial / industrial areas.

Figure 3: Summary of Scenarios Considered and Process for Assessment



Spatial Scenario 1: Urban Intensification Focus

This scenario tests the concept of providing for future residential growth in existing urban areas through significant amounts of intensification. It would remove the Future Urban Zone from the growth strategy and would instead, heavily rely on intensification to provide for long term growth.

In terms of spatial distribution, this scenario would adopt the 417ha of intensification potential created through the PDP rezoning of medium density areas but would also 'upzone' land in New Plymouth, Bell Block and Waitara from General Residential Zone to Medium Density Residential Zone. The intensification areas are located to provide good access to amenities, education, employment and transport options. The existing bulk and location provisions in the Medium Density Residential Zone would apply which enable up to three residential units as of right.

Intensification is the process of building more homes within existing urban areas. It would seek to encourage and enable more housing to be created through the replacement or adaptation of existing buildings or through more well managed development of underutilised land. A by-product of this approach can be a lessening of the need to expand development into rural areas that can be important for their productive capacity and other values.

The intensification of these urban areas would range from smaller-scale infill such as minor units/additional units on an existing site or within existing buildings, to attached housing developments in existing neighbourhoods, and more comprehensive apartment developments on larger sites.



The advantages of this scenario would be:

- Provision of dwelling capacity required over the long-term;⁹
- Existing infrastructure is in place, or for Structure Plan Development Areas NPDC has a programme of work to provide infrastructure within the next ten years;¹⁰
- Increased opportunities for infill development capacity in the short to medium term;
- Accessibility and a reduction in the vehicle kilometres travelled;
- Reduced urban sprawl;
- Retention of highly productive land; and
- Uses existing business land and reinforces the role and function of our existing city, town and local centres, along with commercial and industrial areas.



The disadvantages of this scenario would be:

- Does not provide for housing choice over the long-term (may lead to an oversupply of semi-detached homes and apartments and not enough standalone dwellings to meet demand);
- Smaller lot sizes may compromise the ability to provide for infill and inter-generational living arrangements;
- Potential to result in higher residential land values;¹¹
- Not all new urban areas are easily accessible to existing centres, service amenities, schools, employment, open space reserve areas, etc. or serviced by regular public transport options;
- Existing infrastructure may need to be upgraded to cope with increased intensification; and
- Relies on a high number of landowners undertaking infill development, which in the district is currently a less utilised model.

Spatial Scenario 2: Greenfield Focus

This scenario tests the concept of providing significant portions of the district's residential growth within greenfield land and the PDP Future Urban Zones.

⁹ See paras 9.1- 9.2 Property Economics, [Hearing 22 s42A Report Rezoning Overview Report Appendix 5 Tim Heath Statement of Evidence](#)

¹⁰ Note: Upgrades and capital expenditure would be required to support infill and intensification

¹¹ See paras 10.5-10.6 Property Economics, [Hearing 22 s42A Report Rezoning Overview Report Appendix 5 Tim Heath Statement of Evidence](#)

This scenario would adopt the greenfield availability of the PDP but increase the amount of greenfield land in the district by rezoning additional land from Rural Production Zone to General Residential Zone. It would also rezone the existing Future Urban Zones to have them zoned general residential immediately. The existing bulk and location provisions in the General Residential Zone would apply.

Intensification available through the Medium Density Residential Zoning would revert back to the extent contained within the notified version of the PDP (2019) – a land area of 266ha. This would mean that the additional 150ha of Medium Density Residential Zoned land contained in the PDP-AV (Proposed District Plan Appeal Version 2023), would revert to General Residential Zoned land. The locations of medium density areas would be focused more closely around the city centre and local and town centres.

Using areas identified by the development and technical professionals community as part of the pre-draft consultation on this draft FDS, we have tested the suitability of the following additional areas for greenfield growth:

Carrington North, Carrington South, Bell Block North, Bell Block South, Inglewood South West, Inglewood South East, Waitara West, Waitara South West, Waitara South East, Lepperton South West, Lepperton South East and Urenui West.



The advantages of this scenario would be:

- Potential to reduce overall residential land values;
- Increased 'ease' of development i.e. familiarity for development community in this type of development model;
- Typology and locational choice; and
- Further land for large scale development models.



The disadvantages of this scenario would be:

- Not all areas are easily accessible to existing centres, service amenities, schools, employment, open space reserve areas etc or currently serviced by regular public transport options and further sprawl may hamstring future provision;
- Reduction of feasibility rates for urban intensification, given the perceived comparative ease and lower costs associated with greenfield development, meaning these development opportunities will typically be pursued first;¹²
- Would be inefficient in relation to providing affordable infrastructure. Council would need to extend and upgrade water and wastewater infrastructure and transport networks to Future Urban zoned land within the next ten years. Currently Council has only fully investigated and allocated funding for 3 water infrastructure for PDP-AV Structure Plan Development Areas which provide growth in the short to medium term (in the 10 years);

¹² See paras 10.6-10.10 Property Economics, [Hearing 22 s42A Report Rezoning Overview Report Appendix 5 Tim Heath Statement of Evidence](#)

- Would not enable meaningful engagement and consultation with tangata whenua as structure planning processes are not undertaken;
- Would encourage urban sprawl;
- Limits the ability to undertake necessary investigations that would ordinarily be part of a structure planning programme; and
- Reduction in land available for food production, economic gains from exports, employment opportunities and social wellbeing of rural communities.

Spatial Scenario 3: Balanced Focus

This scenario tests the concept of providing for the district's growth through a combination of relatively large areas of medium density residential zoning and the more intensive housing options associated with this, while also providing for greenfield expansion in a staged and focused way. This scenario would retain the extent of the medium density and greenfield availability of the PDP. It would also retain the Future Urban Zones, as long-term options for growth. The existing bulk and location provisions in these zones would apply.

In addition to these existing areas, this scenario would consider the possible additional sites for both intensification and greenfield growth described within Scenarios 1 and 2.



The advantages of this scenario would be:

- Potential to reduce overall residential land values;
- Increased certainty of growth accommodation;
- Provision of residential and business capacity required over the long-term;
- Existing infrastructure is in place in PDP Residential, Commercial and Industrial Zones;
- Increased opportunities for infill development capacity in the short to medium term;
- Increased flexibility in the market by providing for a range of housing types;
- Accessibility and a reduction in the vehicle kilometres travelled;
- Reduced urban sprawl;
- Retention of highly productive land;
- Further land for large scale development models;
- Typology and locational choice;
- Improved market competitiveness (as directed by the NPS-UD);
- Staged development with developing of PDP-AV Structure Plan Development Areas in the short to medium term and then Future Urban Zoned land in the long-term;
- Enables the Council to investigate and fund infrastructure for new growth in a timely manner; and
- Structure planning of Future Urban Zoned land enables engagement and consultation with tangata whenua and for scheduled and non-scheduled values to be protected and managed.






The disadvantages of this scenario would be:



- Reliance on existing or older infrastructure until such time as it is upgraded;
- Not all urban areas are easily accessible to existing centres, service amenities, schools, employment, open space reserve areas etc or serviced by regular public transport options;
- Potential reduction of feasibility rates for urban intensification given the abundant available supply of greenfield land and the perceived comparative ease and lower costs associated with greenfield development, meaning these development opportunities will typically be pursued first;
- Council would need to extend water and wastewater infrastructure to meet PDP subdivision requirements (i.e. all new allotments must be provided with a piped connection at the boundary to the Council's urban reticulated water and sewerage system); and
- Some urban sprawl.




4.6 Evaluation Criteria for New Intensification and Greenfield Areas

To help us consider the additional targeted growth sites, we have compiled a set of evaluation criteria. These criteria have been used to assess whether an area is suitable for residential growth. These criteria are outlined in Table 2 below. The areas of land assessed and included through the PDP-AV have not been assessed again through this process. The submissions and associated hearings relating to the PDP-AV allowed for a detailed assessment of the land use of the areas and the appropriateness of the zoning and as such, have not been considered again here.

Table 2: Evaluation Criteria Used to Assess Areas Within Each Scenario

CATEGORY	MATTERS FOR CONSIDERATION	FEATURE
Landform 	Area is generally at a gradient that enables development	Contours
Highly Productive Land 	Areas which are located on Land Use Capability Class 1, 2 or 3 land and are zoned Rural Production under the PDP are generally not appropriate for urban development	Land use capability classes
Scheduled Features and Protected Land 	Coastal environments (including the coastal marine area), wetlands, and lakes and rivers and their margins are less favourable for growth	Coastal environment
		Wetlands
		Lakes
		Rivers
		Waterbody catchment
	Outstanding natural features and landscapes will be avoided	Natural features and landscapes
	Public access to and along the coastal marine area, lakes and rivers will be maintained and enhanced, along with strategic public access	Outstanding natural character
		Public access corridors




CATEGORY	MATTERS FOR CONSIDERATION	FEATURE
	corridors (coastal walkways, Taranaki Traverse, shared pathways, esplanade strips, esplanade reserves, access strips and access links)	
	Significant indigenous vegetation and significant habitats of indigenous fauna should be avoided	Significant natural areas (SNAs) Conservation covenants
	Effects on wāhi tapu sites and other taonga should be carefully managed	Sites and areas of significance to Māori Historic places (Category 1 and 2), historic areas, wāhi tūpuna, wāhi tapu, wāhi tapu area
	Effects on historic heritage should be carefully managed	Heritage buildings, items and character areas Historic places (Category 1 and 2), historic areas Archaeological sites Notable trees
Hazards and Risks 	The risks associated with natural hazards and their impact on people, property and the environment are carefully managed	Volcanic eruption Earthquake fault line Coastal erosion Coastal flooding Flood detention area/spillway Flood plain Stormwater flooding Liquefaction
	People and property will not be exposed to hazardous substances	Significant hazardous facilities
Infrastructure 	Area is serviced with water infrastructure which meets current levels of service, or it is available at the boundary	Water infrastructure
	Area is serviced with stormwater infrastructure which meets current levels of service, or it is available at the boundary	Stormwater infrastructure
	Area is serviced with wastewater infrastructure which meets current levels of service, or it is available at the boundary	Wastewater infrastructure
	Area is serviced or can reasonably be serviced with multiple forms of transport infrastructure (including private vehicles, public transport, walking and cycling)	Transport infrastructure
	Area has access within reasonable driving distance to social infrastructure, including educational facilities, health facilities, community facilities and public open space (this may not be within the area itself)	Social infrastructure
	Area has access within reasonable walking distance to a local centre providing a variety of convenience-based goods and services for everyday needs (this may not be within the area)	Local centre

CATEGORY	MATTERS FOR CONSIDERATION	FEATURE
	itself), or a local centre can be planned for in a structure plan	
	Area will not impede infrastructure that is significant at a national, regional or district level	Gas transmission pipeline
		National grid
		Airport
		Port
		Designations (includes railway corridors and state highways)
Contiguous Zoning 	Area will be consistent with surrounding land uses and not result in spot/ad hoc zoning	Zoning
Reverse Sensitivity 	New residential and business land uses will not compromise the operation of lawfully established primary production activities which generate effects such as dust, odour, traffic and noise	Lawfully established activities including energy activities, quarries, pig farms and poultry farms
Tangata Whenua 	Development will enable tangata whenua to protect, develop and use their ancestral land in a way which is consistent with their culture and traditions and their social, cultural and economic aspirations	Papakāinga

More detail on how the evaluation criteria was developed and applied is contained within the Technical Document.





Summary of Possible New Growth Area Evaluation




Each criterion for each area within a scenario was allocated one of the following colours:

	Aligns with the matter for consideration
	Somewhat aligns with the matter for consideration
	Does not align with the matter for consideration

The results of the assessment against the evaluation criteria are broadly summarised in terms of possible new intensification and greenfield areas below in Table 3. The colour allocated for each category is a summary of all features assessed for all areas within the areas.

Table 3: Summary of Possible New Growth Areas Against Evaluation Criteria

CATEGORY	NEW URBAN AREAS	NEW GREEN FIELD AREAS	EXPLANATION
Landform 			<p>The district is located between Taranaki Maunga and the Tasman Sea meaning that rivers flow from the top of the mountain down the valleys to the sea. Therefore it is common for areas within all scenarios to have undulating landscapes. It is particularly noticeable in western areas of the Urban Intensification Focus scenario, such as Spotswood, Blagdon and Lynmouth. Almost all areas in all scenarios are considered developable, except for Lower Vogeltown in the Urban Intensification Focus scenario which has a steep gully.</p>
Highly Productive Land 			<p>Land classed as LUC 1, 2 or 3 (meaning it is highly productive under the NPS-HPL) is not deemed highly productive if it is not already zoned as general rural production in the PDP. This means that all areas within the Urban Intensification Focus scenario are favourable because they are already zoned General Residential Zone. However, the requirement to protect highly productive land under the NPS-HPL presents an obstacle for developing areas within the Greenfield Focus scenario because all areas are partially or entirely classed as LUC1, 2 or 3, or are a mix of LUC1, 2 or 3. To enable the areas within this scenario to be developed, they would need to meet the matters listed in Clause 3.6 of the NPS-HPL.</p>
Scheduled Features and Protected Land 			<p>All scenarios have areas containing scheduled features and protected land except for Lynmouth and Whalers Gate (Urban Intensification Focus scenario) and Waitara South West (Greenfield Focus scenario). Archaeological sites and sites and areas of significance to Māori are prominent in areas within the Urban Intensification Focus scenario. Many areas contain rivers, which is expected given our district's location between Taranaki Maunga and the Tasman Sea. However, rivers aside, there are no scheduled features and protected land located within several areas in the Greenfield Focus scenario (Inglewood South West, Inglewood South East and Waitara West) and the Greenfield Focus scenario (Lepperton South West and Lepperton South East).</p>
Hazards and Risks 			<p>Stormwater flooding areas feature highly in this category, being present in almost all areas within the Urban Intensification Focus scenario. Waitara (Urban Intensification Focus scenario) is particularly impacted by the volcanic hazard, coastal flooding and flood plain overlays. In addition, Smart Road's Future Urban Zone (Greenfield Focus) has an existing flood protection scheme in place nearby. However, the flood protection scheme associated with the Mangaone Stream is currently operating at its maximum capacity for river flooding. Therefore, any new development in Smart Road will require further investigations and planning to ensure the flood protection provided by the Mangaone scheme continues to be effective.</p>
Infrastructure			<p>All areas within the Urban Intensification Focus scenario are serviced by infrastructure. Some existing urban areas have known infrastructure issues, including that the Inglewood and Waitara wastewater networks are experiencing overflows of raw sewage during heavy rain</p>

CATEGORY	NEW URBAN AREAS	NEW GREEN FIELD AREAS	EXPLANATION
			events. There is capacity in the water supply network in all existing urban areas apart from the areas east of the Waiwhakaiho River (Bell Block and Waitara). Under the Greenfield Focus scenario, some areas have some infrastructure available at the boundary. Of note, Bell Block South does not have wastewater infrastructure or a water supply with capacity nearby. If the Greenfield Focus scenario is developed, upgraded or new infrastructure will be required. Critically, in terms of developing well-functioning urban environments as required by the NPS-UD, some existing urban areas do not have access within reasonable walking distance to a local centre. These include Lynmouth and Strandon (Urban Intensification Focus scenario.). It is noted that the national grid does run across Upper Vogeltown and this is a matter to consider for Carrington North and Carrington South (Greenfield Focus scenario).
Contiguous Zoning 			If rezoned, almost all areas in both scenarios would be contiguous with existing zoning. The Urban Intensification Focus scenario is particularly favourable because it upzones existing residentially zoned land to Medium Density Residential Zone. However, there is a notable exception within the Greenfield Focus scenario. If rezoned as General Residential Zone, Bell Block South is adjacent to the existing General Industrial Zone in the north east and to two Future Urban Zones in the north which could be rezoned as General Industrial Zone. Enabling residential development next to the existing General Industrial Zone in the north east is of particular concern given that the industrial activities operating there are heavy in nature and can create adverse effects such as noise, odour, dust, fumes and smoke.
Reverse Sensitivity 			There are likely to be no issues with reverse sensitivity in the areas within the Urban Intensification Focus scenario because they are already zoned for residential activities and there are no energy activities, quarries, pig and poultry farms present. There are several poultry farms within or nearby Bell Block South, Waitara West, Lepperton South West and Lepperton South East (Greenfield Focus scenario).
Tangata Whenua 			Depending on the type and scale of development, some areas in both scenarios may require consultation and engagement with tangata whenua to enable their consideration of the social, cultural and economic matters to inform decision-making. Land zoned for Māori Purpose Zone and papakāinga developments are also another way in which tangata whenua are able to protect, develop and use their ancestral land in a way which is consistent with their culture and traditions and their social, cultural and economic aspirations.

4.7 Discussion on Additional Growth Options

Noting that the PDP already provides sufficient land for long-term housing and business needs, we do consider that some of the additional growth areas identified have merit for residential growth and could assist in achieving the outcomes sought through the FDS. The merits of these areas are discussed below.

Urban Intensification

The potential new urban intensification areas are most aligned with the FDS outcomes. In particular, they would meet the following outcomes:

- Increases the variety of housing types, sizes and tenures, including papakāinga, across the district in quality living environments to meet the community's diverse cultural, social, and economic housing and well-being needs;
- Supports an urban environment that is resilient to the likely current and future effects of natural hazards including climate change;
- Promotes an urban form that supports reductions in greenhouse gas emissions;
- Maintains and utilises a hierarchy of vibrant and viable centres that are the location for shopping, leisure, cultural, entertainment, residential and social interaction experiences. These centres cater to the community's employment and economic needs;
- Reinforces a compact urban environment, where people can access jobs, services, education and open space; and
- Protects highly productive land from inappropriate urban development.

The primary constraint impacting the suitability of urban intensification in urban areas is topography (especially steep slopes) and the location of land in proximity to a local centre, supermarket or store. The secondary constraint is stormwater flooding and the need to upgrade the urban stormwater network to prevent flooding downstream of the area of intensification. Noting these constraints, the following areas appear favorable:

Walkable areas with a generally flat gradient, not yet identified as having significant stormwater flooding:

- Upper Westown;
- Brooklands; and
- Bell Block.

Walkable areas with a generally medium gradient, not yet identified as significant stormwater flooding:

- Blagdon; and
- Frankleigh Park.

Further analysis is needed to determine if the intensification of these areas would require any further water infrastructure or transport upgrades, including the consideration of public transport upgrades.

Greenfield

As stated earlier, additional areas of rural greenfield land that maybe suitable for urban development were suggested by developers and technical professionals. Generally, the least constrained greenfield sites are those located close to established urban areas which are serviced by public transport, near centres and close to existing three waters infrastructure.

The following discussion provides a summary of our findings:

Lepperton South West and South East and Urenui West

Providing more residential development in these rural settlements aligns with the FDS outcome of providing a variety of housing types, sizes and tenures, including papakāinga, across the district and helps to meet the community's diverse cultural, social, and economic housing and wellbeing needs.

However, development of these areas would not meet the following FDS outcomes:

- Urban form that supports reductions in greenhouse gas emissions;
- A compact urban environment where people can access jobs, services, education and open space; and
- Protection of highly productive land from inappropriate urban development.

Council has purchased land to develop a wastewater treatment plan for Urenui, however on the whole the remaining areas are not serviced by either existing wastewater infrastructure or public transport. In particular, the lack of access to public transport means Urenui and Lepperton residents who work in Waitara, Bell Block or New Plymouth are reliant on personal vehicles. We have also heard through our pre-draft consultation that there is not a strong demand for working age residents and families to reside in Urenui. In addition, the development of land in Lepperton South West and South East is constrained by LUC 1, 2 and 3 land and the existence of poultry farming operations. The PDP requires a resource consent for the establishment of a new residential unit within 400 metres of an existing poultry farm.

Waitara and Inglewood Greenfield Areas

The development of these areas would meet the following FDS outcomes:

- Promotes an urban environment that is resilient to the likely current and future effects of natural hazards including climate change;
- Supports an urban form that supports reductions in greenhouse gas emissions;
- Maintains and utilises a hierarchy of vibrant and viable centres that are the location for shopping, leisure, cultural, entertainment, residential and social interaction experiences. These centres cater to the community's employment and economic needs; and
- Maintains a compact urban environment, where people can access jobs, services, education and open space.

However, it fails to meet the following FDS outcomes:

- Infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth; and
- Protection of highly productive land from inappropriate urban development.

As outlined in the Council's Infrastructure Strategy 2021 -2051 Waitara and Inglewood are experiencing significant stormwater and wastewater infrastructure problems.

Based on the current level of growth as provided for under the PDP, the Inglewood oxidation ponds and pump stations require upgrades to prevent discharges of untreated sewage during high rainfall events. Upgrades are also required to the sewage pumping system in Waitara to eliminate the need for the emergency sewage outfall pipe. Waitara township is experiencing on-going flooding issues. Some land located in the southern catchments of Inglewood which is identified for residential urban development is prone to flooding due to overland flow from the rural portions of the catchments.

Additional growth within the areas identified surrounding Waitara and Inglewood is expected to exacerbate these existing problems. For both the Waitara and Inglewood greenfield sites identified in this scenario the provision of three waters infrastructure has not been investigated. In particular, the impact of intensification on the current wastewater and stormwater systems, including planned and funded upgrades would need to be modelled and costed.

In addition, the majority of the land located in Waitara West and Waitara East is LUC Class 1 land, while the majority of land located in Inglewood South West and South East is LUC Class 3 land.

In the case of Waitara, existing natural hazards (flooding and liquefaction) may make residential infill development more costly in Waitara. Council is currently developing a spatial plan for the Waitara which will explore whether there is a need to rezone further land outside of the existing hazard areas to meet the demand for housing. Under clause 3.6(1) of the NPS-HPL the Council may allow the urban rezoning of highly productive land if there are no other reasonably practicable and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment.

Carrington South and Carrington North

The development of these areas would meet the following FDS outcomes:

- Supports an urban environment that is resilient to the likely current and future effects of natural hazards including climate change;
- Maintains and utilises a hierarchy of vibrant and viable centres that are the location for shopping, leisure, cultural, entertainment, residential, and social interaction experiences. These centres cater to the community's employment and economic needs; and
- Maintains a compact urban environment, where people can access jobs, services, education and open space.

While sited on the edge of New Plymouth's urban environment they are currently not serviced by any three waters infrastructure. Both areas are surrounded by an area of land zoned rural lifestyle.

While these areas are free of known natural hazards, both sites are constrained by having a medium slope gradient and the presence of the national grid, which runs through both sites. Further work is needed to understand the reverse sensitivity effects on the national grid.

Bell Block South and Bell Block North

The development of these areas would meet the following FDS outcomes:

- The district has a hierarchy of vibrant and viable centres that are the location for shopping, leisure, cultural, entertainment, residential and social interaction experiences. These centres cater to the community's employment and economic needs; and
- The district develops as a compact urban environment, where people can access jobs, services, education and open space.

However, these areas are less favourable for development due to several other constraints as described below.

Bell Block North is subject to coastal erosion, stormwater flooding and liquefaction, as well as being located on highly productive land. While Bell Block South is located on highly productive land (a mixture of LUC Class 1, LUC Class 2 and LUC Class 3 land) and is not serviced by wastewater infrastructure. Additionally, Bell Block South is located next to the General Industrial Zone (which is particularly heavy on the eastern side) and there are existing poultry farms nearby.

Summary of desirability of the spatial scenarios and additional growth areas

Our analysis shows that both Scenarios 1 and 2 have advantages and disadvantages, but that neither scenario is appropriate on its own and that a balanced approach to growth is most appropriate way to achieve a well-functioning urban environment. In particular, this analysis has highlighted:

- The urban intensification Scenario 1 is the most favourable when assessed against the draft FDS outcomes, however this approach alone does not provide housing choice (e.g. a variety of houses in different locations which cater for the living requirements of both smaller and larger households).
- Infrastructure and reverse sensitivity constraints are significant considerations in Scenario 2, particularly when considering the high cost of servicing greenfield areas with infrastructure.
- Scenario 2 would also not enable meaningful engagement and consultation with tangata whenua in the design and release of additional greenfield land.
- Both Scenario 1 and 2 carry social and infrastructure implications that would require significant reprioritisation for infrastructure providers and additional engagement processes.
- Some of the new areas for intensification considered under Scenario 1 have merit. Further investigation is required to better understand the desirability of rezoning all or part of Upper Westown, Brooklands, Bell Block, Blagdon and Frankleigh Park from General Residential Zone to Medium Density Residential Zone. More in-depth economic and infrastructure modelling is also required.

- While some greenfield rural areas considered under Scenario 2 offer connectivity benefits, almost all areas of greenfield rural land are not favourable for urban development due to being identified as highly productive land. Given the PDP has land zoned for residential and business needs for the next 30 years, rezoning of further greenfield rural land cannot be justified without further investigation at this point in time.
- The only exception in Scenario 2 is Carrington North and Carrington South. These greenfield rural areas show potential as they are not identified as highly productive land, but further feasibility analysis is required to understand any reverse sensitivity impacts on the national grid, as well as factors like slope, three water infrastructure and potential yield considerations.
- Other greenfield rural areas (that are identified as highly productive land) in Scenario 2 may warrant further investigation for long term growth potential, subject to other strategic planning process (i.e. spatial planning), monitoring and review of land supply.

4.7 Preferred Spatial Scenario

Given the above, Scenario 3 – Balanced Focus is the Council's preferred scenario for managing future growth and the development capacity required to meet community needs in the district. It will provide opportunities for intensification and the benefits associated with this approach, while also allowing for flexibility and choice in the market through greenfield development.

This means enabling intensification in appropriate locations near amenities, along key transport routes etc. while providing greenfield expansion in a staged way which can be efficiently serviced by infrastructure.

Scenario 3 promotes:

- More intensive housing concentrated in and around the city centre, town centres, local centres, and key transport routes and amenities;
- More infill housing development located throughout the district;
- Greenfield residential development on undeveloped residential land and new residential communities on the fringes of existing urban environments; and
- The consolidation of commercial, community and industrial activities within existing commercial and industrial areas.

In relation to the suggested rural greenfield areas to be considered for urban development (beyond what is already zoned through the PDP), based on the information we currently have available, there is no sound justification to include any of the areas assessed. The HBCA 2024 has indicated that the PDP has a sufficient supply of residential land available to meet projected demand. As such, it is considered inappropriate to identify new areas for either intensification or additional greenfield through this strategy at this time.

However, as our analysis has shown that greenfield rural areas (that are identified as highly productive land) in Scenario 2 may warrant further investigation for long term growth potential, subject to monitoring and review of land supply. Therefore these areas have been included in the draft Implementation Plan contained within Section 6.

In implementing this strategy, further consideration will be given to possible growth areas identified.

The existing Future Urban Zones still play a clear role in the future provision of residential land in the district. However, it is also apparent that these areas are not needed in the short-term and that there are significant advantages associated with delaying the development of these areas, particularly given the high cost of providing infrastructure to these areas and further investigations needed. At this stage it is most appropriate to consider the size, make-up and timing of these areas.

5. Our Growth Strategy

Residential Growth

Our growth strategy, which includes the zoning included in the PDP, provides for a balanced approach, through both intensification in appropriate locations as well as greenfield development opportunities. These areas will provide the number and variety of new houses we need to meet the demand over the short, medium, and long term.

The draft FDS promotes:

- A combination of residential and commercial activities within the city centre, as well as town and local centres;
- More intensive urban form and housing to be concentrated within and around the city centre;
- More intensified housing across New Plymouth and surrounding townships in areas with good access to centres, transport options and services;
- Greenfield growth in areas close to the existing urban areas. These areas are natural extensions to our existing transport networks and infrastructure;
- Residential development through infill within existing neighbourhoods and undeveloped residential land; and
- Commercial, business and industry activities to grow within our existing commercial and industrial zoned areas.

To do this, we will take a balanced two-pronged approach. Growth will be provided through a combination of geographic areas, which in themselves provide for varying housing typologies and densities. These can broadly be described as infill and undeveloped residential land, structure plan development areas, future urban areas and existing centres. Table 4 below outlines the indicative timing for the development of these areas.

Table 4: Indicative Timing for Growth Areas

Short / medium term	<div>Infill</div> <div>Medium Density Residential Zones</div> <div>General Residential Zones</div>	<div>Five Structure Plan Development Areas</div> <div>Patterson</div> <div>Puketapu</div> <div>Carrington</div> <div>Junction</div> <div>Johnston</div>	<div>Undeveloped Residential Land</div> <div>New Plymouth</div> <div>Inglewood</div> <div>Waitara</div>
	Future Urban Zones		
Long term	Smart Road • Area R • Frankley Cowling • Oakura South and West • Waitara East and Ranfurly • Oropuriri • Junction		

A compact city footprint offers a range of benefits for people, including easier access to goods and services, greater housing choices and lower long-term infrastructure costs. It also provides more opportunities to move towards a more carbon neutral urban environment, while protecting productive land.

The development capacity and the infrastructure required to support this approach is discussed within the following sections.

Infill and Undeveloped Residential Land

Infill and Intensification

A key part of our growth strategy will be to make use of our existing urban environments through encouraging and enabling infill and intensification via the PDP General Residential and Medium Density Residential Zones. Residential infill development is the establishment of new dwellings within existing residential areas and is facilitated by the division of existing residential properties into smaller sections or using sites for multiple dwellings. Infill includes development where:

- The existing house is retained and an extra dwelling/s is added;
- The existing house is removed and the entire site is used for an extra dwelling/s; and
- Comprehensive redevelopment where the existing house is removed and the entire site is redeveloped typically for multi-unit developments.

The FDS supports increased infill development up to two stories with the General Residential Zone. A greater level of residential infill development will be provided in the Medium Density Residential Zone, supported by the PDP provisions that enable and support comprehensive multi unit developments. Other options for intensification are enabled in the city, town and local centres. Figure 4 below illustrates the location of key zones that provide for intensification.

Figure 4: Location of Key Zones that Provide for Intensification



Medium density housing is typically underutilised within the district, where more traditional, detached housing typologies predominate.

The provision of land suitable for intensification (e.g. through the PDP Medium Density Residential Zone) may not lead to these areas developing in a way that achieves a well-functioning urban environment. Pre-draft FDS feedback has indicated that certain priority areas (for example Westown in New Plymouth) should be identified, and more detailed spatial planning of these areas undertaken. We support future work in this space as we agree the Councils will need to play a role in encouraging and incentivising further residential intensification and complementary business activities. This would provide additional certainty and direction to landowners and the community on how we will grow over the medium to long term.

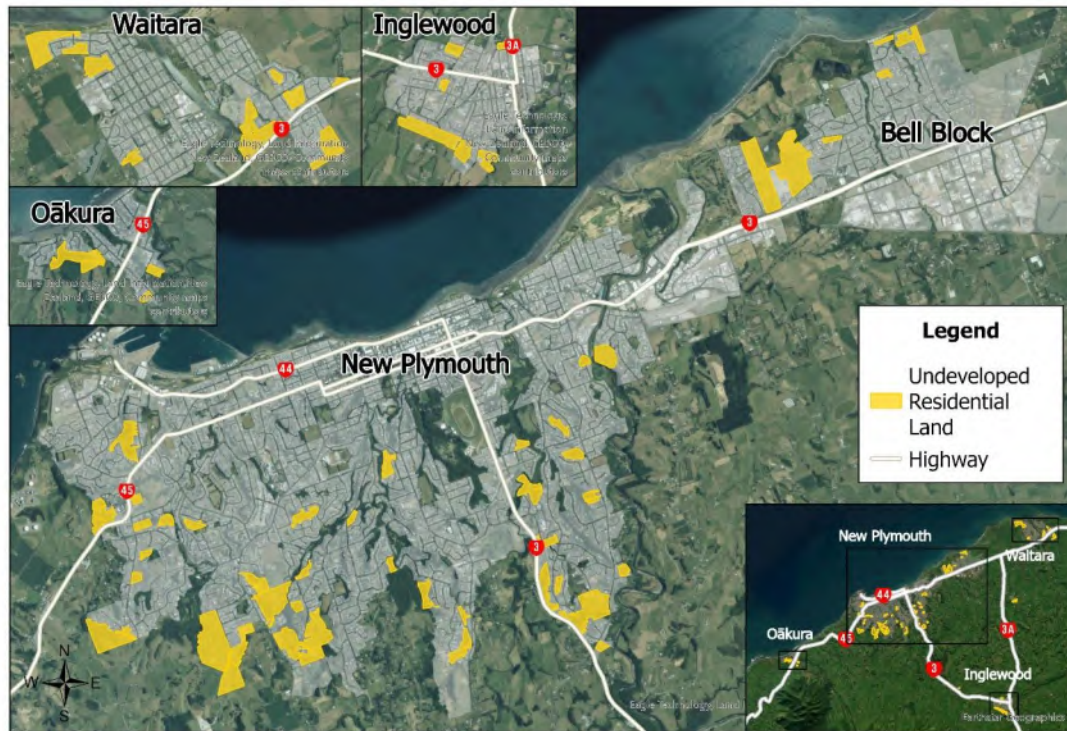
Undeveloped Residential Land

In addition to this intensification, undeveloped residential land and infill development potential are dispersed throughout the district as shown in Figure 5.

These areas are generally in locations within, or on the fringes of, New Plymouth's existing residential limits. As such, they are relatively accessible to centres and other services. Waitara, Inglewood and Ōakura all currently have significant parcels of undeveloped residential land available. New Plymouth also contains large amounts of undeveloped residential land.

While zoned for development, at times undeveloped residential land can have challenges in delivering good quality urban development. This zoning can be perceived as a "green light". However, there are often other matters to consider, such as the cultural and ecological values of an area. Early engagement with NPDC and other interested partners is a key step in ensuring the consenting process runs smoothly.

Figure 5: Undeveloped Residential Land



Infrastructure

The infrastructure required to realise the development potential within areas proposed for intensification as well as undeveloped residential land varies significantly across the district.

In relation to Medium Density Residential Zone areas, water modelling undertaken by NPDC show certain discrete issues in relation to servicing these areas. However, these known issues generally have solutions available that are budgeted for through NPDC's LTP.

In relation to undeveloped residential land, of particular note are current levels of service for stormwater and sewer within the Waitara and Inglewood networks. Upgrades to these networks are planned and have funding allocated through NPDC's LTP.

Full details of the planned infrastructure projects supporting this growth be found within the Technical Document.

Growth Areas

In addition to the existing residential areas, a key component of providing for future growth in the district will be through Structure Plan Development Areas that are included in the PDP.

Structure Plan Development Areas

Five structure plan development areas have been identified as being suitable for urban growth purposes. These form the basis for greenfield growth in the district over the short to medium term. Structure plans have been developed for each area which shows future development and land use patterns, the layout and nature of infrastructure, open space and other key features and constraints that influence how the effects of development will be managed.

Each of these areas are located on the periphery of New Plymouth and Waitara's existing urban boundaries, offering natural extensions to these urban boundaries. Being near existing infrastructure, these areas offer a relatively cost-effective approach to providing for greenfield growth in the district.

Tangata whenua have been heavily involved in the structure planning exercises for these areas. Of note, was the involvement during the preparation of the PDP where tangata whenua worked on the content of the structure plans and their associated provisions in order to better reflect tangata whenua values in relation to these areas.

NPDC has an extensive understanding of the infrastructure required to enable the development of these areas. Key projects requiring NPDC delivery are included within the LTP and Infrastructure Strategy.

There are instances where more "fine grained" structure planning can assist in ensuring these areas are developed appropriately, while giving landowners and developers confidence on what is expected in these areas. NPDC has recently been undertaking this work on certain priority areas (e.g. Puketapu Structure Plan Development Area). Both Councils will continue to consider the need to undertake these exercises on the remaining development areas.

The five structure plan development areas are described in detail within the Technical Document, while the following series of maps (Figures 6-11) spatially identify the infrastructure necessary to support them.

Figure 6: Location of Structure Plan Development Areas and Future Urban Zones

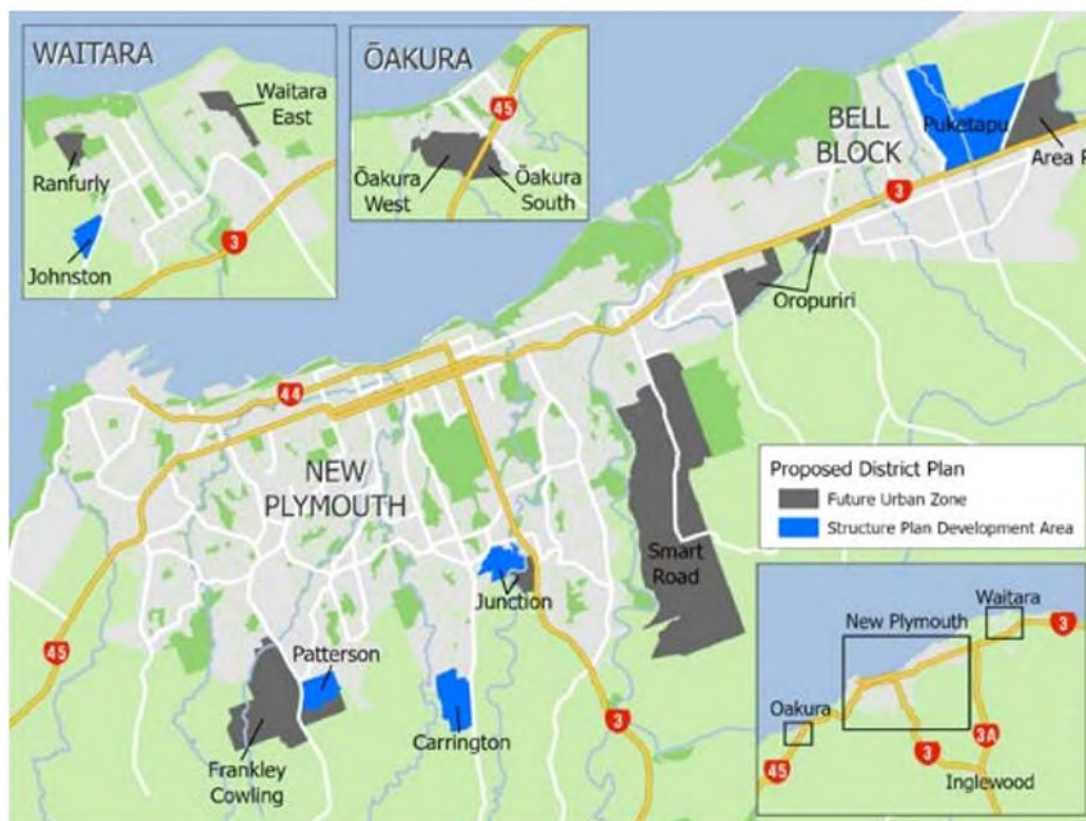


Figure 7: Puketapu Structure Plan Development Area

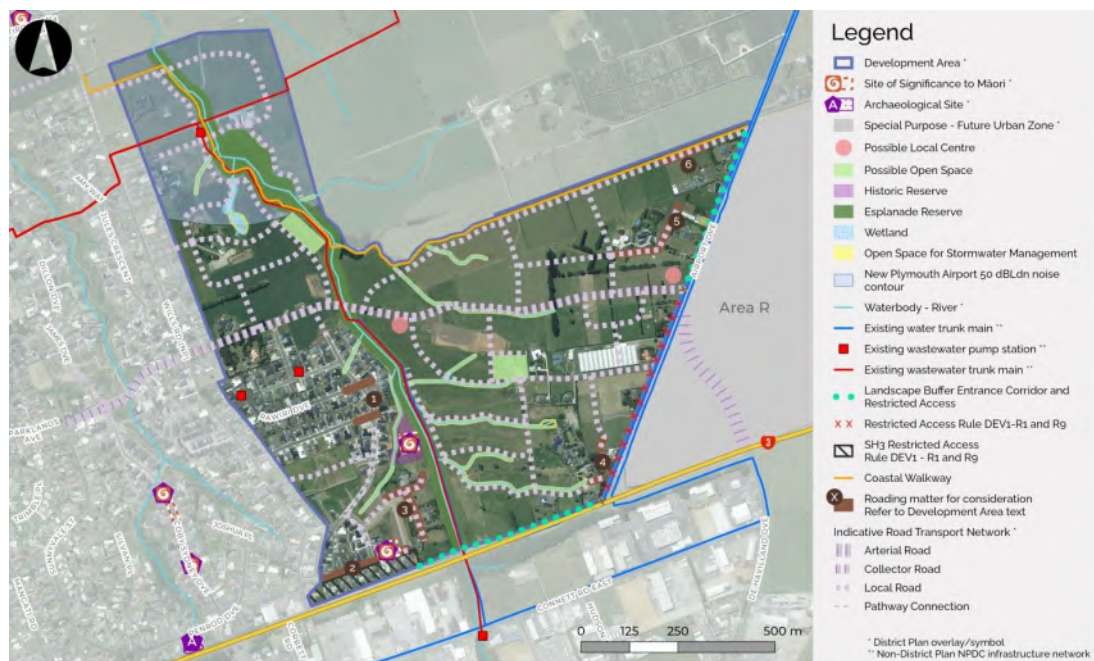


Figure 8: Carrington Structure Plan Development Area



Figure 9: Junction Structure Plan Development Area



Figure 10: Johnston Structure Plan Development Area



Figure 11: Patterson Structure Plan Development Area



Business Growth

Business Land

The district has a set of existing centres that operate in the following hierarchy:

- City Centre Zone – the principal centre that provides a wide range of retail and business service activities, living activities, community facilities and visitor accommodation that serve the district and Taranaki region.
- Town Centre Zone – the town centres of Fitzroy, Waitara and Inglewood that provide a range of business, retail and entertainment activities that serve the needs of each town centre's community and surrounding rural areas.
- Local Centre Zone – rural service centres, village centres, suburban shopping centres and neighbourhood shops providing convenience-based business and retail activities that serve the needs of each local centre's community and surrounding areas.

The PDP also provides for businesses and retail activities located outside of the centres. These zones are:

- Mixed Use Zone – covers a large part of the one-way network wrapping around the City Centre Zone but is also located in parts of Inglewood, Waitara, small areas of New Plymouth and the Waiwhakaiho Valley. This zone is predominantly used for and characterised by commercial service, sport and recreation and community activities. The type and frequency of business and retail activities is limited in this zone to ensure the viability and vibrancy of the centres is not compromised. Commercial service activities may not be appropriate for the centres because of

the effects they generate or because of the unavailability of site large enough to accommodate store footprint requirements.

- Large Format Retail Zone – an area in the Waiwhakaiho Valley. This zone is predominantly use for and characterised by large format activities.
- The Commercial Zone – is currently only applied in one location, being the [site](#) of the former Moturoa Coolstores at 20 Hakirau Street, New Plymouth. This land is identified as having specific values and presenting specific and unique opportunities for a new Commercial Zone, enabling mixed use, commercial and residential development near to the coast, Port Zone and culturally significant [sites](#) at the western end of New Plymouth City.

Industrial Land

The PDP consolidated four Industrial Environment Areas from the Operative District Plan (ODP) into one General Industrial Zone. Industrial land in the district is located near key transport routes at Glen Avon, Bell Block and Paraite, and around Port Taranaki. There is also General Industrial zoned land in Waitara, Inglewood and Egmont Village and some smaller industrial areas in suburban New Plymouth.

The General Industrial Zone provisions aim to prioritise the zone for industrial activities. The General Industrial Zone has a strategic role in supporting the Commercial and Mixed Use zones. The non-complying activity status for retail and office activities (that are not ancillary to industrial activities) seeks to arrest the leakage of these activities out of the centre zones. The discretionary activity status for commercial service activities seeks to support the integrity of the Mixed Use Zone. This role in supporting the vitality and vibrancy of the Commercial and Mixed Use zones is captured in the objectives and policies of the General Industrial Zone.

A June 2021 report undertaken by Property Economics¹³ indicates that the district has sufficient industrial zoned capacity to accommodate future industrial land demand over the long-term. Future growth of the industrial sector is well catered for, including an element of spare capacity.

Future Urban Zones

Future Urban Zones will provide long-term growth (10-30 years) within the district. These areas apply to land that has been identified as being suitable for urban development in the future and are identified in Figure 12 below. When the land is needed for urban purposes, it will be rezoned to enable that to occur (e.g. to a residential or industrial zone).

