



Whakaae Whenua | Puketapu-Bell Block Spatial Plan Technical Report

This document collates the background information, relevant legislation, planning reform context, technical inputs and engagement outcomes that have informed the Puketapu-Bell Block Spatial Plan. It documents the process undertaken, the evidence considered and the key assumptions relied upon, including growth projections, at a particular point in time (2026) and based on the best available information. These assumptions are likely to change over time and should be revisited as new information becomes available.



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

Contents

1	Introduction	4
1.1	Purpose and Structure of Report	4
1.2	Methodology and Timeline.....	4
1.3	Project Structure	6
2	Background	8
2.1	Relationship to Other Legislation, Plans and Strategies.....	8
2.2	National Legislative and Policy Content	8
2.2.1	Resource Management Reform	8
2.2.2	Resource Management Act 1991 and National Direction	9
2.2.3	Local Government Act 2002	12
2.2.4	Māori Land, Treaty Settlements and Customary Rights Framework	13
2.3	Regional Context.....	14
2.3.1	Regional Policy Statement for Taranaki 2010	14
2.3.2	Regional Coastal Plan for Taranaki 2023.....	14
2.3.3	Taranaki Regional Council Te Mahere Roa Long Term Plan 2024-2034.....	15
2.3.4	Taranaki Regional Land Transport Plan for Taranaki 2024/25 – 2026/27	15
2.3.5	Tapuae Roa: Make Way for Taranaki 2018	16
2.4	Local Context.....	16
2.4.1	Te Ātiawa Claims Settlement Act 2016.....	16
2.4.2	Te Ture Whakatupua mō Te Kāhui Tupua 2025/Taranaki Maunga Collective Redress Act 2025	17
2.4.3	Tai Whenua, Tai Tangata, Tai Ao – Iwi management plan for Te Kotahitanga o Te Atiawa Taranaki 2019	18
2.4.4	Future Development Strategy 2024-2054	18
2.4.5	Long Term Plan 2024-2034	18
2.4.6	New Plymouth Part Operative District Plan 2025	19
2.4.7	Puketapu-Bell Block Community Board Plan 2023-2036	19
2.4.8	New Plymouth Coastal Strategy 2006	21
2.4.9	Coastal Erosion Strategy 1995	21
2.4.10	Collaborating for Active Spaces and Places Strategy 2023	21
2.4.11	Parks & Open Spaces Asset Management Plan 2024-2034.....	22
2.4.12	Ngāmotu Integrated Transport Framework 2024	22
2.4.13	Environmental Sustainability Policy 2024.....	23
3	Inputs and Assumptions.....	24
3.1	Puketapu-Bell Block Growth Context	24
3.2	Growth Assumptions.....	27
3.2.1	Evidence Base	27
3.2.2	Residential Growth in Puketapu-Bell Block	28
3.2.3	Business Growth in Puketapu-Bell Block.....	29

3.3	Environmental Context	30
3.3.1	Parks, Recreation, Open Space and Community Facilities	31
3.3.2	Three Waters	34
3.3.3	Transportation	35
3.3.4	Climate Change and Natural Hazards	36
3.3.5	New Plymouth Part Operative District Plan Considerations	37
3.4	Summary of Spatial Data Used	38
4	Infrastructure	40
5	Engagement	43
5.1	Early Engagement	43
5.1.1	Puketapu-Bell Block Community Board	44
5.1.2	Puketapu Hapū	44
5.1.3	Citizens Panel	48
5.1.4	Business and Property Owners	48
5.1.5	Community Survey	49
5.1.6	Community Drop-In Sessions	50
5.1.7	Youth Engagement	50
5.1.8	Stakeholders	51
5.1.9	Rate Payers Alliance Workshop	51
5.2	Community Consultation	51
5.3	Spatial Plan Website	52
6	Vision Framework	53
7	Site Specific Analysis	54
7.1	Community Centre/Library Development	54
7.2	A New Centre and Supermarket	58
8	Action Implementation and Review	69
8.1	Implementation	69
8.2	Review	69
8.3	Actions Not Progressed	69
9	Appendices	71
	Appendix 1: Reference List	71
	Appendix 2: Puketapu-Bell Block Residential and Business Growth Memo 2024	73
	Appendix 3: Puketapu-Bell Block Engagement Plan and Summary Report	74
	Appendix 4: From the Mahau of Muru Raupatu Marae	75

List of acronyms

AMP – Asset Management Plan

FDS – Future Development Strategy

FUD – Future Urban Development

GFA – Gross Floor Area

HBCA – Housing and Business Capacity Assessment

ITF – Integrated Transport Framework

LGA – Local Government Act

LTP – Long Term Plan

LUC – Land Use Capability Classification

NPDC – New Plymouth District Council

NPS-FM – National Policy Statement for Freshwater Management

NPS-HPL – National Policy Statement for Highly Productive Land

NPS-I – National Policy Statement for Infrastructure

NPS-IB – National Policy Statement for Indigenous Biodiversity

NPS-NH – National Policy Statement for Natural Hazards

NPS-UD – National Policy Statement for Urban Development

NZCPS – New Zealand Coastal Policy Statement

NZTA – New Zealand Transport Agency

ODP – Operative District Plan

PDP – Proposed District Plan

PODP – New Plymouth Part Operative District Plan

PSPDA – Puketapu Structure Plan Development Area

RLTP – Regional Land Transport Plan

RMA – Resource Management Act

RPS – Regional Policy Statement

SH3 – State Highway 3

TRC – Taranaki Regional Council

TRC LTP – Taranaki Regional Council Long Term Plan

1 Introduction

This report sits behind the Whakaae Whenua | Puketapu-Bell Block Spatial Plan (the spatial plan) and provides additional information.

The spatial plan is supported by a range of technical investigations, background research, engagement activities and planning assessments. This report brings that information together and documents the process undertaken to develop the spatial plan, the evidence considered, and the key decisions that informed its preparation.

1.1 Purpose and Structure of Report

The purpose of this report is to provide an overview of the methods used and analysis undertaken to prepare the spatial plan. This report sets out the inputs, assumptions and technical work relied upon in developing the spatial plan.

The report is structured as follows:

Section 1 provides an overview of the process, methodology and project governance structure used to develop the spatial plan.

Section 2 sets out the relevant background including legislation, plans, strategies and reports reviewed.

Section 3 provides an overview of the key inputs and assumptions used to prepare the spatial plan including a summary of the opportunities and constraints mapping.

Section 4 provides an overview of the growth provision and infrastructure context in Puketapu-Bell Block.

Section 5 outlines the overall engagement process and details the outcomes of early engagement with community and stakeholders which informed the draft of the spatial plan.

Section 6 describes how the vision framework for the spatial plan was developed.

Section 7 outlines the site-specific analysis that was undertaken to inform possible actions.

Section 8 details how the spatial plan will be implemented.

Section 9 provides a list of documents that are appended to the spatial plan.

1.2 Methodology and Timeline

The preparation of the spatial plan started in September 2025. The methodology to develop the spatial plan followed the broad stages set out in **Table 1** below.

Table 1: Methodology and Timeline

Stage	Key Tasks
1. Project Initiation (September - October 2025)	- Develop project documentation (programme, communications and engagement planning, risk register, stakeholder register). - Work with Puketapu-Bell Block Community Board, Puketapu hapū, the project delivery team and consultants to develop a collaborative approach. - Initial meetings with hapū and NPDC staff, including policy and resource consent planning, infrastructure engineering, transport, environmental, and climate change officers.
2. Baseline Analysis and Key Issues Identification (November 2025 - April 2026)	- Gather information - Existing plans, strategies, policies and data sources. - Meet with stakeholders including landowners to continue to build on knowledge base. - Developing and understand of the key influences. - Summarise Council technical expert knowledge (engineers and advisors). - Confirm engagement approach and Engagement Plan. - Publish expressions of interest for Citizens Panel. - Confirm Panellists and complete x3 workshops across Feb, March, April to test and refine developing understanding of the community and draft outcomes.
3. Planning and Growth Outcomes (February - May 2026)	- Complete Puketapu-Bell Block Community survey (March – April). Review and compare results with 2023 Community Board survey responses. - Develop Spatial Plan Framework. - Understand growth and economic opportunities.
4. Develop the Draft Spatial Plan (April - August 2026)	- Continue to meet with Puketapu-Bell Block Community Board, Puketapu Hapū, landowners and stakeholders to further test and refine information. - Community Information Drop In-Sessions. - Draft content for the Draft Spatial Plan and Technical Report.
5. Consultation of the Draft Spatial Plan (October - November 2026)	<i>Yet to be completed</i> Connect with the community through various Puketapu-Bell Block drop-in sessions.
6. Review Submissions and Complete Amendments (September - October 2026)	<i>Yet to be completed</i> - Review feedback and summarise recommendations for amendments based on feedback. - Amend and finalise the spatial plan.
7. Adoption of the Finalised Spatial Plan	<i>Yet to be completed</i> Present to the Puketapu-Bell Block Community Board

Stage	Key Tasks
(December 2026 - February 2027)	for endorsement and to Council for approval of the final version of the spatial plan.

1.3 Project Structure

The spatial plan was developed through a collaborative, evidence-based process involving the community, iwi and hapū, regional and national organisations, network utility and supermarket operators, businesses, schools and emergency service providers and other key stakeholders. This work was supported by technical expertise from Council.

The key roles and responsibilities are outlined below.

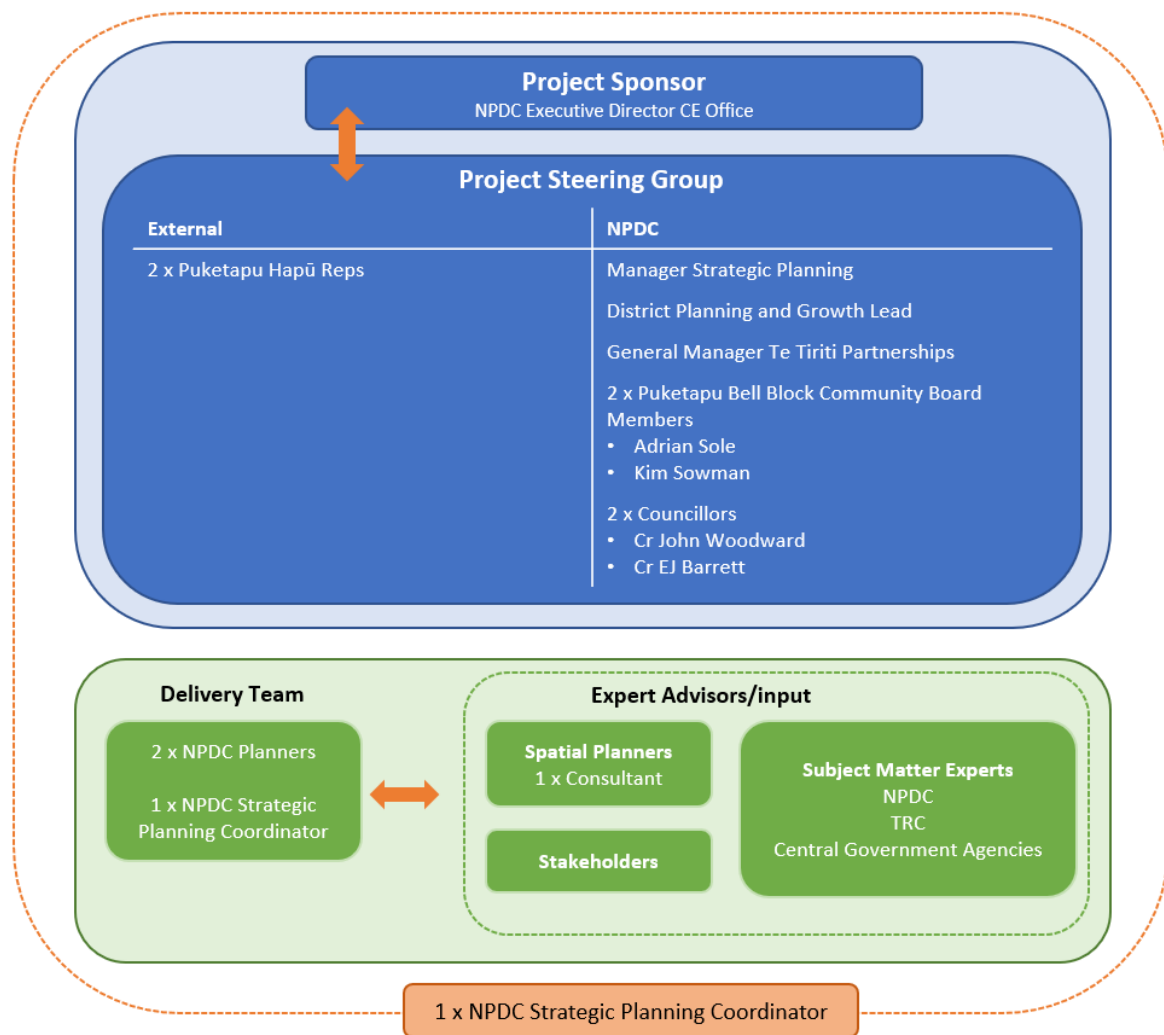
Project Sponsor: Overarching oversight, in place to make high level decisions regarding project design and implementation when consensus cannot be reached by the Steering Group.

Steering Group: The Project Steering Group is established to provide strategic oversight, make high level project decisions and guidance regarding project design, implementation and ensure alignment with Council, Puketapu Hapū and community values.

Delivery Team: The Project Delivery Team is responsible for developing the spatial plan and preparing information in order for the Project Steering Group to make project related guidance and decisions where required.

The project oversight structure is illustrated in **Figure 1** below.

Figure 1: Project Steering Group overview



2 Background

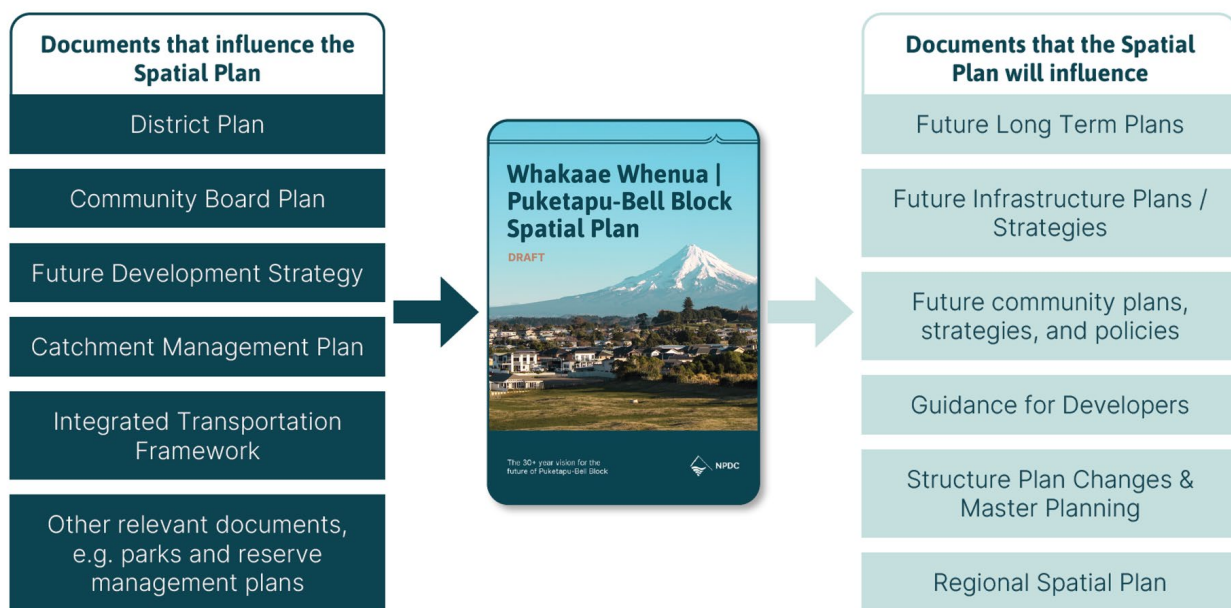
Relevant legislation, plans, strategies and reports have been reviewed to establish a baseline of information and inform the development of the spatial plan. This section provides an overview of the key documents reviewed. Refer to the reference list in **Appendix 1** of this report for a full list of documents.

2.1 Relationship to Other Legislation, Plans and Strategies

The spatial plan is a key strategic document that informs other Council plans, providing long-term, strategic direction to help align them. It brings together information from existing plans, strategies, projects, technical analysis and community input to identify a long-term direction for Puketapu-Bell Block. The relationship between these plans is shown in **Figure 2** below.

Figure 2: Relationship of the spatial plan to other legislation, plans and strategies

Relationship with Other Legislation, Plans and Strategies



2.2 National Legislative and Policy Content

2.2.1 Resource Management Reform

New Zealand's planning system is currently undergoing reform. The Government introduced the Natural Environment Bill and the Planning Bill on 9 December 2025. These two Bills will replace the Resource Management Act 1991 (RMA). The Government aims to pass the Bills into law in late 2026.

It is anticipated that it will soon be mandatory to develop a Regional Spatial Plan and a Land Use Plan. The former is intended to set long-term, high-level direction for growth, infrastructure, environmental protection and climate resilience across the Taranaki region. The latter is intended to provide district level direction on how land will be used and how growth will be managed across the district. Over time, the Land Use Plan will replace the current District Plan.

Until new legislation is enacted, the spatial plan will guide any changes to the District Plan. If a Regional Spatial Plan becomes mandatory, the resource management components of the spatial plan will be integrated into the Regional Spatial Plan and Land Use Plan. This is likely to include matters such as areas suitable for urban development and change, areas requiring protection, restoration or enhancement, and existing, planned and future infrastructure.

2.2.2 Resource Management Act 1991 and National Direction

Until the new Bills are passed, the RMA is the key legislation that sets out how the environment should be managed. It is based on the concept of sustainable management of resources and encourages communities to plan for future generations. Section 6 of the RMA identifies the following matters of national importance, and the spatial plan seeks to recognise and provide for them:

- The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins;
- The protection of outstanding natural features and landscapes;
- The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- The protection of historic heritage from inappropriate subdivision, use, and development;
- The protection of protected customary rights; and
- The management of significant risks from natural hazards.

There are a range of other matters that must also be considered, and these are listed in Section 7 of the RMA. Of relevance to the spatial plan is kaitiakitanga, the ethic of stewardship, the efficient use and development of resources, the maintenance and enhancement of amenity values, the quality of the environment, the intrinsic values of ecosystems and the effects of climate change. The RMA also requires the principles of the Te Tiriti o Waitangi to be taken into account.

The spatial plan has been developed in consideration of the RMA, and the following relevant national direction.

National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (NPS-UD) aims to ensure Aotearoa New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of its diverse communities. Well-functioning urban environments are identified as those which, at a minimum:

- (a) *have or enable a variety of homes that:*
 - (i) *meet the needs, in terms of type, price, and location, of different households; and*
 - (ii) *enable Māori to express their cultural traditions and norms; and*
- (b) *have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- (c) *have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- (d) *support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- (e) *support reductions in greenhouse gas emissions; and*
- (f) *are resilient to the likely current and future effects of climate change.*

The NPS-UD also guides the response to urban growth planning to support housing affordability and supply and directs local authorities to provide at least sufficient development capacity to meet expected demand for housing and business land for at least 30 years, and to be responsive to changes in demand.

In response to the directions of the NPS-UD, the Council has prepared a Future Development Strategy (FDS) and undertaken Housing and Business Capacity Assessments (HBCA). The development of the spatial plan has been informed by the FDS and HBCA, as well as an additional assessment focussed on growth projections and residential and business capacity in Puketapu-Bell Block, which is attached in **Appendix 2**.

A number of the principles contained in the NPS-UD are useful when looking at the spatial growth of Puketapu-Bell Block. For example, considering areas for housing and development that have good accessibility via walking or cycling to services, employment, and open spaces, and providing for a variety of homes that meet local needs and enable Māori to express their cultural traditions and norms. Overall, the spatial plan gives effect to the directions of the NPS-UD.

National Policy Statement for Freshwater Management 2020 (Amended December 2025)

The National Policy Statement for Freshwater Management 2020 (NPS-FM) provides local authorities with direction on how they should manage freshwater. The NPS-FM prioritises the health and wellbeing of water bodies and freshwater ecosystems first, followed by the essential health needs of people (such as drinking water), and then the ability of communities to support their social, economic and cultural wellbeing.

Policies of the NPS-FM seek to manage freshwater to give effect to Te Mana o te Wai, and for tangata whenua to be actively involved in freshwater management and decision-making processes. They also address the integrated management of freshwater with use and development, the protection of habitats for indigenous species, restoration of degraded waterbodies, and the role of freshwater management in climate change response.

The directions of the NPS-FM have been considered in the development of the spatial plan.

National Policy Statement for Highly Productive Land 2022

The National Policy Statement for Highly Productive Land 2022 (NPS-HPL) aims to ensure the availability of Aotearoa New Zealand's most favourable soils for primary production (highly productive land), now and for future generations. The NPS-HPL is relevant to the spatial plan as it seeks to protect highly productive land from urban rezoning and expansion unless the following evidential threshold can be met:

- The urban rezoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Policy Statement on Urban Development 2020; and
- There are no other reasonably practicable and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and
- The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking both tangible and intangible values into account.

Urban rezoning of highly productive land must also consider:

- Greater intensification in existing urban areas;
- Rezoning of land to urban that is not highly productive land; and
- Rezoning highly productive land that has a relatively lower productive capacity.

National Policy Statement for Indigenous Biodiversity 2023

The National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB) seeks to respond to the ongoing decline of biodiversity in Aotearoa New Zealand by aiming to protect, maintain and restore indigenous biodiversity. It sets out a range of regulatory measures that increase clarity and direction to Councils on their roles and responsibilities for identifying, protecting and maintaining indigenous biodiversity.

New Zealand Coastal Policy Statement 2010

The purpose of the New Zealand Coastal Policy Statement 2010 (NZCPS) is to achieve the purpose of the RMA in relation to the coastal environment. The NZCPS provides guidance on the day-to-day management of the coastal environment, seeks to protect natural character, biodiversity, and public access, and to manage coastal hazards, including with respect to climate change. The NZCPS also acknowledges the role of tangata whenua as kaitiaki and seeks to provide for tangata whenua involvement in the management of the coastal environment.

Puketapu-Bell Block is a coastal town, with land located adjacent to the coast being mapped as the Coastal Environment Area in the New Plymouth Part Operative District Plan. The objectives and policies of the NZCPS are relevant when development occurs on land located in the Coastal Environment Area.

National Policy Statement for Infrastructure 2025

The National Policy Statement for Infrastructure (NPS-I) guides the efficient development, management, and upgrading of infrastructure across New Zealand.

The NPS-I requires decision-makers to recognise infrastructure as nationally significant under the RMA and provides national direction to support its development, maintenance and upgrades while still addressing adverse impacts. However, it does not apply to infrastructure associated with the following activities:

- Renewable electricity generation (covered by the National Policy Statement for Renewable Electricity Generation).
- Electricity transmission and distribution networks (covered by the National Policy Statement for Electricity Networks).
- Freshwater allocation and prioritisation (addressed by regional councils).

The NPS-I directs Council in developing the spatial plan to recognise and provide for the benefits of infrastructure, support its efficient and timely delivery, and integrate infrastructure planning with land use and spatial planning, including managing the interface between infrastructure and development.

National Policy Statement for Natural Hazards 2025

The National Policy Statement for Natural Hazards (NPS-NH) requires local authorities and decision-makers to assess and manage natural hazard risks in a consistent, risk-based and proportionate manner. It has a strong emphasis on avoiding very high risks, using the best available information. It also considers long-term natural hazard risk and requires decision-makers to consider mitigations. The NPS-NH applies to flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction and tsunamis.

The NPS-NH directs Council in developing the spatial plan to use the best available hazard information and take a consistent, risk-based approach to deciding where growth should go, with a strong focus on avoiding very high natural hazard risk.

2.2.3 Local Government Act 2002

The Local Government Act 2002 (LGA) provides the legislative framework for local authorities to govern and manage their communities. It requires Councils to promote the social, economic, environmental, and cultural well-being of their communities, and to undertake decision-making that is transparent, inclusive, and takes a long-term approach.

The LGA is relevant to the development of the spatial plan as it supports integrated planning and decision-making across a range of matters, including land use, infrastructure, environmental management, community facilities and growth. The Act also requires councils to consider the reasonably foreseeable needs of future generations, the efficient and effective provision of infrastructure, and the stewardship of resources and assets through long-term planning and investment.

The LGA directs Council in developing the spatial plan to take a long-term and integrated approach to managing growth and change within the Puketapu-Bell Block area, align land use planning with infrastructure and investment planning, and engage with communities and mana whenua when identifying future development opportunities and constraints.

2.2.4 Māori Land, Treaty Settlements and Customary Rights Framework

Puketapu-Bell Block has a long history of Māori occupation and settlement and contains a range of sites and areas of significance to Māori, Māori land holdings, and coastal environments of cultural importance. Several legislative and statutory frameworks recognise the relationship of Māori with their ancestral lands, water, sites, wāhi tapu and other taonga, and provide for the consideration of these interests in land use planning and resource management.

The rohe of Te Ātiawa extends across the Puketapu-Bell Block area and includes cultural, historical and contemporary connections to the land, waterways and coastal environment. The legislation outlined below provides important context for the development of the spatial plan and informs how growth, development and environmental management are considered within the spatial plan area.

Te Ture Whenua Māori Act 1993

The Te Ture Whenua Māori Act 1993 protects Māori land by restricting its sale, requiring Māori Land Court oversight, and promoting its retention and use by whānau, hapū and iwi.

It recognises Māori land as a taonga tuku iho of special cultural significance, supports collective ownership and decision-making and provides mechanisms to enable its sustainable occupation and development for present and future generations. The Act establishes processes for the governance, administration and development of Māori land while seeking to retain ownership within whānau and hapū.

There are several Māori land holdings within and adjoining the Puketapu-Bell Block area. The location, ownership patterns and potential development aspirations of these lands have been considered during the preparation of the spatial plan. The Act provides an important legislative framework for understanding how Māori land may contribute to future housing, economic development and cultural outcomes.

Marine and Coastal Area (Takutai Moana) Act 2011

Puketapu-Bell Block has a strong connection to the coast, with the Tasman Sea forming an important part of the area's environmental, recreational and cultural identity. The Marine and Coastal Area (Takutai Moana) Act 2011 legally defines the coastal environment adjoining Puketapu-Bell Block. It is a common marine and coastal area that is incapable of ownership, cannot be bought or sold and the public generally have rights to access, use and recreate.

Activities within this area are managed under the Resource Management Act 1991 and relevant regional coastal planning frameworks. The Act also recognises customary interests of iwi and hapū, including Protected Customary Rights and Customary Marine Title, which must be considered in planning and decision-making, particularly where cultural values, customary practices, or sites and areas of significance to Māori may be affected.

Te Ātiawa Claims Settlement Act 2016

The Te Ātiawa Claims Settlement Act 2016 gives effect to the Deed of Settlement between Te Ātiawa and the Crown and settles the historical Treaty of Waitangi claims of Te Ātiawa. The Act records the Crown's acknowledgements of past actions and includes an apology for breaches of the Treaty and their impacts on Te Ātiawa.

The Act provides for a range of cultural redress mechanisms that recognise the historical, cultural, and spiritual relationship of Te Ātiawa with their ancestral lands, waterways, coastal environments, and other taonga. These mechanisms include statutory acknowledgements, deeds of recognition, cultural redress properties, and relationship agreements with Crown agencies and local authorities.

The Act is relevant to the spatial plan as several settlement mechanisms apply within or adjacent to the spatial plan area. These provisions contribute to an understanding of the area's cultural landscape and support the consideration of Te Ātiawa values, interests, and associations in planning and development decision-making.

2.3 Regional Context

2.3.1 Regional Policy Statement for Taranaki 2010

New Plymouth is located within the Taranaki region, and the Regional Policy Statement (RPS) for Taranaki 2010 provides an overview of the relevant resource management issues in the region. The RPS identifies regionally significant resource management issues and establishes objectives, policies, and methods to guide the sustainable management of natural and physical resources.

The development of the spatial plan has been informed by data and technical information provided by Taranaki Regional Council (TRC) and policy direction in relation to the use and development of resources, the protection of environmental values, and the management of risks from natural hazards.

Under the RM reforms, it is anticipated that TRC, alongside the other Taranaki councils, will develop a Regional Spatial Plan for Taranaki, and the RPS will become irrelevant.

2.3.2 Regional Coastal Plan for Taranaki 2023

The Regional Coastal Plan for Taranaki 2023 provides the framework for the sustainable management of the coastal marine area and implements the New Zealand Coastal Policy Statement 2010 within the Taranaki region. The plan addresses matters relating to coastal processes, natural character, biodiversity, public access, coastal hazards, infrastructure, tangata whenua values, and the use and development of the coastal environment.

The plan is relevant to the spatial plan due to the proximity of the Puketapu-Bell Block area to the coast and the importance of managing the relationship between future growth, infrastructure, natural coastal processes, and coastal hazard risks. The plan also recognises the significance of protecting coastal ecological values, maintaining public access to the coast, and appropriately managing activities that may affect the coastal environment.

2.3.3 Taranaki Regional Council Te Mahere Roa Long Term Plan 2024-2034

The Taranaki Regional Council Te Mahere Roa Long Term Plan 2024-2034 (TRC LTP) outlines the Regional Council's strategic priorities for the next decade, focussing on the following key issues:

- Improving resource management through spatial planning;
- Freshwater management;
- Responding to climate change by understanding the climate science in Taranaki and reducing emissions;
- Pest and predator control; and
- Protecting indigenous biodiversity, including a review of the Taranaki Biodiversity Strategy.

The plans and programmes of the TRC LTP are grouped into a few activity areas. Those of relevance to the spatial plan include resource management, catchment management, transport, and flood protection and hazard management.

The TRC LTP supports the use of spatial planning to guide long-term growth and development outcomes across the region. The plan recognises the need for integrated planning that considers infrastructure capacity, climate change adaptation, natural hazards, freshwater quality, biodiversity, and transport networks.

As the regional authority responsible for managing these matters, TRC plays an important role in shaping the environmental, infrastructure, and hazard management context for future growth and development within the Puketapu-Bell Block area.

2.3.4 Taranaki Regional Land Transport Plan for Taranaki 2024/25 – 2026/27

The Regional Land Transport Plan for Taranaki 2024/25 – 2026/27 (RLTP) sets the strategic direction and priorities for transport planning and investment in the Taranaki region, covering land transport activities from 2024 to 2027. The RLTP identifies the need to improve transport safety, network resilience, freight efficiency, public transport and active transport opportunities while supporting population growth and development.

Puketapu-Bell Block is identified in the RLTP as an area experiencing significant residential growth and greenfield development within the New Plymouth District. The RLTP recognises the need for transport investment to support future urban development and accessibility in the area.

The RLTP identifies the following transport initiatives for Waitara and Puketapu-Bell Block, which have considered in the development of the spatial plan:

- **State Highway 3/3A Waitara to Puketapu-Bell Block Route Improvements:** This package of works includes safety improvements to support growth in Waitara and Puketapu-Bell Block. High-risk intersections will be improved, some with roundabouts, and safety features such as median barriers, wide centrelines and road markings will be implemented. This is a committed project identified as being of inter-regional significance and works are in progress.
- **Coastal Pathway Extension – Waitara to Mangatī:** This includes the extension of the Coastal Pathway from Puketapu-Bell Block to Waitara for improved community wellbeing, safety and active mode share. This is a committed project and works are in progress.

The RLTP also identifies several future transport projects and investigations that are relevant to the Puketapu-Bell Block area. These include:

- **Public Transport Infrastructure:** supporting infrastructure such as bus hubs, shelters and park and ride facilities,
- **One Network Framework:** Implementation of the One Network Framework to support multi-modal transport and place-making outcomes, and
- **Urban Cycle Network:** Business case development for implementation of an urban cycle network connecting New Plymouth, Puketapu-Bell Block, Waitara and other urban centres.

Collectively, these initiatives support improved connectivity, transport choice, safety, and resilience for the growing Puketapu-Bell Block area.

2.3.5 Tapuae Roa: Make Way for Taranaki 2018

Tapuae Roa is Taranaki's regional economic development strategy and provides a framework for supporting economic growth, innovation, productivity, and regional prosperity. The strategy seeks to strengthen Taranaki's economic resilience through investment in infrastructure, business growth, tourism, skills development, and diversification of the regional economy.

Of relevance to the spatial plan, Tapuae Roa promotes coordinated planning and investment to support sustainable growth, employment opportunities, improved connectivity, and the efficient provision of infrastructure. These objectives provide broader regional economic context for future growth and development within the Puketapu-Bell Block area.

2.4 Local Context

2.4.1 Te Ātiawa Claims Settlement Act 2016

The cultural landscape of the Puketapu-Bell Block area reflects the long-standing relationship of Te Ātiawa with the land, waterways, and coastal environment. This relationship is recognised through the Te Ātiawa Claims Settlement Act 2016. The purpose of the Te Ātiawa Claims Settlement Act 2016 is to:

- (a) record the acknowledgements and apology given by the Crown to Te Ātiawa in the deed of settlement; and

- (b) give effect to certain provisions of the deed of settlement that settles the historical claims of Te Ātiawa.

Section 9 of the Te Ātiawa Claims Settlement Act 2016 sets out the Crown's acknowledgements of its past failings and of Te Ātiawa's grievances. Section 9(9) acknowledges that the Crown's actions ultimately deprived Te Ātiawa of the control and ownership of the lands reserved for them in Taranaki. Section 9(12) acknowledges that the people of Te Ātiawa have experienced significant distress at the degradation of their environment, including the loss or displacement of indigenous plants and animals, and the pollution of waterways and important offshore fishing reefs.

Section 10 of the Te Ātiawa Claims Settlement Act 2016 sets out the Crown's apology.

Schedule 1 of the Te Ātiawa Claims Settlement Act 2016 contains a list of areas subject to statutory acknowledgement areas. Local authorities are required to have regard to these areas in relation to resource management matters. They also document the evidence of the association of Te Ātiawa to those areas.

Statutory acknowledgement areas that are of relevance to the spatial plan include:

- Mangati stream and its tributaries (OTS-043-36);
- Waiongana stream and its tributaries (OTS-043-45);
- Waiongana stream conservation area (OTS-043-29);
- Waipu stream and its tributaries (OTS-043-47);
- Waitaha stream and its tributaries (OTS-043-48); and
- Waihowaka stream and its tributaries (OTS-043-44).

The settlement is also reflected through contemporary Te Ātiawa land ownership and development interests within the spatial plan area, including the significant landholding at 228 De Havilland Drive owned by Te Ātiawa Iwi Holdings Limited Partnership. These interests are an important consideration in planning for the future growth and development of Puketapu-Bell Block.

2.4.2 Te Ture Whakatupua mō Te Kāhui Tupua 2025/Taranaki Maunga Collective Redress Act 2025

The Te Ture Whakatupua mō Te Kāhui Tupua 2025/Taranaki Maunga Collective Redress Act 2025 is legislation that formally recognises Taranaki Maunga as a legal entity (Te Kāhui Tupua) with its own rights, responsibilities and protections.

This Act is part of a collective redress agreement between the Crown and Ngā Iwi o Taranaki, acknowledging historical grievances and ensuring cogovernance of the Maunga and its surrounding environment.

The Act provides for the establishment of Te Tōpuni Kōkōrangi as a statutory body to be the human face of Te Kāhui Tupua and to perform functions in relation to the Act.

2.4.3 Tai Whenua, Tai Tangata, Tai Ao – Iwi management plan for Te Kotahitanga o Te Atiawa Taranaki 2019

Tai Whenua, Tai Tangata, Tai Ao is the Te Atiawa Iwi Environmental Management Plan. It sets out the views and expectations of Te Atiawa regarding environmental resource management within the tribal rohe (tribal area), which includes Waitara. It identifies a number of priorities and objectives. Of particular relevance to the development of the spatial plan are the following objectives and policies:

- Ob. TTAN2.1 Restore, protect and enhance catchments which are directly or indirectly impacted by industrial activities within our Te Atiawa rōhe including and not limited to Waitara, Waiongana, Mangaoraka, Waitaha, Waihowaka, Mangati, Mangaone, Herekawe and Waiwhakaiho and their tributaries.
- Pol. TTAN3.1 Work with district councils to recognise and provide for Te Atiawa values in urban and township planning, including to:
 - a) require the involvement of Te Atiawa in the development and implementation of urban and township development plans and strategies;
 - b) promote Te Atiawa's guiding principles and values to inform urban development and township planning within our Te Atiawa rohe including urban development capacity;
 - c) require that Te Atiawa's cultural landscapes are protected and enhanced and articulated in the built design to connect and deepen our 'sense of place'. Tai Whenua, Tai Tangata, Tai Ao is jointly managed and administered by Te Kotahitanga o Te Atiawa and Ngā Hapū o Te Atiawa Iwi.

