

shaping
our future
TOGETHER

DRAFT DISTRICT PLAN



Summary Guide
2016



Te Kaunihera-ā-Rohē o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

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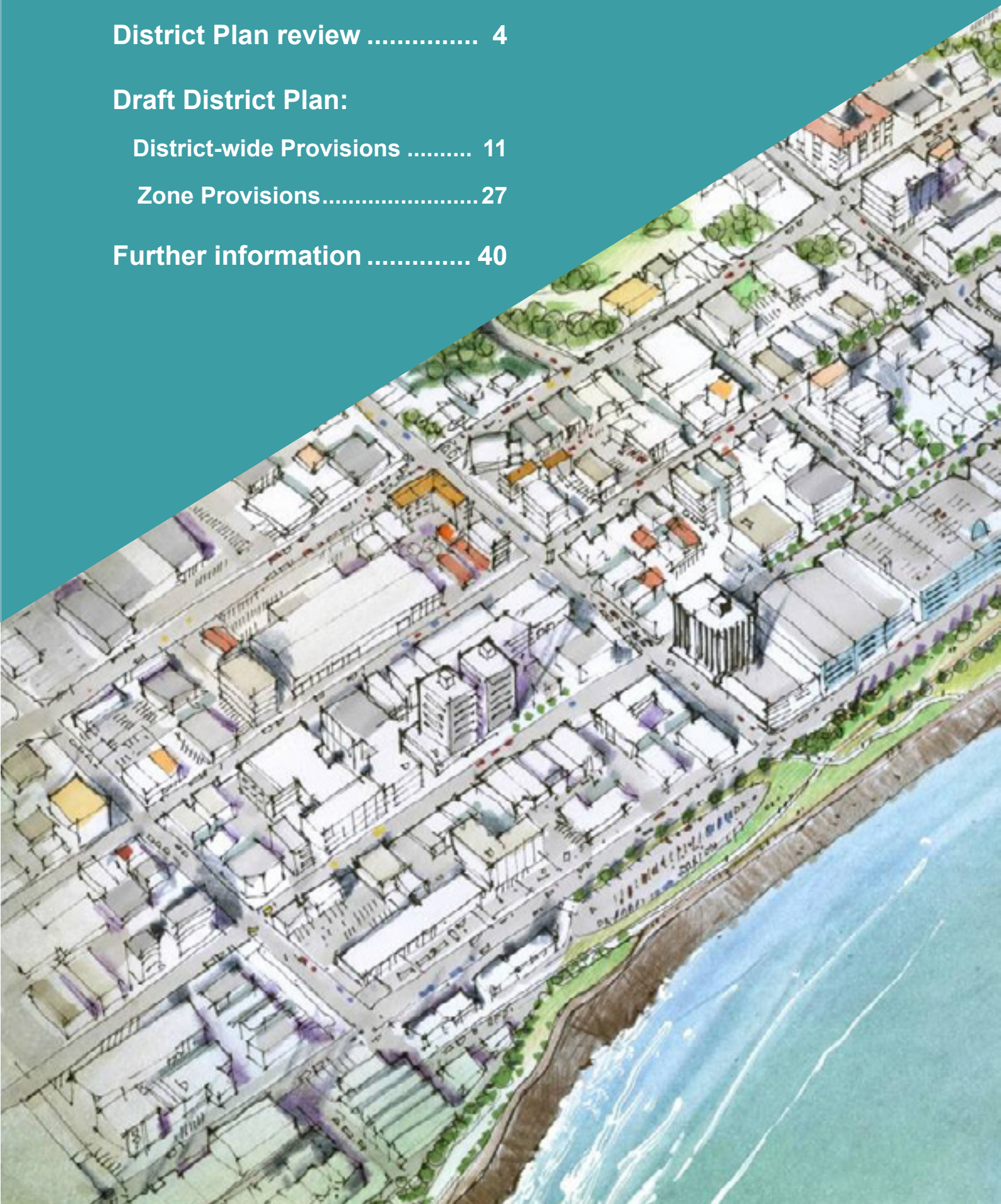
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Introducing the District Plan Review

We are a growing community.

Following the adoption of the New Plymouth District Blueprint the Council is now reviewing its current District Plan. The District Plan controls where activities and development can locate and how land can be used and developed.

With unique natural and cultural assets and a strong industry base there are a number of opportunities for the district. Equally there are some challenges that we face.

These challenges include an ageing population, reliance on key industries and responding to increasing pressure from changing retail trends in our central city.

New Plymouth District Council wants to ensure our future generations can enjoy the lifestyle we have today.

Through monitoring and consultation processes, Draft District Plan objectives and policies have been developed as proposals for you to consider. We want to know if we are on the right track before we move into the next phase of this project. In particular we want your feedback on our new planning framework and our approaches to our top four issues, which are:

- Central City and Local Centres.
- Residential Growth.
- Managing Industry.
- Coastal Management.

This is your opportunity to become involved in setting the future directions for the district.



District Plan

REVIEW shaping our future TOGETHER

The current District Plan (also known as the Operative District Plan) was developed in the mid-1990s, was notified to the public in 1998, and became operative in 2005. We were a very different community in 1995!

Why are we doing the review?

The Resource Management Act 1991 (RMA) requires all councils to review their District Plans every 10 years. The RMA also requires the District Plan to sustainably manage the natural and physical resources of the district to meet the needs of current and future generations and to provide for their social, economic and cultural well-being and for their health and safety.

We are looking at whether the District Plan is working, what issues have emerged since the last plan and whether it is still relevant and references up-to-date changes in legislation, national policy statements, environmental standards and other regulations.

New Plymouth District Council manages the environment alongside Taranaki Regional Council, and the District Plan must give effect to the Regional Policy Statement for Taranaki (2010).



The New Plymouth District Blueprint

The New Plymouth community and the Council have jointly developed a District Blueprint, which has become a key driver that is shaping the review of the District Plan.

The Blueprint is a high level spatial plan for the district that will guide and integrate Council decisions and planning, including the District Plan review. The Blueprint identifies eight key directions that will be the Council's planning focus for the next 30 years. The key directions clearly communicate to agencies, businesses, industries, iwi, hapū and the community how the Council will focus its resources and deliver on these community outcomes.

Forty-two per cent of the initiatives from the Blueprint will be achieved by the new District Plan. This will get our district a long way towards delivering on our vision.



Enhance the natural environment with biodiversity links and clean waterways

The district has a unique natural environment with significant areas of indigenous vegetation, and rivers and waterways that flow from the mountain to the sea. Enhancing biodiversity and collaborating with landowners will help achieve biodiversity outcomes.



Become a world-class destination

A world-class destination, using both our natural and man-made attractions, will create employment and tourism opportunities as well as acting as a lightning rod for attracting new businesses and talent to New Plymouth.



Strengthen and connect local communities

Strengthening and connecting local communities ensures that they become successful, safe and liveable environments for residents. Providing high-quality infrastructure within local communities helps to support business and industry initiatives.



Enable engaged and resilient citizens

Engaging and enabling citizens helps build community resilience. Providing events in our parks and open spaces and building strong strategic partnerships with the community enables community connectedness and leads to more sustainable social, economic and environmental outcomes.



Direct a cohesive growth strategy that strengthens the city and townships

New growth areas are required to respond to growing population trends within the district. Identifying where these growth areas are and ensuring there is adequate land supply and network infrastructure available is essential in planning for these areas.



Champion a thriving central city for all

New Plymouth's central city is the commercial hub of the region. However, job growth has been focused in our northern industrial areas rather than the central city. Providing a thriving central city will increase retail experiences and grow small business opportunities.



Strengthen and manage rural economy, industry, the port and the airport

New economies are the basis for a more resilient economy, and to do this we need to attract and retain businesses and talented workers.



Grow and diversify new economies that attract and retain entrepreneurs, talented workers and visitors

This key direction supports our existing strengths as an economy. This includes the provision of appropriate infrastructure and ensuring our regulatory frameworks support businesses.

Tangata Whenua

The Council is committed to ongoing, genuine and effective relationships with tangata whenua and its obligations under the Local Government Act 2002 and the RMA. These obligations are guided by the principles of Te Tiriti o Waitangi (the Treaty of Waitangi). This includes:

→ Having particular regard to kaitiakitanga in managing the use, development and protection of natural and physical resources in a way that accommodates the cultural views of individual iwi and hapū.

- Recognising and providing for the cultural and traditional relationship of Māori with their ancestral lands, water, air, coastal environment, waahi tapu and other sites and taonga within the district.
- Managing district-wide natural and physical resources in a manner that takes into account iwi and hapū cultural and spiritual values and respects and accommodates tikanga Māori.
- Supporting and enabling activities that allow tangata whenua to provide for their economic, social and cultural well-being.

CARVING AT WEST QUAY ALONG THE WAITARA RIVER BY RANGI BAILEY

Top 4 Issues

1

The District Plan can reinforce the central city as the economic hub of our district and region and support the growth of local centres

Central City and Local Centres

There is opportunity for the District Plan to direct and better facilitate desired development into the central city. Likewise, other town and key suburban centres will benefit from more deliberate planning provisions that encourage activities (including residential living and commercial activities) to locate in these centres.

Strengthening and managing our rural economy, industry, port and airport.

3

Managing Industry

The District Plan can help ensure there is sufficient employment land supply for the district and that appropriate land uses are located around the port and airport. There is also a need to ensure that the effects of large scale rural industry are managed, whilst protecting key industries from more sensitive activities locating nearby. There is a need to deliver a pragmatic, solution-focused District Plan and regulatory framework to support these industries and the communities in which they locate, and provide certainty for investment.