¹³ Property Economics (2021), *New Plymouth Future Industrial Land Demand Economic Assessment*, (<https://proposeddistrictplan.npdc.govt.nz/media/hcsn00ag/hearing-10-appendix-3-property-economics-report.pdf>)

Figure 12: Future Urban Zones



Each of these areas are located to provide logical extensions to existing urban boundaries.

Well considered structure planning of Future Urban Zones will be vital to ensure development occurs in such a way that ensures the outcomes of this FDS are achieved. These processes can have long lead in times. As such, it is important that the Councils recognise the time and resource these processes take and begin to prioritise areas for future development.

Smart Road FUZ

Smart Road Future Urban Zone is the largest urban growth area in the district and totals 372.1 hectares. This area will see the logical extension of the New Plymouth urban area and maintain a relatively compact urban form, and allow access to schools, community services and the city centre.

Members of the development sector have strongly advocated for enabling the development of portions of this area within the short-term. In particular, interest has been shown in developing approximately 20 ha of land at the northern extent of the current boundary of Future Urban Zoning.

Significant investment in the planning, design and delivery of infrastructure is required prior to development of this area. Full details of the infrastructure required can be found within the Technical Document supporting this strategy. Of particular note is the need to increase level of service in relation

to water supply. At present it is not possible to provide adequate firefighting flow to this area. The solution for resolving this requires an “all of catchment” approach, requiring the construction of a new reservoir at the southern end of Smart Road and an associated trunk main. Both wastewater and stormwater also require solutions to enable development of the land, including consideration of impact on existing river management schemes. As such, it will be difficult to develop a portion of the area “out of sync”.

It is also important to note that no structure planning exercise has taken place for Smart Road. The typologies and densities of development enabled would be best determined through this process. Given the size of the area, it is likely that some provision for commercial services and social infrastructure would be appropriate. The Ministry of Education has also indicated that the development of Smart Road is likely the point at which additional education facilities would be required for the district.

Given the timing involved in the planning, design and delivery of both structure planning for the area and solutions to current three waters levels of service, it is considered appropriate for the area to remain as a long-term option for growth. However, given the importance of Smart Road to New Plymouth’s overall growth, it would be appropriate for the Councils, over the short-term, to give further consideration to how and when the area will develop.

Junction FUZ

The Junction Future Urban Zone is located next to the Junction Structure Plan Development Area. This area is located in Upper Vogeltown. The topography of the area is steep to undulating with the land dropping towards the south from Tarahua Road and a steep ridge extending north to south from the eastern end of Junction Street. The Te Henui Stream frames the area and provides high recreational value to the area. Totalling 9.9 hectares in area, this zone has the potential for 113 feasible lots although this is dependent on ground conditions which will be determined through subdivision.

Additional wastewater services to enable future development of the area are included in the LTP.

Ōakura South/West FUZ

The Ōakura growth areas were identified as part of the Ōakura Structure Plan process, under the guidance of the Coastal Strategy. Located on either side of State Highway 45 these areas provide potential land supply for the district.

Ōakura South is 13 hectares in size with the potential for 117 feasible lots. Areas along the Ōakura River have been removed from the area as they are not developable for residential use.

This area has been subject of a recent unsuccessful private plan change application. The landowner also pursued residential rezoning through the PDP hearings. These processes did not question the suitability of the land for development in the long-term (as it is currently earmarked), but rather that at present, there were sufficient reasons to not rezone to urban at this time.

The landowner has also indicated that this area should be included within this FDS as suitable for residential use in the short term. As per the decisions in each of these previous processes, it is considered appropriate to maintain this area for long-term development potential.

The Ōakura West area is 39.5 hectares with the potential for 355 feasible lots.

Both growth areas require comprehensive structure planning which will likely need to be informed by a social impact assessment. In order for Ōakura to grow, we need to understand how the social impacts of growth will be managed. Infrastructure considerations also need to be worked through. There are particular issues regarding access and the intersection of Wairau Road, with an intersection and consideration to the three waters is also required. Provision of open and recreation space, medical and educational facilities will also form part of this future analysis.

Frankley/Cowling FUZ

This Future Growth Zone is located on the south western pocket of the New Plymouth urban boundary. It is a large area of 138.5 hectares, with the potential for 814 feasible lots. The growth area is accessible to services and schools and has good roading connections to the central city. Located on the western side of the city the identification of this area balances future growth pressures and maximises the use of existing community facilities and resources. It provides for the outward extent of urban growth, clearly defining the future urban boundary of New Plymouth city.

There are infrastructure constraints associated with the development of this land, particularly in regard to waste water and potable water supply. Upgrades have been included in the Infrastructure Strategy.

Ranfurly Street, Waitara

This is a new area included in the PDP and is 11.6 hectares. This land is part of the original survey plans for Waitara and contains a grid layout of paper roads. It represents a logical boundary for urban containment of the western edge of Waitara. By utilising this area, existing pathways and road networks will be utilised and will help to ensure that the town is not compromised by sporadic and/or disconnected development. Whereas there are many natural hazards impacting Waitara, the Ranfurly FUZ contains no known hazards.

Waitara East

This Future Urban Zone is 19.2 hectares in size with the potential for 231 feasible lots. Through the PDP process, this area was reduced substantially in size due to the cultural values associated with the whenua and awa of the area and to better meet the urban growth needs of Waitara. Two other areas have been identified as more appropriate for growth in Waitara (further rezoning along Armstrong Avenue and a new Future Urban Zone over Ranfurly Park). These two new areas are considered to be more logical for residential development given their location to existing amenities and infrastructure, however this area also holds cultural importance to Manukoriki hapū. These cultural values will need to be taken into account in future subdivision processes. Note: The ODP Waitara West Future Urban Development Overlay has not been carried over into the PDP.

Area R

Area R is the eastern extent of development in the Bell Block area. There are access issues with the State Highway intersection that are being addressed through the Airport Drive Realignment project. NPDC has accelerated planning in this area and is progressing a designation to support the changes to the local roading network that will accommodate and support a local roading upgrade. The land is earmarked for future employment land, although there is potential for residential land to the west of the proposed

Airport Drive realignment. Further economic work will help determine how the land should be utilised to complement established business land in and around Bell Block.

Oropuriri

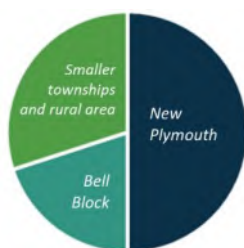
This area of 25.8 hectares is located between the State Highway and Oropuriri Road and has been investigated for future industry zoning (continuing the land-uses at either side) through previous district planning processes. Significant cultural values have been identified by Puketapu and Ngāti Tawhirikura hapū. Any further roading connection is likely to impact cultural values impacting the ability for the area to be comprehensively developed. Further investigations are required regarding stormwater management and roading.

5.1 What capacity will this provide?

Residential Land

The draft FDS provides potential capacity for about 11,355 new houses in and around the New Plymouth district. This is slightly more than the projected demand of 11,027 New Plymouth district is required to accommodate over the next 30 years (by the end of 2054).

We estimate that the draft FDS will provide capacity for new houses across the New Plymouth district as follows:

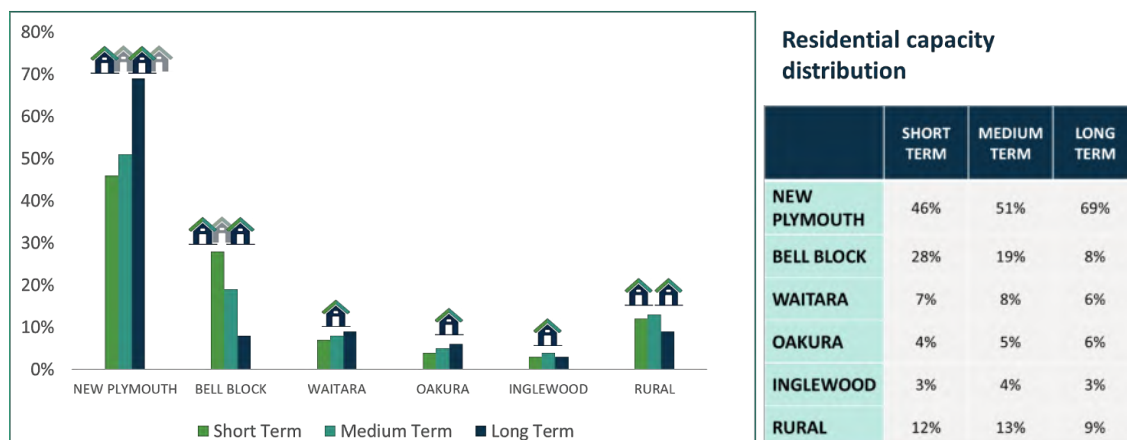


Over the last five years, around 50 per cent of all new dwellings were in residential areas of New Plymouth, with an additional 20 per cent in the Bell Block residential area. The remaining 30 per cent are either in the residential areas of our smaller townships or the rural area. Bell Block is expected to continue to have a high number of consents in the short term to medium term, with the development of the Puketapu Structure Plan Development Area and a large proportion of undeveloped residential land.

Historically NPDC has seen a high proportion of consents in Rural Production Zone. However, policy changes to the PDP aim to decrease the number of applications in the rural environment (short to medium term) along with the zoning to Rural Lifestyle Zone.

The anticipated residential capacity distribution throughout the New Plymouth district is shown in Figure 13.

Figure 13: Anticipated Residential Capacity Distribution Throughout New Plymouth District



Business Land

Most of the district's long-term capacity designated for retail and commercial use is in the city centre and the adjacent Mixed Use Zone. The overall potential plan-enabled, feasible, and suitable for development capacity amounts to 44.3 hectares.

In the short to medium term, the current potential capacity for industrial land in the district is met by the existing industrial land, totaling 163 hectares. To ensure sufficient capacity for long-term demands, NPDC has identified the Oropuriri FUZ, encompassing 44 hectares, as the designated area for future industrial development.

6. Implementation

The draft FDS is intended to provide direction, give confidence to, and help our partners to play their part in the growth and development of our urban areas. The draft FDS will not be delivered by the Councils alone and the delivery of many of the actions will require wider engagement through other processes. The Councils will need to partner with iwi and hapū, the Government, non-government organisations, businesses and community groups to achieve positive growth.

How can we best manage and foster relationships between the Council, the development community and other stakeholders for increased understanding of expectations and intentions?

The draft FDS is a long-term strategic document with a 30 year view of growth and development, and it cannot be delivered all at once. To achieve the FDS outcomes and implement the growth strategy, we need to take actions over a long period of time. The timing and staging of development are key components of implementation.

A draft FDS implementation plan will sit alongside the FDS as a single document, as required by the NPS-UD. An implementation plan provides guidance on how and where growth and associated infrastructure will occur. It also provides a framework for prioritising actions over the short, medium and long term.

The Structure Plan Development Areas identified in the draft FDS form a key component of the draft FDS implementation plan. Where Council activities to support growth are included in the LTP, these have been included in the implementation plan. We will align future LTP and FDS processes, to deliver the planning and delivery of key infrastructure to support growth.

The draft FDS implementation plan does not require public consultation under the NPS-UD. It is a live document that will be reviewed and updated annually. However, we consider that the information within it is helpful to the community and therefore we have included it in this draft FDS for information purposes as Figure 14 below.












































In addition to the draft FDS implementation plan, NPDC already promotes the use of the Residential, Subdivision and City and Town Centre Design Guides in its day-to-day implementation of the PDP. In the future, opportunities to encourage and incentivise intensification may be explored. This will support a key outcome of the FDS, that being to achieve a compact city where people can easily access jobs, services, education and quality open spaces. It also follows the District Plan Review where a considerable area of land was upzoned to provide for intensification. The district now has over 400 hectares of medium density zoned land, and infrastructure upgrades will be required to support infill.

* Subject to 2024 Long Term Plan decisions.

Figure 14: Draft FDS Implementation Plan*

DRAFT FDS IMPLEMENTATION PLAN				SHORT TERM 0-3 years			MEDIUM TERM 3-10 years							LONG TERM 10-30 years
				24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
KEY														
✓ = Included as a line item in the draft 2024 LTP				● = Structure Plan Development Areas implementation timings										
▶ = Funded via the Kāinga Ora Homes and Communities Infrastructure Acceleration Fund				● = Future Urban Zone implementation timings										
⚠ = No funding included in the draft 2024 LTP or Developer-led				● = Urban intensification implementation timings										
STRUCTURE PLAN DEVELOPMENT AREAS				SHORT TERM 0-3 years			MEDIUM TERM 3-10 years							LONG TERM 10-30 years
Puketapu Structure Plan Development Area				24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three waters: Parklands Ave Extension Sewer	✓						●							
- Three waters: Water supply upgrades	✓													
- Three waters: Stormwater modelling completed to inform development	✓			●										
- Complete finer grained structure planning	✓			●										
- Three waters: Construction of stormwater assets – Phase 1	✓					●								
- Three waters: Construction of stormwater assets – Phase 2	✓													
- Transport: Parklands Ave extension	✓			●										
- Transport: Airport Drive round-about (joint NPDC and Waka Kotahi funding)	✓			●			●							
- Transport: Shared pathway along the Waitaha Stream	✓													
- Transport: Construction of bridge over the Waitaha Stream	✓													
- Transport: Construction of two underpasses - Waitaha Stream	✓													
- Land purchase – Area Q/Puketapu Growth Area	✓													
Johnston Structure Plan Development Area				24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three waters: New sewer main and road upgrading	⚠													
- Potential Reserve purchases	⚠													
Carrington Structure Plan Development Area				24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three waters: Stormwater modelling completed to inform development	✓			●										
- Complete finer grained structure planning	✓			●										
- Land purchase – Upper Carrington Growth Area	✓				●									
- Three waters: Upgrading of the Huatoki Valley Sewer Main	✓						●							
- Transport: Upper Carrington Road widening	✓													
- Three waters: Construction of stormwater ponds	⚠													
- Three waters: Water supply improvements	✓													
Junction Structure Plan Development Area				24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three waters: Stormwater modelling completed to inform development	✓			●										
- Complete finer grained structure planning and investigations into flooding and liquefaction issues	✓			●										
- Three waters: Upgrade to sewer, construction of new sewer pump station and further downstream sewer upgrades	✓													
- Three waters: Construction of stormwater ponds	⚠													
- Transport: Upgrade to Junction Street Bridge and seal widening	✓			●										
- Land purchase – Junction Growth Area	✓													
Patterson Structure Plan Development Area				24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Transport: Frankley Road shared pathway	▶													
- Transport: Frankley Road Tukapa Street Intersection Upgrades	▶													
- Transport: Patterson Road Seal Widening	▶													
- Transport: Patterson Road Extension	▶													
- Transport: Cycleway and Walkway over Sutherland Sewer	▶													
- Three Waters: Sutherland Sewer	▶													
- Three Waters: Veale Road Pump Station Upgrade	▶													
- Three Waters: Patterson Road Water Main	▶													
- Land purchase – Patterson Growth Area (esplanade reserve)	✓			●										
- Three Waters: Stormwater modelling completed to inform development	✓			●										

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- Three Waters: Stormwater detention ponds												
- Transport: Potential walkway over water main												
- Complete finer grained structure planning		<div></div>										
Armstrong Ave (Specific Control Area)		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three Waters: Tangaroa stormwater management		<div></div>										
- Three Waters: Waiari stormwater management					<div></div>							
- Complete finer grained structure planning and cultural values assessment		<div></div>										
- Transport: Upgrade of Armstrong Ave, Upgrade of Waitara High School driveway and pedestrian/driveway upgrade for School buses.												
FUTURE URBAN ZONES		SHORT TERM 0-3 years			MEDIUM TERM 3-10 years						LONG TERM 10-30 years	
Junction (Stage 2) Future Urban Zone		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three Waters: Stormwater modelling completed to inform development				<div></div>								
- Feasibility of FUZ / wider Junction areas										<div></div>		
- Structure planning												<div></div>
- Three Waters: Investigation work for all stormwater												<div></div>
- Three Waters: Investigation work for water supply												<div></div>
- Three Waters: Investigation work for sewer, including a potential new sewer pump station												<div></div>
- Transport: Investigation work for roading												<div></div>
Frankley/Cowling Future Urban Zone		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three Waters: Stormwater modelling completed to inform development						<div></div>						
- Feasibility of FUZ										<div></div>		
- Structure planning												<div></div>
- Transport: Cowling Road widening												<div></div>
- Three Waters: Investigation work for all stormwater												<div></div>
- Three Waters: Investigation work for water supply												<div></div>
- Three Waters: Investigation work for sewer, including a potential new sewer pump station												<div></div>
- Three Waters: Waimea sewer extension					<div></div>							
Area R Future Urban Zone		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Three Waters: Stormwater modelling completed to inform development			<div></div>									
- Feasibility of FUZ										<div></div>		
- Structure planning												<div></div>
- Three Waters: Investigation work for all stormwater												<div></div>
- Three Waters: Investigation work for water supply												<div></div>
- Three Waters: Investigation work for sewer, including a potential new sewer pump station												<div></div>
- Transport: Investigation work for roading												<div></div>
- Transport: Airport Drive/round-about realignment roading work				<div></div>								<div></div>
Oakura Future Urban Zones (South and West)		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Feasibility of FUZ										<div></div>		
- Structure planning											<div></div>	
- Transport: Wairau/South Road round-about												
- Transport: SH45 Wairau Road underpass												
- Three Waters New water supply main		<div></div>										
- Three Waters Investigation work for stormwater												<div></div>
- Three Waters Investigation work for water supply												<div></div>
- Three Waters Investigation work for sewer, including a potential new sewer pump station												<div></div>
- Transport: Investigation work for roading												<div></div>
Smart Road Future Urban Zone		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	2034-2054
- Smart Road FUZ feasibility										<div></div>		
- Investigate the impacts of development on Mangaone Stream												<div></div>
- Structure planning												<div></div>
- Three Waters Investigation work for all stormwater												<div></div>

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Statement of Proposal

Draft Future Development Strategy

March 2024



Te Kaunihera-ā-Rohe o Ngāmotu
**New Plymouth
District Council**



Introduction



A draft Future Development Strategy for Ngāmotu New Plymouth (the FDS) has been prepared by the Taranaki Regional Council and the New Plymouth District Council (the Councils).

Its purpose is to set out the strategic framework for providing urban growth and give direction to the community about where new homes and businesses will be located to meet the growth needs of the New Plymouth District over the next 30 years.

Quick Facts:



- New Plymouth district's current population is around 89,000. By 2034 our projected population will be approximately 98,800 and by 2054, this will be approximately 110,400 people living here.



- We need a variety of housing to cater for both smaller single-person and couple only households and larger households requiring intergenerational living arrangements.



- On average we will need an additional 368 houses per year over the next 30 years to meet the projected rates of growth.



- Affordable, healthy long-term rental options and the need to increase the proportion of accessible housing for disabled people, lower cost accommodation and social housing are also important.



- The demographics making up our population is changing. As a district we are getting older and becoming enriched by a variety of cultures and households, each with unique lifestyle needs.



- We have a good supply of business zoned land in the district: 44 hectares of retail and commercial land and 163 hectares of Industrial land.

Legal requirements

The Government introduced the National Policy Statement on Urban Development 2020 (NPS-UD) in August 2020 (updated 2022).

The NPS-UD outlines the requirements for what an FDS must show and be informed by. It states that the purpose of the FDS is to promote long-term strategic planning by setting out how the Councils intend to:

- Achieve well-functioning urban environments in their existing and future urban areas.
- Provide at least sufficient development capacity over the next 30 years to meet expected demand.
- Assist with the integration of planning decisions under the Resource Management Act (RMA) with infrastructure planning and funding decisions.

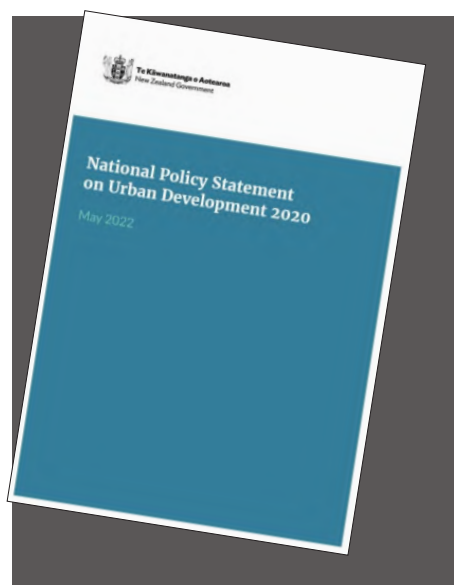
To achieve a well-functioning urban environment, the NPS-UD requires that a FDS:

- Provides for a variety of homes that meet local needs and enable Māori to express their cultural traditions and norms.
- Provides a variety of land suitable for local business needs.
- Enables good accessibility for all people between housing, jobs, community services and open spaces, including by public or active transport.
- Supports the competitive operation of land and development markets.
- Supports reductions in greenhouse gas emissions.
- Necessitates being resilient to the current

and future effects of climate change.

Both Taranaki Regional Council (TRC) and the New Plymouth District Council (NPDC) have a statutory responsibility as Tier 2 local authorities to develop and implement an FDS for the New Plymouth District. The other districts of this region are designated as Tier 3 local authorities and therefore do not have the same requirements to implement an FDS under the NPS-UD.

Importantly, the Councils must have regard to the FDS when preparing or changing RMA planning documents. In addition, the mandate for collaboration efforts is intended to ensure that both Council's Long-Term Plans (LTPs), along with other plans and strategies developed under the Local Government Act, support a coordinated and integrated approach to shaping growth and development across the New Plymouth district.





Pre-draft engagement and consultation undertaken

Led by NPDC, the Councils have been undertaking various pre-draft engagement sessions which have informed the draft FDS.

Aided by a pre-draft information booklet, online survey, workshops and one-on-one meetings, this engagement has involved:

Ngā Kaitiaki Roopū

The NPS-UD requires that a FDS include *“a clear statement of hapū and iwi values and aspirations for urban development”* and that it be informed by *“Māori, and in particular tangata whenua, values and aspirations for urban development”*. Noting these requirements, NPDC Council officers have met with NPDC’s Ngā Kaitiaki hapū and iwi resource management working group to discuss the strategic role of the FDS, the inclusion of the tangata whenua, values and aspirations statements and how and where the district will grow in the future.

The Ngā Kaitiaki Roopū have put together a set of draft hapū and iwi values and aspirations for urban development that have been included in this draft FDS. These statements will continue to be refined through the submission and hearing process.

Other matters raised by this group include:

- Housing choice – the need for both smaller whare and larger sites containing multiple whare for intergenerational living;
- The need for whānau to live in places that they are traditionally associated with;
- Housing affordability – places to rent and to buy;

- Infrastructure needs to be in place or upgraded before growth occurs; and
- Urban form must not degrade the natural environment.

Development and technical professionals’ sector

Through a combination of an information sharing and workshop session, online survey and in person meetings the Councils have engaged with this sector to identify which areas should be prioritised to cater for short, medium and long term growth, as well as additional areas that might be worthy of consideration. Importantly, this has helped identify what opportunities and constraints the Councils should be aware of for each growth area based on local knowledge of ‘people on the ground’ in the district.

Views from the group were mixed, but can be summarised as follows:

- General support for the locations identified for growth, but additional areas of residentially zoned greenfield land should also be provided;
- Some land currently contained within the Future Urban Zone should be brought forward and form part of the district’s short-term residential growth (e.g. Lower Smart Road);
- Constraints and impediments to development need to be understood and resolved early, so that development can occur;

- ## Infrastructure providers and government organisations

The information gained from this pre-draft engagement has helped inform the development of the draft FDS.



Developers workshop feedback



Outcomes



FDS OUTCOMES

CHOICE	A variety of housing types, sizes and tenures, including papakāinga, are available across the district in quality living environments to meet the community's diverse cultural, social and economic housing and well-being needs.
CAPACITY	There is sufficient capacity available to meet the short, medium, and long-term housing and business demands of the district.
INFRASTRUCTURE	New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.
EMISSIONS	Urban form supports reductions in greenhouse gas emissions.
CENTRES	The district has a hierarchy of vibrant and viable centres that are the location for shopping, leisure, cultural, entertainment, residential and social interaction experiences and provide for the community's employment and economic needs.
ACCESS	The district develops as a compact urban environment, where people can access jobs, services, education and open space.
ENVIRONMENT	Urban environments are designed to integrate and enhance natural features and minimise environmental impacts.
RESILIENCE	The urban environment is resilient to the likely current and future effects of natural hazards including climate change.
TANGATA WHENUA	Urban development and form recognises and provides for the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance.
HIGHLY PRODUCTIVE LAND	New Plymouth district's highly productive land is protected from inappropriate urban development. Urban rezoning of highly productive land is only appropriate where it is necessary to provide sufficient development capacity for housing and business land and there are no other reasonable and feasible options.

Inputs to our Spatial Response

Constraints on Development

When considering future growth and development capacity, it is important to understand potential constraints on development. All land could contain factors that constrain development to some extent. While some constraints may make any form of development or growth inappropriate, many others can be overcome with specific consideration and design. This may require additional expertise to resolve issues, while enabling development to occur, albeit at extra cost. The extent to which land is constrained varies based on the quantity and type of constraint present. There are also some gaps in the information we have available on some constraints that may need to be explored in more detail through pre-development scoping work (e.g. mapped wetlands).

In developing the draft FDS, we have identified the following main types of constraints that may influence the suitability of land for urban development:



Highly productive land



Hazards and risks



Scheduled features and protected land



Infrastructure



Reverse sensitivity

Spatial Scenario Testing

To achieve a well-functioning urban environment, the NPS-UD requires that an FDS provides for a variety of homes that meet local needs, as well as a variety of land suitable for local business needs.

Economic analysis undertaken as part of the PDP process indicates that the district has sufficient commercial and industrial zoned capacity to accommodate future business land demand over the long-term. Given future business growth of the district is well catered for (including an element of spare capacity), we primarily have looked at the alternative ways in which residential growth in the district can be delivered in the long term.

We have identified, analysed and discounted a number of different spatial scenarios; including further intensification of existing PDP Medium Density Residential Zones; rezoning PDP Rural Lifestyle Zone to General Residential Zone; intensification of rural land; and dispersed development (market led in all zones).

The three scenarios advanced to detailed testing (included testing the advantages and disadvantages of each scenario) are described on the following pages:



Spatial Scenario Testing

SPATIAL SCENARIO 1: Urban Intensification Focus

This scenario has examined providing for future residential growth in existing urban areas largely through intensification. This scenario would 'upzone' land in New Plymouth, Bell Block and Waitara from General Residential Zone to Medium Density Residential Zone. It would also remove the Future Urban Zone from the growth strategy.

SPATIAL SCENARIO 2: Greenfield Focus

This scenario has explored providing residential growth within new residentially zoned greenfield land and Future Urban Zones. This scenario would increase the amount of residential land in the district by rezoning land from Rural Production Zone to General Residential Zone. It would also reinstate the PDP Medium Residential Zone (as notified 2019) and rezone 150ha of PDP-AV (Proposed District Plan Appeals Version 2023) Medium Density Residential zoned land back to General Residential Zone.

SPATIAL SCENARIO 3: Balanced Focus

This scenario has explored providing residential growth via infill development and medium density developments using existing suburban areas, undeveloped residentially zoned greenfield land; Future Urban Zoned land and; new areas for intensification and greenfield urban development.

Using areas identified by the development and technical professionals community as part of the pre-draft consultation on this draft FDS, we have tested the suitability of the following areas for growth:

Carrington North, Carrington South, Bell Block North, Bell Block South, Inglewood South-West, Inglewood South-East, Waitara West, Waitara South-West, Waitara South-East, Lepperton South-West, Lepperton South-East and Urenui West

The draft FDS is supported by a Technical Document that contains detailed background information that has informed this draft FDS.

The key findings from this exercise were:

- The urban intensification Scenario 1 is the most favourable when assessed against the draft FDS outcomes, however this approach alone does not provide housing choice (e.g. a variety of houses in different locations which cater for the living requirements of both smaller and larger households).
- Infrastructure and reverse sensitivity constraints are also considerations in Scenario 2, particularly when considering the high cost of servicing greenfield areas with infrastructure.
- Both Scenario 1 and 2 carry social, infrastructure and cultural impact implications that would require significant reprioritisation for infrastructure providers and additional engagement processes.
- Some of the new areas for intensification considered under Scenario 1 have merit. Further investigation is required to better

understand the desirability of rezoning all or part of Upper Westown, Brooklands, Bell Block, Blagdon and Frankleigh Park from General Residential Zone to Medium Density Residential Zone. More in-depth economic and infrastructure modelling is also required.

- While some greenfield rural areas considered under Scenario 2 offer connectivity benefits, almost all areas of greenfield rural land are not favourable for urban development due to being identified as highly productive land. Given the PDP has land zoned for residential and business needs for the next 30 years, rezoning of further greenfield rural land cannot be justified without further investigation at this point in time. The only areas in Scenario 2 that are not identified as highly productive land are Carrington North and Carrington South. These greenfield rural areas show potential but further feasibility analysis is required to understand any reverse sensitivity impacts on the national grid, as well as factors like slope, three water infrastructure and potential yield considerations.
- Other greenfield rural areas (that are identified as highly productive land) in Scenario 2 may warrant further investigation for long term growth potential, subject to further strategic planning processes, monitoring and review of land supply.

While both Scenario 1 and 2 have their advantages and disadvantages, neither is appropriate as a stand-alone solution. Notable constraints include the ability to provide housing choice, the presence of highly productive land, and infrastructure requirements. Rather than directing growth into one scenario, a balanced approach (Scenario 3) is our preferred option.

PREFERRED SPATIAL SCENARIO: Scenario 3 – Balanced Focus

Scenario 3 is the Council's preferred scenario for managing future growth and the development capacity required to meet community needs. It will provide opportunities for intensification and all the benefits associated with this approach, while also allowing for flexibility and choice in the market through greenfield development.

This means enabling intensification in appropriate locations near amenities, along key transport routes etc while providing greenfield expansion in a staged way which can be efficiently serviced by infrastructure.

Scenario 3 promotes:



More intensive housing concentrated in and around the city centre, town centres, local centres, and key transport routes and amenities.



More infill housing development located throughout the district.



Greenfield residential development on undeveloped residential land and new residential communities on the fringes of existing urban environments.



The consolidation of commercial, community and industrial activities within existing commercial and industrial areas.

Scenario 3 also supports the idea that new areas could be considered for intensification and greenfield urban development in the future depending on the results of ongoing monitoring of our residential land supply and demand.



What will this look like?

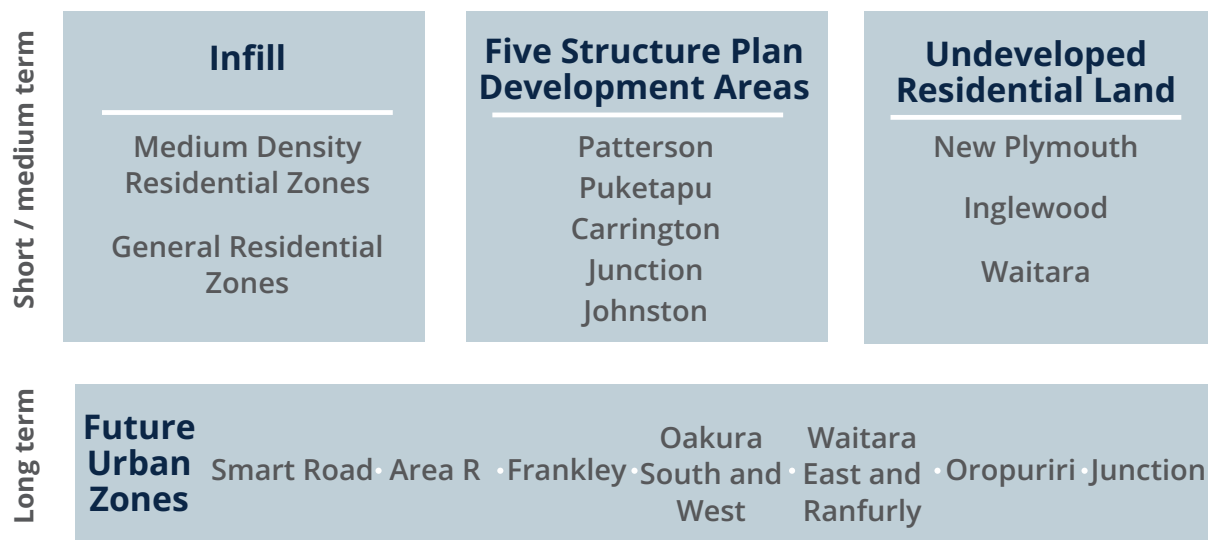
Residential Growth Spatial Response

Residential growth will be provided through a combination of suburban infill, undeveloped PDP-zoned residential land, Structure Plan Development Areas, and Future Urban Zone land. There is also substantial scope for residential living in the city centre, town centres and local centres.

The five PDP Structure Plan Development Areas will provide for residential development in the short to medium term.

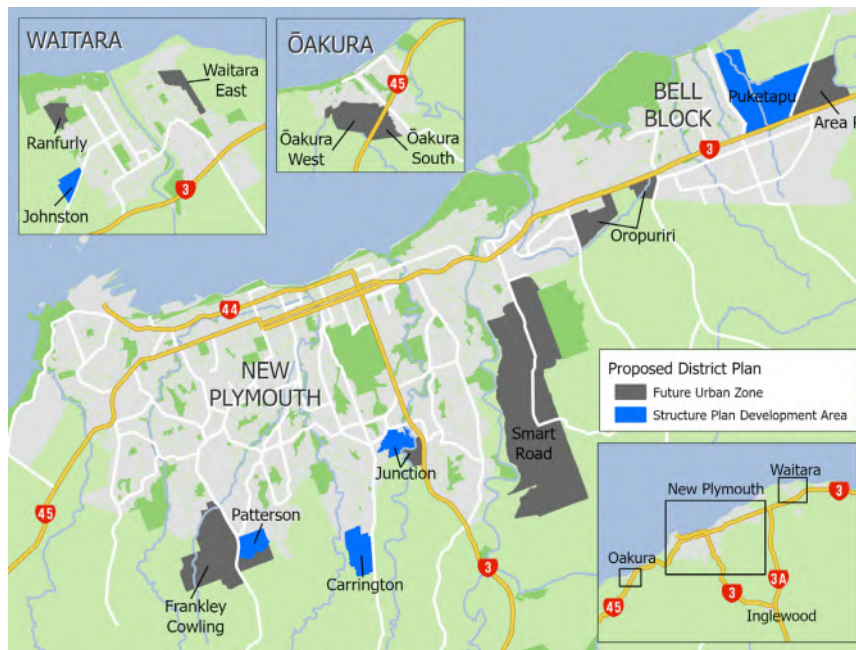
The Future Urban Zones will provide for long-term growth. Additionally, infill and undeveloped residential land will provide some of the long-term growth supply.

The diagram below shows the distribution of growth locations across the timeframes (short-term (1-3 years), medium-term (3-10 years) and long-term growth (10-30 years)).



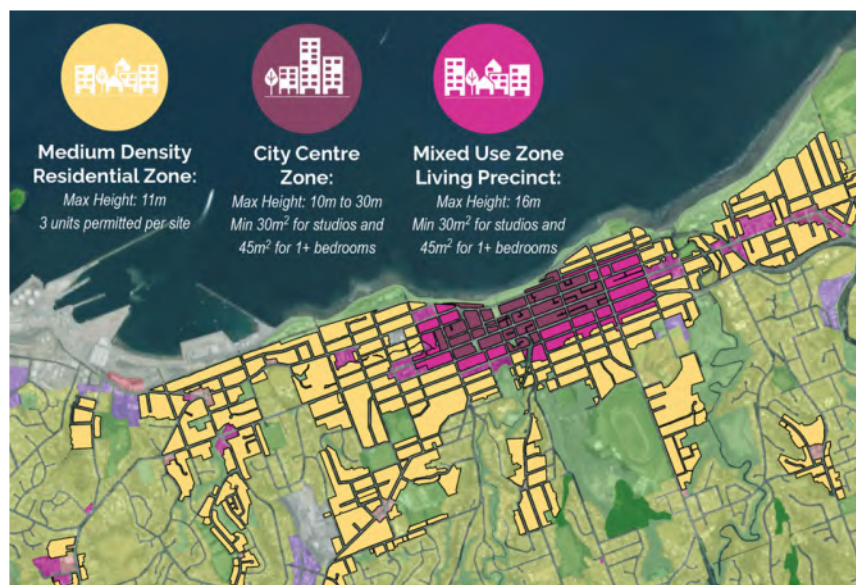
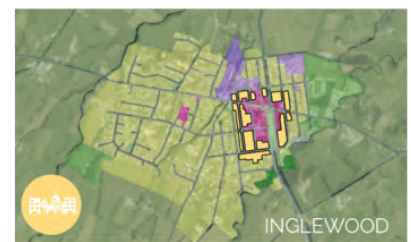
A compact city footprint offers a range of benefits for people, including easier access to goods and services, greater housing choices, and lower long term infrastructure costs. It also provides more opportunities to move towards a more carbon neutral urban environment, while protecting productive land.

What are we proposing?



Future Urban Zones
and Structure Plan
Development Areas

Areas of Medium
Density Residential
zoning





What will this look like?

Business Growth Spatial Response

A key part of our growth strategy will be to make use of our existing business land by reinforcing the role and function of our existing city, town and local centres, along with commercial and industrial areas, all of which are located near key transport routes. This includes:

- A hierarchy of the existing centres:
 - New Plymouth City Centre
 - Waitara, Inglewood and Fitzroy Town Centres
 - Local Centres are made up of rural service centres, village centres, suburban shopping centres and neighbourhood shops.
- Mixed-Use land primarily located in New Plymouth.
- A Large Format Retail Zone located in Waiwhakaiho, New Plymouth.

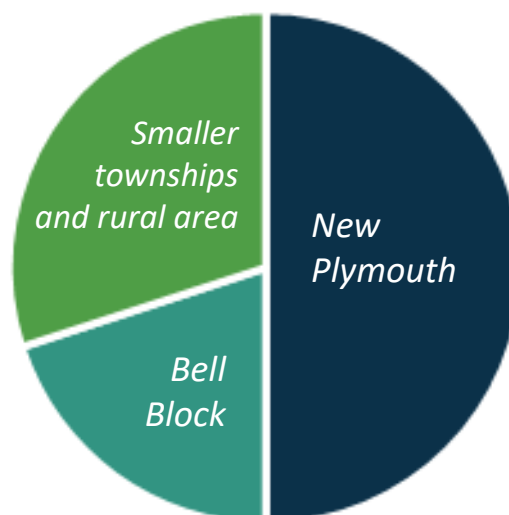
Industrial land in the district is located at Glen Avon, Bell Block, Paraite, and around Port Taranaki. There is also General Industrial zoned land in Waitara, Inglewood and Egmont Village, as well as some smaller industrial areas in suburban New Plymouth.

What capacity will this provide?

Residential land

The draft FDS provides potential capacity for about 11,355 new houses in and around the New Plymouth District, this is slightly more than the projected demand of 11,027 New Plymouth district is required to accommodate this demand over the next 30 years (by the end of 2054).

We estimate that the draft FDS will provide capacity for new houses across New Plymouth as follows:



Over the last five years, around 50% of all new dwellings were in residential areas of New Plymouth, with an additional 20% in the Bell Block Residential area. The remaining 30% are either in the residential areas of our smaller townships or the rural area.

What capacity will this provide?

Bell Block is expected to continue to have a high number of consents in the short term to medium term, with the development of the Puketapu Structure Plan Development Area and a large proportion of undeveloped residential land.

Historically NPDC has seen a high proportion of consents in Rural Production Zone. However, policy changes to the Proposed New Plymouth District Plan aim to decrease the number of applications in the rural environment (short to medium term) along with the zoning to Rural Lifestyle Zone.



Residential capacity distribution

	SHORT TERM	MEDIUM TERM	LONG TERM
NEW PLYMOUTH	46%	51%	69%
BELL BLOCK	28%	19%	8%
WAITARA	7%	8%	6%
OAKURA	4%	5%	6%
INGLEWOOD	3%	4%	3%
RURAL	12%	13%	9%

Business land



Most of the district's long-term capacity designated for retail and commercial use is in the city centre and the adjacent Mixed Use Zone. The overall potential plan-enabled, feasible, and suitable for development capacity amounts to 44.3 hectares.

In the short to medium term, the current potential capacity for industrial land in the district is met by the existing vacant industrial land, totaling 163 hectares. To ensure sufficient capacity for long-term demands, NPDC has identified the Oropuriri FUZ, encompassing 44 hectares, as the designated area for future industrial development.



Planning for and provision of infrastructure

Clearly understanding and planning the timing of delivery for key infrastructure projects to support urban growth is essential. The lead in times relating to investigation, design and delivery for these pieces of work all require considerable time. It is also not financially viable to deliver these projects at the same time.

As such, the Councils and other network utility providers need to carefully consider how and when to fund and deliver infrastructure to enable growth and development in a cost-effective and efficient way. This means looking after our existing infrastructure networks through operational expenditure (i.e. maintenance and upgrades) and providing new infrastructure networks and services (i.e. capital expenditure/new builds).

In terms residential growth, the infrastructure required to realise the development potential within areas proposed for intensification and undeveloped residential land varies significantly across the district.

Additionally, water modelling conducted by NPDC has identified specific issues associated with servicing some Medium Density Residential areas. However, these known issues generally have solutions available which are budgeted for through NPDC's LTP.

In relation to undeveloped residential land, of particular note are:

- Upgrades to the Waitara and Inglewood water and sewer networks are planned and have funding allocated through NPDC's LTP.
- Puketapu Structure Plan Development Area projects include:
 - Parklands Ave Extension Sewer
 - Water supply upgrades
 - Construction of stormwater assets – Phase 1 and Phase 2
 - Construction of transport infrastructure
 - Parklands Ave extension,
 - Airport Drive round-about, shared pathway along the Waitaha Stream and constructing a bridge, two underpasses and a bridge over the Waitaha Stream.

Implementation

Implementation

The draft FDS is a long-term strategic document that takes a 30-year horizon for growth and development, and it cannot be delivered all at once. To achieve the FDS outcomes and implement the growth strategy, we need to take actions over a long period of time. The timing and staging of development are key components of implementation. We have developed a draft Implementation plan as part of the FDS attached to this Statement of Proposal that prioritises actions over the short, medium and long term.

The draft FDS is intended to provide direction, give confidence to, and help our partners to play their part in the growth and development of our urban areas. The draft FDS will not be delivered by the Councils alone and the delivery of many of the actions will require wider engagement through other processes. The Councils will need to partner with iwi and hapū, the Government, non-government organisations, businesses and community groups to achieve positive growth.



Analysis of Options

We have identified three reasonably practicable options for consideration:

Option 1: Scenario with an Urban Intensification Focus -

- Intensification through infill development in PDP-AV General Residential Zone and comprehensive development in PDP-AV Medium Density Residential Zone.
- Rezone some of General Residential Zone to Medium Density Residential Zone in New Plymouth, Waitara and Bell Block.
- Develop all PDP-AV General Residential Zone Structure Plan Development Areas (short term).
- Rezone all PDP-AV Future Urban Zones back to Rural Production Zone.
- Business land would be accommodated within existing PDP Commercial, Industrial Zones and Future Urban Zones.

+ Advantages:

- Provision of dwelling capacity required over the long-term;
- Existing infrastructure is in place or for Structure Plan Development Areas NPDC has a programme of work to provide infrastructure within the next ten years;
- Increased opportunities for infill development capacity in the short to medium term;
- Accessibility and a reduction in the vehicle kilometres travelled;
- Reduced urban sprawl;
- Retention of highly productive land; and
- Uses existing business land and reinforces the role and function of our existing city, town and local centres, along with commercial and industrial areas.

- Disadvantages:

- Does not provide for housing choice over the long-term (may lead to an oversupply of semi-detached and apartments and not provide enough stand-alone dwellings to meet demand);
- Smaller lot sizes may compromise ability to provide infill and inter-generational living arrangements;
- Potential to result in higher residential land values;
- Not all new urban areas are easily accessible to existing centres, service amenities, schools, employment, open space reserve areas, etc. or serviced by regular public transport options;
- Existing infrastructure may need to be upgraded to cope with increased intensification;
- Relies on a high number of landowners doing infill development, which in the district is currently a less utilised model.

