



Te Kaunihera-ā-Rohe o Ngāmotu

NEW PLYMOUTH DISTRICT COUNCIL

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MEETING AGENDA

HEARING COMMISSIONER

Friday 28 July 2017

at 9.30am

Council Chambers

Civic Centre

Liardet Street, New Plymouth

Hearing	Mr Bill Wasley
Commissioner:	

A ITEMS FOR RECOMMENDATION BY HEARING COMMISSIONER

A PROPOSED PLAN CHANGE 47 TO THE NEW PLYMOUTH DISTRICT PLAN:

MINOR AMENDMENTS TO AREA Q STRUCTURE PLAN

The purpose of the plan change is to enable some residential development in Stage 2 of Area Q in a timely manner, for instance between 1-2 years. The current staging framework for Area Q has resulted in development in Stage 2 being stalled until the Parklands Avenue extension road from Wills Road to the Stage 2 land is developed, or until Stage 3E is released. The release of Stage 3E is dependent on the realignment of Airport Drive and a separate plan change process to rezone Area R, and accordingly, is not expected to be completed within the next three years.

PLC47 is required to address an unforeseen consequence of the staging regime for Area Q, which has resulted in Stage 2 land being unable to develop in a timely manner due to the inability to access public roads. The activity status does not allow for innovative development solutions and unduly restricts options for residential development to progress, even when the effects are in fact able to be managed through a resource consent. The prohibited activity status for access to Airport Drive from Stage 2 Area Q is not the most appropriate activity status for this activity as it has unduly limited the efficient development of the Stage 2 land. The plan change seeks to change the activity status to discretionary for the first 30 residential lots/habitable buildings, then cascade to non-complying once 30 residential lots/habitable buildings have obtained resource consent. The cascading activity status in the event that more than 30 residential lots/habitable buildings are developed acknowledges the capacity limitations at the intersection of Airport Drive and State highway 3 (SH3).

The Plan Change is a minor change to a rule and does not impact the overall intent to staging the development of Area Q.