Residential Growth

2

To provide for the district's growing population and to strengthen local communities, the District Plan will assist to ensure that growth is located in appropriate locations and is supported by adequate infrastructure to meet wider sustainability objectives. Therefore, there is a significant opportunity to provide for a range of housing choices with more intensive housing and activities around key centres.

Our district population is projected to grow at a rate over 10 years of 1,000 people per year. We need 350 new dwellings per year to meet this demand.

Top
4
Issues

Our coastal environment has important landscape, historical, cultural and ecological values.

4

Coastal Management

The District Plan can help ensure activities do not affect the natural values of the coast. The District Plan also manages activities at risk from coastal hazards. There is an opportunity to manage the landward parts of our coastline in a more sustainable way.

District Plan

REVIEW shaping OUR future **TOGETHER**

To deliver on the Blueprint's key directions and tangata whenua perspectives, and effectively address our top four issues, a change to the framework of the District Plan is proposed. Problems have also been identified with the effectiveness of the current District Plan and its day to day administration that we think need to be addressed.

The Current District Plan

Our current District Plan is effects-based and addresses 23 planning issues that are supported by objectives, policies and rules. It manages the effects of activities rather than the activities themselves. This means people can undertake whatever activities they want on their land as long as the effects the activity generates, e.g. noise, traffic and the size and location of buildings, meet the relevant rules and standards. Over the lifetime of the District Plan we have identified several problems with our effects-based approach, including:

- A lack of certainty for people in understanding whether their proposed activity or development meets permitted rules and standards. This can often require technical expert input and information to determine whether the activity or development meets permitted rules and standards.
- The inappropriate location of activities or development in zones, resulting in effects that are difficult to manage (we call these 'out of zone' activities).
- Out of zone activities compromise more appropriate activities or development and cause unplanned demand for infrastructure services, leading to inefficient use of land.
- In some cases, landowners (especially business owners) feel their investment/property could be undermined by conflicting activities or poorly designed/located developments on neighbouring sites.

Our Response

We want to address these concerns by creating a clearer, more directive and user-friendly District Plan. With clearer linkages to our Blueprint's key directions, we want to ensure that our plan is working towards our common vision. The key things we want are:

- Rationalising zones so there is a more simplified/consistent approach across the district.
- Enabling development while protecting natural, social and cultural values.
- Less emphasis on issues and wordy explanations that have minimal statutory weight.
- Specific outcome-focused objectives and directive policies that provide more guidance to the decision-making process and that are supported by clear and simple rules.

- A plan that is regionally aligned with other local authorities within Taranaki.
- Planning information that is more accessible to the community through a simple framework and an online, searchable, map-based digital District Plan.

By moving towards a more certain regulatory framework, we think this will deliver a new District Plan that provides industry and business with more certainty and direction for investment and that also creates strong communities and better environmental outcomes.

New Planning Framework

Decisions about the District Plan affect everyone so it is important that we get things right. To help test whether we are on the right track, we have released a Draft District Plan. The Draft District Plan proposes a new format with new objectives, policies and zones. It also includes rule summaries that give a steer on the specific standards we could include.

The Draft District Plan process provides an informal opportunity for you to feed your thoughts back to the Council, before we publicly notify the Proposed District Plan in mid-2017.

The new Draft District Plan framework is strongly driven by the Blueprint's eight key directions. The key directions are reflected in the district-wide provisions which provide the strategic basis for many of the zone-based provisions. The zone-based provisions, i.e. matters that are particularly relevant to the zone, are how the district-wide provisions will be delivered. This framework is supported by the planning maps. The location of overlays and zones will be considered in the next phase of the project.

Look for this symbol to see how the 'Top 4' issues have been addressed in the Draft District Plan framework.

Top 4



District-wide Provisions



- Urban Development
- Rural Development
- Infrastructure and Connectivity*
- Future Urban Growth*



- Waterbodies*
- Indigenous Biodiversity*
- Outstanding Natural Landscapes*
- Coastal Environment*
- Public Access*
- Natural Hazards*



- Historic Heritage*
- Trees*
- Viewshafts*
- Entrance Corridors*
- Character Areas*



- Subdivision
- Earthworks
- Traffic and Transport
- Hazardous Substances
- Contaminated Land
- Energy
- Network Utilities
- Signs
- Noise and Light Overspill
- Temporary Events

Zone Provisions



- City Centre*
- Local Centre*
- Commercial Service*
- Large Format Retail*



- Light Industry*
- Heavy Industry*



- Residential*
- Medium Density Residential*



- Sport and Recreation*
- Neighbourhood Open Space*
- Natural Open Space*



- Marae and Papakainga Housing*



- Rural Production*
- Rural Lifestyle*

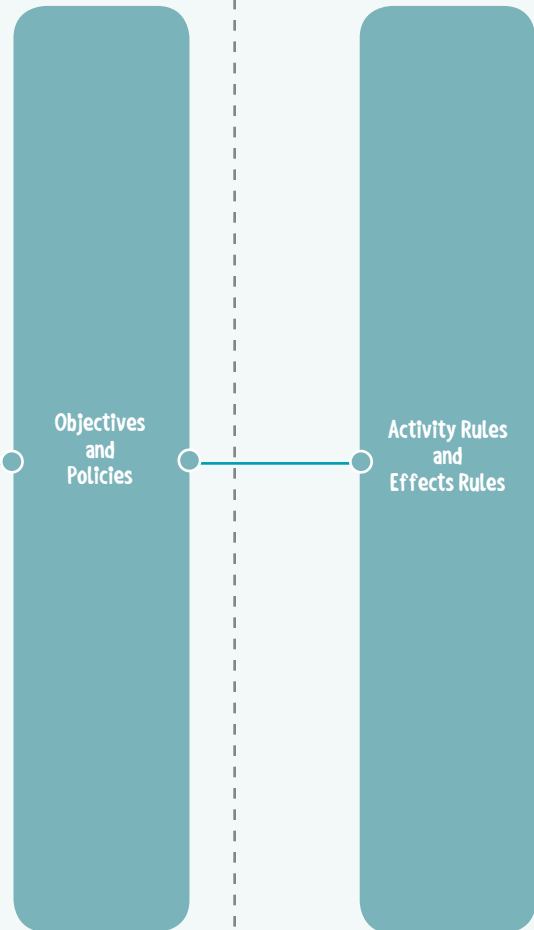
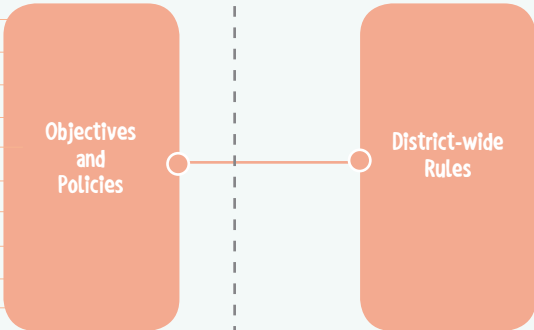
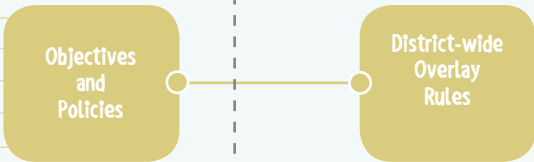
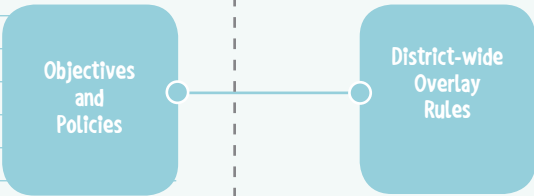


- Facilities that are nationally or regionally significant*

* Will be shown on planning maps

Strategic Intent

Technical Delivery



We are here

District-wide provisions and zone provisions have a two-way relationship and inform each other







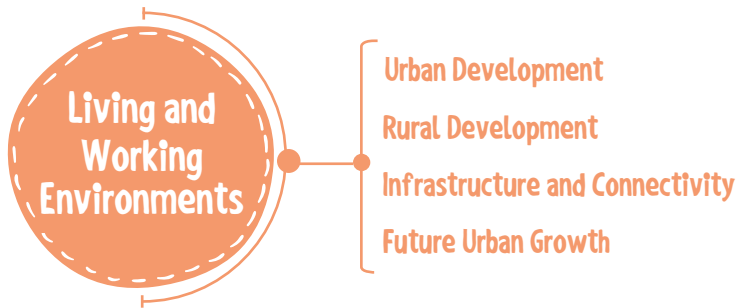
District Plan

DRAFT shaping our
future **TOGETHER**

District-wide Provisions

Kaupapa ā Rohe

This section outlines the new framework and key changes that we want to test for the Draft District Plan. It is a summary only and we encourage you to look at the full copy of the draft document and/or talk to a planner in the District Plan Team to clarify what ideas may affect your land/business and/or any concerns or ideas you may have.



This section provides the basis for our urban zones.

Urban Development Top 4

Issues

A range of housing choices are not being provided for within the district. Options are limited for current and future generations.

Retail, office and entertainment activities are locating outside our central city and local centres, affecting the viability of these key community focal points.

Industry land is being used for other uses, e.g. retail and residential, limiting land availability.

Out of zone activities are locating throughout the district, compromising the potential for 'in zone' activities to establish and operate.

Incompatible activities can locate close together within zones and near zone boundaries, resulting in conflicts and reverse sensitivity issues between activities, therefore reducing amenity.

Sometimes new development delivers poor outcomes for the district. The District Plan needs to be updated to reflect best practice to ensure that liveable, connected urban environments are more consistently delivered.

Living and Working Environments

This section of the Draft District Plan relates to the development of the areas where people live and work. These areas need to be planned to ensure they are successful, safe and liveable environments.