Analysis of Options

Option 2: Scenario with a Greenfield Focus -

- Develop all PDP-AV General Residential Zone Structure Plan Development Areas.
- Rezone all PDP-AV Future Urban Zones for residential use without structure planning and infrastructure in place.
- Reinstate Medium Density Residential Zone (as notified 2019) and rezone 150ha of PDP-AV Medium Density Residential zoned land back to General Residential Zone.
- Rezone rural zoned land suitable for greenfield development to General Residential Zone.
- Business land would be accommodated within existing PDP Commercial, Industrial Zones and Future Urban Zones.



Advantages:

- Potential to reduce overall residential land values;
- Increased 'ease' of development i.e. familiarity for development community in this type of development model;
- Further land for large scale development models;
- Typology and locational choice;



Disadvantages:

- Not all areas are easily accessible to existing centres, service amenities, schools, employment, open space reserve areas etc or currently serviced by regular public transport options and further sprawl may hamstring future provision;
- Reduction of feasibility rates for urban intensification given the perceived comparative ease and lower costs associated with greenfield development, meaning these development opportunities will typically be pursued first;



Disadvantages:

- Would be inefficient in relation to providing affordable infrastructure. Council would need to extend and upgrade water and wastewater infrastructure and transport networks to Future Urban zoned land within the next ten years. Currently Council has only investigated and funded 3 water infrastructure for PDP-AV Structure Plan Development Areas which provide growth in the short to medium term (in the 10 years);
- Would not enable meaningful engagement and consultation with tangata whenua that is achieved through a structure planning process;
- Would encourage urban sprawl;
- Limits the ability to undertake necessary investigations that would ordinarily be part of a structure planning programme; and
- Reduction in land available for food production, economic gains from exports, employment opportunities and social wellbeing of rural communities.



Option 3: Scenario with a Balanced Focus (Preferred Approach)

- Intensification through infill development in PDP-AV General Residential Zone and comprehensive development in PDP-AV Medium Density Residential Zone.
- Develop all PDP-AV 2023 General Residential Zone Structure Plan Development Areas within the next 10 years (short to medium term).
- Rezone and structure plan all PDP-AV 2023 Future Urban Zones over 10-30 years (long term).
- Investigate rezoning new areas for Medium Density Residential Zone (intensification), and rezoning areas of Rural Production Zone land to General Residential Zone (greenfield).
- Business land would be accommodated within existing PDP Commercial, Industrial Zones and Future Urban Zones.

+ Advantages:

- Potential to reduce overall residential land values;
- Increased certainty of growth accommodation;
- Provision of residential and business capacity required over the long-term;
- Existing infrastructure is in place in PDP Residential, Commercial and Industrial Zones;
- Increased opportunities for infill development capacity in the short to medium term;
- Increased flexibility in the market by providing for a range of housing types;
- Accessibility and a reduction in the vehicle kilometres travelled;
- Reduced urban sprawl;
- Retention of highly productive land;
- Further land for large scale development models;
- Typology and locational choice;
- Improved market competitiveness (as is directed by the NPS-UD);
- Staged development of Structure Plan Development Areas in the short/medium term and then FUZ land in the long-term enables the Councils to investigate and fund infrastructure for new growth in a timely manner;

- Structure planning of Future Urban Zoned land enables engagement and consultation with tangata whenua and for scheduled and non-scheduled values to be protected and managed; and
- Uses existing business land and reinforces the role and function of our existing city, town and local centres, along with commercial and industrial areas.

- Disadvantages:

- Reliance on existing or older infrastructure until such time as it is upgraded;
- Not all urban areas are easily accessible to existing centres, service amenities, schools, employment, open space reserve areas etc or serviced by regular public transport options;
- Reduction of feasibility rates for urban intensification given the perceived comparative ease and lower costs associated with greenfield development, meaning these development opportunities will typically be pursued first;
- Council would need to extend water and wastewater infrastructure to meet PDP subdivision requirements (i.e. all new allotments must be provided with a piped connection at the boundary to the Council's urban reticulated water and sewerage system); and
- Some urban sprawl.

Where can I get more information?

A copy of the draft FDS is included in this Statement of Proposal.

For more information about the draft FDS or the supporting Technical Document, visit NPDC's website: npdc.govt.nz/HaveYourSay or phone NPDC on 06-759 6060.

A copy of this document is available for viewing at the NPDC Civic Centre, Liardet Street, New Plymouth, TRC Council Offices, 47 Cloten Road, Stratford or library and service centres at Bell Block, Inglewood and Waitara.

Have your say

The draft Future Development Strategy is now open for public consultation. We want to hear your views on about where new homes and businesses will be located to meet the growth needs of the New Plymouth District over the next 30 years. Please take the time to get involved and have your say.

There are several ways you can have your say. You can submit the submission form on the next page or you can fill in your submission online. You will also get a chance to speak to your submission in person at a hearing which will be scheduled in April 2024, if you wish to be heard please indicate in your submission.

To get your submission to us, either:

Do it online: npdc.govt.nz/haveyoursay

Email it to: submissions@npdc.govt.nz

Post it to: Future Development Strategy, Reply Paid DX, DX Box NX10026, New Plymouth 4342

Deliver it to: NPDC Civic Centre, Liardet Street, New Plymouth, TRC Council Offices, 47 Cloten Road, Stratford, or to a library and service centre in Bell Block, Inglewood or Waitara.

**Submissions close at
5pm, Monday 8 April
2024**

Late submissions will not be accepted



The image shows a 'Draft Future Development Strategy Submission Form' from the Taranaki Regional Council (NPDC). The form includes fields for Name, Organisation, Address, Email, and Phone. It also has a section for 'GENERAL COMMENTS' with three numbered questions: 1. What do you think about the draft FDS outcome statements? 2. Can you think of any other outcome statements? 3. Do you have any other general comments about the draft FDS? There are radio buttons for 'Yes' and 'No' for the first question. The form is titled 'Draft Future Development Strategy Submission Form' and has the NPDC logo in the top right corner.





Draft Future Development Strategy

Submission Form

Name:

Organisation:

Address:*

Email:*

Phone (Day):*

* we require either an address, email or phone to inform you about hearing times and decisions

Do you want to speak in support of your submission at an FDS hearing? ☐ Yes ☐ No

If one of the boxes is not ticked, we'll assume you don't want to be heard.

GENERAL COMMENTS

1. What do you think about the draft FDS outcome statements?

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2. Are there any other outcome statements that you think we should consider?

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3. What aspects of the draft FDS do you like and why?

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4. What aspects of the draft FDS do you not like and why?

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5. Do you have any other feedback about the draft FDS?

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Tell us what you think about our Residential Growth Spatial Response which is a staged approach combining both urban intensification and development of greenfield land.

6. Where would you like to see residential growth happening in the New Plymouth District over the next 30 years?

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7. What do you think about each of the scenario options for residential growth?

Option/Scenario 1 Urban Intensification Focus - Option/Scenario 2 Greenfield Focus - Option/Scenario 3 Balanced Focus (Preferred Approach)

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8. Are there other scenarios we should have considered for residential growth?

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9. Do you have any comments on which areas of future urban zoned land identified in the PDP should be developed first?

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10. Are there any important considerations relating to residential growth which we have missed?

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Tell us what you think about our Business Growth Spatial Response

11. Where and why would you like to see business growth happening in the New Plymouth District over the next 30 years?

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12. Are there any general comments you would like to make about business growth?

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Submissions close at 5pm, Monday 8 April 2024

Late submissions will not be accepted

All submissions (including your name, address and contact details) are provided to Council officers and elected members for the purpose of analysing feedback. Your personal information will also be used for the administration of the engagement and decision-making process. Submissions (with individuals names only) will be available online. If requested, submitter details may be released under the Local Government Official Information and Meetings Act 1987. If there are good reasons why your details and/or submission should be kept confidential please contact our Privacy Officer on 06-759 5688 or through enquiries@npdc.govt.nz

Thank you for your submission



February 2024



Draft Future Development Strategy for Ngāmotu New Plymouth 2024-2054

Draft Technical Document

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1. Structure and Purpose of this Draft Technical Document

The purpose of this draft Technical Document (the draft TD) is to provide an overview of the methods used and analysis undertaken to prepare the draft Future Development Strategy for Ngāmotu New Plymouth (the draft FDS).

The draft FDS has been prepared by Taranaki Regional Council and New Plymouth District Council (the Councils). Its purpose is to set out the strategic framework to provide for urban growth to meet the needs of New Plymouth district. It gives direction to the community about where and how many new homes and businesses will be located within the District.

Released in March 2024, this draft Technical Document does not duplicate the analysis contained within the draft FDS, rather it is an accompanying document that provides further detail on the matters identified and evaluated. This draft Technical Document will be updated following consultation on the draft TD, and preparation of the final FDS.

This draft TD is structured as follows:

Section 1 sets out the **structure and purpose** of this draft TD.

Section 2 sets out the **relevant background including the statutory requirements** for the preparation and implementation of a future development strategy contained in the National Policy Statement on Urban Development 2020. This section also details the outcomes which guide the draft FDS and provides a high-level overview of the previous growth planning that has been undertaken to prepare for urban growth in the district.

Section 3 sets out **how the Councils have worked with tangata whenua** to develop the draft FDS and summarises the outcomes of hui held with hapū and iwi representatives in 2023/2024.

Section 4 details the **consultation and engagement with the community and stakeholders** in 2023/2024 that informed the draft FDS, and the formal Special Consultative Procedure in early 2024 which will inform the final FDS.

Section 5 provides an **overview of the key inputs and assumptions** used to inform the draft FDS including:

- A summary of the housing and business projections contained in the Housing and Business Capacity Assessment undertaken by the Councils in 2024.
- NPDC's Long-Term Plan and Infrastructure Strategy.
- Identified constraints on development.
- Infrastructure and modelling including three waters and transport.
- Development of outcomes.

Section 6 sets out how different **spatial scenarios** were developed and assessed to arrive at the preferred scenario.

Section 7 sets out the findings of the **evaluation process** that was undertaken to arrive at the recommended strategy.

Section 8 provides a list of **appendices** to this draft Technical Document.

2. Background

2.1. Statutory Requirements

Resource Management Act 1991

The draft FDS is a Resource Management Act 1991 (RMA) planning document. The purpose of the RMA is the sustainable management of natural and physical resources. In achieving this purpose, matters of national importance must be recognised and provided for (section 6 matters).

These matters of national importance are summarised as follows:

- The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and protection from inappropriate development (s6(a)).
- The protection of outstanding natural features and landscapes (s6(b)).
- The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (s6(c)).
- The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers (s6(d)).
- the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga (s6(e)).
- The protection of historic heritage from inappropriate subdivision, use, and development (s6(f));
- The protection of protected customary rights (s6(g)).
- The management of significant risks from natural hazards (s6(h)).

There are a range of other matters that must also be given particular regard, and these are listed in Section 7 of the RMA. They include kaitiakitanga, the ethic of stewardship, the efficient use and development of resources, the maintenance and enhancement of amenity values and the quality of the environment, the intrinsic values of ecosystems and the effects of climate change. Section 8 of the RMA requires the Councils to take into account the principles of the Te Tiriti o Waitangi.

Local Government Act 2002

The National Policy Statement on Urban Development (NPS-UD) requires the Councils to use the special consultative procedure in section 83 of the Local Government Act 2002 (LGA) when preparing a future development strategy. This procedure sets out detailed consultation requirements. This requires the Councils to identify and analyse the reasonably practicable options that are relevant to the proposal. Section 6 of this report sets out the growth options for the New Plymouth district and Section 7 evaluates them in detail.

National Policy Statement on Urban Development 2020

The Government introduced the NPS-UD in August 2020 (updated 2022). The NPS-UD outlines the requirements for what a future development strategy must show and be informed by.

The New Plymouth district is a Tier 2 Urban Environment under the NPS-UD. Both Taranaki Regional Council (TRC) and the New Plymouth District Council (NPDC) have a statutory responsibility as Tier 2 local authorities to develop and implement an FDS for the New Plymouth district. The NPS-UD sets out specific requirements for Tier 2 urban environments and local authorities, with Policies 1, 2 and 5 being particularly relevant. These require that the Councils plan for a well-functioning urban environment, provide for at least sufficient development capacity to meet demand over the short, medium and long term, and enable heights and densities commensurate with levels of accessibility or relative demand in any given area.

Tier 1 and Tier 2 local authorities are required to prepare a future development strategy every six years, and update them every three years, to strategically plan for growth.

2.2. Preparation and Main Information Requirements of a FDS

The NPS-UD outlines the criteria a future development strategy must meet regarding its purpose, content and development. These are outlined in the following paragraphs.

Objective 1 of the NPS-UD is that *'New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future'*.

Policy 1 defines a 'well-functioning urban environment':

...urban environments that, as a minimum:

- (a) have or enable a variety of homes that:
 - (i) meet the needs, in terms of type, price, and location, of different households; and*
 - (ii) enable Māori to express their cultural traditions and norms; and**
- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- (e) support reductions in greenhouse gas emissions; and*
- (f) are resilient to the likely current and future effects of climate change.*

The purpose of a future development strategy is to promote long-term strategic planning by detailing how local authorities intend to:

- Achieve well-functioning urban environments¹ in both existing and future urban areas;
- Provide sufficient development capacity over the next 30 years to meet expected demand; and
- Support the coordination of planning decisions made under the Resource Management Act (RMA) with those related to infrastructure planning and funding decisions².

Policy 2 requires that Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium terms, and long term.

Every future development strategy must spatially identify:

- The broad locations of where development capacity will be provided for in both existing and future urban areas.
- The development infrastructure and additional infrastructure required to service that development capacity and
- Constraints on development.³

A future development strategy requires a clear statement of hapū and iwi values and aspirations for urban development⁴.

What is the FDS informed by?

The NPS-UD requires that the draft FDS be informed by those matters set out in Section 3.14(1). More detail for each of these matters is provided as follows:

a) The most recent applicable Housing and Business Capacity Assessment

The Councils have updated the Housing and Business Development Capacity Assessment (HBA) which was published in February 2024 and it has been used as the basis for the draft FDS. Further information about the HBA can be found in Section 5 of this report. The updated HBA can be found on this webpage: **PLACEHOLDER**

b) A consideration of the advantages and disadvantages of different spatial scenarios for achieving the purpose of the FDS

A number of spatial scenarios have been considered as part of the development of the draft FDS. These spatial scenarios, along with the advantages and disadvantages of each are set out both in the draft FDS and Section 6 of this draft Technical Document.

¹ Clause 2.2 (Policy1) – Policies – NPS-UD

² Clauses 3.13(1)(a-b) – Purpose and content of FDS – NPS-UD

³ Clause 3.13 (2)(a-c) – Purpose and content of FDS – NPS-UD

⁴ Clause 3.13 (3) – Purpose and content of FDS – NPS-UD

c) The relevant long-term plan and its infrastructure strategy, and any other relevant strategies and plans

NPDC's 2021-2023 Long Term Plan (LTP) and Infrastructure Strategy have been taken into account in preparing this draft FDS. One of the key drivers of a future development strategy, as reflected in the purpose, is to integrate planning decisions with infrastructure planning and funding. Taking stock of NPDC's infrastructure planning has been critical to ensuring the overall growth strategy makes the most efficient use of existing and committed infrastructure. Engineers from the Councils have contributed to the development of the spatial scenarios and evaluation of potential growth areas, as well as identifying strategic development infrastructure. This has included identifying (broadly) the infrastructure necessary to support the spatial scenarios assessed.

Other relevant strategies that have been considered in the preparation of this draft FDS includes plans and strategies that relate to planning for growth, and these are referred to where relevant in this report.

TRC's 2021-2023 Long Term Plan (LTP) and infrastructure strategy have also been taken into account in preparing this draft FDS. Specific infrastructure provision relating to the public transport and flooding are not affected in the short to medium term, and future considerations will be informed by the FDS going forward.

d) Māori, and in particular, tangata whenua, values and aspirations for urban development

Over the last 10 years there has been a significant body of work that has been produced by Ngā Hapū me Ngā Iwi o te rohe o Ngāmotu that focuses on urban development matters in the district. Iwi Management Plans, the mahi of NPDC's Ngā Kaitiaki group⁵ during NPDC's District Plan Review and hapū and iwi submissions on the Proposed New Plymouth District Plan (PDP) (legal submissions, expert planning and cultural evidence) all have helped inform the preparation of the draft FDS.

NPDC has met with Ngā Kaitiaki to discuss the strategic role of the draft FDS, the inclusion of the tangata whenua, values and aspirations statements and how and where the district grow in the future. Engagement with iwi and hapū will be on-going throughout the consultation period on the draft FDS.

e) Feedback received through consultation and engagement

Once a draft FDS is prepared, local authorities must use the section 83 special consultative procedure under the LGA⁶.

⁵ NPDC working group made up of mandated iwi and hapū representatives that was originally set up to assist in the review and preparation of the PDP. The group now provide a Te Ao Māori (Māori worldview) on strategic resource management matters.

⁶ Clause 3.15 (1) – Consultation and engagement – NPS-UD

The Councils are now seeking written feedback on the draft FDS through submissions, and submitters will also have the opportunity to speak to their submission at a hearing. The draft FDS will then be updated in response to feedback received through this statutory consultation SCP process.

f) Every other National Policy Statement under the Act, including the New Zealand Coastal Policy Statement

The draft FDS has also been informed by the policy set in the following national policy statements:

- New Zealand Coastal Policy Statement 2010 (NZCPS)
- National Policy Statement for Freshwater Management 2020 (NPS-FM)
- National Policy Statement on Electricity Transmission 2008 (NP-SET)
- National Policy Statement for Highly Productive Land 2022 (NPS-HPL)
- National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB).

In addition, the Councils must engage and consult with the following groups when preparing the draft FDS to undertake the above step:

- Local authorities with significant ties to relevant infrastructure or communities
- Relevant central government agencies
- Relevant hapū and iwi
- Providers of additional infrastructure
- Relevant providers of nationally significant infrastructure and
- The development sector⁷.

Finally, an implementation plan must be prepared and implemented. Updated annually, an implementation plan does not need to form part of a future development strategy, nor is it required to be part of the special consultative procedure⁸. However, for supplementary information purposes, the draft FDS for Ngāmotu New Plymouth does include a draft Implementation Plan.

The draft FDS addresses and responds to the criteria mentioned above. The key components of developing the draft FDS are set out in the remainder of this report.

2.3. Iwi Environmental Management Plans

Iwi Environmental Management Plans have been taken into account when preparing the draft FDS. The following Iwi Environmental Management Plans are relevant (albeit at various stages):

⁷ Clause 3.15 (2)(a-f) – Consultation and engagement – NPS-UD

⁸ Clause 3.18(1-3)(4)(a-c) – FDS implementation plan – NPS-UD

Ngāruahine Kaitiaki Plan - Te Uru Taiao o Ngāruahine (2021)

The Ngāruahine rohe only intersects with a small part of land to the south of the New Plymouth district. In respect of land, Ngāruahine consider that the *“on-going development of land for residential and commercial purposes is likely to exacerbate environmental pressures affecting the health and mauri of our Taiao.”* They note that subdivision, including land amalgamation and boundary adjustments have actual and potential impacts on their cultural and kinship values or interests and that, although papakāinga development is a permitted activity under relevant District Council plans, there are still several barriers to realizing Papakāinga within their rohe including a lack of specific objectives in relation to papakāinga.⁹ In Method 3 of the Plan Implementation and Review section of Te Uru Taiao o Ngāruahine, Te Korowai o Ngāruahine Trust TKoNT encourages all district councils to work with their hapū to determine the appropriate locations for papakāinga housing development. It is their expectation that zoning in the District Plans will reflect collaboration and a long-term vision for the development of Papakāinga in their rohe.¹⁰

Tai Whenua, Tai Tangata, Tai Ao, Te Ātiawa Iwi Environmental Management Plan (2019)

This is a document for Te Ātiawa Iwi to guide and inform decision making by the iwi. It is structured into five chapters, then schedules and appendices reflecting the interrelated natural systems. It also sets out Te Ātiawa’s resource management issues, objectives and policies. Tai Whenua Tai Tangata, Tai Ao Te Ātiawa iwi includes the following issues and objectives which are relevant to urban growth:

- Issue TTAN4: Inappropriate subdivision and development can generate effects on Te Ātiawa values. The objectives and policies to address this issue within the rohe of Te Ātiawa are:

Objectives

- Ob. TTAN4.1 the interests, values and protection of wāhi tapu/wāhi taonga, urupā and sites of significance to Māori are provided for in the process and design of subdivisions.
- Ob. TTAN4.2 Acknowledge and provide for Te Ātiawa values and the expressions of our narrative in the built form and landscaping.
- Ob. TTAN4.3 Water, stormwater and wastewater solutions are co-designed with Te Ātiawa to ensure Te Ātiawa values associated with waterbodies impacted at the time of subdivision are protected and enhanced.
- Ob. TTAN4.4 Acknowledge and provide for Te Ātiawa cultural landscapes in the built design to connect and deepen our ‘sense of place’.

Policies

- Pol. TTAN4.2 Require regional council and district councils to consider cumulative effects and future land uses when assessing applications to subdivide.
- Pol. TTAN4.3 Require regional council and district councils to engage at Plan Change stage, where plan changes are required to enable subdivision, to identify potential effects on wāhi tapu/wāhi taonga, urupā and sites of significance to Māori and Te Ātiawa cultural values.

⁹ Te Uru Taiao o Ngāruahine: Ngāruahine Kaitiaki Plan 2021, Te Korowai o Ngāruahine Trust, August 2021, p 31.

¹⁰ Te Uru Taiao o Ngāruahine: p 73.

- Pol. TTAN4.15 Encourage retaining the natural landform and topography within the subdivision. Pol. TTAN4.16 Encourage and support Te Ātiawa, as a property developer, to set the highest possible standard of best practice for residential land developments in the rohe.

Tai Whenua Tai Tangata, Tai Ao Te Ātiawa iwi Environmental Management Plan 2019 clearly states that the Te Kotahitanga O Te Ātiawa Taranaki Iwi will not support any subdivision and development that adversely impacts the important cultural values associated with landscapes of importance to Te Ātiawa (hapū, marae/pā).

Taiao, Taiora: An Iwi Environmental Management Plan for the Taranaki Rohe (2018)

This plan was lodged with the Councils in 2018. Taiao, Taiora is a document for Taranaki Iwi to guide and inform decision making by the Iwi. It is structured into five sections, reflecting the interrelated natural systems. Taiao, Taiora sets out issues, objectives and policies. Urban growth is referred to as urban growth and development. The section on Papatuanuku (the land) includes the following relevant issue and objective:

- Issue 9. Poorly designed subdivision and development can lead to unsustainable and inefficient land use, destruction of wāhi tapu and other important sites.
- Objective 5. The whenua will be cared for by Taranaki Iwi and others for mutual, reciprocal benefit for the whole community. Taranaki Iwi are seen as leaders in sustainable living and sustainable land management on our whenua; Taiao, Taiora clearly states that the Taranaki Iwi will not support any subdivision and development that adversely impacts the important cultural values associated with landscapes of importance to Taranaki Iwi (hapū, marae/pā).

The Maniapoto Iwi Environmental Management Plan (Ko Tā Maniapoto Mahere Taiao) (2016)

The degradation of the mauri and wairua of the environment and the decline and loss of indigenous flora and fauna is a concern for Maniapoto. There are increasing pressures on resources from agriculture, tourism, forestry, industry and urban activities. Maniapoto are not opposed to development, however, they consider the historic cost to the environment to be unacceptable. The parts of the plan that are relevant to urban growth is that they would like to avoid unsustainable and inappropriate land use practices. There is a chapter on urban planning and development which is relevant to growth and they would like to see urban planning and development provide for the environmental, economic, social and cultural needs of Maniapoto. This plan is still under revision and has not been lodged with the Councils.

Ngāti Mutunga Iwi Environmental Management Plan (2014 update)

The plan has a chapter on subdivision, development and land use which is relevant to growth. Under this chapter an objective seeks to encourage well planned development that avoids adverse effects on our cultural values, protects the environment and provides a great quality of life for everyone – now and in the future. This plan is still under revision and has not been lodged with the Councils.

2.4. Previous Growth Planning in New Plymouth

The draft FDS builds on the comprehensive growth planning undertaken by NPDC and the growth philosophy of the PDP to prepare for the urban growth in the district. The following section outlines the key milestones and supporting documents in the district's growth planning from 2005 to 2023.

2.4.1 Operative New Plymouth District Plan (2005)

The following sections outline the plan changes undertaken by NPDC to the Operative New Plymouth District Plan 2005 (ODP) to provide for urban growth prior to the development and notification of the PDP in September 2019.

NPDC Plan Change 15 – Future Urban Development Overlay

This Plan Change implemented NPDC's Framework for Growth (2008) and the Ōākura and Urenui structure Plans (2006). It added a Future Urban Development (FUD) Overlay to the ODP, including associated rules, to provide a level of control to land use activities and subdivision within, and land use activities adjacent to, the future urban growth areas identified by NPDC's Framework for Growth, the Ōākura Structure Plan (2006), and Urenui Structure Plan (2006). Areas included in the overlay included Bell Block Area Q (Wills Road to Airport Drive), New Plymouth Area N (Egmont Road to Henwood Road), New Plymouth Areas S, K and L (Smart Road), Waitara, Ōākura, Okato, Egmont Village, Inglewood, Frankley/Cowling, Onaero, and Urenui. Plan Change 15 was made operative in March 2013.

Various Rezoning Plan Changes 2009-2018

NPDC has also approved the following plan changes to facilitate urban growth:

- Private Plan Change 2 rezoned land from Rural Environment Area to Industrial C Environment Area. The land is located east of Egmont Road, north of the Marton-New Plymouth railway line and south of SH3 at Bell Block. The total land area is approximately 2.5 hectares. Plan Change 2 was made Operative 12 May 2009.
- Private Plan Change 9 rezoned the Hawkswood Structure Plan Area (Upper Vogeltown area, west of Carrington Road) from Rural Environment Area to Residential A Environment Area. Plan Change 9 was made Operative 18 March 2008.
- Plan Change 17 rezoned land on Armstrong Ave, Waitara from Rural Environment Area to Residential A Environment Area; removed the FUD Overlay for Waitara Area A; added a Structure Plan Overlay and associated policies, reasons and rules. Plan Change 17 was made Operative 18 January 2014.
- Plan Change 18 rezoned the rural environment between Karo Park and the Kurapete Stream and Karo Park Open Space B Environment Area, Inglewood to Residential A Environment Area and removed the FUD Overlay over this area. Plan Change 18 was made Operative 10 August 2013.
- Plan Change 20 rezoned the Bell Block Area Q from Rural Environment Area to Residential A Environment Area and applied a FUD Overlay to Area R. Plan Change 20 was made Operative 17 August 2015.
- Plan Change 25 rezoned parts of the Rural Environment Area on Cowling Road, Tukapa Street and Frankley Road to Residential A Environment Area. Plan Change 25 was made Operative 29 August 2011.

- Plan Change 47 made minor amendments to Area Q Plan Change. It enabled some residential development in stage 2 of Area Q by changing the prohibitive activity status that applied to access from Stage 2 to Airport Drive. Plan Change 47 was made Operative 8 February 2018).
- Private Plan Change 49 Waitara Area D (rezoned FUD Overlay) rezoned 11.34 hectares of land on the southern side of Waitara from Rural Environment Area to Residential A and Open Space Environment Areas to facilitate residential development and use. Plan Change 49 was made Operative 20 April 2021.

Blueprint 2015

The New Plymouth District Blueprint presented a 30-year vision which directed NPDC activities towards achieving a cohesive growth strategy and integrated social, economic and environmental outcomes for the district that would contribute to all the community outcomes. Growth was identified as one of the eight key directions in the Blueprint. It directed NPDC to develop a cohesive growth strategy that strengthened the city and townships by determining appropriate locations for growth included providing adequate land supply and planning for network infrastructure.

Infrastructure Strategy 2021-2051

All councils are required to prepare an infrastructure strategy as part of their three yearly long-term planning process. The Infrastructure Strategy covers a period of 30 years and identifies the key infrastructure issues facing the Councils, the principal options for managing those issues, and the implications of the various options.

NPDC's Infrastructure Strategy addresses the maintenance, renewal, and resilience of infrastructure assets for water supply, transportation, wastewater (sewage), stormwater, parks and open spaces, solid waste and refuse collection, and flood protection. They also model and forecast infrastructure required for growth in the district. The 2018 Infrastructure Strategy was used to inform the development of the PDP and refers to infrastructure issues in future growth areas and identified estimated lot numbers in Area Q, Junction, Carrington, Ōākura, Okato, Frankley/Cowling, Waitara East and Smart Road areas.

TRC's Infrastructure Strategy addresses the flood protection requirements for the region, with no other infrastructure assets in the other classes. This strategy, therefore, focuses on the river and flood control schemes. There are two significant flood control schemes on the Waitara and Waiwhakaiho Rivers, alongside a number of relatively minor schemes designed to address particular issues at specific locations. In 2013/2014, TRC completed an upgrade of the Lower Waiwhakaiho Flood Control Scheme, followed by the upgrade of the Lower Waitara River Flood Control Scheme in June 2016. These enhancements to the two key flood control schemes are designed to offer a 1% annual exceedance probability (AEP) – or 1 in 100 year protection, with allowance for climate change through to the year 2065.

2.4.2 Proposed New Plymouth District Plan (notified September 2019)

The PDP provided a cohesive growth strategy for the district. It implemented the Blueprint 2015 and was informed by the Housing and Business Capacity Assessment (HBA) 2019¹¹ and the growth requirements of the (then) National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) to provide for sufficient development capacity for housing and business land. The HBA report was jointly produced by the Councils to meet the requirements of the NPS-UDC¹².

The PDP provided for future housing and business growth across the district in the following ways:

- Provided sufficient development capacity for housing and business land
- Included strategic objectives on urban growth (urban form and development) which covered:
 - i) the district developing and changing over time.
 - ii) ensuring there is sufficient land available to meet the short, medium and long-term housing demands of the district.
 - iii) there is sufficient land for industrial activities in the short, medium and long-term in appropriate locations.
 - iv) a variety of housing types, sizes and tenures.
 - v) the district has a hierarchy of vibrant and viable centres.
 - vi) the hierarchy of centres is maintained.
 - vii) business service activities, commercial service activities and retail activities located outside of centres do not undermine the role and function of the district's centres or the hierarchy of centres.
 - viii) Urban environments are well-designed, liveable, connected, accessible and safe spaces for the community to live, work and play.
- Introduced a Medium Density Residential Zone, which increased the feasible infill dwellings from 961 in the ODP to 1406 in the PDP¹³.
- Enabled a more compact urban form by:
 - Deleting six existing FUD Overlay areas under the ODP on the basis that the areas are out of scale/context with these townships and cannot be feasibly developed; and
 - Reducing the area of Okato, Area N, Waitara East FUD Overlay.
- Introduced four new Structure Plan Development Areas: DEV2 - Carrington, DEV3 - Junction, DEV4 - Oropuriri and DEV5 - Patterson, and carried over the Bell Block Area Q Structure Plan Development Area to provide for urban growth in the short to medium term (under 10 years).
- Introduced 3 new Future Urban Zones (Ranfurly Street Waitara, Frankley Cowling and Junction Street – Stage 2) to provide adequately land for long term growth (10 to 30 years).

Of particular note to this draft Technical Document was the further work undertaken as part of the hearing process, notably the [Housing Capacity Assessment 2021](#) (in so far as it relates to housing). The 2021 assessment was a detailed analysis of housing growth across the New Plymouth district, based on current and future levels of demand, supply and development capacity. This provided a robust and updated evidence base to inform decision making.

¹¹ [Housing and Business Development Capacity Assessment \(trc.govt.nz\)](#)

¹² The NPS-UD came into force on 20 August 2020, after the PDP was notified and replaced the NPS-UDC. The NPS-UD retains and strengthens the foundation concepts of the NPS-UDC and moves beyond a land capacity-based approach. The NPS-UD defines and promotes 'well-functioning environments' which form the core of several objectives and policies.

¹³ [Section 42a Report - UFD Strategic Objectives](#), Para 115.

A key theme of the submissions received on the PDP was to enable growth to provide more land for housing. In particular, a large number of submission points were made by the newly established Kāinga Ora Homes and Communities (formally Housing New Zealand) who wanted increased provisions relating to intensification and rezoning requests to allow for housing beyond NPDC's identified NPS-UD requirements.

In addition, the district's hapū and iwi dedicated considerable time and mahi into the PDP hearings. Ngā Hapū me Ngā Iwi o te rohe o Ngāmotu produced 195 pieces of comprehensive cultural advice in the form of evidence and speaking notes. Ensuring urban growth did not have adverse effects on cultural values, including sites and areas of significance to Māori and promoting connections to cultural landscapes were key themes of hapū and iwi submissions and evidence.

[2.4.3 Proposed New Plymouth District Plan – Appeals Version \(notified 14 September 2023\)](#)

The Proposed New Plymouth District Plan Appeals Version (PDP-AV) was publicly notified on 14th September 2023 and was prepared in accordance with the NPS-UD.

The key changes made as a result of the decisions on the PDP relating to urban growth include:

- Refining the urban growth strategic objective to promote the concept of “well-functioning urban form” and strengthening the centres hierarchy and clarifying the types of growth that will be used to meet housing development capacity over the short, medium and long-term.
- Rezoning of more medium density land and also allowing up to three residential units per site, as a permitted activity if effects standards are met. Additionally, four or more residential units per site are provided for as a restricted discretionary activity and is subject to notification rule precluding the activities from public and limited notification.
- Refining four Structure Plan Development Areas to better recognise cultural values and deleting the Oropuriri Structure Plan Development Area and adding Johnston Street, Waitara – Structure Plan Development Area.
- The Oropuriri Structure Plan Development Area was rezoned to Oropuriri Future Urban Zone, which was increased in size from the notified PDP.
- Increasing the building heights in the City Centre Zone.
- Rezoning residential land on the fringes of urban areas; and
- Enabling living activities, including multi-unit housing developments, in a new Mixed Use Zone Living Precinct.

3. Tangata Whenua

This section sets out the significant body of work that has been produced by Ngā Hapū me Ngā Iwi o te rohe o Ngāmotu that focuses on urban development matters in the district. It also sets out the process tangata whenua have worked with the Councils to develop their draft values and aspiration statements required by the NPS-UD.

Ngā Kaitiaki Roopū

Ngā Kaitiaki is a working group made up of mandated hapū and iwi representatives that was originally set up to assist in the review and preparation of the PDP.

As a result of the discussions with Ngā Kaitiaki on their mahi during the District Plan Review, a set of four Kaupapa Māori values were incorporated into the PDP which guide how NPDC, hapū and iwi and other stakeholders would work together and respond on activities occurring throughout the district. The four Kaupapa Māori values are 'Kaitiakitanga', 'Ūkaipotanga', 'Rangatiratanga' and 'Kotahitanga', and they are summarised in the [How the Plan Works / General Approach](#) section of Part 1 of the PDP and in the [Tangata Whenua section of the PDP](#).

Iwi and Hapū submissions to the PDP

Many hapū, iwi and marae groups in the district made submissions to the PDP hearings process, with more than 970 original submission points and 1,170 further submission points. Submission topics included ecosystems and indigenous biodiversity, sites and areas of significance to Māori, special purpose zones, design guidelines and residential zones. Hapū and iwi submitters made submissions on various aspects of urban growth and development as they arose in the hearings, including the hearings on strategic objectives. Three of the Urban Form and Development strategic objectives incorporate matters relating to Tangata Whenua: [Strategic Direction - Urban Form and Development](#).

Pre-Draft Engagement on the FDS with Ngā Kaitiaki Roopū

Using the submissions and hearing material, NPDC identified some draft themes that could form the basis for iwi and hapū values and aspiration statements for urban development the draft FDS. Initial engagement with Ngā Kaitiaki was undertaken on 6 December 2023 to seek guidance and comments on the views of Tangata Whenua, and their feedback on the draft aspirations, themes and values that NPDC had developed.

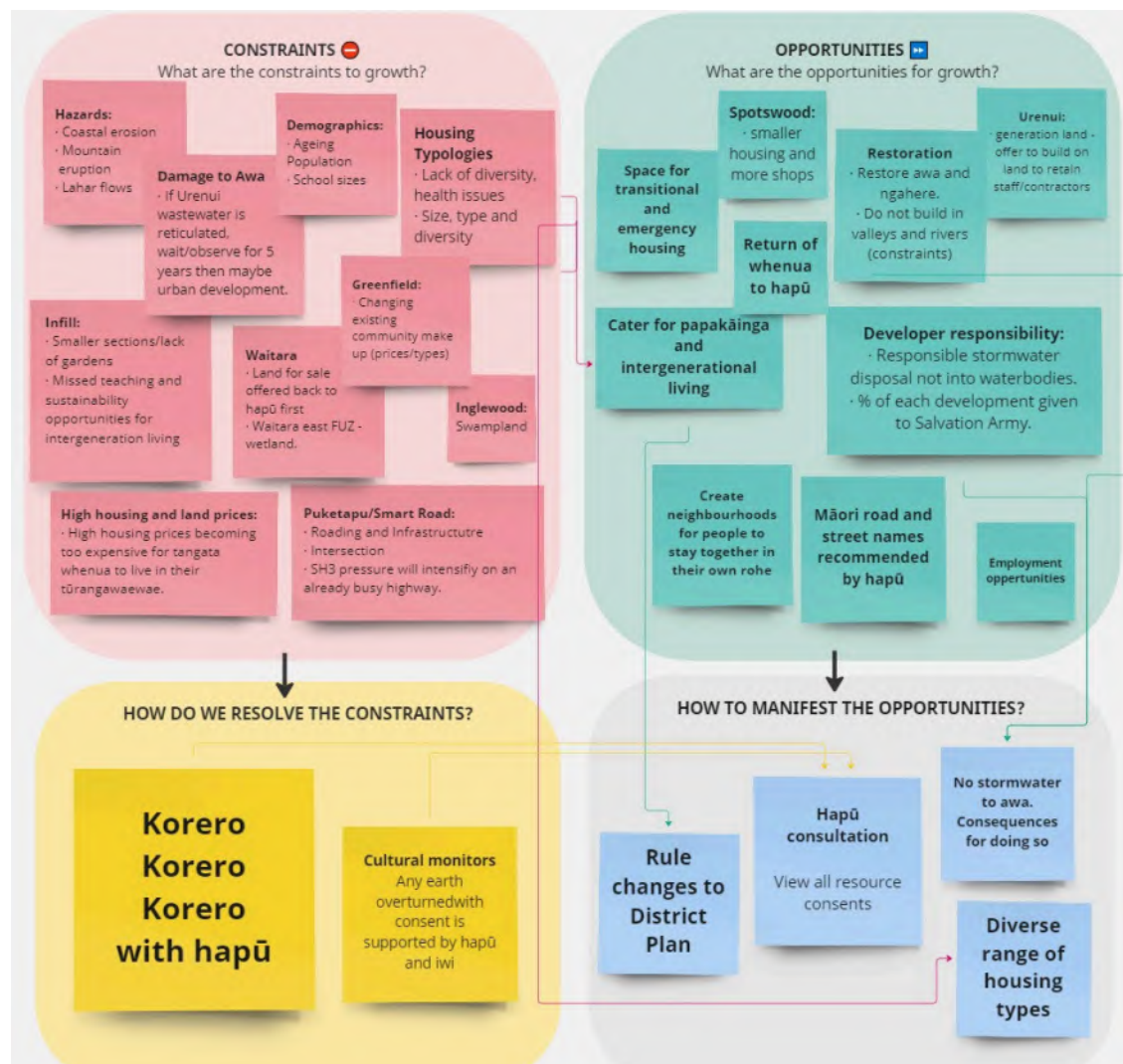
Draft themes presented were:

- Urban design must take the wider environment into account.
- Tangata whenua want their world to be visible and to see themselves reflected in the environment.
- Colonisation, breaches of Te Tiriti and the loss of ancestral land continue to affect iwi and hapū today; and
- Using Mātauranga Māori and Māori design principles = good urban design outcomes for the whole district.

On 24 January 2024 NPDC undertook a workshop with Ngā Kaitiaki to work through the draft themes and the matters specific to each hapū rohe. Maps were used to discuss issues and opportunities and to prioritise where hapū would like growth to occur. As outlined in Figure 1 below, some key messages taken from the korero on constraints and opportunities included:

- Housing choice – the need for both smaller whare and larger sites containing multiple whare for intergenerational living;
- The need for whānau to live in places that they are traditionally associated with;
- Housing affordability – places to rent and to buy;
- Infrastructure needs to be in place or upgraded before growth occurs; and
- Urban form must not degrade the natural environment.

Figure 1: Ngā Kaitiaki Feedback



The group advised that the themes and aspiration statements needed refining, and a subsequent detailed redrafting session was held on 1 February 2024 where the group refined the content to inform the draft FDS.

The refined aspiration statements became:

- The preservation of the wider environment should be at the centre of urban design.
- The integration and manifestation of the tangata whenua world view shapes the physical and cultural essence of our environment.
- It is incumbent upon the community to dismantle the barriers to enable tangata whenua to participate in urban development decision making; and
- Using Mātauranga Māori and Māori design principles benefits good urban design outcomes for the whole community.

The draft aspiration statements prepared by Ngā Kaitiaki are contained in the draft FDS itself and may change as a result of tangata whenua submissions.

The feedback received from the hui has been used to inform the draft FDS. In addition, the discussion points and feedback have been collated and sent to hapū as information they can reference to inform the basis of their submissions (once the draft FDS is released for consultation). The Councils will continue to meet and engage with hapū through the process as required.

In addition to this engagement, a meeting was held with a representative of Te Atiawa Iwi Holdings LP to understand their views and aspirations in relation to urban development in the district. This meeting highlighted a preference for this group to pursue infill and medium density housing opportunities, as they see significant benefits in doing so.

4. Consultation and Engagement with Community and Stakeholders

The development of the draft FDS has been informed by the engagement required under Part 3.15 of the NPS-UD.

This includes engagement with neighbouring local authorities, central government agencies, infrastructure providers and the development and technical professionals sector. The form and outcomes of this engagement is summarised in the following paragraphs.

Part 2.15 of the NPS-UD also requires engagement with relevant hapū and iwi. The process and outcomes from this engagement is set out in Section 3 above.

As well as the NPS-UD mandated engagement and consultation, the Councils also have relied heavily on the engagement and input from stakeholders provided as a part of the preparation and hearings for the PDP. This is because there is significant overlap in the matters considered, particularly in relation to the enablement of housing and business activities and ensuring the district develops in a way that provides for a well-functioning urban environment.

4.1. October/December 2023 Targeted Pre-Draft Engagement

The Councils initiated consultation with all parties through the circulation of pre-draft engagement documents. These were provided to members of the development and technical professionals sector (key landowners/developers, surveyors and planners), government agencies and infrastructure providers.

This pre-draft engagement outlined why the Councils were undertaking this work, what we needed to provide for (based on the most recent HBA data available) and where and when we intended to provide this.

The engagement document requested feedback and invited interested parties to meet with the Councils. The document specifically sought feedback on the proposed locations for growth, constraints on development, known infrastructure requirements and any other general feedback.



