



FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, A SUBMISSION ON NPDC'S NOTIFIED PROPOSED DISTRICT PLAN

Clause 8 of Schedule 1 Resource Management Act 1991

To: New Plymouth District Council
Address: Private Bag 2025, New Plymouth 4342
Email: districtplan@npdc.govt.nz

Further Submitter Details

Name of further submitter: Western Institute of Technology

Contact person (if different from above) Cam Twigley

Postal address: BTW Company Ltd

Email address for service: cam.twigley@btw.nz

Phone number: 0274544886

The Council will serve all formal documents by email. Where there is no email address provided, the documents will be posted to the postal address stated above.

I am: (please tick relevant box)

- a) A person representing a relevant aspect of the public interest.
(In this case, also specify the grounds for saying that you come within this category); or
- b) A person who has an interest in the proposal that is greater than the interest of the general public.
(In this case, also explain the grounds for saying that you come within this category); or
- c) The local authority for the relevant area.

Please state the grounds as to why you come within the category selected above:

WITT is the largest tertiary provider, and the only Institute of Technology and Polytechnic (ITP) in the Taranaki region. WITT services over 6,000 students or 1,463 Equivalent Full Time Students (EFTS), of which an estimated 3,000 use the New Plymouth campus. WITT employs ~320 staff, an equivalent of 170 full time equivalent staff.

Council Hearing (please tick relevant box)

Do you wish to be heard in support of your further 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, support or opposition, 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 further submission

25/08/2020
Date

or the person authorised to sign on behalf of the person making further submission



Name of Further Submitter WITT

My specific further submission(s) are as follows:

(Please only insert one further submission point per line. Add further sheets as required)

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>		The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the Council to make)</i>	
Kainga Ora	563.615f	Support in part	MRZ/Zoning/ Planning Maps	WITT agrees that the spatial extent of the Medium Density Residential Zone needs to be reconsidered and that the zone should be located in proximity to key commercial and community facilities such as the WITT campus. However, WITT seek an amendment to the Kainga Ora planning maps to align with the proposed zoning map provided in the WITT submission.	Submission is allowed in part
Kainga Ora	563.615c	Support in part	GRZ/Zoning/ Planning Maps	WITT agrees that the spatial extent of the Medium Density Residential Zone needs to be reconsidered and that the zone should be located in proximity to key commercial and community facilities such as the WITT campus. However, WITT seek an amendment to the Kainga Ora planning maps to align with the proposed zoning map provided in the WITT submission.	Submission is allowed in part

Note to Further Submitter

This further submission on the Proposed District Plan must be received by the New Plymouth District Council by **5pm on Tuesday 25 August 2020**.

To get your further submission to us, either:

Post to: New Plymouth District Council, Reply Paid DX, DX Box NX10026, New Plymouth.

Attention: District Planning Team

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

Email to: districtplan@npdc.govt.nz

Visit our website: newplymouthnz.com/eplan

Your Reference :

Our Reference : 200830

24th August 2020

New Plymouth District Council
Private Bag 2025
New Plymouth
4340

Dear Sir/Madam,

Further Submission on Proposed New Plymouth District Plan

The following submission is made on behalf of the Western Institute of Technology at Taranaki, Te Kura Matatini or WITT. WITT did not make an original submission on the Proposed New Plymouth Plan but consider that under Schedule 1 Section 8(1)(b) they are a person that has an interest in the Proposed New Plymouth District Plan (PDP) greater than the interest that the general public has due to the significance of the New Plymouth campus to the educational needs of the district and region.

Organisational Overview

WITT is the largest tertiary provider, and the only Institute of Technology and Polytechnic (ITP) in the Taranaki region. WITT has campuses in New Plymouth and Hāwera (South Taranaki), servicing over 6,000 students or 1,463 Equivalent Full Time Students (EFTS), of which an estimated 3,000 use the New Plymouth campus. WITT employs ~320 staff, an equivalent of 170 full time equivalent staff.

In 2019 WITT achieved 10% growth in EFTS and are forecasting a further 15% growth in 2020. A summary of WITT's key student and other demographics for 2019 is set out below in Figure 1.