Draft responses to issues

Implement a centres hierarchy to facilitate appropriate retail and office activity. The city centre is at the top of the hierarchy.

Better define the role and function of zones and direct activities into these zones, especially the city centre, local centres, residential, rural, industrial and major facility zones.

Provide a range of residential growth options, including a new Medium Density Residential Zone, townhouse living in the city centre and land set aside as a future urban growth overlay.

Provide for commercial and industrial growth by identifying sufficient land that is close to and serviced by infrastructure.

Include place-making, sustainability, safe community and Māori design principles to achieve good quality design and reflect community identity.

Rural Development Top 4

Issues

The rural environment is the largest land area in the district and includes many of our important natural features and landscapes that need to be looked after, e.g. indigenous vegetation and waterbodies.

Rural activities (including industry) are often noisy and generate traffic effects that need to be managed.

Rural activities can find it difficult to operate due to residential activities and other non-rural uses locating around them.

Rural lifestyle living is sporadically located across the rural area and can affect rural character and the ongoing viability of rural industry.



AN EXAMPLE OF WORKING WITH EXISTING LANDFORMS

Infrastructure and Connectivity

Issues

Dispersed forms of development, cul-de-sacs and poor physical connections result in a continued reliance on motor vehicles to get around our neighbourhoods.

Stormwater management has led to increased pressure on waterways and unexpected ponding.

Infrastructure has not always been planned and integrated to achieve sustainable outcomes.

The link between where development is located and what infrastructure will be needed, e.g. roading, water, wastewater, stormwater, public access and open space, can be improved in subdivisions and development proposals.

Draft responses to issues

Better define the role and function of the rural zone to recognise the contribution of rural activities, rural resources and regionally significant industries to the social and economic well-being of the district.

Reinforce the importance of site selection for large and long-term industrial activities that recognises existing communities and the capacity of infrastructure, including roads.

Include a Rural Lifestyle Zone to provide opportunities for low density rural living in defined locations.

New setback rules to control the location of new land use activities, subdivision and sensitive activities, e.g. residential activities near existing industrial activities.

New setback rules to control the location of industrial activities near sensitive natural features, e.g. waterbodies.

Draft responses to issues

Establish an improved and transparent roading hierarchy and include provisions requiring activities to provide a connected and integrated transport network covering all modes of transport.

Requirement to consider low-impact design, integrate stormwater design with natural land features and better recognise the environmental impacts.

Requirement to provide an integrated response to providing infrastructure to achieve environmental and social outcomes.

New zone-based requirements for proposed new activities to demonstrate they are able to provide the necessary infrastructure in an appropriate manner.

Future Urban Growth

Top 4

Issues

There is an insufficient supply of residential zoned land to meet the projected increase of 1,000 people per year over 10 years (approximately 350 additional houses per year).

There is a need to identify and provide a sufficient supply of land for residential and industry growth and ensure that it occurs in a cohesive, compact and structured way within identified areas.

Urban expansion can occur in an ad-hoc way, leading to inefficient development outcomes.

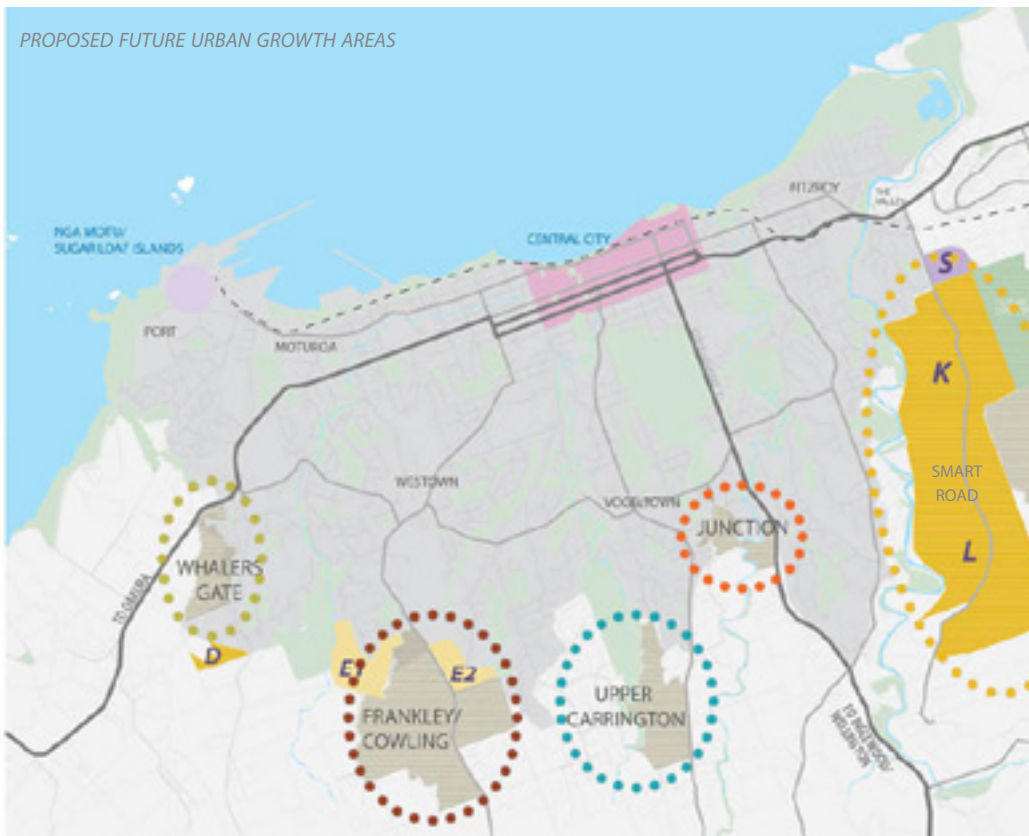
Inappropriate activities within and adjacent to areas identified for urban growth can compromise their ability to be developed.

Draft responses to issues

Provide a growth strategy for the district to meet the short, medium and long-term future growth needs while ensuring a compact urban environment.

Identify the areas suitable for both business and residential urban growth as a future urban growth overlay.

Require areas identified for growth to be comprehensively developed using structure plans and implement controls on interim land use and subdivision to ensure the areas can transition to urban areas over time.



Note: the future urban growth overlay will refine and replace the current future urban development overlay. We are doing some more work in this area to identify those areas where future growth is appropriate.

What do you think about the Living and Working Environments section?

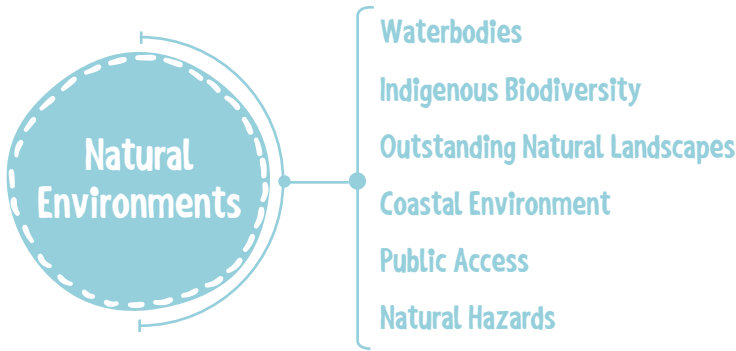
Are there any activities you think shouldn't locate in certain parts of our district, e.g. Residential Zone, Industrial Zone, etc?

Do you think identifying areas for growth is a good idea?

What areas in our district are good places to grow?

Where should we define New Plymouth's southern city limits for residential development?

What new industries will the District Plan need to accommodate?



Natural Environments

This section of the Draft District Plan includes the environment-related overlays, which are influenced by the Matters of National Importance in Section 6 of the RMA that relate to the natural environment.



Waterbodies

Issues

Useable water is a fundamental resource for communities and businesses and our waterbodies need careful management. Waterbodies have important natural and cultural values that need to be recognised.

Activities can prefer to locate along waterways so they have sufficient water to operate.

Draft responses to issues

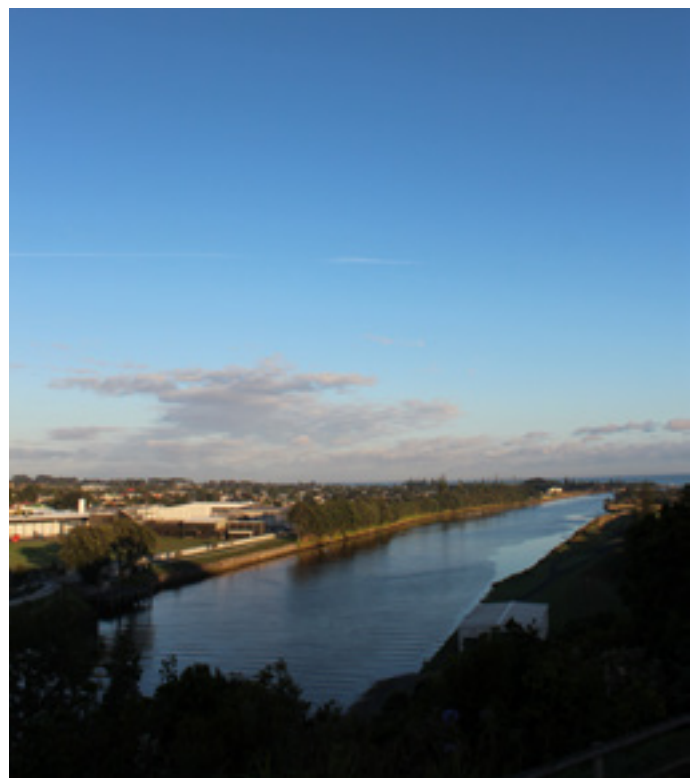
Recognise the natural values of waterbodies.