FDS Development and technical professionals Sector Workshop

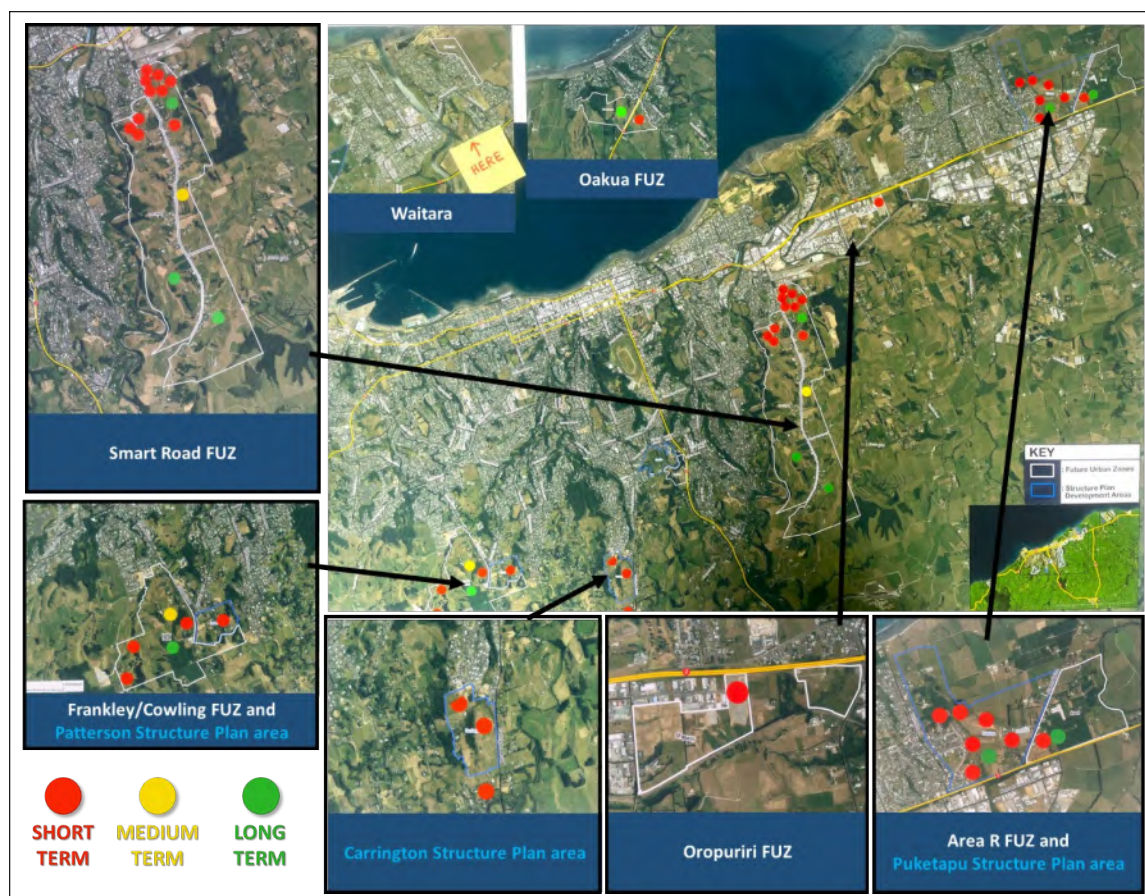
Early engagement and consultation was held with members of the district's development community in accordance with the requirements of the NPS-UD.

Members of the development community were invited to an information sharing and workshop session held on 5 December 2023 with a focus on the opportunity to input into thinking on the draft FDS. This session was hosted at the NPDC Civic Centre and jointly led by NPDC and TRC staff.

Feedback was also accepted through email, online survey and one-on-one meetings with NPDC.

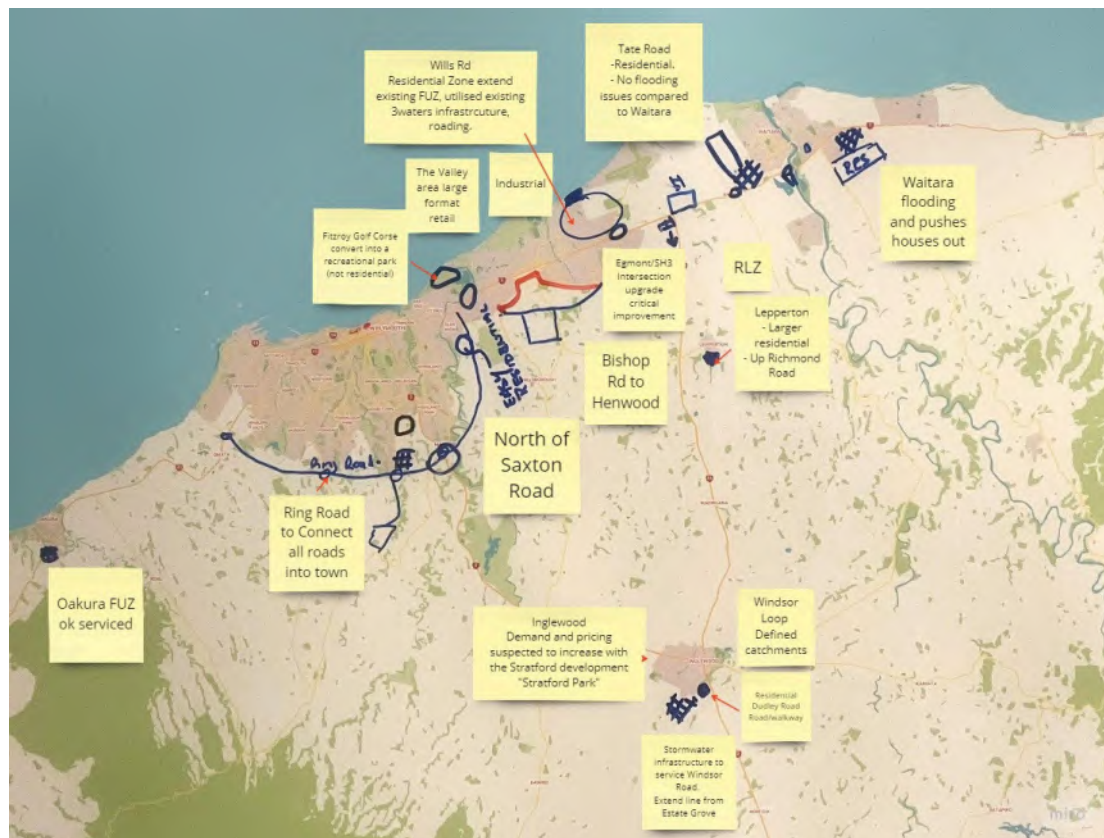
The interactive session included three workshop activities. The first was asking whether they agree with the locations that have been identified for growth and for them to signal on maps how they would prioritise growth areas in relation to urgency. Three colours of sticky dots were provided to gauge where short, term, medium-term and long-term growth should be prioritised across Future Urban Zones (FUZ) and Structure Plan Development Areas. The results are shown in Figure 2 below.

Figure 2: 5 December 2023 Workshop Session 1



The second workshop task was to use maps identifying any additional areas that they felt might be worthy of consideration. The results are shown in Figure 3 below.

Figure 3: 5 December 2023 Workshop Session 2



The third workshop task sought the developers' view of the constraints and opportunities that NPDC should be aware of for each growth area based on their experience of those areas. The results are shown in Figures 4 and 5 below.

Figure 4: Future Urban Zone Feedback

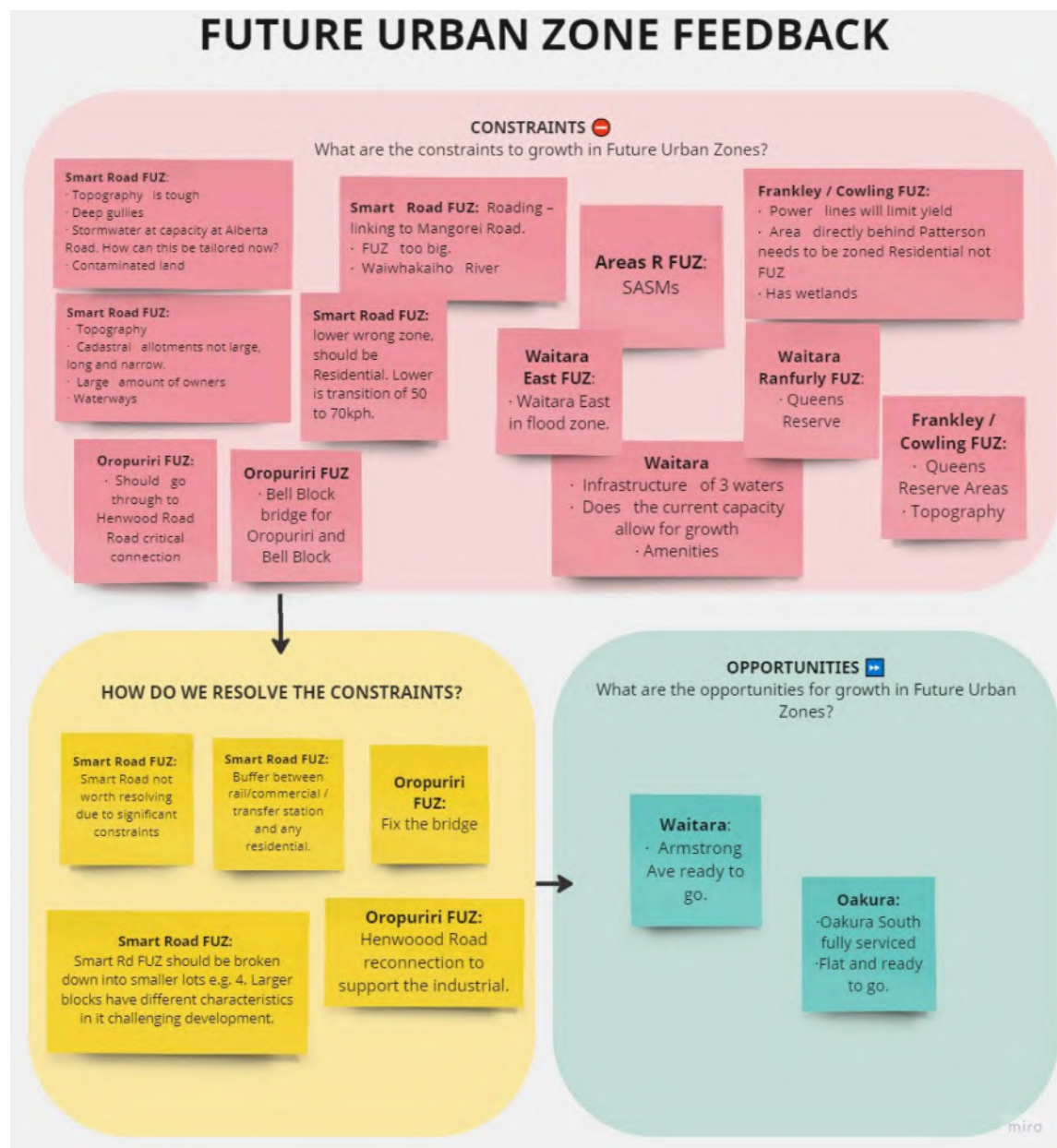
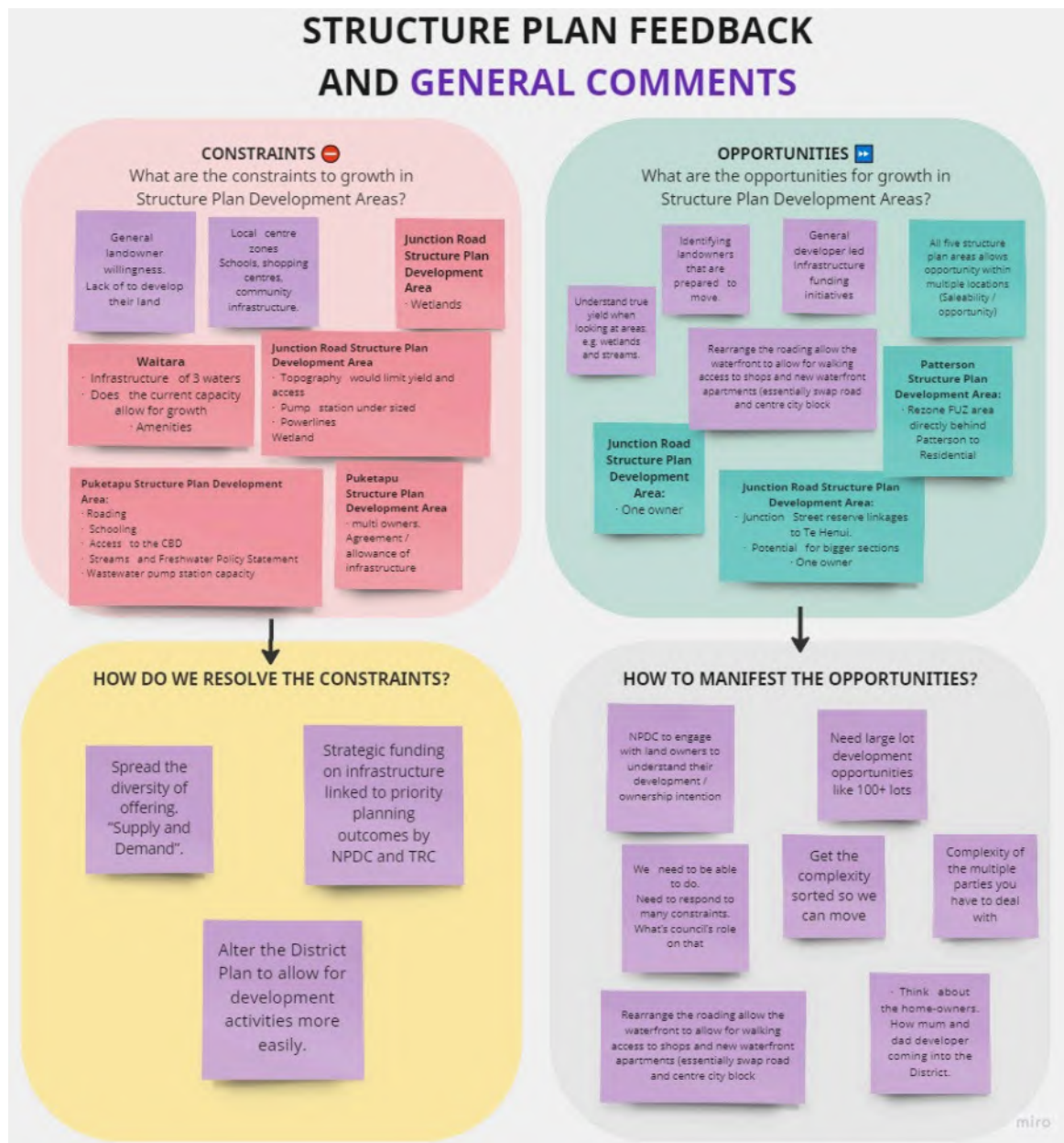


Figure 5: Structure Plan Feedback and General Comments



The following provides commentary on the key themes raised by members of the development and technical professionals sector.

Capacity

The development and technical professionals sector's views were mixed. In general, feedback indicated that this sector was supportive of the broad locations already identified for growth.

The group were generally of the view that additional areas of greenfield land should be provided in the short term as these would offer significant additional opportunity for development. Members of the group indicated that this would provide excess supply and in doing so, potentially lower residential land prices within the district. They have also indicated that this would build-in additional development capacity to provide for some flexibility as a means to allow for landowners who are not developing their properties.

A further common theme through feedback was that areas of land currently contained within the Future Urban Zone should be brought forward and form part of the district's short-term residential growth. In particular, feedback was received indicating that lower portions of Smart Road, Ōākura South and portions of Frankley/Cowling should be made available for development in the short-term.

In relation to Smart Road and Ōākura South in particular, it was raised that significant work was being undertaken by landowners in relation to how these areas might develop in a way that adds substantial capacity in a way that achieves well-functioning urban environments. Landowners within lower Smart Road have indicated that this FUZ area should be staged in a way that makes available the lower sections of this area earlier.

Constraints

The sector indicated that the constraints and impediments to development need to be understood and resolved early, so that development can occur. It was indicated that it was often the case that a piece of land may appear unrestricted and suitable for urban development (i.e. zoned and free of "restrictive" overlays), but that through consenting processes other matters can arise. This included having a clearer understanding of tangata whenua's relationship with areas proposed for growth.

Infrastructure

In relation to infrastructure, aside from specific discussions about discrete works to 'unlock' Structure Plan Development Areas, feedback received indicated that strategic funding of key infrastructure which is linked to priority planning outcomes should be considered. Portions of the group also suggested that co-funded infrastructure provision should be considered for larger scale projects.

Intensification

While large parts of the discussion focused on greenfield development, participants also raised the need to prioritise areas for master planning within urban spaces as a means to enable and encourage intensified land uses in a way that delivers well-functioning urban environments. Specifically, areas of Moturoa were identified, as was the area surrounding the Taranaki Base Hospital.

Relationships

Feedback from several parties indicated that the Councils need to better understand landowner intentions and prioritise areas with a known desire from landowners to develop and add sections/housing to the market.

Finally, a common theme across feedback was the necessity for an ongoing and positive working relationship between the Councils and the development and technical professionals sector.

4.2. Discussions with Other Parties

As noted above, the pre-draft documentation was also circulated to providers of additional infrastructure (Transpower, Powerco, First Gas, etc.) and other agencies and organisations with a particular interest in the matters addressed by the draft FDS (Kāinga Ora, Ministry of Education, New Zealand Transport Agency Waka Kotahi, etc.).

Feedback was not initially provided by any of these groups. NPDC reached out directly to Kāinga Ora, the Ministry of Education and Waka Kotahi and initial meetings were held, where some broad considerations were put forward by these parties.

The feedback received emphasised the importance of making use of existing urban areas/infrastructure and avoiding ad-hoc development in disconnected/isolated locations. The government organisations agree that growth should be accessible to existing centres, amenities, schools, employment and open space reserve areas. Public transport options also need to be taken into account. In particular:

- The New Zealand Transport Agency Waka Kotahi seek to maintain the efficiency of the state highway network, highlighting that long term development in Smart Road will require their input.
- Kāinga Ora are supportive of using Medium Density Zones and Centres to increase the number of smaller housing options in locations with established amenities. They are interested in housing affordability, healthy long-term rental options and the need to increase the proportion of accessible housing for disabled people and lower cost accommodation and social housing; and
- The Ministry of Education have advised that the district is supported by a network and variety of educational facilities and see benefit in upgrading existing assets as the population increases.

Engagement with these groups will be ongoing and are continuing, so that the Councils can understand their views as we progress the draft FDS.

4.3. Consideration of FDS Stakeholder Feedback

The feedback received from stakeholders was incorporated into the draft FDS in several ways:

- Scenario development and testing: Additional greenfield development opportunities were developed based on the boundary areas identified in the stakeholder workshop, as shown in the maps supplied for the Greenfield Focus Scenario 2 in Appendix 1.

- Constraints: Specific discussion on
 - natural hazards and identified features (e.g. SASM sites) and topography, and how they impact on development.
 - the infrastructure required for the PDP Future Urban Zone areas included within scenarios; and
- The development of evaluation criteria for scenarios which included the broad themes raised in stakeholder feedback, including both constraints and opportunities.

In addition to the above, an assessment was also undertaken on the potential areas for growth put forward by the development and technical professionals sector.

5. Key Inputs and Assumptions

5.1. Housing and Business Capacity Assessment 2024

The Councils Housing and Business Capacity Assessment (HBA) 2024 provides detailed forecasts for residential and business growth over the next 30 years.

The Councils use the following timeframes:

- Short term – within the next three years (2024-2027)
- Medium term – between three and ten years (2027-2034) and
- Long term – between 10- and 30 years (2034-2054).

Overall, the HBA indicates that the New Plymouth district has sufficient housing and business development capacity for the short term, the medium term, and the long term. Current levels of development capacity and proposed additional supply over time will meet the projected demand for housing and business development capacity throughout the district. The key trends and issues are as follows:

- Population Growth and Housing Demand - Anticipated growth in the New Plymouth district is projected at 9,800 people (8.3%) in the next decade, reaching approximately 98,800, and 110,400 over the next 30 years (by the end of 2054). To accommodate this growth, the district requires an additional 11,027 new dwellings over the next 30 years, translating to an average annual need of 368 dwellings per year.
- Residential House Prices and Affordability - Building or purchasing a first home in New Plymouth has become more expensive, leading to a decline in housing affordability.
- Short-Medium Term Capacity - Existing PDP residentially zoned land and identified infill housing potential will provide the necessary capacity to meet short-term demand. The introduction of Structure Plan Development Areas will enhance capacity to meet medium-term housing demands.
- Long-Term Growth Areas - Future Urban Zones identified in the PDP offer sufficient capacity to meet long-term housing demands in the district.
- Infrastructure for Future Growth - A significant portion of NPDC's infrastructure spending, identified in its draft 2024 LTP, over the next decade is dedicated to supporting future growth, with an estimated 19% of this expenditure to be recovered through development contributions.
- Demographic Changes and Housing Typologies - Shifting demographics, including an ageing population will drive demand for various housing typologies, particularly single-person and couple-only households. This includes an increase in demand for small and multi-unit dwellings, as well as facilities like rest homes and retirement villages.

- Feasibility of Development - Under the current market offer, greenfield development is typically more feasible than infill development, with greater economic feasibility for residential greenfield development compared to infill development.
- Business land needs are adequately addressed - Across the New Plymouth district, business floor space is well-provided. However, confirmation of actual market demand will necessitate continuous monitoring and a review of uptake in specific locations. A generous supply of business land is available for development within the Central City and its surrounding zones. The New Plymouth district exhibits ample capacity to satisfy commercial and retail demand, particularly through multi-level developments in the Central City area and surrounding mixed-use zones outlined in the PDP.
- There is adequate provision for industrial land on the eastern side of the City. - The eastern side of New Plymouth City has a sufficient supply of district plan-enabled land to cater to industrial demand in the long term.

5.2 Constraints on Development

Section 3.13(d)(c) of the NPS-UD requires that a future development strategy spatially identifies any constraints on development. The Future Development Strategies fact sheet¹⁴ advises that: “Constraints may include hazards, for example, high-risk flood zones or areas with land instability. It may also include areas already protected for their environmental values, or important historic or cultural values.”



To inform the draft FDS, data was collected from a range of sources to inform an understanding of development constraints and these were mapped across the district. Many constraints are indicated within the PDP and managed as overlays. The ‘Overlay Chapters’ include the Coastal Environment, and chapters in the Hazards and Risks, Historical and Cultural Values and Natural Environmental Values sections of the PDP. The overlays were partly informed by Regional Plans, and some constraints are based on known TRC data. Spatial data sources of the known constraints within the district are outlined below in Table 1.

The maps of the constraints based on the spatial layers set out in Table 1 are shown in Appendix 2.

Table 1: Summary of Spatial Data Used to Inform Development Constraints

Category	Context	Proposed New Plymouth District Plan – Appeals Version spatial layer	Taranaki Regional Council spatial layer
Highly Productive Land	Land zoned RPROZ in the PDP and identified as LUC1, LUC2 or LUC3 on the Land Use Capability classification in the New Zealand Land Resource Inventory	Rural Production Zone	Property Information (trc.govt.nz) Land Use Capability Classification (NZLRI) layer Note: more fine-grained mapping is expected to have been completed by

¹⁴ Ministry for the Environment, [Future Development Strategies](#), July 2020.

Category	Context	Proposed New Plymouth District Plan – Appeals Version spatial layer	Taranaki Regional Council spatial layer
	(Manaaki Whenua/ Landcare Research National Database)		TRC and included in the Regional Policy Statement by 2026.
Hazards and Risks 	Significant hazardous facilities Some sites have site specific risk management contours based on expert reports which have quantified the risk. Where no site-specific technical report has been provided to quantify risk from a particular significant hazardous facility, a 250m or 650m buffer is applied.	Risk management contour	
	Coastal Hazards The PDP includes three coastal management areas which address coastal hazards ¹⁵ .	Coastal Flooding Hazard Area	
		Coastal Erosion Hazard Area	
	Other flooding hazards	Flood Plain ¹⁶	
		Flood Detention Area/Spillway ¹⁷	
		Stormwater Flooding Area ¹⁸	
	Liquefaction ¹⁹	(outside the PDP)	Rivers

¹⁵ **Coastal Flooding Hazard Area** - Land identified by [Tonkin and Taylor \(2016\)](#) spatially identifies the modelled extent of land subject to inundation in an event with a one percent probability of being exceeded in any year (1% AEP) with an allowance for sea level rise to the year 2115. The sea level rise value is based on a scenario of increasing greenhouse gas emissions over time referred to as IPCC Representative Concentration Pathways (RCP) 8.5.

Coastal Erosion Hazard Area – Areas identified by [Tonkin and Taylor \(2019\)](#) that are considered to be at the highest risk of erosion over a 100 year timeframe, based on historic rates of sea level rise.

Coastal Environment – includes all flooding areas identified by [Tonkin and Taylor \(2016\)](#) and areas identified by [Tonkin and Taylor \(2019\)](#) that are considered to be potentially at risk of erosion over a 100 year timeframe, based on RCP8.5+.

A more detailed assessment at Onaero informs the Coastal Erosion Hazard Area and Coastal Environment, as identified by [Tonkin and Taylor \(2019\)](#).

¹⁶ **Flood Plain** - Any land likely to be covered by [water](#) in the event that the stop banks of the lower Waitara or lower Waiwhakaiho River flood control schemes are breached.

¹⁷ **Flood Detention Area/Spillway** - Land designated to contain floodwaters in the 1 per cent annual exceedance probability (100-year return) rainfall event.


¹⁸ **Stormwater Flooding Area (non-district plan layer, indicative only)** - Areas that typically experience surface floodwater ponding or [overland flows](#) in a one percent [annual exceedance probability](#) (100-year return) rainfall event.

¹⁹ NP District Liquefaction Vulnerability Assessment, [Tonkin and Taylor, \(October 2021\)](#)

Category	Context	Proposed New Plymouth District Plan – Appeals Version spatial layer	Taranaki Regional Council spatial layer
Scheduled Features and Protected Land 		Liquefaction Vulnerability Assessment (arcgis.com)	
	Earthquake	Fault Hazard Area ²⁰	
	Volcanic hazard	Volcanic Hazard Area ²¹	
	Coastal Environment	Coastal Environment Outstanding Natural Character	
	Outstanding Natural Features and Landscapes	Outstanding Natural Feature and Landscape	
	Wetlands		Biodiversity (trc.govt.nz) Ecosystem Mapping: Scheduled Wetlands TRC FWP 2001
	Rivers	Rivers layers	
	Significant Natural Areas	SNA	
	Notable Trees	Notable tree	
	Conservation Land		Biodiversity (trc.govt.nz) Biodiversity maps/Protected Areas
Infrastructure 	QEI land		Biodiversity (trc.govt.nz) Biodiversity maps/Protected Areas
	Sites and Areas of Significance to Māori	SASM sites	
	Archaeological sites	AS sites	
	Heritage buildings, items and character areas	City Centre Heritage Character Area Heritage Buildings	
	Airport	Noise Control Boundary	
	Gas Transmission	Gas Transmission Pipeline	
		Gas Transmission Station Corridor	
	National Grid	National Grid Subdivision	
		National Grid Substation	
		National Grid	
	Designations	Designations (includes all roads, and the Railway Corridor).	

²⁰ **Fault Hazard Area** - a fracture in the earth's crust resulting in relative displacement of the ground either side. In the New Plymouth District this area includes land which is 20m either side of the Inglewood and Norfolk faults.



²¹ **Volcanic Hazard Area** - land at high risk of lahars and flooding associated with a volcanic event.




Category	Context	Proposed New Plymouth District Plan – Appeals Version spatial layer	Taranaki Regional Council spatial layer
	Hospital	Special Purpose – Hospital Zones	
Reverse Sensitivity 	Poultry farms		TRC Resource Consents. Avoid establishment of residential units within 400m
	Existing indoor pig farms		TRC Resource Consents. Avoid establishment of residential units within 400m
	Mineral extraction activity		TRC Resource Consents. Avoid establishment of residential units within 500m

Gaps in Spatial Layers





It is recognised that data is not available or complete for all constraints on development. A summary of key data gaps or issues is set out below in Table 2.

Table 2: Summary of Data Gaps or Issues

Gap/Issue	Comments
Highly productive land 	<p>Under the NPS-HPL, TRC have until September 2025 to map highly productive land and show these maps in a Proposed Regional Policy Statement. Until this work is completed, a transitional definition for ‘highly productive land’ applies, based on land identified as LUC (Land Use Capability) class 1, 2, or 3 in the New Zealand Land Resource Inventory (NZLRI) database and the rural production zoning of land in the PDP.</p> <p>It is anticipated that when the FDS is reviewed in three years’ time, the subsequent FDS will incorporate revised mapping of highly productive land, provided by TRC.</p>
River flooding and erosion 	<p>Identified Flood Plain Areas in the PDP are limited to those rivers where flood control schemes exist (Waitara and Waiwhakaiho Rivers).</p> <p>Stormwater Flooding Areas are shown in proximity to rivers, in those catchments where modelling has been undertaken.</p> <p>The Coastal Flooding Hazard Area mapping is concentrated around river mouths, extending upstream. This spatial dataset is not complete for the district as inundation was only mapped for areas with available topographic data at the time (Oākura to Waitara, and Onaero and Urenui).</p> <p>However, while some of the PDP flooding hazards are located around rivers, there is no specific district-wide information available about the location of riverbank flooding and erosion.</p> <p>NPDC is planning to undertake modelling of the main rivers that pass through New Plymouth, as part of the stormwater modelling program. The aim is to generate maps that can be used to determine hazard areas and inform erosion and setback zones. Until this work has been completed, blanket setbacks for earthworks and the erection of</p>

Gap/Issue	Comments
	buildings from the banks of rivers and streams are included in the Waterbodies Chapter of the PDP.
Stormwater flooding and ponding 	<p>Stormwater flooding is a widespread natural hazard in the district. Ponding areas in the Operative District Plan were based on known historical flooding, did not incorporate increased ponding projected under climate change scenarios and did not include overland flowpaths. A non-statutory indicative layer called the Stormwater Flooding Area is included in the PDP. The modelling which informs this layer includes climate change projections and identifies areas where surface floodwater ponding and/or overland flows are expected in a one percent Annual Exceedance Probability (AEP) rainfall event (100 year return). However, the modelling has not yet been completed across the whole district.</p> <p>The improved modelling is part of a significant NPDC project. The modelling has been completed for Waitara, Fitzroy, and New Plymouth Central catchments, and modelling of the remaining urban catchments is expected to take ten years, to be completed by approximately 2035. The layer is indicative only and is subject to change as NPDC undertakes catchment modelling and improvements. Once the modelling has been rolled out and completed for the district, the hazard will not remain static because development changes the permeability of land, we live with the effects of climate change on hazards as they develop over time, and NPDC responds with stormwater fixes. For these reasons, the PDP includes the Stormwater Flooding Area as an <i>indicative</i> layer. A site-specific engineering assessment is generally required to understand stormwater flooding and overland flowpaths for land development.</p>
Wetlands 	<p>Under the National Policy Statement for Freshwater Management 2020 TRC have 10 years to map all inland wetlands (to be completed by September 2030). While some wetlands are mapped for the district, such as those listed in Appendix 2A, 2B and 3 of the Regional Fresh Water Plan for Taranaki (2001), the existing spatial data is considered outdated, incomplete and inappropriate to use in the draft FDS. Through the NPS-FM regional councils are required to map all inland wetlands over a 10 year period. This work is currently being undertaken by TRC.</p> <p>Setbacks from inland wetlands are regulated by the National Environmental Standards for Freshwater, administered by TRC.</p>
Liquefaction 	<p>A GNS 2013 study found that due in part to the region's geology, the low earthquake risk, and the limited number of coastal areas with soil types that might liquefy, the risk of liquefaction in the District is low and restricted to a few locations such as Port Taranaki, Tongaporutu, Waitara, Onaero and Urenui. Areas susceptible to liquefaction are not identified in the PDP but are considered under building consents. To inform this, a Liquefaction Vulnerability Assessment was undertaken by Tonkin and Taylor (2021). This categorises the land within the district into one of three categories:</p> <ul style="list-style-type: none"> • Liquefaction Damage is Possible • Liquefaction Damage is Unlikely, and • Liquefaction Category is Undetermined. <p>The areas are shown on a NPDC public viewer, but not at a property scale (1:25,000). This risk requires more detailed analysis when a site is developed.</p>
Tsunami Mapping	<p>The New Plymouth District is at low risk of susceptibility to tsunami due to the physical nature of the coastline which is predominately steep cliffs. According to a 2012 report²², "there are many areas along the Taranaki Coast that would only suffer very localised threat and minor damage from even the largest plausible tsunami." However the 2012 report did conclude that low lying communities including Tongaporutu, Urenui, Onaero and river mouths in Waitara, Bell Block, Fitzroy and Ōākura are at some risk of a tsunami.</p>

²² Goodier, C. (2012, updated 2017) 'Taranaki Tsunami Inundation Analysis'; Hawke's Bay Regional Council

Gap/Issue	Comments
	<p>The 2012 report was commissioned for CDEM purposes and while some mapping is available, further modelling would be required to quantify this risk to a level which is necessary to determine land use controls at the individual property level.</p> <p>Tsunami evacuation zones are shown on the CDEM website.</p>
Landslides 	<p>While some data exists identifying landslides in the district, such as the GNS Science Landslide Database, the accuracy of locations and information varies. There has been no district-wide study identifying landslide areas. There are no spatial layers for landslides, and the district plan manages this natural hazard using slope as a proxy. Land instability has not been mapped for the district but all subdivisions need to demonstrate ground conditions provide for suitable building platforms.</p>
Contaminated Land 	<p>The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('NESC') is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed, and if necessary, the land is remediated, or the contaminants contained to make the land safe for human use.</p> <p>Land which has had, or is more likely than not to have had, hazardous activities or industries undertaken on it, may be contaminated. Under the NESC such land is considered 'HAIL' (included in the current edition of the <i>Hazardous Activities and Industries List</i> issued by the Ministry for the Environment).</p> <p>TRC holds a database of HAIL sites as identified on the Register of Selected Land Use ('RSLU'). This is publicly available on the TRC website: Property Information (trc.govt.nz). However, this information is currently being reassessed as a long-term project, under revised HAIL guidelines, and is not considered complete or accurate. Therefore, it is inappropriate to include the spatial data in the draft FDS.</p> <p>The majority of HAIL sites of actual concern are believed to be within land already zoned commercial or industrial (less relevant to the draft FDS focus areas) and therefore unlikely to pose serious constraints to development.</p> <p>Furthermore, potentially contaminated land is able to be developed providing it is safe for human use, subject to the processes set out in the NESC.</p>
Coastal flooding 	<p>The Tonkin and Taylor coastal inundation assessment was finalised in 2016, prior to the MfE guidance being released. Modelling was based on both present day and future sea levels at 2065 (50 years) and 2115 (100 years) timeframes based on a range of sea level rise scenarios, extrapolating from past rates of sea level and including various IPCC future emission scenarios. The assessment did not extend the full 100km length of the district's coastline, being limited to the areas with available topographical data (Oākura to Waitara, and Onaero and Urenui). Therefore, northern settlements on low lying river mouths such as Tongaporutu and Mohakatino which may be prone to coastal flooding are not included in the analysis and may warrant further study in the future. It is considered likely that these areas not included in the Tonkin and Taylor study are captured within the broader Coastal Environment mapped in the PDP.</p>

5.3. Infrastructure Planning

Clearly understanding and planning the timing of delivery for key infrastructure projects to support urban growth is also essential. The lead in times relating to investigation, design and delivery for these pieces of work all require considerable time. It is also not financially viable to deliver these projects at one time. As such, the Councils need to carefully consider how and when to fund and deliver infrastructure to enable growth and development in a cost-effective and efficient way. One of the key drivers of the draft FDS, as reflected in the purpose, is to integrate planning decisions with infrastructure planning and funding.

Strategic documents like NPDC's Long Term Plan, Infrastructure Strategy and draft Integrated Transport Framework help in this planning and decision making and have been considered in preparing the draft FDS. Taking stock of NPDC's infrastructure planning has been critical to ensuring the overall growth strategy makes the most efficient use of existing and committed infrastructure.

Of particular concern with regard to flood protection infrastructure is the the flood protection scheme associated with the Mangaone Stream. This is currently operating at its maximum capacity for river flooding. Therefore, any new development in Smart Road will require further investigations and planning to ensure the flood protection provided by the Mangaone scheme continues to be effective. This will be addressed as part of TRC future infrastructure investigations.

Section 3.13(2)(b) of the NPS-UD requires every future development strategy to spatially identify "The development infrastructure and additional infrastructure required to support or service that development capacity, along with the general location of the corridors and other sites required to provide it."

The consideration of infrastructure for the draft FDS is focused on roading and 'three waters' being water (potable), wastewater and stormwater. This includes the provision of the current status quo, understanding supply, source, storage and capacity within the relevant networks of the core development infrastructure to meet and support development capacity in the draft FDS. Consultation is ongoing with providers of other 'relevant infrastructure' such as, transport (including roading and multi modal) telecommunications, electricity, and natural gas supply.

This section discusses infrastructure issues and solutions and has been divided into three parts: Infrastructure for Structure Plan Development Areas, Infrastructure for Future Urban Zones and General Infrastructure Considerations Across the District for Business and Residential, identified through NPDC's Modelling Work.

5.3.1 Infrastructure for Structure Plan Development Areas

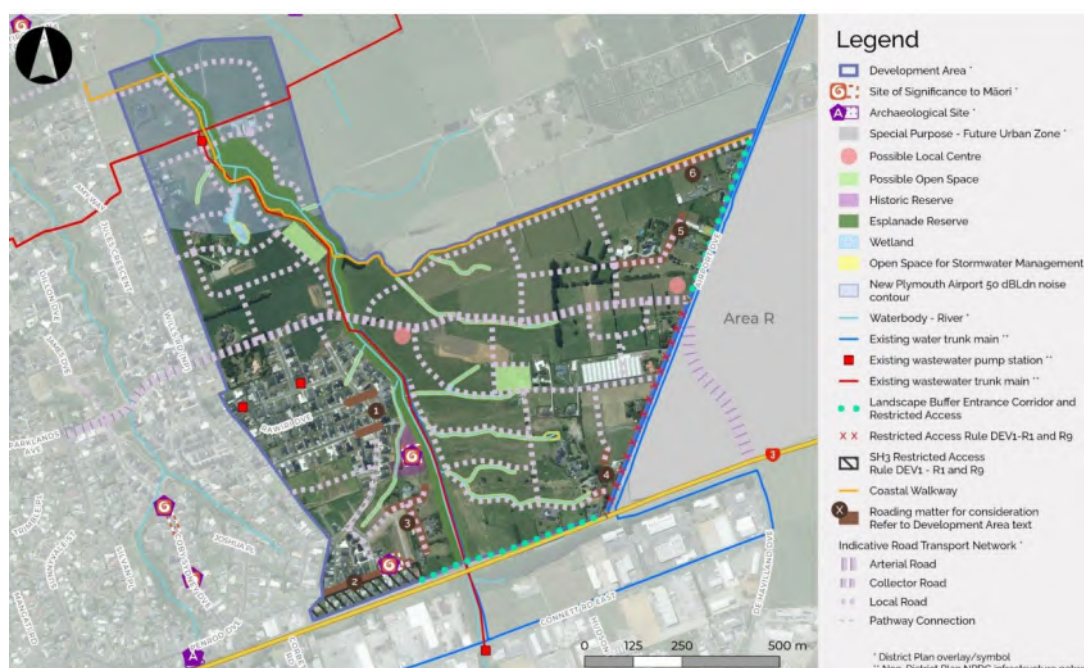
There are five Structure Plan Development Areas identified in the draft FDS. These areas will provide the district with sufficient development capacity to meet housing demand in the short-medium term (within the next ten years). Structure plans have been developed for each development area which spatially identify the infrastructure required to support or service development capacity, including the general location of the corridors and other sites required for infrastructure. The draft FDS Implementation Plan shows the infrastructure projects, timings and whether the funding is identified in the 2024 LTP, or developer led.

Puketapu Structure Plan Development Area (previously known as Area Q)

This area was originally rezoned in 2015, with new residential properties now built on some areas close to the existing residential on Wills Road. However, further development of this area has stalled due to infrastructure issues requiring coordination across multiple landowners. Figure 6 below shows the main infrastructure projects required.

To facilitate a comprehensive and highly effective infrastructure baseline to support the remaining development within the Puketapu Structure Plan Development Area, a NPDC-led and up-front funded initiative (partially recovered via development contributions) has been adopted and funding built into the draft 2024 LTP to facilitate the remaining infrastructure projects required to allow development of this area. This approach will unlock 75ha for development and approximately 670 properties. As part of this approach a review of the infrastructure required to service the area was undertaken. The review identified that a bridge was required to ensure the road avoids the now identified wetlands²³ in the Puketapu Structure Plan Development Area. These findings have been reflected in the draft 2024 LTP.

Figure 6: Map showing the Puketapu Structure Plan Development Area



²³ The wetlands were identified and mapped through the PDP hearing process.

Johnston Structure Plan Development Area

Figure 7 below map shows the infrastructure required to develop the Johnston Structure Plan Development Area. A new sewer main and road upgrading is the infrastructure that is required for this Structure Plan Development Area.

Figure 7: Map showing the Johnston Structure Plan Development Area



Carrington Structure Plan Development Area

Figure 8 shows the Carrington Structure Plan Development Area. The infrastructure projects which are required to service this area include:

- Upgrading of the Huatoki Valley Sewer Main
- Upper Carrington Road widening
- Construction of stormwater ponds
- New water pump and pipes.

Figure 8: Map showing the Carrington Structure Plan Development Area



Junction Structure Plan Development Area

Figure 9 below spatially identifies the development infrastructure and additional infrastructure required to support or service development capacity, including the general location of the corridors and other sites required for infrastructure.

Figure 9: Map showing the Junction Structure Plan Development Area



The infrastructure projects which are required to service this area include:

- Upgrade to Thames Street sewer and construction of new sewer pump station and further downstream sewer upgrades
- Construction of stormwater ponds and
- Transport – Upgrade to Junction Street Bridge and seal widening.

Patterson Structure Plan Development Area

Figure 10 below shows the infrastructure projects required within Patterson Structure Plan Development Area.

Figure 10: Map showing the Patterson Structure Plan Development Area



To enable funding for infrastructure required between where infrastructure stopped at the existing urban boundary and the boundary of the Patterson Structure Plan Development Area NPDC applied and was successful in receiving funding through the Kāinga Ora Infrastructure Acceleration Fund for the Patterson Structure Plan Development Area. Table 3 below outlines the transport and three waters infrastructure projects which are funded via the Acceleration Fund.

Table 3: Infrastructure Acceleration Funding for DEV5-Patterson Structure Plan Development Area

Enabling Infrastructure Project(s)	Description
Transport Enabling Infrastructure Project(s)	<ul style="list-style-type: none"> Frankley Road Shared Pathway Frankley Road Tukapa Street Intersection Upgrades Patterson Road Seal Widening Patterson Road extension Cycleway and Walkway over Sutherland Sewer
Three Waters Enabling Infrastructure Project(s)	<ul style="list-style-type: none"> Sutherland Sewer Veale Road Pump Station Upgrade and Patterson Road Water Main

5.3.2 Infrastructure for Future Urban Zones

The Future Urban Zones in the PDP are required for long term (10-30 years) land supply for Residential and Industrial supply. Due to these being earmarked for long term supply the finer grain infrastructure assessments have yet to be undertaken. However, initial identification of infrastructure requirements for each Future Urban Zone has been identified and are discussed below.

Junction Stage 2 Future Urban Zone

The Junction Stage 2 Future Urban Zone, as shown in Figure 11 below, requires sewer investigation work, including a potential new sewer pump station, and further investigation work for all stormwater and water supply.

Figure 11: Map showing the location of the Junction Stage 2 Future Urban Zone



Frankley/Cowling Future Urban Zone

The Frankley/Cowling Future Urban Zone, as shown in Figure 12 below, requires a number of roading and three waters infrastructure projects. Two of the larger projects include the Waimea Sewer extension and the Cowling Road widening.

Figure 12: Map showing the location of the Frankley/Cowling Future Urban Zone



Area R Future Urban Zone

The Area R Future Urban Zone, as shown in Figure 13 below, will benefit from the infrastructure investments being undertaken for Puketapu Structure Plan Development Area, as the development of Area R cannot connect into the 3 waters infrastructure until these projected are completed. The big project for Area R is the realignment of Airport Drive/round-about which is a joint New Zealand Transport Agency Waka Kotahi and NPDC project. The design phase of this project is currently underway, with the realignment roading work due to start in 2026/27.

Figure 13: Map showing the location of the Area R Future Urban Zone



Oākura Future Urban Zones

There are two Future Urban Zones in Oākura: Oākura South and Oākura West as shown on Figure 14 below. There are several roading and water supply infrastructure projects required for these areas including:

- Wairau/South Road roundabout
- SH45 Wairau Road underpass and
- New water supply main.

Figure 14: Map showing the location of the Oākura Future Urban Zones



Waitara Future Urban Zones

There are two Future Urban Zones in Waitara: Waitara East and Ranfurly, as shown on Figure 15 below. There are several large infrastructure projects required for the Waitara Future Urban Zone, including stormwater upgrades, work to prevent wastewater overflows, and the Waitara Wastewater transfer upgrade.

