

Private Plan Change PPC18/00049

# Johnston Street, Waitara Rezoning

June 2019

## The Private Plan Change is seeking to rezone land to enable residential subdivision and development

An application has been lodged for a private plan change to the Operative District Plan. The application seeks to rezone 11.34 hectares of land on the southern side of Waitara from Rural Environment Area (with Future Urban Development Overlay) to Residential A Environment Area and Open Space zonings. The request also introduces a structure plan and landscape plan, and new provisions to manage subdivision and development for this land.

The new development would be accessed off two new roads off Raleigh Street. The houses are proposed to connect to the Waitara water and wastewater service reticulation network through an extension to this network.

## Have your say by making a submission

A submission form is provided with this flyer or you can fill in your submission online.

To get your submission to us, either:

Post it to: NPDC PPC18/00049 Submissions  
Reply Paid DX, DX Box NX10026  
New Plymouth

Deliver it to: The Civic Centre, Liardet Street,  
New Plymouth, or library and service  
centres at Bell Block, Inglewood and  
Waitara

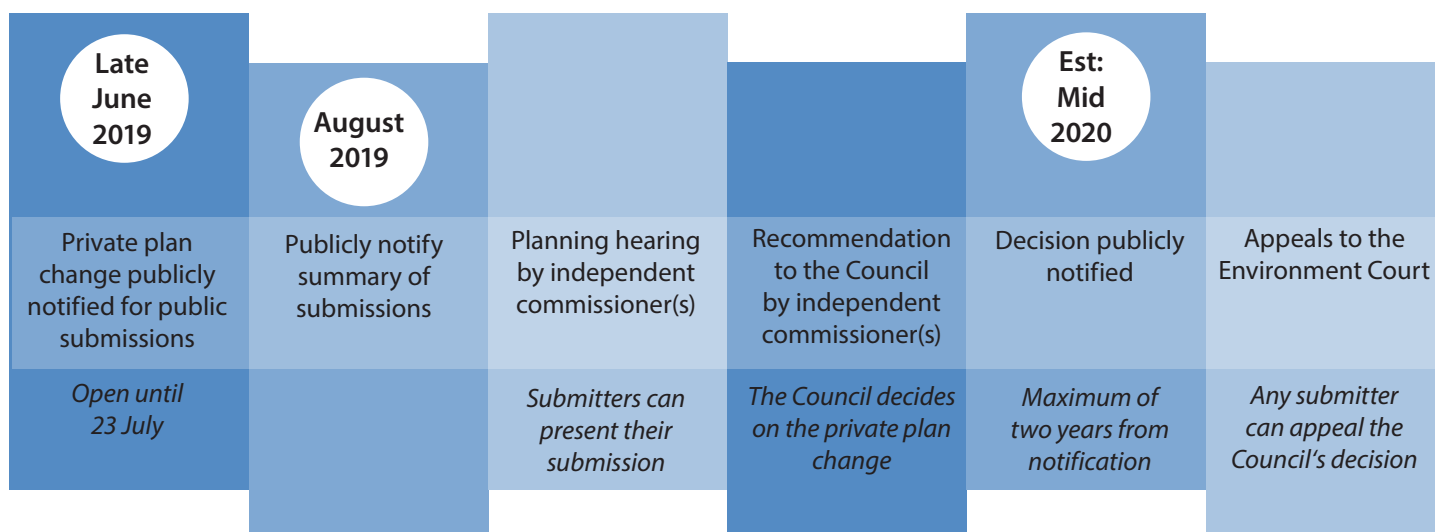
Email it to: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz)

Do it online: [newplymouthnz.com/planchanges](http://newplymouthnz.com/planchanges)

Be sure to get your submission to the Council by  
**5pm on Tuesday 23 July 2019.**

## Where we are at

The application is now following the process for private plan changes as set out in the Resource Management Act. The Council has now publicly notified the application and any person can make a submission. Refer to the diagram below that shows the steps the private plan change will go through.



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth  
District Council**

New Plymouth District Council  
Liardet Street, Private Bag 2025, New Plymouth 4340, New Zealand  
Phone: 06-759 6060