Continue to identify priority waterbodies in the district. Include new provisions that require certain activities to be appropriately setback from waterbodies and their margins.

Note: New Plymouth District Council can only regulate land uses on the margins of waterbodies. Taranaki Regional Council regulates discharges to water and water takes.



HUATOKI STREAM



WAITARA RIVER

Indigenous Biodiversity

Issues

There have been significant historical losses in biodiversity from vegetation clearance and land management practices.

The main threats to biodiversity are from grazing and pests and there is significant biodiversity benefits from working with landowners to achieve fencing and pest management.

The RMA requires that areas of significant indigenous vegetation and habitats of indigenous fauna be identified and protected through the District Plan. Not all areas are included in the current District Plan.

The RMA has widened the Council's function to the maintenance of biodiversity. New Plymouth District Council has shared jurisdiction with Taranaki Regional Council.



LAKE MANGAMAHOE

Outstanding Natural Landscapes

Issues

The district has outstanding natural landscapes that need to be protected from inappropriate development including Mount Taranaki, the Pouakai and Kaitake Ranges and parts of the coast, e.g. Paritutu Rock and Mimi Estuary.

Activities adjacent to some outstanding landscapes have, in some cases, had an effect on landscape values.

Draft responses to issues

Recognise all land-based indigenous biodiversity and consider the effects on biodiversity values for consent applications for certain activities.

Continue to identify significant areas of indigenous vegetation as significant natural areas.

Similar provisions to the current District Plan which manage vegetation clearance.

Allow activities relating to day to day management and for cultural reasons.

Note: As part of this District Plan review (and release of the Draft District Plan) the Council is working with landowners who have likely significant natural areas. Refer to the significant natural areas section on the Council's website.

The Council will continue to work in partnership with landowners and other agencies as they work towards covenanting important areas by providing funding through the Built, Cultural and Natural Heritage Fund.

The Council is a member of the Taranaki Biodiversity Accord and works in partnership with key biodiversity agencies.

Draft responses to issues

Continue to identify outstanding natural landscapes and include new provisions that will control modifications to the landform, vegetation clearance, built development and subdivision.

Continue to consider the effects on an outstanding natural landscape for consent applications for certain activities locating on or adjacent to a landscape.

Coastal Environment Top 4

Issues

The New Zealand Coastal Policy Statement (2010) requires the Council to identify and manage both modified and natural landscapes, as well as historical, cultural and ecological values in the coastal environment.

The current District Plan identifies and manages natural character under a coastal policy area and coastal hazards under a coastal hazard area. There is scope to consolidate this overlap and take a more strategic and holistic approach to managing the coastal environment.

The natural character of the coastal environment has been affected by development and buildings, particularly in the rural environment, signalling that the current District Plan is not effectively managing activities in the coastal environment.

Parts of our coastline are subject to coastal hazards that potentially put property at future risk. The coastal hazards information in the current District Plan does not reflect current data and hazard trends (including sea level rise).



WAI-ITI BEACH

Draft responses to issues

Replace the coastal policy area with a new coastal overlay area that includes the coastal hazard area. The coastal overlay area will take a strategic approach to identify both natural character and coastal hazards by providing specific provisions to manage development that may impact on those matters.

Specifically concerning natural character, new rules will manage urban expansion, earthworks, removal of vegetation, built development and subdivision in the coastal overlay area.

Updated information on the location of natural hazards and climate variability data will inform our provisions to allow the impacts of coastal hazards to be appropriately assessed in the coastal overlay area. Provisions will focus on discouraging new development and changes in land use that will increase hazard risk.

A pragmatic approach for management of low-lying areas through responsive rules and policies.

Note: New Plymouth District Council manages all activities landward of the high-tide mark. Taranaki Regional Council manages those activities from the high-tide mark and into the sea. This summary guide addresses access to the coast in the public access section.

Work is currently under way to identify natural character and coastal hazards and determine the extent of the coastal overlay area. So that we can better align with the approach of our neighbours at South Taranaki District Council, our coastal overlay area will be at least 100m wide. There are cases where it needs to be wider to take into account important landscapes, river mouths and important cultural and biodiversity values.

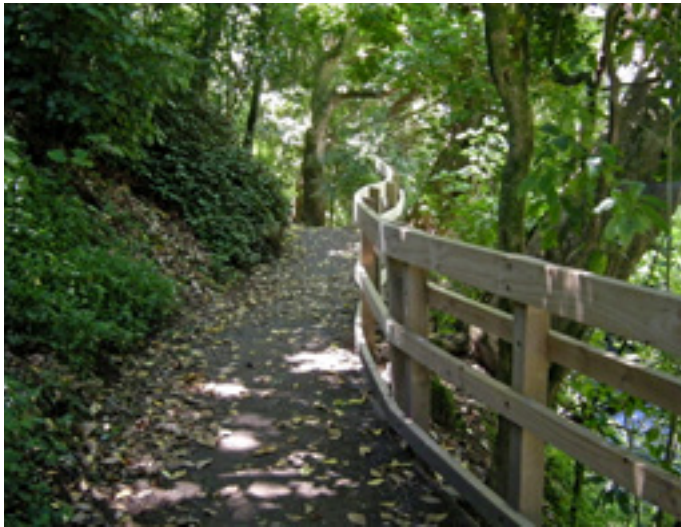
Public Access

Top 4

Issues

In some cases, public access to the district's coastal environment, lakes and rivers has been compromised by inappropriate development, e.g. large or dominating buildings and structures.

Opportunities to secure public access have at times been missed, resulting in gaps in our network of strategic public access corridors.



HUATOKI WALKWAY

Draft responses to issues

Strengthened objectives and policies that promote the enjoyment and use of any existing and proposed public access to and along waterbodies or the coast.

An increased emphasis on priorities for public access by identifying the Council's shared pathway network, including the Taranaki Traverse.

New rules will control earthworks, subdivision and built development in and around public access corridors and adjoining esplanade reserves.

Note: the Taranaki Traverse is a flagship project from the Blueprint that has the vision of delivering a pathway network that connects our rivers, the mountain and the coast. This project will showcase the district's unique natural, cultural and physical features and will strengthen the district in becoming a world-class destination.

Natural Hazards

Issues

There are a range of natural hazards in the district, including flooding, coastal processes, earthquakes and volcanoes.

There is a need to ensure the risks from natural hazards are not increased by new development.

Draft responses to issues

Ensure that information regarding natural hazards is current and implemented through effective rules and provisions.

What do you think about the Natural Environments section?

Is the approach for protecting our natural environment appropriate?

Are there any values/areas that require particular attention?

What level of risk should we accept as a community to coastal hazards?

Are there any special management tools you would like to see applied in the coastal overlay area?



Community Environments

This section of the Draft District Plan relates to community environments and the protection of items and features that contribute to our sense of place and our shared history.



Historic heritage includes heritage buildings and items, waahi taonga/sites of significance to Māori and archaeological sites.

Historic Heritage

Issues

Although few high-value heritage buildings have been lost there have also been some unsympathetic alterations and additions made and the loss of some buildings with heritage value.

There has been loss or accidental damage to some waahi taonga/sites of significance to Māori and/or archaeological sites.

Many of our heritage buildings require seismic strengthening if they are earthquake-prone so that they are safe for people to use. This can affect the economic viability of maintaining heritage.

The RMA now requires comprehensive consideration of historic heritage matters.

The Council will continue to contribute to the protection of historic heritage through the Built, Cultural and Natural Heritage Fund.

Draft responses to issues

New objectives and policies that provide for the sympathetic structural upgrading and adaptive reuse of heritage buildings.

Similar rules to the current District Plan that prevent the destruction or damage to identified historic heritage. This includes managing the impacts of earthworks, vegetation clearance, subdivision and design of built development.

A more considered approach to heritage buildings in our central city.

Note: existing scheduled built heritage items will be carried over from the current District Plan. The Council is working with iwi, hapū and landowners to review the current list of waahi taonga sites in the District Plan. Refer to the waahi tapu and archaeological sites review section on the Council's website.



WHITE HART HOTEL
 (photo courtesy of Strategy Collective)

Trees

Issues

We have many important trees that hold botanical, landscape, amenity, historical and cultural values that need to be acknowledged.

Trees in our central city contribute to the greening of our city. Legislation changes no longer allow the Council to apply blanket protection over trees that have not been individually assessed, e.g. trees over 6m in the central city, so an alternative method is required.



A STAND OF NOTABLE TREES NEAR DEVON INTERMEDIATE

Viewshafts

Issues

Distinctive or iconic views should not be obstructed by new buildings and structures but at the same time the protection of these views should not unduly restrict development opportunities, especially in the central city.



MOLESWORTH STREET VIEWSHAFT

Draft responses to issues

Continued scheduling of important trees with similar rules to the current District Plan that manage the removal or damage to scheduled trees. This includes managing built development, earthworks and subdivision in the immediate vicinity of a scheduled tree and controlling the removal of notable trees.

The introduction of central city trees that have high value and also contribute to urban amenity values. These replace the previous blanket provisions applying to amenity trees.

The trimming of scheduled trees by the Council or an approved arborist will continue to be a permitted activity.

Note. The current scheduled notable trees will be carried over from the current District Plan to ensure their ongoing protection. If you have a tree on your property that you think should be a notable tree please let us know as we can get it assessed for you.

Draft responses to issues

Continued protection of important identified viewshafts with similar rules to the current District Plan that manage the height of new buildings and structures located within a viewshaft.

Clearer policy direction on buildings or structures which impact on viewshafts to Mount Taranaki, the sea, Nga-Motu/Sugar Loaf Islands and important landmarks from public places.

Note: work is under way to examine the extent of viewshafts and whether these can be refined. We will also explore how important viewshafts that have cultural significance to tangata whenua can be recognised. We also want to improve how the maps and rules are interpreted.