Figure 15: Map showing the location of the Waitara Future Urban Zone



Smart Road Future Urban Zone

The Smart Road Future Urban Zone, as shown on Figure 16 below, requires numerous infrastructure projects. The following projects have been identified:

- Transport infrastructure:
 - Waiwhakaiho River bridge second crossing
 - Roothing extensions to Waiwhakaiho Road, Smart Road, Bishop Road and Katere Road
 - Road widening for Smart Road, Egmont Road and Henwood Road and
 - Smart Road intersection upgrade.
- Water supply:
 - Smart Road trunk main and
 - Smart Road reservoir.
- Stormwater:
 - Investigate the impact of development on Mangaone Stream.
- Wastewater:
 - Smart Road growth sewer.

Figure 16: Map showing the location of the Smart Road Future Urban Zone



Oropuriri Future Urban Zone

Oropuriri Future Urban Zone, as shown in Figure 17 below, will be rezoned to General Industrial Zone when required for capacity. There are numerous infrastructure issues that may need to be worked through to develop solutions. These potentially include a new wastewater pump station and sewer connection, a possible water supply upgrade along Egmont Road and upgrades to the stormwater network.

Figure 17: Map showing the location of the Oropuriri Future Urban Zone



5.3.3 General Infrastructure Considerations Across the District for Business and Residential, identified through NPDC's Modelling Work

The following section provides an overview of recent modelling undertaken in relation to NPDC administered sewer network and outlines key issues in relation to these pieces of infrastructure as they relate to specific townships and suburbs.

It is acknowledged that New Plymouth is facing major issues with basic infrastructure assets, particularly water infrastructure (water supply, wastewater, storm water). The focus of the next ten years is to address

the issues with existing infrastructure, whilst providing infrastructure for the required growth the district is expected to experience.

A network model has been developed for the district to understand existing issues and assist in identifying solutions in relation to three waters.

Sewer modelling work on the older sewer networks in Waitara and Inglewood have significant areas which surcharge in rain events with a 1-in-2 year Average Return Interval. This leads to overflows. In Inglewood, practically any additional development will increase in the risk of overflows from the network. In Waitara, there are areas where further development may not increase the risk of overflows.

The Inglewood wastewater network is experiencing overflows of sewage to the environment multiple times per year and in residential areas during heavy rain events. The cause of this is a combination of high levels of Inflow and Infiltration (I&I), a lack of pipe capacity and a poor network layout. The solutions will involve a range of interventions to attempt to reduce the frequency of these overflows occurring. This includes a range of existing pipe upgrades, new pipes and diversions, and an I&I reduction project across Inglewood.

The Waitara wastewater network is experiencing overflows of sewage to the environment multiple times per year, and in residential areas during heavy rain events. The cause of this is a combination of high levels of I&I, a lack of pipe capacity and a poor network layout. This program will involve a range of interventions to attempt to reduce the frequency of these overflows occurring. This includes a combination of existing pipe upgrades, new pipes and diversions, pump station upgrades, and an I&I reduction project across Waitara. A high level of engagement with iwi/hapu and the community will need to occur throughout this project.

5.4 Development of Outcomes

A series of outcomes have been developed to guide the direction of the draft FDS, inform the assessment of broad spatial scenarios and provide a framework for our implementation of the strategy.

The outcomes have been developed to give effect to higher order documents, such as the NPS-UD, NPS-HPL and Part 2 of the RMA, but have also been prepared with particular consideration of the strategic direction for urban form and development contained within the PDP.

The outcomes are aspirational statements which need to be considered as a whole. The outcomes will at times compete and appear contradictory and trade-offs will need to be made to achieve them as a package.

6. Spatial Scenarios

To assist in the assessment of how and where New Plymouth should grow, several broad options, or spatial scenarios, for how the district could accommodate a projected population increase were identified and considered.

The NPS-UD requires that the advantages and disadvantages of different spatial scenarios are evaluated as part of preparing a future development strategy. The NPS-UD does not specify what a spatial scenario is. In preparing the draft FDS, spatial scenarios have been used as a means to understand and inform the spatial distribution of growth and to assist in understanding the trade-offs of differing growth scenarios, as well as how identified areas could contribute to the identified outcomes and meeting housing capacity requirements over the next 30 years.

When thinking about the land available for local business needs, economic analysis undertaken as part of the PDP process indicates that the district has sufficient commercial and industrial zoned capacity to accommodate future business land demand over the long-term. Given future business growth of the district is well catered for (including an element of spare capacity), the Councils primarily looked at the alternative ways in which residential growth in the district can be delivered in the long term.

The draft FDS contains detailed assessments of how residential scenarios were considered including an assessment of the advantages and disadvantages of the scenarios. The following section will not duplicate this but will outline how the scenarios were developed and provide any supporting background information, detail in relation to methodology and maps.

The scenario development and assessment has been undertaken by considering several broad scenarios for how the district might provide for growth. Several of these were ultimately discounted early in the process based on flaws. The broad advantages and disadvantages of the scenarios were then considered.

6.1. Spatial Scenarios Discounted

As noted, several scenarios were initially considered but were subsequently discounted due to flaws with the concepts which meant it was not considered worthwhile progressing the options to more detailed analysis. This are outlined as follows:

Spatial Scenario: Further Intensification of Existing Medium Density Residential Zoning

Under this scenario land zoned in the PDP as Medium Density Residential Zone would be intensified by increasing the number of dwellings allowed on a site from three to four or by reducing the minimum lot size from 300m² to 200m².

As part of the District Plan Review and PDP process, property market and economic analysis was provided by Property Economics, a consultancy firm based in Auckland.²⁴ When considering residential rezoning matters the economic position taken was that increasing the number of dwellings from three to four and reducing the lot size from 300m² to 200m² would not make any marked difference on modelled capacity.

²⁴ [New Plymouth Feasible Capacity Assessment Updates](#), Property Economics, July 2022.

Given this, we discounted this scenario as it does not appear to result in a materially different result than if these areas were to remain with their currently allowed intensification rates.

Spatial Scenario: Rezoning Rural Lifestyle Zone to General Residential Zone

Under this scenario land zoned as Rural Lifestyle Zone in the PDP would be proposed for rezoning as General Residential Zone. The existing bulk and location provisions in the General Residential Zone would apply.

The Operative District Plan 2005 has one rural zone, the Rural Environment Area. There are no rural lifestyle environment areas. A Rural Lifestyle Zone was included in the Proposed District Plan when it was notified in 2019. Prior to this, the district's rural areas came under increasing pressure and demand to accommodate rural lifestyle living. The last decade has seen an increase in rural lifestyle subdivision and development primarily in locations close to urban centres, and on the coast and elevated areas around Mount Taranaki where expansive coastal and city views can be enjoyed.

Rezoning all existing Rural Lifestyle Zone areas to General Residential Zone is unlikely to be well received by those in the community who desire rural lifestyle living as an option. Subdivision trends indicate that there is a demand for rural lifestyle living. In addition, if legitimate district plan options for this way of living are removed it is possible that ad hoc lifestyle developments may arise. This could create fragmentation of rural land, increased potential for reverse sensitivity effects, negative impacts on rural production activities and changes to the character of the rural environment, including urbanisation. It is important to ensure that rural lifestyle development is located on land suitable for rural lifestyle living.

Spatial Scenario: Rural Intensification

This scenario would upzone some land in rural townships (Okato, Omata, Egmont Village, Lepperton, Urenui, Onaero and Tongaporutu) from Low Density Residential Zone to General Residential Zone. The existing bulk and location provisions in the General Residential Zone would apply.

It would enable a second house to be built in addition to an existing residential house or for two houses to be built on an empty section. However, site coverage effects standards would mean that buildings cannot cover more than 40 percent of the site.

Compared to the Low Density Residential Zone effects standards which are shown in the brackets below, the General Residential Zone provides for the following without a resource consent:

- 2 residential units per site (1 in LRZ)
- 40% maximum building coverage (35% in LRZ) and
- 400m² minimum lot size (750m² in LRZ).

This scenario was discounted as all these rural townships are on septic tanks. Advice from NPDC infrastructure staff concluded that a stand-alone wastewater treatment plant is needed for each community before intensification down to a 400m² minimum lot size is technically feasible.

Spatial Scenario: Dispersed

Under this scenario it would be up to developers to promote private plan changes in geographical locations based on where landowners are willing to rezone their land as residential, likely the General Residential Zone or the Medium Density Residential Zone. It would be up to the market where residential development occurs. The existing bulk and location provisions in the respective residential zone would apply.

This scenario would be inconsistent with NPDC's wider planning for the district and could result in fragmented and adverse environmental outcomes. This scenario would present challenges in terms of the provision of affordable and equitable infrastructure. In addition, the Councils would not be meeting its obligations under the NPS-UD because it would not be providing well-functioning urban environments.

6.2. Spatial Scenarios Considered

After the consideration and early discounting of the above options, the three scenarios that were progressed for more detailed assessment included an "urban intensification", a "greenfield" and a "balanced" focused approach to providing for urban development.

These scenarios were considered to be the most appropriate way of testing alternative approaches to providing for growth in the district. They broadly allow for the consideration and testing of key concepts which have recently been put forward by varying parties through the development of the proposed district plan, as well as pre-engagement on the draft FDS. In particular, they provide for consideration of the competing priorities of higher order policy direction.

The identification of the detailed geographical areas comprised within the scenarios were developed by way of:

- In relation to the greenfield scenario and possible additions to the balanced scenario, nomination from the development and technical professionals sector as sites being suitable for greenfield development and
- In relation to the intensification scenario and possible additions to the balanced scenario, consideration of submissions to the PDP and in particular, further consideration of the original submission of Kāinga Ora and their request to rezone large geographic areas, across the district to Medium Density Zoning.

There are commonalities between the spatial scenarios considered. These include:

- A provision for a broad variety of housing types that can enable different price points and tenures. All scenarios have assumed at a minimum that housing capacity targets will be delivered through some form of intensification and greenfield expansion. What varies between each of the scenarios is the scale, location and extent of housing types assumed.
- Projected business demand can be catered for in the existing zoned commercial/industrial areas and
- The existing structure plan development areas contained within the PDP are consistent across each scenario and it is assumed that these areas will be developed over the short to long term.

Spatial Scenario 1: Urban Intensification Focus

This scenario considers providing for a large portion of future residential development through the intensification of existing urban areas. It would remove all reliance on the existing Future Urban Zones currently present in the PDP.

This scenario would adopt the intensification established through the PDP-AV, but in addition would upzone additional land in New Plymouth, Bell Block and Waitara from General Residential Zone to Medium Density Residential Zone. The boundaries of the areas beyond those already zoned for medium density that have been assessed as a part of this scenario are shown in the maps supplied for the Urban Intensification Focus scenario in Appendix 1.

The existing bulk and location provisions in the Medium Density Residential Zone would apply.

It would intensify residential land via infill (where the existing house is retained and an extra dwelling/s is added) or comprehensive development (where the existing house is removed and the entire site is redeveloped). Up to three houses could be located on a residential site.

Compared to the General Residential Zone requirements which are shown in the brackets below, the Medium Density Residential Zone provides for the following without resource consent:

- 3 residential units per site (2 in GRZ)
- 11m maximum building height (8m in GRZ)
- 50% maximum building coverage (40% in GRZ) and
- 300m² minimum lot size (400m² in GRZ).

The additional areas of medium density land that make up this scenario total 617.8 ha that is currently zoned General Residential Zone.

Spatial Scenario 2: Greenfield Focus

This scenario would reduce the amount of land identified as Medium Density Residential Zone and instead provide significant portions of the district's residential growth within the residentially zoned PDP Structure Plan Development Areas and the Future Urban Zones. Spatial Scenario 2 would increase the amount of residential land in the district by rezoning land from Rural Production Zone to General Residential Zone. The existing bulk and location provisions in the General Residential Zone would apply.

Intensification available through the Medium Density Residential Zoning would revert back to the extent contained within the notified version of the PDP (2019) – a land area of 266ha. This would mean that the additional 150ha of Medium Density Residential Zoned land contained in the PDP-AV 2023 would revert to General Residential Zoned land. The locations of medium density areas would be focused more closely around the city centre and local and town centres.

The areas that make up additional areas for growth associated with this scenario total 936.6 ha of land that is currently zoned Rural Production Zone in Carrington North, Carrington South, Bell Block North, Bell Block South, Inglewood South West, Inglewood South East, Waitara West, Waitara South West, Waitara South East, Lepperton South West, Lepperton South East and Urenui West.

The additional areas comprised within this scenario were chosen because these areas were suggested for residential growth by members of the development and technical professionals sector at the information sharing and workshop session held on 5th December 2023.

The boundaries of the areas that were identified as part of this scenario are shown in the maps supplied for the Greenfield Focus scenario in Appendix 1.

Spatial Scenario 3: Balanced Focus

This scenario tests the concept of providing for the district's growth through a combination of relatively large areas of medium density residential zoning and the more intensive housing options associated with this, while also providing for greenfield expansion in a staged and focused way.

This scenario would retain the extent of the medium residential density and greenfield availability of the PDP. It would also retain the Future Urban Zones, as long-term options for growth. The existing bulk and location provisions in these zones would apply.

In addition to these existing areas, this scenario would consider the possible additional sites for both intensification and greenfield growth described within Scenarios 1 and 2.

6.3. Advantages and Disadvantages of Spatial Scenarios

The NPS-UD requires consideration to be given to the advantages and disadvantages of different spatial scenarios in achieving the purpose of the draft FDS (a well-functioning urban environment, which provides capacity and integrates infrastructure and planning decisions).

The broad advantages and disadvantages of the differing spatial scenarios are outlined within the draft FDS.

An important aspect of considering the advantages and disadvantages of these spatial scenarios, is understanding what housing capacity the scenarios could deliver. To understand this capacity, the Councils have relied on assessments and evidence prepared by Property Economics. This is in relation to the feasibility of intensification provided for through Medium Density Residential Zoning as well as assessments undertaken to inform decisions made under the PDP in relation to capacity more generally.

What this indicates is that intensification on its own will not be sufficient to meet the development capacity required over the long term, as shown in Table 4 below.

Table 4: Feasible Capacity Provided by the Urban Intensification Focus Scenario²⁵

Housing Demand and Capacity	Reasonable Expected to be Realised Capacity		
	Short	Medium	Long
Infill Development	5,738	5,738	5,738
Inner City development	994	994	994
Undeveloped Residential Land	2,081	2,081	2,081
Puketapu SPDA	647	647	647
Johnston SPDA	100	100	100
Patterson SPDA	107	107	107
Carrington SPDA	0	231	231
Junction SPDA	0	79	79
Junction FUZ	0	0	0
Frankley/Cowling FUZ	0	0	0
Area R FUZ	0	0	0
Oakura FUZ	0	0	0
Waitara FUZ	0	0	0
Smart FUZ	0	0	0
	9,667	9,977	9,977
Demand	883	3,953	11,026
Over/Under Supply	8,784	6,024	-1,049

²⁵ The data contained within table 4 is derived from a combination of sources. The infill data is based on the [Statement of Evidence of Timothy James Heath, Property Economics, 6 May 2022](#), with the remainder from the Housing and Business Capacity Assessment, NPDC, 2024, table 4.27 on page 59, with the FUZ capacity removed for this scenario.

The analysis shows that the greenfield scenario has the potential to provide sufficient housing capacity. This is shown in Table 5 below.

Table 5: Feasible Capacity Provided by the Greenfield Focus Scenario²⁶

	Reasonable Expected to be Realised Capacity		
	Short	Medium	Long
Infill Development	3,074	3,074	3,074
Inner City development	0	0	0
Undeveloped Residential Land	2,081	2,081	2,081
Puketapu SPDA	647	647	647
Johnston SPDA	100	100	100
Patterson SPDA	107	107	107
Carrington SPDA	231	231	231
Junction SPDA	79	79	79
Junction FUZ	82	82	82
Frankley/Cowling FUZ	574	574	574
Area R FUZ	322	322	322
Oakura FUZ	433	433	433
Waitara FUZ	187	187	187
Smart FUZ	2,647	2,647	2,647
NEW greenfield focus Areas	4,914	4,914	4,914
	15,478	15,478	15,478
Demand	883	3,953	11,026
Over/Under Supply	14,595	11,526	4,452

²⁶ The data contained within table 5 is derived from a combination of sources. The infill data is based on the [Statement of Evidence of Timothy James Heath, Property Economics, 6 May 2022](#). The new greenfield focus areas capacity was calculated for this scenario, using the same methodology applied in the Housing and Business Capacity Assessment, NPDC, 2024. The remainder of the data in table 5 is based on the Housing and Business Capacity Assessment, NPDC, 2024, table 4.27 on page 59.

As outlined in the most recent HBA, the balanced scenario provides sufficient capacity to meet demand. This is illustrated in Table 6 below.

Table 6: Feasible Capacity Provided by the Balanced Focus Scenario ²⁷

Housing Demand and Capacity	Reasonable Expected to be Realised Capacity Number of Dwellings		
	Short	Medium	Long
Infill Development	3,324	3,324	3,324
Inner City development	541	541	541
Undeveloped Residential Land	2,081	2,081	2,081
Puketapu SPDA	647	647	647
Johnston SPDA	100	100	100
Patterson SPDA	107	107	107
Carrington SPDA	0	231	231
Junction SPDA	0	79	79
Junction FUZ	0	0	82
Frankley/Cowling FUZ	0	0	574
Area R FUZ	0	0	322
Oakura FUZ	0	0	433
Waitara FUZ	0	0	187
Smart FUZ	0	0	2,647
	6,800	7,110	11,355
Demand	883	3,953	11,026
Over/Under Supply	5,917	3,157	329

The work of Property Economics has also more broadly considered the economic costs and benefits associated with intensification and greenfield expansion. ²⁸

Other advantages and disadvantages set out within the draft FDS have been derived based on discussions and input from NPDC's internal infrastructure providers, including 3 waters and transport teams. These teams have provided advice in relation to current and future infrastructure challenges and the broad costs associated with rectifying these. These infrastructure challenges are detailed within Section 5 of this report.

²⁷ The data in table 6 above comes from the Housing and Business Capacity Assessment, NPDC, 2024, table 4.27 on page 59.

²⁸ Statement of Evidence of Timothy James Heath, Property Economics, 6 May 2022.

7. Evaluation Process

The following section outlines the process used to evaluate the additional areas considered. As noted previously, the boundaries of these areas are outlined in Appendix 1. It is anticipated that if additional areas are proposed through the consultation period on this draft, that they will be considered against this same criteria.

Evaluation criteria was developed to assess the new areas for potential residential growth. This section discusses how the evaluation criteria was grouped, the assumptions that were made when assessing areas and the general methodology.

7.1. Grouping of Evaluation Criteria

The grouping of the evaluation criteria and why they are important in considering residential growth is outlined below.

Landform

Generally it is easier to build on flat land rather than steep land. This is because flat land provides a stable foundation and it is easier to landscape and maintain. Steep land can offer unique benefits such as views and increased privacy but things like site preparation, laying foundations and erecting retaining walls can be complex, often resulting in a time-consuming and expensive process. In terms of the evaluation criteria, areas that are flat are considered more favourable for residential growth.

Highly Productive Land

Some parts of the district contain fertile soils and versatile land that help to support food and fibre production. It is important to manage the subdivision, use and development of this non-renewable resource for current and future generations. In terms of the evaluation criteria, areas of land that are not highly productive are considered more favourable for residential growth.

Scheduled Features and Protected Land

Throughout the district, there are many natural and physical resources that help people and communities to provide for their social, economic and cultural well-being and for their health and safety. These resources can also safeguard the life-supporting capacity of air, water, soil and ecosystems. It is important to manage the subdivision, use and development of these resources for current and future generations. In terms of the evaluation criteria, areas that will not adversely affect scheduled features and protected land are considered more favourable for residential growth.

Hazards and Risks

There is a wide range of existing and potential natural hazards in the district. When they occur, they can result in damage to property, infrastructure and the environment. More significantly, they can lead to loss of human life. As well as natural hazards, there are also hazardous substances located throughout the district which, if not appropriately stored and used, can pose potential threats to the health and safety

of the district's people, property and natural environment. In terms of the evaluation criteria, areas that do not contain hazards and risks are considered more favourable for residential growth.

Infrastructure

Infrastructure is critical to the social, economic, and cultural well-being of people and communities and the quality of the environment at a national, regional or local level. Infrastructure can be very expensive to plan, construct, operate, maintain and upgrade. Once it is up and running, it is important that it is not impeded by future activities. The NPS-UD also requires that the district has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural well-being, and for their health and safety, now and into the future. The ability to walk to a local centre to obtain convenience-based goods and services for everyday needs is considered an important aspect of a well-functioning urban environment. In terms of the evaluation criteria, areas that are already serviced or can be readily serviced by infrastructure, areas that will not impede infrastructure, and areas that have access or can have access planned within reasonable walking distance to a local centre are considered more favourable for residential growth.

Contiguous Zoning

The district has many different types of land uses. Through natural aggregation and past planning practices similar types of activities have grouped together, creating areas with distinct environmental characters. These are known as "zones." The characters of a zone can be adversely affected by activities that generate effects that are incompatible with that character. Spot/ad hoc zoning is when a piece of land has a zone that differs from the zoning of the land around it. It is generally not preferred because the provisions that apply to it can differ from those that apply to the surrounding zone and this can create different environmental outcomes. In terms of the evaluation criteria, areas that will adjoin areas with the same or similar zoning are considered more favourable for residential growth.

Reverse Sensitivity

In addition to ensuring that the amenity values that determine the character of an area are protected from activities that may degrade or detract from them, it is important to acknowledge that there can be potential conflict if a new activity is sensitive to the character of the area to which it has relocated, or the activities within it. This is known as "reverse sensitivity." Many of the activities that can be susceptible to reverse sensitivity form the backbone of the district's economy. In terms of the evaluation criteria, areas that will not compromise the operation of lawfully established primary production activities, rural industry or energy activities are considered more favourable for residential growth.

Tangata Whenua

Land zoned for Māori Purpose Zone and papakāinga developments are some of the ways in which tangata whenua are able to protect, develop and use their ancestral land in a way which is consistent with their culture and traditions and their social, cultural and economic aspirations. Papakāinga occurs on land that is owned by tangata whenua. It is a comprehensive development that provides residential accommodation with communal buildings and facilities for members of iwi or hapū groups. Papakāinga provides another housing choice for Māori and enables tangata whenua to maintain or re-establish connections to their Māori identity, culture, whānau and whenua. In terms of the evaluation criteria,

areas that will enable papakāinga as a permitted activity are considered more favourable for residential growth.




Table 7 below provides more detail on the evaluation criteria by outlining the categories evaluated, the general matters that were considered within each category, the features assessed, and the information sources used to inform the assessment for each area.

7.2. Assumptions



In compiling the evaluation criteria, the following assumptions were made:

- Recent analysis undertaken as part of the PDP process has determined that the district has sufficient commercial (i.e. retail and office) and industrial zoned land. It is assumed that future requirements for commercial and industrial land can be accommodated through intensification of the existing Commercial and Mixed Use Zones and the General Industrial Zone. Therefore the evaluation criteria does not include matters relating to commercial and industrial (e.g. proximity to current and future workers, exposure and visibility to customers, etc.). Instead it focuses on residential matters only. The Councils are required to do a HBA every three years. If it is determined at a later date that the amount of commercial or industrial zoned land is insufficient, the Councils will respond accordingly.
- When NPDC proposes land for rezoning, documents are produced that consider the appropriateness of the change and an assessment of the costs and benefits of the environmental, economic, social and cultural effects anticipated. These documents are supported by assessments from experts in specialist areas, e.g. landscape, transport, cultural values, etc. The evaluation of the areas has been done at a high level, which has relied on a level of judgement being applied. It is assumed that expert assessments will be carried out later, should NPDC propose land for rezoning in the future.
- In respect to the Hazards and Risks category, NPDC has only assessed those matters which pose an issue from a land use planning perspective. It is assumed that low probability/high risk matters, such as tsunamis, which pose an issue from an emergency management perspective, are addressed by the Taranaki Emergency Management Office.
- In relation to Highly Productive Land (LUC Class 1 to 3), if land is zoned Rural Production Zone in the PDP then regardless of whether the site is free of other constraints, it is considered that urban development is not appropriate. However, Clause 3.6(1) of the NPS-HPL may enable urban zoning of highly productive land in limited circumstances, such as where it is required to provide sufficient development capacity, there are no other practicable or feasible options for providing this capacity and the benefits of rezoning outweigh the costs associated with the loss of highly productive land.




Table 7: Evaluation Criteria Used to Assess New Areas

CATEGORY	MATTERS FOR CONSIDERATION	FEATURE	INFORMATION SOURCE	COLOUR ALLOCATION FOR EACH FEATURE
Landform 	Area is generally at a gradient that enables development	Contours	NPDC MILES spatial layer – contours	Green = generally flat Orange = some hills Red = steep
Highly Productive Land 	Areas which are located on Land Use Capability (LUC) Class 1, 2 or 3 land and are zoned Rural Production under the PDP are generally not appropriate for urban development	Land use capability classes	TRC spatial layer – Land Use Capability Classification (NZLRI) NPDC PDP spatial layer – Zones	Green = land not zoned RPROZ, or land zoned RPROZ and not identified as LUC Classes 1 to 3 Orange = land zoned RPROZ and identified LUC Classes 1 to 3 as which covers some of the area. Red = land zoned RPROZ and identified as LUC Classes 1 to 3 which covers all of the area.
Scheduled Features and Protected Land 	Coastal environments (including the coastal marine area), wetlands, lakes and rivers and their margins are less favourable for growth	Coastal environment	NPDC PDP spatial layer – coastal environment	Green = not on area Green * = on some of area but allocated green to prevent an inaccurate result Orange = on some of area Red = over whole of area
		Wetlands	TRC spatial layer – Scheduled Wetlands TRC FWP 2001	
		Lakes	NPDC PDP spatial layer – waterbody (lake)	
		Rivers	NPDC PDP spatial layer – waterbody (river)	
		Waterbody catchment	NPDC PDP spatial layer – waterbody catchment control	
	Outstanding natural features and landscapes will be avoided	Natural features and landscapes	NPDC PDP spatial layer – outstanding natural feature and landscape	Green = not on area Orange = on some of area Red = over whole of area

CATEGORY	MATTERS FOR CONSIDERATION	FEATURE	INFORMATION SOURCE	COLOUR ALLOCATION FOR EACH FEATURE
		Outstanding natural character	NPDC PDP spatial layer – outstanding natural character	
		Public access to and along the coastal marine area, lakes and rivers will be maintained and enhanced, along with strategic public access corridors (coastal walkways, Taranaki Traverse, shared pathways, esplanade strips, esplanade reserves, access strips and access links)	NPDC PDP spatial layer – public access corridor (coastal marine area, lakes and rivers only)	Green = not on area Green * = on some of area but allocated green to prevent an inaccurate result Orange = on some of area Red = over whole of area
		Significant indigenous vegetation and significant habitats of indigenous fauna should be avoided	NPDC PDP spatial layer – significant natural area	Green = not on area Orange = on some of area Red = over whole of area
			TRC spatial layer – QEII National Trust Covenant boundaries	
		Effects on ancestral lands, water, sites, waahi tapu and other taonga should be carefully managed	NPDC PDP spatial layer – site of significance to Māori	Green = none in area Green * = on some of area but allocated green to prevent an inaccurate result Orange = some in area Red = many in area
			NPDC PDP spatial layer – 50m/200m SASM/AS	
		Historic places (Category 1 and 2), historic areas, wāhi tūpuna, wāhi tapu, wāhi tapu area	New Zealand Heritage List/Rārangi Kōrero	
		Effects on historic heritage should be carefully managed	NPDC PDP spatial layer – heritage building or item	Green = none in area Green * = on some of area but allocated green to prevent an inaccurate result Orange = some in area Red = many in area
			NPDC PDP spatial layer – heritage building or item extent	
			NPDC PDP spatial layer – heritage character area	
			Historic places (Category 1 and 2), historic areas	
			Archaeological sites	
			NPDC PDP spatial layer – archaeological site	
			NPDC PDP spatial layer – archaeological site extent	
		Notable trees	NPDC PDP spatial layer – notable tree	
			NPDC PDP spatial layer – notable tree group	

CATEGORY	MATTERS FOR CONSIDERATION	FEATURE	INFORMATION SOURCE	COLOUR ALLOCATION FOR EACH FEATURE
Hazards and Risks 	The risks associated with natural hazards and their impact on people, property and the environment are carefully managed	Volcanic eruption	NPDC PDP spatial layer – volcanic hazard area	Green = not on area Orange = on some of area Red = over whole of area
		Earthquake fault line	NPDC PDP spatial layer – fault hazard area	
		Coastal erosion	NPDC PDP spatial layer – coastal erosion hazard	
		Coastal flooding	NPDC PDP spatial layer – coastal flooding hazard area	
		Flood detention area/spillway	NPDC PDP spatial layer – flood detention area/spillway	
		Flood plain	NPDC PDP spatial layer – flood plain	
		Stormwater flooding	NPDC PDP non district plan spatial layer – stormwater flooding area	Green = not on area Green * = on some of area but allocated green to prevent an inaccurate result Orange = on some of area Red = over whole of area
		Liquefaction	Report for NPDC by Tonkin & Taylor Ltd October 2021 – New Plymouth District Liquefaction Vulnerability	Green = unlikely (not on area) or undetermined Orange = possible (on some of area) Red = possible (over whole of area)
	People and property will not be exposed to hazardous substances	Significant hazardous facilities	NPDC PDP spatial layer – risk management contour	Green = not on area Orange = on some of area Red = over whole of area
Infrastructure 	Area is serviced with water infrastructure which meets current levels of service, or it is available at the boundary	Water infrastructure	NPDC MILES spatial layer – water supply plus comment from Council subject matter expert	Green = serviced and no issues Orange = serviced but issues that can be overcome or services available nearby Red = serviced but significant issues, or not serviced
	Area is serviced with stormwater infrastructure which meets current levels of service, or it is available at the boundary	Stormwater infrastructure	NPDC MILES spatial layer – stormwater plus comment from Council subject matter expert	
	Area is serviced with wastewater infrastructure which meets current levels of service, or it is available at the boundary	Wastewater infrastructure	NPDC MILES spatial layer – wastewater plus comment	

CATEGORY	MATTERS FOR CONSIDERATION	FEATURE	INFORMATION SOURCE	COLOUR ALLOCATION FOR EACH FEATURE
	Area is serviced or can reasonably be serviced with multiple forms of transport infrastructure (including private vehicles, public transport, walking and cycling)		from Council subject matter expert	
		Transport infrastructure	TRC buses and transport/ routes and timetables webpage	
		Social infrastructure	Desktop analysis/site visit	Green = all nearby Orange = some nearby Red = none nearby
		Local centre	Desktop analysis/site visit	Green = greenfield, or one nearby Orange = some shops nearby Red = none nearby
	Area will not impede infrastructure that is significant at a national, regional or district level	Gas transmission pipeline	NPDC PDP spatial layer – pipeline	Green = not on area or is on area but area is owned by requiring authority Orange = on some of area Red = over whole of area
			NPDC PDP spatial layer – pipeline corridor	
			NPDC PDP spatial layer – gas transmission station corridor	
		National grid	NPDC PDP spatial layer – national grid	
			NPDC PDP spatial layer – national grid subdivision corridor	
			NPDC PDP spatial layer – national grid substation corridor	
		Airport	NPDC PDP spatial layer – airport noise control boundary	
		Port	NPDC PDP spatial layer – port noise control boundaries	

CATEGORY	MATTERS FOR CONSIDERATION	FEATURE	INFORMATION SOURCE	COLOUR ALLOCATION FOR EACH FEATURE
		Designations (includes railway corridors and state highways)	NPDC PDP spatial layer – designations	
Contiguous Zoning 	Area will be consistent with surrounding land uses and not result in spot/ad hoc zoning	Zoning	NPDC PDP spatial layer – zone, desktop analysis/site visit	Green = adjacent to same or similar zoning Orange = not adjacent to same or similar zoning but could be considered due to factors such as topography, existing urban layout, etc. Red = not adjacent to same or similar zoning
Reverse Sensitivity 	New residential and business land uses will not compromise the operation of lawfully established primary production activities, rural industry or energy activities	Energy activities Quarries Pig farms Poultry farms	NPDC PDP spatial layer – Major Facility Zone Motunui, Waitara Valley and McKee Mangahewa noise control boundaries TRC spatial layer – Consents/Primary Industry Purpose/Mining Extraction (excluding hydrocarbon) NPDC MILES spatial layer – pig farms NPDC MILES spatial layer – poultry farms	Green = not on area Orange = on some of area Red = over whole of area
Tangata Whenua 	Development will enable tangata whenua to protect, develop and use their ancestral land in a way which is consistent with their culture and traditions and their social, cultural and economic aspirations	Papakāinga	NPDC PDP spatial layer – Zones	Green = permitted activity (MPZ, LRZ, GRZ, MRZ, RPROZ, RLZ, LCZ, CZ, TCZ, CCZ, OSZ, FUZ) Orange = restricted discretionary activity (NOSZ, SARZ) or discretionary activity (MUZ) Red = non-complying activity LFRZ, GIZ, AIRPZ, HOSZ, MFZ, PORTZ)

7.3. Methodology

Each criterion for each area was allocated one of the following traffic light assessment ranking colours:

	Aligns with the matter for consideration
*	Aligns with the matter for consideration but there are features within the Scheduled Features and Protected Land category and the Hazards and Risks category present
	Somewhat aligns with the matter for consideration
	Does not align with the matter for consideration

More detail on how these colours were specifically applied is contained in the final column of Table 7.

Where more than one feature was assessed for a category, the colour allocated was a summary of all features assessed. For example, three greens assessed meant a green colour was allocated overall, two oranges and one green assessed meant an orange colour was allocated overall, etc.

For the matters considered within the Scheduled Features and Protected Land category and the Hazards and Risks category, it was generally considered more accurate to allocate an orange colour rather than automatically allocate a red colour (indicating that the area does not align with the matter for consideration) because, in many instances, a consenting pathway exists in the PDP and it does not mean that development cannot occur.

Following an initial assessment, it was decided to change the orange colour to a green colour with an asterisk (*) in some areas that contained one or a few of a certain feature. Most of the areas assessed are substantial in size and discounting them due to the presence of only one or a few of these features could give an inaccurate result and unreasonably rule areas out. Examples include a waterbody or a cluster of archaeological sites near the edge of an area. These features, the categories within which they fall, and the reason for changing the colour is as follows:

- Scheduled Features and Protected Land – Waterbody: It is inappropriate to discount an entire area which contains a waterbody as the waterbody may only cover part of a property.
- Scheduled Features and Protected Land – Public Access [public access corridors]: It is inappropriate to discount areas containing public access corridors because they can be isolated in nature and some are located on land zoned as one of the three Open Space and Recreation Zones, where residential development is already restricted.
- Scheduled Features and Protected Land – Historic Heritage (archaeological sites) and SASM [sites and areas of significance to Māori] [historic places (Category 1 and 2), historic areas, wāhi tūpuna, wāhi tapu, wāhi tapu area]: It is inappropriate to completely discount areas containing these features because they may only cover part of a property.
- Scheduled Features and Protected Land – Historic Heritage [heritage buildings, items and character areas] [historic places (Category 1 and 2), historic areas] [archaeological sites] [notable trees]: It is inappropriate to discount areas containing these features because these features tend to be isolated in nature and affect only one parcel of land.
- Hazards and Risks – Natural Hazards [stormwater flooding areas]: It is inappropriate to discount areas containing stormwater flooding areas because, in most situations, engineering solutions can be developed. Secondary to this, but also important, is that stormwater modelling has only been

carried out for parts of the district, meaning that stormwater flooding areas may appear more prevalent in some areas than others when this is not the case.

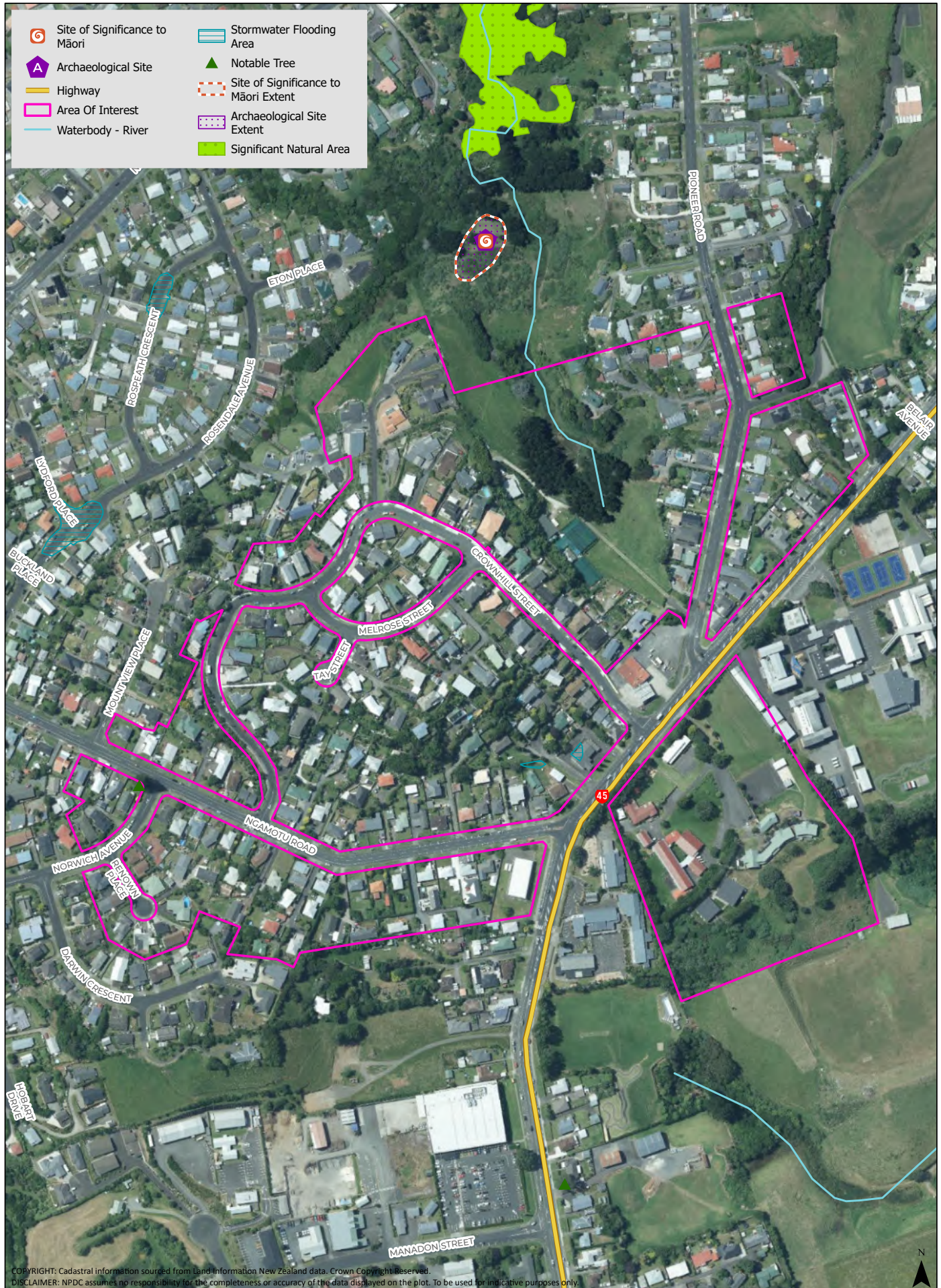
The results of the assessment for each area against the evaluation criteria are attached as Appendix 3.