2.4.4 Future Development Strategy 2024-2054

The FDS 2024-2054 for Ngāmotu New Plymouth establishes a long-term strategic framework for managing urban growth in the district. Prepared and adopted by TRC and NPDC, the FDS aligns with the requirements of the NPS-UD and addresses the housing and business needs of the district over the next 30 years.

2.4.5 Long Term Plan 2024-2034

NPDC's Long Term Plan (LTP) 2024-2034 and Infrastructure Strategy outlines the strategic direction, investment priorities and infrastructure programme over the coming decade, including the approach to managing infrastructure assets. The LTP also seeks to support population growth, maintain and renew critical infrastructure, improve community facilities, strengthen resilience and respond to environmental and climate change challenges.

The LTP is structured around four key pillars:

- Future-proofing infrastructure, including a \$1 billion investment in transport, water, and stormwater networks.
- Partnering with Mana Whenua on projects, for example the Puketapu-Bell Block to Waitara walkway, planting initiatives and developing a long-term protection strategy to address the risk of coastal erosion at the Rohutu Block at Waitara East Beach.
- Supporting sustainability and climate resilience including climate change planning; adaptation planning, promoting public transport and funding new environmental and sustainability projects.
- Community-focused investments by investing in community facilities and services to meet the needs of a growing and changing population.

The purpose of a LTP is to identify community outcomes, enable integrated decision-making and co-ordination of resources, and provide a long-term focus for the decisions and activities of the local authority. The LGA also requires that every LTP includes a 30-year infrastructure strategy to guide the development, renewal, and maintenance of essential infrastructure such as transport, three waters, and waste management.

The LTP includes a number of infrastructure, community and growth-related projects that are relevant to the Puketapu-Bell Block area. The LTP is relevant to the spatial plan as it identifies Council's investment priorities and provides an important mechanism for coordinating infrastructure, community facilities and growth-related projects. However, implementation of the spatial plan will also rely on other tools and funding sources, including District Plan processes, Community Board initiatives, external funding opportunities, partnerships and private sector investment.

2.4.6 New Plymouth Part Operative District Plan 2025

The New Plymouth Part Operative District Plan 2025 provides the statutory framework for managing land use, subdivision and development across the district. It directs what activities can occur, where they can occur, and the standards or consent requirements that apply.

The District Plan contains objectives, policies and rules that identify permitted activities and activities requiring resource consent. It also zones land for different purposes, including residential, rural, commercial, industrial and open space activities.

The District Plan gives effect to higher-order statutory direction, including the Resource Management Act 1991, national policy statements, regional policy statements and regional plans.

2.4.7 Puketapu-Bell Block Community Board Plan 2023-2036

Overview

The Puketapu-Bell Block Community Board Plan (2023-2026) outlines the Board's vision and aspirations for the community and identifies matters that are important to residents, businesses, mana whenua and other stakeholders. Developed through community engagement and survey feedback, the plan identifies where future investment, planning and advocacy are required to support the area's growth and wellbeing.

The plan provides important context for the spatial plan and highlights the community's desire for coordinated growth, infrastructure investment, environmental stewardship and enhanced liveability.

The draft Puketapu-Bell Block Community Board Plan (2027-2030) is in alignment with the spatial plan.

Key Focus Areas

The Community Board Plan identifies six key focus areas:

1. **Planning:** Advocates for an integrated and coordinated approach to land use, infrastructure, recreation and economic development.
2. **Transportation:** Supports safe, efficient and sustainable movement of people and freight throughout the area.
3. **Infrastructure and Community Facilities:** Seeks equitable investment in community facilities, services and infrastructure to meet the needs of a growing population.
4. **Sustainable Growth:** Promotes growth that protects and enhances local character, amenity and lifestyle outcomes.
5. **Engagement:** Encourages collaboration with mana whenua, community groups and stakeholders in shaping the future of the area.
6. **Environment:** Supports environmental protection, climate resilience and sustainable development.

Community Board Priorities

Years 1-3

Key priorities identified by the Board include:

- Public toilets in Puketapu-Bell Block town centre.
- Safer streets and pedestrian improvements.
- CCTV installation.
- Dog park development.
- Additional public BBQ facilities.
- Playground improvements and expansion.
- Renaming of Area Q/Puketapu.
- Improved Bell Block Beach access.
- Bicycle and mobility service stations.
- Community garden support.
- Review of grazing activities on Council land.
- Improved walkway signage and wayfinding.

Years 4-10

Longer-term priorities include:

- Development of a Puketapu-Bell Block Community Hub.
- Provision of community gathering spaces.
- Enhancement of the Fred Tucker Community Centre.
- Strategic review of community facilities, including Hickford Park.

Advocacy Priorities

The Board also advocates for:

- Transport network improvements and SH3 upgrades.
- Improved public transport.
- Strategic review of Bell Block Pool.
- Appropriate development guidelines.

- Assessment of future school capacity.
- Partnerships with mana whenua.
- Community identity and placemaking initiatives.
- Protection of local streams, wetlands and waterways.

2.4.8 New Plymouth Coastal Strategy 2006

The New Plymouth Coastal Strategy 2006 was informed by the Mana Whenua Mana Moana Position paper prepared by the Mana Whenua Reference Group, which identifies the mana whenua values, aspirations and priorities for the coastal environment, including kaitiakitanga, cultural identity and environmental stewardship. These principles are also reflected in engagement undertaken for the spatial plan.

The New Plymouth Coastal Strategy provides a long-term framework for managing and enhancing the district's coastal environment. The strategy recognises the importance of balancing public access, recreation, environmental protection, cultural values and coastal hazard management.

Of relevance to Puketapu-Bell Block are the strategy's objectives relating to coastal access, recreation, environmental protection and hazard management. These objectives align with key spatial plan outcomes including the Waitara to Bell Block Coastal Walkway extension, improvements to Bell Block Beach and associated facilities, protection of coastal reserves and ecological values, and the long-term management of coastal erosion risks affecting community assets, infrastructure and public open space.

2.4.9 Coastal Erosion Strategy 1995

The Coastal Erosion Strategy 1995 provides guidance on the management of coastal erosion risks and the long-term resilience of public assets located within coastal hazard areas. The strategy recognises that coastal processes are dynamic and may require a range of responses over time, including protection, adaptation, relocation or managed retreat.

The strategy provides important context for the spatial plan, particularly in relation to coastal erosion affecting Bell Block Beach, the coastal reserve network, sections of the Coastal Walkway, and other community assets located within coastal hazard areas. The strategy supports a long-term approach to coastal hazard adaptation, asset resilience and the management of public open space exposed to coastal change.

2.4.10 Collaborating for Active Spaces and Places Strategy 2023

The Collaborating for Active Spaces and Places Strategy 2023 provides a district-wide framework for recreation, sport, play and community wellbeing. The strategy promotes equitable access to quality open spaces, recreation facilities and active transport connections that support healthy and connected communities. It recognises the importance of planning for population growth and changing community needs while ensuring residents can access parks, reserves, play spaces and recreation opportunities close to where they live. These principles have informed the Spatial Plan's consideration of future open space provision, recreation facilities, walkways, cycling connections and community infrastructure within Puketapu-Bell Block.

2.4.11 Parks & Open Spaces Asset Management Plan 2024-2034

The Parks & Open Spaces Asset Management Plan 2024-2034 (Parks & Open Spaces AMP) sets out the strategy for the management and delivery of the parks and open space services within the district, including park and reserve land, walkways, playgrounds, skate parks, sports grounds, cemeteries, Brooklands Zoo, and public art. Combined, the assets are valued at \$40.7 million.

Aligned with the LTP 2024-2034, the Parks & Open Spaces AMP addresses key considerations and challenges for delivering services challenges such as population growth, urban development, and climate change. Identified priorities include the efficient management of assets, regular maintenance, and building resilience against the potential effects of climate change and increased severe weather events, while striving to meet community expectations.

The Parks and Open Spaces Asset Management Plan identifies a range of recreation assets within the Puketapu-Bell Block area that contribute to community wellbeing, recreation opportunities, and active lifestyles. These assets include playgrounds, skate facilities, sports grounds, and associated recreation infrastructure.

Within the spatial plan area, key recreation assets include:

- The playgrounds at Gardenia Avenue Reserve and Hickford Park;
- The Hickford Skate Park on Smeaton Road; and
- The sports fields located within Hickford Park.

These facilities provide opportunities for play, physical activity, skill development, organised sport, and informal recreation for residents and visitors. The provision and ongoing management of these assets is guided by the Parks and Open Spaces Asset Management Plan, which seeks to ensure recreation facilities remain fit-for-purpose and continue to meet the needs of a growing community.

2.4.12 Ngāmotu Integrated Transport Framework 2024

The Ngāmotu Integrated Transport Framework (ITF) guides transport planning in the New Plymouth District over the next 30 years. The ITF is supported by two key technical documents:

- Ngāmotu ITF Programme Business Case – sets out the case for a 30-year transport investment programme; and
- Ngāmotu Strategic Transport Model – shows how the transport network performs now and may perform in the future.

The ITF programme business case is a preferred programme of investment for transport to help manage the projected growth in New Plymouth District over the next 30+ years. It has been tested against a range of different scenarios to make sure it can adapt to change. It has been developed with Te Kotahitanga o Te Atiawa, NZTA and TRC and in consultation with the community to ensure they have confidence in the programme and underlying evidence base, and that NZTA and TRC are prepared to co-fund it.

The programme provides a guide to help understand the proportion and types of transport investment and costs needed to achieve the benefits the ITF programme is seeking for the district. It will assist the Council and key partners with decision-making on the types of projects and the timing of them to consider in current and future long-term plans and other strategic documents.

The programme identifies 75+ programme interventions covering all aspects of the district's transport network including public transport, walking, cycling infrastructure, freight, road accessibility and land use planning in a whole-of-network programme. The programme also identifies several studies and business cases required to progress larger-scale interventions, such as introducing a frequent bus network or developing the Waiwhakaiho second river crossing.

The ITF Strategic Transport Model allows us to model how population, land use, and employment growth and technology impact on current and future travel demand within the district, and to test how different packages of interventions perform. This was a key input into identifying the preferred programme for the district.

The ITF was informed by community consultation and research undertaken in 2023 as part of the development of the ITF.

2.4.13 Environmental Sustainability Policy 2024

The New Plymouth District Council Environmental Sustainability Policy 2024 establishes NPDC's commitment to environmental sustainability in both its operations and community leadership. It identifies four environmental sustainability pou that NPDC resources and efforts will concentrate on:

- Reducing, reusing and recycling resources;
- Mitigating and adapting to climate change;
- Protecting and increasing natural biodiversity; and
- Promoting sustainable transport and travel.

The policy integrates kaitiakitanga and emphasises partnerships with iwi and hapū in environmental decision-making. It also prioritises whole-of-life resource use, innovative solutions, and measuring progress through sustainability data and reporting.

This policy applies across all Council operations, guiding decision-making in planning, procurement, and infrastructure development, ensuring alignment with local, national, and international sustainability goals.

The Environmental Sustainability Policy is to be reviewed six years following its adoption.

3 Inputs and Assumptions

This section identifies the key inputs and assumptions that have informed the spatial plan including why Puketapu-Bell was identified for growth, residential and business land growth projections, environmental context and spatial mapping.

3.1 Puketapu-Bell Block Growth Context

Overview

The Land Supply Review was initiated by Council in 2006 in response to economic and household growth occurring at that time. The review aimed to address the supply of residential and employment land in New Plymouth and Puketapu-Bell Block, as well as in towns which had residential zoning and the potential to grow.

The Framework for Growth 2008 represented the outcomes of the Land Supply Review and set out the recommended growth direction for urban expansion within the New Plymouth District from 2007 – 2027. It concluded that the next steps were to undertake plan changes to rezone the land in the growth areas. Some of these plan changes were undertaken or identified as Future Urban Development Areas and incorporated into the Operative District Plan 2005 (ODP). **Table 2** below shows the identified Framework for Growth areas.

Table 2: Framework for Growth Areas

Growth Areas	Framework for Growth Recommendation
Southwest of New Plymouth (short to medium term)	• Approximately 90 hectares – being areas E1 and E2. This includes Cowling Road across to Frankley Road and up to Patterson Road. • A 2-hectare area on Barrett Road – being Area D. • 18.5ha of land rezoned by the private plan change by Hawkswood Park Ltd.
New Plymouth east to Puketapu-Bell Block (short to medium term)	• 105 hectares – being Area Q. This area of land includes land within Puketapu-Bell Block between Wills Road and Airport Drive. • 53.75 hectares – being Area R. This area of land is between Airport Drive and the Mangaoraka Stream.
New Plymouth east (long term)	• 350 hectares of land – being Areas K, L and S. This land is within Smart Road and extends south from the New Plymouth urban boundary.
Employment land (medium term)	• 76 hectares of land – being Area N. This area is between Egmont Road and Henwood Road on the southern side of SH3.
Waitara	• 7 hectares of land – being Area A. This land is the northeastern portion of Armstrong Avenue.

Growth Areas	Framework for Growth Recommendation
	62 hectares of land – being Area B. This land is north of Bayly Street.
Onaero	3.5 hectares of land – being Areas B and C. This land is on the northern end of Onaero Beach Road.
Lepperton	No areas were recommended in Lepperton as there is sufficient zoned land available for residential development.
Egmont Village	7 hectares of land – being Area B2. This land is identified to the west of Egmont Road within Egmont Village.
Inglewood	19 hectares of land – being Areas A, B and C. This land is located between Miro Street and Marie Street.
Okato	13 hectares of land – being Areas C. This area of land is the northeastern edge of Okato.

Several growth areas with Puketapu-Bell Block were identified in the Framework for Growth 2008 – Areas N, Q and R. Their identification reflected the increasing popularity of Puketapu-Bell Block as a residential location during the early 2000s, including its growing share of the New Plymouth housing market. This growth was supported by private sector investment, including the establishment of new shops and cafés, while nearby industrial areas were also experiencing increased subdivision activity and rising land values.

Area Q and Area R

Area Q is bounded by Wills Road, Devon Road (SH3) and Airport Drive. It comprises approximately 100 hectares of predominantly flat land. Prior to rezoning, the area was largely used for agricultural and rural lifestyle purposes. Technical investigations concluded that the land was broadly suitable for residential development, subject to appropriate planning, infrastructure provision and further assessment through subsequent plan change processes.

Land values within Area Q were buoyant at the time, reflecting the area's proximity to the coast, airport, services and employment opportunities, as well as the physical characteristics and outlook of the land itself.

The land within Area Q was held in 25 separate ownerships. Landowners were generally supportive of rezoning, and some were seeking opportunities to progress development in the short term.

Overall, Area Q was identified as a logical and appropriate location for future residential growth due to its scale, generally flat topography, proximity to existing services, employment, transport links and coastal amenities, and the level of landowner interest in progressing development. These factors, together with the wider growth pressures facing Puketapu-Bell Block at the time, supported its inclusion as a growth area and provided the basis for more detailed planning and rezoning investigations.

Area R, located between Airport Drive and the Mangaoraka Stream, was also identified as a growth area. However, it was considered a longer-term growth opportunity.

In 2013, Plan Change 15 to the ODP earmarked and safeguarded land for future urban development. This plan change added a Future Urban Development (FUD) Overlay, including associated objectives, policies and rules, to provide a level of control to land use activities and subdivision within, and land use activities adjacent to, the future urban growth areas. The areas included in the plan change were identified by the Framework for Growth 2008, Oakura Structure Plan (2006) and Urenui Structure Plan (2006) including Bell Block Area Q (Wills Road to Airport Drive), New Plymouth Area N (Egmont Road to Henwood Road), New Plymouth Areas S, K and L (Smart Road), Waitara, Oakura, Okato, Egmont Village, Onaero and Urenui.

In 2015, Plan Change 20 to the ODP rezoned Area Q from Rural Environment Area to Residential A Environment Area. A detailed structure plan and associated policies were put in place that managed the indicative roading and pathway network and esplanade reserves. The structure plan also identified key infrastructure requirements. A staging plan was included in the structure plan to reflect the infrastructure and land-use constraints associated with the area's future development. Plan Change 20 also applied a Future Urban Development (FUD) Overlay to Area R over the underlying Rural Environment Area to provide for the interim control of specific land use activities and subdivision until such time as the future realignment of Airport Drive to the east aligned with De Havilland Drive at SH3.

In 2018, Plan Change 47 to the ODP introduced minor amendments to Area Q enabling some residential development in stage 2 (up to 30 dwellings).

Area Q was carried over from the ODP into the Proposed District Plan 2019 (PDP) as a residential zone but was renamed the Puketapu Structure Plan Development Area (PSPDA). The predominant underlying zoning was also renamed as General Residential Zone to align with naming conventions set in the National Planning Standards 2019.

Area R was carried over from the ODP into the PDP and renamed Future Urban Zone, again to align with National Planning Standards naming conventions.

The PDP became the Part Operative District Plan (PODP) in 2025, meaning that almost all provisions (objectives, policies and rules) are beyond challenge and considered operative. Only a small number of appeals affecting a small number of properties are left to resolve.

Plan Change 2 to the PODP was recently publicly notified for submissions. It proposes to amend the PSPDA by rezoning additional land for housing and open space, provide for a small neighbourhood centre at the corner of Airport Drive and the future Parklands Avenue extension, update the planning maps to reflect current infrastructure and environmental features, introduce a new adaptive management policy for earthworks, and make minor amendments to keep the PODP accurate and up to date.

The PODP currently identifies the PSPDA (formerly known as Area Q) as General Residential Zone and a structure plan applies. The PODP currently identifies Area R as Future Urban Zone, meaning that when the land is needed for urban purposes, it will be rezoned to enable that to occur.

Area N

Area N was identified as a growth area in the Framework for Growth 2008. This area is between Egmont Road and Henwood Road on the southern side of SH3 and north of the Marton-New Plymouth railway line.

In 2009, Private Plan Change 2 to the ODP rezoned approximately 12.5 hectares of land east of Egmont Road from Rural Environment Area to Industrial C Environment Area. This rezoning applied to only a portion of Area N, located on its northwestern side.

When the PODP was notified, approximately half of Area N on its western side was identified as General Industrial Zone, reflecting its intended role as a key employment and industrial growth area for Puketapu-Bell Block and the wider New Plymouth District. The other half was identified as Future Urban Zone. However, because of decisions on submissions, part of the General Industrial Zone was later changed to Future Urban Zone, and part of the Future Urban Zone on the eastern side was changed to Rural Production Zone due to the presence of a site of significance to Māori.

The land formerly known as Area N is now generally identified in the PODP as General Industrial Zone in the northwestern corner, Future Urban Zone in the southwestern corner (33.51 ha), Rural Production Zone through the central part of the area, and Future Urban Zone on the eastern side (12.64 ha). Like with Area R, the Future Urban Zone means that when the land is needed for urban purposes, it will be rezoned through a statutory plan change process to enable that to occur.

The Framework for Growth 2008 was superseded by the Future Development Strategy 2024-2054.

3.2 Growth Assumptions

3.2.1 Evidence Base

The HBCA 2024 forecasts residential and business growth over the next 30 years, in accordance with the requirements of the NPS-UD 2020. The HBCA quantifies the development capacity needed to meet the expected demand for housing and business land over a 30-year period for the whole district.

Appendix 2 of this technical document (Puketapu-Bell Block Residential and Business Growth Memo 2024) does not present figures specific to the Puketapu-Bell Block Community Board area. The figures are the same as those used in the district-wide HBCA and are based on the Statistical Area (SA2) boundaries, which do not align with the Community Board boundaries. Consequently, the population growth, housing demand and capacity figures should be considered indicative of the broader SA2 geographic boundary rather than the Community Board area itself.

For the purposes of the spatial plan, the growth memo in **Appendix 2** is relied upon and the population of Puketapu-Bell Block and its surrounding area is projected to increase from approximately 9,934 residents in 2024 to 13,125 residents by 2054, equating to growth of around 3,200 people over the next 30 years.

Like many other districts within New Zealand, the demographics in the New Plymouth District are expected to shift over the long term. Expected trends include an ageing population and decreasing household sizes. This means more houses are needed to accommodate the same number of people, and the demand for housing typologies for multi-unit dwellings such as apartments, or facilities like rest homes and retirement villages will increase.

3.2.2 Residential Growth in Puketapu-Bell Block

The anticipated growth in wider Puketapu-Bell Block is expected to account for around 13% of the total demand for New Plymouth District, which translates to a need for around 1,258 new dwellings between 2024 and 2054. To provide for a margin of competition required by the NPS-UD this number increases to 1,482 houses. Current capacity in the long term provides an estimated 703 new houses, leaving a shortfall of 779.

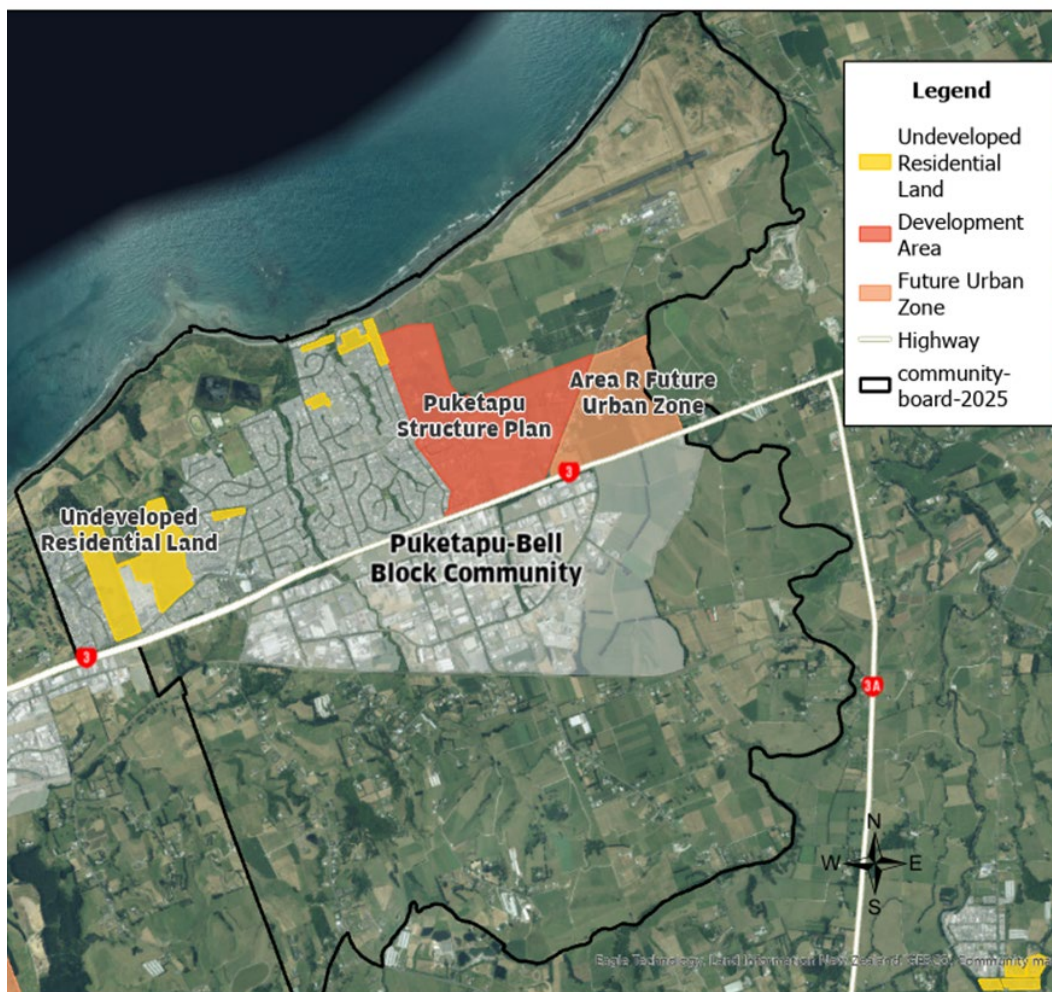
More than 600 dwelling consents have been issued in the area over the past six years, demonstrating strong residential growth and development activity. Recent residential growth has been dominated by standalone dwellings and retirement village developments, with the Summerset retirement village contributing significantly to new dwelling supply.

The PSPDA remains a key residential growth location and is expected to accommodate a significant proportion of future housing development within the area. 647 dwellings can be accommodated within the existing boundary and an additional 200 can be accommodated if Plan Change 2 is approved (based on the HBCA 2024 assessment). Area R, identified as a Future Urban Zone, provides longer-term development opportunities and could accommodate 322 dwellings (based on the HBCA 2024 assessment).

Significant residential development capacity also exists within approved and proposed subdivision areas, within undeveloped residential zoned land, and within existing residential areas through infill and intensification, as shown in the map below.

Figure 3 below shows the locations for residential growth, as currently provided for by the PODP.

Figure 3: Areas Zoned for Residential Growth Under the New Plymouth Part Operative District Plan



Further analysis undertaken by the Council in addition to the HBCA (refer **Appendix 2**) confirms that while there is sufficient plan-enabled, feasible, and reasonably-expected-to-be-realised residential capacity in the short and medium term, there is a shortfall 779 dwellings in the long term.

3.2.3 Business Growth in Puketapu-Bell Block

Appendix 2 sets out business growth projects for wider Puketapu-Bell Block across retail, commercial and industrial sectors.

Rental, real estate and property-related businesses account for a large proportion of business units in Puketapu-Bell Block. Moving forward, retail is expected to require an additional 0.26 ha and commercial is expected to require an additional 1.22 ha. To accommodate this growth, the following commercial land provision has already been increased or proposed for increase within the District Plan:

- Bell Block Court where Pohutukawa Place, Nugent Street, Bell Block Court and Henwood Road intersect (0.4 ha added, total of 5.84 ha).
- Parklands Shopping Centre on the corner of Parklands Ave and Mangati Rd (0.83 ha added, total of 1.68 ha).

- Airport Drive service centre on the corner of SH3 and the Airport Drive Road realignment, a planned discrete area near the New Plymouth Airport where service stations, drive-through restaurants and takeaway food outlets are provided for (1.03 ha)¹.
- A planned new local centre on the corner of Airport Drive and Parklands Avenue extension (0.7 ha)².

Manufacturing, construction, transport and logistics activities play a significant role in the local economy. Puketapu-Bell Block is projected to experience notable industrial employment growth, accounting for approximately 74% of projected industrial employment growth across the district. Future employment growth is expected to generate strong demand for industrial land, reinforcing the strategic role of Puketapu-Bell Block as an important industrial and employment location within the district. This expected demand for industrial land is substantially higher than that for retail and commercial and is estimated to be 82.58 ha.

3.3 Environmental Context

The following information has been provided by Council subject matter experts and drawn from relevant strategies, plans and technical reports. Together, these inputs informed development of the spatial plan and identify key opportunities, constraints and influences within the study area.

¹ This is not referred to in Appendix 2 because it was added to the PODP via an appeal after the memo was written.

² This is not referred to in Appendix 2 because it was proposed via Plan Change 2 to the PODP after the memo was written.

3.3.1 Parks, Recreation, Open Space and Community Facilities

General

- **Council Land Holdings:** NPDC owns approximately 314 hectares of land within the wider Puketapu-Bell Block area, including approximately 226 hectares of parks land. Council land accommodates a range of community, recreational, residential and grazing activities through lease arrangements.
- **Community Facilities:** Key Council-owned community facilities within Puketapu-Bell Block include Bell Block Hall, Fred Tucker Community Centre, public toilets, sports facilities and Older Persons Housing units. These facilities provide important community, recreation and social infrastructure.

Parks, Open Space and Recreation

- **Open Space Demand:** Population growth and urban development are expected to increase demand for parks, reserves, walkways, recreation facilities and neighbourhood open spaces. Future growth areas will require provision of appropriately located and accessible open space to support community wellbeing and recreation needs.
- **Accessibility:** As the population ages, there will be increasing demand for accessible parks, reserves, walkways and recreation facilities. Future planning should support universal access and improve connections between neighbourhoods, open spaces and community facilities.
- **Recreation and Play:** Puketapu-Bell Block is recognised as an area that attracts families, resulting in demand for additional recreational opportunities and play facilities. Existing Council-maintained playgrounds are located at Hickford Park and Gardenia Avenue Reserve. Community feedback identifies a desire for additional play opportunities.
- **Future Play Provision:** Sport Taranaki is in the process of completing a New Plymouth Play Strategy. As an outcome of this strategy there will be guidance as to what is required from a play perspective for communities within the district. Existing initiatives include restoration work within the Waitaha catchment and ongoing enhancement of recreational facilities within reserves and coastal areas.
- **Coastal Reserves and Recreation:** Bell Block Beach and the coastal reserve network are valued recreational destinations. Community aspirations include improved facilities such as public toilets, enhanced beach amenities and improvements to the Bell Block Beach boat ramp and associated access. Coastal reserves, walkways and recreation facilities will require ongoing adaptation to respond to erosion, sea-level rise and storm impacts. Future management may require a combination of protection, adaptation and relocation approaches over time.
- **Coastal Erosion and Asset Resilience:** Coastal erosion is an ongoing issue affecting parts of the coastal reserve network. Existing assets, including sections of the Coastal Walkway near Hickford Park, may require adaptation or relocation over time as coastal erosion continues. The management of coastal protection infrastructure, including seawalls, will also be an ongoing consideration.
- **Public Facilities:** Community feedback has identified a need for additional public toilet facilities, particularly within the Bell Block Beach area, to support recreational use and visitor demand.

- **Cemetery Provision:** Puketapu-Bell Block currently has no Council-operated cemetery facilities. As the population grows, consideration may be required regarding the long-term provision of burial facilities accessible to the local community.
- **Community Orchard:** A community orchard has recently been established at Gardenia Avenue Reserve through the planting of fruit trees, providing an example of community-led open space activation and stewardship.

Bell Block Library

- **Location and lease:** The library operates from leased premises in the Parklands Shopping Centre. The current lease period started in 2023 with a five-year term with the right to renew the lease for one further three-year term and one further two-year term. Assuming this agreement does not change the total potential lease term ends as of 2033. Although this may be considered an extended period to decide on the future of the facility, an adequate period of time is needed to allow for potential new build (including planning, engineering, consenting and construction).
- **Community Hub Function:** In addition to traditional library services, the library provides access to Council services, community programmes, children's activities and information services, performing an important community hub function.
- **Accessibility:** Staff observations indicate the library attracts users from Puketapu-Bell Block, surrounding townships and New Plymouth due to its accessibility, parking availability and convenience of access.
- **Library Collection Size:** The library has the highest collection size of the district's community libraries (17,957 items).
- **Library Patronage:** The library has consistently recorded the highest customer foot traffic of the district's community libraries over the last five years.
- **Age Profile of Users:** Library use includes a relatively high proportion of residents aged 66 years and over (22%), compared with Inglewood (17%) and Waitara (18%).
- **Growing Demand for Library Services:** The library has consistently recorded the highest customer foot traffic of the district's community libraries over the last five years, reflecting strong demand for library and community services.
- **Current Facility Constraints:** User feedback has identified demand for additional facilities, including meeting rooms, flexible community spaces and improved children's facilities. This feedback, along with an increasing population and ongoing growth within Puketapu-Bell Block, prompted previous investigations into the need for a larger, permanent library facility.
- **Future Library Provision:** Based on previous potential long-term site assessments, various options at Bell Block Court were considered the preferred location. This work was not progressed further and required a spatial plan for the area to determine if Puketapu-Bell Block required significant investment to ensure a long-term facility. More recent discussions during the development of the spatial plan have also highlighted opportunities for a joint venture approach and the importance of maintaining a central and accessible location.

Hickford Park

- **Location and Use:** Hickford Park is a significant recreation hub accommodating rugby, rugby league, BMX, cycling and cricket activities. Multiple community organisations occupy leased facilities within the reserve.
- **Recreation Facility Capacity:** A 2017 Bell Block Recreation and Community Facilities Study concluded that significant new recreation or community facilities were not required at that time, with existing facilities generally capable of meeting demand through minor upgrades and improvements. Since that time, discussions have continued regarding opportunities to co-locate facilities and deliver shared-use community infrastructure.

Bell Block Hall

- **Location:** The hall is located within Bell Block Court and has two badminton courts, a basketball hoop, stage, toilets, store, supper room, upstairs viewing gallery and foyer. The changing rooms have showers, and the kitchen has an oven and other cooking facilities. The capacity is 499, with tables and seating for 200 people.
- **Use:** Bell Block School students use the hall daily for activities including gymnastics, kapa haka and basketball. The wider community also uses the hall for activities such as Zumba and badminton.
- **Recent Upgrading:** The hall has received significant investment and upgrading over recent years, including a full internal and external repaint, new aluminium windows, a partial roof replacement, a new heater and new lighting.

Fred Tucker Memorial Community Centre

- **Location:** The centre is located at 132 Parklands Avenue and is designed for use by more than one group at a time. It has a sunroom, meeting room, hall with a stage at one end and a lounge which is attached to the main hall but separated by doors. It has kitchen facilities, tables and chairs, wheelchair facilities and a piano. The capacity is 185 people in the hall and 50 people in the meeting room.
- **Use:** The centre is in high demand and is used by a range of groups, including religious organisations, education providers and clubs.
- **Recent Upgrading:** The centre has received significant investment and upgrading over recent years, including electrical upgrades, new heater, new hot water cylinder, new carpets and partial kitchen upgrade.

Housing for Older Persons

- **52 Wynyard Street, Bell Block:** Expansion is planned of the existing Housing for Older Persons complex, with 12 additional units approved in 2025 alongside the existing nine units.
- **Fred Tucker Reserve, Bell Block:** There is a proposal to repurpose approximately 0.1ha of reserve land adjoining the Wynyard Street development to enable a further six Housing for Older Persons units and associated parking. Construction is estimated to begin in May 2026.
- **Housing Demand:** Through the Long-Term Plan, Council identified a need to increase the provision of housing for older persons. NPDC currently manages 145 units across the district and has an existing waiting list of 118 pensioners seeking housing.

- **Future Housing Land Requirements (Abbeyfield Initiative):** NPDC has explored land options to support a potential Abbeyfield development, a community-based housing model for older people that could accommodate up to 14 residents. Investigations included both Council-owned and private land, however no suitable site has yet been confirmed with Puketapu-Bell Block.

3.3.2 Three Waters

- **Three Waters Infrastructure:** No immediate water supply or wastewater network constraints have been identified within the Puketapu-Bell Block area, and existing networks are generally considered capable of supporting current development patterns.
- **Wastewater Capacity:** Future upgrades are planned to accommodate long-term growth and improve resilience, including the Bell Block Trunk Sewer Capacity Upgrade, Eastern Sewer Realignment, Mangati Pump Station Emergency Storage, and the Parklands Avenue Extension Puketapu Sewer Main.
- **Wastewater Resilience:** Historical overflows at Mangati Pump Station are primarily linked to resilience and emergency storage limitations rather than growth-related demand, and future growth is not expected to significantly influence the scope of planned network upgrades. Areas with a flood hazard greater than H2 should not be developed.
- **Flood Hazards:** Significant flood hazard areas are generally limited to stream corridors and isolated low-lying depressions. These locations are generally unsuitable for future urban development and should be protected from inappropriate land use intensification.
- **Stormwater Management:** Puketapu-Bell Block's natural topography directs runoff northward towards the coast through established stream networks, providing opportunities to integrate future development with existing drainage patterns.
- **Water Quality:** Future stormwater discharge requirements are expected to become more stringent, with likely consent requirements and water quality targets. This will increase the importance of stormwater treatment and management in future development areas.
- **Green Infrastructure:** The preferred approach for stormwater management is the use of green infrastructure and nature-based solutions to improve water quality and support environmental outcomes where practicable.
- **Industrial Areas:** Additional stormwater treatment investment is likely to be required within industrial areas, particularly in catchments associated with the Mangati Stream and Waitaha Stream.
- **Waitaha Stream:** Future development near the Waitaha Stream should protect stream values and avoid natural hazard areas, with existing guidance already prepared to inform development design and setbacks.
- **Water Supply:** No immediate water supply issues have been identified. Although future growth may require adjustments to pressure management and network configuration, water supply infrastructure is not expected to constrain development.
- **Catchment Management Planning:** A Stormwater Catchment Management Plan is being developed to guide future stormwater management across the urban catchment and planned growth areas, with flood modelling and watercourse assessments currently underway.
- **Stream Corridors:** Many stream corridors remain open and provide significant amenity, ecological and drainage functions. Their protection and enhancement should be an ongoing consideration in future urban growth planning.
- **Freshwater Environments:** Significant freshwater environments between Puketapu-Bell Block and the coast provide ecological and community value and create opportunities for further protection and enhancement through land use planning and stormwater management.