Entrance Corridors

Issues

It is important that the main roads leading to and from New Plymouth, Inglewood and Waitara are visually attractive. Currently we are experiencing varied outcomes as there are no requirements for development to enhance the entrance corridors unless resource consent is already required.

Airport Drive is not currently identified as an entrance corridor, although it is the gateway to and from the airport.

Draft responses to issues

Continue to identify important entrance corridors, including Airport Drive.

Include new provisions that will control the design of development, new signage and provide for amenity planting and artwork adjoining an entrance corridor.



NEW PLYMOUTH NORTHERN ENTRANCE CORRIDOR

Character Areas

Issues

The current District Plan recognises heritage character areas within the district but provides no protection for them. This has led to the loss of values in some areas.

There are areas with distinct character in the district that are not necessarily 'heritage' that deserve to be identified.

Loss of buildings from an area or unsympathetic development has compromised character values in some areas.

Draft responses to issues

Identification of character areas in neighbourhoods (or areas that have special characters and features) to ensure they are not compromised by incompatible built form.

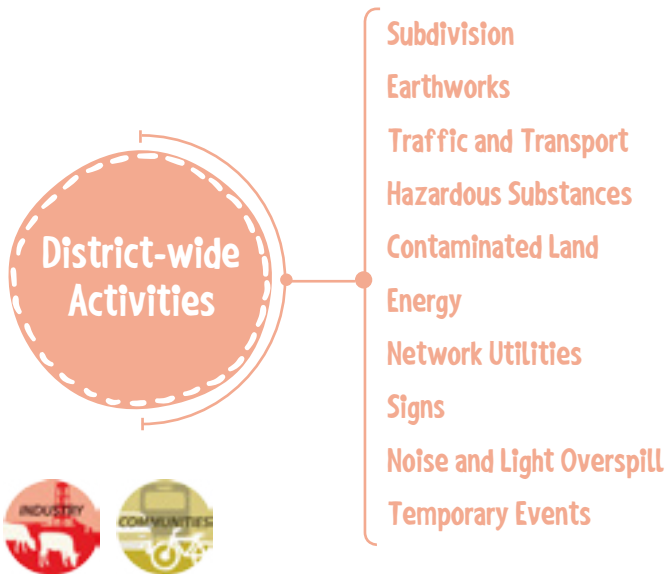
New provisions will promote retention of special character or landscape values in these areas by managing demolition, vegetation retention, infill housing, exterior alterations on primary frontages, garaging, front boundary fencing, earthworks and subdivision.

Note: this is a new concept for our district. Further work is required to identify possible character areas.

What do you think about the Community Environments section?

Are there any special items or features that you think should also require particular recognition?

What special parts of our district do you think could be recognised as a character area?



District-wide Activities

This section of the Draft District Plan relates to activities and effects that may occur in any zone within the district as opposed to those activities that are directed to occur in particular zones. These activities need to be managed to ensure communities are safe and liveable environments for residents.

Subdivision Top 4

Issues

Subdivision outcomes are not always directed by good design; therefore, best practice is not always reflected in the resulting development:

- Sometimes subdivisions do not connect roads and/or provide for alternative transport modes.
- Historical (or current) stormwater management has led to increased pressure on waterways and unexpected ponding.
- Infrastructure has not always been planned and integrated to achieve sustainable outcomes.
- Lot size and resulting buildings do not always make the best of the land available.

The link between where development is located and what infrastructure will be needed, e.g. roading, water, wastewater, stormwater, public access and open space, can be improved in subdivisions and development proposals.

Draft responses to issues

New provisions to make sure subdivision is designed and located to suit the role and function of the particular zone. New subdivisions will need to:

- Provide connected and integrated infrastructure.
- Provide sustainable development and low-impact design outcomes.
- Continue to provide servicing for infrastructure and provide for sufficient open space.

Note: subdivision sets the land patterns for future development to occur within. The process provides the opportunity to address a wide range of potential issues, up front in an integrated way.

These objectives and policies will be supported by zone-based subdivision rules.

Earthworks

Issues

There is an overlap in functions between New Plymouth District Council and Taranaki Regional Council. Plan users can find it difficult to work out what resource consent is required from which authority.

Calculating the permitted quantity of earthworks can be difficult to work out, enforce and assess.

Earthworks can be undertaken in isolation of the wider development of the site.

The number of heavy vehicle movements associated with earthworks can be difficult to manage.

Draft responses to issues

New objectives and policies will specifically deal with earthworks and retaining structures especially concerning natural hazards, land stability, effects on historic heritage and natural features and landforms.

Directive polices for setbacks from scheduled features, design of infrastructure and maximum cut and fill in zone-based rules.

Note: these objectives and policies will be supported by zone-based earthworks rules.

Traffic and Transport

Issues

Some roads are under pressure from having inappropriate activities locating along them and/or inappropriate types and volumes of traffic. There is a need to be more proactive in managing the location of certain activities and traffic effects on roads.

Sensitive activities, e.g. housing locating along transport networks, can affect the operation of roads and lead to reverse sensitivity effects.

Draft responses to issues

Continue to reinforce the need for a safe and efficient transport network.

Require walking and cycling network to be provided for.

Require high traffic-generating activities to be located along appropriate roads where more traffic is expected and can be managed.

Require setbacks from state highways and rail corridor to deal with reverse sensitivity.

Note: these objectives and policies will be supported by zone-based rules.



BELL BLOCK ON-RAMP

Hazardous Substances and Contaminated Land

Issues

The District Plan needs to be updated to reflect best practice and the current hazardous substances and site contamination legislation.

Current District Plan provisions are technical and complex to understand.

Draft responses to issues

Updated referencing to best practice requirements and clarification on the role of the Council in dealing with safety, hazardous substances and site contamination matters to minimise overlap with other legislation/regulation.

Removal of the obsolete hazardous facility screening procedure (HFSP) method of assessment.

Continue the approach of locating hazardous substances away from sensitive activities and also require setbacks from important environmental features, e.g. the coast, historic heritage and scheduled features.



Energy Top 4

Issues

The significant role that energy-related activities play in the local, regional and national economy is not currently recognised.

There are oil and gas activities occurring in the district that can be better managed to minimise the effects on communities, the environment and the roading network.

The current District Plan does not recognise the current best practice operations from industry that minimise the effects on the environment.

There is a need to better manage cumulative, concurrent and consecutive energy activities.

Draft responses to issues

Recognise the oil and gas sector as a major industry that makes a significant contribution to the economic and social well-being of the district, region and nation.

Include specific provisions for new oil and gas activities and renewable energy activities, e.g. wind farms, to enable a full case-by-case assessment of any new proposals through the resource consent process.

Recognition of the different phases of energy activities and the requirement for best practice industry standards to be applied.

A greater emphasis on good site selection and in particular consideration to:

- Locating high traffic-generating activities on appropriate roads (avoiding local roads where possible).
- Requiring energy activities to be setback from sensitive activities, e.g. housing, and the coast, historic heritage and scheduled features and requiring new sensitive activities to be setback from existing energy activities.

Network Utilities

Issues

There is a need to further recognise and provide for important essential services to ensure that they are provided in a planned and efficient manner.

The provision of essential services needs to balance the management of potential impacts on communities, sensitive activities and features against the management of reverse sensitivity matters.



Draft responses to issues

Improved provisions to identify and provide for local distribution networks, national grid yards and national grid subdivision corridors, and associated setbacks for development from these networks.

New provisions that allow for the ongoing upgrading and maintenance of the existing network.

New requirements requiring network utilities to be setback from sensitive activities and the coastal overlay area, historic heritage and scheduled features.

New requirements for sensitive activities to be setback from existing network utilities.

Improved guidance regarding the design of network utilities to minimise visual effects.

Signs

Issues

The proliferation of signs in the district has affected the visual amenity of areas, and in some cases affected the safety of the transport network.

The signage provisions are complex and in some cases duplicate other requirements, and have led to high levels of non-compliance.

Draft responses to issues

Simplified provisions that recognise that signs are important for advertising and way-finding, but must be balanced against maintaining visual amenity and safety.

Similar rules to the current District Plan that allow for smaller signs in residential and rural areas, and larger signs in commercial, rural industrial and industrial areas.

New zone-based rules will control third party advertising outside of defined centres (with some restrictions). Signs will need to be located on the same site to which the sign relates, e.g. discouraging opportunist advertising in the rural area next to the state highway, which advertises a business or products available elsewhere.

Zone-based rules will manage the scale and placement of signs.

Note: signs along state highways outside urban areas are managed by NZ Transport Agency.

Noise and Light Overspill

Issues

The current noise and light standards in the District Plan are out of date and it is appropriate that they be updated to reflect current best practice.

The current measurement of noise effects at the notional boundary can lead to adverse noise effects on properties without consideration for how these effects can be remedied or mitigated.

Draft responses to issues

More directive provisions that recognise that some activities generate more noise and light overspill but at the same time managing possible adverse effects on amenity values or more sensitive activities.

New zone-based rules that recognise most recent noise and lighting standards.

Note: the measurement of noise at the notional boundary is causing some issues and a more conservative approach is to measure noise at the site boundary.

Temporary Events

Issues

The importance of temporary events are currently recognised and this needs to be continued.

Temporary events contribute to the social, economic and cultural well-being of the community but there are adverse effects that require managing, e.g. noise.

Draft responses to issues

Retention of existing provisions that continue to allow for temporary events while also managing possible adverse effects.



What do you think about the District-wide Activities?

Are there any special management tools you would like to see applied to these activities?

Are there any existing rule standards that are difficult to use?