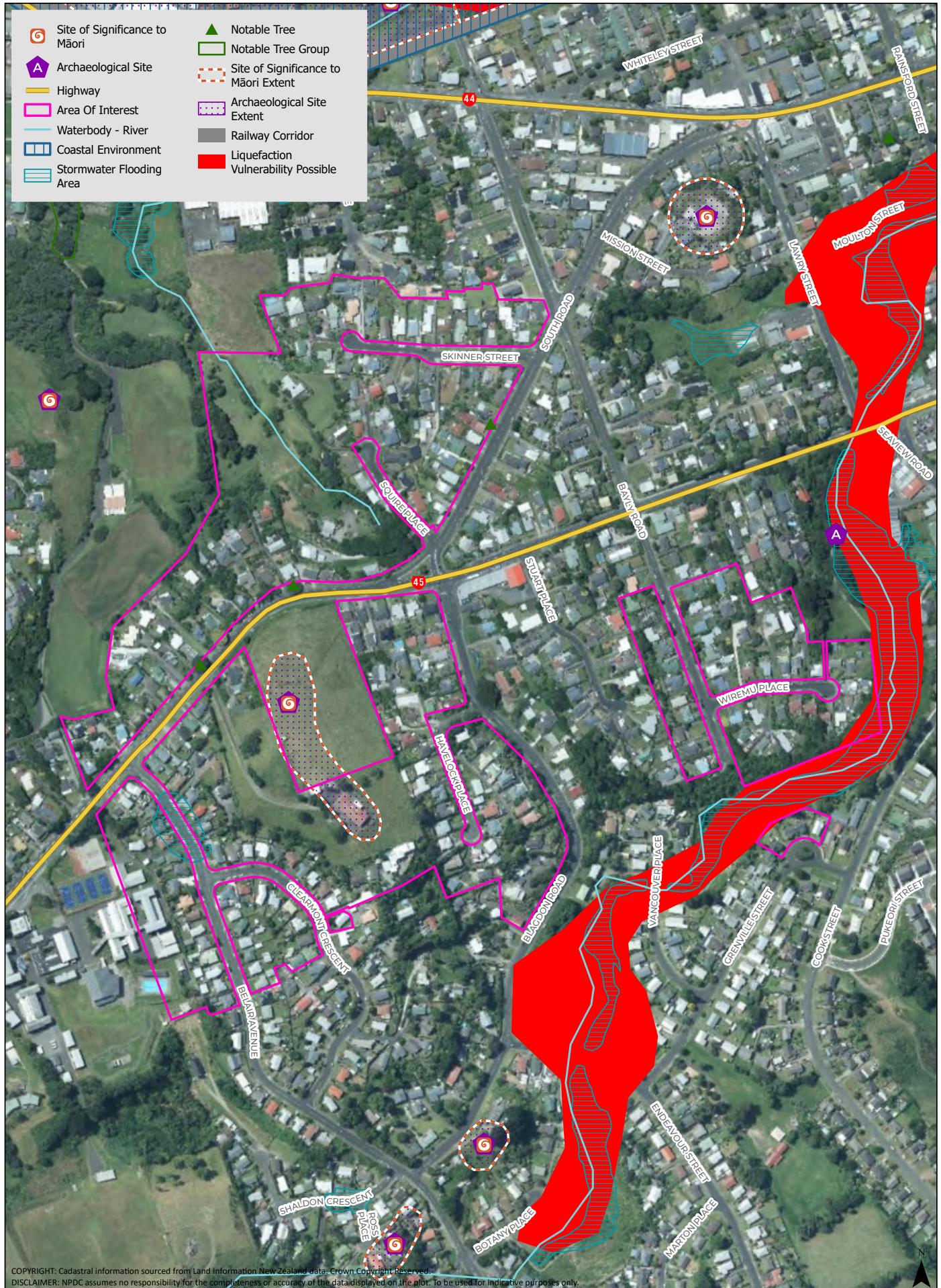
8. Appendices

Appendix 1: Maps Showing Boundaries of New Areas Assessed – Urban Intensification Focus and Greenfield Focus

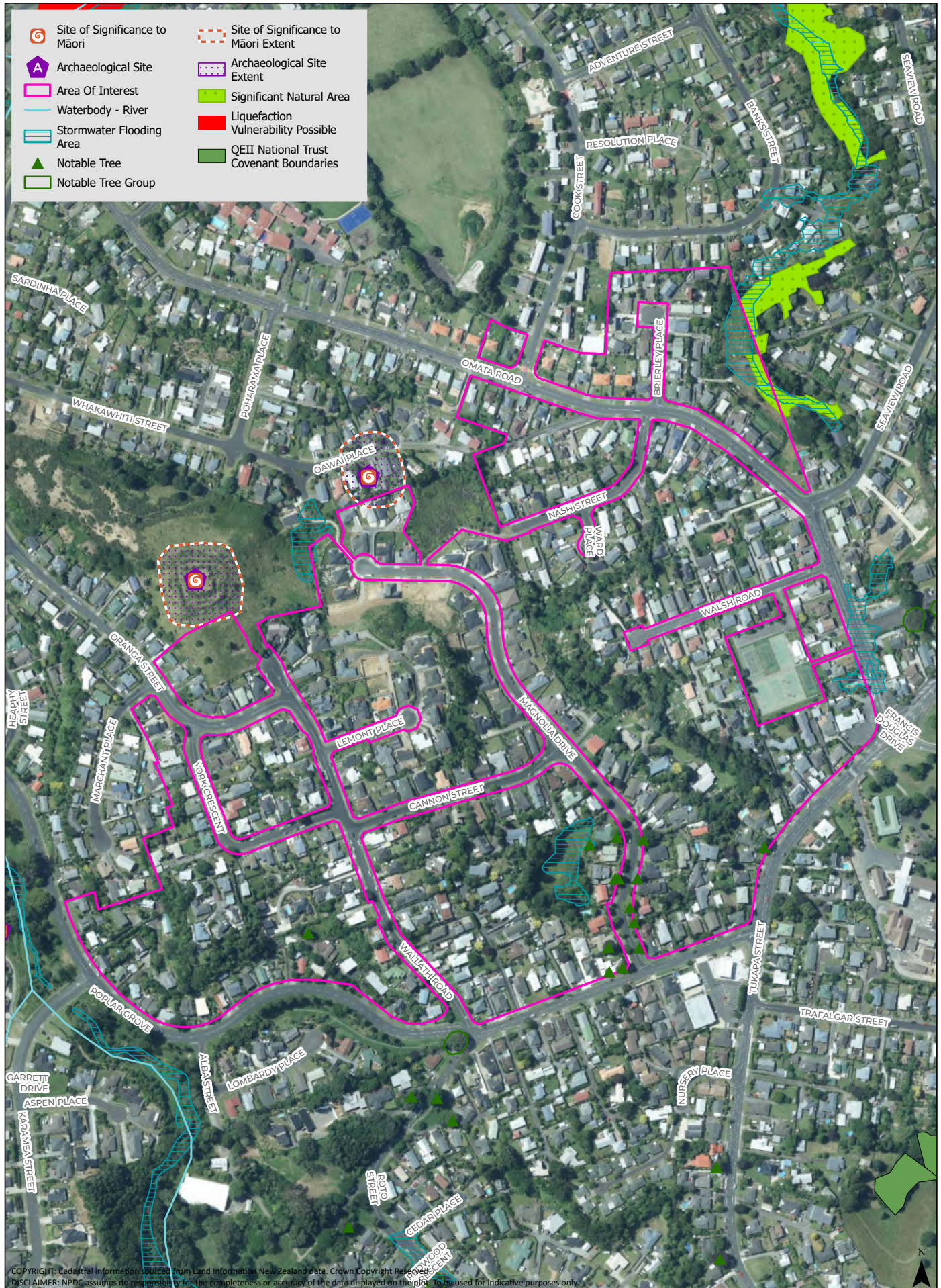
Appendix 2: Maps Showing District Wide Constraints

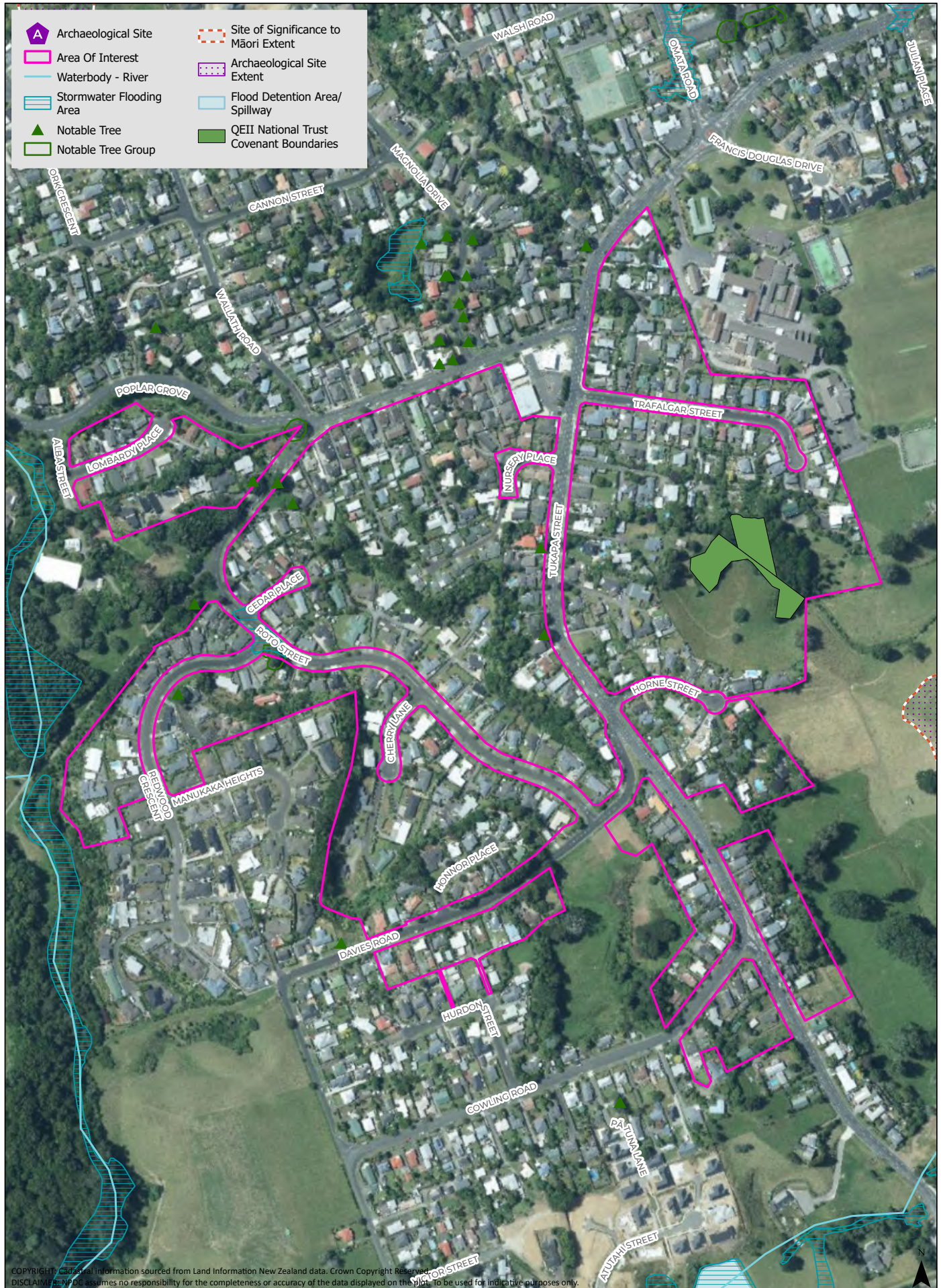
Appendix 3: Evaluation of New Areas – Urban Intensification Focus and Greenfield Focus







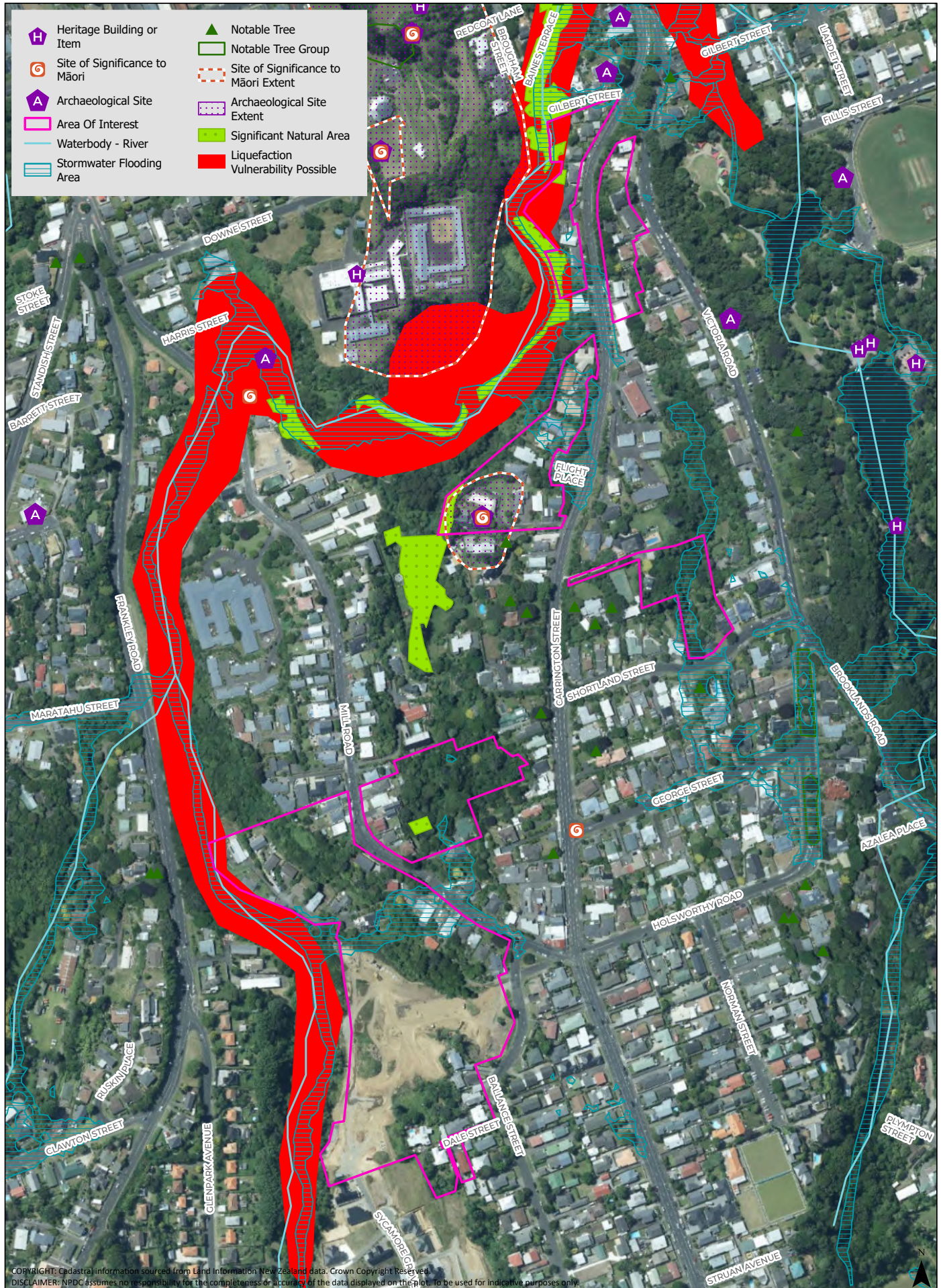


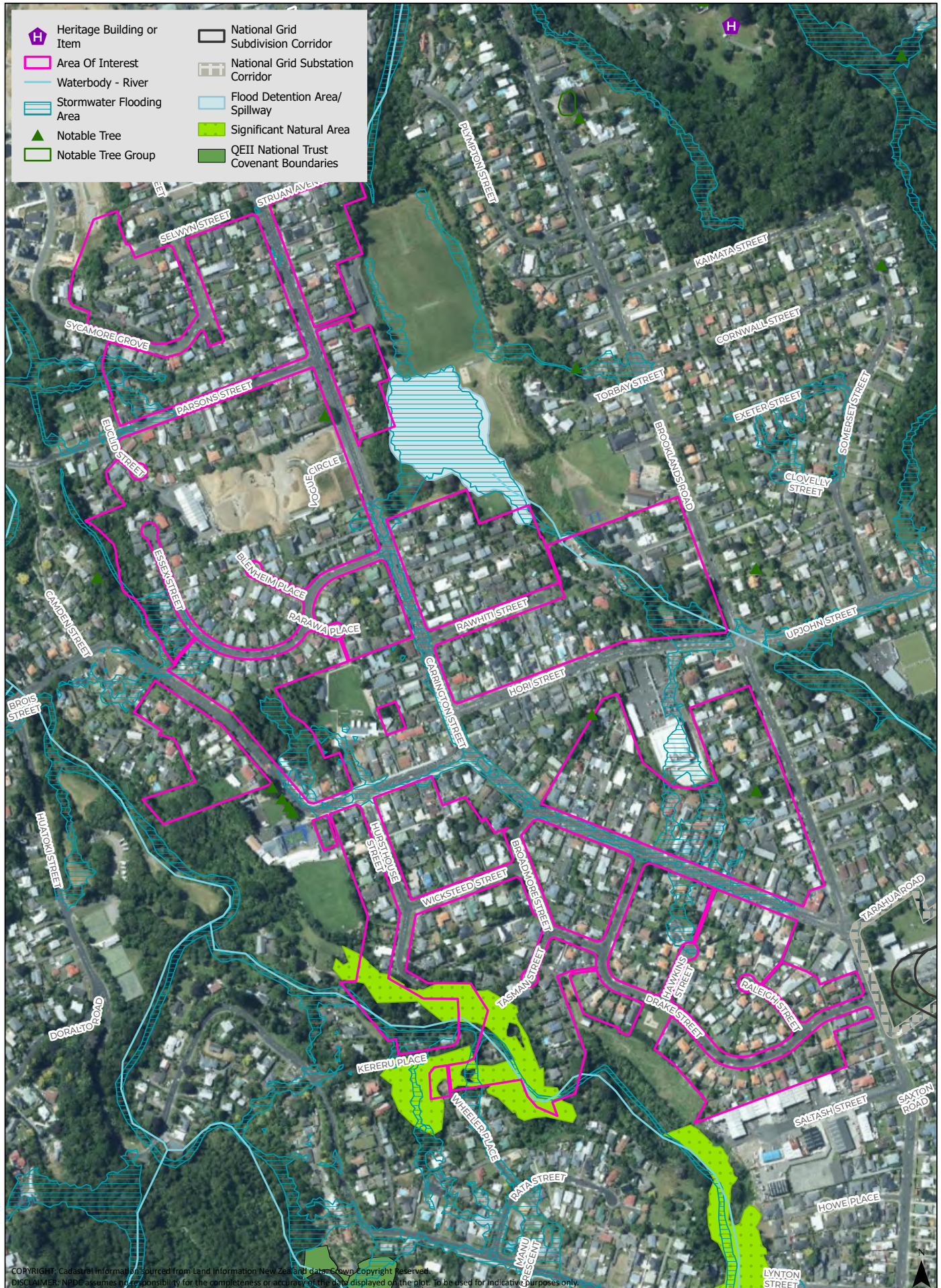


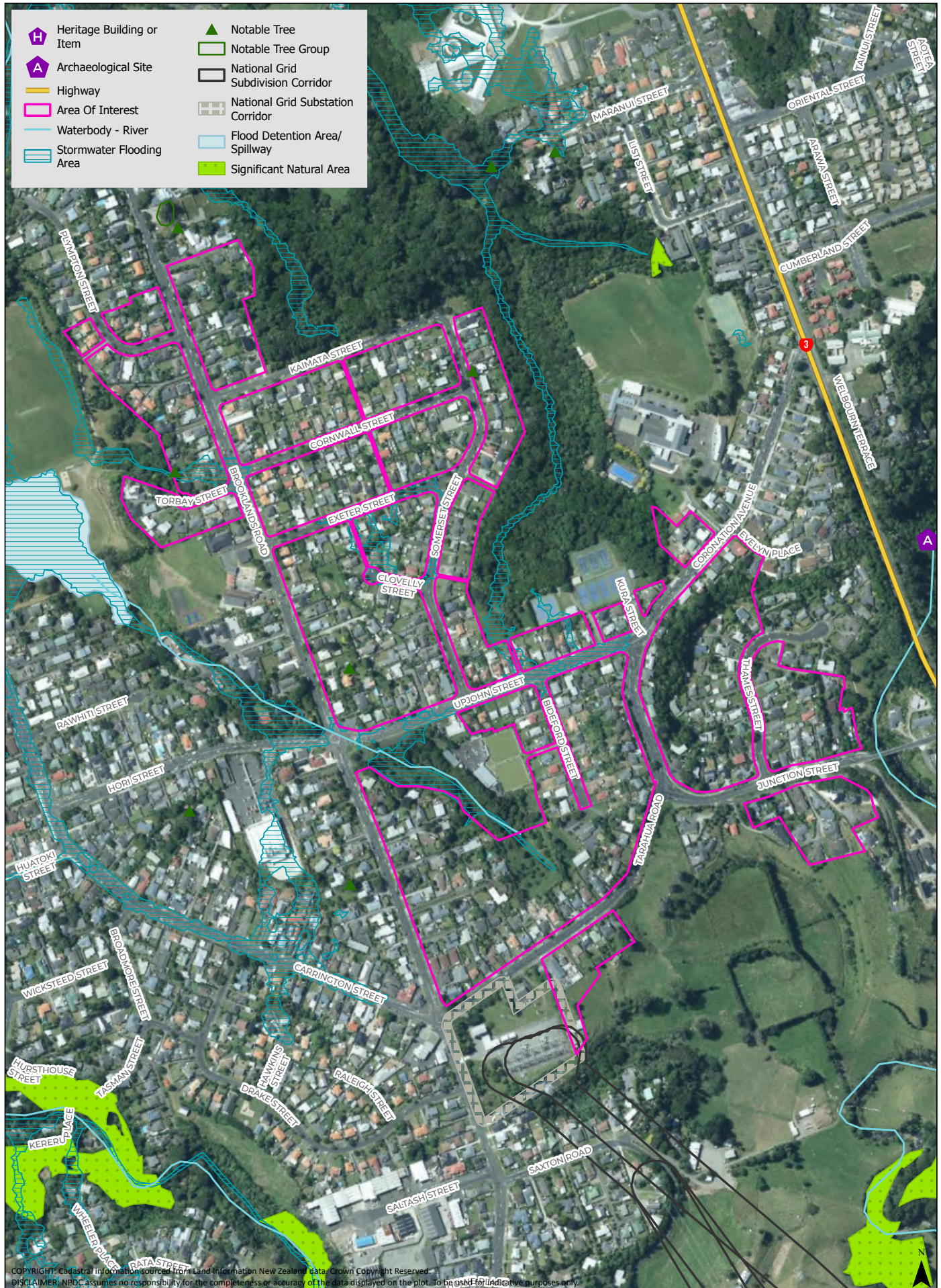
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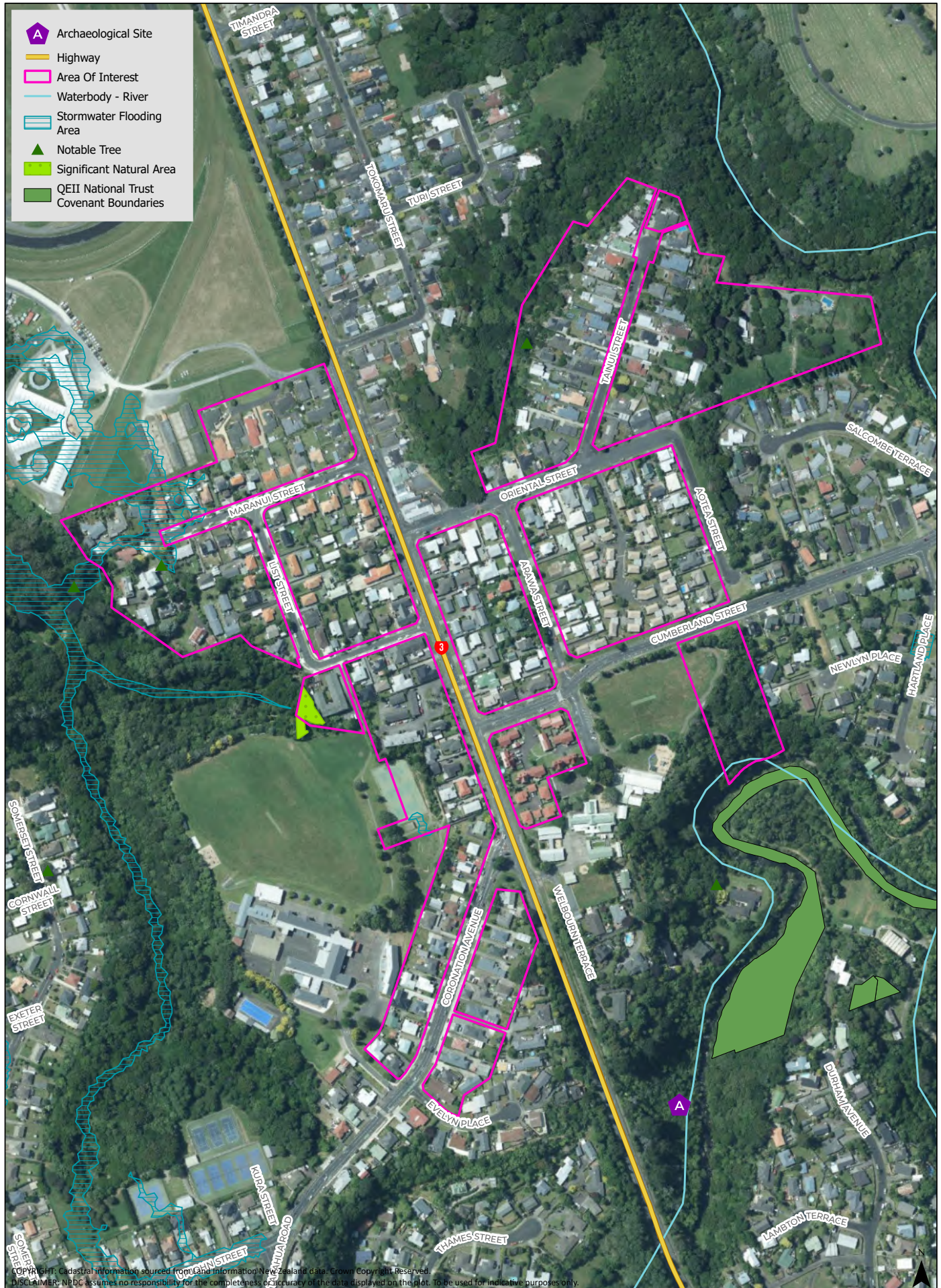


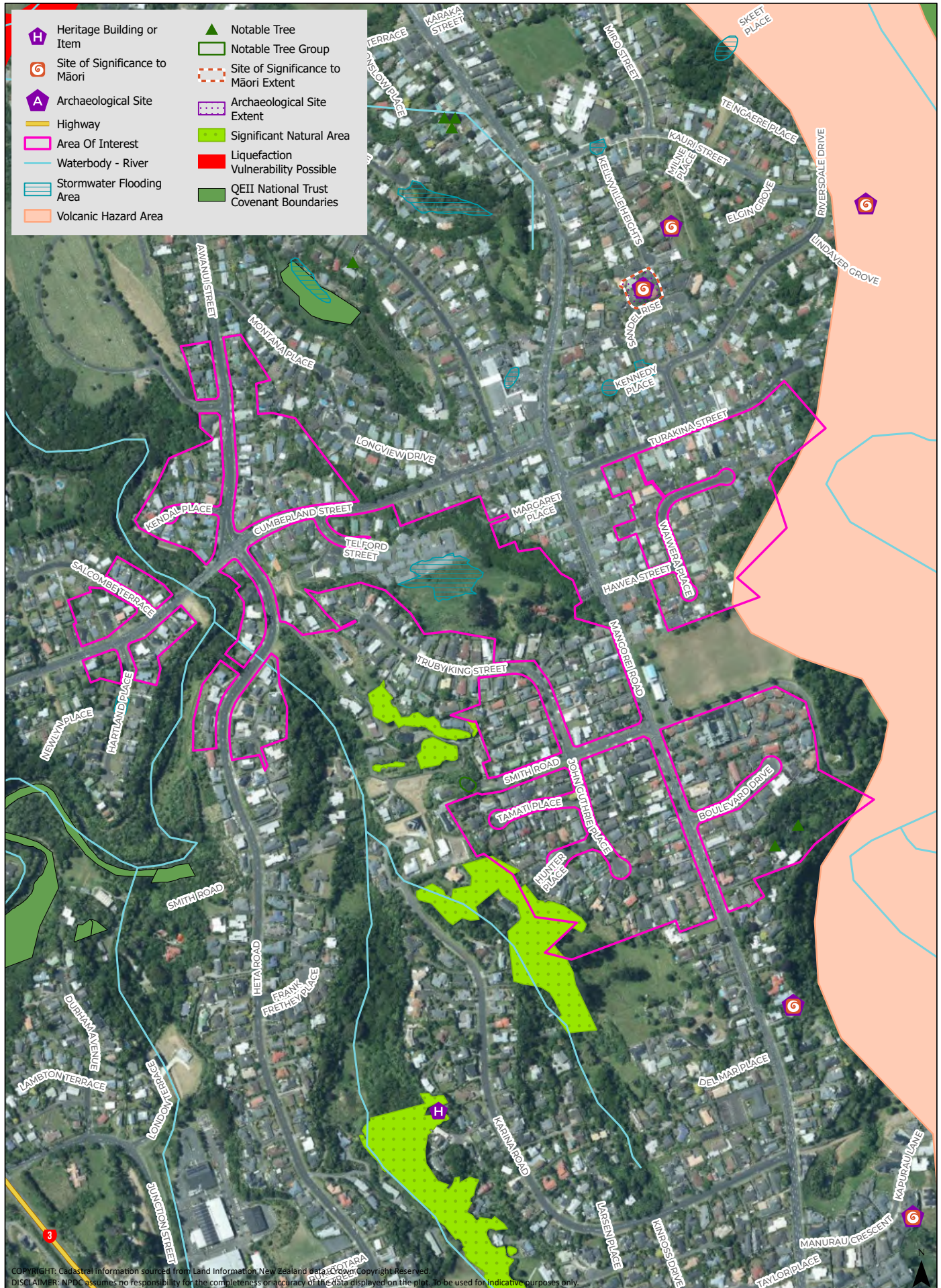




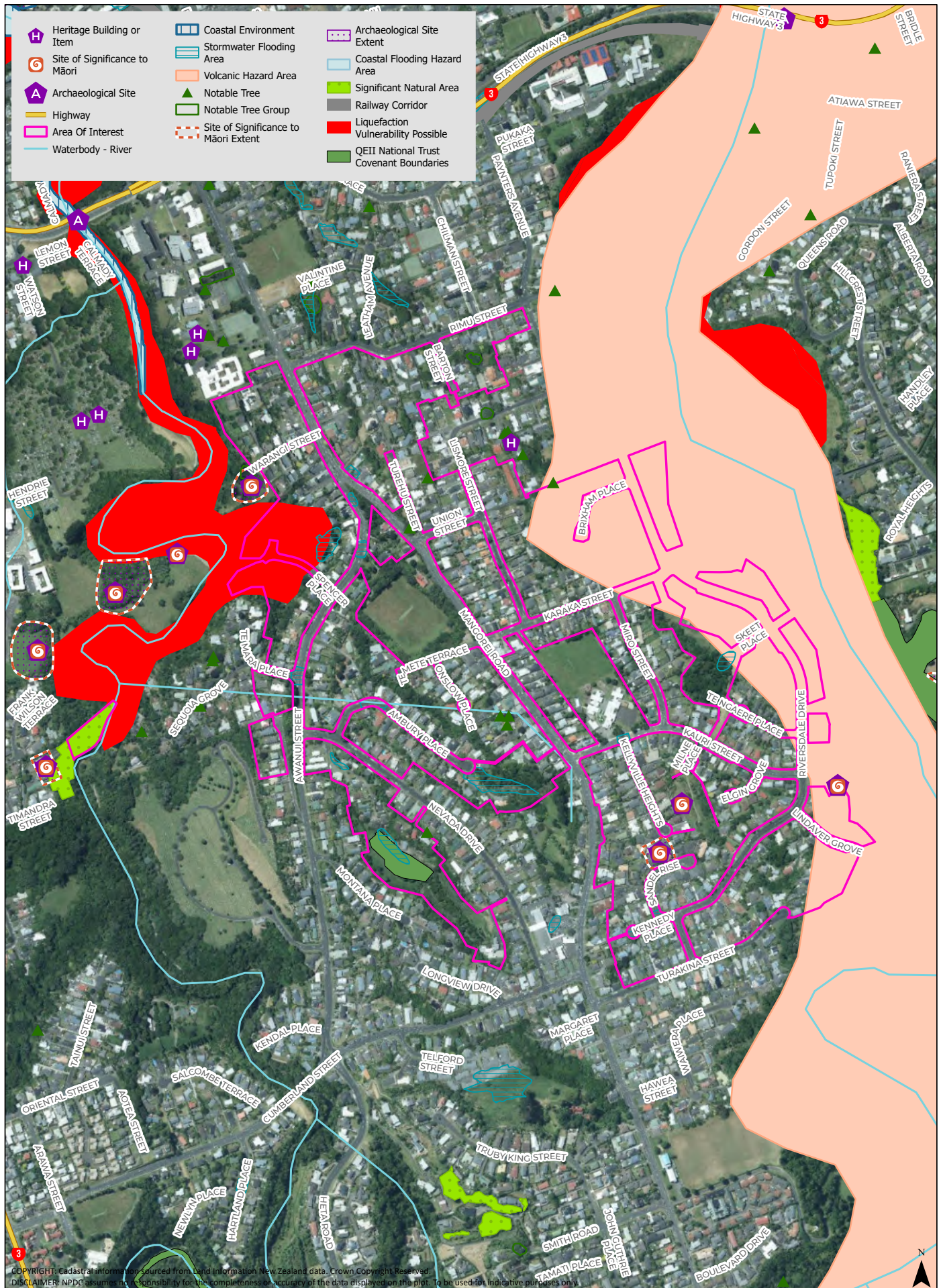


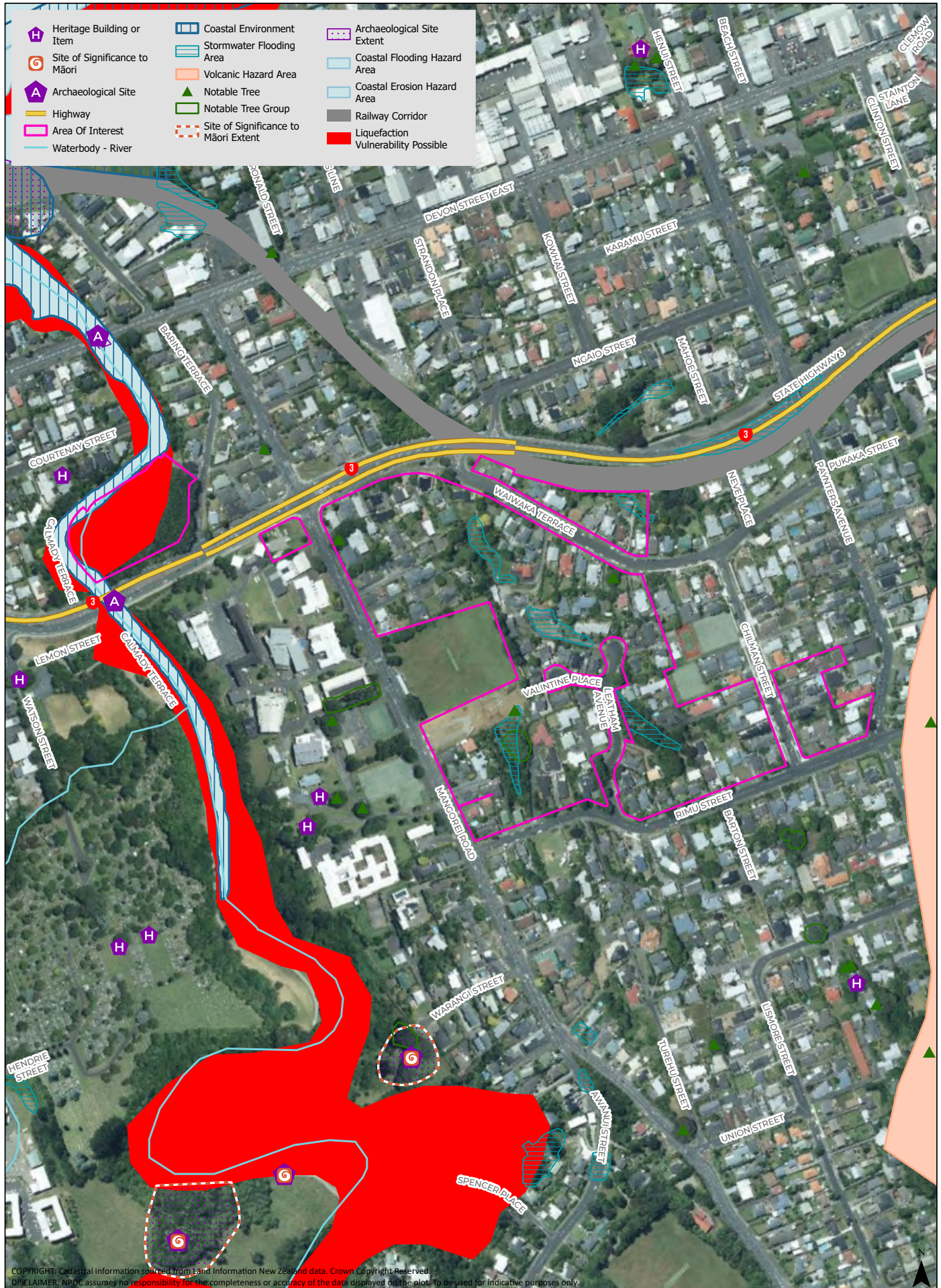


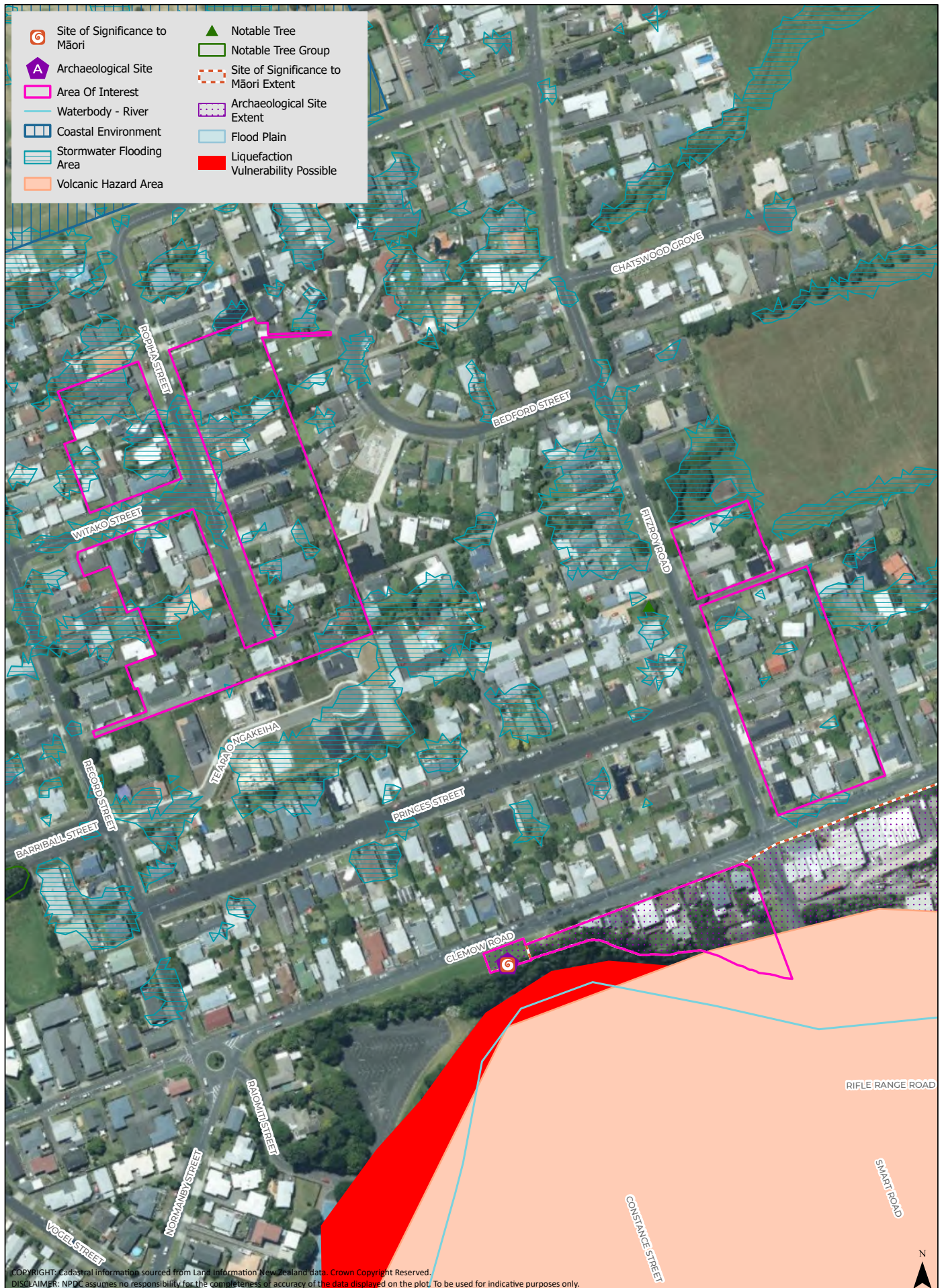


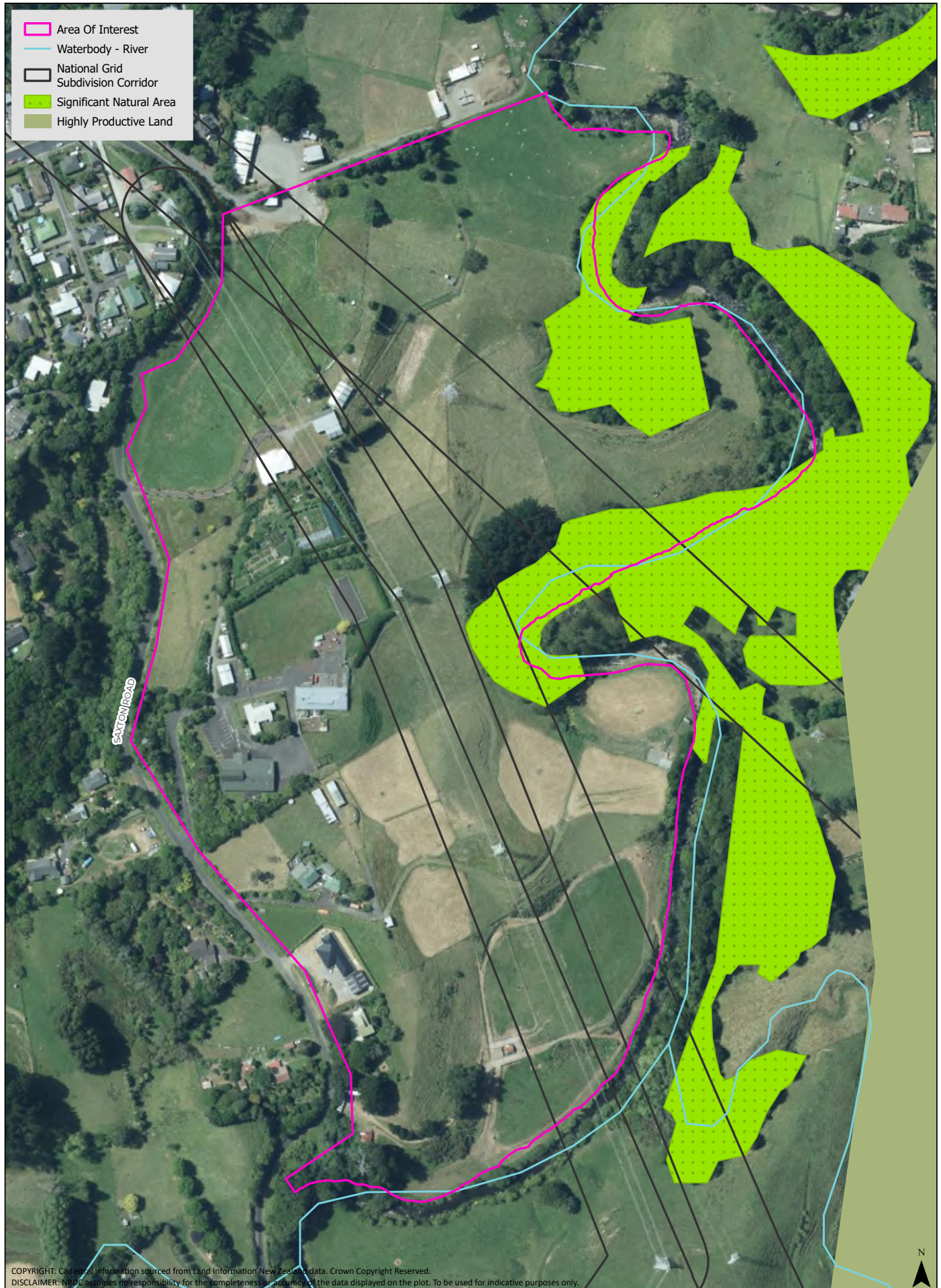


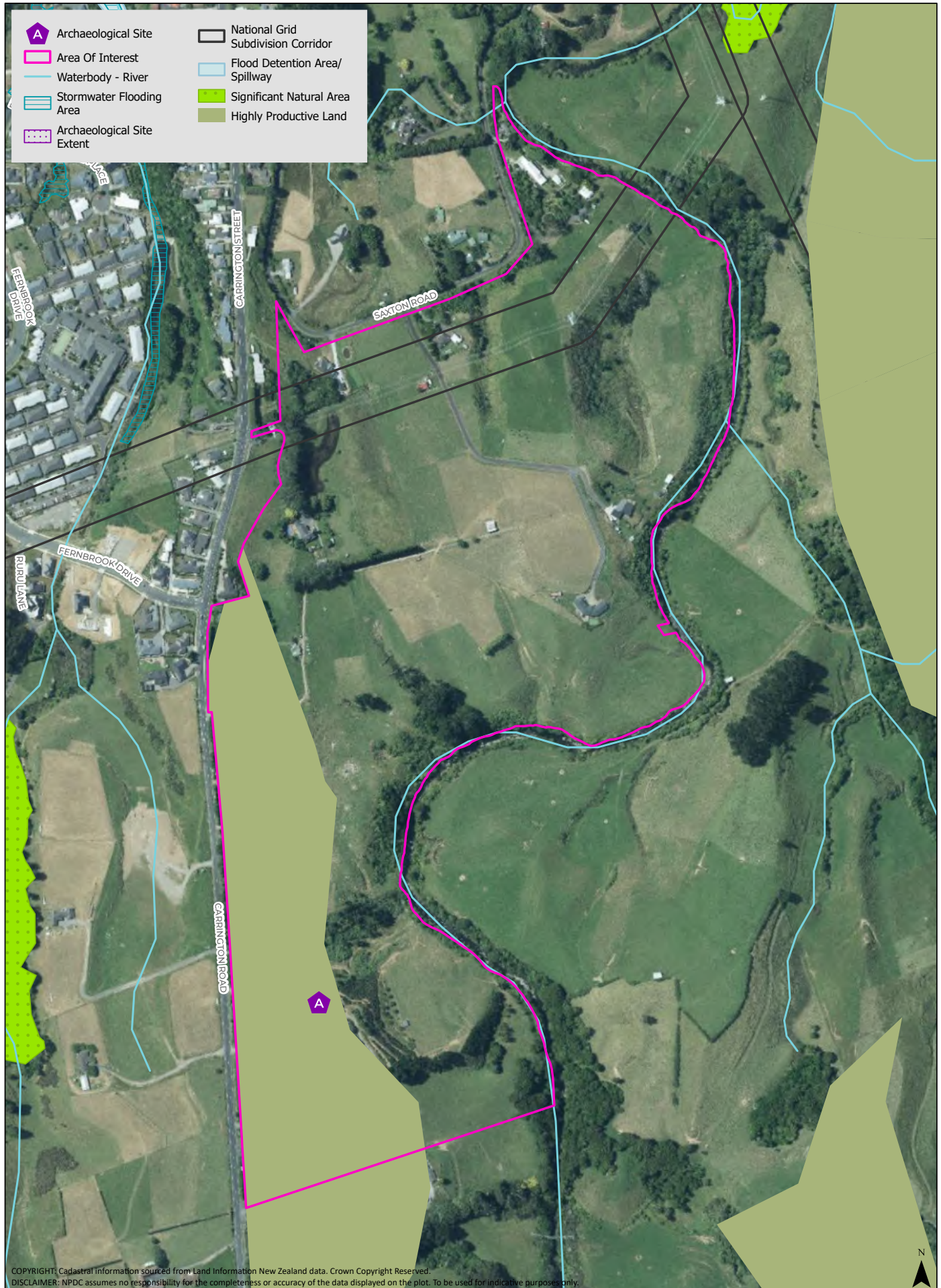
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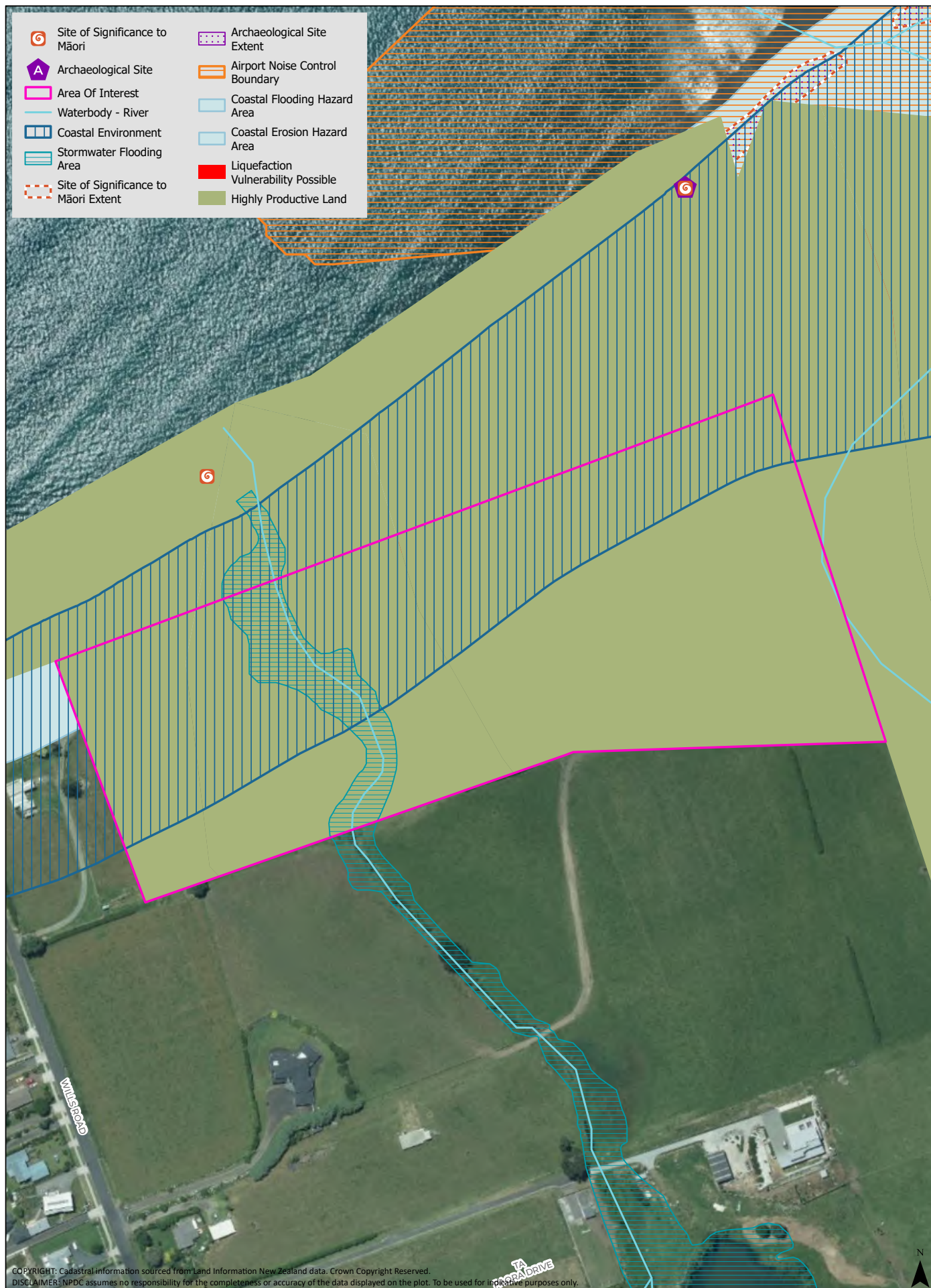