- **Growth Implications:** Three Waters infrastructure is not currently identified as a significant constraint to anticipated growth. However, future development should avoid flood-prone areas, protect watercourses, and incorporate water-sensitive urban design principles.

3.3.3 Transportation

- **Growth and Travel Patterns:** Puketapu-Bell Block is one of the fastest-growing areas in the district and continues the linear east-west urban development pattern between the coast and SH3. The area is highly reliant on private vehicle travel and most trips access New Plymouth via SH3.
- **Local Road Network:** The local road network is characterised by large blocks, numerous cul-de-sacs and limited connections between neighbourhoods. The Parklands Avenue corridor remains incomplete and access to much of the area is focused on the SH3/Henwood Road interchange.
- **State Highway 3 Safety:** SH3 between Puketapu-Bell Block and Waitara is identified as a significant transport safety issue. Between 2015 and 2025, 158 crashes were recorded on the SH3 corridor, including two fatalities and 14 serious injuries. NZTA is progressing safety improvements through the Te Ara Tūtohu: Waitara to Bell Block project.
- **Walkability:** Puketapu-Bell Block is considered highly car-dependent, with poor walkability resulting from the disconnected street pattern, limited neighbourhood connectivity and concentration of services in a small number of locations.
- **Severance:** SH3 creates a physical barrier between residential areas north of the highway and industrial activities to the south. Active mode connections across SH3 are currently limited.
- **Cycling Network:** The cycling network is incomplete, with gaps in connections between residential areas, schools, parks, community facilities and the Puketapu-Bell Block centre. Previous cycle network planning has identified a number of priority routes and missing links within the area.
- **Public Transport:** Public transport services operate on a hub-and-spoke model focused on the New Plymouth CBD. Service frequencies are generally low and travel times by public transport are significantly longer than private vehicle travel. Improvements to the urban bus network were planned for 2026; however, funding constraints resulted in only minor modifications to the existing Bell Block service.
- **Future Growth and Network Capacity:** Planned growth within the Puketapu Growth Area and Area R Future Urban Zone is expected to increase pressure on the local road network and SH3 corridor. Without further investment, congestion and delays are forecast to increase over time, particularly around the SH3/Henwood Road interchange.
- **Growth Enabling Infrastructure:** The Airport Drive realignment, Airport Drive/Parklands Avenue intersection, Parklands Avenue extension and Waitaha Stream underpass have been identified as key projects required to support growth and improve network connectivity.
- **Integrated Transport Framework Opportunities:** The Integrated Transport Framework identifies opportunities within Puketapu-Bell Block and the wider corridor to improve public transport, active mode connectivity, safety, accessibility and network efficiency. These include cycling routes, improved bus services, safer school crossings, park-and-ride facilities and active transport connections.

3.3.4 Climate Change and Natural Hazards

General

- **Climate-Related Hazards:** The Puketapu-Bell Block area is exposed to a range of climate-related hazards, including coastal flooding, coastal erosion, stormwater flooding, river flooding, drought, and increasing temperatures and heatwaves. Climate change is expected to increase the frequency and severity of several of these hazards over time.
- **Coastal Flooding and Erosion:** Parts of Puketapu-Bell Block area are susceptible to coastal flooding and erosion. Approximately 2.1% of Puketapu-Bell Block is identified as being exposed to coastal flooding and 4.5% is exposed to coastal erosion. Sea-level rise is projected to increase coastal hazard exposure over time, predominately affecting public open spaces, the Coastal Walkway boardwalk, heritage sites and some limited residential areas.
- **Flooding:** Parts of Puketapu-Bell Block are also susceptible to stormwater and river flooding. Approximately 2.2% of Puketapu-Bell Block is identified as being exposed to stormwater flooding and 1.8% is within the river floodplain hazard area. Projected increases in heavy rainfall are likely to place additional pressure on stormwater networks and increase flood risk and affect community assets and accessibility, wellbeing and social resilience over time. Due to the existing infrastructure and urban design, stormwater and river flooding is not considered to be a significant hazard at a community-level in Puketapu-Bell Block.
- **Natural Environments and Biodiversity:** Climate change is expected to place increasing pressure on natural environments, including coastal ecosystems, freshwater environments and indigenous biodiversity. Rising temperatures, changing rainfall patterns, drought, flooding and coastal change may affect biodiversity and ecosystem resilience over time.
- **Heatwaves and Community Wellbeing:** Increasing temperatures and more frequent heatwaves are expected across the district. In Puketapu-Bell Block, days above 25°C could increase by approximately 58 days per year by the end of the century under a high-emissions scenario, potentially affecting community wellbeing.
- **Heritage and Cultural Values:** Coastal erosion may affect archaeological and heritage sites located within coastal hazard areas, potentially resulting in the loss of cultural and historic values.
- **Community Assets and Infrastructure:** Climate change is expected to place increasing pressure on coastal infrastructure and community assets, including public open spaces, the Coastal Walkway, seawall-protected areas, heritage sites, urupā and parts of the New Plymouth Airport coastline. Ongoing adaptation planning will be required to investigate options for asset protection, relocation, renewal or other long-term responses to coastal change.
- **Climate Adaptation:** Climate change is not expected to prevent future growth within the Puketapu-Bell Block area. However, it highlights the need for ongoing adaptation planning, including management of coastal hazards, protection of community assets and heritage values, resilient infrastructure provision, and consideration of long-term asset protection, relocation, renewal and other adaptation responses where appropriate.

Climate Change Mitigation

- **Transport Emissions Reduction:** The spatial plan could support lower-emissions transport choices through improvements to active transport networks, public transport accessibility and public electric vehicle (EV) charging infrastructure. Existing assets such as the Coastal Walkway, Mangati Walkway and Waihowaka Walkway provide a strong foundation, but gaps remain in on-road walking and cycling connections.
- **Public Transport Opportunities:** The Parklands Avenue extension and associated growth corridors may provide an opportunity to establish a future public transport spine linking residential areas, the airport and the Puketapu-Bell Block industrial area. Improved public transport could also support intensification and reduce reliance on private vehicles.
- **Electric Vehicle Infrastructure:** Public EV charging infrastructure within Puketapu-Bell Block is currently limited. Future commercial and town centre development could provide opportunities for strategically located public charging facilities.
- **Household Energy Transition:** Puketapu-Bell Block has a relatively high reliance on gas for home heating compared with national averages. The transition from gas to electricity, combined with increasing EV uptake, may increase future electricity demand and should be considered when planning for growth and infrastructure capacity. Opportunities to support rooftop solar generation should also be explored.
- **Industrial Decarbonisation:** The Puketapu-Bell Block industrial area is likely to experience increasing demand for electricity as businesses transition from fossil fuels to electric alternatives. Future growth planning should consider whether sufficient electricity network capacity exists to support this transition.
- **Renewable Energy Opportunities:** Existing solar generation at the airport and within the industrial area demonstrates the area's suitability for solar energy development. The spatial plan could identify opportunities for additional solar generation, including larger-scale solar installations where appropriate.
- **Reforestation Opportunities:** Increased tree planting and reforestation on suitable Council-owned land, particularly within Hickford Park and along key open space corridors, could contribute to carbon sequestration, biodiversity enhancement and broader environmental outcomes.
- **Council Land Management:** Future land use decisions for areas currently used for grazing, particularly at Hickford Park, may present opportunities to support Council's emissions reduction objectives through alternative land uses and increased planting.
- **Climate mitigation is not expected to constrain growth**, but the spatial plan can play an enabling role by supporting compact development patterns, active and public transport networks, renewable energy generation, electrification and green infrastructure that collectively contribute to emissions reductions and climate resilience.

3.3.5 New Plymouth Part Operative District Plan Considerations

- **Archaeological and Cultural Heritage:** Puketapu-Bell Block contains a high concentration of archaeological sites and sites and areas of significance to Māori.
- **Entrance Corridors:** The Northern Entrance Corridor and Airport Drive Entrance Corridor are important gateway routes into the district. Specific District Plan controls apply to adjoining land to maintain their visual and landscape qualities.
- **Waterbodies:** The Mangati, Waihowaka and Waitaha streams are key waterbodies within the Puketapu-Bell Block area. Public access corridors and esplanade reserve provisions apply along these and other waterways.

- **Wetlands and Biodiversity:** The Waipu Lagoons are recognised as a regionally significant wetland, Key Native Ecosystem and Significant Natural Area. Multiple District Plan overlays apply to the site. Several other regionally significant wetlands have also been identified throughout the wider Puketapu-Bell Block area.
- **Esplanade Reserves and Public Access:** Existing and proposed esplanade reserves and strips occur along waterways and the coastline. Schedule 9 of the District Plan identifies waterways where esplanade reserves or strips are to be acquired through subdivision.
- **Coastal Environment:** A significant portion of Puketapu-Bell Block is covered by the Coastal Environment overlay, primarily across Open Space and Rural zoned land, with smaller areas affecting residential properties along Wanaka Terrace and Tiromoana Crescent.
- **Highly Productive Land:** Areas of highly productive land (LUC 1, 2 and 3) occur within and surrounding Puketapu-Bell Block area and are subject to national and regional planning provisions relating to their protection.
- **Viewshafts:** A district viewshaft affecting Airport Drive has been identified to protect important views that contribute to local identity and have significance to tangata whenua.
- **Designations:** Designations apply to the Airport Drive realignment and future Parklands Avenue connection. These designations include requirements relating to landscaping and engagement with Puketapu Hapū regarding cultural expression and gateway features.

3.4 Summary of Spatial Data Used

The table below sets out the data sources that have informed the development of the spatial plan.

Table 3: Summary of Spatial Data Used

Category	Layer	Source(s)
Hazards	Volcanic Hazard Area	PODP
	Coastal Erosion Hazard Area	PODP
	Coastal Flooding Hazard Area	PODP
	Stormwater Flooding Area	PODP
	Flood Plain	PODP
	Flood Detention Area/Spillway	PODP
	Fault Hazard Area	PODP
	Liquefaction	Tonkin and Taylor NP District Liquefaction Vulnerability Assessment (2021)
Natural Environment & Landscape	Highly Productive Land (Land Use Classification)	New Zealand Land Resource Inventory
	Significant Natural Areas	PODP
	Outstanding Natural Features and Landscapes	PODP
	Waterbody - River	PODP
	Waterbody - Lake	PODP
	Coastal Environment	PODP
	Notable Trees	PODP

Category	Layer	Source(s)
	Heritage Buildings and Items	PODP
	Archaeological Sites	PODP
	Entrance Corridors	PODP
	Viewshafts	PODP
Cultural	Sites and Areas of Significance to Māori (including setbacks)	PODP
	Māori Freehold Land	Māori Land Spatial Dataset (Māori Land Court)
	Māori Purpose Zone	PODP
Infrastructure	Significant Hazardous Facilities (including separation distances)	PODP
	Risk Management Contours	PODP
	Noise Control Boundary	PODP
	Designations	PODP
	Airport Flight Path	PODP
	Gas Transmission	PODP
	National Grid	PODP
	Three Waters Infrastructure (including mains, pumpstations, treatment plants)	NPDC Asset Information
	Bus Routes	TRC Open Data Portal
	Roading Hierarchy	PODP
	Indicative Roads	PODP
	Traffic Congestion Levels	Beca Integrated Transport Framework Model
Other	Poultry Farms (including buffers)	Internal GIS layer based on TRC consents
	District Plan Zones	PODP

4 Infrastructure

The projects outlined in **Table 4** below demonstrate significant planned investment in housing, transport, three waters infrastructure, parks and active transport within Puketapu-Bell Block identified for financial investment during the period of 2024-2027 through the 2024-2034 adopted Long-Term Plan. Together, these projects support growth identified through the FDS and provide important context for future development, infrastructure planning and community outcomes within the spatial plan area.

Information within **Table 4** was gathered to provide an overview of what projects were previously prioritised as part of the development of the spatial plan, all projects were reviewed. As spatial plan development occurred towards the end of the three-year period, some projects may either be completed, underway, or deferred based on annual plan outcomes.

Using this list as a starting point, the implementation plan section of the draft spatial plan provides an updated list of prioritised projects based on feedback from the community, stakeholders and evidence from subject matter experts (NPDC and external agencies).

Table 4: Projects Identified in the 2024-2034 Long-Term Plan

Name of Long-Term Plan Project	Project Description
CAPITAL PROJECTS	
<i>Major investments in infrastructure and community facilities to help support growth, improve levels of service and meet the current and future needs of the community</i>	
Walkway Extension to Waitara (Te Pae o Te Rangi)	The Coastal Walkway is being extended by approximately 9.7 km from Otupaiia/Marine Park in Waitara to Mangati/Puketapu-Bell Block almost 23km long. The project is being delivered in partnership with local hapū and will strengthen active transport, recreation and connectivity between communities.
Housing for the elderly (now known as older persons housing) – Wynyard Street.	NPDC is constructing 12 additional one-bedroom units for seniors on Wynyard Street as part of its affordable housing programme. The development includes accessible design, mobility scooter parking, modern heat and ventilation and outdoor spaces.
Mangati Pump Station emergency storage	Design and installation of underground emergency storage tanks at the Mangati Wastewater Pump Station to improve resilience during peak flows and enhance environmental protection.
Historic Landfill Erosion Protection	Assess and develop plans for historic landfills across the district. In Bell Block, the focus is on the “Shingle Pit” site near the Waka Kotahi NZTA storage area by Mangati Stream. The project is currently in the planning phase, and any necessary

Name of Long-Term Plan Project	Project Description
	remediation works will be undertaken once additional funding is secured.
Airport Drive/Parklands Ave roundabout – Parklands Extension	Provide a local roundabout connecting Airport Drive to the Parklands Avenue extension, complementing NZTA's SH3 De Havilland Drive/Airport Drive dual-lane roundabout project. This project is required as part of critical infrastructure staging for Puketapu Structure Plan Development Area.
Wills Road Wastewater Extension	Provide wastewater servicing for three new properties.
Bell Block Safety Cameras	Install CCTV cameras at the Bell Block Warehouse and Big Basket Building to monitor anti-social activity. The cameras will connect to the City Safe network and be monitored by New Plymouth Police Station.
Parklands Extension Sewer Replacement	The project is being delivered externally by the developer of the new subdivision, with NPDC funding the cost.
PUKETAPU STRUCTURE PLAN DEVELOPMENT AREA PROJECTS	
<i>Projects to support future growth in the Puketapu Structure Plan Development Area (PSPDA)</i>	
Puketapu Area Stormwater – Phase 1 & 2	Initial stormwater infrastructure to support future growth.
Puketapu Area Stormwater – Phase 2	Continued expansion of stormwater network to accommodate growth and ensure effective stormwater management across the wider Puketapu Development Area.
Parklands Avenue Extension – (Waitaha Stream bridge to Airport Drive)	Extension of Parklands Avenue to improve connectivity.
Parklands Avenue Extension – Puketapu sewer main	Construction of a new sewer main associated with the Parklands Avenue extension.
Water supply upgrades	Upgrades to the water supply network to ensure sufficient capacity and service levels for current and future growth in the Puketapu area.
Waitaha Stream bridge	Construction of a bridge crossing over Waitaha Stream to facilitate transport connections and enable access to future development areas.
Waitaha Stream SH3 underpass	Development of a pedestrian and cycle underpass beneath State Highway 3 to improve safety, connectivity.
Land Purchase – PSPDA	Acquisition of land within the Puketapu Structure Plan Development Area to support future open space, recreation, infrastructure, or development requirements identified through long-term planning.

Name of Long-Term Plan Project	Project Description
Park Development – PSPDA	Development of public open space and recreational facilities within Puketapu Structure Plan Development Area to provide community amenity and support the needs of future residents. This project is ongoing and will progress as land becomes available.
FUTURE PROJECTS - <i>Projects that are planned for delivery in later years of the Long-Term Plan from 2027 onwards.</i>	
Wills Road Widening	Will begin with seed funding in July 2028, followed by two years of planning and construction.
Waitaha stream shared pathway	Provides a shared walking and cycling connection to improve active transport and connectivity within Bell Block and surrounding areas.
Henwood road bridge traffic signalisation	Improves safety and traffic management at the Henwood Road bridge through the installation of traffic signals.
Pohutukawa Place walking and drainage improvements	Enhances pedestrian access and stormwater management along Pohutukawa Place.
Henwood road widening	Increases road capacity and improves safety to support existing and future growth.
Egmont road widening	Improves traffic capacity, safety and network performance along Egmont Road.
Nugent Street/Pohutukawa Place, Bell Block Court intersection	Improves intersection safety, access and traffic efficiency.
SH3 Pohutukawa Place – off ramp	Improves access and traffic operations between State Highway 3 and the local road network.
Parklands Avenue/Nugent Street intersection	Upgrades the intersection to support growth and improve network performance.
Parklands Avenue/Nugent Street corridor	Delivers transport improvements to support future growth and connectivity along the corridor.
Bell Block trunk sewer – capacity upgrade	Increases wastewater network capacity to support existing and future development.
Eastern sewer network realignment	Improves wastewater network performance and servicing through the realignment of key infrastructure.
Bell Block Library – new build	Provides a new library and community facility to meet the needs of the growing Bell Block community. Funding allocated between 2028 and 2031.
Bell Block public toilets	Provides improved public toilet facilities to support community use and visitors. Funding allocated from 2028 to 2030.

5 Engagement

Engagement was undertaken throughout the development of the Puketapu-Bell Block Spatial Plan to understand the aspirations, priorities and values of the community, mana whenua, stakeholders, landowners and infrastructure providers. The engagement approach was based on the principles of inclusive and participatory engagement, providing multiple opportunities for people to contribute to the development of the spatial plan.

Engagement activities were undertaken in accordance with the principles of the International Association for Public Participation (IAP2) framework and the Local Government Act 2002. A detailed summary of the engagement methodology, activities undertaken and feedback received is included within the Puketapu-Bell Block Spatial Plan Engagement Plan and Summary Report (**Appendix 3**).

While engagement with Puketapu Hapū is referenced in **Appendix 3**, much of this engagement occurred through ongoing hui, wānanga and project discussions rather than the formal engagement programme. Additional detail is therefore provided in this report to document the aspirations, values and outcomes that have helped shape the spatial plan.

5.1 Early Engagement

Early engagement was undertaken with a range of community, stakeholder and partner groups including:

- Puketapu Hapū;
- Puketapu-Bell Block Community Board;
- Puketapu-Bell Block Citizens Panel;
- Businesses and Property Owners;
- Infrastructure Providers and Government Agencies;
- Community Organisations and Stakeholders; and
- The wider Puketapu-Bell Block community.

Engagement was undertaken using a variety of methods, including:

- Puketapu-Bell Block Citizens Panel workshops;
- Community Survey;
- Community Drop-In Sessions;
- Targeted Youth Engagement;
- Stakeholder meetings and discussions;
- Hui, wananga and project workshops; and
- Online engagement through the NPDC Have Your Say platform.

These engagement activities were supported by technical assessments relating to land use, infrastructure, transportation, environmental systems, hazards and economic development. Together, they helped ensure the spatial plan was informed by both community aspirations and technical evidence.

5.1.1 Puketapu-Bell Block Community Board

The Puketapu-Bell Block Community Board requested funding for the spatial plan through the Long-Term Plan 2024-2034, which was subsequently approved, recognising the area's importance as one of the district's key growth areas. Funding for the project was subsequently approved through the Long-Term Plan process.

The Community Board has been involved as a key collaborating partner throughout development of the spatial plan and has provided ongoing direction, local knowledge and feedback on emerging issues, opportunities and priorities. Regular workshops and project updates were held with the Community Board throughout the project. Key themes identified included:

- **Managing Growth and Retaining Community Character**
The Community Board supported accommodating future growth while retaining Bell Block's distinct identity, village character, and strong sense of community.
- **Transport Congestion and Network Capacity Constraints**
Addressing traffic congestion, improving access to and from State Highway 3, and ensuring transport, water, wastewater, and stormwater infrastructure keeps pace with growth were identified as key priorities.
- **Improving Community Facilities and Parks and Recreation Spaces**
The need for enhanced community facilities, parks, sports and recreation spaces, and services to support a growing population was consistently highlighted.
- **Supporting Local Business Growth and Increased Self-Sufficiency**
The Community Board emphasised the importance of supporting local businesses, strengthening employment opportunities, and increasing Bell Block's ability to meet the needs of residents locally.
- **Celebrating local Identity, History and Culture**
There was strong support for celebrating Bell Block's history, culture, and unique sense of place through placemaking, storytelling, and recognition of local heritage and mana whenua values.
- **Improving Connections between Existing and Future Neighbourhoods**
Improving connections between existing and future neighbourhoods, local centres, schools, parks, and key destinations was identified as important for creating an accessible, inclusive, and well-connected community.

5.1.2 Puketapu Hapū

Puketapu Hapū hold mana whenua over the lands and waterways of Puketapu-Bell Block and have played a key role in shaping the vision, values, goals and actions sought by the spatial plan. Engagement has occurred through workshops, hui, regular project meetings and ongoing review of draft material.

A wānanga occurred at Muru Raupatu Marae in October 2025, where Puketapu Hapū, Puketapu-Bell Block Community Board representatives and Council representatives shared knowledge, discussed local issues and articulated aspirations for the future.

Following the initial wananga Council Officers met regularly with Puketapu Hapū throughout the development of the draft plan attending monthly trustees' meetings to provide opportunities for input and project updates. Hapū representatives also attended regular fortnightly project team meetings as part of the development of the plan.

Key themes raised by Puketapu Hapū:

- **Te Taiao First**

The health of the environment underpins the wellbeing of people and should be the primary consideration in future planning and development. This includes protecting and restoring waterways, improving water quality, enhancing biodiversity, supporting customary practices such as mahinga kai and rongoā, undertaking ongoing pest and weed management, and measuring environmental success through the return and abundance of indigenous species.

- **Maunga ki te Moana**

Puketapu-Bell Block should be understood as an interconnected cultural landscape extending from the maunga to the coast, rather than being defined solely by land-use patterns such as residential, industrial or rural areas. Puketapu Hapū requested that the area be viewed and described in terms of its coastal side (north of SH3) and mountain side (south of SH3), reflecting a more holistic understanding of place.

- **Whenua, Taonga and Sites of Significance**

Priorities including aspirations relating to the return of Mangati E. Other priorities include recognising and protecting taonga and sites of significance. Puketapu Hapū also sought improved access to cultural significant areas where appropriate, and recognition of significant places and place names in the spatial plan. Maintaining the connection between important cultural landscapes, waterways and places for present and future generations was identified as a key priority.

- **Appropriate and Culturally Responsive Growth**

Growth should occur in appropriate locations, respect the environment, affordable housing options, enable papakāinga and opportunities for uri to return to the rohe, and support long-term cultural, social and economic aspirations.

- **Culture, Identity and History**

Recognising the local history, including the impacts of confiscation and land loss, should be recognised and reflected in the spatial plan. There was strong support for increasing the visibility of Te Reo Māori place names, improving access to and recognition/protection of sites of significance and recognising and naming awa crossings. Celebrate local narratives such as Tokomaru waka, upgrade SH3 toi pieces, narratives as part of the coastal walkway and incorporating cultural expression and storytelling throughout the urban environment.

- **Marae and Community Wellbeing**

Muru Raupatu Marae was identified as a key focal point for the future. Puketapu Hapū expressed a desire for a marae presence within the residential part of Puketapu-Bell Block to strengthen cultural visibility, accessibility and connections between the marae and wider community. Associated aspirations include a health hub, urupā, arts and crafts facilities, a whare taonga and Kaupapa Māori education opportunities including Kōhanga Reo and Kura Kaupapa.

- **Environmental Restoration and Connections**

Restoration and enhancement of the Mangati catchment and other waterways were identified as a priority, alongside improved environmental outcomes, stronger coastal and walkway connections, and reinforcing the relationship between people, place and whakapapa.

Restoring the mauri of waterways and coastal ecosystems was seen as essential for the return and abundance of kai moana and fish, the protection of taonga resources such as clay and harakeke used in traditional practices, and ensuring clean, healthy waters where tamariki can safely swim, play and learn. Participants emphasised that environmental restoration is not only about ecological health, but also about sustaining cultural identity, customary practices, community wellbeing and intergenerational stewardship.

- **Destination and Gateway Opportunities**

Puketapu-Bell Block was seen as having the potential to become a destination that celebrates its cultural identity, natural environment and history. This included recognising the area's location between the maunga and moana, strengthening links between the airport, community and future maunga visitor facilities via Parklands Avenue and Egmont Road, and supporting cultural tourism opportunities.

- **Recognition of Te Tiriti o Waitangi and Mana Whenua Partnership**

Acknowledgement of the bicentenary of Te Tiriti 200-year anniversary of Te Tiriti o Waitangi in 2040 as a significant milestone for reflecting on progress and commemorative milestone within the spatial plan.

The Gifting of the Name 'Whakaae Whenua'

The name *Whakaae Whenua* was gifted by Puketapu Hapū as the guiding kaupapa for the spatial plan. It speaks to agreement with and respect for the land, recognising that whenua is more than a physical resource. The name reflects the relationship between people and place, the authority of tangata whenua as kaitiaki, and the shared responsibility to care for the natural, cultural, and community values that make the area unique.

Drawing on the history of Puketapu Hapū and the Puketapu-Bell Block area, *Whakaae Whenua* acknowledges the impacts of conflict, displacement, and loss, while honouring the resilience, return, and enduring connection to whenua that have shaped the community over generations. It reflects the importance of working together, making decisions with respect and understanding, and supporting growth in a way that protects the wellbeing of current and future generations.

The mere pounamu *Whakaae Whenua*, the depiction of Puketapu leader Rāwiri Waiaua, and the Bell Block Stockade each illustrate the history and values that underpin the spatial plan. Together, they reflect a legacy of resilience, responsibility, and connection to whenua that guides planning for future generations. See **Figures 4, 5 and 6** below.

The values embodied in *Whakaae Whenua* have helped shape the direction of the spatial plan. They informed the identification of outcomes and actions that protect cultural landscapes and heritage, restore and enhance environmental health, create connected communities and infrastructure, and guide growth in a way that strengthens wellbeing while respecting the character, identity, and history of the Puketapu-Bell Block area.



Figure 4: Mere pounamu *Whakaae-whenua*, belonging to Puketapu chief Rāwiri Waiaua. The taonga is closely associated with the history of the Puketapu Feud and the Bell Block area. Source: Museum of New Zealand Te Papa Tongarewa (ME024035)



Figure 5: Strutt, William, 1825-1915. Strutt, William, 1825-1915: Rawiri, a fully tattooed chief, a rare specimen of new specimens. New Plymouth, Taranaki. 1856. Strutt, William, 1825-1915: New Zealand Drawings, First Series. Ref: E-452-f-006-3. Alexander Turnbull Library, Wellington, New Zealand. [/records/22667233](https://records/22667233)

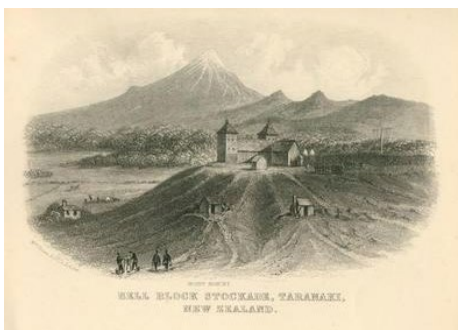


Figure 6: William Brown & Co. : *Bell Block Stockade, Taranaki, New Zealand* (based on an original by Henry Freer Rawson), c.1865-1885. Alexander Turnbull Library, National Library of New Zealand, Reference A-256-043

Puketapu Hapū Narrative

Puketapu Hapū supplied a narrative setting out their perspective on the land within the Puketapu-Bell Block Spatial Plan area. It describes the whenua, waterways, landmarks, and places of significance that shape the area, reflecting the cultural, historical, and environmental connections that underpin the relationship between Puketapu Hapū and their ancestral lands. This narrative is attached as **Appendix 4**.

5.1.3 Citizens Panel

A Citizens Panel comprising up to 25 community members representing a broad cross-section of the Bell Block community was established to provide detailed input into the Spatial Plan. Panel members were selected through an application and assessment process to achieve a range of perspectives, experiences, and community representation.

The panel was convened to provide detailed, place-based input into the development of the Spatial Plan through a series of facilitated workshops. The panel explored Bell Block's identity, opportunities and challenges, future growth scenarios, and draft plan priorities. Key themes included:

- maintaining Bell Block's coastal and community character,
- improving transport and infrastructure,
- protecting and enhancing open spaces,
- supporting a wider range of housing and community facilities,
- strengthening local centres and services, and
- increasing recognition of local history and culture.

The panel consistently emphasised the need for infrastructure and transport improvements to keep pace with growth and supported an infrastructure-first approach to future development.

Further detail is provided in **Appendix 3**.

5.1.4 Business and Property Owners

In April 2026, letters were sent to business owners and property owners who have land within Puketapu-Bell Block that they currently own, live on or may be considering developing in the future. This included owners in Bell Block Court, Parklands Shopping Centre, the large Bell Block industrial area to the south of State Highway 3, and the smaller Egmont Road industrial area. People were advised about the spatial plan process and invited to contact Council if they wished to discuss any matters in person. Outcomes of these conversations have not been documented within the Technical Report and Engagement Plan and Summary Report as they are confidential.

5.1.5 Community Survey

An electronic community survey was launched in April 2026, as part of the wider Puketapu-Bell Block Community Board Plan process, to help better understand what is important to the Puketapu-Bell Block Community. The survey was distributed through the NPDC Have Your Say platform. A feature of this survey was the ability for people to cumulatively add markers and comments on a map where they had ideas, concerns or opportunities. The survey received 261 responses with the following key themes:

- **Community Character and Lifestyle**

The community values Puketapu-Bell Block for its lifestyle, particularly its natural environment. The online community survey found 68 per cent of respondents identified the beach and 63% identified walkways as key features. Many respondents, as well as the Citizens Panel and those at the community drop-in sessions, also value the strong sense of community.

More than half of survey respondents (56 per cent) see Puketapu-Bell Block as its own town rather than a suburb of New Plymouth. However, there is a desire for it to be more self-sufficient, with better access to local services. People want a larger supermarket, upgraded centres, a local secondary school and improved community facilities. The library is an important community hub, and there is a clear need to protect and enhance parks and play spaces as the area grows.

- **Infrastructure and Growth**

The survey highlights a clear and urgent need to address infrastructure and transport issues. Access to SH3 is a key concern, with respondents pointing to congestion, safety risks, and limited entry and exit points – 50 per cent identified this as the top priority. There are also widespread concerns about incomplete or unsafe footpaths, a lack of pedestrian crossings, and the overall capacity of the transport network. Pressure on three waters infrastructure – stormwater, wastewater and drinking water systems – is also a major issue.

People are clear that infrastructure is already under strain and that investment must occur ahead of, or at least alongside, further growth. Survey results reinforce this, with 69 per cent of respondents supporting or cautiously supporting growth in Puketapu-Bell Block, provided it is well planned and protects what people value most.

- **Education and Community Facilities**

Education and community facilities emerged as important priorities for the future. Respondents consistently raised concerns about existing school capacity and strongly supported the provision of a local secondary school. Public toilets received some of the lowest ratings of all community facilities, highlighting a significant gap in current provision, while the Bell Block Library was widely regarded as a valued and well-used community asset.

- **Shopping and Local Services**

The survey identified a strong desire for improved retail and local services to support a growing population. While 59% of respondents primarily shop at Parklands Shopping Centre, many considered Bell Block's shopping centres to be limited in their current form and identified a larger or additional supermarket as a key priority.

Respondents also expressed a desire for a wider range of shops, cafes, health services and everyday amenities, reflecting an aspiration for Puketapu-Bell Block to become a more self-sufficient community over time.

Overall, the survey found broad support for future growth, provided development is supported by appropriate infrastructure and services. A consistent message throughout the survey was that growth should enhance, rather than undermine, Bell Block's character, liveability and sense of place.

See **Appendix 3** for full analysis of results of the community survey.

5.1.6 Community Drop-In Sessions

Three community drop-in sessions were held at Bell Block Library during June and July 2026, attracting approximately 110 interactions across the three sessions. These sessions provided an informal opportunity for residents to discuss the project with Council officers and identify what they valued and what they wanted improved.

Key themes identified included:

- Traffic congestion and road safety.
- Public toilets and community facilities.
- Youth spaces and recreation opportunities.
- Coastal access improvements.
- Additional retail and services.
- Completion of walking and cycling connections.
- Schooling and education infrastructure.

A detailed summary of the community drop in sessions is provided in **Appendix 3**.

5.1.7 Youth Engagement

Targeted youth engagement was undertaken across June and July 2026 to better understand the perspectives of young people within Puketapu-Bell Block. The engagement was facilitated by Zeal and undertaken in response to the limited number of youth responses received through the wider community survey and sought to identify what young people value about the area, where they spend their time, and what improvements they would like to see in the future.

Young people identified the beach and coastal environment, walkways and natural environments, library, swimming pool, skatepark, local shops, and community atmosphere as key strengths of the area. Bell Block was valued as a convenient and accessible community where many destinations are located close together.

Key themes identified through the engagement included:

- Additional facilities and activities for teenagers and young people.
- Basketball and netball courts, youth spaces, and social gathering places.
- Upgraded playgrounds, parks, and recreational facilities.
- Improved public transport and safer pedestrian crossings.
- Greater retail variety and additional local services.
- Improvements to community facilities, including public toilets and library facilities.

Overall, young people expressed a strong appreciation for Puketapu-Bell Block's lifestyle, natural environment, and sense of community, while highlighting the need for more youth-focused facilities, recreation opportunities, and activities to support a growing population. A detailed summary of the youth engagement findings is provided in **Appendix 3**.

5.1.8 Stakeholders

Throughout development of the spatial plan, ongoing engagement occurred with infrastructure providers, government agencies, community organisations, schools, businesses, mana whenua, utility providers and technical experts. This engagement assisted in identifying opportunities, constraints, infrastructure requirements and implementation considerations. A comprehensive stakeholder list is provided in **Appendix 3**.

5.1.9 Rate Payers Alliance Workshop

A workshop was arranged at the request of the NP Rate Payers Alliance on 21 April 2026. This session provided an opportunity to inform the group as well as an opportunity to input into the development of the draft spatial plan. A series of activities were completed to gather input including collation of opportunities and challenges within theme topics as well as prioritisation of initial draft projects.

Overall themes of opportunities and challenges gathered from the first activity included:

- Plan infrastructure and services to keep pace with growth.
- Strengthen community connection through shared spaces and activities.
- Improve transport options and reduce congestion.
- Increase housing affordability and choice.
- Maintain Puketapu-Bell Block's community-focused character while accommodating future development.

Overall feedback gathered from activity 2 relating to project prioritisation included:

- Too many projects up for consideration which resulted in concerns being expressed as to how the projects would be funded over the next 30 years.
- The activity was difficult as not all the information they needed about each project was available. Council officers assisted with queries where they could.
- Some projects not already considered were added for Council officers' consideration in the continued development of the draft spatial plan.

5.2 Community Consultation

The draft spatial plan is being released for public consultation from mid-September to mid-October 2026. Feedback will be gathered through formal submissions/surveys as well as face-to-face conversations will be the main ways to gather feedback.