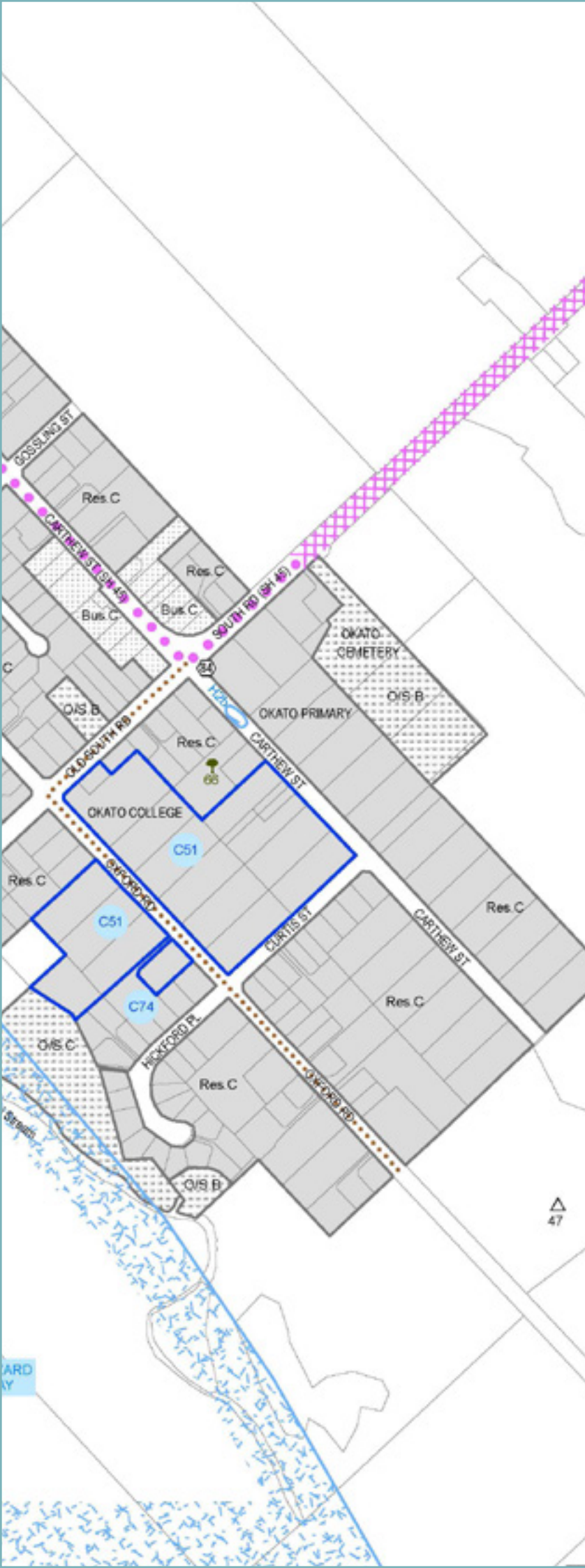
District Plan

DRAFT shaping our future **TOGETHER**

Zone Provisions

Mana ā Rohe

We have developed new and strengthened existing zones to address the issues. We want to know if you think we're on the right track. Once we have your feedback we will start mapping where these zones should be.





Centre and Commercial Zones

Four new zones have been developed to support our central city and local centres as the primary areas for business and retail activity in the district. These zones implement our centres hierarchy, as identified in our strategic District-wide Urban Development Policy.

City Centre Zone (Inner and Outer Areas) Top 4

This is a new zone that replaces our current District Plan Business A and B land and, in some areas, Business C land, located in the city centre.

Issues

The city centre is the principal area for retail, office and entertainment activities (with a complementary residential component). The current District Plan zoning does not acknowledge it as the principal activity centre.

There are a number of threats affecting retail activities in the city centre including out of zone retail and online shopping trends.

There is more capacity for people to live in and around a vibrant city centre to provide for the intensification of jobs and housing, and to enjoy community and leisure activities.

There are mixed quality buildings and public spaces, and poorly designed or excessive signage.

Buildings located on pedestrian-orientated streets are not always required to create pedestrian-friendly frontages, leading to missed opportunities to have activity at the ground floor street level. This includes clear entrances to buildings and display windows.



LOOKING DOWN BROUGHAM STREET TOWARDS NEW PLYMOUTH CITY CENTRE

Draft responses to issues

Reinforce the role and function of the city centre as the principal centre for employment, retailing, entertainment, and business activity in the district/region.

Divide the city centre into an inner area and outer area. The inner area caters for all retail, commercial, office, entertainment and residential uses. The outer area focuses on mixed use but also encourages transformation over time to more residential living.

To support a vibrant city centre, the zone will provide for most activities, except for those that are not compatible, such as industry activities.

Better management of the design and appearance of new buildings to provide an attractive streetscape and safe pedestrian environments, e.g. in the inner area ensure that there are no vacant lots following building demolition, that there are no residential activities at ground floor, and that expansive blank walls are avoided.

More direction for building heights and recognition of corner sites and increased height.

Note: we are still working on the proposed boundaries for the city centre inner and outer areas and are keen to hear your feedback on our ideas on where these could be.

The city centre's core is experiencing negative growth in retail activity, with an employment loss of almost 20 per cent since 2000. The city centre fringe and other centres in the district have seen positive growth.

We want lots of activity in our city centre and local centre zones. This is the focus for activity in our communities.

Local Centre Zone Top 4

This is a new zone that will cover all centres outside of the city centre. This zone will replace our current District Plan Business A, B (applying to Waitara and Inglewood) and C (applying to all other small suburban and rural centres) land.

Issues

Local centres are shopping areas in our small towns and suburban areas that offer retail for the surrounding communities.

There are currently a mix of zonings within our centres that do not always acknowledge their role and function.

Out of zone activities are affecting the ability for local centres to be effective.

There is a mixed quality of building design in some centres.

The district has close to 480 retail stores encompassing an estimated 160,000m² of gross floor area.



Draft responses to issues

Reinforce the role and function of all local centres by applying one zone that allows for a wide range of compatible activities in the zone, to support existing activities and reinforce the variability of current land uses.

The zone will discourage new commercial service and industrial activities from locating in the zone to ensure the role, function and viability of the local centre and the city centre are protected. This also deals with reverse sensitivity matters.

To recognise the different scale and types of local centres, tailored design controls for new buildings could be developed for:

- Towns, e.g. Inglewood and Waitara.
- Suburban shopping centres, e.g. Moturoa, Fitzroy and Bell Block.
- Neighbourhood shops and rural service centres, e.g. Mill Road shops, Coronation Avenue shops, Okato and Urenui.

The design controls could manage the appearance of new buildings to provide an attractive streetscape and safe pedestrian environments, e.g. no residential activities at ground floor, and improved design requirements to avoid expansive blank walls.

Note: further work is required to determine what, if any, design controls should apply in different local centres. Let us know if you have any suggestions on what these might be. We want to discuss this with our local communities.



Commercial Service Zone Top 4

This is a new zone that will replace our current District Plan Business B and D commercial land located along the one-way systems in New Plymouth and around the local centres of Inglewood, Waitara, Fitzroy and in the Waiwhakaiho Valley.

Issues

The city centre is stretching, causing the disbursement of retail and office activities on to the one-way systems. Not only can these businesses be difficult to access (other than by car), it is undermining the role and function of the city centre.

Retail and office activities should be clustered in the city centre or in local centres to ensure the centres remain viable and vibrant.

The mix of different activities can result in reverse sensitivity issues.

Building design and quality is generally low in these areas and does not recognise the streetscape.

Both retail and commercial activity is bleeding away from the city centre core and spreading into the city centre fringe or local centres. In some cases it is locating outside of the commercial centres altogether.