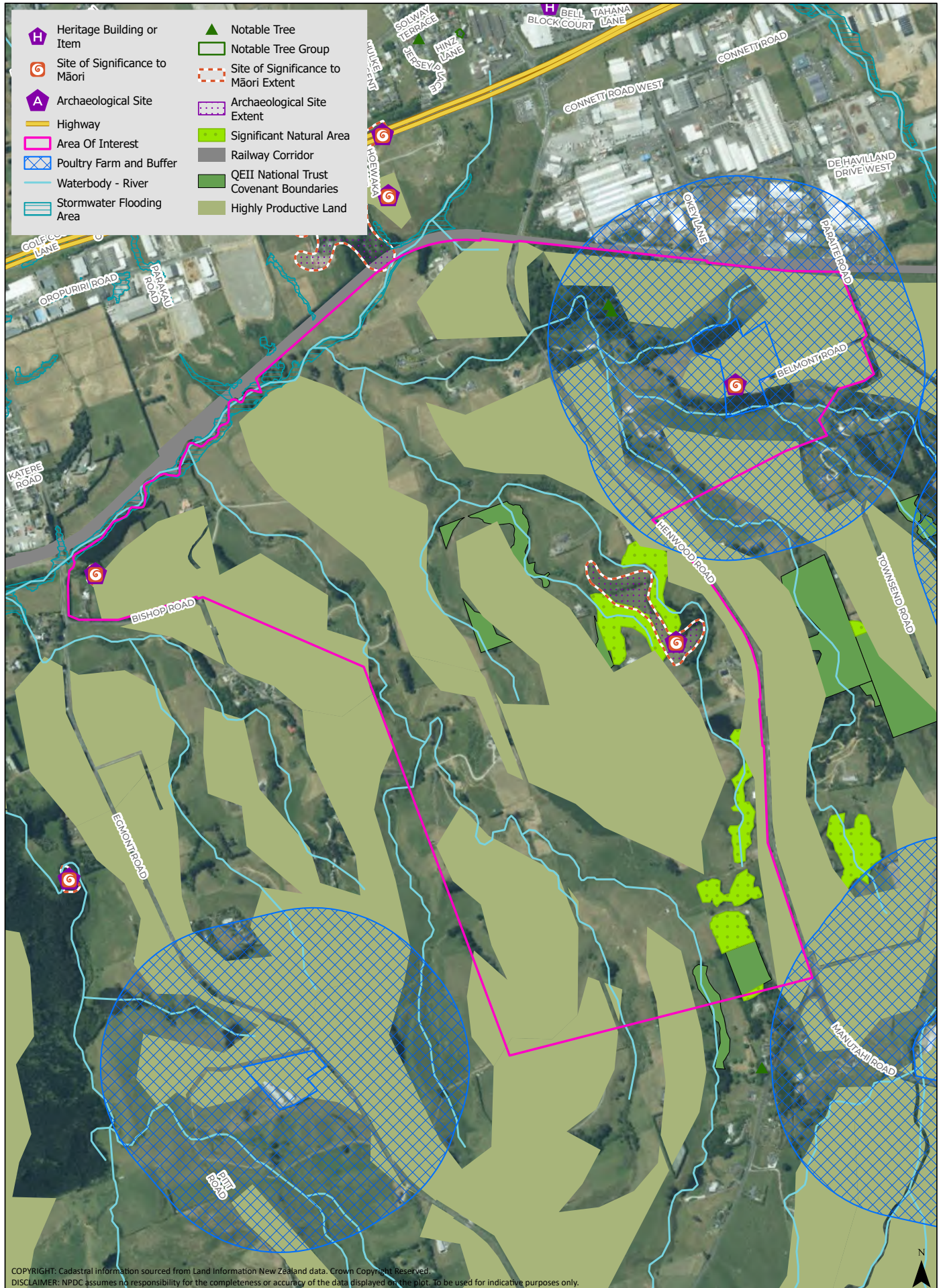


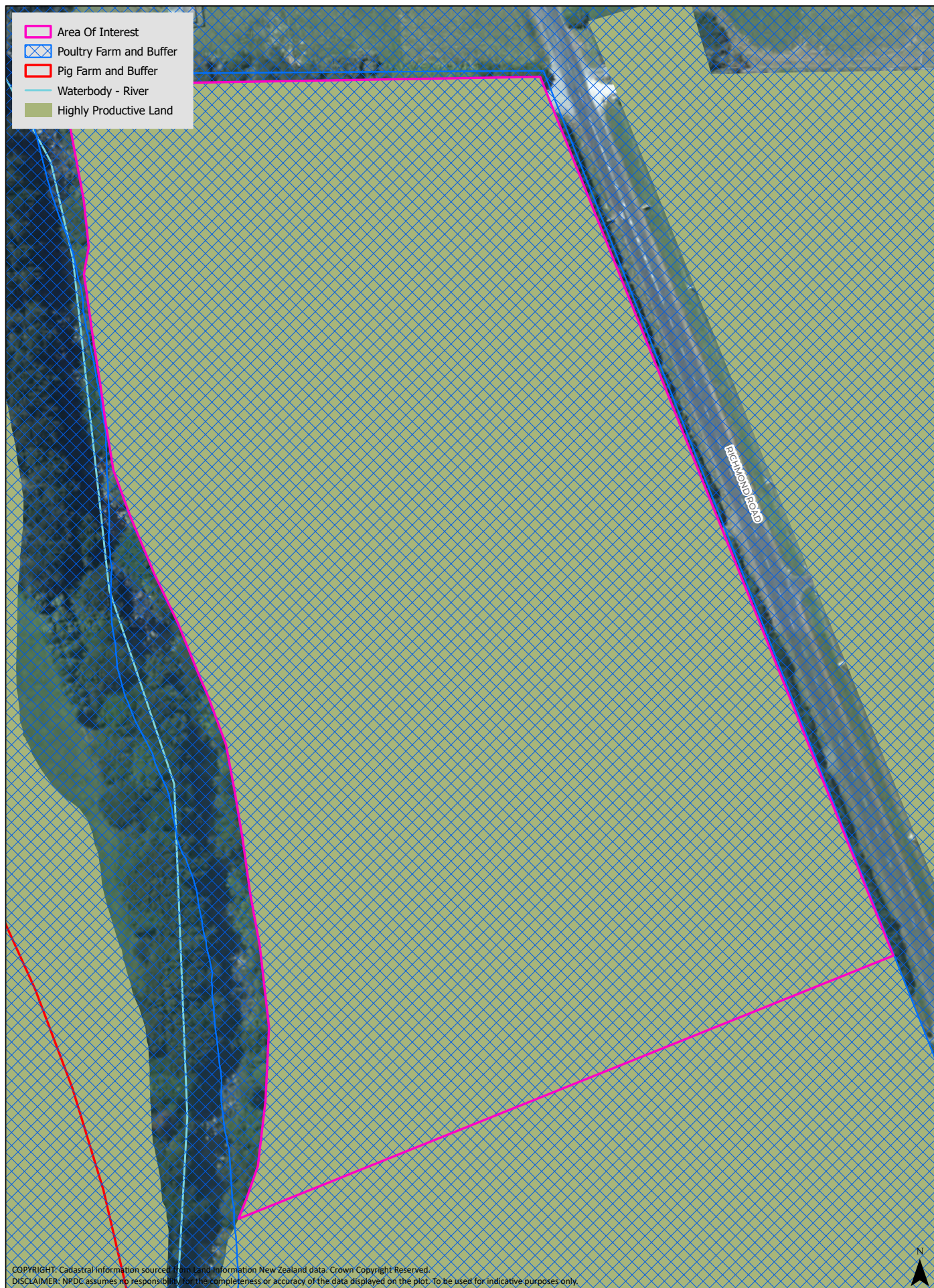


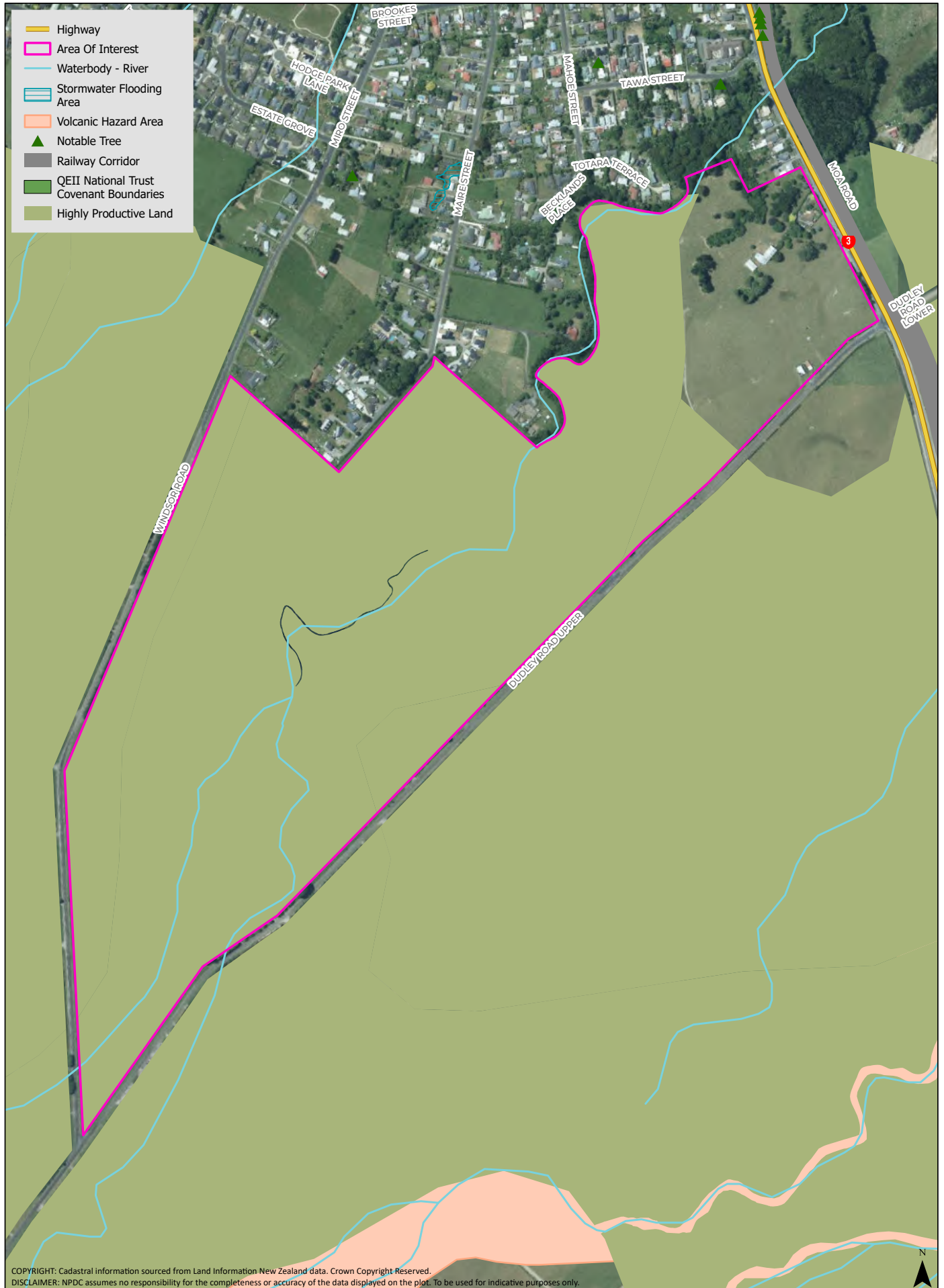






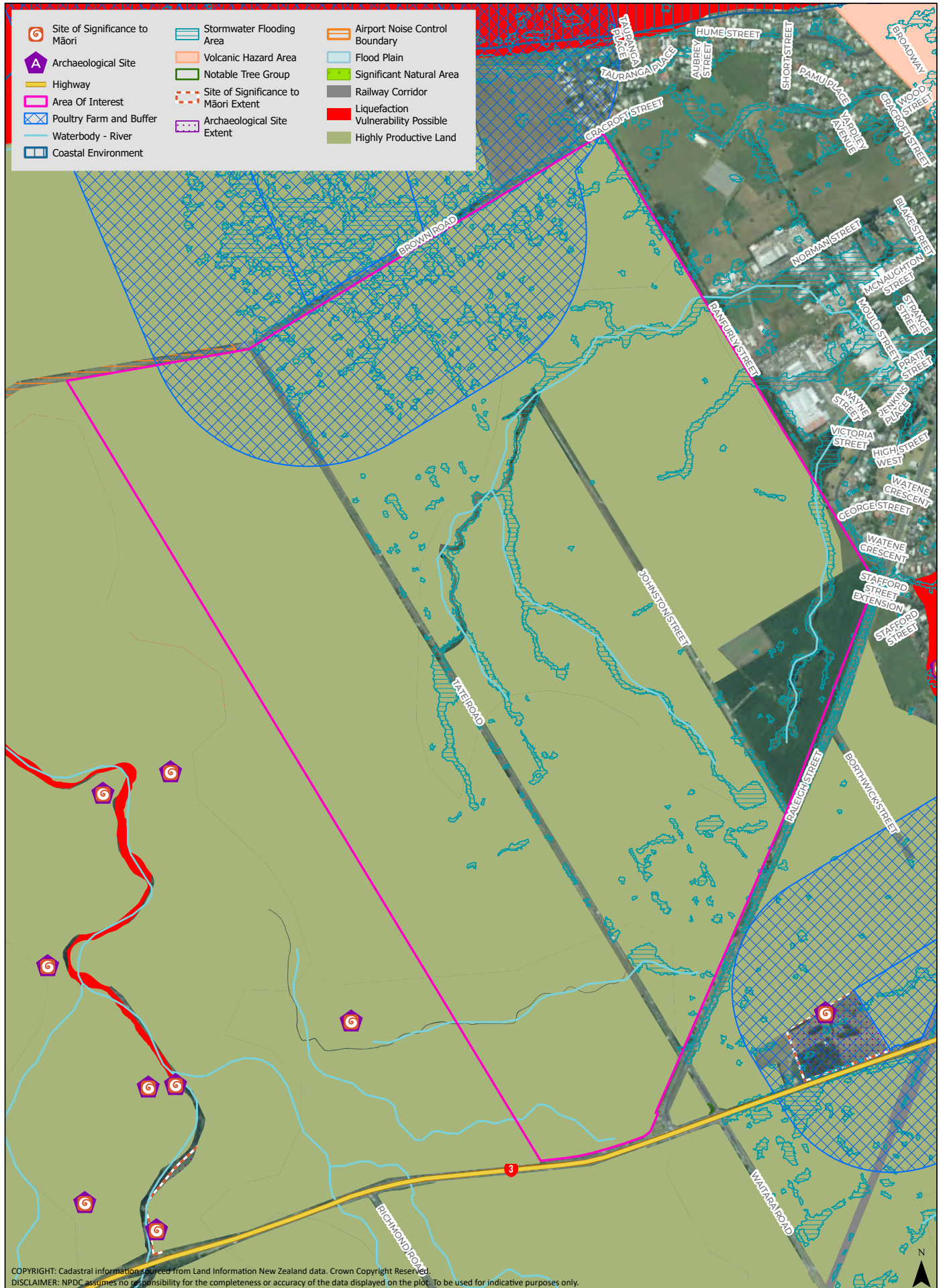


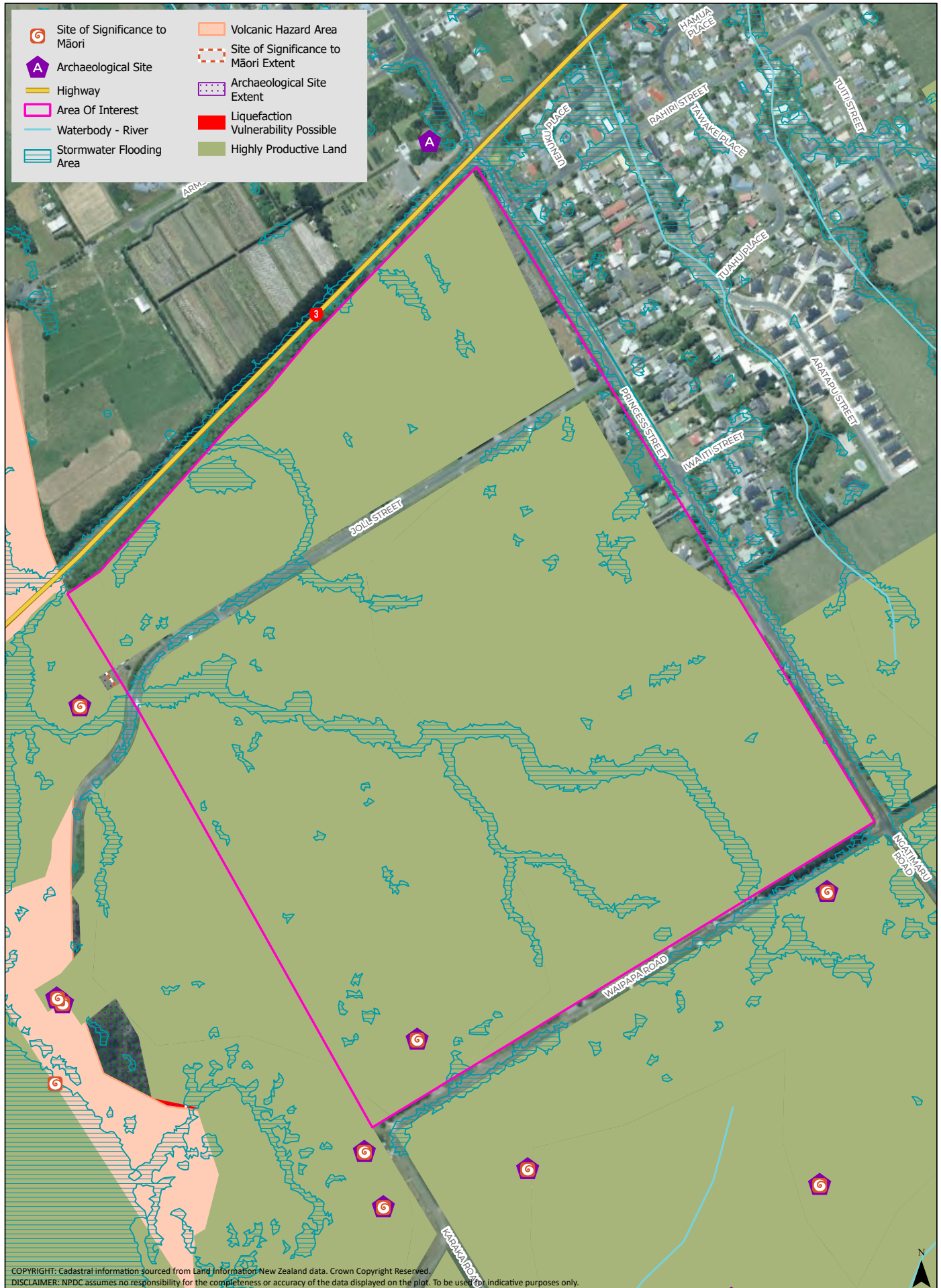


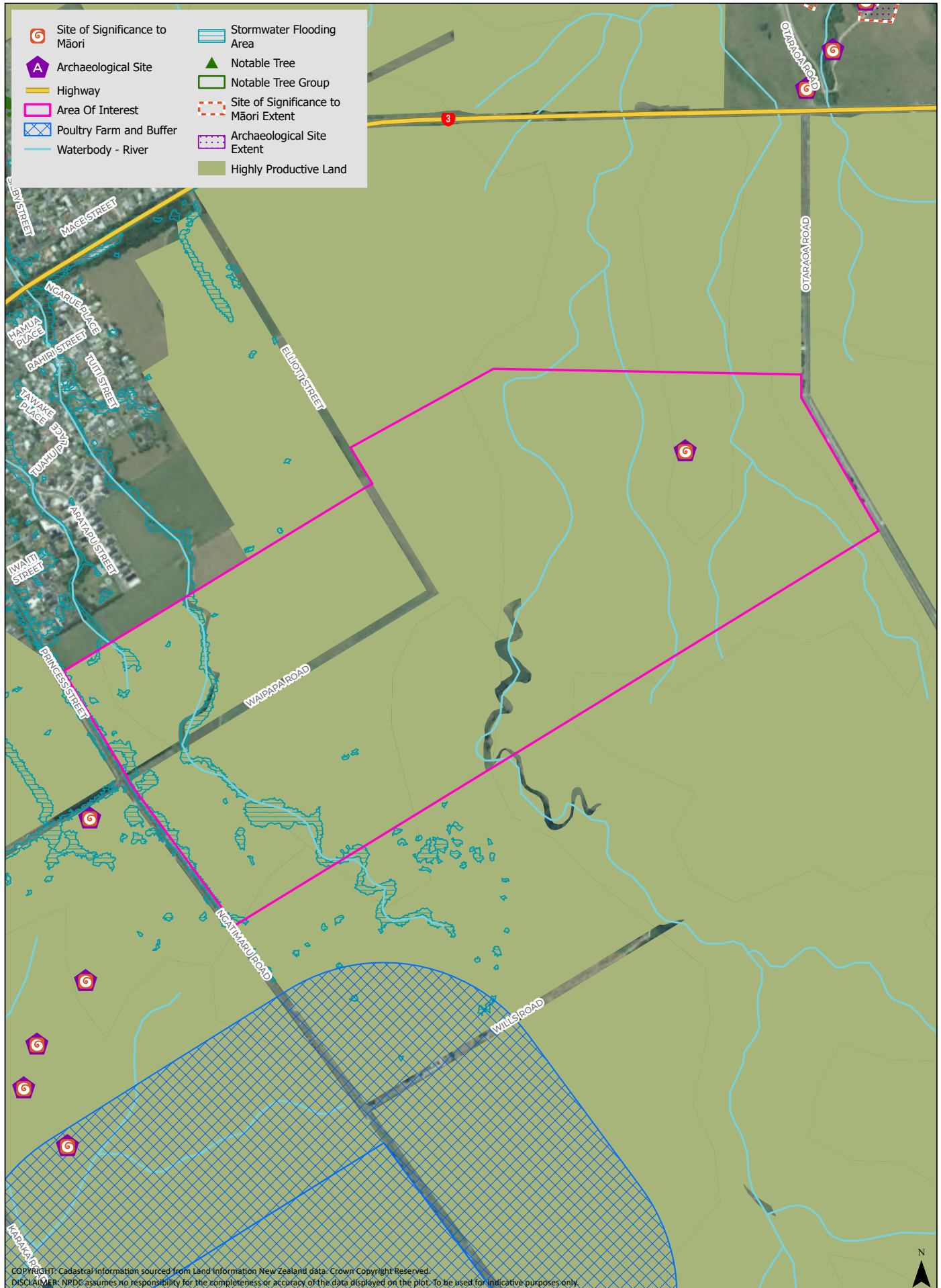


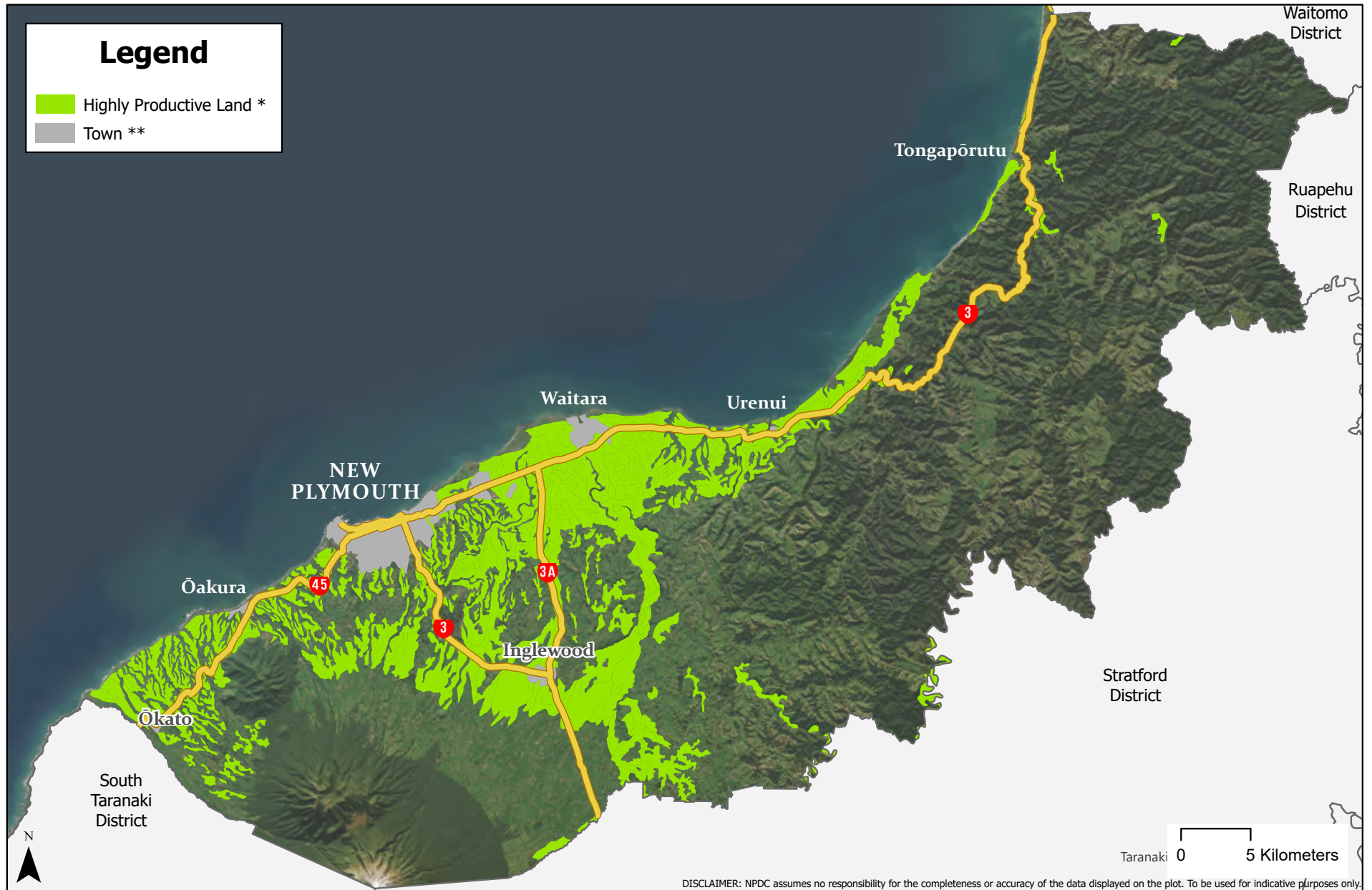










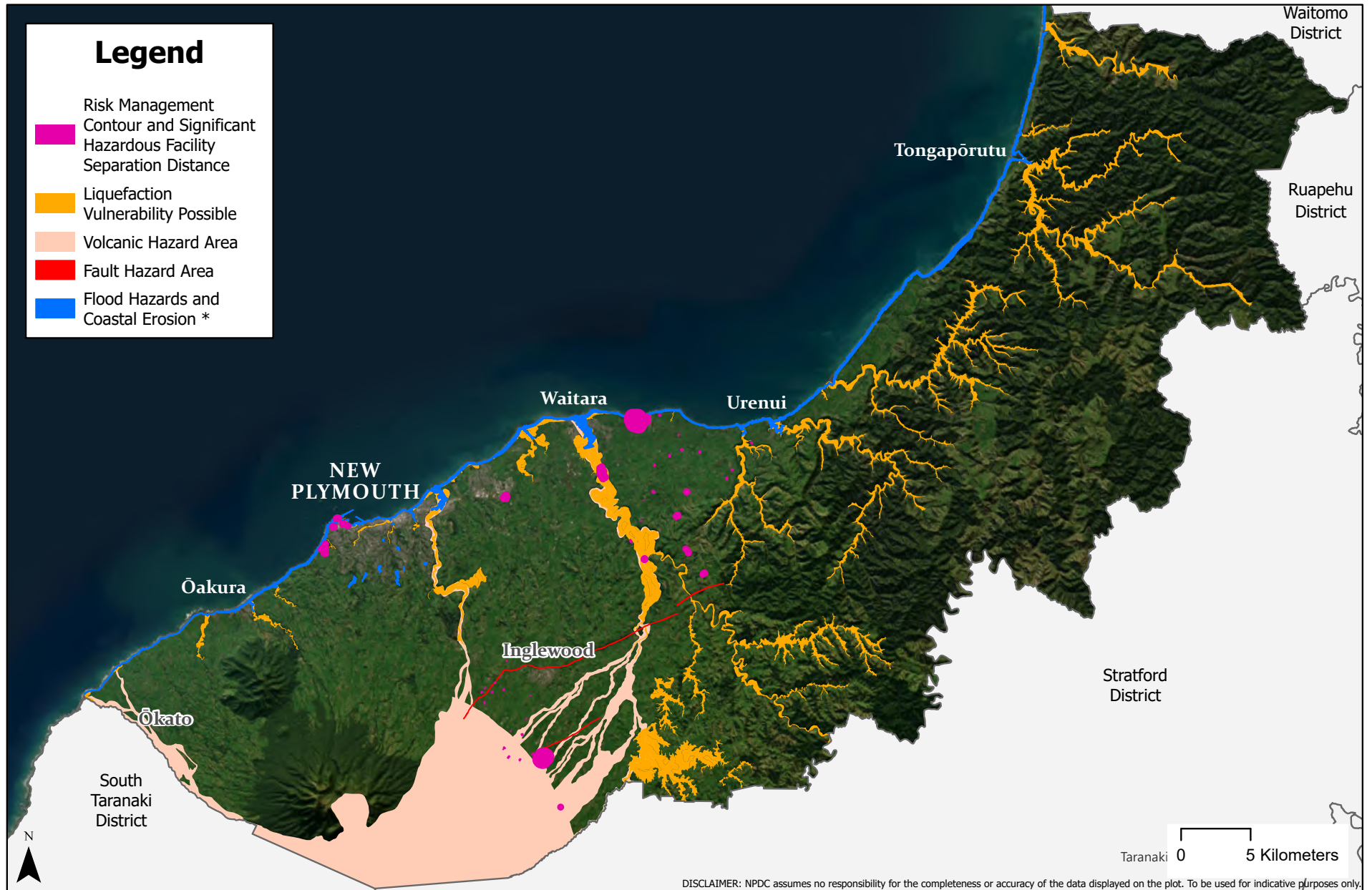


*NZLRI Land Use Capability 2021, LUC Class = 1, 2 & 3

**NZLRI Land Use Capability 2021, LUC Class = town

Appendix 2 - Highly Productive Land

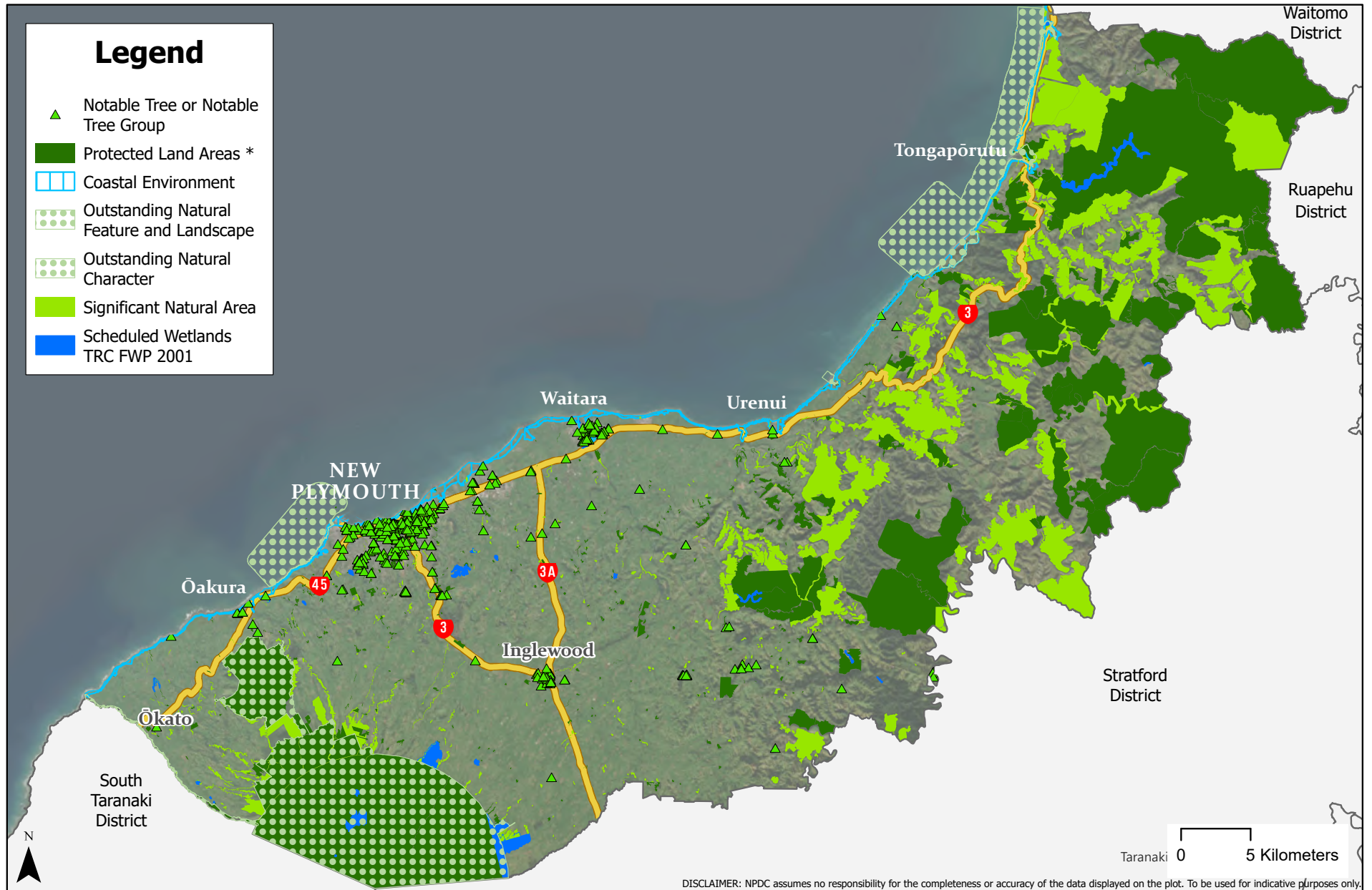
Highly productive land in New Plymouth District



* Flood Detention Area/Spillway, Flood Plain, Coastal Erosion Hazard Area and Coastal Flooding Hazard Area

Appendix 2 - Hazards and Risks

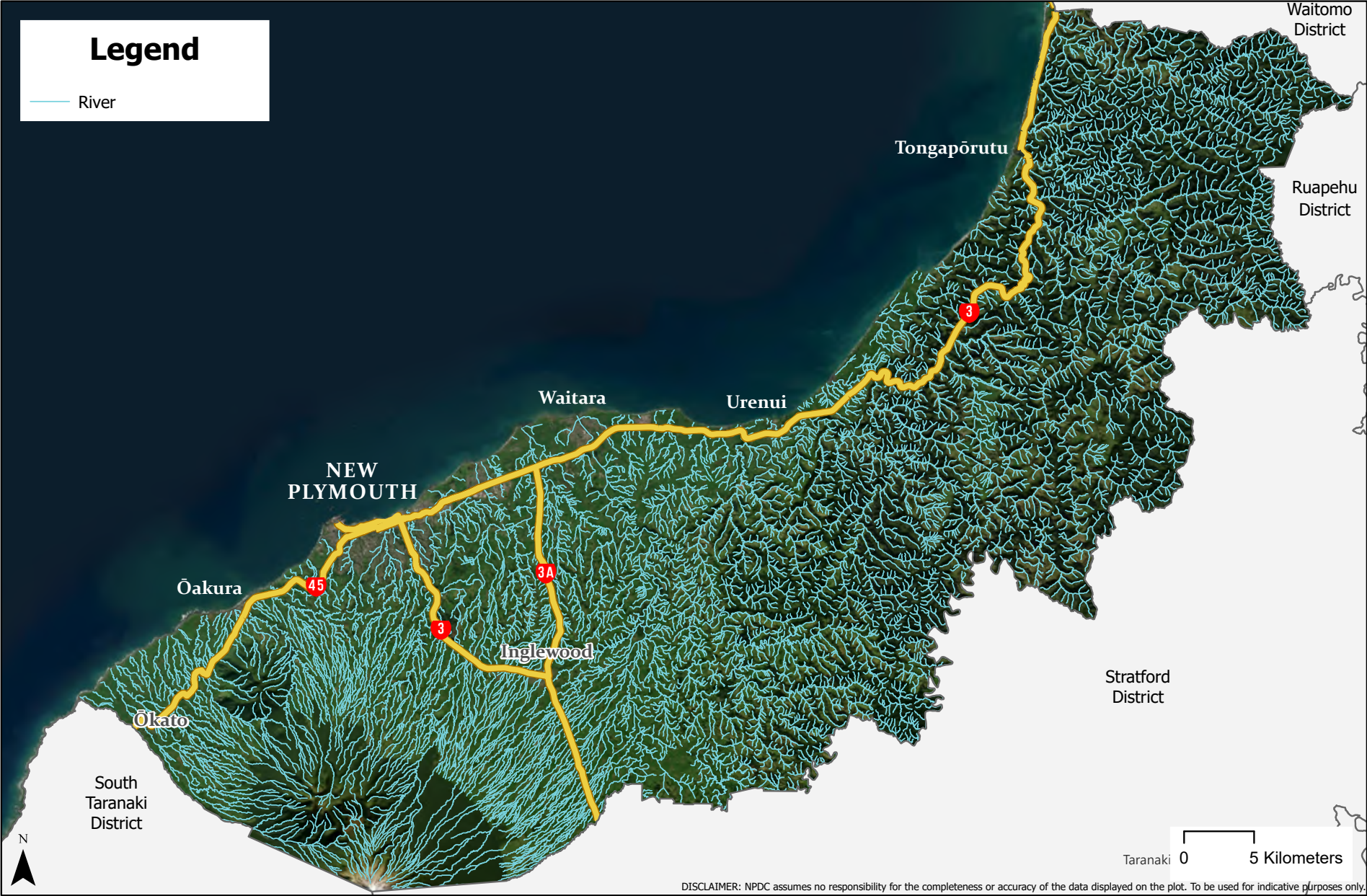
Hazards and Risks in New Plymouth District



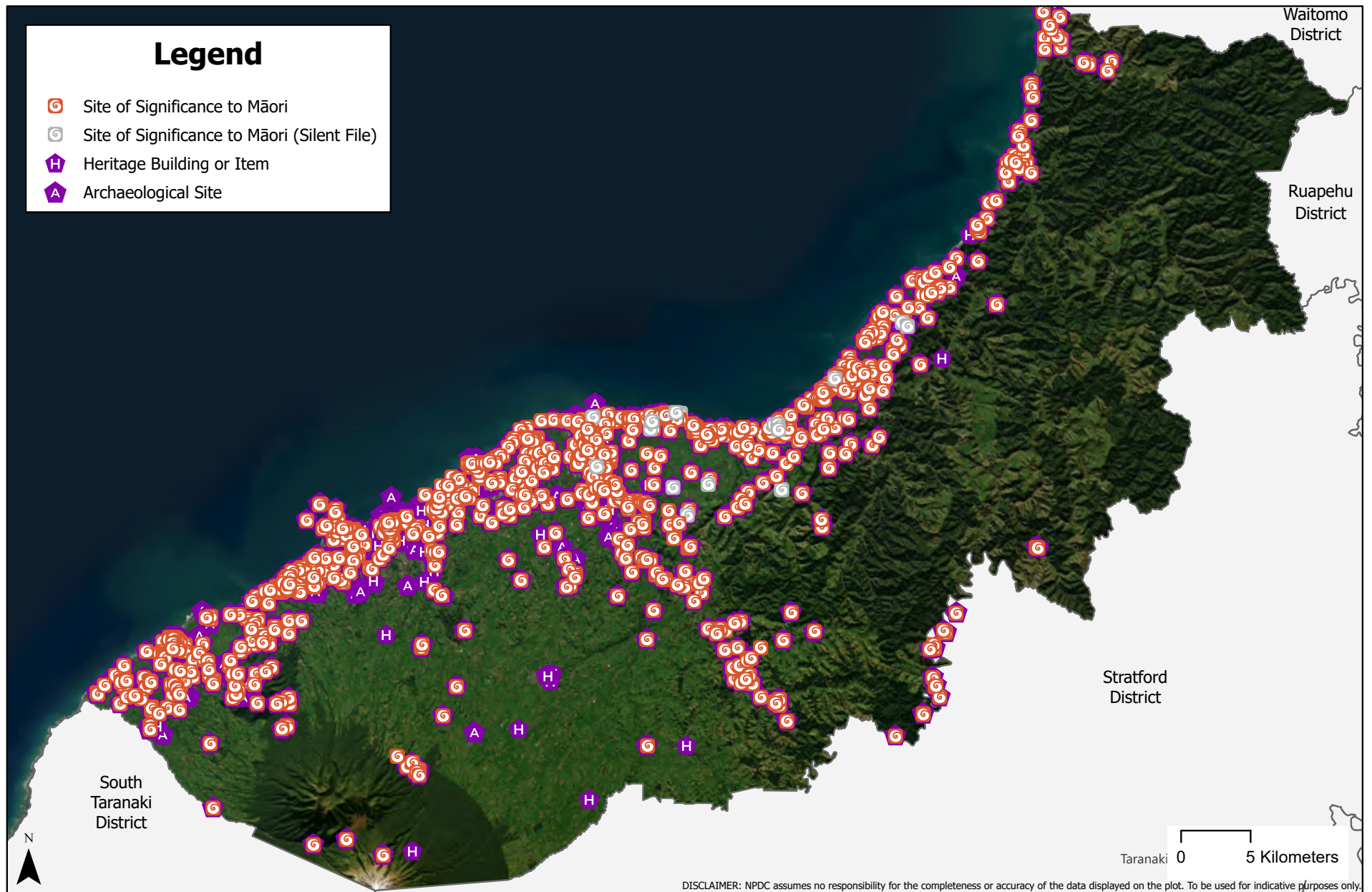
*Public and private land protected by the Conservation Act 1987, National Parks Act 1980, Reserves Act 1977 or QEII National Trust.

