



FREQUENTLY ASKED QUESTIONS – THE DISTRICT PLAN

September 2019

ABOUT THE DISTRICT PLAN

What is the District Plan?

The District Plan shapes our future both as a community and individually. It regulates what we can and can't do on our properties and also influences how our district will look in coming years – for instance, where to expect more housing, business and industry development and how we'll protect and manage special places like our coastline and heritage items. It ensures well planned and organised growth and gives the community, business and property owners a greater level of certainty about what they can do, and where.

Under the Resource Management Act 1991 (RMA) every local authority in New Zealand must have a District Plan.

How is the District Plan relevant to me?

There are a variety of ways the District Plan affects you. If you own land, the District Plan controls what type of activities you can do on that land; For example, what you can build and how high, and certain aspects of design. It also controls things like whether you can subdivide that land and how much noise you can make. District Plan zoning determines what can happen next door and in your neighbourhood.

Release of the Proposed District Plan gives you the opportunity to have your say and potentially influence how the new District Plan might manage these things in the future.

Why are you changing the planning rules?

The Operative District Plan was adopted in 2005. Our district has changed a lot since then and our current plan is out of date. We are also required by law to review our District Plan every ten years.

What is involved in the District Plan review?

The development of the Proposed District Plan has been a rigorous process. Since our review work started in 2014, we have done a huge amount of consultation with Iwi, key stakeholders, landowners and the wider community to identify the issues with our current planning approach and get feedback on how we would like our district to look in the future.

What we found is that Operative Plan is not delivering on the outcomes our community expects.

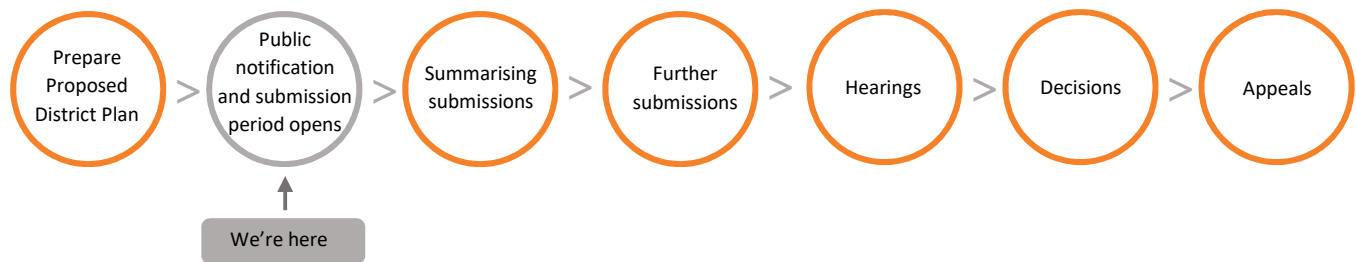
In 2018, we released a draft plan, with objectives, policies, rules and planning maps for you to consider. We then made changes based on your feedback. The Proposed District Plan reflects these changes.

More information on the review process, background research and reasons for change can be found in the Section 32 analysis reports on our website www.newplymouthnz.com/ProposedDistrictPlan

What is the Proposed District Plan notification?

The release of the Proposed District Plan is a formal process guided by the RMA. It involves formal public notification, a submissions and further submissions process, a hearing process, the release of decisions, and appeal rights to the Environment Court.

The process for reviewing the Proposed District Plan looks like this



This process will take several years. After all the amendments are complete, the Proposed Plan will be adopted as the new Operative District Plan.

We are now calling for submissions on the Proposed Plan so we can take your views into account. **Submissions close 5pm Friday 22 November.**

It is important to remember that under the Resource Management Act, all submissions and contact details must be made publically available.


When does the new Proposed District Plan take effect?

The Proposed District Plan will not become the new Operative District Plan until the formal plan making process has been followed in accordance with the RMA legal requirements. This is expected to take around two years.

What does 'Immediate legal effect' mean?

Most of the rules in the Proposed Plan will not come into effect until the final decision has been made on all of the submissions received.

However, some rules in the Proposed District Plan will apply once the Proposed Plan is notified. Generally, these are rules that protect water, significant indigenous vegetation, and significant habitats of indigenous fauna and historic heritage. Historic heritage includes archaeological sites and sites and areas of significance to Māori.

Any rule with immediate legal effect is indicated in the Proposed District ePlan by an orange gavel icon 

A pop up box will also appear at the beginning of any chapter that contains provisions with immediate legal effect.

It is important you check to see if your property is subject to any of these rules before undertaking any changes. Feel free to contact us if you are unsure.

USING THE EPLAN

How do I access the Proposed District Plan?

The Proposed District Plan is a leading edge ePlan, available online at <https://districtplan.npdc.govt.nz/eplan/>. This makes it easier than ever to find out everything you need to know about your property.

How do I know which rules apply to me?

You can find out the rules that will apply to your property by searching for your property online <https://districtplan.npdc.govt.nz/eplan/> (**Handy Tip:** *the plan works best in Google Chrome*).

- Type in your property address to view all of the planning information, rules and policies that apply your land.
- You can also download and print relevant chapters or the whole plan.