Draft responses to issues

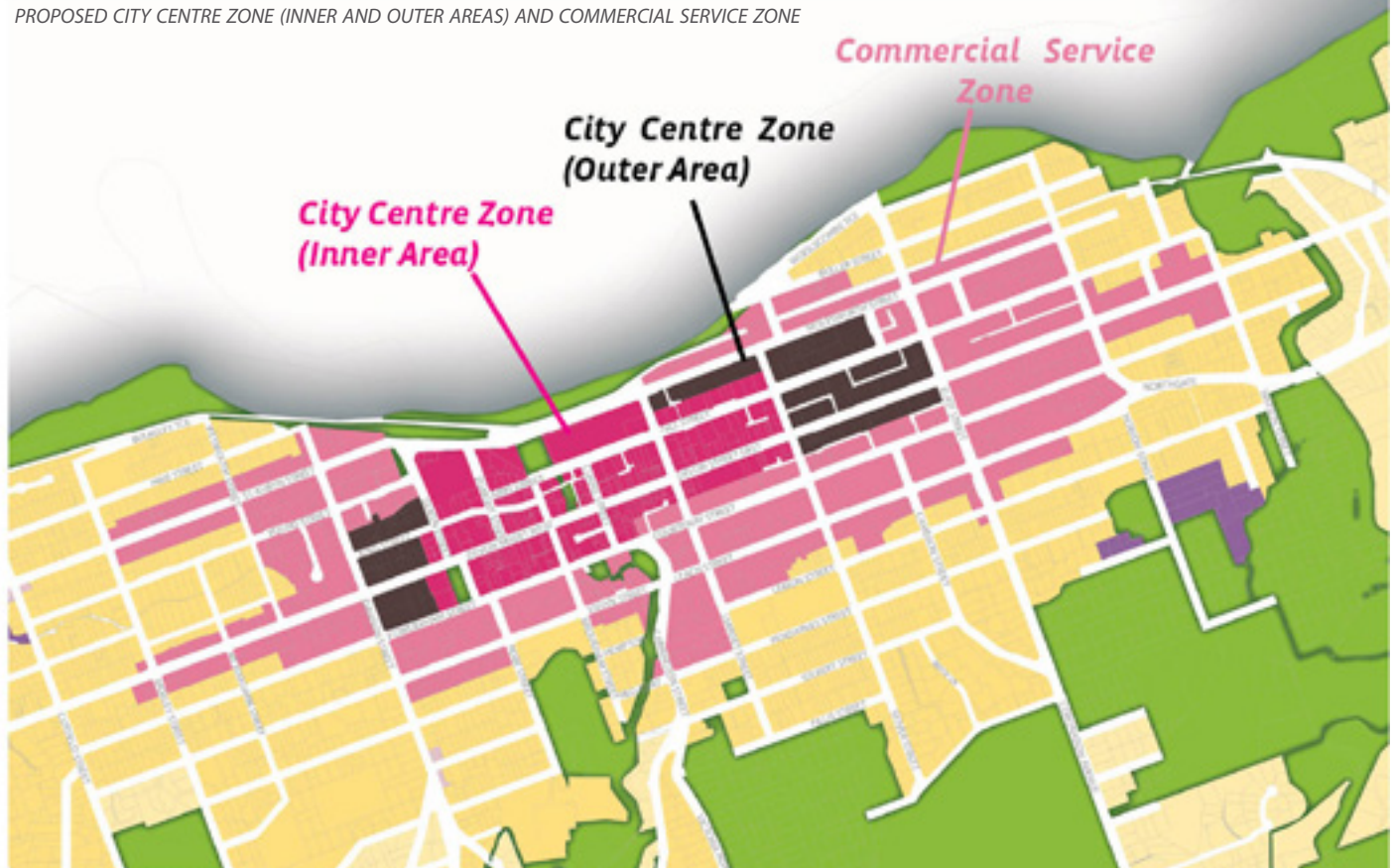
The zone will recognise the wide range of compatible activities in the zone, to support existing commercial activities and reinforce the variability of current land uses. The zone will acknowledge that the areas are characterised by larger scale, bulky buildings (such as warehouses and wholesale shops), orientated towards the motorised customer, with parking usually provided on-site.

The zone will discourage new retail, office and heavy industry activities from locating in the zone to ensure the role and function and the viability of the city centre and local centres is protected, and to help manage reverse sensitivity matters.

There will be better management of landscaping requirements and boundary treatments for sites bordering the Residential Zone.

The zone will discourage sensitive activities, e.g. housing, from locating in it.

PROPOSED CITY CENTRE ZONE (INNER AND OUTER AREAS) AND COMMERCIAL SERVICE ZONE



Large Format Retail Zone Top 4

This is a completely new zone that will recognise large format retailing, which is situated in the Waiwhakaiho Valley.

Issues

Changes in the retail market have led to big-box retail establishing outside of our traditional centres on industrial land. Unmanaged, this development has the potential to undermine the viability of the city centre and local centres.

Industrial land supply could be compromised by future retailing, commercial service or office developments.

Large retail developments can also generate high volumes of traffic.

There are a mixed quality of buildings, on-site infrastructure, and car parking layouts that are not particularly pedestrian friendly.

Draft responses to issues

A new zone will specifically recognise existing large format retailing in New Plymouth.

The zone will control the scale of large retail developments to protect the viability and vitality of the city centre and local centres.

The zone will improve development outcomes, including on-site design and layout, car parks and the bulk and appearance of buildings.

Resource consent will be required for mall or department store type retailing outside of the City Centre Zone.

Sensitive activities, e.g. housing, will be discouraged from locating in the zone.



Note: new definitions relating to retail and office activities will be included.

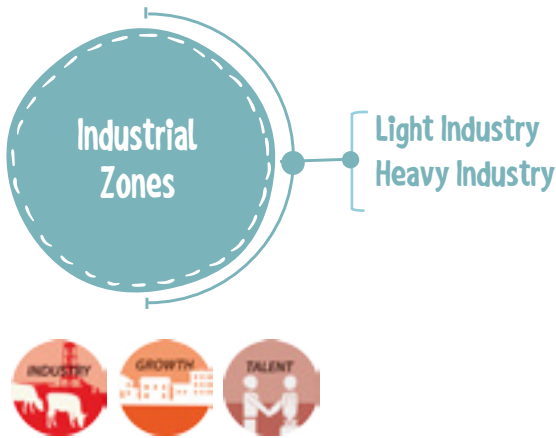
What do you think about the Centre and Commercial Zones?

Where do you think the zone boundaries should be for the City Centre Zone (Inner and Outer Areas) and the Commercial Service Zone?

How do you think we can get more people living in the city centre?

What should we be considering to get improved urban design outcomes?

Should we look at how development is designed in our centres?



Industrial Zones

Industrial activities are a hugely important part of our local economy. The industrial sector currently contributes to the highest proportion of employment in the district, accounting for 30 per cent of total employment. The District Plan can help ensure there is sufficient industrial land supply and protection of industrial activities, to not only keep our existing industries running but also to attract and retain new businesses and talented workers.

Light and Heavy Industry Zones Top 4

These two new zones will replace our six current District Plan industrial areas. The zones recognise the importance of industry and protects its role and function from other competing land use activities and reverse sensitivity constraints.

Issues

The current District Plan identifies six types of industrial zones. There is an opportunity to rationalise the number of industrial zones and simplify the framework.

Currently there are few controls on the types of activities that can locate on industrial land. Retail, office and residential activities have crept into areas previously dominated by industrial activities.

Out of zone activities have the potential to, amongst other things, affect industrial land supply, create reverse sensitivity issues, result in inefficient use of existing industrial infrastructure and create unanticipated traffic issues.

New retail activities establishing on industrial land can undermine the viability of the city centre and local centres.

Draft responses to issues

Consolidate industrial environment areas into two zones: Light Industry Zone and Heavy Industry Zone.

The zones aim to:

- Reinforce the role and function of industrial land by discouraging retail, office and residential activities.
- Discourage activities that have the potential to compromise industrial land supply or result in piecemeal subdivision of industrial land.
- Manage reverse sensitivity matters.
- Manage stormwater and encourage low-impact design outcomes.

New rules will require setbacks between industrial activities and sensitive activities, e.g. housing, the coast, waterbodies, historic heritage and scheduled features.

What do you think about the Industrial Zones?

Is the approach for protecting our industrial land appropriate?

Are there any existing rules or standards that are difficult to use or should be retained?

Are there areas of land in the district that should be considered for industrial rezoning to reflect existing land uses or to provide different opportunities?

What activities should be excluded from these zones?



Living Zones

Two new zones have been developed to support residential living in the district. Simplified from the current approach that has three residential areas, the purpose is to ensure adequate housing supply and to provide a range of housing choices to meet community needs. In addition it is also important to ensure that we achieve development outcomes that provide for a high level of amenity. The intent of these zones is to ensure they are pleasant, safe and liveable environments.

Residential Zone Top 4

This is a new zone that will replace the current District Plan Residential A, some areas of Residential B and C areas. This zone covers the majority of our suburban areas where most people will live in New Plymouth, Waitara, Inglewood, Oakura and other rural centres.

Issues

There is a need to provide for some residential growth in established suburbs.

Some infill housing is poorly located and/or designed, e.g. lack of private space, overlooking neighbours, poor access to public transport and services, etc and affects the character of residential areas.

Some residential areas in the district have special character qualities that may warrant a different development approach.

There is a need to better manage out of zone activities, such as commercial activities, that have the potential to affect the function or amenity of residential areas.



Draft responses to issues

A new district-wide Residential Zone.

The zone will discourage new retail, office and industrial activities from locating in the zone to protect both valued suburban character and the viability of the city centre and local centres.

New policies are aimed at improving building design and streetscape outcomes and managing effects on neighbouring residential properties.

New rules are aimed at managing the design and appearance of multi-unit developments, dedicated areas for private outdoor spaces and percentage of hard-surface areas. A more considered approach will be given to new garages and fences in front yards.

New character areas aimed at retaining the special character or landscape values in certain areas.



Medium Density Residential Zone Top 4

This is a new zone that will replace some of our current District Plan Residential B areas and some fringe business areas around the city centre. This zone specifically relates to residential development in New Plymouth City where increased densities are appropriate, e.g. two storey townhouses on smaller sections located close to the city centre and local centres.

Issues

Greater housing choice and supply is required in the residential areas to support changing housing needs resulting from diverse household structures, decreasing household size and an ageing population.

There is an opportunity to identify areas in New Plymouth suitable for medium density housing.

Medium density housing can help reduce associated development costs for transport, waste management, water services and infrastructure by reducing urban expansion. It can also help create more affordable housing options.



Draft responses to issues

A new zone that provides for medium density housing that will promote:

- High-quality development, both in terms of buildings design and streetscape character.
- Amenity standards to ensure quality living environments for occupants of new housing, e.g. sunlight, visual amenity, privacy, safety, etc.
- Variety of housing forms (including variations in style, type and scale).
- Suitable levels of protection for existing neighbours.

The zone will discourage retail and office activities or other activities that may have the potential to undermine the role and function of the zone.

The zone will manage the design and appearance of buildings, dedicated areas for private outdoor spaces and percentage of hard surface areas. Consideration will also be given to the appearance of garages and fences fronting the street.

Note: further work is required to identify possible areas in New Plymouth that would be suitable as a Medium Density Residential Zone.



What do you think about the living Zones?

Is the approach for managing our residential land appropriate?

What needs to change to get a wider range of housing choices?

What areas do you think would be suitable for medium density housing?



