



**SUBMISSION BY DARREN ERB AND TRACEY DEMPSTER ON
NPDC'S PROPOSED DISTRICT PLAN**

To: New Plymouth District Council
Address: Private Bag 2025, New Plymouth 4342
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Submitter Details

Please note that all information provided in your submission, including your personal information, will be made publicly available.

Name of submitter: Darren Erb and Tracey Dempster
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Trade Competition

Can you gain an advantage in trade competition in making this submission? Yes No

Are you directly affected by an effect of the subject matter of the submission that:

- (1) Adversely affects the environment; and
(2) Does not relate to trade competition or the effects of trade competition. Yes No

Council Hearing

Do you wish to be heard in support of your submission? Yes No

If others make a similar submission would you consider presenting a joint case with them at a hearing? Yes No

Submission

The submission points, reasons and decisions sought are set out in the attached document.

Note: Any attachments to your submission should only be supporting information, not the submission.

Signature of the person making submission
or the person authorised to sign on behalf of the
person making submission (*Note: A signature is not required if you are making
your submission by electronic means*)

21 Nov. 19
Date

Submission on the NPDC Proposed District Plan-

INTRODUCTION

Darren Erb and Tracey Dempster (the submitter) represents the owners of 22 Airport Drive, New Plymouth (legally described as Part Lot 1 DP 9412) which is subject to changes of zone and other provisions within the Proposed New Plymouth District Plan (PDP).

SUBMISSION, POSITION, REASON AND RELIEF SOUGHT

The subject property is currently developed for rural-residential use and is the base from which Kiwi Tours operates as a travel and tour company. The property is currently located in the Rural Environment Area under the Operative New Plymouth District Plan, with a Future Urban Development Overlay (FUD). The FUD identifies that the site could be rezoned for residential or commercial use in the future.

The site is within 'Area R', as explained in the Housing and Business Development Capacity Assessment 2019 (HBDCA) prepared by NPDC:

Under the Operative District Plan, Area R is a rural zone with an (sic) FUD overlay for a mixture of residential and employment land. In the Draft District Plan, Area R is identified as a Future Urban Zone for a mixture of residential and employment (Area R East).

The area identified for residential growth to the west of the proposed Airport Drive realignment is 7.4 hectares, with potential for 61 feasible lots. The significant growth to the east of New Plymouth City that includes development of Area Q may result in additional business land requirements. As part of the HBA, we estimate that around 14 per cent of the area will be zoned residential and 86 per cent commercial. If in the future, Area R was to be fully commercial with no residential development, there would still be sufficient long term residential capacity in the district.

In the PDP the site is zoned as a Special Purpose Zone – Future Urban Zone, essentially replicating the FUD intention for future urban rezoning.

It is supported that the area is recognised for its potential to be developed for urban purposes in the future, however the proposed Future Urban Zone does not support timely development for that purpose given the signalling within the HBDCA of a 2028 start date for Area R.

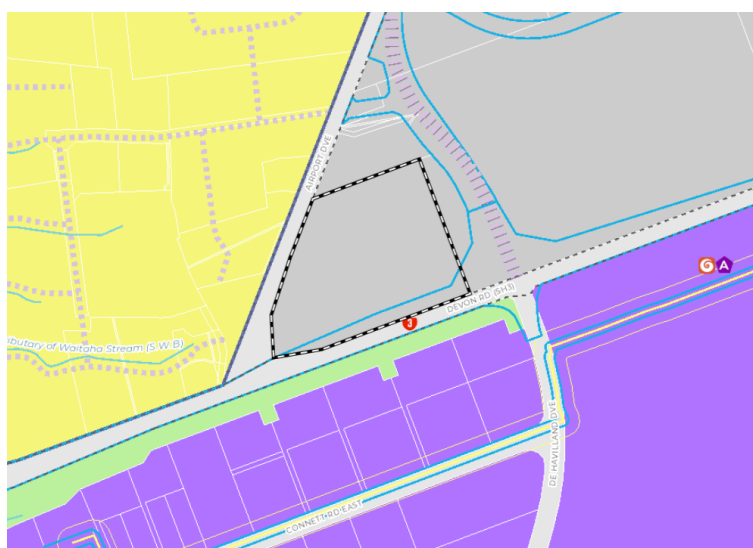


Figure 1: Subject site at 22 Airport Drive, in Future Urban Zone

Given the location of the site (close to main transport routes, the airport and adjoining proposed industrial and residential zoning under the PDP) the property is appropriately located for commercial zoning and further development. There are also a number of other commercial businesses located in the area already. The submitter's intention is to develop the site for commercial activities (e.g. such as a service centre) within the next 5 year period.

Based on the above, the submitter opposes the proposed zoning of the site as a Special Purpose - Future Urban Zone. The relief sought is for the site to be zoned either Local Centre or Mixed Use Zone and for any consequential amendments to allow for this change so that it may be developed with activities that will service the local community in a timely fashion.