For help using the ePlan download our user guide 'How to navigate the Proposed District ePlan' on our website www.newplymouthnz.com/ProposedDistrictPlan

Is there help available if I have any questions about using the ePlan?

There is an online help function to assist you with using the ePlan. If you'd like a demonstration on how to navigate the plan, our staff at the Civic Centre or any NPDC library will be available to assist.

For any questions, contact the staff at the Civic Centre on 06-759 6060 or lodge an enquiry at enquiries@npdc.govt.nz.

What do I do if I have a question about something affecting my property?

You can contact the Civic Centre on 06-7596060 or lodge an enquiry via email enquiries@npdc.govt.nz

You can also book a time to speak to a Consents Planner at the Civic Centre, Liardet Street or book a time with a District Planner at an Ask a Planner day at a library near you www.newplymouthnz.com/ProposedDistrictPlan

HAVE YOUR SAY

It's important you have your say. Have a look at the Proposed District Plan online and make a submission to tell us what you think.

How do I make a submission?

You can make an electronic submission on anything in the plan online. To make a submission you can:

Either

- Visit the ePlan <https://districtplan.npdc.govt.nz/eplan/> (**Handy Tip:** *the plan works best in Google Chrome*). From here click on the 'Make a Submission' button and register your details to make a submission.

Or:

- Locate your property by entering your address in the *Property Search* bar
 - Once you are in your property view, click on the Make a Submission button and register if you have not done so already.
 - From here you can make your submission as you view the proposed provisions related to your land. The plan will guide you on how to select and comment on any legislation that you wish to submit on.

- You can have your say on any number of different matters in one submission. If you are making multiple points, it is best to save your Submission as a DRAFT and click Submit once all of your points are complete.

NOTE: Once you click Submit you cannot make further changes to the submission. If you have anything further to say, you will need to start a new submission.

For more detailed instructions, download the user guide 'How to use the submission tool' on our webpage www.n.govt.nz. You can also engage the help of an independent expert such as a consultant to submit on your behalf.

Your submission needs to be with us by **5pm Friday 22 November**.

NOTE: All submissions, including contact details, will be available to the public as required by the Resource Management Act.

What happens after I have made a submission?

You will receive an automatic reply acknowledging your submission. The submission will then be summarised by Council Officers and notified as part of the Summary of Submissions (see above process).

What is a further submission?

Once we have summarised all the submissions received and released a 'Summary of Submissions' document, we will call for further submissions. The further submission period provides any member of public the opportunity to comment on your submission.

NOTE: All submissions and further submissions will be available to the public as required by the Resource Management Act, including contact details.

FIND OUT MORE

Where can I go to get more information?

- You can read the full Proposed District Plan online at www.newplymouthnz.com/ProposedDistrictPlan. The full plan also includes an overview of the strategic direction of the Proposed Plan and our intended outcomes.
- For help using the plan, you can also drop in to the Civic Centre and our staff can show you how to navigate the online ePlan to find your property. We'll also have Planners available for short appointments if you have specific questions relating to planning and consents.
- There will also be 'Ask a Planner' days scheduled at Puke Ariki, Urenui, Waitara, Bell Block, Inglewood and Oakura libraries where you can ask questions specific to your property. We suggest you arrange an appointment to ensure the Planner is available to assist you www.newplymouthnz.com/ProposedDistrictPlan

TROUBLE-SHOOTING THE ePLAN

The ePlan isn't loading

If you experience problems loading the website link, you can try the following:

NOTE: The Plan works best in Google Chrome.

1. Check you have the correct link {add link here} Also, check your browser.
2. Try clearing your browser cache before trying the link again. To clear the cache:
 - Go to the top right of the browser screen

- Select 'internet options'
- Select: General Tab > Settings > Caches and databases
- Select file > Delete
- Close your browser, then reopen and navigate to the ePlan page again

The ePlan is frozen

If the ePlan is frozen you will see a square black icon flipping on your screen. To unfreeze, refresh the URL (i.e. the www address) in the browser and you will be taken back to the ePlan home page.

I can't download a Property Report?

Sometimes your browser is set to disallow pop ups. Pop ups may be blocked by your browser. Check in right corner of the top URL box in Chrome. If your settings are blocking pop ups, you will see an icon like this



1. Click on the icon and select 'Always allow pop ups and redirects from districtplan.npdc.govt.nz/eplan'.
2. Click 'Done and' try view property report (PDF) again

I can't log into the feedback tool?

To access the submission form via the ePlan you do need to register by creating a login and password. If you've registered and your password doesn't work, you can select the option to reset your password. A link to reset your password will then be sent to your email. If your login issues persist, contact the NPDC Call Centre on 06-759 6060 so we can help to get the issue resolved.

I don't have an email address to sign into the submission tool?

We acknowledge that there are some people who don't have an email address. Please contact Helen Begg at the Civic Centre on 06-759 6060 or email helen.begg@npdc.govt.nz to discuss your options.

How do I report a technical issue?

Something else not working?

If you're experiencing a technical issue with using the ePlan or submission tool, please let us know on 06-769 6060, or speak to staff at reception so we can help follow up and resolve your issue.