Open Space Zones

Open spaces are where the community can engage in sport and recreation activities, exercise, play, socialise, relax and connect with natural and historic heritage values. Recreation and open spaces also contribute to community identity, vibrancy and sense of place. These zones reflect their unique roles and characteristics and ensure that a mix of appropriate activities can be provided for while retaining the character and amenity values of open spaces.

Open Space Zones

Three new open space zones will replace the current District Plan Open Space A, B, C and Port Taranaki areas. The Council's reserve management plans also play an important role in managing activities within open spaces.

Issues

The descriptions used in the current District Plan for open space areas do not reflect their role and function.

Sometimes, open space land comes under pressure to accommodate different activities (such as retail). A more robust planning framework will help manage these situations.

Bulky buildings associated with sport and active recreation activities can impact on open space values and/or the amenity of surrounding properties.

The retention of spaciousness and character within open space is important to enable people to exercise, play, socialise and relax.

The maintenance and enhancement of open spaces is important to retain the unique natural, ecological landscape, historic heritage and recreation values.

Draft responses to issues

Open space land will be recognised as one of three zones:

- Sport and Recreation Zone.
- Neighbourhood Open Space Zone.
- Natural Open Space Zone.

New tailor made objectives and policies reinforce the role and function of each open space zone, including discouraging office and residential activities.

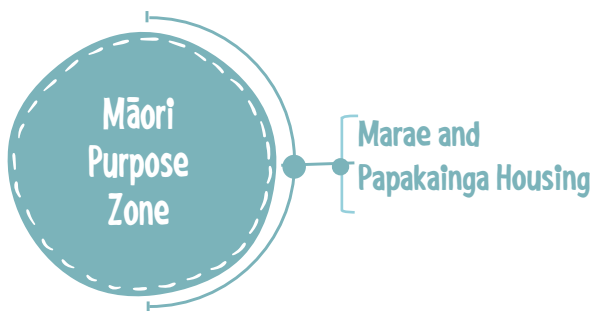
New zone-based rules will control aspects such as vegetation clearance, subdivision and design of built development.

Ninety-five per cent of the district's residents are satisfied with the quality of parks and reserves, including the Coastal Walkway and Pukekura Park.

OUR OPEN SPACES CREATE AN ATTRACTIVE LIVING ENVIRONMENT!

What do you think about the Open Space Zones?

Have we missed any open space management issues which require attention?



Māori Purpose Zone

It is important that the Council acknowledges the role of tangata whenua as kaitiaki (guardians) and provides opportunities to use land owned by Māori. One way of doing this is to provide a Māori Purpose Zone that allows for activities that reflect Māori customs and values, such as marae and papakainga housing areas.



Māori Purpose Zone

This is a new zone that will apply to areas where there are existing or proposed marae or papakainga. This zone allows tangata whenua to exercise kaitiakitanga in a way that accommodates tikanga Māori.

Issues

The District Plan does not currently provide for or support social or economic aspirations for tangata whenua on land by Māori, particularly marae and papakainga activities.

There are opportunities to provide for small-scale commercial activities that promotes mixed use, focusing on allowing people to live and work on ancestral land, e.g. Māori tourism, cultural/environmental education.



POUWHENUA WELLINGTON

Draft responses to issues

A new Māori Purpose Zone identified on land owned by Māori within the urban and rural environment. The zone aims to provide flexibility so that tangata whenua are able to exercise kaitiakitanga and tikanga Māori over their land.

New provisions:

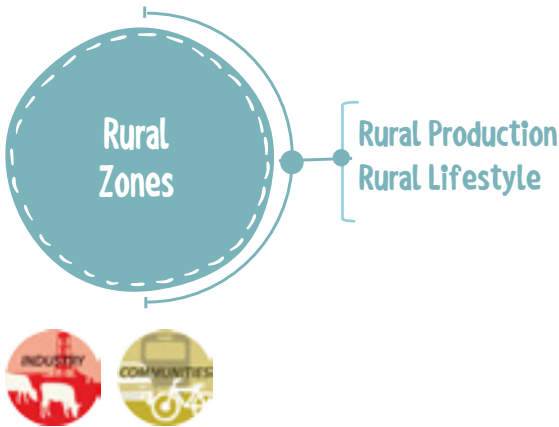
- Allow tangata whenua to undertake activities for Māori purposes on land owned by Māori such as marae, papakainga and small-scale commercial activities.
- Support development in accordance with an iwi or hapū development plan (as an alternative to standard bulk and location controls).

Apply bulk and location rules for buildings to provide on-site amenity, e.g. access to sunlight, privacy and to mitigate off-site amenity effects on adjoining properties.

What do you think about the Māori Purpose Zone?

Is the approach for managing Māori land appropriate?

Have we missed any issues that require particular attention?



Rural Zones

Two new zones have been developed to protect our rural land and support rural activities (especially our agricultural base, nationally significant oil and gas sector and fast-growing poultry industry) and to provide managed opportunities for lifestyle block activities. Some rural land in our district, especially land located on the edge of the New Plymouth City boundaries, is under pressure to be used for urban purposes.

Rural Production Zone *Top 4*

This zone replaces the rural environment area in the current District Plan. It is now more directive regarding the anticipated outcomes for the zone.

Issues

There are examples where residential, industrial and commercial activities have been allowed to establish in the rural environment. In some cases, this has affected the role and function of productive rural activities, rural resources and regionally significant industries.

Unmanaged, this can have unforeseen reverse sensitivity effects and traffic issues, and place pressure on existing infrastructure.

When considering new development in rural areas, potential effects on rural character, sensitive activities and features, and cumulative effects, especially traffic, need to be managed.

Draft responses to issues

A Rural Production Zone allowing a wide variety of activities, including farming, intensive farming, residential activities associated with the land use, community activities (e.g. rural school or hall) and forestry.

Strengthen objectives and policies which recognise and protect the role and function of rural activities, rural resources and regionally significant industries to the social and economic well-being of the district.

New setback rules requiring separation distances between new houses and large-scale rural activities and rural industry that may be sensitive to people living nearby.

Manage the size and scale of subdivision and new built development in the Rural Production Zone.



CORNER OF SNELL ROAD AND INLAND NORTH ROAD

Rural Lifestyle Zone

This is a new zone aimed at providing rural lifestyle living in selected areas of our district.

Issues

The current District Plan does not identify areas that may be suitable for rural lifestyle living. As a result, rural lifestyle subdivisions are undertaken in an ad-hoc manner and some are in inappropriate locations.

Rural lifestyle areas should not compromise the potential of productive rural land.

Rural lifestyle living can provide an alternative form of housing choice but should maintain rural lifestyle character.

Draft responses to issues

A new zone which identifies limited areas for rural lifestyle living.

New objectives and policies aimed at managing rural lifestyle character.

New rules to control land use and subdivision within the zone, e.g. allotment sizes of 1 ha or 4000m².



What do you think about the Rural Zones?

Is the approach for protecting rural land and rural activities appropriate?

What activities require management to protect rural uses?

Should setbacks from large rural industry be considered?

What areas do you think are suitable for rural lifestyle living?



Major Facility Zone

Major facilities are nationally or regionally significant, and contribute to the economic and social well-being of the community. Facilities in this zone include major transport/logistic facilities, major rural industry and major community facilities.

Major Facility Zone Top 4

This is a new zone that applies to major facilities that are nationally or regionally significant. Due to their large scale, they require a zoning that is tailored to manage the operational needs of the facility and environmental effects both within the site and at zone interfaces.

Issues

Each major facility is large-scale and can comprise a range of activities related to the principal activity.

Major facilities should be able to operate and develop in a flexible and adaptive manner and provide certainty to the surrounding community on what effects they can anticipate.

Major facilities located near a different zone, sensitive activities and/or features can generate significant effects (especially cumulative effects and traffic effects).

Draft responses to issues

A new zone which applies to:

- Major transport/logistic facilities.
- Major rural industry facilities.
- Major community facilities.

The zone aims to recognise and protect the role and function of major facilities and their contribution to local, regional and national social and economic well-being.

New policy direction requiring the use of concept plans in order to deliver development in a comprehensive, coordinated and efficient way.

New rules requiring setbacks between some major facilities and sensitive activities (e.g. housing), the coast, historic heritage, waterbodies and scheduled features.



What do you think about the Major Facility Zone?

Is the approach for protecting our major facilities appropriate?

Further Information

This summary outlines the key issues and the changes we are proposing.

For more detailed information, it is important that you read the Draft District Plan or talk to a member of the District Planning Team who can explain how the proposed changes may affect your property/business. You can obtain more information on the Draft District Plan from:

- New Plymouth District Council, Liardet Street, New Plymouth.
- Our website: www.newplymouthnz.com/DistrictPlan.
- The District Planning Team, phone 06-759 6060 or email enquiries@npdc.govt.nz.

Where we are at



Why should I comment?

The Draft District Plan focuses on introducing a new strategic policy direction for New Plymouth District. The draft plan includes a summary of rules only. It does not include planning maps and detailed rules as these have not been developed yet. We want to ensure we have got things on the right track before progressing further. As noted in this summary guide, there are many areas where we are still undertaking further work and this, together with your feedback on the Draft District Plan, will help shape the final rules and content for the planning maps.

Your feedback is important and can be built into the formal Proposed District Plan, which is due to be notified mid-2017.

There are many ways to send us your views

- Answer the questions in the various sections within this summary guide and post to:
NPDC District Plan Review Feedback
Reply Paid DX
DX Box NX10027, New Plymouth;
- Deliver your feedback to the Civic Centre, Liardet Street, New Plymouth; or to the library and service centres in Bell Block, Inglewood or Waitara.
- Provide your feedback online at newplymouthnz.com/HaveYourSay.
- Email us at submissions@npdc.govt.nz

We would like your feedback by 5pm on Friday, 16 December 2016





Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
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