A summary of submissions received, key themes raised and any resulting amendments to the spatial plan will be documented following completion of the consultation process.

5.3 Spatial Plan Website

The Puketapu-Bell Block Spatial Plan was supported by a centralised information webpage on the NPDC website and dedicated project page on the NPDC Have Your Say platform. The Have Your Say website provided information about the project, engagement opportunities and access to the community survey. Feedback collected through the online platform, including map-based comments and suggestions submitted through Social Pinpoint, was reviewed alongside other engagement findings and used to inform development of the spatial plan.

6 Vision Framework

The vision framework brings together the diverse perspectives shared through engagement to guide how Puketapu-Bell Block grows and develops, and to inform decisions about its future.

It has been shaped through a process of listening, learning and understanding the values of place, mana whenua and the community of Puketapu-Bell Block, alongside analysis of the current physical, regulatory and strategic environment.

The vision framework may be updated following the consultation period, once feedback has been received, reviewed and collated.

Puketapu-Bell Block Spatial Plan

Vision

A connected community in harmony with nature - offering a distinctive lifestyle while supporting a strong and evolving industry presence.

The **values** for Puketapu-Bell Block are:

Value 1	Value 2	Value 3	Value 4	Value 5
Environment First <i>We prioritise protecting, restoring and enhancing te taiao - building a healthy community.</i>	A Great Place to Live <i>We enhance the lifestyle we love whilst supporting the wider region.</i>	Local Pride and Identity <i>We have a genuine sense of belonging and celebrate our Māori culture and close-knit coastal community.</i>	Together in Partnership <i>Community voice and collaboration through Kotahitanga shape what we do.</i>	Ready for the Future <i>We adapt to change and new challenges to support growth.</i>

Building on what makes Puketapu-Bell Block great today, we will:

Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
 <i>Protect the natural environment and open spaces.</i>	 <i>Have connected local centres that flourish.</i>	 <i>Make it easy and safe to get around.</i>	 <i>Support jobs and industry.</i>	 <i>Have a range of housing choices supported by community facilities.</i>
Action Support restoration of waterways, enhance natural areas and recreation spaces, and improve access to nature.	Action Create a series of complementary local centres that are well-located and support community vibrancy.	Action Support safe ease of movement to, from and through Puketapu-Bell Block. Local movements can be made through a variety of ways for all users.	Action Enhance the thriving industrial area that is a regional centre of innovation and employment and supports business growth.	Action Enable diverse housing at all life stages and provide accessible community facilities that support the Puketapu-Bell Block lifestyle.

Implementation Plan

Outlines the actions that fall out of the goals as well as anticipated timing of actions and the organisations likely to be involved in progressing them.

The Puketapu-Bell Block Spatial Plan will have an interim review every three years with a full review every six years.

7 Site Specific Analysis

To help inform possible actions for inclusion in the spatial plan, site-specific analysis was undertaken. Using high-level assessments, a range of potential sites were explored to identify focus areas for the community to consider, including options that may require future Council investment.

7.1 Community Centre/Library Development

As outlined in section 3.1.1, Bell Block Library is a well-used community facility, with its current lease due to expire in 2033. Based on previously completed assessments, the criteria and rationale set out in the following table was used to help identify and support a recommendation for a possible new or redeveloped Community Centre/Library facility.

In addition to the assessment of site locations, it is recognised that provision of community facilities of this scale will need to be carefully assessed and NPDC (along with other Councils) are currently under pressure to support growing communities with well-planned infrastructure and facilities, while keeping capital and operational investment proportional to what our communities can afford.

There are some good examples of private/public partnerships to achieve community outcomes, support business and provide for efficient investment. With the significant investment that a new community centre and library development would entail, there is merit in exploring options, including what a private/public partnership could look like in this situation, where improved use and activation through the facility may support local businesses, while reducing Council's investment in land acquisition.

Table 5: Criteria and Rationale Used to Assess Community Centre/Library Development Sites

Criteria	Rationale
Accessibility and convenience	Easy and safe access for users arriving by walking, cycling, public transport, private vehicle and service vehicles. Includes the following considerations: - Fully accessible for pedestrians and for service vehicles. - Should be within 500m of a bus stop. - Convenient and safe parking for users who travel by private vehicles.
Minimum Ground Floor Area (GFA)	Sufficient capacity to accommodate a proposed community centre, neighbourhood library (800-1,800m ² GFA – note that 800m ² has been used as baseline for this assessment), and supporting infrastructure. This accounts for a small to medium sized library based on the Australian standard produced by the State Library of New South Wales. Note that there is no New Zealand guidance.

Criteria	Rationale
Cost	Efficient and sustainable use of public investment, taking into account land acquisition, construction, ongoing operational costs. Where possible, allows for potential joint ventures/ partnerships with private organisations.
Feasibility	Delivery is achievable within an appropriate timeframe (within lease expiry timeframes), with manageable implementation risks and a reasonable level of community support.
Location	Maximises visibility, accessibility, safety and community use, while supporting the Puketapu-Bell Block community. Includes the following considerations: • Located on the main street or within a centre. • Safe and secure for people and property. • Highly visible location. • Potential for an active street frontage (a building or site edge that directly engages with the street or public space through windows, entrances, visible activity and pedestrian-oriented uses, helping to create a safe, attractive and lively environment).
Urban design considerations	Supports a vibrant and active centre environment, with opportunities for outdoor dining, alfresco activities, entertainment and community events that activate public spaces throughout the day and evening with co-location outcomes. Includes the following considerations: • The surrounding environment has the potential to be safe, well-lit and attractive, enhancing amenity, placemaking and overall user experience. • There is potential for outdoor space (not essential but nice to have). • The look and feel of the area will be improved. • There are co-location opportunities that will have customer and financial benefits.

Sites Considered

As part of a previously completed multi-criteria assessment (MCA) completed by consultants in 2020, the following sites were reviewed as part of the Spatial Plan work. As a result of an initial assessment, options considered as being the most feasible were further progressed. Sites deemed unsuitable were excluded from further investigation.

Table 6: Bell Block Library Site Options Assessments 2020

Location		Site Considerations	Progressed (Yes/ No)
Parklands			
1	Extending into existing supermarket footprint	Site presents complexities and assumes supermarket would not expand.	Yes
2	New build on site	The owner was not interested in providing a purpose-built building and renting it to the Council.	No
Fred Tucker Hall			
3	Remodel Fred Tucker Community Centre	The site is not in one of the two main shopping centres; the centre would need considerable extension; the site would not be big enough as additional reserve land has been used for Housing for the Elderly development; and the centre is currently well used for community activities. Parking is insufficient for current use.	No
Bell Block Court			
4	Remodel Bell Block Hall	Concept considers remodel of hall, assuming that a new location for the hall would need to be found elsewhere.	Yes
5	Bell Block School	New school community library on school land with shared access for both the community and school.	Yes
6	Bell Block Court (Street) Adjacent	Considers land with no built infrastructure. Did not discuss option with landowners.	No
7	Bell Block Court Road	Concept considers option where Bell Block Court Road is “Road Stopped” and new facility is built in the existing roading corridor.	Yes

Table 7: Outcome of Bell Block Library Site Options Multiple Criteria Assessments 2020

Location		Site Considerations	Suitable (ranked)
Parklands			
1	Extending into existing supermarket footprint	Site presents complexities and assumes supermarket would not expand.	4 – Least preferred
Bell Block Court			
4	Remodel Bell Block Hall	Concept considers remodel of hall, assuming that a new location for the hall would need to be found elsewhere.	2
5	Bell Block School	New school community library on school land with shared access for both the community and school.	1 – Preferred
7	Bell Block Court Road	Concept considers option where Bell Block Court Road is “Road Stopped” and new facility is built in the existing roading corridor.	3

Table 8: Updated Spatial Plan Bell Block Library Site Options Review 2026

Location		Site
Parklands		
1	Extending into existing supermarket footprint	Supermarket adjacent to current library location (at Parklands Shopping Centre) has plans to significantly upgrade current floor. Option to expand library no longer viable.
2	New build on site	Although possible, masterplanning of overall Parklands site would need to occur, noting that this site is privately owned. Based on the overall size of the land, it would likely prove difficult to secure an appropriate location within the current layout of the site.
Puketapu Structure Plan		
3	NEW OPTION Puketapu Structure Plan Area (PC2) Centre	New growth area centre considered as potential option not assessed in the 2020 site review. Likely not a viable option in the short term and will likely not be developed within the time frame required before the lease expires.
Fred Tucker Hall		
4	Remodel Fred Tucker Community Centre	The site is not in one of the two main shopping centres; the centre would need considerable extension; the site would not be big enough; and the centre is currently well used for community activities. Parking is insufficient for current use.
Bell Block Court		
5	Bell Block Hall	Bell Block School are regular daily users of the site as well as other community organisations. Remodelling the hall into a library will significantly impact users.
6	Bell Block School	The site is small and will likely require a two-level build which may limit accessibility and increase construction costs.
7	Bell Block Court Road	In the initial review in 2020, consultants determined that services under the road were extensive and the cost of relocating these have put this option out of contention. This was retested, as doesn't appear to be accurate based on previously completed based on costings of a similarly scoped project. Although this concept could work, it does not score as favourably due to the lengthy process of road stopping and could potentially lead to the centre becoming congested with traffic.
8	Bell Block Court Adjacent	An initial Bell Block Court adjacent location was initially identified in the 2020 assessment. Was noted as not being as accessible or ideally located as other options. Landowners were not approached to discuss the opportunity.
9	RESCOPED Bell Block Court Adjacent	PREFERRED SITE A rescoped location adjacent to Bell Block Court was identified within the 2026 site options review. The most recent review identified that this site would have received a high score if it had initially been considered in the initial investigation in 2020. Landowners have been approached and discussions have been positively initiated. To maintain the confidentiality of this discussion, the site has not been specified.

Outcome of Spatial Plan Bell Block Library Site Options Review 2026

Based on a high-level review of previous work, officers connected with potential landowners of a site adjacent to the Bell Block Court Centre to discuss the viability of the site. This discussion is ongoing. As stated in the above table outlining re-assessment findings, the site significantly meets all criteria. To maintain confidentiality the site specifics have not been provided in this technical document until the option has been fully explored.

7.2 A New Centre and Supermarket

Community feedback gathered through the spatial plan process highlighted how Bell Block Court and Parklands Shopping Centre are currently used. This confirmed that the provision of an additional centre, identified through the structure plan within the PODP, would be needed to support population growth within the Puketapu Structure Plan Development Area, with strong support for a new supermarket as part of this centre.

Desktop site assessments were undertaken to determine whether existing centres could accommodate expansion and to identify suitable greenfield locations. All sites were assessed against supermarket size requirements and the anticipated pattern of growth extending eastward from the existing Parklands Avenue catchment towards Airport Drive. The following table outlines the criteria that were used to assess possible sites along with the rationale.

Table 9: Criteria and Rationale Used to Assess New Centre and Supermarket Sites

Criteria	Rationale
Capacity for 2,500m ² supermarket ³	This ensures there is sufficient land area to accommodate a full-service supermarket, which is expected to act as the anchor tenant and primary attractor for the new centre.
Capacity for additional 1500m ² of non-residential uses	This supports the development of a vibrant and functional centre by enabling complementary commercial, community and service activities to locate alongside the supermarket.
Serves a walkable residential catchment within 1,200m	Centres are most successful when they are easily accessible to a sufficient resident population by walking, rather than relying predominantly on vehicle trips. This supports convenient access to goods, services, employment and community facilities, encourages active transport, reduces reliance on private vehicles, and contributes to the vitality and

³ Size based on discussions with Foodstuffs North Island (January 2026)

Criteria	Rationale
	viability of the centre by generating regular pedestrian activity.
Located along existing or future public transport route	Locating a new centre and supermarket along an existing or future public transport route will improve equitable access to daily goods and services, reduce reliance on private vehicle trips, and support the integration of future growth with planned transport investment. Given that supermarkets are high-trip-generating activities, public transport accessibility would help manage traffic and parking demand while supporting a more connected and sustainable centre.
Number of landowners involved	Fewer landowners will reduce complexity, cost and implementation risks associated with establishing a new centre and supporting commercial development.
Not located in a flood plain and/or within 15m of a stream or 10m of a tributary	Sites located outside of flood-prone areas and away from streams and tributaries will provide greater certainty for long-term development, support business continuity and public safety, reduce exposure to natural hazards, and avoid constraints associated with flood management and riparian protection. This improves the ability of a site to function as a resilient, accessible and attractive centre.
Potential for placemaking and activated streetscapes	Placemaking: This supports the creation of a welcoming and distinctive centre, with the site and its surrounds functioning as both a movement corridor and a community focal point. Transport, business activity, community interaction, safety and local identity are integrated to create a welcoming and distinctive centre. Placemaking outcomes such as street trees, enhanced pedestrian facilities, public seating, outdoor dining, public art, landscaping and civic gathering spaces help create a vibrant public realm, encourage community interaction, and support local business activity. Sites may be less suitable for a future centre where there are limited opportunities to establish a high-quality public realm, provide gathering spaces, reinforce local identity, or create an attractive and people focused environment. This may occur where vehicle movements dominate the environment, high traffic volumes or speeds detract from amenity, or site

Criteria	Rationale
	layout constrains opportunities for placemaking. Site layout may also influence suitability where it limits the ability to establish an attractive and accessible main street environment. Activated streetscapes: The street environment should have the ability to support active building frontages, on-street parking, strong pedestrian accessibility and connectivity, and movement to and through the centre from multiple directions. These elements encourage street activity, provide passive surveillance, support safe and convenient access, facilitate retail and community interaction and help create an attractive, vibrant and pedestrian friendly, main street environment. Sites may be less suitable where the street environment is dominated by vehicle movements, high traffic volumes or speeds, or where road design limits opportunities for pedestrian activity, active frontages and on-street parking.
Capacity for 150 carparks onsite ⁴	This ensures there will be sufficient parking to support supermarket operations and other centre activities while maintaining functionality and customer convenience.

⁴ Number of carparks based on discussions with Foodstuffs North Island (January 2026)

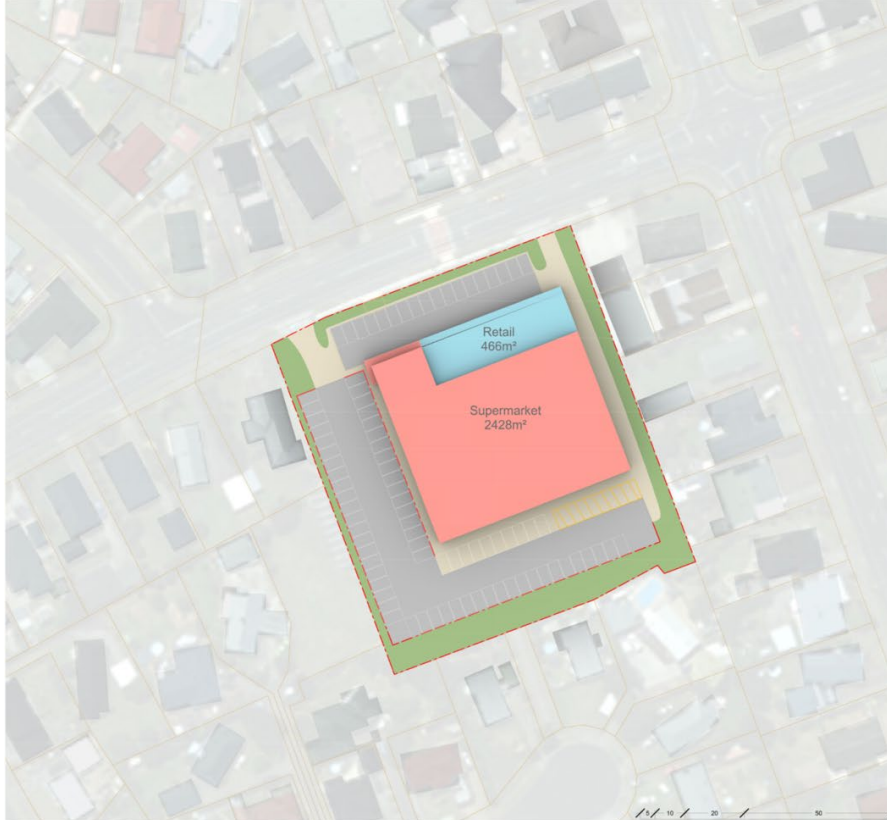
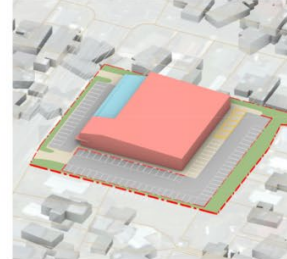
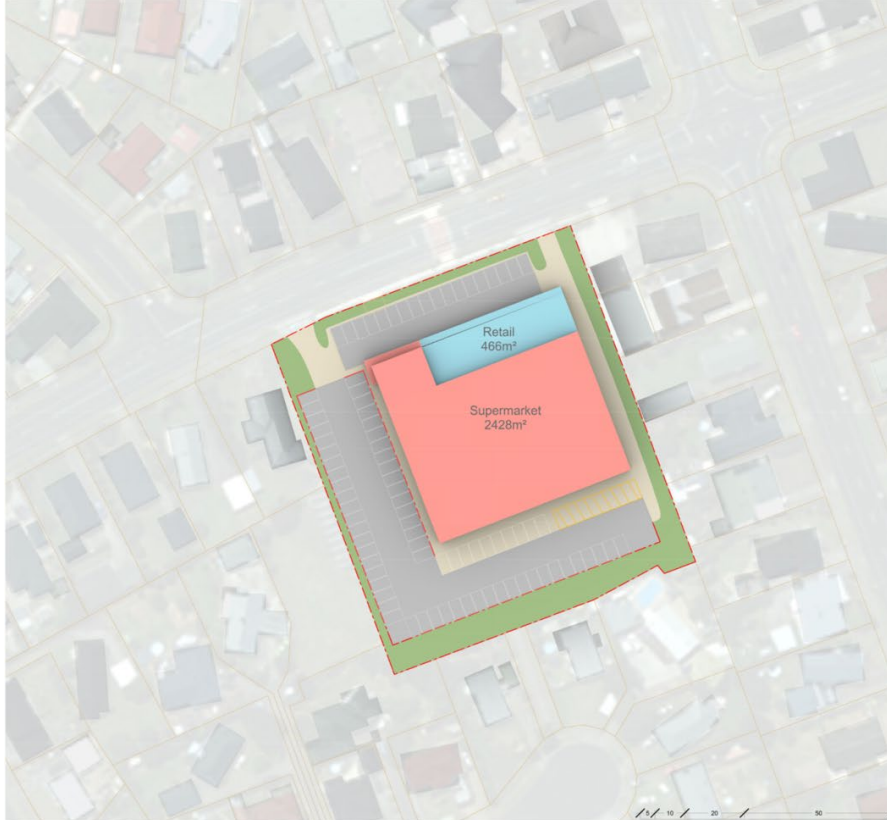
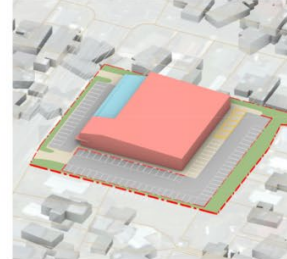
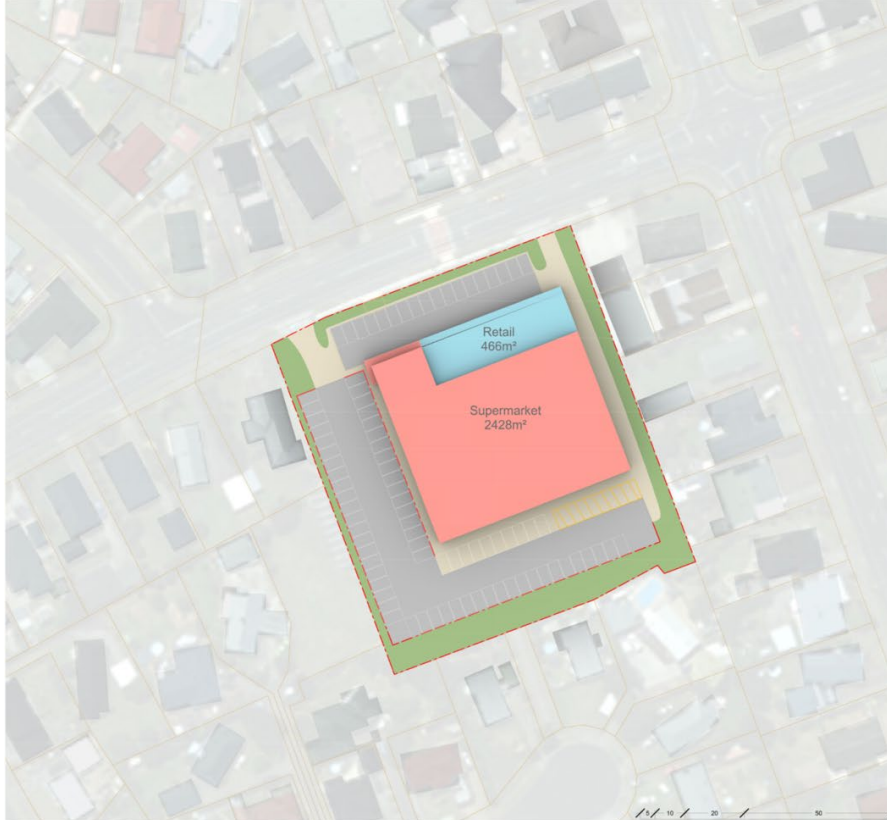
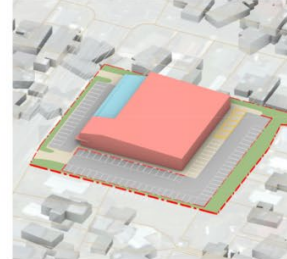
Table 10: Centre and Supermarket Site Assessment Matrix

Criteria		Capacity for 2,500m ² supermarket		Capacity for 1500m ² of non-residential uses		Serves a walkable residential catchment (within 1,200m)		Located along existing or future public transport route		Number of landowners involved		Not located in a flood plain and/or within 15m of a stream or 10m of a tributary		Potential for placemaking and activated streetscapes		Capacity for 150 carparks onsite		Total
Scoring Methodology		Yes (1) No (0)		Yes (1) No (0)		Good (2), Average (1), Poor (0)		Yes (1) No (0)		More than 3 (0), Less than 3 (1)		Yes (1) No (0)		Yes (1) No (0)		Yes (1) No (0)		(Max. 8)
No	Sites	Score and Comments		Score and Comments		Score and Comments		Score and Comments		Score and Comments		Score and Comments		Score and Comments		Score and Comments		Total Score
1.	Bell Block Court Expansion	0	No	0	No	2	Good	1	Yes	1	1 Landowner	1	No	0	No	0	No	5
2.	Parklands Shopping Centre (Existing)	1	Yes	1	Yes	2	Good	1	Yes	1	1 Landowner	1	No	0	No	0	No	7
3.	Puketapu Structure Plan Development Area (PC2)	1	Yes	1	Yes	1	Average -emerging catchment	1	Yes	1	3 Landowners	1	No	1	Yes	1	Yes	8
4.	Parklands Avenue Alternative	1	Yes	0	No	2	Good	1	Yes	1	1 Landowner	1	No	0	No	0	No	6
5.	Airport Drive Realignment	1	Yes	1	Yes	0	Poor	1	Yes	1	1 Landowner	1	No	0	No	0	No	5
6.	Area N	1	Yes	1	Yes	0	Poor	0	No	1	1 Landowner	1	No	0	No	0	No	4
7.	Parklands Avenue/Airport Drive Southside	1	Yes	1	Yes	1	Average - improving with future growth	1	Yes	1	1 Landowner	1	No	1	Yes	1	Yes	8
8.	Parklands Avenue/Airport Drive Eastside	1	Yes	0	Technically yes, however poor with growth concentrated west of Airport Drive	0	Poor currently - improves with Area N growth	1	Yes	1	1 Landowner	1	No	0	No	1	Yes	5
9.	Southern End of Airport Drive (Existing)	1	Yes	1	Yes	0	Poor currently - improves with Puketapu and Area N growth	0	No	1	1 Landowner	1	No	0	No	0	No	4

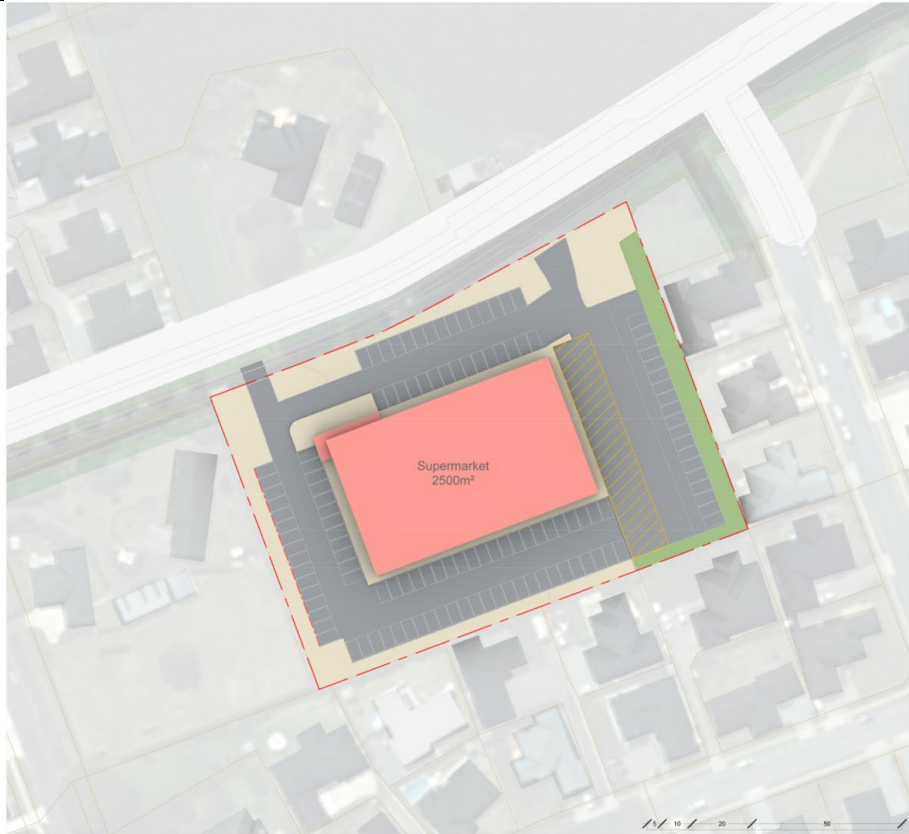
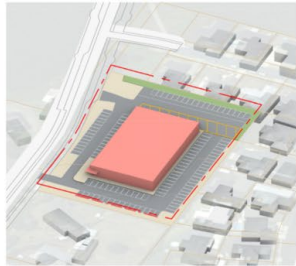
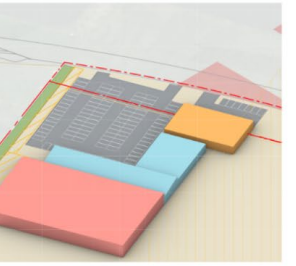
Table 11: Centre and Supermarket Illustrative Site Assessments

The following site assessment sheets support the site assessment matrix by illustrating how each location performs against the assessment criteria. Indicative concepts have been prepared to test whether each site can accommodate a supermarket and supporting centre activities. To illustrate the range of potential development options and activities, contrasting colour blocks have been used to differentiate between indicative retail and other possibilities. These indicative concepts have been used to inform the assessment of site strengths, constraints and overall suitability. The accompanying narrative explains the rationale for the scores assigned against each criterion. The numbering of the site assessment sheets corresponds with the site location numbers used in the assessment matrix.

Site Description and Consideration	Potential Layout
New Centre and Supermarket Site Assessment Overview To support anticipated population growth within Puketapu-Bell Block and the surrounding area, a high-level assessment was undertaken to identify suitable locations for a future commercial and community centre. The assessment considered each site's ability to accommodate a supermarket and complementary non-residential activities, serve existing and planned residential catchments, integrate with public transport networks, and be delivered efficiently. Consideration was also given to land ownership, environmental constraints and opportunities to establish a well-functioning centre that supports convenient access to services and community facilities.	