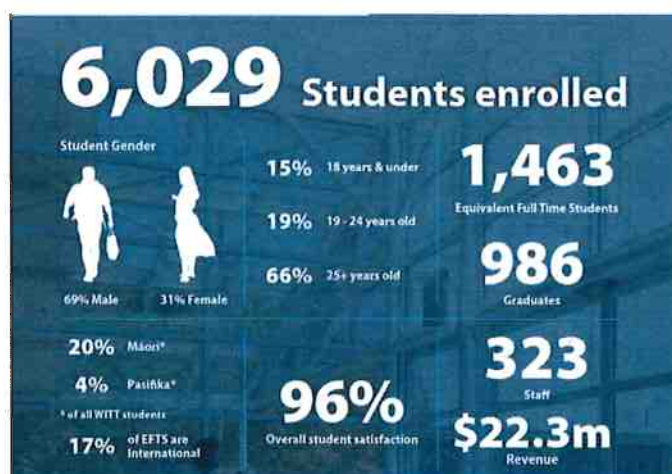


Figure 1: Key Student and Other Demographics (Source: WITT Annual Report 2019)

WITT offers a range of sub-degree and degree courses to meet the vocational needs of the Taranaki region. Programmes are provided across four schools:

- **School of Māori Enterprise, Business and Technology**; comprising programmes related to Māori Enterprise, Te Reo, Administration, English Language, Business, Management and Information Technology.
- **School of Trades Training, Creative and Primary Industries**; comprising programmes related to Art and Design, Primary Industries (Agriculture, Pest Control, Forestry, Horticulture), Trades Training (Automotive, Construction, Electrical, Mechanical, Plumbing, Gasfitting and Drainlaying) and Hospitality.
- **School of Nursing, Health and Wellness**; comprising programmes relating to Nursing, Healthcare, Beauty, Hairdressing, Makeup, Foundation Studies, Fitness and Mental Health and Wellbeing.
- **School of Engineering, Energy and Infrastructure**; comprising programmes relating to Engineering, New Zealand Institute of Highway Technology, Infrastructure Works, and Energy, Oil and Gas.

Years of underinvestment have now left WITT's facilities dated, many in poor repair and not appropriate to providing vocational training and teaching in the 21st century and meeting the expectations of today's students and staff.

Current Operating Environment

Currently there is unprecedented change occurring across WITT's operating environment, at an economic and regional level, all of which have a high degree of relevance to WITT and their position for the future.

Economic: The impact of COVID-19 is having a profound impact on the economy, with unemployment expected to double as the ripple effect of the nationwide lockdown and restrictions on global travel are felt. For WITT this represents an opportunity, whilst international EFTS will likely remain low as students stay in their home countries in the next year, domestically vocational education will need to expand as the unemployed look to upskill. The Government have responded with a \$1.6b trades and apprentice training package as part of the 2020 Budget.

WITT, with its current and developing suite of programmes, are well positioned to upskill New Zealanders. Investment in the development of the campus assets will also not only support learners but make a direct contribution to local employment through the construction and refurbishment of WITT's facilities.

Regional: Taranaki as a region is looking towards the future (Taranaki 2050 Roadmap and Taupae Roa), positioning the region to be a low emissions economy with a strong and sustainable environment and education options that move and flex with the changing world. These regional development plans respond to changes in Government policy limiting exploration permits for oil and gas and environment policies concerning agricultural emissions.

Key regional sectors for the Taranaki's future are identified as energy, food, engineering, tourism and the Māori economy.

WITT has positioned itself to ensure it can fully support Taranaki's economic development strategy, Taupae Roa, and are aligned with the priorities outlined in the Taranaki 2050 Roadmap and Just Transitions.

Existing Facilities

WITT's New Plymouth campus buildings are in poor repair and not all suitable for 21st century vocational education and collaboration. Over the past 10 years WITT has undertaken several campus master planning exercises, intended to address concerns over the existing campus environment and poor fit with today's expectations of a modern civic campus. However financial constraints have meant that little has been spent on the facilities over that period, with capital expenditure significantly less than depreciation incurred.

Past and present master planning exercises have focused on consolidating the main campus across two areas, to improve utilisation and exit surplus buildings and free up valuable land.

The present master planning proposal will require the exit of Blocks L, D, C and U, which are either currently in very poor condition, or underutilised and centralisation of activities in the Admin, A, B, E, K, M, N, R and T blocks.

Future Needs

To be sustainable WITT needs to 'right size' its operations to support approximately 2,500 domestic and 500 international EFTS, and consistent with the Vocational Education Reform Act 2019, "offer a mix of education and training in each region, including on-the-job, face-to-face and distance delivery". This growth in EFTS is expected as WITT improves its connections with, and relevance to, the Taranaki community, and Tangata Whenua, responds to the re-training requirements resulting from Taranaki's transition to a low-emission based economy and the impact of COVID-19 on the economy.