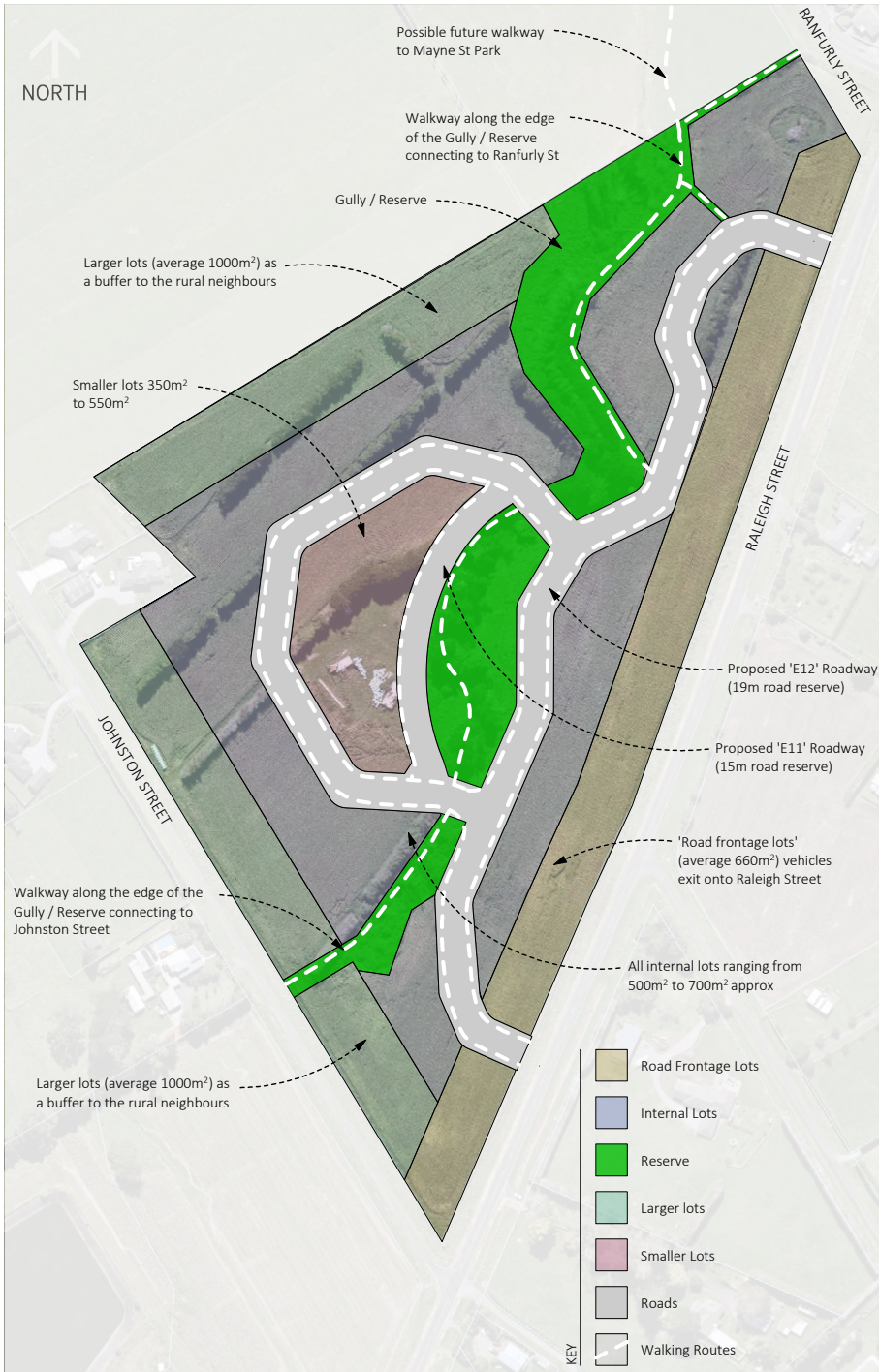
Email: [submissions@npdc.govt.nz](mailto:submissions@npdc.govt.nz), Web: [newplymouthnz.com](http://newplymouthnz.com)

## What are the zones that will apply?

The changes in zoning proposed in the application are as follows:

- Residential A Environment Area where the applicant proposes to create 110 residential lots ranging in size from 350m<sup>2</sup> to 1000m<sup>2</sup>.
- An Open Space Area of approximately 1.54 hectares provided along the waterway which run through the site

Subdivision and development is proposed to be managed using a combination of a proposed structure plan (as shown overleaf) and a specific suite of new rules and standards. The structure plan also details the proposed roading, servicing and walking/cycling/equestrian trails. Refer to the map below.



## What rules are changing?

The application also requests that specific rules would apply to the plan change area which differ from the standard residential rules. The most notable rule changes sought are:

- Reduction in the minimum lot size for subdivision. The minimum lot size proposed is 350m<sup>2</sup> (450m<sup>2</sup> current rule).
- A decrease in the maximum height a building can be built to 6m (9m under the current residential rule).
- Reduced front yard requirements for areas marked as 'Smaller Lots' on the Structure Plan to minimum 1.5m front yard.
- The introduction of rules to control external cladding reflectivity on buildings, so they have low reflectivity.
- Fencing restrictions for sites within the Structure Plan.
- Controls on Cut and Fill batters where visible from the Rural Environment Area.

Full details of the proposed private plan change, including changes to the rules, can be found on the Council website.