Site Description and Consideration	Potential Layout																																						
Site 1. Bell Block Court Expansion <i>The site is located on the northwestern corner of the intersection of Pohutukawa Place, Nugent Street, Bell Block Court and Henwood Road.</i> Score: 5/8 Bell Block Court Expansion benefits from an established residential catchment, an existing public transport route, and a single landowner. However, the site does not have sufficient capacity to accommodate either a 2,500m² supermarket or an additional 1,500m² of complementary non-residential activities. The constrained site area means most of the available land is required for the supermarket footprint, access and parking. This leaves little capacity for supporting commercial activities to provide multiple active frontages and varied street activity, public spaces, landscaping, outdoor activity or pedestrian orientated design features. This constrains opportunities to create placemaking, activated streetscape, and on-street parking, reducing its ability to function as a future centre.	  Legend - Supermarket - Retail / Commercial - Road / Vehicular Access - Public Realm / Pedestrian Access - Open Space / Planted Area - Loading / Delivery Zone - Indicative Carparking / Roadmarkings - Dimensions and Annotations - Proposed Site Boundary - Indicative <table><thead><tr><th colspan="3">Areas</th></tr><tr><th>Programme</th><th>Area</th><th>Units</th></tr></thead><tbody><tr><td>Supermarket</td><td>1000 m²</td><td>1</td></tr><tr><td>Retail</td><td>0 m²</td><td>-</td></tr><tr><td>Community</td><td>0 m²</td><td>-</td></tr><tr><td>Carparks</td><td></td><td>32</td></tr></tbody></table> Scale: 1:5000 (A1) 50% (A3) Supermarket Plan Bell Block Court Drawing Title: A1-002 <tr><td> Site 2. Parklands Shopping Centre (Existing) <i>The site is located on Parklands Avenue and is currently occupied by the existing Parklands Shopping Centre.</i> Score: 7/8 The existing Parklands Shopping Centre performs well across most criteria. It has capacity to accommodate both a supermarket and supporting commercial activities, serves a strong walkable residential catchment, is located on an existing bus route, and is held in single ownership. As an established commercial centre, it already provides a focal point for the surrounding community and benefits from existing infrastructure and customer familiarity. While this site is one of the larger options and could support future redevelopment, it is an established centre with one street frontage surrounding by residential development. Transformational placemaking outcomes are therefore limited along with street activation measures and 150 car parks on-site are currently not able to be accommodated. </td><td>   Legend - Supermarket - Retail / Commercial - Road / Vehicular Access - Public Realm / Pedestrian Access - Open Space / Planted Area - Loading / Delivery Zone - Indicative Carparking / Roadmarkings - Dimensions and Annotations - Proposed Site Boundary - Indicative <table><thead><tr><th colspan="3">Areas</th></tr><tr><th>Programme</th><th>Area</th><th>Units</th></tr></thead><tbody><tr><td>Supermarket</td><td>2428 m²</td><td>1</td></tr><tr><td>Retail</td><td>466 m²</td><td>4</td></tr><tr><td>Community</td><td>0 m²</td><td>-</td></tr><tr><td>Carparks</td><td></td><td>86</td></tr></tbody></table> Scale: 1:5000 (A1) 50% (A3) Supermarket Plan Parklands Ave Drawing Title: A1-002 </td></tr>	Areas			Programme	Area	Units	Supermarket	1000 m²	1	Retail	0 m²	-	Community	0 m²	-	Carparks		32	Site 2. 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Site Description and Consideration	Potential Layout																														
Site 3. Puketapu Structure Plan Development Area (PC2) <i>The site is located within the Puketapu Structure Plan Development Area on the northwestern corner of where Airport Drive and the proposed Parklands Avenue extension will intersect. It is also where local centre zoning has been proposed as part of Plan Change 2.</i> Score: 8/8 The site performs well across all assessment criteria. It has sufficient capacity for a supermarket, supporting commercial uses, and on-site parking. Unlike the existing centre options, the site provides an opportunity to comprehensively master plan a new local centre, with flexibility to create multiple frontages, integrated public spaces, high-quality streetscapes, and a strong centre identity. Located on the corner of Airport Drive and the proposed Parklands Avenue extension, the site occupies a prominent position within the future transport network and proposed local centre. With only three landowners involved and no identified flooding or watercourse constraints, the site is readily able to support future development. As a greenfield site, it offers significant flexibility to establish a well-designed centre including activated streetscapes, strong pedestrian connections, public realm enhancements and high-quality placemaking outcomes. While the surrounding residential catchment is still emerging, the site is well positioned to support planned growth within the structure plan area and can evolve alongside future development.	 Existing proposed road alignment shown dashed Supermarket 2542m²  Legend - Supermarket - Retail / Commercial - Road / Vehicular Access - Public Realm / Pedestrian Access - Open Space / Planted Area - Loading / Delivery Zone - Indicative Carparking / Roadmarkings - Dimensions and Annotations - Proposed Site Boundary - Indicative <table><thead><tr><th>Programme</th><th>Area</th><th>Units</th></tr></thead><tbody><tr><td>Supermarket</td><td>2542 m²</td><td>1</td></tr><tr><td>Retail</td><td>2460 m²</td><td>12</td></tr><tr><td>Community</td><td>869 m²</td><td>2</td></tr><tr><td>Carparks</td><td></td><td>168</td></tr></tbody></table> Areas <table><thead><tr><th>Area</th><th>Area</th><th>Units</th></tr></thead><tbody><tr><td>Supermarket</td><td>2542 m²</td><td>1</td></tr><tr><td>Retail</td><td>2460 m²</td><td>12</td></tr><tr><td>Community</td><td>869 m²</td><td>2</td></tr><tr><td>Carparks</td><td></td><td>168</td></tr></tbody></table> Do not scale. Verify all dimensions on site before commencing any work. 6/28/2026 12:46 PM Drawing Title: Structure Plan Drawing No: A1-002 Isthmus. Client: NPDC Job Name: Bell Block Spatial Plan Address: #000 Current Status: For Discussion Drawing Title: Site Plan Drawing No: A Scale: 1:5000 A41 Drawing Title: Structure Plan Drawing No: A1-002	Programme	Area	Units	Supermarket	2542 m²	1	Retail	2460 m²	12	Community	869 m²	2	Carparks		168	Area	Area	Units	Supermarket	2542 m²	1	Retail	2460 m²	12	Community	869 m²	2	Carparks		168
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Site Description and Consideration	Potential Layout															
Site 4. Parklands Avenue Alternative <i>The site is located on the southern side of the proposed Parklands Avenue extension near where it will intersect with Wills Road.</i> Score: 6/8 The Parklands Avenue Alternative provides sufficient site area for a supermarket and could serve a semi-established residential catchment. The site also benefits from a future public transport connection, single ownership, and an absence of flood-related constraints. The site, however, lacks capacity for additional supporting commercial activities, limiting its ability to function as a more comprehensive local centre. Its single street frontage also reduces activated streetscapes and placemaking outcomes, while constraining its ability to accommodate the desired level of on-site parking.	  Legend - Supermarket - Retail / Commercial - Road / Vehicular Access - Public Realm / Pedestrian Access - Open Space / Planted Area - Loading / Delivery Zone - Indicative Carparking / Roadmarkings - Dimensions and Annotations - Proposed Site Boundary - Indicative Areas <table><thead><tr><th>Programme</th><th>Area</th><th>Units</th></tr></thead><tbody><tr><td>Supermarket</td><td>2500 m²</td><td>1</td></tr><tr><td>Retail</td><td>0 m²</td><td>-</td></tr><tr><td>Community</td><td>0 m²</td><td>-</td></tr><tr><td>Carparks</td><td>104</td><td>19 Employee</td></tr></tbody></table> Isthmus. Client: NPDC Address: #888 Current Status: For Discussion Drawing Title: Site Plan Drawing No: A1-002	Programme	Area	Units	Supermarket	2500 m²	1	Retail	0 m²	-	Community	0 m²	-	Carparks	104	19 Employee
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Supermarket	2500 m²	1														
Retail	0 m²	-														
Community	0 m²	-														
Carparks	104	19 Employee														
Site 5. Airport Drive Realignment <i>The site is located on the northwestern corner of the new roundabout proposed as part of the realignment of Airport Drive with SH3. It reflects (approximately) the location of the Airport Drive Specific Control Area identified in the PODP that provides for service stations, drive-through restaurants and takeaway food outlets.</i> Score: 5/8 This site has capacity for both a supermarket and supporting commercial activities and benefits from future public transport accessibility, a single landowner and an absence of flood-related constraints. However, it currently serves a limited walkable residential catchment, reflecting its location on the edge of the existing urban area, although expected to improve as surrounding growth areas develop. The site's interface with SH3 also limits opportunities for placemaking, active street frontages, and the provision of a pedestrian-oriented centre environment. Its proximity to SH3 may result in noise and amenity effects that detract from centre activities.	  Legend - Supermarket - Retail / Commercial - Road / Vehicular Access - Public Realm / Pedestrian Access - Open Space / Planted Area - Loading / Delivery Zone - Indicative Carparking / Roadmarkings - Dimensions and Annotations - Proposed Site Boundary - Indicative Areas <table><thead><tr><th>Programme</th><th>Area</th><th>Units</th></tr></thead><tbody><tr><td>Supermarket</td><td>3379 m²</td><td>1</td></tr><tr><td>Retail</td><td>1690 m²</td><td>1</td></tr><tr><td>Community</td><td>828 m²</td><td>1</td></tr><tr><td>Carparks</td><td>117</td><td></td></tr></tbody></table> Isthmus. Client: NPDC Address: #888 Current Status: For Discussion Drawing Title: Site Plan Drawing No: A1-002	Programme	Area	Units	Supermarket	3379 m²	1	Retail	1690 m²	1	Community	828 m²	1	Carparks	117	
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Site 6. Area N <i>The site is located on the western side of Henwood Road and adjoins the southern boundary of the existing McDonald's Restaurant.</i> Score: 4/8 Area N has sufficient capacity for a supermarket and supporting commercial activities and benefits from single ownership and a lack of flood-related constraints. However, the site serves a poor walkable catchment, is affected by SH3 traffic noise, and is not located on an existing or future public transport route. Additional traffic generated from this location could further exacerbate known congestion and capacity issues at the SH3/Henwood Road interchange. These factors, together with limited opportunities for placemaking, activated streetscapes and on-site parking also reduce its suitability as a future centre location.	 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Carparks		109																													
Site 7. Parklands Avenue/Airport Drive Southside <i>The site is located within the Puketapu Structure Plan Development Area on the southwestern corner of where Airport Drive and the proposed Parklands Avenue extension will intersect.</i> Score: 8/8 This site provides a strong long-term opportunity to establish a centre supporting planned residential growth. It performs well across all assessment criteria, including capacity to accommodate a supermarket, supporting commercial activities, on-site car parking, future public transport accessibility, and single ownership. While the current residential catchment is still emerging, future urban development is expected to substantially improve its catchment and viability. As a greenfield site located at a key future intersection, it also offers strong opportunities to create a high-quality centre with activated streetscapes, integrated public spaces and positive placemaking outcomes.	 Legend - Supermarket - Retail / Commercial - Road / Vehicular Access - Public Realm / Pedestrian Access - Open Space / Planted Area - Loading / Delivery Zone - Indicative Carparking / Roadmarkings - Dimensions and Annotations - Proposed Site Boundary - Indicative <table><thead><tr><th>Programme</th><th>Area</th><th>Units</th></tr></thead><tbody><tr><td>Supermarket</td><td>2542 m²</td><td>1</td></tr><tr><td>Retail</td><td>2317m²</td><td>8</td></tr><tr><td>Community</td><td>885m²</td><td>1</td></tr><tr><td>Carparks</td><td></td><td>170</td></tr></tbody></table> Areas <table><thead><tr><th>Programme</th><th>Area</th><th>Units</th></tr></thead><tbody><tr><td>Supermarket</td><td>2542 m²</td><td>1</td></tr><tr><td>Retail</td><td>2317m²</td><td>8</td></tr><tr><td>Community</td><td>885m²</td><td>1</td></tr><tr><td>Carparks</td><td></td><td>170</td></tr></tbody></table> 6/10/2026 14:00 PM 100% 04/1 100% 04/2 100% 04/3 100% 04/4 100% 04/5 100% 04/6 100% 04/7 100% 04/8 100% 04/9 100% 04/10 100% 04/11 100% 04/12 100% 04/13 100% 04/14 100% 04/15 100% 04/16 100% 04/17 100% 04/18 100% 04/19 100% 04/20 100% 04/21 100% 04/22 100% 04/23 100% 04/24 100% 04/25 100% 04/26 100% 04/27 100% 04/28 100% 04/29 100% 04/30 100% 05/01 100% 05/02 100% 05/03 100% 05/04 100% 05/05 100% 05/06 100% 05/07 100% 05/08 100% 05/09 100% 05/10 100% 05/11 100% 05/12 100% 05/13 100% 05/14 100% 05/15 100% 05/16 100% 05/17 100% 05/18 100% 05/19 100% 05/20 100% 05/21 100% 05/22 100% 05/23 100% 05/24 100% 05/25 100% 05/26 100% 05/27 100% 05/28 100% 05/29 100% 05/30 100% 05/31 100% 06/01 100% 06/02 100% 06/03 100% 06/04 100% 06/05 100% 06/06 100% 06/07 100% 06/08 100% 06/09 100% 06/10 100% 06/11 100% 06/12 100% 06/13 100% 06/14 100% 06/15 100% 06/16 100% 06/17 100% 06/18 100% 06/19 100% 06/20 100% 06/21 100% 06/22 100% 06/23 100% 06/24 100% 06/25 100% 06/26 100% 06/27 100% 06/28 100% 06/29 100% 06/30 100% 07/01 100% 07/02 100% 07/03 100% 07/04 100% 07/05 100% 07/06 100% 07/07 100% 07/08 100% 07/09 100% 07/10 100% 07/11 100% 07/12 100% 07/13 100% 07/14 100% 07/15 100% 07/16 100% 07/17 100% 07/18 100% 07/19 100% 07/20 100% 07/21 100% 07/22 100% 07/23 100% 07/24 100% 07/25 100% 07/26 100% 07/27 100% 07/28 100% 07/29 100% 07/30 100% 07/31 100% 08/01 100% 08/02 100% 08/03 100% 08/04 100% 08/05 100% 08/06 100% 08/07 100% 08/08 100% 08/09 100% 08/10 100% 08/11 100% 08/12 100% 08/13 100% 08/14 100% 08/15 100% 08/16 100% 08/17 100% 08/18 100% 08/19 100% 08/20 100% 08/21 100% 08/22 100% 08/23 100% 08/24 100% 08/25 100% 08/26 100% 08/27 100% 08/28 100% 08/29 100% 08/30 100% 08/31 100% 09/01 100% 09/02 100% 09/03 100% 09/04 100% 09/05 100% 09/06 100% 09/07 100% 09/08 100% 09/09 100% 09/10 100% 09/11 100% 09/12 100% 09/13 100% 09/14 100% 09/15 100% 09/16 100% 09/17 100% 09/18 100% 09/19 100% 09/20 100% 09/21 100% 09/22 100% 09/23 100% 09/24 100% 09/25 100% 09/26 100% 09/27 100% 09/28 100% 09/29 100% 09/30 100% 10/01 100% 10/02 100% 10/03 100% 10/04 100% 10/05 100% 10/06 100% 10/07 100% 10/08 100% 10/09 100% 10/10 100% 10/11 100% 10/12 100% 10/13 100% 10/14 100% 10/15 100% 10/16 100% 10/17 100% 10/18 100% 10/19 100% 10/20 100% 10/21 100% 10/22 100% 10/23 100% 10/24 100% 10/25 100% 10/26 100% 10/27 100% 10/28 100% 10/29 100% 10/30 100% 10/31 100% 11/01 100% 11/02 100% 11/03 100% 11/04 100% 11/05 100% 11/06 100% 11/07 100% 11/08 100% 11/09 100% 11/10 100% 11/11 100% 11/12 100% 11/13 100% 11/14 100% 11/15 100% 11/16 100% 11/17 100% 11/18 100% 11/19 100% 11/20 100% 11/21 100% 11/22 100% 11/23 100% 11/24 100% 11/25 100% 11/26 100% 11/27 100% 11/28 100% 11/29 100% 11/30 100% 12/01 100% 12/02 100% 12/03 100% 12/04 100% 12/05 100% 12/06 100% 12/07 100% 12/08 100% 12/09 100% 12/10 100% 12/11 100% 12/12 100% 12/13 100% 12/14 100% 12/15 100% 12/16 100% 12/17 100% 12/18 100% 12/19 100% 12/20 100% 12/21 100% 12/22 100% 12/23 100% 12/24 100% 12/25 100% 12/26 100% 12/27 100% 12/28 100% 12/29 100% 12/30 100% 12/31 Isthmus. Client: NPDC Job Name: Ball Bluck Spatial Plan Address: 0000 Current Status: For Discussion Drawing Title: Site Plan Drawing Title: A Scale: 1:1000 04/1 100% 04/2 100% 04/3 100% 04/4 100% 04/5 100% 04/6 100% 04/7 100% 04/8 100% 04/9 100% 04/10 100% 04/11 100% 04/12 100% 04/13 100% 04/14 100% 04/15 100% 04/16 100% 04/17 100% 04/18 100% 04/19 100% 04/20 100% 04/21 100% 04/22 100% 04/23 100% 04/24 100% 04/25 100% 04/26 100% 04/27 100% 04/28 100% 04/29 100% 04/30 100% 05/01 100% 05/02 100% 05/03 100% 05/04 100% 05/05 100% 05/06 100% 05/07 100% 05/08 100% 05/09 100% 05/10 100% 05/11 100% 05/12 100% 05/13 100% 05/14 100% 05/15 100% 05/16 100% 05/17 100% 05/18 100% 05/19 100% 05/20 100% 05/21 100% 05/22 100% 05/23 100% 05/24 100% 05/25 100% 05/26 100% 05/27 100% 05/28 100% 05/29 100% 05/30 100% 05/31 100% 06/01 100% 06/02 100% 06/03 100% 06/04 100% 06/05 100% 06/06 100% 06/07 100% 06/08 100% 06/09 100% 06/10 100% 06/11 100% 06/12 100% 06/13 100% 06/14 100% 06/15 100% 06/16 100% 06/17 100% 06/18 100% 06/19 100% 06/20 100% 06/21 100%	Programme	Area	Units	Supermarket	2542 m²	1	Retail	2317m²	8	Community	885m²	1	Carparks		170	Programme	Area	Units	Supermarket	2542 m²	1	Retail	2317m²	8	Community	885m²	1	Carparks		170
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Site Description and Consideration

Site 8. Parklands Avenue/Airport Drive Eastside

The site is located on the northeastern corner of where Airport Drive and the proposed Parklands Avenue will intersect. It is currently occupied by a poultry farm.

Score: 5/8

Although the site has sufficient capacity to accommodate a supermarket supporting commercial activities and on-site parking, it also benefits from future public transport access and single ownership. The majority of future residents are expected to be located to the west of Airport Drive, reducing the sites accessibility and convenience as a local centre location.

Opportunities for placemaking and activated streetscapes are also constrained due to the site's reliance on a single frontage to Airport Drive, where traffic function is likely to dominate over pedestrian activity. As a result, the site is less likely to function as an effective centre location compared with other options.

Potential Layout



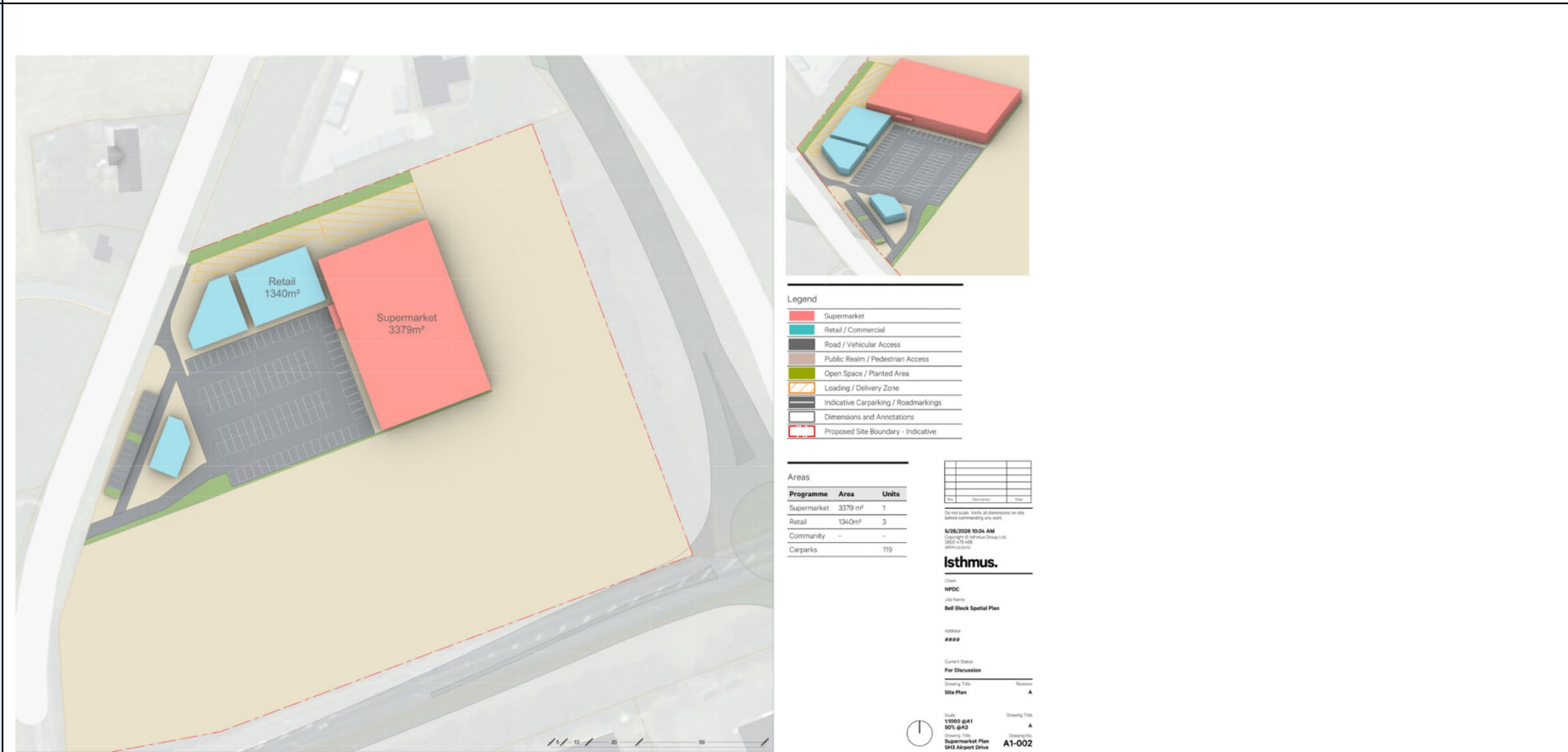
Site 9. Southern End of Airport Drive (Existing)

The site is located on the southern end of Airport Drive where the road is proposed to terminate following the realignment of Airport Drive.

Score: 4/8

The site offers sufficient land area for supermarket and supporting commercial activities and benefits from future public transport access, single ownership and an absence of flood-related constraints. The current residential catchment is limited, although this is expected to improve as development occurs within the Puketapu Structure Plan Area and Area N.

The site's proximity to SH3 may result in noise and amenity effects that detract from centre activities. Opportunities for placemaking and activated streetscapes are also constrained by the site's location adjacent to SH3 and at the termination of Airport Drive following its realignment. This limits through movement, connectivity and visibility, reducing the site's ability to function as a focal point for surrounding neighbourhoods. While future growth may improve the site's performance over time, it is less favourably positioned than higher-scoring alternatives.



Summary

The assessment identified several sites capable of accommodating a future supermarket and supporting commercial activities. However, notable differences emerged in their ability to support long-term centre functions, accessibility, placemaking outcomes and integration with anticipated growth patterns.

The highest scoring locations were Puketapu Structure Plan Development Area (PC2) (Site 3) and Parklands Avenue/Airport Drive Southside (Site 7), both achieving a score of 8/8. These sites offer sufficient land area for a supermarket, supporting commercial activities and parking, while also providing opportunities to establish a purpose-built centre with high-quality public realm outcomes, activated streetscapes and integration with future public transport. Although their residential catchments are currently emerging, both sites are well aligned with the anticipated pattern of future growth and are expected to strengthen considerably as development occurs.

Existing centres, particularly Parklands Shopping Centre (Existing), also performed well due to their established catchments and existing infrastructure. However, opportunities for expansion and enhancement are more limited than at greenfield locations. Sites located adjacent to SH3 or with constrained frontage arrangements generally performed less favourably due to weaker walkable catchments, reduced connectivity, and fewer opportunities to create a vibrant, pedestrian-focused centre environment.

Overall, the assessment indicates that future centre development should be focussed on locations that are closely integrated with planned growth areas and capable of delivering a well-connected, accessible and attractive centre that can meet the long-term needs of the growing community.

8 Action Implementation and Review

8.1 Implementation

The spatial plan concludes with an Implementation Plan that provides a framework for delivery. It outlines the actions required to implement the plan and realise its outcomes over the next 30+ years. These actions will require Council to work alongside the community, the Puketapu-Bell Block Community Board, Puketapu Hapū, stakeholders and other organisations to deliver on the spatial plan outcomes. Given the spatial plan is a long-term plan, all the outcomes will not be achieved immediately. To realise the outcomes, actions will occur over a long period of time.

8.2 Review

The spatial plan is not a static document. The first review of the spatial plan will be completed in three years following adoption. A full review will be completed every six years. This review period will ensure it remains current with respect to responding to key issues and any changes in growth projections. It is important that the spatial plan continues to reflect the community's priorities and requires decision makers to formally approve or decline projects through the 3 yearly Long-Term Plan process. The spatial plan will be utilised as a supporting document to assist Council to make informed decisions about growth and investment in Puketapu-Bell Block and to achieve the spatial plan outcomes.

Looking toward 2040 and beyond – when New Zealand will mark 200 years since the signing of Te Tiriti o Waitangi – Puketapu Hapū see this spatial plan as a shared commitment to honour Te Tiriti, uphold mana whenua, and shape a future founded on partnership, whakapapa and long-term responsibility.

8.3 Actions Not Progressed

The following table identifies actions suggested during development of the spatial plan that have not been progressed and provides the rationale for why they were not advanced.

Table 12: Rationale for Not Progressing Suggested Actions

Suggested Action	Rationale
Establish a cemetery in Puketapu-Bell Block that is Council owned and operated	Significant investment has already been directed towards Mangapouri Cemetery. The New Plymouth District does not require any additional cemeteries.
Improve accessibility and connection to the coastline Bridge access across Mangati Stream at the Bell Block Beach toilet block	Access is already available between Mangati E and Bell Block beach, upstream via the Mangati Walkway. Although this is not a direct route, justification of this project during a rates cap environment would not be appropriate. Furthermore, feasibility of both bridge access and access to the rock pools has been completed in

Suggested Action	Rationale
- Access to rock pools with the kids	the past. It was concluded that investment of built infrastructure would withstand the harsh coastal environment (with significant erosion history), resulting in reoccurring regular and high maintenance costs.
Improve lighting in public spaces including the Coastal Walkway	While lighting may support greater activation of public spaces, it may also increase the number of people exposed to existing safety hazards during night-time hours. Increased lighting does not result make a public space safer, only enhances the perceived level of safety.
Rename the Fitzroy Pole	This is not located within the boundaries of the spatial plan.
Upgrade the Bell Block Beach toilets	Significant upgrades have been completed to the toilets through the Community Board Discretionary Fund.
New build of Bell Block Aquatic Centre Facility at Hickford Park	NPDC does not own the Bell Block Aquatic Centre. Hickford Park requires further investigation work to understand the aspirations of the community and sporting codes. This will inform a development plan. At this stage its Council Officers understanding that building a new pool facility would require significant investment. Additionally, Bell Block Aquatic Centre have communicated that they aspire to expand within their current location at Bell Block Court.

9 Appendices

Appendix 1: Reference List

Legislation

- Resource Management Act 1991.
- Natural Environment Bill (introduced 9 December 2025).
- Planning Bill (introduced 9 December 2025).
- Local Government Act 2002.
- Te Ture Whenua Maori Act 1993.
- Marine and Coastal Area (Takuai Moana) Act 2011.
- Te Ātiawa Claims Settlement Act 2016.
- Te Ture Whakatupua mō Te Kāhui Tupua 2025/Taranaki Maunga Collective Redress Act 2025.

National Direction

- National Policy Statement on Urban Development 2020.
- National Policy Statement for Freshwater Management 2020 (amended December 2025).
- National Policy Statement for Highly Productive Land 2022.
- National Policy Statement for Indigenous Biodiversity 2023.
- New Zealand Coastal Policy Statement 2010.
- National Policy Statement for Infrastructure 2025.
- National Policy Statement for Natural Hazards 2025.

NPDC documents

- New Plymouth District Council. New Plymouth Part Operative District Plan 2025.
- New Plymouth District Council and Taranaki Regional Council. Future Development Strategy for Ngāmotu New Plymouth 2024–2054.
- New Plymouth District Council (2023) Puketapu-Bell Block Community Board Plan 2023-2036.
- New Plymouth District Council (2024) Ngāmotu Integrated Transport Framework.
- New Plymouth District Council (2024) Parks & Open Spaces Asset Management Plan 2024-2034.
- New Plymouth District Council (2024) Housing and Business Capacity Assessment.
- New Plymouth District Council (2024) Long Term Plan 2024-2034.
- New Plymouth District Council (2024) Long Term Plan 2024-2034 Infrastructure Strategy.
- New Plymouth District Council (2024) Environmental Sustainability Policy.
- New Plymouth District Council (2006) New Plymouth Coastal Strategy.
- New Plymouth District Council (1995) Coastal Erosion Strategy.
- New Plymouth District Council (2023) Collaborating for Active Spaces and Places Strategy.

Iwi documents

- Te Kotahitanga o Te Ātiawa Taranaki. Tai Whenua, Tai Tangata, Tai Ao: Iwi Management Plan 2019.

Regional documents

- Tapuae Roa: Make Way for Taranaki 2018.

Regional Council documents

- Taranaki Regional Council (2023) 2024/2034 Te Mahere Roa Long-Term Plan 2024-2034.
- Taranaki Regional Council (2024) Regional Land Transport Plan for Taranaki 2024/25–2026/27.
- Taranaki Regional Council (2010) Regional Policy Statement for Taranaki.
- Taranaki Regional Council (2023) Regional Coastal Plan.

Technical documents

- Property Economics (2021) New Plymouth District Retail & Commercial Land Assessment.

Appendix 2: Puketapu-Bell Block Residential and Business Growth Memo 2024



Puketapu-Bell Block Residential and Business Growth Memo 2024



Te Kaunihera-ā-Rohe o Ngāmotu
**New Plymouth
District Council**

Puketapu-Bell Block Residential and Business Growth Memo 2024

1. Introduction

As part of the development of the Whakaae Whenua | Puketapu-Bell Block Spatial Plan (the spatial plan), the following data has been compiled to better understand future growth in Puketapu-Bell Block. In summary, the Puketapu-Bell Block wider area has sufficient plan-enabled, feasible, and reasonably expected capacity in the short to medium term. The long-term capacity varies depending on the two datasets:

1. 2024 NPS-UD – Housing and Business Capacity Assessment (HBCA).
2. Future Development Strategy for Ngāmotu New Plymouth 2024-2054 (FDS) hearings outcomes – presenting differing capacity figures due to methodology changes.

These differences stem from changes in methodology. Under the NPS-UD, land zoned for housing and business use is only considered plan-enabled if the housing or business use is a permitted, controlled or restricted discretionary activity on that land.

During the FDS process, submissions highlighted issues with how plan-enabled capacity was calculated. The 2024 HBCA incorrectly included land where, due to the presence of Archaeological Sites (AS) and Sites and Areas of Significance to Māori (SASM), a discretionary activity resource consent was required.

The final FDS correctly applied the NPS-UD criteria and did not include land which contained an AS or SASM site. Applying this constraint has resulted in lower estimates of plan-enabled land compared to the HBCA.

The Puketapu-Bell Block area differs slightly from the identified growth areas in the spatial plan. However, the population of Puketapu-Bell Block and its surrounding area is projected to increase from approximately 9,934 residents in 2024 to 13,125 residents by 2054, equating to growth of around 3,200 people over the next 30 years.

Further actions and considerations for this issue are outlined in the FDS Implementation Plan for 2024–2054. Additionally, as part of the spatial plan, future work is recommended to better understand residential and business growth in Puketapu-Bell Block.

2. Overview

Comparing 2024 and 2027 Data

The information presented in this memo is based on the population projections adopted for the 2024 Long Term Plan (LTP), together with the HBCA and FDS. It was compiled in 2025 after the finalisation of both the HBCA and FDS.

While some of the data may now appear dated, this reflects the most recent completed HBCA available at the time. As part of the development of the 2027 LTP, Council has prepared a new set of significant assumptions, including updated population forecasts for the district. However, a full 2027 HBCA, including updated housing demand and development capacity assessments, has not yet been completed. The results of this work will be published alongside the 2027 LTP.

Readers may notice that some figures presented in this memo differ from those used in other reports relating to the Puketapu-Bell Block area. These variations are primarily due to the availability of more recent data, including 2026 updates, and differences in the geographic boundaries used for reporting. The boundary areas adopted for this analysis are discussed in more detail below.

Context

The Puketapu-Bell Block Community Board area is a diverse and rapidly growing part of the New Plymouth District, encompassing the suburb of Puketapu-Bell Block and surrounding rural communities. Known for its mix of residential development, cultural heritage and strategic location near key transport routes, the area is home to a vibrant population including Puketapu Hapū. With significant future growth anticipated, the community board plays a vital role in representing local interests and guiding development in a way that respects both community needs and cultural values.

Boundary Areas

As part of the spatial plan, the following information has been compiled to support an understanding of future residential and business growth in the area. The figure below illustrates the boundaries referenced throughout this document.

While this analysis focuses on the Puketapu-Bell Block Community Board area, growth forecasts are prepared using Stats NZ Statistical Area 2 (SA2¹) boundaries, which do not align exactly with community board boundaries. As a result, some datasets and figures may differ from those reported elsewhere.

The Paraite SA2 is shared between the Inglewood and Puketapu-Bell Block Community Board areas, while the Waiwhakaiho Bell Block SA2 only partially falls within the Puketapu-Bell Block boundary. Where this occurs, the tables below identify these SA2s as partially included.

¹ SA2 (Statistical Area 2) boundaries are geographic areas defined by Stats NZ and are commonly used for population, housing and economic reporting.



Figure 1: Puketapu-Bell Block Community Board Boundaries

3. Residential Growth

At a glance, the Puketapu-Bell Block wider area has sufficient plan-enabled, feasible, and reasonably expected capacity in the short to medium term. However, long-term capacity varies depending on the dataset used:

- HBCA.
- FDS hearings outcomes.

These differences stem from changes in methodology. Under the NPS-UD, land zoned for housing and business use is only considered plan-enabled if the housing or business use is a permitted, controlled or restricted discretionary activity on that land.

During the FDS process, submissions highlighted issues with how plan-enabled capacity was calculated. The 2024 HBCA incorrectly included land where, due to the presence of AS and SASM, a discretionary activity resource consent was required.

The final FDS correctly applied the NPS-UD criteria and did not include land which contained an AS or SASM. Applying this constraint has resulted in lower estimates of plan-enabled land compared to the HBCA.

Demand and Capacity Comparison

- Estimated demand: 1,482 dwellings (including competitiveness margin).
- HBCA capacity: 1,586 dwellings → Surplus of 104 dwellings.
- FDS capacity (with constraints): 703 dwellings → Shortfall of 779 dwellings.

While the FDS highlights a long-term shortfall, this is primarily driven by constraints on AS/SASM land under the NPS-UD requirements. However, this land remains zoned for residential development and retains growth capacity, albeit under a permitted, controlled or restricted discretionary activity status. Notably, some residential growth areas currently excluded from the capacity assessment due to this status already have subdivision consents in place for more than 100 dwellings and are actively progressing toward development.

Housing Capacity Projections for Puketapu-Bell Block

	Intensification	Undeveloped Residential Land	Puketapu Structure Plan	Area R Future Urban Zone	Total
Capacity					
Plan-enabled housing development capacity	1,952	618	1,038	354	3,962
Plan-enabled housing development capacity (Constraints Applied)	1,952	48	741	204	2,945
Plan-enabled and infrastructure ready housing development capacity	1,952	618	1,038	354	3,962
Plan-enabled and infrastructure ready housing development capacity (Constraints Applied)	1,952	48	741	204	2,945
Plan-enabled, feasible housing development capacity	102	557	852	351	1,862
Plan-enabled, feasible housing development capacity (Constraints Applied)	102	0	578	201	881
Plan-enabled, feasible and reasonably expected to be realised housing development capacity	52	557	710	267	1,586
Plan-enabled, feasible and reasonably expected to be realised housing development capacity (Constraints Applied)	52	0	470	181	703
Demand					
Estimated Housing Demand					1,258
Additional housing demand with competitiveness margin					1,482
Housing development capacity surplus/deficit					104
Housing development capacity surplus/deficit (Constraints Applied)					-779

Figure 2: Puketapu-Bell Block Housing Capacity Projections (Number of Dwellings)

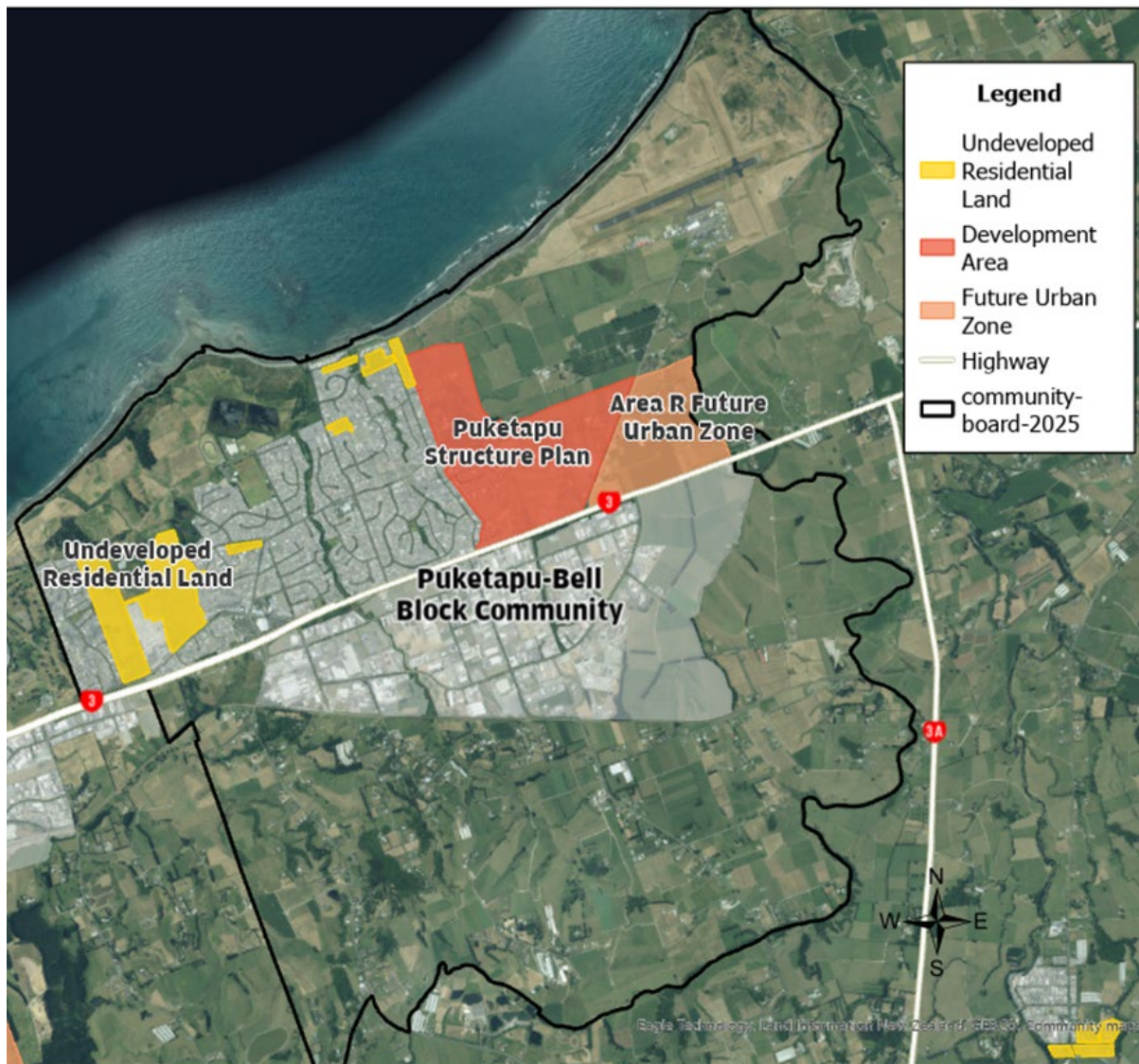


Figure 3: Puketapu-Bell Block Community Board Residential Growth Map

Population Forecasts

To ensure consistency across planning, financial and infrastructure decision-making, Council has adopted the same population and housing forecasts used in the 2024–2034 LTP, the 30-year Infrastructure Strategy and the Proposed District Plan (PDP). These projections were sourced from Infometrics via their online population forecasting tool. The next update to these forecasts will be completed in time to inform the 2027–2037 LTP.

The boundaries of the Puketapu-Bell Block Community Board differ from the Statistics Area 2 (SA2) units typically used for detailed population analysis. To provide a more accurate picture of residential growth in the area, Council has included several relevant SA2s, some of which extend beyond the official community board boundary. (Note: Lepperton–Brixton SA2 has been excluded due to minimal overlap and no anticipated residential growth.) Despite these boundary differences, the selected SA2s offer a useful indication of growth and development potential for the purposes of this report.

Population within the Puketapu-Bell Block Community Board area is projected to grow steadily over the next 30 years as follows:

	Population	Zone	2024	2029	2034	2039	2044	2049	2054
SA2 Boundaries	Bell Block Central	Yes	2,716	2,803	2,914	2,975	3,039	3,051	3,067
	Bell Block East-Puketapu	Yes	1,877	2,572	3,042	3,243	3,412	3,496	3,561
	Bell Block West	Yes	4,105	4,459	4,814	4,966	5,070	5,108	5,158
	Paraite	Partial Zone	966	992	1,027	1,046	1,061	1,059	1,061
	Waiwhakaiho-Bell Block South	Partial Zone	270	273	278	278	280	278	278
	Total		9,934	11,099	12,075	12,508	12,863	12,992	13,125
	New Plymouth		89,000	93,500	98,800	102,400	106,400	108,500	110,400

Figure 4: Estimated Population Projections

The projection model generates the data for predicting the need for dwellings to accommodate the anticipated population growth. Based on the above population model, the following number of new dwellings is necessary to fulfil this demand.

Dwellings	2024	2029	2034	2039	2044	2049	2054	Total
Bell Block Central	978	999	1,036	1,065	1,090	1,114	1,133	
Bell Block East-Puketapu	743	985	1,150	1,231	1,294	1,346	1,386	
Bell Block West	1,357	1,465	1,583	1,648	1,686	1,731	1,770	
Paraite	370	376	387	397	403	409	414	
Waiwhakaiho-Bell Block South	83	83	85	85	86	87	88	
Total	3,532	3,908	4,241	4,427	4,558	4,687	4,789	
Dwelling Growth								
Puketapu-Bell Block		376	334	186	132	128	103	1,258
New Plymouth		1,377	1,917	1,704	1,589	1,597	1,261	9,445
		27%	17%	11%	8%	8%	8%	13%
Growth + Margin								
Puketapu-Bell Block		451	400	213	151	148	118	1,482
New Plymouth		1,652	2,300	1,960	1,827	1,837	1,450	11,026
		27%	17%	11%	8%	8%	8%	13%

Figure 5: Estimated Dwelling Projections

Population projections indicate that New Plymouth will require approximately 11,026 new dwellings over the next 30 years, including a competitiveness margin. Of this total, around 13%, or roughly 1,482 dwellings, is expected to be in Puketapu-Bell Block. This area is projected to experience a significantly higher rate of growth in the short to medium term due to the substantial residential development capacity planned there, compared to more modest growth in the long term.