The increase in EFTS based on the main campus can also be accommodated with fewer buildings than are currently being used through:

- Making the current buildings fit for purpose, with appropriately designed, flexible teaching space, that will enable better utilisation.
- Increasing the use of technology to enable a more flexible mode of educational delivery, leading to a reduced requirement for teaching spaces during the current high demand times of 8.30am to 4.00pm Monday to Thursday. This will enable the demand for teaching space to be more evenly spread throughout the week.

The campus master plan identifies opportunities to enhance the campus accessibility, connection with students and the community through smart re-configuration of spaces to meet 21st century requirements for flexible teaching and collaboration spaces and address historical deferred maintenance as part of WITT's business as usual operations.

The Masterplan has identified four stages of redevelopment:

- Stage 1: Creation of an entrance, 'heart and soul' for WITT and focus on the academic Blocks A and B.
- Stage 2: Upgrading and opening up of the A and B Block spaces including integrating the library, investment in F Block upgrading the Marae and Art Centre space and development of an auditorium for large lectures, meetings and medium sized conferences.
- Stage 3: Creation of a Taranaki Health Education Precinct located at Taranaki Base Hospital to deliver WITT nursing degrees, TDHB clinical practice education, AUT's midwifery training, Massey University postgraduate nursing programmes and potentially other health related education.

- Stage 4: Partnering with the community involving creating a Maori enterprise, business, technology and innovation hub in the New Plymouth CBD.

Additionally, WITT is experiencing significant growth in demand for hard trades programmes of study which are delivered from the buildings at the bottom of the campus (M, T K and R blocks). If demand continues, Stage 5 of the Masterplan will involve the redesign of the Trade School to create a modern and high tech facility to cater for the trades students of Taranaki.

Proposed New Plymouth District Plan

Under the PDP the WITT campus is proposed to be rezoned as a Medium Density Residential Zone. While the zone allows for education facilities it anticipates smaller scale facilities with residential activities being more supported by the zone provisions, as could be expected for a zone of this nature. WITT are concerned that the Medium Density Residential Zone provisions related to building bulk and location, noise, traffic and the like would be too onerous for the current and future activities on the site. It is considered that the future success of WITT as Taranaki's main tertiary education provider would be best served by a Special Purpose Zoning. Under the Ministry for the Environment's National Planning Standards 2019 there is an option for a Tertiary Education Zone which are described as *areas used predominantly for the operation and development of tertiary education facilities and associated activities.*

In line with WITT's master plan to consolidate and rationalise the campus it is proposed that approximately half of the existing campus is rezoned to Tertiary Education Zone while the other half containing land and buildings surplus to requirements retains the currently proposed Medium Density Residential Zone.



Figure 2: Proposed Rezoning

WITT appreciates that the Tertiary Education Zone does not currently exist within the PDP and that provisions for the zone would need to be developed. WITT would be willing to work in conjunction with NPDC to develop these provisions and prioritise this work to meet Plan Change process timeframes.

Therefore, WITT opposes in part the zoning of the campus as a Medium Density Residential Zone and seeks that a new Tertiary Education Zone be applied to the area shown in Figure 2 and that new provisions for the zone be added to the PDP.

WITT wishes to be heard in support of their submission and if others make a similar submission would consider presenting a joint case at a hearing.

Yours sincerely,



Cam Twigley
Director, Planning and Environment MNZPI

(on behalf of WITT)

Address for service: cam.twigley@btw.nz

Helen Begg *

From: Cam Twigley <Cam.Twigley@btw.nz>
Sent: Tuesday, 25 August 2020 2:39 PM
To: District Plan
Cc: Daniel Jackson; John Snook; Murali Bhaskar
Subject: [#BTW200830] Proposed New Plymouth District Plan - WITT Submission
Attachments: 20200824 200830 NPDC Further Submission WITT.pdf

Kia ora NPDC,

Please find attached a submission on the Proposed New Plymouth District Plan.

Please acknowledge receipt.

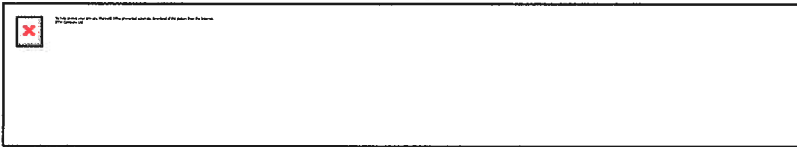
Ngā mihi

Cam

Cam Twigley | Director, Planning and Environment

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