Appendix 2 - Natural Environment features

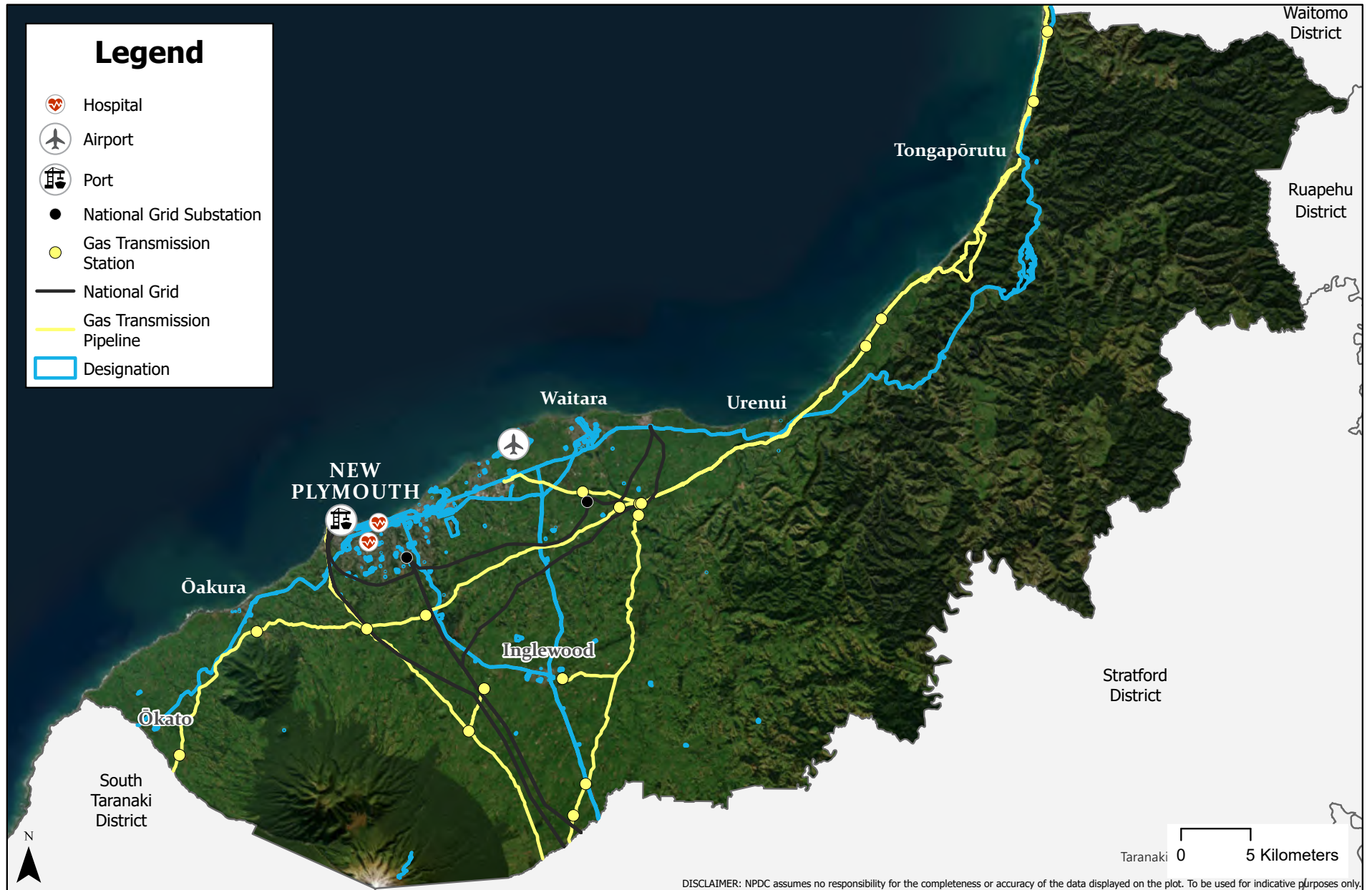
Known natural environment features in New Plymouth District



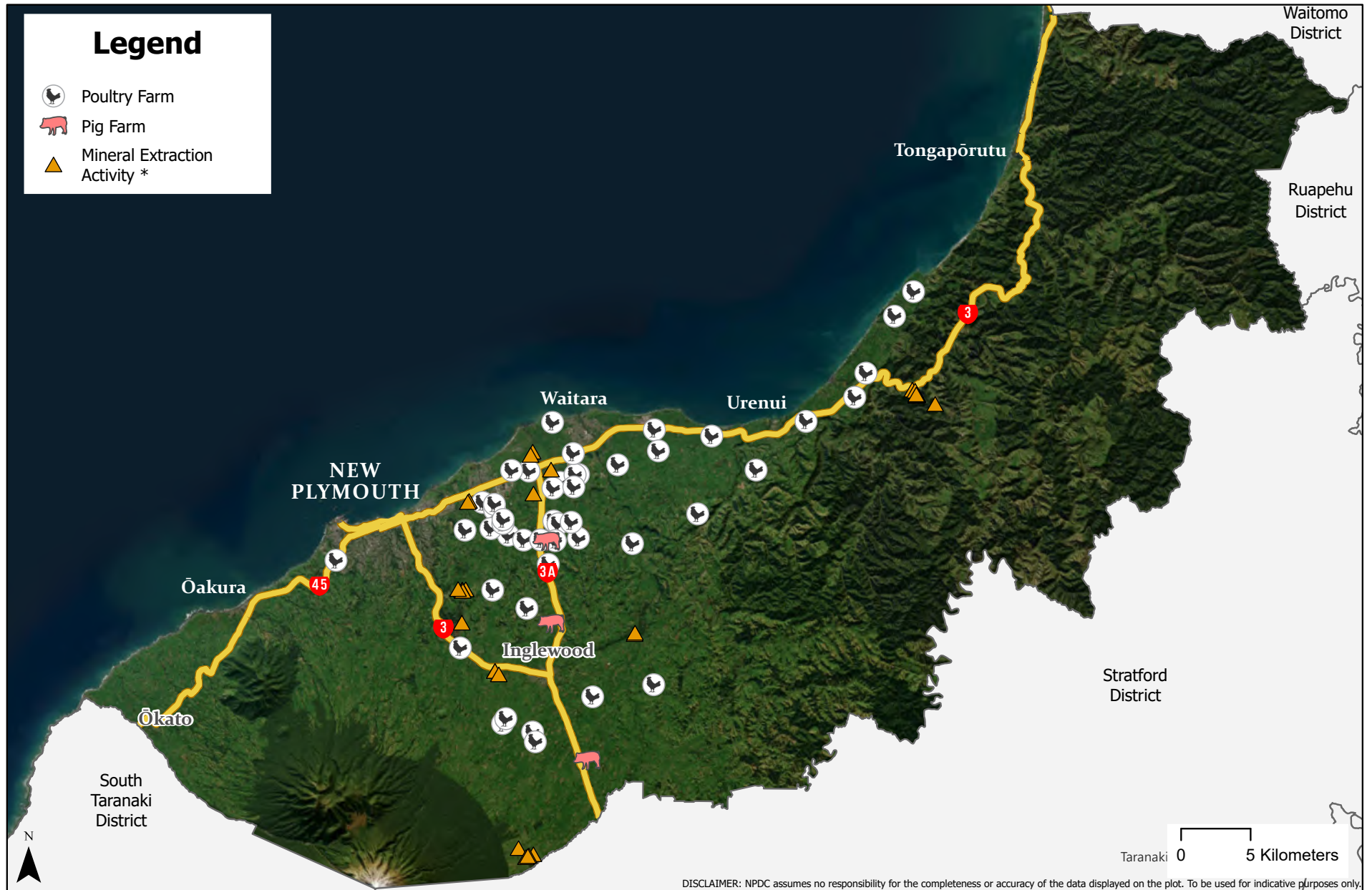
Appendix 2 - Rivers



Appendix 2 - Historic and Cultural features
Known historic and cultural features in New Plymouth District



Appendix 2 - Infrastructure
Infrastructure constraints in New Plymouth District



*TRC Resource Consent for Mining Extraction (excl. hydrocarbon)

Appendix 2 - Reverse Sensitivity

Existing activities in NP District which may result in reverse sensitivity effects if development occurs adjacent

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APPENDIX 3: EVALUATION CRITERIA

KEY:

= Aligns with the matter for consideration

* = Aligns with the matter for consideration but there are features within the Scheduled Features and Protected Land category and the Hazards and Risks category present

= Somewhat aligns with the matter for consideration

= Does not align with the matter for consideration

SPATIAL SCENARIOS	Landform	Highly Productive Land	Scheduled Features and Protected Land						Hazards and Risks		Infrastructure							Contiguous Zoning	Reverse Sensitivity				Tangata Whenua
			Coastal	ONF/ ONL	Public Access	Biodiversity	Ancestral Land	Historic Heritage	Natural Hazards	Hazardous Substances	Water	Stormwater	Wastewater	Transport	Social	Centre	Significant Infrastructure		Energy	Quarries	Pigs	Poultry	Papakāinga Housing
URBAN INTENSIFICATION FOCUS (GRZ>MRZ)																							
- Spotswood			*																				
- Blagdon			*				*	*	*														
- Lynmouth																							
- Whalers Gate																							
- Upper Westown			*				*	*	*														
- Hurdon																							
- Lower Westown								*	*														
- Westown			*					*	*														
- Frankleigh Park			*				*	*	*														
- Lower Vogeltown							*	*	*														
- Vogeltown			*					*	*														
- Upper Vogeltown			*					*	*														
- Brooklands								*	*														
- Welbourn								*	*														
- Strandon								*	*														
- Lower Merrilands			*				*	*															
- Merrilands					*			*															
- Fitzroy									*														
- Bell Block			*				*	*															
- Waitara							*	*															
GREENFIELD FOCUS (RPROZ>GRZ)																							
- Carrington North					*																		
- Carrington South					*			*															
- Bell Block North			*																				
- Bell Block South			*				*	*	*														
- Inglewood South West			*																				
- Inglewood South East			*																				
- Waitara West			*																				
- Waitara South West							*	*															
- Waitara South East			*				*	*															
- Lepperton South West																							
- Lepperton South East																							
- Urenui West			*					*	*														



Date: 21 November 2023

Subject: **Development of a Joint Future Development Strategy with New Plymouth District Council**

Approved by: A D McLay, Director - Resource Management
S J Ruru, Chief Executive

Document: 3221487

Purpose

1. The purpose of this memorandum is to inform the Policy and Planning Committee on the requirements for the Taranaki Regional Council (TRC) to work with New Plymouth District Council (NPDC) on the development and implementation of a Future Development Strategy (FDS), under the National Policy Statement on Urban Development (NPS-UD) 2020.

Executive summary

2. The NPS-UD mandates a range of requirements on local authorities to provide for development capacity within their administrative boundaries, including the requirement for developing and implementing a FDS.
3. The FDS is a strategic framework intended to support local governments in creating and maintaining well-functioning urban environments, while providing for sufficient development capacity and integration of infrastructure decisions to meet the housing and business needs for their communities over the next 30 years.
4. Taranaki Regional Council and New Plymouth Councils are both Tier 2 local authorities under the NPS-UD, and as such they have a joint responsibility to develop and implement a FDS by utilising a special consultative procedure under section 83 of the Local Government Act 2002. This must be done in time to inform or at the same time as the local authorities' 2024 long-term plans (LTPs).
5. Staff of both Councils are presently cooperating to formulate a draft FDS and a proposed governance structure to fulfil the FDS requirements of the NPS-UD. The key components of this process are set out in this memorandum.

Recommendations

That the Taranaki Regional Council:

- a) receives the memorandum *Development of a Future Development Strategy with New Plymouth District Council*
- b) notes the background context for the National Policy Statement on Urban Development 2020
- c) notes the combined obligations of the Taranaki and New Plymouth Councils, as directed under the National Policy Statement on Urban Development 2020, to develop a Future Development Strategy using a special consultative procedure under section 83 of the Local Government Act 2002
- d) notes Taranaki and New Plymouth Council's collaborative arrangements for delivering the Future Development Strategy
- e) notes the requirement for a joint committee to be developed to facilitate the special consultative procedure, including consideration of iwi representation, and for options on this process to be brought back to the committee in February 2024
- f) delegates to the Chief Executive the authority to seek recommendations from iwi regarding the appointment of a iwi/hapū representative on the joint committee.

Background

6. In August 2020, the government released the NPS-UD (Appendix 1), superseding the earlier National Policy Statement on Urban Development Capacity (NPS-UDC) 2016. The NPS-UD provides local authorities with a consistent national framework by setting national objectives, policies, and implementation requirements in a way that will strengthen the urban planning system and land-use management practices in urban areas.
7. TRC and NPDC must develop and implement an FDS¹ as Tier 2 local authorities for the New Plymouth district.
8. The purpose of an FDS is to promote long-term strategic urban planning by local authorities, setting out how local authorities will achieve a well-functioning urban environment, while providing for enough development capacity to meet the expected rates of growth and demand of their communities for the next 30 years.
9. The objectives and policies of the NPS-UD that guide the development of the FDS seek to achieve four main outcomes:
 - 9.1. the development and implementation of an FDS to show how and where future development will occur in the district over the next 30 years;
 - 9.2. to accommodate foreseeable growth by providing sufficient development capacity to meet the market demand and being responsive to unanticipated or out-of-sequence developments;
 - 9.3. evidence-based decision making that requires local authorities to gather data on the local demand for housing and business to inform urban planning decisions; and

¹ Part 3, Subpart 4, of the NPS-UD – requirements of an FDS

- 9.4. engagement with key stakeholders to better align infrastructure and planning-decisions.
10. It is noted that Central Government has been providing policy direction in relation to growth and housing supply for a number of years. However, the requirements on local authorities have changed over this time.
11. TRC and NPDC have previously collaborated to prepare an FDS under the now repealed NPS-UDC. However, this work was not advanced to implementation due to the release of the NPS-UD, which initially removed the requirement for New Plymouth to have an FDS in place. This requirement was later re-introduced.
12. The earlier FDS, prepared under the NPS-UDC was prepared in accordance with a differing set of criteria and policy direction to what is now required. A review of the documentation has been undertaken and it is considered to be unsuitable for adaptation to satisfy the updated requirements of the FDS under the NPS-UD

Discussion

FDS requirements under the NPS-UD

13. The NPS-UD sets out purpose and content requirements of the FDS and requires a range of different information sources for its evidence-base to inform its development². Key requirements to inform the FDS include:
- 13.1. an up-to-date Housing and Business Capacity Assessment (HBA) . The HBA is a detailed analysis of housing and business growth across the New Plymouth District that is produced every three years;
 - 13.2. consideration of the advantages and disadvantages of different spatial scenario, Councils' LTPs and infrastructure strategies, tangata whenua values and any other national direction that is relevant;
 - 13.3. engagement with key stakeholders, including the development community and key infrastructure providers³; and
 - 13.4. a statement of values and aspirations of iwi and hāpu⁴.
14. Importantly, the NPS-UD requires the first FDS to be published in time to inform, or at the same time, as the 2024 Long-Term Plan⁵. A draft LTP for both councils will be consulted on in the first quarter of 2024, therefore the first draft of the FDS will need to be completed to align with this timing. Whilst a review of the full FDS is only required every 6 years, a FDS implementation plan must be developed and updated annually, but it does not have the consultation requirements set out in clause 3.15.
15. In terms of these requirements, TRC and NPDC are not starting the FDS work from a blank canvas. NPDC has significant expertise in the delivery of long-term growth planning, including the provision of development capacity and infrastructure critical to supporting urban development. Relevant work that will underpin the draft FDS includes:

² Clause 3.14 – what FDSs are informed by – NPS-UD

³ Clause 3.15 of the NPS-UD

⁴ Clause 3.13 – purpose and content of an FDS – NPS-UD

⁵ Clause 4.1 – timeframes for implementation - NPS-UD

- 15.1. Land Supply Review 2007⁶;
 - 15.2. Framework for Growth 2008⁷;
 - 15.3. Plan Change 15 (operative 2015)⁸;
 - 15.4. Various rezoning Plan Changes⁹ ;
 - 15.5. Infrastructure Strategy 2018-2048¹⁰ ;
 - 15.6. Housing and Business Capacity Assessment (June 2019)¹¹;
 - 15.7. District Plan Review and Draft District Plan (2015-2019);
 - 15.8. Proposed District Plan and growth-related supporting documents (2019);
 - 15.9. Housing Capacity Assessment (2021)¹²; and
 - 15.10. Proposed District Plan – Decisions Version (2023).
16. These existing investigations and programmes of work provide a sound base for the development of the FDS.

Collaborative development and implementation of the FDS:

17. Both Councils have agreed to work collaboratively on development and implementation of the FDS.
18. As outlined in paragraph 15, NPDC has significant expertise in the delivery of long-term growth planning, and it has been agreed by both Councils that NPDC will initially undertake pre-engagement, coordination and drafting of the FDS with TRC providing review and technical support. Once drafted, both Councils will have joint responsibility for the FDS as it works through LTP consultation period (first quarter of 2024) and the subsequent submission and hearing processes.

⁶ New Plymouth District Council's Land Supply Review 2007. Initiated in 2006 in response to economic and household growth occurring at that time. The review aimed to address the supply of residential and employment land in New Plymouth/Bell Block and other area with the potential to grow

<https://www.npdc.govt.nz/media/sgyngmzp/projects-land-supply-review-framework-for-growth-final-2008.pdf>

⁷ The Framework for Growth document represents the outcomes of the Land Supply Review and set out the recommended growth direction for urban expansion within the New Plymouth District.

⁸ Bell Block Area Q (Wills Road to Airport Drive), Area R, New Plymouth Area N (Egmont Road to Henwood Road), New Plymouth Areas S, K and L (Smart Road), Waitara, Ōākura, Okato, Egmont Village, Onaero, and Inglewood recognised as "Future Urban Development Areas" in the Operative District Plan. , some of

⁹ Bell Block Area Q, Waitara Area, Cowling Road/Frankley Road/Tukapa Street Area E, Inglewood, Area N to Industrial, Johnston Street Waitara.

¹⁰ The Infrastructure Strategy (currently under review) identifies significant infrastructure issues the New Plymouth District is likely to face over the next 30 years.

¹¹HBAs and reports- <https://www.npdc.govt.nz/council/reports-and-publications/reports/national-policy-statement-urban-development/>

¹² Updated housing component of the HBA 2019.

Timeline for delivery and key milestones

19. As work must be completed in a condensed period of time, the following high level work programme is being implemented:



20. Both Councils' officers have regular weekly meeting scheduled to develop and review content that will be released publicly, to ensure that the requirements of the NPS-UD and FDS are adhered to, and to progress the preparation of the FDS for the next stages of formal consultation.
21. The council teams are currently focussed on the pre-engagement processes and early drafting stages of the FDS. Actions currently underway include:
- 21.1. talking with key identified stakeholders to seek feedback on the high level direction of the FDS;
 - 21.2. early discussions with iwi to develop a plan for engagement over the next 6 months in order to articulate values and aspirations for urban development; and
 - 21.3. stocktake of all relevant information and requirements to inform the FDS development.

Special consultative procedure

22. The NPS-UD specifies that local authorities are required to engage in a special consultative procedure to inform the FDS. This means that the FDS is not a document that is managed under the RMA's regulatory framework and instead it must be

progressed through section 83 of the Local Government Act (LGA) 2002¹³. This means that TRC and NPDC must prepare and adopt a statement of proposal (the draft FDS), seek public submissions, and provide the opportunity for persons to be heard by a joint hearings panel. To facilitate the hearings process, the appointment of a joint committee with agreed membership from both TRC and NPDC will need to be established.

23. Additionally, consideration of iwi representation on this joint committee will also need to be undertaken by TRC and NPDC. It is recommended that TRC's Chief Executive be delegated the authority to commence conversations with iwi on appropriate representation. This approach will ensure that discussions begin early between all relevant parties.
24. Staff are currently working together to refine the process required by s.83 of the LGA and a proposed approach to appoint a joint committee to the February 2024 Committee meeting. A decision to appoint a joint committee will need to be made at the Ordinary Council meeting scheduled for 27 February 2024. At the same time the draft FDS will also be presented for consideration.

Financial considerations—LTP/Annual Plan

25. This memorandum and the associated recommendations are consistent with the Council's adopted Long-Term Plan and estimates. Any financial information included in this memorandum has been prepared in accordance with generally accepted accounting practice. The FDS is an additional policy task to those in the LTP.

Policy considerations

26. This memorandum and the associated recommendations are consistent with the policy documents and positions adopted by this Council under various legislative frameworks including, but not restricted to, the *Local Government Act 2002*, the *Resource Management Act 1991* and the *Local Government Official Information and Meetings Act 1987*.

Iwi considerations

27. This memorandum and the associated recommendations are consistent with the Council's policy for the development of Māori capacity to contribute to decision-making processes (schedule 10 of the *Local Government Act 2002*) as outlined in the adopted long-term plan and/or annual plan. Similarly, iwi involvement in adopted work programmes has been recognised in the preparation of this memorandum. Discussions with iwi are being progressed in relation to the development of a statement of values and aspirations for the future development strategy.

Community considerations

28. This memorandum and the associated recommendations have considered the views of the community, interested and affected parties and those views have been recognised in the preparation of this memorandum.

¹³ Section 83 of the Local Government Act 2002 - <https://www.legislation.govt.nz/act/public/2002/0084/latest/DLM172328.html>

Legal considerations

29. This memorandum and the associated recommendations comply with the appropriate statutory requirements imposed upon the Council.

Appendices/Attachments

Document 3222579: National Policy Statement on Urban Development 2020



Date: 27 February 2024

Subject: Future Development Strategy – Governance Structure

Author: N Chadwick, Executive Assistant to the Chief Executive and Chair

Approved by: M J Nield, Director - Corporate Services

Document: 3246941

Purpose

1. The purpose of this memorandum is to consider the preferred committee structure to hear submissions, and adopt the final Future Development Strategy for Ngāmotu New Plymouth (the FDS).

Executive summary

2. The National Policy Statement on Urban Development (NPS-UD) 2020 requires Council and the New Plymouth District Council (NPDC) to jointly prepare, and make available, the FDS.
3. The purpose of the FDS is to promote the achievement of a well-functioning urban environment in the existing and future urban area and provide at least sufficient development capacity over the next 30 years to meet expected demand.
4. This report seeks consideration on the preferred committee structure to hear submissions on the FDS, utilising the special consultative procedure under section 83 of the Local Government Act (LGA) 2002.
5. While hearing dates are yet to be confirmed, adoption of the final FDS must be completed by 30 June 2024. This coincides with the deadlines that both Councils have to adopt their respective Long-Term Plans (LTP).

Recommendations

That Taranaki Regional Council:

- a. receives this memorandum titled Future Development Strategy – Governance Structure
- b. selects and approves Option one- to support New Plymouth District Council in creating a sub-committee for the Future Development Strategy for Ngāmotu New Plymouth
- c. delegates power to adopt the finalised Future Development Strategy for Ngāmotu New Plymouth to the New Plymouth District Council Future Development Strategy subcommittee
- d. endorses the recommended committee structure consisting of two representatives from New Plymouth District Council, two representatives Taranaki Regional Council and two representatives nominated by Ngā Iwi o Taranaki
- e. endorses the appointment of an Independent Hearing Commissioner as Chair of the panel
- f. notes and approves the FDS Subcommittee- Draft Terms of Reference

- g. determines that this decision be recognised as not significant in terms of section 76 of the Local Government Act 2002
- h. determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with section 79 of the Act, determines that it does not require further information, further assessment of options or further analysis of costs and benefits, or advantages and disadvantages prior to making a decision on this matter.

Background

- 6. In November 2024, the Policy and Planning Committee received a report which outlined the requirement within the NPS-UD for Council to work jointly with NPDC to develop and implement the FDS.
- 7. The report noted that a governance framework, to facilitate joint decision-making, would be developed for the special consultative procedure under section 83 of the LGA.
- 8. The Statement of Proposal for the draft FDS will be presented for consideration at the Ordinary meeting on 27 February 2024. This report considers only the requirement to establish a decision-making body and not the content of the FDS.

Issues

- 9. The issue to be resolved is the preferred governance structure to hear submissions, and adopt, the jointly prepared FDS.

Discussion

- 10. The LGA defines a committee as being either a committee comprising all members of the local authority, a standing or special committee appointed by the local authority, a joint committee or a subcommittee. In preparing this report, officers, from both Council and NPDC, considered the options of creating either a joint committee or subcommittee in order to hear submissions on the FDS as the obligation to develop and implement sits with both councils.
- 11. We are recommending that NPDC be the administering authority in relation to the FDS as it will ultimately impact those living (or looking to develop property) in the New Plymouth urban areas.
- 12. If we were to choose to form a joint committee, officers would need to prepare an agreement with NPDC that specifies the number of members each local authority may appoint, how the chairperson (and deputy chairperson) is appointed, the terms of reference for the committee, what responsibilities are delegated to the committee and how the agreement may be varied.
- 13. The matter of seeking nominations from iwi for appointments of iwi/hapū representatives was considered and approved by both NPDC and the Policy and Planning Committee at their respective November 2023 meetings.
- 14. Any remuneration for iwi representatives will be paid in accordance with the administering authority's policies and the associated costs will be shared equally between the two councils.
- 15. During initial discussions with NPDC officers, it was considered appropriate to have equal representation of members from the three parties being Council, NPDC and iwi representatives.
- 16. In considering the option to form a joint committee, Council should be aware that section 41A of the LGA would give the Mayor of NPDC mayoral powers, and therefore ex-officio status, on the committee. This could result in NPDC being over-represented in a joint committee structure.

17. If Council were to choose to delegate their responsibilities to NPDC, to allow NPDC to form a subcommittee, it would be agreed that equal representation would still exist between the two councils and Iwi.
18. Subsequent to the delegation from the Policy and Planning Committee for the Chief Executive to commence conversations with iwi on appropriate representation, officers from NPDC advised that their Ngā Kaitiaki group, a special group consisting of hapū members, formed to assist planning staff at NPDC with the preparation of their Proposed District Plan (PDP), requested input on the appointment of iwi representatives and were advised to engage with the Ohu Lead (Mitchell Ritai) for Ngā Iwi o Taranaki on the matter.
19. Additionally, the Ngā Kaitiaki group requested that an Independent Hearings Commissioner, usually appointed for hearings being conducted under the Resource Management Act 1991, who has assisted with the development of the Proposed District Plan for NPDC, be appointed to the committee as a seventh member. This reflected their experience working in the district and their understanding of the types of issues that may be raised through submissions on the FDS.
20. It is estimated that the costs associated with the appointment of an Independent Hearings Commissioner could be \$17,600 (excluding travel and accommodation) which, if approved would be shared equally between NPDC and Council. NPDC staff will discuss the fees involved with the preferred commissioner as part of the appointment process.
21. Officers from NPDC have prepared a report and draft terms of reference (both documents are attached) which their council will consider at 1pm 27 February 2024. While the NPDC report has been written with the assumption that this Council will agree to option one, should Council choose a different option than the preferred option, officers will liaise with NPDC staff to find a resolution.

Options

22. Option One- to support NPDC in creating a subcommittee for the FDS which will consist of two representatives each from NPDC, Ngā Iwi o Taranaki and the Council along with the appointment of an Independent Commissioner that was involved in the NPDC PDP. This is the preferred option, and it also has the support of Ngā Iwi o Taranaki.
23. Option two- to support NPDC in creating a joint committee for the FDS which will consist of two representatives each from NPDC, Ngā Iwi o Taranaki and the Council along with the appointment of an Independent Commissioner that was involved in the NPDC PDP. This option is not considered the preferred option as section 41A of the LGA will create an unequal number of committee members as a result of the Mayor's ex-officio status.
24. Option three- recommend that either a joint committee or subcommittee for the FDS is formed consisting of two representatives each from NPDC, Ngā Iwi o Taranaki and the Council. This option is not recommended as it does not have the inclusion of a commissioner that the Ngā Kaitiaki requested, although this option will result in reduced fees associated with the remuneration of members of this committee.
25. Option four- resolve not to form any committee. This option is considered inappropriate as it would result in both councils not meeting their statutory obligations under the NPS-UD to jointly prepare and approve the FDS.

Significance

26. Based on the Significance and Engagement Policy, it has been assessed that the extent of this decision is not significant.

Financial considerations—LTP/Annual Plan

27. This memorandum and the associated recommendations are consistent with the Council's adopted Long-Term Plan and estimates. Any financial information included in this memorandum has been prepared in accordance with generally accepted accounting practice.

Policy considerations

28. This memorandum and the associated recommendations are consistent with the policy documents and positions adopted by this Council under various legislative frameworks including, but not restricted to, the Local Government Act 2002, the Resource Management Act 1991 and the Local Government Official Information and Meetings Act 1987.

Iwi considerations

29. This memorandum and the associated recommendations are consistent with the Council's policy for the development of Māori capacity to contribute to decision-making processes (schedule 10 of the Local Government Act 2002) as outlined in the adopted Long-Term Plan and/or Annual Plan.
30. Input on the representative of iwi in this committee has been requested through Ngā Iwi o Taranaki.

Community considerations

31. This memorandum and the associated recommendations have considered the views of the community, interested and affected parties and those views have been recognised in the preparation of this memorandum.

Legal considerations

32. This memorandum and the associated recommendations comply with the appropriate statutory requirements imposed upon the Council.

Appendices/Attachments

Document 3248297: [Establishment of FDS Subcommittee \(Future Development Strategy\).](#)

Document 3247146: [FDS Subcommittee- Draft Terms of Reference.](#)

FDS SUBCOMMITTEE TERMS OF REFERENCE

MATTER / TE WHĀINGA

1. The matter for consideration by Council is finalising the establishment of a Future Development Strategy Subcommittee (the Subcommittee) to hear and determine submissions and adopt a Future Development Strategy (FDS) for New Plymouth District.

RECOMMENDATION FOR CONSIDERATION / NGĀ WHAIKUPU

That having considered all matters raised in the report Council:

- a) **Note that Mayor Holdom has established the Future Development Strategy Subcommittee under s41A of the Local Government Act (2002) and appointed Mr Stephen Daysh as Independent Chairperson of the subcommittee.**
- b) **Note that the subcommittee membership will comprise one independent Chairperson, two appointees representing New Plymouth District Council, two appointees nominated by Taranaki Regional Council and two appointees nominated by Ngā Iwi o Taranaki.**
- c) **Delegate authority to Mayor Holdom to appoint the New Plymouth District Council members and formalise the appointment of the Taranaki Regional Council and Ngā Iwi o Taranaki nominees.**
- d) **Adopt the Future Development Strategy Subcommittee Terms of Reference (appended to this report) and delegate authority to the subcommittee to:**
 - i) **Hear and determine submissions on the Proposed Future Development Strategy.**
- e) **Adopt the New Plymouth District Council Future Development Strategy.**
 - i) **Confirm that the Future Development Strategy Subcommittee will be disestablished following adoption of the Future Development Strategy.**

COMPLIANCE / TŪTOHU	
Significance	This matter is assessed as being administrative.
Options	<p>This report identifies and assesses the following reasonably practicable options for addressing the matter:</p> <ol style="list-style-type: none"> 1. Appoint members to the Future Development Strategy Subcommittee and approve the Subcommittee Terms of Reference 2. Appoint different members to the Future Development Strategy Subcommittee and/or amend the proposed Subcommittee Terms of Reference
Affected persons	The persons who are affected by or interested in this matter are New Plymouth District Council, Taranaki Regional Council, Ngā Iwi o Taranaki and the wider New Plymouth community.
Recommendation	This report recommends option 1 for addressing the matter.
Long-Term Plan / Annual Plan Implications	Yes
Significant Policy and Plan Inconsistencies	No

EXECUTIVE SUMMARY / WHAKARĀPOPOTOTANGA MATUA

2. Mayor Holdom has established the Subcommittee for the purpose of hearing and determining submissions on the New Plymouth District FDS and adopting the strategy. The subcommittee has been established using the Mayoral Powers set out in s41A of the Local Government Act (2002) (LGA).
3. The Mayoral Powers can only be used to establish a committee (or subcommittee) and appoint a Chairperson. Mayor Holdom has appointed an Independent Chairperson (Mr Stephen Daysh). Mr Daysh chaired the Proposed New Plymouth District Plan hearings and is accredited through the Making Good Decisions Programme. Mr Daysh also has experience with other Council's Future Development Strategies.
4. Council must now adopt the subcommittee's terms of reference and formalise the appointment of members (other than the Chairperson) before the subcommittee can hear submissions, with hearings due to commence in late April.

5. Given the integrated nature of the strategy, this report recommends subcommittee membership be comprised of two NPDC representatives, two members nomination by Taranaki Regional Council and two members nominated by Ngā Iwi o Taranaki.
6. The draft FDS will be released for consultation in March 2024, and has been drafted in conjunction with Taranaki Regional Council and with pre-engagement with Iwi and Hapū through Ngā Kaitiaki and the development community.

BACKGROUND / WHAKAPAPA

7. In December 2023, Council received an update report (ECM9121394) regarding the requirement for the New Plymouth District Council to work with the Taranaki Regional Council to jointly develop and implement an FDS under the National Policy Statement on Urban Development 2020 (NPS-UD).
8. The report noted that a joint decision framework would be developed with Taranaki Regional Council to facilitate the required special consultative procedure required. The framework would include consideration of tangata whenua representation on a joint hearing panel.
9. The draft Statement of Proposal (ECM XXXX and XXXX) for the draft FDS will be considered at the Extraordinary Council meeting on 27 February 2024. This report considers only the requirements necessary for the establishment of the decision-making body and not the content of the strategy.

Decision-Making Structure

10. Council officers considered establishing a Joint Committee of New Plymouth District Council and Taranaki Regional Council. This option has been disregarded due to the LGA requirement for the Mayor to be appointed to committees. The structure of a Joint Committee would be unbalanced (to facilitate ex-officio appointment of the Mayor, even though he would be unlikely to participate in the hearing) with three NPDC representatives (including the Mayor), two from Taranaki Regional Council and two from Ngā Iwi o Taranaki.
11. The Mayor is not required to be appointed to subcommittees. Establishing the hearing panel as a subcommittee of New Plymouth District Council provides equality of representation for the three hearing partners.

12. Officers recently met with Ngā Kaitiaki during pre-draft consultation on the strategy. Ngā Kaitiaki requested the parties consider appointing one of the Proposed New Plymouth District Plan (PDP) Independent Commissioners to the subcommittee. Ngā Kaitiaki's reasoning was that the Commissioners had the experience of working in our district and a good understanding of the issues likely to be raised through submissions on the FDS. Officers from both Councils, and the **Chair** of Ngā Iwi o Taranaki are supportive of the request.

Council's requirement

13. The LGA only enables a Mayor to establish committees (including subcommittees) and appoint the Chairperson of each Committee. Council must adopt the Terms of Reference (including delegation of authority) for each Committee and appoint members to each Committee.
14. Mayor Holdom (under s41A of the LGA) has now established the Subcommittee and appointed Mr Stephen Daysh as Independent Chairperson of the Subcommittee. Mr Daysh chaired the Proposed New Plymouth District Plan hearings and is accredited through the Making Good Decisions Programme. Mr Daysh also has experience with other Council's Future Development Strategies.
15. This report now seeks Council's decision on Committee appointees and adoption of the Subcommittee's Terms of Reference.
16. Taranaki Regional Council and Ngā Iwi o Taranaki are awaiting confirmation of the Subcommittee Terms of Reference and appointee structure prior to confirming their nominees. For that reason, this report recommends that Mayor Holdom be delegated authority to formalise appointment of the nominees in due course. This delegation mirrors that of Council's November 2022 delegation for the Mayor to appoint replacement members where a vacancy occurs in a Committee or Working Party, replace appointment appointed members and/or appoint additional members.

CLIMATE CHANGE IMPACT AND CONSIDERATIONS / HURINGA ĀHUARANGI

17. The adoption of a Terms of Reference, and subcommittee membership are administrative matters and there are no climate change implications.

REFORM IMPLICATIONS

18. The adoption of a Terms of Reference, and subcommittee membership are administrative matters and there are no reform implications.

NEXT STEPS / HĪKOI I MURI MAI

19. Council officers will arrange formalisation of appointees and coordinate the hearing/meeting process.

SIGNIFICANCE AND ENGAGEMENT / KAUPAPA WHAKAHIRAHIRA

20. In accordance with the Council's Significance and Engagement Policy, this matter has been assessed as being administrative because it is establishing the framework for decision-making on the Future Development Strategy. The significance of the strategy, and the engagement to finalise its content is considered elsewhere.

OPTIONS / KŌWHIRINGA

21. There are two reasonably practicable options.

- | | |
|----------|---|
| Option 1 | Appoint members to the Future Development Strategy Subcommittee and approve the Subcommittee Terms of Reference |
| Option 2 | Appoint different members to the Future Development Strategy Subcommittee and/or amend the proposed Subcommittee Terms of Reference |

These options have been assessed together below.

Financial and Resourcing Implications / Ngā Hiraunga ā-pūtea, ā-rauemi

22. Costs for hearing fees of the Independent Chairperson and Ngā Iwi o Taranaki nominees will be evenly shared between Taranaki Regional Council and New Plymouth District Council.
 23. External (non-elected) appointees to Council committees are paid meeting fees in line with Council's [Remuneration and Reimbursement for External Appointments to Council committees and Working Parties Policy](#).
 24. As an experienced Hearing Chairperson and an accredited Making Good Decisions Commissioner (with Chair's Endorsement), Mr Daysh's remuneration will be negotiated through a contract for service.
 25. The number of submissions received will determine subcommittee members' time requirement. Officers estimate each committee member would need to spend approximately eight days reviewing submissions, participating in hearings and deliberating.
-

26. As New Plymouth District Council has recently adopted a new District Plan, Officers originally believed that Council would not require engagement on a Future Development Strategy. Meeting costs for the Subcommittee have not therefore been explicitly budgeted for in the current Annual Plan. Meeting costs will come from the Governance Activity.

Risk Analysis / Tātaritanga o Ngā Mōrearea

27. Council will consider the draft FDS and its release for consultation in late February. It is important that the members are appointed in time for the hearing of submissions (expected to be late April 2024). The strategy must be adopted prior to the Long-Term Plan 2024-2034.

Promotion or Achievement of Community Outcomes / Hāpaitia / Te Tutuki o Ngā Whāinga ā-hāpori

28. The decision-making structure and terms of reference will contribute to the community outcomes of:
- a) Trusted (Strengthening Te Tiriti partnerships with hapū and iwi to improve well-being).
 - b) Thriving Communities and Culture (an equitable and inclusive approach to delivering for all our people and communities).
 - c) Environmental Excellence (Mitigating further environmental impacts).
 - d) Prosperity (An equitable economy where people have access to quality employment and opportunities to build wealth).

Statutory Responsibilities / Ngā Haepapa ā-ture

29. The Mayor has established the Subcommittee under s41A of the LGA. Council must confirm membership and adopt the subcommittee's Terms of Reference. The proposed membership and Terms of Reference are based on Officer discussions held with Taranaki Regional Council and the Ngā Iwi o Taranaki representative. Should Council wish to implement a different membership structure, or change the Terms of Reference, further engagement will be required.

Consistency with Policies and Plans / Te Paria i ngā Kaupapa Here me ngā Mahere

30. The proposed decision-making structure is consistent with the requirements of the (NPS-UD) for determining an FDS.

Participation by Māori / Te Urunga o Ngāi Māori

31. Ngā Iwi o Taranaki have been involved in discussions (with Officers from both Councils) on the proposed composition of the Subcommittee. Appointment of two subcommittee members nominated by Ngā Iwi o Taranaki will ensure Māori are involved in decision-making on the Future Development Strategy.

Community Views and Preferences / Ngā tirohanga me Ngā Mariu ā-hāpori

32. Ngā Kaitiaki views have resulted in appointment of an Independent Chairperson.

Advantages and Disadvantages / Ngā Huanga me Ngā Taumahatanga.

33. Membership of the Subcommittee will ensure diversity in the decision-making process.
34. Appointment of Mr Daysh as the Chairperson has ensured:
- a) Continuity of knowledge (following the recent District Plan hearings and adoption).
 - b) Expertise and experience in the requirements of a Future Development Strategy following his involvement with other strategies throughout New Zealand.
 - c) Subcommittee knowledge on the higher order legislation and documents that control decision-making on the strategy.

Recommended Option

This report recommends option 1 (appoint members to the Future Development Strategy Subcommittee and approve the FDS Subcommittee Terms of Reference) for addressing the matter.

APPENDICES / NGĀ ĀPITI HANGA

Appendix 1 Draft FDS Subcommittee Terms of Reference (ECM 9180922)

Report Details

Prepared By:	Julie Straka (Manager Governance)
Team:	Governance
Approved By:	Renee Davies (Manager Strategic Planning)
Ward/Community:	District Wide
Date:	5 February 2024
File Reference:	ECM 9172290

-----End of Report -----

FDS SUBCOMMITTEE

Chairperson Members

Mr Stephen Daysh
Cr XXX (New Plymouth District Council)
Cr XXX (New Plymouth District Council)
Cr XXX (Taranaki Regional Council nominee)
Cr XXX (Taranaki Regional Council nominee)
Mr/Ms XXX (Ngā Iwi o Taranaki nominee)
Mr/Ms XXX (Ngā Iwi o Taranaki nominee)

Quorum:

Four being:
a) One Independent Chairperson,
b) One NPDC appointee,
c) One member appointed on the nomination of
Taranaki Regional Council
d) One member appointed on the nomination of Ngā
Iwi o Taranaki.

Meeting frequency: As required

Purpose

1. The purpose of the Committee is to hear and determine submissions on the Future Development Strategy.
 2. Adopt the New Plymouth District Council Future Development Strategy.
-

Delegated authority

3. Authority to hear and determine submissions on the New Plymouth District Future Development Strategy.
4. Adopt the New Plymouth District Council Future Development Strategy.

Casting Vote

The Chairperson has a deliberative vote and a casting vote.

Dis-establishment

The Subcommittee will be deemed to be disestablished following adoption of the New Plymouth District Council Future Development Strategy.

Notes

Remuneration for the Ngā Iwi o Taranaki nominated members will be reimbursed in line with Council's [Remuneration and Reimbursement for External Appointments to Council committees and Working Parties Policy](#).

Mr Daysh's remuneration will be negotiated through a contract for service.