Age Breakdown

The age composition of an area's population has implications for the housing demand. Puketapu-Bell Block has a slightly older population profile compared to New Plymouth, with 22% of residents aged 65 and over, versus 20% in the wider district. This may be influenced by the number of retirement villages located within the community board area. Of the approximately 13 retirement villages in the New Plymouth District, four are situated in the Puketapu-Bell Block Community Board area.

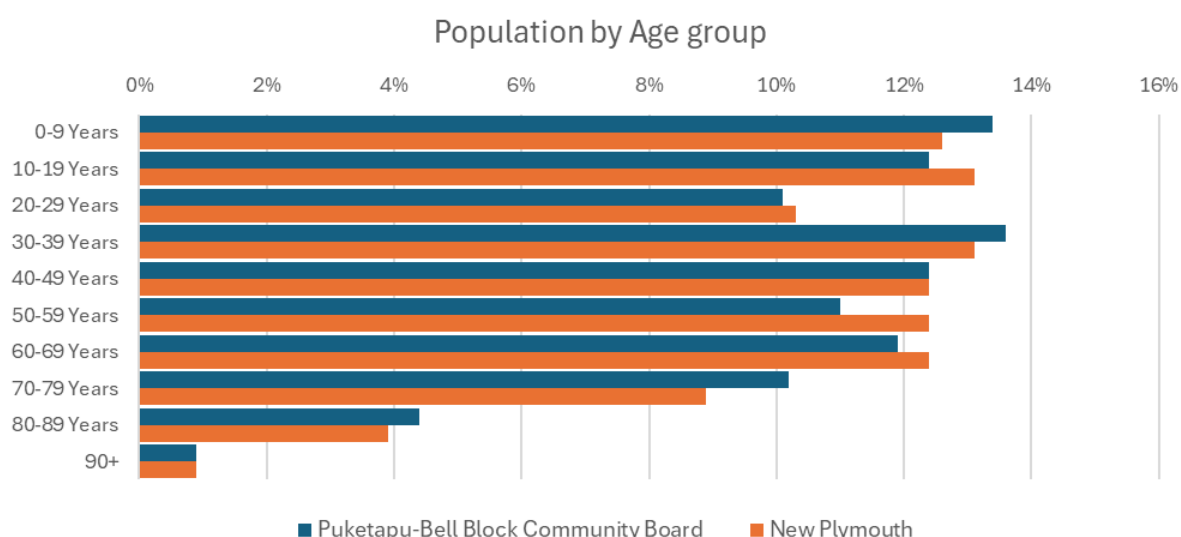


Figure 6: Population Age Breakdown

Ethnicity

The Puketapu-Bell Block Community has a higher proportion of residents identifying as Asian, with 11% compared to 6.6% in the New Plymouth District.

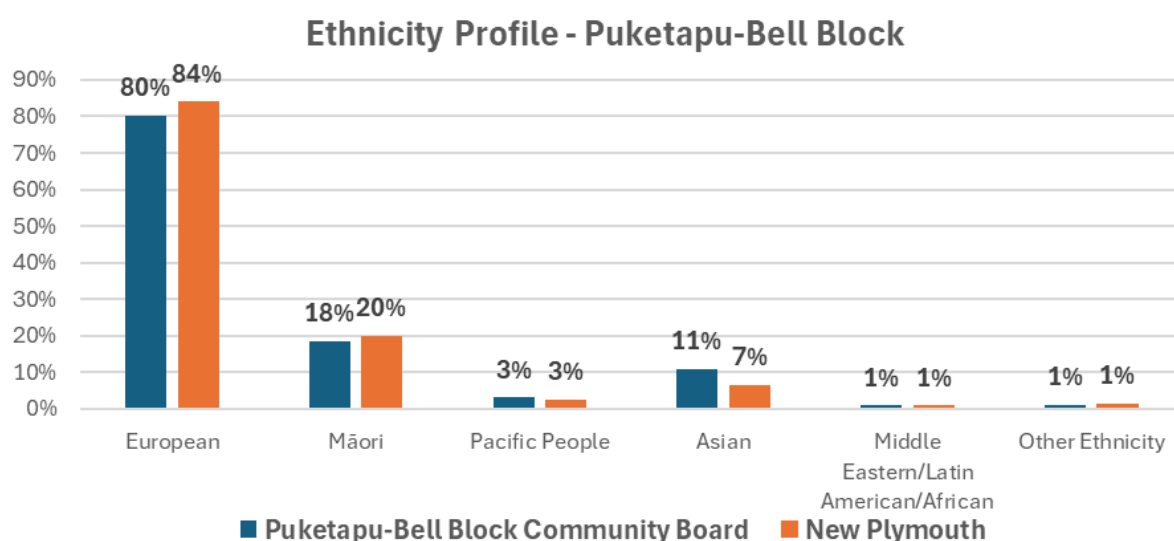


Figure 7: Population Ethnicity Breakdown

Housing Demand by Type

A major shift in Puketapu-Bell Block's housing profile is the sharp rise in retirement village developments, driven largely by the recent construction of the Summerset village in Puketapu-Bell Block. Over the past five years, retirement villages accounted for 42.8% of new dwellings in the area – far exceeding New Plymouth's 11.6%. Meanwhile, standalone houses remain dominant in both areas, though their share in Puketapu-Bell Block dropped to 52.9% over five years. Townhouses and similar dwellings have grown modestly, especially in New Plymouth, while apartments remain rare in both locations.

	Last 12 Months	Last 5 Years	Last 10 Years
Standalone Dwellings			
Puketapu-Bell Block	85.7%	52.9%	71.8%
New Plymouth	71.6%	76.6%	79.9%
Townhouses, flats, units and other dwellings			
Puketapu-Bell Block	14.3%	4.3%	4.8%
New Plymouth	25.6%	9.6%	7.4%
Apartments			
Puketapu-Bell Block	0.0%	0.0%	0.2%
New Plymouth	0.3%	2.2%	1.6%
Retirement Villages			
Puketapu-Bell Block	0.0%	42.8%	23.2%
New Plymouth	2.4%	11.6%	11.1%

Figure 8: Percentage of housing type over the past 10 years for New Plymouth and Puketapu-Bell Block

Recent Developments in Puketapu-Bell Block

Over the past six years, the area has seen a strong volume of residential building consents, with over 600 new dwellings consented. A significant portion of this growth is attributed to the development of the Summerset retirement village, which has added a large number of residential units in the Bell Block West SA2. The remaining new dwellings mostly standalone greenfield development dwellings.

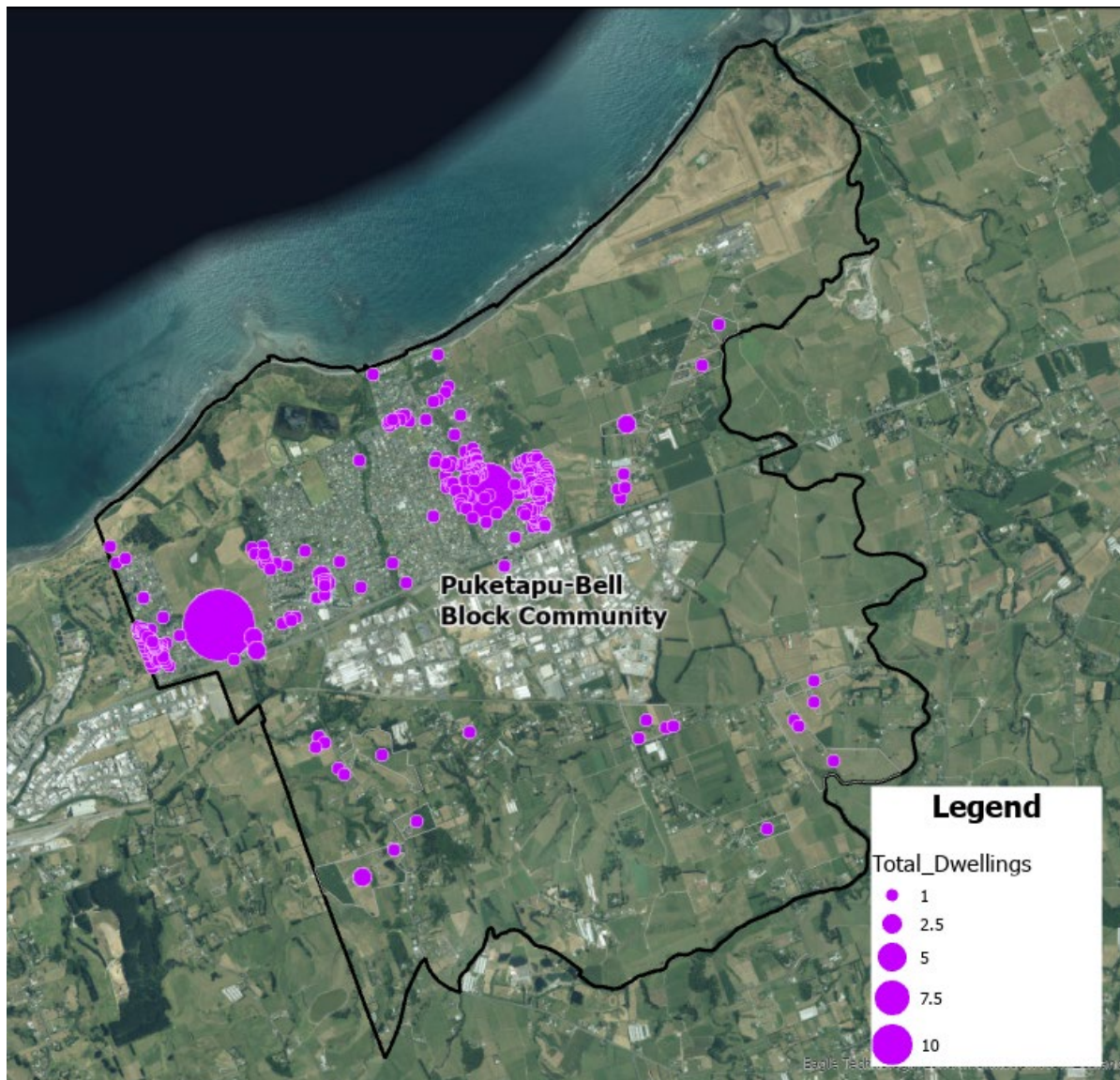


Figure 9: Map of Residential Development in Puketapu-Bell Block over the past five years

	2019	2020	2021	2022	2023	2024
Bell Block Central	20	7	6	5	3	5
Bell Block East- Puketapu	52	51	27	9	5	7
Bell Block West	18	62	133	44	91	3
Paraite	4	6	8	3	6	5
Waiwhakaiho-Bell Block South	7	11	14	8	4	1
Total	101	137	188	69	109	21

Figure 10: Residential Building Consents Applications in Puketapu-Bell Block

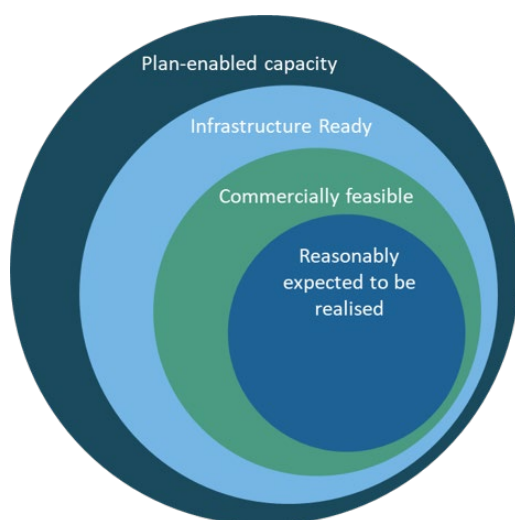
Housing Affordability Breakdown

Puketapu-Bell Block presents a strong position in the local property market, with a median sale price of \$711,000 and a median rental price of \$640 per week. This places it above many other suburbs in New Plymouth, such as Waitara and Marfell, in both sale and rental values, while remaining more affordable than premium areas like Fitzroy and New Plymouth Central. Puketapu-Bell Block's rental price is among the highest in the region, second only to Fitzroy, indicating strong demand and a healthy rental market. Its balance between property value and rental return makes it an attractive option for both homeowners and investors seeking stability and growth potential.

	Median Sale Price	Median Rental Price
Bell Block	\$ 711,000	\$ 640
Waitara	\$ 485,000	\$ 515
Marfell	\$ 520,000	\$ 588
Okato	\$ 560,000	\$ 570
Spotswood	\$ 570,000	\$ 600
Vogeltown	\$ 610,000	\$ 595
Inglewood	\$ 625,000	\$ 580
New Plymouth Central	\$ 775,000	\$ 580
Fitzroy	\$ 790,000	\$ 660

Figure 11: House and Rental Prices from September 2023 to September 2024 (Source: Real Estate NZ)

Housing Capacity



In accordance with the NPS-UD requirements, the assessment calculates the capacity that is measured against a range of different development layers. The measures of capacity are:

Plan-enabled Capacity: The dwelling capacity that is enabled by land zoning within the District Plan.

Infrastructure-serviced capacity: The dwelling capacity that is served by infrastructure at each assessment point in time. In this assessment, this is a subset of the plan-enabled and commercially feasible capacity.

Feasible capacity: Plan enabled capacity where it is feasible for a commercial developer to develop the land or construct a dwelling and provides a 20% return on investment.

Reasonably expected to be realised capacity: This is measured as a subset of the capacity that could reasonably be realised to accommodate future dwellings. This is accomplished through a better understanding of ownership, developer intentions, access, land typography and development timing. This capacity is measured conservatively.

Infrastructure Assessment

Council aims to meet the district's growth through efficient and cost-effective infrastructure networks and through greater intensification. This requires a better understanding of New Plymouth's existing infrastructure and the implications of any infrastructure decisions upon wider networks.

Housing Capacity by Type

Long-term capacity for Puketapu-Bell Block is accommodated through various development areas including intensification (infill), undeveloped residential land, a designated structure plan development area, and future urban zones.

Intensification

Intensification projections for the FDS were undertaken by Property Economics. While New Plymouth's central area is expected to accommodate a significant proportion of short to medium term growth through intensification, the amount of feasible capacity within Puketapu-Bell Block is considerably lower. As the boundaries used for this analysis are not clearly defined, Council has only included data relating to Puketapu-Bell Block growth area. The community board boundary is slightly different, meaning actual capacity could vary.

Although the total plan enabled capacity is 1,952 dwellings, only 52 dwellings are considered both feasible and realisable. This represents less than 3% of the area's total long-term capacity.

Suburbs	Plan-enabled Dwelling Capacity	Feasible Dwelling Capacity	Reasonably Expected to be Dwelling Realised Capacity
Bell Block	1,952	102	52

Figure 12: Intensification Dwelling Capacity for Puketapu-Bell Block.

Undeveloped Residential Land

The wider Puketapu-Bell Block contains a substantial amount of undeveloped residentially zoned land. The 2024 HBCA identified capacity for 557 additional dwellings. However, this capacity was excluded from the FDS because the land is located near AS/SASM areas and therefore is not considered plan enabled under the NPS-UD methodology. As a result, the FDS records no plan enabled capacity for the area.

While this classification affects how the capacity is reported, it does not prevent development from occurring. The land remains zoned for residential use and can be developed through a restricted discretionary consent process, which may add time and complexity to the approval process.

An example is a Puketapu-Bell Block subdivision that received consent for more than 100 residential lots and is currently progressing through development. This demonstrates that residential growth continues to occur within the Puketapu-Bell Block area despite the capacity constraints identified through the FDS process.

Estimated Dwelling Capacity By Address	33 Tiromoana Crescent	55 Hugent Street	Northpoint Way	Wanaka Tce	Parklands Av to Pohutukawa Place	106 Pohutukawa Pl	Ellesmere Av (Lagoon)	Wills Rd	Total
Area (Ha)	2.4	1.3	1.2	1.1	23.9	20.1	8.5	2.6	61.1
Plan-enabled housing development capacity	23	10	15	13	283	238	0	36	618
Plan-enabled housing development capacity (Constraints Applied)	23	10	15	0	0	0	0	0	48
Plan-enabled and infrastructure ready housing development capacity	23	10	15	13	283	238	0	36	618
Plan-enabled and infrastructure ready housing development capacity (Constraints Applied)	23	10	15	0	0	0	0	0	48
Plan-enabled, feasible housing development capacity	0	0	0	0	283	238	0	36	557
Plan-enabled, feasible housing development capacity (Constraints Applied)	0	0	0	0	0	0	0	0	0
Plan-enabled, feasible and reasonably expected to be realised housing development capacity	0	0	0	0	283	238	0	36	557
Plan-enabled, feasible and reasonably expected to be realised housing development capacity (Constraints Applied)	0	0	0	0	0	0	0	0	0

Figure 13: Undeveloped Residential Dwelling Capacity



Figure 14: Undeveloped Residential Land Map

Puketapu Structure Plan Development Area

The Puketapu Structure Plan Development Area, situated between Wills Road and Airport Drive in Puketapu-Bell Block, encompasses three developmental stages. Formally known as Area Q, the Puketapu Structure Plan Development Area was initiated through Plan Change 20, which was finalised on 17 August 2015. This plan change facilitated the rezoning of the Bell Block Rural Environment Area to a Residential A Environment Area, as outlined in the Operative District Plan (ODP). Additionally, a future urban development overlay was applied to Area R. Since the implementation of this plan change, the area has witnessed ongoing development, resulting in approximately 180 dwellings. Currently there is an estimated capacity that is reasonably expected to be realised of around 559 standalone dwellings and 88 attached dwellings/flats.

Puketapu, a hapū of Te Atiawa, are tangata whenua and take their name from the nearby Puketapu Pā. The area is one of the earliest locations of settlement on the west coast. Puketapu Pā, urupā, waterbodies, the coast, and other sites and areas of significance to Māori and natural and physical resources, form part of the Puketapu-Bell Block cultural landscape. The Waitaha Stream and its tributaries, including wetlands, beginning from puna (springs) traverse the Puketapu Structure Plan Development Area and flow to Te Tai-o-Rēhua (the Tasman Sea).

The identification of the three southern structure plan development areas (SPDAs) (DEV2, DEV3, DEV4) is integral to the comprehensive growth strategy incorporated into the PDP, which emphasises the strategic development of managed greenfield land on the city outskirts, in conjunction with opportunities to intensify existing urban areas. All three SPDAs are zoned as residential land, positioning them for short to medium-term development. These areas were chosen as growth areas for several reasons:

- They constitute small pockets of land on the southern periphery of the New Plymouth urban boundary.
- Proximity to key amenities such as schools, supermarkets, retail zones, and neighbourhood reserve areas, coupled with their close proximity to the New Plymouth CBD.
- Each site boasts specific recreational and ecological values that enhance the overall residential living experience.
- The areas are strategically situated near New Plymouth urban zoning, where there has been a pronounced demand for residential land.

Area R Future Urban Zone

Area R FUZ was incorporated into the ODP through Plan Change 20 in 2015, which involved the rezoning of Area Q (now known as Puketapu SPDA) to residential, and the application of a Future Urban Zone to Area R.

The area identified for residential growth, situated to the west of the proposed realignment of Airport Drive, spans 54.8 hectares.

Further investigations into how Area R is developed may alter the balance of business to residential zoning, and the result of any change may impact the overall capacity for residential development.

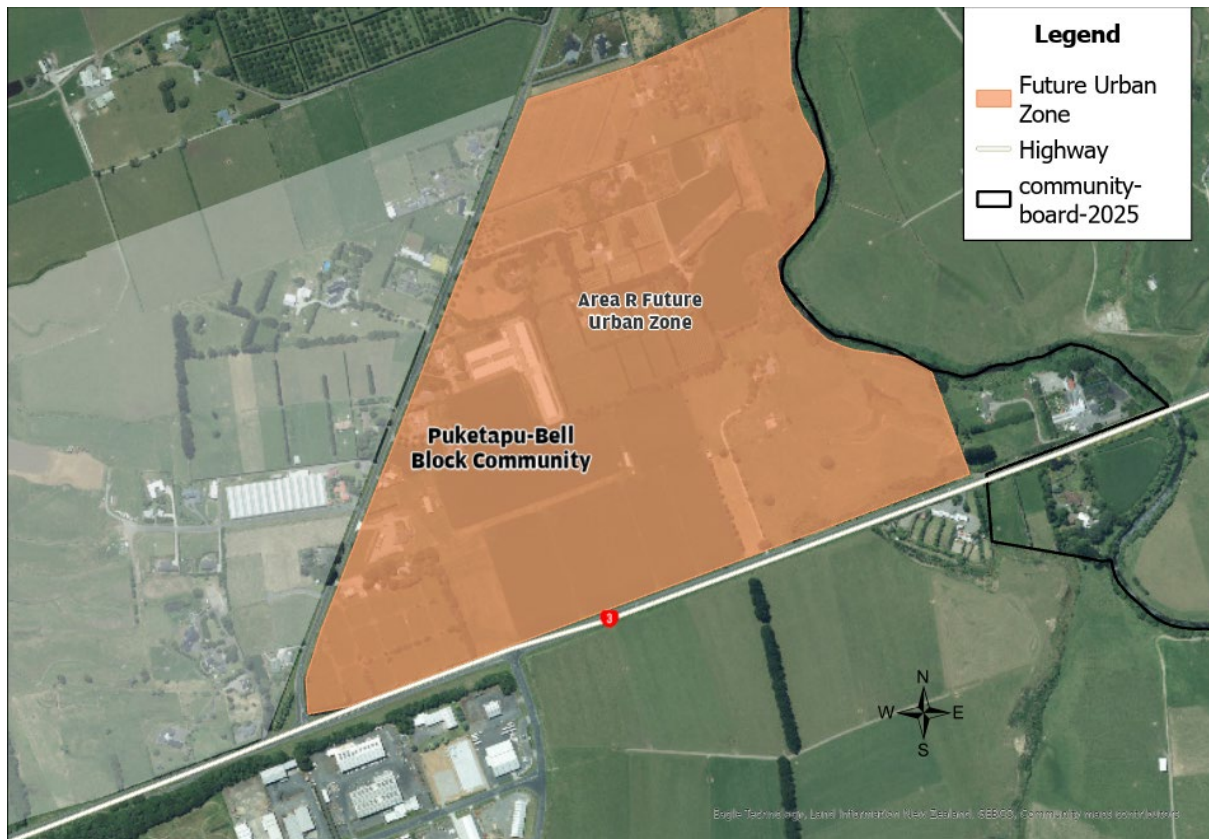


Figure 15: Area R Future Urban Zone

Estimated Dwelling Capacity By Growth Area	Puketapu SPDA	Area R FUZ	Total
Area (Ha)	111.3	54.8	166.1
Plan-enabled housing development capacity	1,038	354	1,392
Plan-enabled housing development capacity (Constraints Applied)	741	204	945
Plan-enabled and infrastructure ready housing development capacity	1,038	354	1,392
Plan-enabled and infrastructure ready housing development capacity (Constraints Applied)	741	204	945
Plan-enabled, feasible housing development capacity	852	351	1,203
Plan-enabled, feasible housing development capacity (Constraints Applied)	578	201	779
Plan-enabled, feasible and reasonably expected to be realised housing development capacity	710	267	977
Plan-enabled, feasible and reasonably expected to be realised housing development capacity (Constraints Applied)	470	181	651

Figure 16: Structure Plan and Future Urban Zone Dwelling Capacity

Vacant Lots

As part of a project for the Ngamotu District Growth Advisory Panel, Council identified all vacant lots in the district which includes Puketapu-Bell Block. In Puketapu-Bell Block there is around 46 vacant lots. These are not included as part of the capacity and was done post FDS.

Conclusion on Residential Capacity

The wider Puketapu-Bell Block area has sufficient plan-enabled, feasible, and reasonably expected short- to medium-term capacity for residential growth. This is supported by undeveloped residential land and targeted development areas such as the Puketapu Structure Plan Development Area. However, long-term capacity is constrained by the presence of AS/SASM overlays, which complicate the consenting process. While these overlays do not necessarily restrict development across entire sites, they can delay or deter investment.

Wider Puketapu-Bell Block accounts for approximately 13% of projected housing demand in New Plymouth. Its appeal as a community-focused, coastal suburb with good schooling and proximity to the city centre continues to drive population growth and housing interest. Growth has been significant over the past decade, being one of the fastest-growing areas in Taranaki.

Key priorities include road safety improvements, stormwater management, and coordinated investment across agencies such as NZ Transport Agency Waka Kotahi and the Taranaki Regional Council.

In summary, while the wider Puketapu-Bell Block is well-placed to meet short- and medium-term housing demand, unlocking its full long-term potential will require regulatory adjustments, infrastructure investment, and collaborative planning to overcome current constraints and support sustainable growth.

4. Business Growth

Business Projections for Puketapu-Bell Block

Property Economics conducted an assessment for the Integrated Transport Plan (ITP), incorporating estimated employment growth using GIS spatial analysis. These projections were utilised for the 2024 HBCA but were only evaluated at the New Plymouth District level, not for smaller areas or townships. Council has spilt these numbers out for the wider Puketapu-Bell Block and are displayed in the table below.

The wider Puketapu-Bell Block area is projected to experience notable industrial employment growth, with an estimated 2,824 new Full Time Employees (FTE), representing approximately 74% of New Plymouth's total industrial employment growth. This strong growth drives a significant demand for industrial business land, estimated at 82.58 hectares, which is substantially higher than the demand for retail (0.26 ha) and commercial (1.22 ha) land. When accounting for a competitiveness margin, the adjusted industrial land demand in Puketapu-Bell Block rises to approximately 94.48 hectares, indicating strategic importance for future industrial development in the region.

Estimated Employment Growth (FTE)	Retail	Commercial	Industrial
Puketapu-Bell Block Area	109	138	2,824
New Plymouth	1,667	2,939	3,796
Percentage	6.5%	4.7%	74.4%
Estimated Business Land Demand (Ha)			
Puketapu-Bell Block Area	0.26	1.22	82.58
New Plymouth	3.90	26.00	111.00
Additional business land demand with the competitiveness margin (Ha)			
Puketapu-Bell Block Area	0.29	1.41	94.48
New Plymouth	4.50	30.00	127.00

Figure 177: Business Projections for Puketapu-Bell Block

Expected Employment Growth by Location

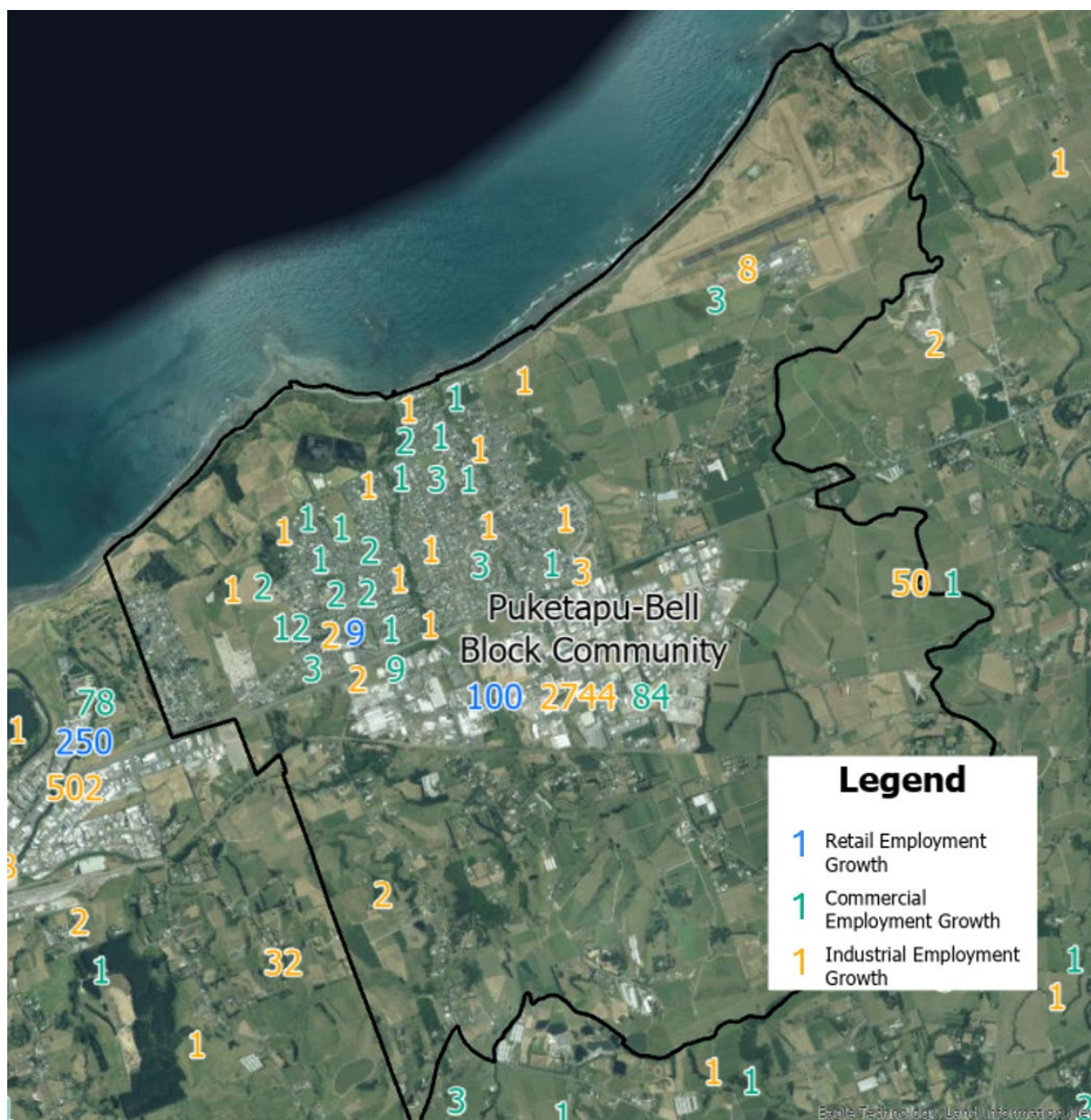


Figure 188: Business Projections for Puketapu-Bell Block

Employment growth for New Plymouth was forecast by Property Economics, with detailed projections provided as part of the ITP, broken down by location.

Business Breakdown

The number of filled jobs in 2024 for the wider Puketapu-Bell Block accounts for an estimated 21% of New Plymouth's total employment.

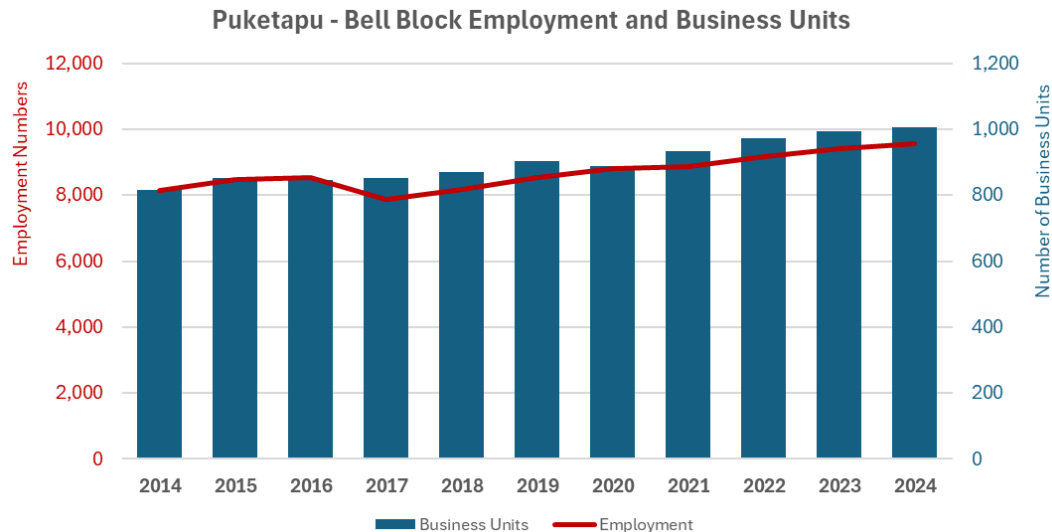


Figure 19: Employment and Business units for Puketapu-Bell Block

The Puketapu-Bell Block area is a fast-growing suburb in New Plymouth, with a diverse business landscape. In 2024, the largest share of businesses was in rental, hiring, and real estate services, followed by construction and manufacturing. Together, these sectors reflect the area's development focus. Other industries like retail, professional services, and transport also contribute, while a significant portion falls under "other," indicating a mix of smaller businesses.

Business Units - Puketapu - Bell Block	2024	%
Rental, hiring and real estate services	162	16%
Construction	144	14%
Manufacturing	111	11%
Wholesale trade	78	8%
Retail Trade	75	7%
Professional, scientific and technical services	72	7%
Transport, postal and warehousing	66	7%
Other	60	6%
Financial and insurance services	57	6%
Administrative and support services	36	4%
Other	150	15%
Total	1,011	

Figure 2019: Business Unit by Industry for Puketapu-Bell Block

The business unit profile in Puketapu-Bell Block shows dominance in rental, real estate and construction, while employment is heavily concentrated in manufacturing (30%) and construction (17%). This contrast suggests that although property-related businesses are numerous, they employ fewer people compared to manufacturing, which has a smaller share of businesses but provides the most jobs. Retail and transport sectors appear balanced, contributing around 7–9% of businesses and employment. Professional services and administrative roles are present in both datasets but remain relatively small. Overall, the area's economy is driven by manufacturing for jobs and real estate for business presence, highlighting a split between where businesses cluster and where employment opportunities lie.

Employment - Puketapu - Bell Block	2024	%
Manufacturing	2,844	30%
Construction	1,631	17%
Retail Trade	858	9%
Transport, postal and warehousing	821	9%
Wholesale trade	587	6%
Administrative and support services	409	4%
Other	338	4%
Professional, scientific and technical services	335	4%
Other	1,728	18%
	9,551	
New Plymouth	45,253	
Percentage	21%	

Figure 201: Employment by Industry for Puketapu-Bell Block

Commercial and Retail Capacity

Future capacity for business growth in Puketapu-Bell Block is provided via an extension of the local centre zone in Parklands Avenue and two future urban zones (Oropuriri FUZ and Area R FUZ).

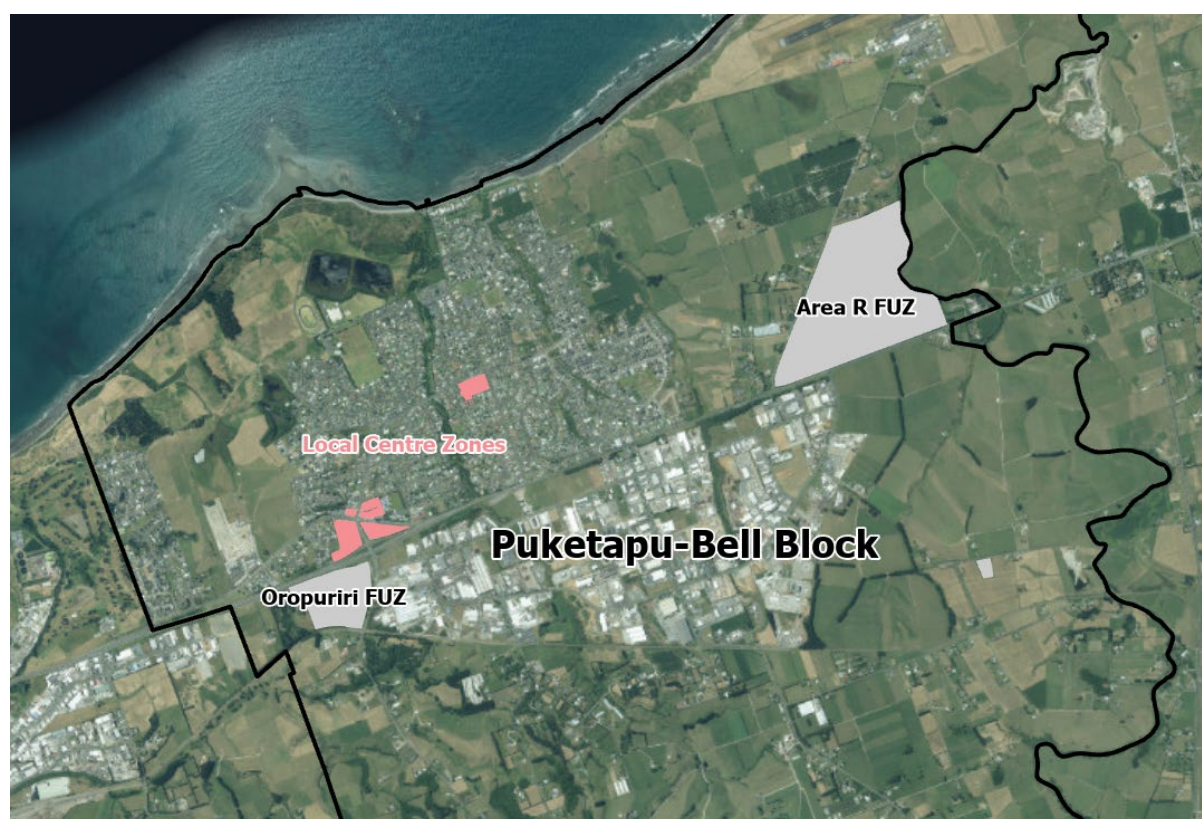


Figure 2221: Current and Future Commercial and Retail Zones within Puketapu-Bell Block

Local Centre Zone

The total area of the two local centre zones is 7.52 hectares. The first area close to the Puketapu-Bell Block overpass is occupied by mostly The Warehouse and on the other side by the Pacific International Hotel Management School. The second area is at Parklands Avenue, which was extended as part of the PDP. Some of this land is currently used for residential purposes and could be to be redeveloped for business use.

Oropuriri Future Urban Zone

This area is located between the State Highway and Oropuriri Road. The area comprises 25.8 hectares and has been reduced from the area shown in the ODP due to rezoning because of submissions on the PDP. Significant cultural values have been identified within this area that are of significance to Puketapu Hapū. Further investigations are required regarding future use, stormwater management and roading.

Area (ha)	Plan-enabled Capacity	Feasible Capacity	Suitable for Development Capacity
Oropuriri Future Urban Zone	45.8	44.0	44.0
Total	45.8	44.0	44.0

Area R

Area R is designated as a FUZ in the New Plymouth PDP. It became part of the plan through Plan Change 20 in 2015, involving the rezoning of Puketapu Structure Plan Development Area to residential and the application of a Future Urban Zone to Area R. Bounded by Airport Drive to the west, Devon Road to the south, and Mangaoraka Stream to the east, Area R is strategically located.

The continued growth of Puketapu-Bell Block, and surrounding areas to the east of New Plymouth may generate demand for additional commercial land over time. The ultimate capacity for business development will also be influenced by the future development of Area R and the outcomes of any further investigations into its potential land use and development opportunities.

Hectares (Ha)	Local Centre Zone	Oropuriri FUZ	Area R FUZ	Total
Capacity				
Plan-enabled business development capacity	1	46	5	52
Plan-enabled, feasible business development capacity	1	44	5	50
Plan-enabled, feasible and reasonably expected to be realised business development capacity	0	44	5	50
				Demand (Ha)
Retail and Commerical Demand				1.48
demand with competitiveness margin				1.70
Business development capacity surplus/deficit				48

Puketapu-Bell Block has a small amount of vacant zoned business land but an oversupply of over 50 hectares of land in the long term with the inclusion of Oropuriri and Area R Future Urban Zones.

Industrial Capacity for Puketapu-Bell Block

As outlined above, demand for industrial land within the wider Puketapu-Bell Block area is expected to be significant, with more than 74% of the district's long term industrial growth projected to occur in this location. To accommodate this growth, an additional 94.5 hectares of industrial land is expected to be required.

Currently, there are approximately 133.1 hectares of vacant industrially zoned land identified in the HBCA, the majority of which is located within the Puketapu-Bell Block area, as shown in the map below. Much of this land is considered suitable for development and provides sufficient capacity to meet projected demand. However, a significant proportion is located in the southwest of the area and is held in single ownership, which may influence the timing and delivery of future industrial development.



Figure 22: Puketapu-Bell Block Vacant Industrial Land 2024

Conclusion on Business Capacity

The wider Puketapu-Bell Block area is well positioned to accommodate future business growth across the commercial, retail, and industrial sectors. Existing Local Centre zoned land provides opportunities for further commercial and retail development, particularly within the expanded Parklands Avenue centre, while the Oropuriri and Area R Future Urban Zones offer additional long-term capacity to support a growing population and employment base.

Industrial land is expected to play a particularly important role in the area's future development. More than 74% of the district's projected long term industrial growth is anticipated to occur within the wider Puketapu-Bell Block area, requiring an estimated 94.5 hectares of additional industrial land. With approximately 133.1 hectares of vacant industrially zoned land currently identified, there is sufficient capacity to accommodate forecast demand.

Although further investigation is required for the Oropuriri and Area R Future Urban Zones, including infrastructure planning, environmental considerations and landowner aspirations, these areas provide an important long term land resource. Overall, the wider Puketapu-Bell Block area is not expected to experience a shortage of business land, with adequate commercial, retail, and industrial capacity available to support future growth and evolving economic needs.

Summary

The 2024 HBCA indicates that there is sufficient residential and business land available to support growth across the New Plymouth District. While townships were included in the assessment, detailed growth strategies for specific areas, such as Puketapu–Bell Block, were not outlined. Current capacity appears adequate to meet short- to medium-term growth. However, in the long term, unless changes are made to increase plan-enabled land, there may be shortfalls in available capacity.

Sources

[Infometrics Regional Economic Profile](#)

[New Plymouth 2024 Housing and Business Capacity Assessment](#)

[New Plymouth Future Development Strategy](#)

[New Plymouth Part Operative District Plan](#)

[Real Estate NZ](#)

Glossary

Term	Definition
AS	Archaeological Site
FDS	Future Development Strategy
FUZ	Future Urban Zone
Ha	Hectares
HBCA	Housing and Business Capacity Assessment
ITP	Integrated Transport Plan
LTP	Long Term Plan
NPDC	New Plymouth District Council
NPS	National Policy Statement
NPS-UD	National Policy Statement on Urban Development (2020)
NPS-UDC	National Policy Statement on Urban Development Capacity (2016)
ODP	New Plymouth Operative District Plan
PDP	New Plymouth Proposed District Plan
PODP	New Plymouth Part Operative District Plan
SASM	Sites and Areas of Significance to Māori
SA2	Statistical Area 2
SPDA	Structure Plan Development Area

Appendix 1: Overview Census Data 2023 – New Plymouth District Versus Bell Block SA3

Indicator	Bell Block	New Plymouth District	New Zealand
Total counts			
Q Usually resident population	8,046	87,000	4,993,923
Q Dwellings	3,159	36,264	2,056,578
Q Households	2,940	33,207	1,780,527
Q Families	2,238	23,427	1,294,503

Indicator	Bell Block	New Plymouth District	New Zealand
People			
Q Median age (years)	39.9	40.7	38.1
Q Aged over 65 years	21.6%	19.6%	16.6%
Q Female gender	51.2%	50.7%	50.3%
Q Residence elsewhere in NZ five years ago	46.8%	42.2%	45.2%
Q Born overseas	20.0%	17.1%	28.8%
Q Māori ethnicity	19.2%	20.0%	17.8%
Q Speak te Reo	3.1%	4.0%	4.3%
Q No religion	52.0%	56.3%	51.6%
Q Married	50.3%	45.7%	44.8%
Q In a partnership	60.0%	56.8%	54.7%
Q Children (average per female)	1.9	1.8	1.6
Q Living in most deprived quintile	7.9%	15.9%	20.8%

Indicator	Bell Block	New Plymouth District	New Zealand
Health			
Q Regular smokers	7.0%	8.2%	7.7%
Q Disabled	8.3%	8.0%	7.5%
Q Difficulty communicating	6.6%	6.1%	5.9%
Q Difficulty hearing	16.0%	16.4%	14.2%
Q Difficulty remembering	20.7%	21.6%	19.4%
Q Difficulty seeing	20.0%	20.4%	19.3%
Q Difficulty walking	16.5%	15.7%	14.4%
Q Difficulty washing	5.6%	5.4%	5.1%

Indicator	Waitara	New Plymouth District	New Zealand
Income			
Q Median personal income (NZD)	\$32,700	\$39,200	\$41,500
Q Median family income (NZD)	\$77,800	\$102,100	\$108,600
Q Median household income (NZD) ●	\$65,400	\$86,400	\$97,000
Q <u>Wages major income source</u>	56.2%	58.3%	60.7%

Indicator	Bell Block	New Plymouth District	New Zealand
Families and households			
Q Couple with child(ren)	41.0%	39.5%	42.0%
Q Access to internet	92.2%	89.8%	90.5%
Q Own or partly own home	77.3%	72.4%	66.0%
Q Rent \$800pw or over	1.0%	1.1%	6.4%
Q No motor vehicle	3.2%	5.3%	6.3%
Q Crowded households	4.2%	4.2%	6.2%
Q Family households	75.3%	71.1%	71.6%
Q One usual resident	21.9%	24.6%	22.7%

Indicator	Bell Block	New Plymouth District	New Zealand
Dwellings			
Q Separate house	84.6%	84.3%	78.5%
Q Average number of bedrooms	3.2	3.1	3.1
Q Heating by heat pump	64.0%	53.2%	66.8%
Q Unoccupied private dwellings	5.8%	6.9%	10.9%
Q No basic amenities	0.1%	0.2%	0.4%
Q Damp dwellings	11.6%	16.4%	18.1%
Q Mouldy dwellings	9.0%	14.0%	14.0%

Indicator	Bell Block	New Plymouth District	New Zealand
Employment and skills			
Q No qualification	20.9%	18.6%	15.7%
Q Full-time study	19.7%	19.7%	20.9%
Q Unemployed	2.2%	2.5%	3.0%
Q Self-employed	11.4%	16.8%	16.2%
Q 30 hours or more worked per week	79.3%	76.0%	79.2%
Q Work at home	13.6%	16.8%	17.7%
Q Unpaid household work	85.8%	87.0%	85.9%
Q Public transport to work (residence)	0.7%	0.6%	5.2%
Q Public transport to work (workplace)	0.2%	0.6%	5.2%

Indicator	Bell Block	New Plymouth District	New Zealand
Income			
Q Median personal income (NZD)	\$39,200	\$39,200	\$41,500
Q Median family income (NZD)	\$102,400	\$102,100	\$108,600
Q Median household income (NZD) ●	\$90,900	\$86,400	\$97,000
Q Wages major income source	59.7%	58.3%	60.7%



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

Appendix 3: Puketapu-Bell Block Engagement Plan and Summary Report



Puketapu-Bell Block Spatial Plan Engagement Plan and Summary Report

August 2026



Te Kaunihera-ā-Rohe o Ngāmotu
**New Plymouth
District Council**

Contents

Introduction	2
Puketapu-Bell Block Spatial Plan Engagement Approach	3
How We Will Engage	3
Wider District Engagement.....	3
Engagement Requirements	3
Messaging and Communications	4
Key Project Messaging	4
Communications Strategy.....	5
Project Focus Area	6
Engagement Framework.....	7
Engagement Types.....	7
How will we engage?	8
Puketapu-Bell Block Spatial Plan Citizens Panel	9
Project Timeframes and Engagement	10
Project Timeline.....	10
Engagement Timeline and Activities.....	11
Appendices	12
Appendix 1: Stakeholder Mapping.....	13
Appendix 2: Bell Block Spatial Plan Citizens Panel.....	18
Appendix 3: Community Engagement	19
Appendix 4: The Growth Advisory Panel (NDGAP)	30
Appendix 5: Landowner/Developer Engagement	33

Introduction

New Plymouth District Council is creating a plan to guide how Bell Block grows and develops over the next 30+ years: The Puketapu-Bell Block Spatial Plan.

It will outline the steps needed to secure funding, support future investment, and clearly show the direction the community is heading.

The Puketapu-Bell Block Spatial Plan is being completed in partnership with Puketapu-Bell Block Community Board and Puketapu Hapū. For the plan to succeed, it must be shaped and supported by the people of Puketapu-Bell Block. The actions that come from it need to be realistic, build momentum, and reflect the priorities of those who live, work, and spend time in the area.

This Engagement Plan explains how we will work with the community throughout the process. Its main goal is to ensure the Spatial Plan genuinely reflects local voices and gives those implementing the Plan the information they need to bring the long-term vision to life.

This document is a living framework and will be updated with a summary of what we hear from the community and stakeholders.

Puketapu-Bell Block
Community Board



Fig 1. Puketapu-Bell Block residents roller blade on the Mangati Walkway

Puketapu-Bell Block Spatial Plan Engagement Approach

How We Will Engage

The engagement approach for this plan will focus on inclusive community engagement (also known as participatory engagement). This means the community will help shape the plan throughout the project with lots of opportunities to input. This includes making sure there are clear ways for people to give feedback and showing openly how that feedback has influenced decisions along the way.

Because this plan is focused on Bell Block, feedback from people who live and work in Bell Block will be given the greatest consideration. Our engagement efforts will centre on the Bell Block community to ensure the plan reflects their needs and aspirations.



Fig 2. Fishing at Bell Block Beach

Wider District Engagement

People from neighbouring areas will be welcome to take part and share their views. Their input will be considered, but because they are less directly affected by the outcomes of the plan, it will carry less weight than feedback from the Bell Block community.

Any projects from the spatial plan requiring funding will go through a long-term plan process. The wider community will then have an opportunity to provide feedback on these projects at that time.



Fig 3. Waitara Spatial Plan Youth Engagement

Engagement Requirements

This approach is in line with the Local Government Act (2002) and uses a modified version of The International Association for Public Participation (IAP2) framework. This framework ensures that the process is fair, inclusive, and transparent, while also tailoring it to the unique character and needs of Bell Block.

Messaging and Communications

Key Project Messaging

This section outlines the project's key messaging and the way updates and engagement opportunities will be shared with the community.

What is a spatial plan?

A spatial plan shows how an area is expected to grow and develop over the next 30 to 50 years. It outlines where housing, parks, roads, shops, community spaces, and services should be located so development happens in a planned, efficient, and coordinated way. Spatial plans create a shared vision for the future and help guide important funding and investment decisions.

Why does Bell Block need one?

The Bell Block Spatial Plan is part of NPDC's Spatial Plan programme that is focusing on areas of New Plymouth that are currently experiencing, or likely to experience, rapid growth. Bell Block is a high priority because of its growth.

The Puketapu-Bell Block Community Board asked for funding for this project to be started urgently in the Council's Long-Term Plan 2024-2034. Funding was then approved through this process to complete the Bell Block Spatial Plan.



Partnership and collaboration

This project is being completed by New Plymouth District Council in collaboration with the Puketapu-Bell Block Community Board and Puketapu Hapū with input from stakeholders and Bell Block community and other interested parties in the New Plymouth region.

Isthmus Group has been engaged as consultants for the Bell Block Spatial Plan and will be collaborating on the project as technical advisors and facilitators alongside Council staff as the project team.

Puketapu-Bell Block
Community Board



NPDC



Fig 4. Puketapu-Bell Block Community Board

Communications Strategy

When communicating to the wider community the goal of all communications is to inform Bell Block residents of the project and opportunities to input or provide feedback. This includes pre-engagement (to help draft the plan) and at formal consultation (feedback on the draft plan).

Spatial Plans can be complex and technical. When communicating to all stakeholders and the community, communications aim to be:

- Clear, jargon-free, positive, future-focused.
- Transparent about constraints and trade-offs.
- Inclusive and accessible.

To help assist with achieving a high level of engagement, project communications must be highly engaging, using diagrams and activities to gather input.



Fig. 5 Workshop activity with the Puketapu-Bell Block Community Board

Communication Channels

As this project focuses on Bell Block, local, Bell Block communication avenues will be used where possible. This will include the following:

- Digital: Council website, Have Your Say platform.
- Targeted digital: Social media advertising and Antenna app.
- In-person: Pop-ups, workshops, community events.
- Targeted outreach: Direct emails, stakeholder briefings, phone calls to key groups. When connecting with the community all in person sessions will be located at Bell Block venues.
- Print: Flyers, posters at local shops and “Around the Block” magazine.
- Internal: Councillor Briefings, FAQs, regular project updates.



Further details relating to communications can be found in Appendix 2.



Project Focus Area

The main focus area of the Spatial Plan project is within the Puketapu-Bell Block Community Board boundary (the area within the purple line).

The outer boundary (the dashed purple line) of the project focus area considers locations that interact with the community of Bell Block that the plan needs to understand from a network

perspective – Egmont Road, The Links Golf Course, rural land up to Manutahi Road, extending toward state highway 3A, the Mangaoraka River and back towards the coast.

Engagement will be focused on speaking to the community that falls within this area, however will not preclude broader inputs.



Fig 6 . The Puketapu-Bell Block Spatial Plan Boundary area

Engagement Framework

Engagement Types

The success of this Plan hinges on applying the most effective way to engage stakeholders.

Stakeholder (including residents, organisations, businesses, and government entities) input has been mapped to ensure that engagement activities are designed to maximise community input to be effective, while efficiently managing project resources. Some may fall into multiple categories.

The mapping that follows is intended to be a living document, reflecting the dynamic nature of community relationships and the project lifecycle. It also recognises community relationships are not always fixed, and some may fit / change into multiple categories. The Engagement Plan will be reviewed and updated as the Bell Block Spatial Plan moves through subsequent delivery phases to ensure continuous relevance and authentic participation.

Local Government Requirements

The Plan's development will follow Local Government guidelines for community consultation ensuring transparent, inclusive, and legally compliant decision-making that builds public trust and gives communities a genuine voice in shaping Local Government plans and priorities.

It's important to note that while the plan will attempt to incorporate the voice and priorities of the community, the Council is limited by budgetary constraints and legal remit of influence. The Plan will be required to be adopted by Council and decisions on the implementation of this Plan will be decided on a three yearly basis through the Long-Term Plan and yearly for Annual Plan budgets.

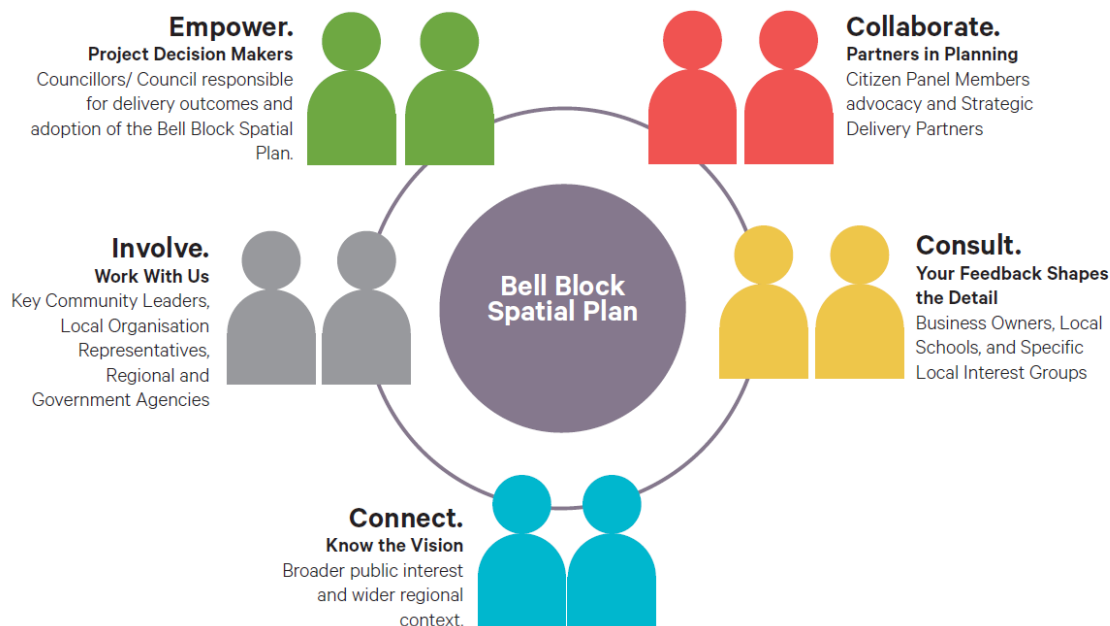


Fig 7. Puketapu-Bell Block Spatial Plan Engagement Structure

How will we engage?

To ensure that the draft plan is reflective of needs and aspirations of the community of Bell Block, significant engagement with the community has been deemed appropriate.

It is standard practice as part of the spatial planning process to gather input from the community. On this basis, the following has been proposed as is standard to help shape the draft plan:

- Community Survey
- Business Survey
- Regular drop in sessions in the community
- Stakeholder conversations; and
- Workshops with Project Partners

In addition to the above opportunities a Citizens Panel approach has been included as a method to layer in more engagement with the community in a focus group environment. This is to make sure that we gather ideas and information from the community to get a solid understanding as to who and what Bell Block is right now and how the community of Bell Block would like to see it grow.

Using all the information we gather through this process an informed draft will be prepared as a result and an opportunity provided to the wider community for feedback through formal community consultation.

The project will also utilise the knowledge from a range of sources such as local businesses, organisations (e.g Venture Taranaki and the Chamber of Commerce etc), central government organisations (i.e. NZTA, Ministry of Education etc) and our own Council staff to provide information and data to help shape the plan.

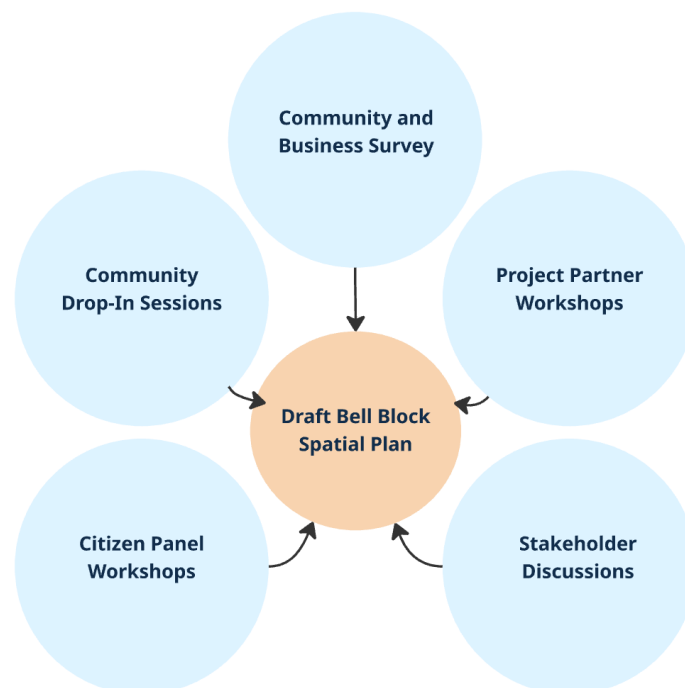


Fig 8. Diagram of engagement input in to the development of the Spatial Plan

Puketapu-Bell Block Spatial Plan Citizens Panel

Purpose of the Citizens Panel

The Citizen's Panel is established to ensure the Puketapu-Bell Block Spatial Plan reflects the real needs, ideas, and lived experiences of local people. Its purpose is to identify key issues and opportunities for Bell Block and to help shape a plan that the community can recognise, support, and feel proud of.

By drawing on detailed local knowledge in a focused way across multiple sessions with a consistent group, the Panel will help ensure the plan is practical, grounded, and aligned with Bell Block's long-term future.

This information will be layered alongside information gathered from the wider community, stakeholders and evidence-based data.



Fig 9. Waitara Spatial Plan Workshop March 2025



Fig 10. Waitara Spatial Plan Workshop August 2025

Who Will Be on the Panel

The Panel is made up of up to 25 members representing a broad cross-section of the Bell Block community. Interested parties will be encouraged to submit nominations. Members will be selected through a formal procurement process, based on set criteria and the skills, perspectives, and experiences they can bring.

This selection approach ensures a strong, diverse local voice. Workshop facilitators will guide the group through the process, and panel members are expected to be open to discussion, consider different viewpoints, and keep Bell Block's wider vision in mind.



How the Panel will operate

The Panel will meet for three design-focused workshops held in Bell Block, with the potential for additional involvement in council or community events. Sessions will be interactive and engaging, encouraging collaborative idea-refinement and constructive debate. While members may not always agree on every outcome, the process aims to build shared understanding across different backgrounds and perspectives. Meetings will take place after work hours, and an honorarium will be provided to recognise participants' time and contribution.

For further detail see summaries of these workshops see the Appendices.

Project Timeframes and Engagement

The following section outlines the project timeline and how this links in with opportunities to connect with the community and stakeholders to help shape the plan.

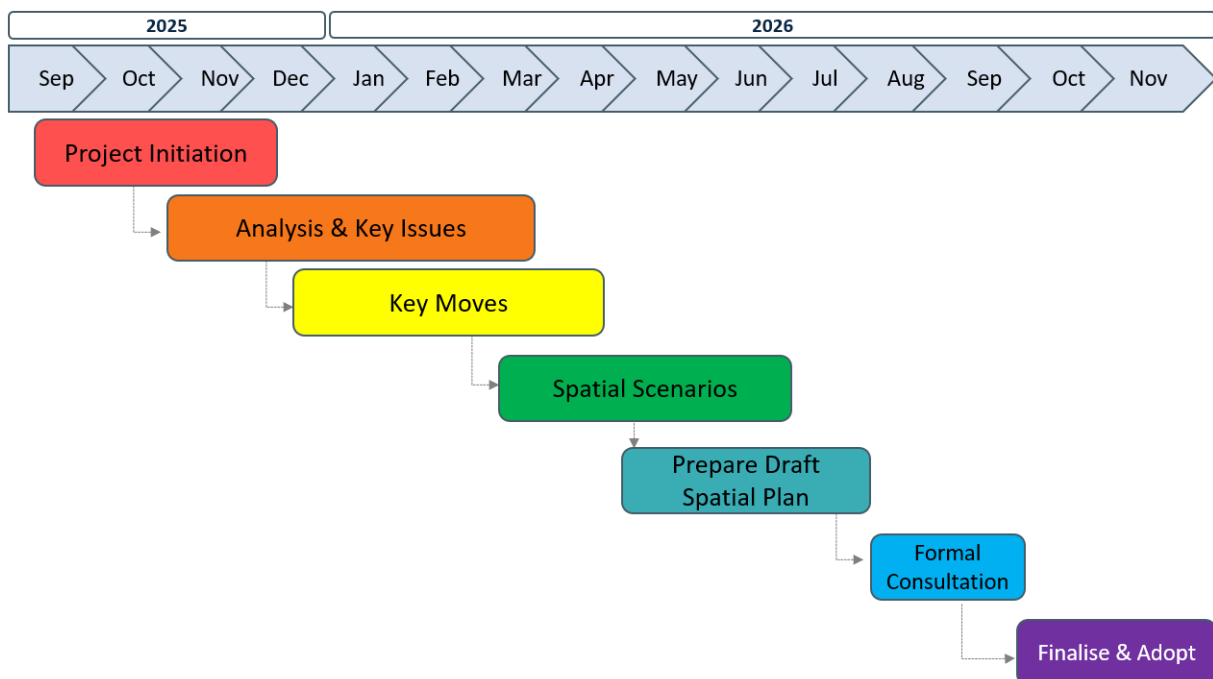
Project Timeline

The project timeframe to complete the work is approximately 12-16 months. The work will be broken into 7 different stages:

1. Project Initiation – Starting the project
2. Analysis and Key Issues – Understanding Bell Block by gathering information about the area.
3. Key Moves – Framing the identity of Bell Block, what is important to the community and what key areas the draft plan should focus on.
4. Spatial Scenarios - Development of what future Bell Block might look like, how it might grow and what projects are needed to achieve this.
5. Preparing the Draft Spatial Plan – Putting pen to paper and writing the Plan.
6. Consultation – This is an opportunity for everyone to provide feedback on the draft Plan.
7. Finalise and Adopt – Summarise feedback, make any updates that might be needed and take the Draft Plan to Council to sign off.

During all these phases of work we'll be engaging with the community and/ or key stakeholders.

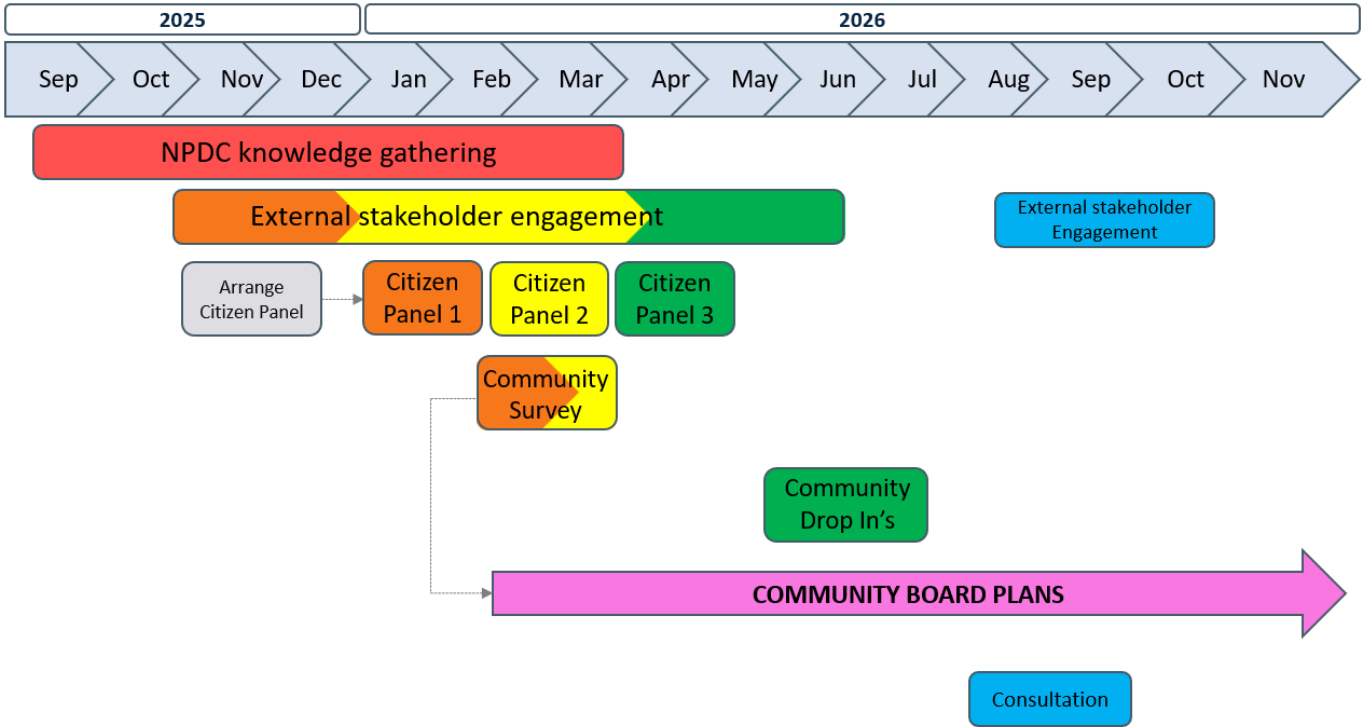
Bell Block Spatial Plan Project Timeline – July 2026



Engagement Timeline and Activities

The below timeline shows how the community and stakeholders will be engaged with during the project at what stage of the project.

Not all stakeholders are explicitly listed in the timeline. For detail as to who specific stakeholders are see appendix 1.



Not shown within this timeline is detail relating to planned engagement with the Puketapu-Bell Block Community Board and Puketapu hapū. As project partners for this project, they are engaged on a regular basis to provide input and feedback in the development of the project and Spatial Plan.

See appendices for recorded engagement.

Appendices



Appendix 1: Stakeholder Mapping

Appendix 2: Puketapu-Bell Block Spatial Plan Citizens Panel

Appendix 3: Community Engagement

Appendix 4: Growth Advisory Panel (NDGAP)

Appendix 5: Landowner/ Developer Engagement

Appendix 1: Stakeholder Mapping

The following are identified as parties / organisations with a role that will input and how we will engage with these groups.

As the project progresses and additional stakeholders are identified, this table will be updated to reflect input.

Category	Organisation	Description
Project Partners	Puketapu Bell Block Community Board	Advocates for local community needs to the NPDC / regular updating and input through Community Board updates.
	Puketapu Hapū	Representatives of mana whenua in recognition of treaty partnerships.
Local Government	NPDC Councillor's / Council	Decision makers responsible for adoption of the Bell Block Spatial Plan.
	Puketapu Bell Block Spatial Plan Steering Group	Direct project reporting and decision making. The Steering Group would be kept up to date through regular reporting as the project progresses on a 4-6 weekly basis.
Ngāmotu District Growth Advisory Panel (NDGAP)	An advisory group of development and planning technical professionals that provide recommendations to Council.	Regular opportunities to input and provide feedback into the development of the draft plan at NDGAP meetings.
Puketapu-Bell Block Spatial Plan Citizens Panel	Project Group of community representatives that assist in informing plan development	Panellists are brought together across three focused workshop sessions to develop the spatial plan, and provide local-led recommendations.
Community Facility	Fred Tucker Memorial Community Centre	Local community centre for hire and activities / kept aware of project through local media and format to input
	Bell Block Library	Key community asset / kept aware of project, with focus session as plan develops

Category	Organisation	Description
	Methanex Bell Block Aquatic Centre	Key community asset / kept aware of project through local media and format to input
Public Service	Bell Block Community Policing Centre	Local Police presence for non-emergencies and liaison / kept aware of project through local media and format to input
	Fire and Emergency	Known gap in FENZ network in regard to response time. Local representatives are working with local Councillors to advocate for facilities.

Early Childhood Education	Bell Block Community Nest	Local childcare and early learning centre / kept aware of project through local media and format to input
	Lollipops	
	Parkland Playgroup	
	Bell Block Pohutukawa Kindergarten	
	Bell Block Childcare	
	Puketapu Kindergarten	
	Te Kōpae Piripono	
Community Service	Bell Block Life Skills Centre	Community hub for personal growth programs and initiatives / aware of project through media and format to input
Sports Club	Bell Block Rugby Sports & Community Club (Gladiators)	Provides senior and junior rugby / kept aware of project through media and format to input

	Bell Block Marist Rugby League and Sports Club (Dragons)	Offers Rugby League and Netball / aware of project through media and format to input
	Bell Block United Junior Football Club	Caters to junior football players / kept aware of project through media and format to input
	Taranaki Cycle Park	Key community and regional asset / kept aware of project through media and format to input
Education	Puketapu School	Full primary school with a strong community focus / kept aware of project through local media and format to input
	Bell Block School	Local primary school, active in community sports / kept aware of project through local media and format to input
Marae	Muru Raupatu Marae Trustees	Local meeting place for Puketapu hapū / workshop sessions as the plan develops
Local Business/ Industry	Taranaki Chamber of Commerce	Business and industry relationships / targeted meetings as the plan develops
	Parklands Shopping Centre & Bell Block Court	Local Bell Block Centre and community point / targeted meetings as the plan develops
	Venture Taranaki	Business and industry relationships / targeted meetings as the plan develops
	Businesses with the Industrial Zoning Area	
	New Plymouth Airport (PRIP)	
	Developers	
Religious	St Luke's Church (Bell Block Co-operating Church)	Local Community / kept aware of project through local media, with format to input

	Bell Block Catholic Centre	
	Grace Community Church New Plymouth	
	Northpoint Baptist Church	
Rest Home	MiLife on Wills	Local Community / kept aware of project through local media, with format to input
	MiLife Bell Vista	
	Maida Vale Retirement Village	
	Summerset at Pohutukawa Place	
Landowners and Developers	In areas of development potential and those most effected by transport discussions.	Direct communication regarding consultation opportunities and / or one on one conversations where needed.
Puketapu Bell Block Community	Residents and locals	Local Community / kept aware of project through media and format to input.
New Plymouth District Community	General public	Wider Community / kept aware of project through media and project page with input via wider public engagement phase.
Special Interest Groups for the wider New Plymouth District	Age Concern, Grey Power, New Plymouth Rate Payers Alliance, New Plymouth Tax Payers Union, Sustainable Taranaki	Kept aware of project through regular stakeholder updates and also local media. Workshops if requested will be facilitated for these groups.
Central Government Departments	Government organisations, including NZTA, Ministry of	Subject Matters Experts, organisational coordination, and targeted meetings as the plan develops - keep updated.

	Education, Kiwi Rail, Kainga Ora	
New Plymouth District Council Officers	New Plymouth District Council (NPDC) Technical Staff – Transportation Planners, Transport and Safety Engineer, Three Waters Planners, Growth and District Planners,	Council officer information gathering relating to Bell Block and direct input into the development of draft Plan based on Asset Management Plans and Long-Term Plan development.
Taranaki Regional Council	Taranaki Regional Council (TRC) Technical Staff	Regional Council officer information gathering relating to Bell Block and direct input into the development of draft Plan based Regional Spatial Plan requirements, public transport and freshwater matters.

Bell Block Spatial Plan

Citizens Panel Welcome Pack

February 2026



Bell Block Spatial Plan Citizens Panel Workshops

Welcome

Congratulations and welcome to the Bell Block Spatial Plan Citizens Panel! We're delighted to have you on board as one of the community members selected to help shape the future of Bell Block.

As a Panel member, you will play an important role in exploring the key areas that influence how Bell Block grows and develops over the next 30 years and beyond. Being part of the Panel will mean that you'll participate in a series of interactive, design-focused workshops, you'll work collaboratively alongside fellow residents, supported by facilitators, to provide insight, advice, and recommendations that will inform the development of the Bell Block Spatial Plan. Your local knowledge, open-mindedness, and commitment to positive, respectful discussion will help ensure a strong and diverse community voice guides this exciting planning process.

Thank you for stepping forward to be part of this work. Your contribution will help shape a vibrant and thriving future for Bell Block.



Partnership and Collaboration

This project is being completed by New Plymouth District Council in collaboration with the Puketapu-Bell Block Community Board and Puketapu Hapū with input from stakeholders and Bell Block community and other interested parties in the New Plymouth region.

Isthmus Group has been engaged as consultants for the Bell Block Spatial Plan and will be collaborating on the project as technical advisors and facilitators alongside Council staff as part of the project team.

Why a Citizens Panel Approach is Being Used

The Citizens Panel is being used because this group will help to identify the important issues for Bell Block through lived experiences with in depth detail. The creation of the Spatial Plan will only work well if local people can see their ideas and needs reflected in it, and feel proud to support it.

By bringing a group of community members together, the Panel gives people a clear way to share their knowledge, check ideas, and help make decisions through hands-on workshops. This makes sure the Plan is practical and fits the needs of Bell Block. The Panel also helps create strong community champions who understand the project and can share information with others in Bell Block.



Bell Block Spatial Plan Citizens Panel Workshops

The project team will gather your ideas through three interactive workshops over three months. Before each workshop, we'll send you information to read to prepare as homework. It is important that you attend all of the workshops, that way you are able to understand why and how the spatial plan has been prepared. If you can't make the sessions, please let the project team know as soon as you can so we can make alternative arrangements. The below information outlines the details of each workshop.

Workshop #1

Thursday 18 February
2.5 hours

This session is for relationship building and sharing our understanding of Bell Block to inform the spatial plan.

Purpose - We'll get to know each other, understand what we know so far and create a future vision for Bell Block

Core themes / session outline: Imagine

- Icebreakers - Making connections with each other.
- Discover your connection with Bell Block, its potential and the people involved in the project.
- Identity issues, but also highlight opportunities.

Workshop #2

Thursday 19 March
2.5 - 3 hours

This session is about exploring different options for how Bell Block can grow and checking them against what's important to the community.

Purpose - Reimagine the potential of Bell Block and develop the framework of the plan

Core themes / session outline: Testing

- What we've heard from stakeholders and project partners since we last met.
- Discuss the vision and 'key moves' (bold actions).
- Input and review growth scenarios.
- Discuss possible projects that could support positive growth.

Workshop #3

Thursday 23 April
1.5 - 2 hours

This session is for relationship building and sharing our understanding of Bell Block to inform the spatial plan.

Purpose - We'll get to know each other, understand what we know so far and create a future vision for Bell Block

Core themes / session outline: Imagine

- Feedback on the Draft Plan.
- Discussion around community engagement as the Draft Plan goes live for community consultation.
- Draft Spatial Plan next steps.
- How the Citizens Panel can help share the Draft Plan with the Bell Block community.



What is a Spatial Plan and why does Bell Block need one?

What is the purpose of a spatial plan

A spatial plan shows how an area is expected to grow and develop over the next 30 to 50 years.

It outlines where housing, parks, roads, shops, community spaces, and services should be located so development happens in a planned, efficient, and coordinated way. Spatial plans create a shared vision for the future and help guide important funding and investment decisions.



Why does Bell Block need a Spatial Plan?

The Bell Block Spatial Plan is part of NPDC's Spatial Plan programme that is focusing on areas of New Plymouth that are currently experiencing, or likely to experience, rapid growth. Bell Block is a high priority because of its growth.

The Puketapu-Bell Block Community Board asked for funding for this project to be started urgently in the Council's Long-Term Plan 2024-2034. Funding was then approved through this process to complete the Bell Block Spatial Plan.

Legal requirements and proposed changes to the Resource Management Act (1991)

There is currently no legal requirement for NPDC to prepare spatial plans, but they are a valuable planning tool. Central government supports councils using spatial plans, and they may become a legal requirement in the future if the Resource Management Act 1991 is replaced.



Examples of other Spatial Plans

Many places in New Zealand have already made a spatial plan for their town or district. This includes big cities like Wellington, small rural towns like Waipā, and busy tourist areas such as Queenstown.

We've shared some examples of spatial plans from around the country so you can get an idea of what the Bell Block Spatial Plan might look like:

- [Waipa Spatial Plan](#)
- [Wellington Spatial Plan](#)
- [Kerikeri Waipapa Spatial Plan](#)



How will we connect with the Bell Block community?

Community Engagement

The Citizens Panel is designed to bring together people that are connected to Bell Block to directly shape the Plan's aspirations along with the Puketapu-Bell Block Community Board and Puketapu Hapū as project partners.

In addition to the Citizens Panel there will be plenty of opportunities for input from the Bell Block community while the draft plan is being created including:

- Drop-in sessions in Bell Block; and
- Community surveys.

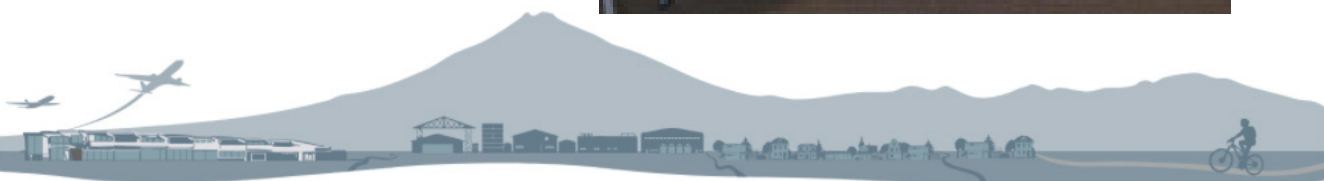
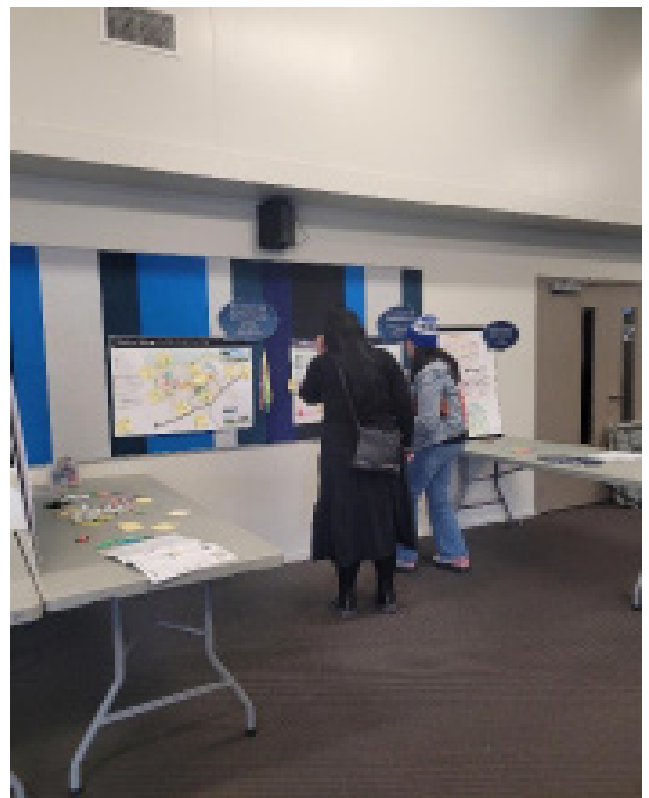
This is to make sure that we gather ideas and information from the community to get a solid understanding as of who and what Bell Block is right now and how the community of Bell Block would like to see it grow.

Using all the information we gather through this process an informed draft will be prepared as a result and an opportunity provided to the wider community for feedback through formal community consultation.

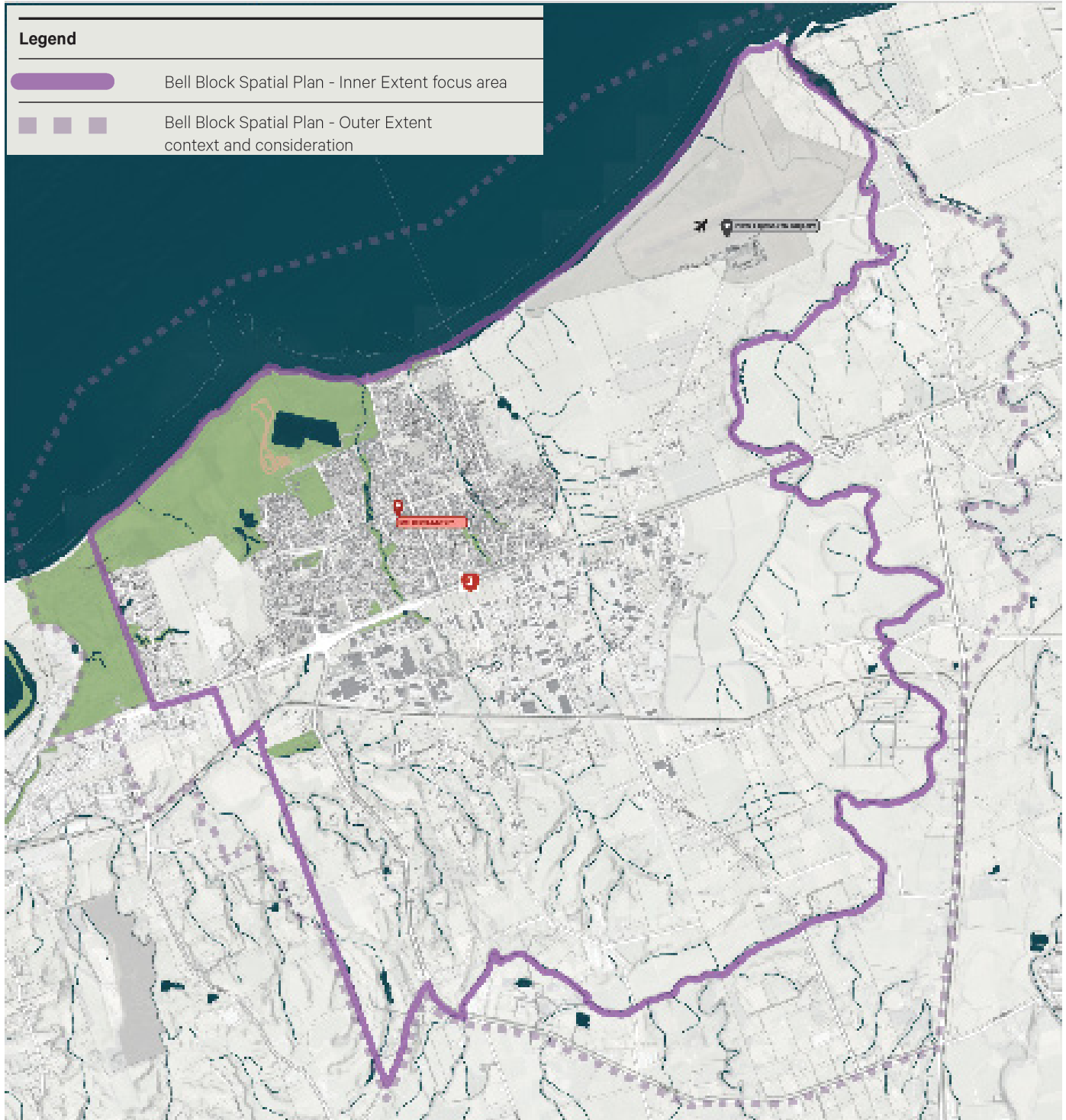
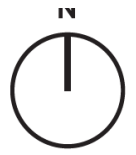
Additional Information Gathering

The project will also utilise the knowledge from a range of sources such as local businesses, organisations (e.g Venture Taranaki and the Chamber of Commerce etc), central government organisations (i.e. NZTA, Ministry of Education etc) and our own Council staff to provide information and data to help shape the Bell Block Spatial Plan

Making sure that there is a plan for growth now, will ensure that these growth areas will be well set up for new and current residents in the future.



Bell Block Spatial Plan Project Focus Area



Bell Block Spatial Plan

Workshop #1 - Preparation

The first workshop will focus on making and understanding connections - connections to Bell Block, and connections to each other. We all bring different experiences, perspectives and ideas to the table. We'll be running a series of activities to help us better understand Bell Block. This will include an ice breaker, a breakout session to brainstorm what you know about Bell Block, then an activity to help us understand the identity and shape a future vision of Bell Block. The following is some homework to prepare for two of the activities we have planned.

Ice Breaker Activity

1. What is your name and what is your connection to Bell Block?
2. Why did you apply to be on the Citizens Panel?

Vision and Values Activity

What is Bell Block? Do you think it's own town, suburb or something else? What is it's identity?



Appendix 2: Bell Block Spatial Plan Citizens Panel

The following documents were utilised as a record of summarised information gathered from three Citizens Panel workshop sessions.

Bell Block Spatial Plan

Citizens Panel Workshop #2 Preparation

March 2026



Contents

- Project Update 2
 - Thank you 2
 - Project Update 2
- Workshop 1 Summary – Activity 1: Making Connections 3
 - What you love about Bell Block 3
- Workshop 1 Summary – Activity 1: Making Connections 4
 - Why you put your name forward for the Citizens Panel 4
- Workshop 1 Summary – Activity 2: Understanding Bell Block 5
 - Bell Block “Hot Topics” 5
 - Green Spaces and Parks: What we heard 5
 - Housing a community: What we heard 7
 - Linking up the Local hubs: What we heard 9
 - Identity and connectivity: What we heard11
 - Employment and Innovation: What we heard13
- Citizens Panel Workshop #2 Homework15
- Citizens Panel Workshop #2 Homework16
 - Tell us what you think17



Project Update

Thank you

A big thank you to all who made it along to the first workshop for the Bell Block Spatial Plan Citizens Panel. At Workshop #1 we completed the following activities as well as a quick introduction to spatial planning:

- Activity - Ice breakers: Making connections, understanding what you love about Bell Block and why you put your name forward to be on the panel.
- Activity - Understanding Bell Block using prompts about key focus areas to gather your thoughts

The purpose of these activities was to help us 'test' a few ideas with you as a group, understand what's important to focus on as we move through this project and build a vision.

For those who couldn't make it, we set up a catch-up session to gather their thoughts, which has now been incorporated into our project information.



Fig 1. Bell Block Spatial Plan Citizens Panel – Workshop 1

Project Update

Since we last meet on the 19th of February, the project team has been busy working on the project to help get us ready for the next session with the Citizens Panel. This has included:

- Discussions with stakeholders and business owners
- Published a community survey
- Published a project engagement plan
- Summarised information from Citizens Panel Workshop #1
- Defined focus areas for the project
- Created a “work in progress” list of outcomes the Spatial Plan will achieve
- Planned for the next Citizens Panel Workshop # 2
- Completed a workshop with Puketapu Hapū



Fig 2. Puketapu Bell Block Community Board



Workshop 1 Summary – Activity 1: Making Connections

What you love about Bell Block

We heard a lot of things that you all loved as a group about Bell Block, with a lot of common threads. What made it clear to us is that you love the people, the land, coast and the facilities. Most importantly Bell Block is a friendly, caring community.



Fig 3. Word Cloud – What we heard you love about Bell Block



Workshop 1 Summary – Activity 1: Making Connections

Why you put your name forward for the Citizens Panel

There are a lot of reasons why you signed up to be part of the Citizens Panel, but most importantly, we noticed that whether you live in Bell Block at the moment or not right now, you're all very passionate about making sure Bell Block continues to be a great place to live now and into the future.

Plan the future for my kids and grandkids
I'm entrenched in Bell Block
As a retired person have a
different view point I want to see where we're heading
Have lived in places that aren't
well planned and it's hard to catch up
Theres a lot more we can do with
I want to help using my technical work experience I don't want to lose anything
our Sports Facilities. Want to keep what we have
I want people to know how special Bell Block Is
I want people to know how special
Bell Block Is I have a long history here
Want to be involved for the next
Interested in planning Interested to make sure
generation accessibility voice is heard
I want youth to be thought about in this plan
I want BBK to be even better than it is now
Make BBK a safe community

Fig 4. Word Cloud – Why you put your name forward for the Citizens Panel



Workshop 1 Summary – Activity 2:

Understanding Bell Block

Bell Block “Hot Topics”

For this activity we focused on five different areas that we understood were “hot topics” for the Bell Block area. We asked you to help us understand these topics better by asking questions about them. The “Hot Topics” were:

1. Open spaces and our water
2. Housing a community
3. Linking up the local hubs
4. Identity and connectivity
5. Employment and innovation

Green Spaces and Parks: What we heard

Citizens Panel feedback highlighted that the natural environment is valued and there are opportunities for recreation and the coastline. As Bell Block continues to grow, the Citizens Panel would like better access to these places and fair, well spread parks for everyone to enjoy.

Here’s more detail:

Coast & Water

- Everyone loves the beach, but getting to them needs to be easier for all abilities.
- Wetlands, streams and lagoons are important, and these places need to be

protected and explained better, with simple information signs.

- As new housing areas develop, streams and green spaces should not be built over.

Parks, Play and Sports

- Parks and playgrounds are good, but many are too small for the number of families. More are needed to cater for all ages.
- Different types of play spaces connected along walkways is needed.
- Hickford Park is valued, but some areas aren’t used well. Sports facilities and cycling areas need to be upgraded, and grazing land needs to be repurposed.

New Neighbourhoods and Walkways

- Some new areas, like around Wills Road, don’t have enough open space.
- Families want simple local spaces to kick a ball, meet up, or relax.
- We heard that walkways are loved by the community, but these should be joined up better to make walking and biking easier.

History & Identity

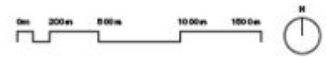
- History and cultural identity of Bell Block should be more visible through signage, names and artwork to unlock the depth of the place.



Fig 5. Examples of different types of parks

Bell Block Spatial Plan.

Green Space and our Water.



Key Things to Consider

1. Coastal erosion?
2. The coastal walkway?
3. Council land use?

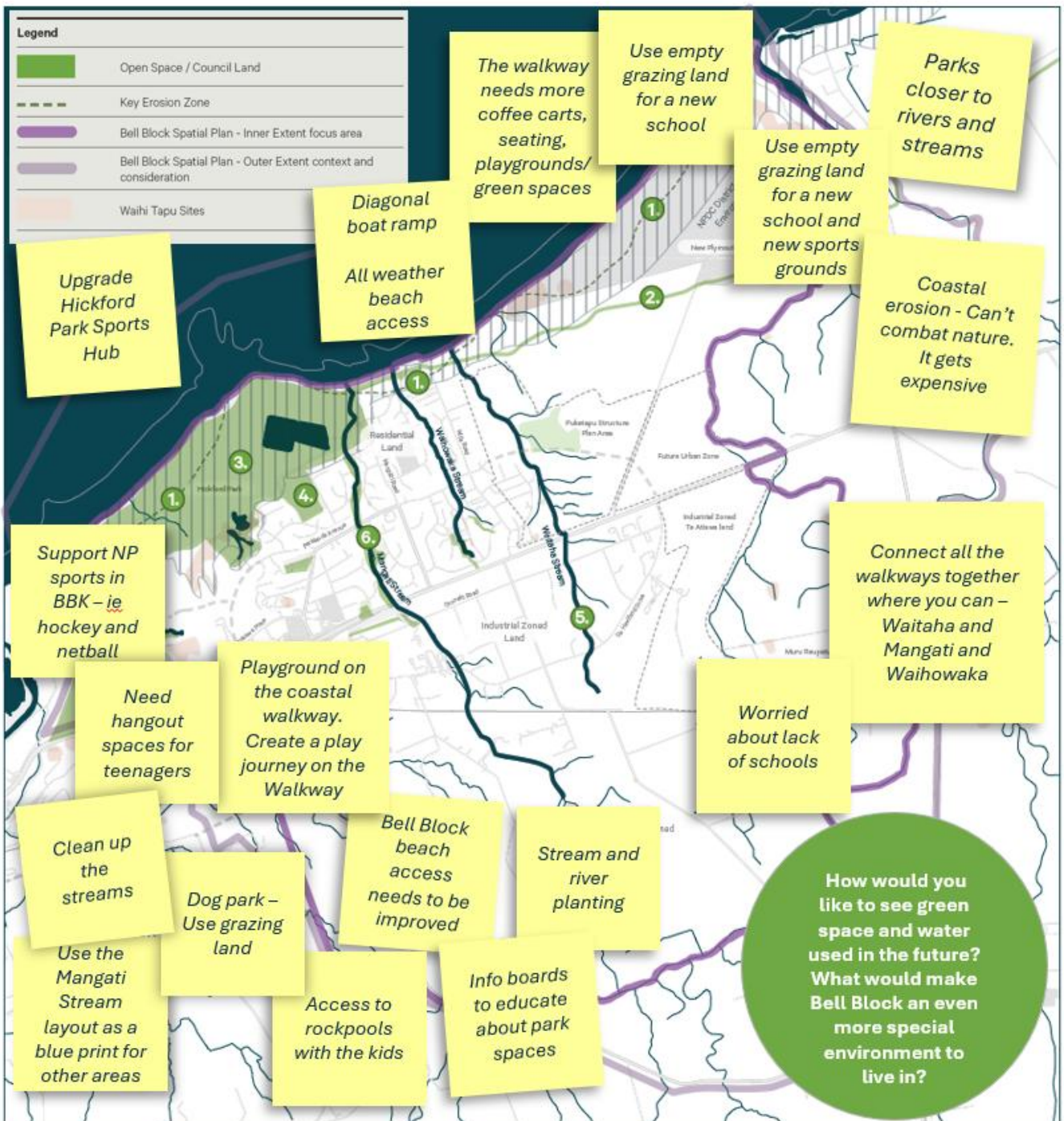
4. Hickford Park sports fields?
5. What's Upstream?
6. Rivers

NPDC own 314 hectares in Bell Block, including 226 hectares of parks.

Approximately 70% of houses are within 15min walk of open space

Over 105km of streams in Bell Block across the Mangati, Waihowaka, and Waitaha.

Images from Bell Block



Workshop 1 Summary – Activity 2:

Understanding Bell Block

Housing a community: What we heard

The Citizens Panel wanted to keep the friendly feel of Bell Block while allowing for new housing. People love cul-de-sacs because they feel safe. There are worries that new developments have very small sections with not enough space for recreation while also negative impacting on the network of roads and pipes. Trees and greenery in new neighbourhoods were also noted as being important to help keep the area appealing and liveable.

Here's more detail:

Neighbourhood Feel & Cul-de-sacs

- People value cul-de-sacs because they feel safe, encourage children's play, and create natural "bump spaces" where neighbours meet.
- Some noticed that cul-de-sacs help reduce traffic and create quieter streets where their kids can play safely.
- At the same time, people understand that cul-de-sacs can't easily support higher-density housing,

- while straighter streets can handle more parking and traffic.

Housing Growth

- There was some concern about whether the current roads, parks and infrastructure can cope with more homes.
- People feel that tight lots in new developments sometimes don't leave enough room for recreation, greenery, or family outdoor space.
- There is strong support for more street trees in new neighbourhoods to improve shade.

Housing Types

- Many residents want to keep a balance between family homes and housing suitable for older people.
- People are worried about taller buildings. Three-storey homes are strongly disliked, and even two storeys make some residents nervous.
- There was an understanding however that the traditional family home is becoming less affordable, and new types of housing may be needed



Fig 6. Examples of infill or higher

Bell Block Spatial Plan.

Housing a Community.



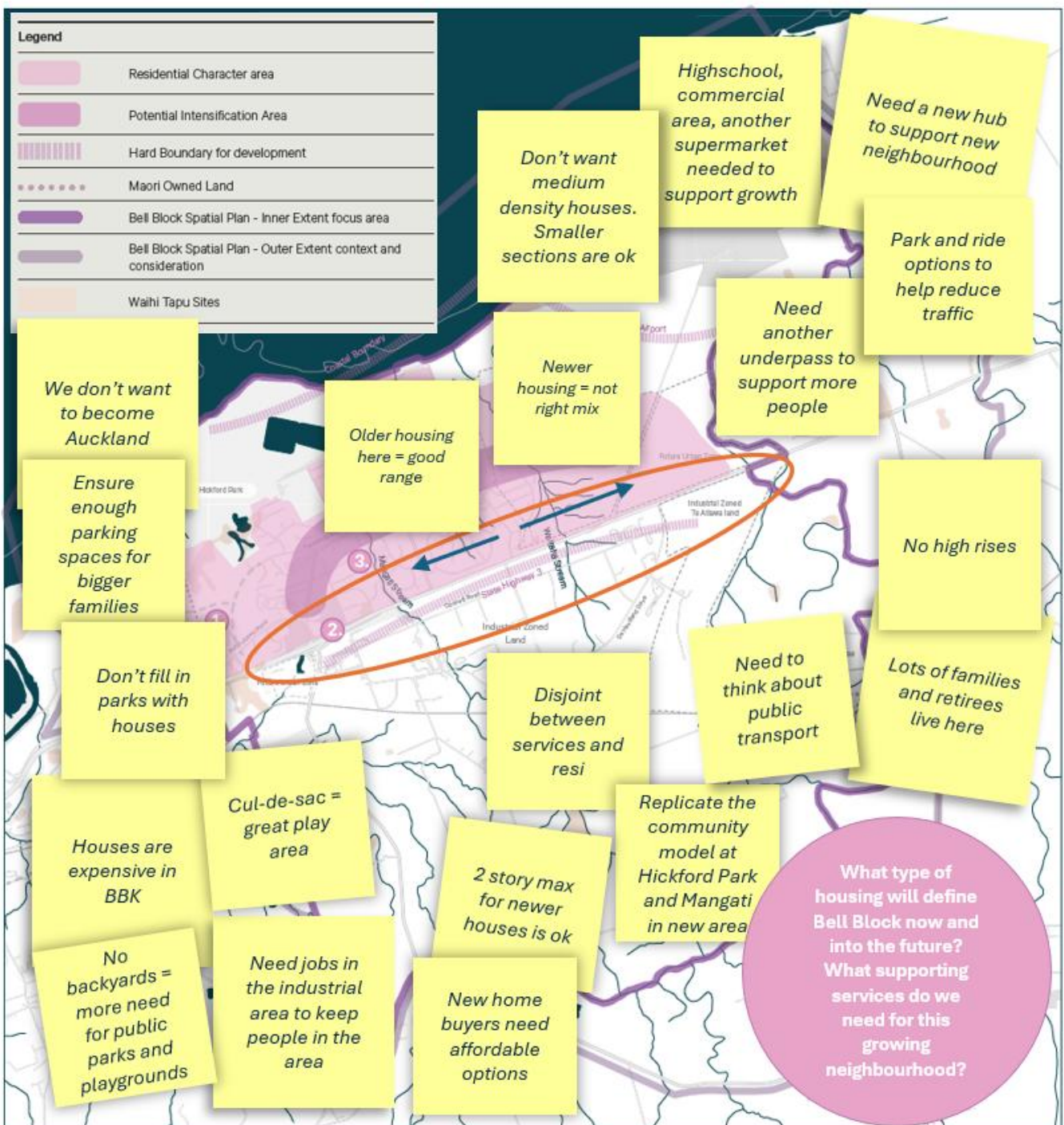
Key Things to Consider

1. Current new builds
2. Future centres
3. Who are we housing
4. Next version of housing
5. Puketapu structure area
6. Public services

Projected number of new homes is approximately 1253 by 2054.

Currently 3532 homes in Bell Block

Images from Bell Block



Workshop 1 Summary – Activity 2:

Understanding Bell Block

Linking up the Local hubs: What we heard

The Citizens Panel wants Bell Block to grow safely and be easy to get around. As new neighbourhoods develop facilities to cater to new families will be needed this will need to be done in a way that keeps Bell Block's character. The airport could also play a bigger role. The biggest concern is traffic, especially the busy on-ramps and off-ramps.

Here's more detail:

Roading Character Parklands Ave Future Extension – What this should look like

- Wider streets and footpaths so families can bike safely as well as wide footpaths for mobility scooters, prams, and kids on bikes. Traffic calming would be needed.
- Safe crossing points for walkers where walkways meet the road, seating as well as shelter to support walkers.
- Parking to suit multi-generational households would need to be thought about.
- Street tree planting along Parklands, possibly continue the palm-tree look as well as signage and art to help express Bell Block's identity.

Schooling options

- A high school is needed to support the kids that are at Bell Block and Puketapu School. This could be a Junior College and or Kura Kaupapa might be a good option instead of a traditional high school.

Hubs

- More commercial space for local businesses – this could include meeting spaces and conference rooms
- Another supermarket so people don't have to travel far.
- A larger library in either the new hub or Bell Block Court is needed.
- The idea of a Kmart was tested, but this would only work, if it suits Bell Block's character. This would be hard to achieve.
- Public toilets at every hub.
- Better use of the airport area – like another small hub with services that could compliment services already there.

Parks

- A new neighbourhood area will need more parks to support the new community this could include a dog park and playground.

Roads

- Solutions to congestion is needed urgently before Bell Block grows again.



Fig 7. Examples of what Parklands Avenue extension could look like

Bell Block Spatial Plan.

Linking up the local hubs.

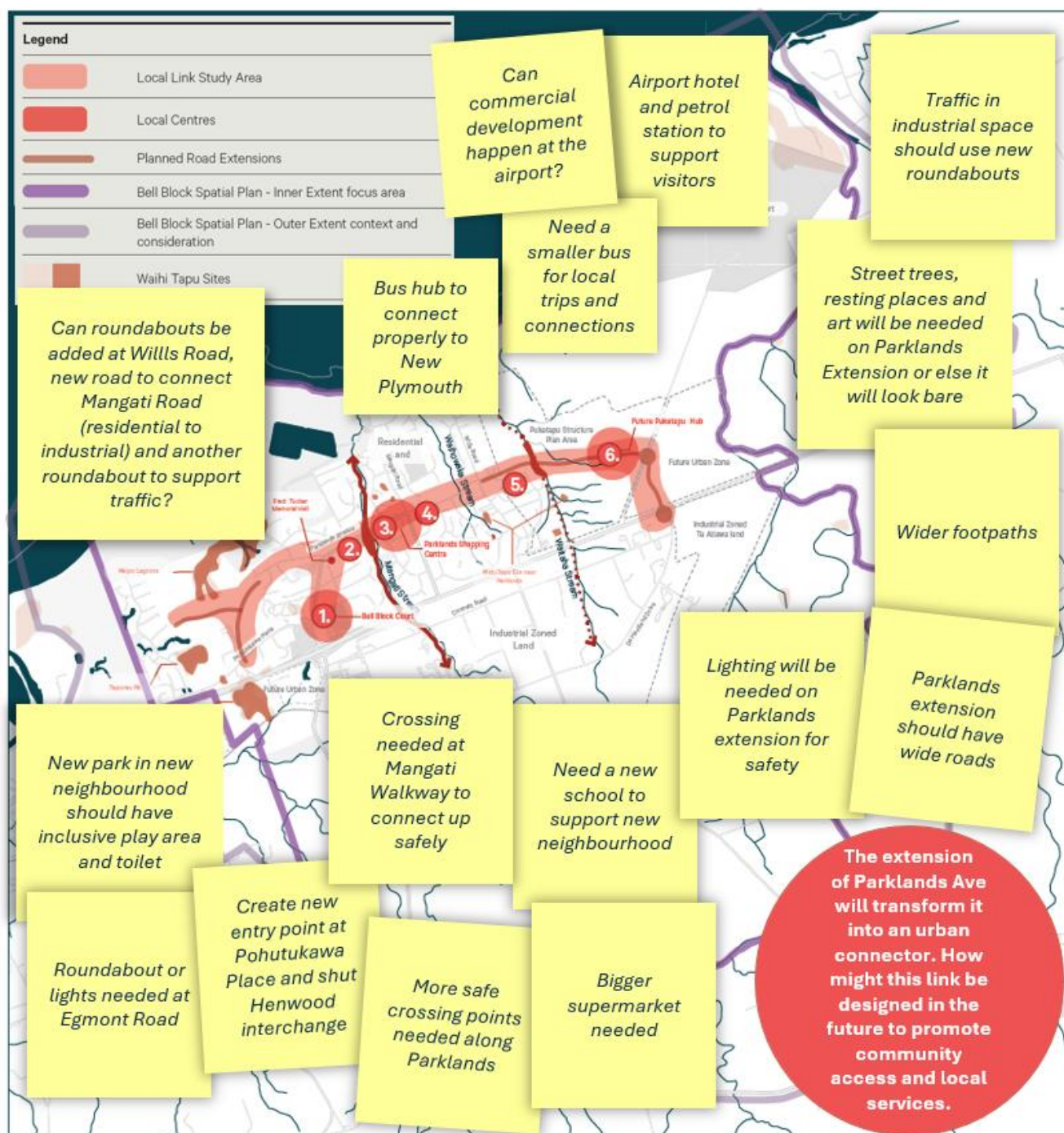


Key Things to Consider

1. Business and services
2. Current modes of travel
3. Links and connections
4. Potential changes
5. Landmarks or characteristics
6. Amenity and activities

Parklands Ave has been planned for as an Urban Connector in line with NZTA guidelines:

Images from Bell Block



Workshop 1 Summary – Activity 2:

Understanding Bell Block

Identity and connectivity: What we heard

The Citizens Panel wants Bell Block's historic and cultural stories and identity to be more visible. They value Bell Block's village feel, coastal setting, and rich natural environment, and want to protect this as the area grows. People also want safer, more welcoming public spaces. At the same time, traffic congestion is a major concern, and locals feel this needs to be fixed to keep Bell Block a great place to live.

Here's more detail:

Celebrating Local History and Identity

- There's a desire to learn about Bell Block's history and stories before and after colonisation through public art, Puketapu hapū narratives, and te reo Māori signage.
- This could also be achieved through wayfinding, trails, and digital or interactive storytelling.
- Visitors and residents travel through Bell Block, without even knowing it. There's an opportunity to welcome them and let them know that they're moving through Bell Block.

Sense of place

- Residents value Bell Block's village feel and coastal setting. There is an appreciation of the rich natural environment and want to protect it.
- Many like that Bell Block feels slightly separate from New Plymouth (in a positive way).
- Community wants safer, more welcoming places to walk and gather that cater to all accessibility needs.
- Not many places have an airport, state highway access, jobs, industry, schooling, outdoor areas, bike park, sports fields, beaches and streams. It's already a great place for residents to live, but there's a lot that can be done to make it even better.
- Bell Block is a rich area of New Zealand history and identity.

Traffic and Congestion

- Traffic congestion is a major concern. A solution needs to be found to keep Bell Block a great place to live.
- Several solutions were discussed including additional roundabouts or lights at Egmont. Creating a new off ramp at Pohutukawa Place and closing the current one that connects to the Henwood interchange.



Fig 8. Examples of ways to express identity with art and infrastructure

Bell Block Spatial Plan.

Identity and Connectivity.



Key Things to Consider

1. The airport as a gateway
2. How do you enter Bell Block?
3. Bell Blocks Point of Difference
4. SH3 corridor acknowledging Bell Block
5. Visual Landmarks
6. Beginning and end to Bell Block

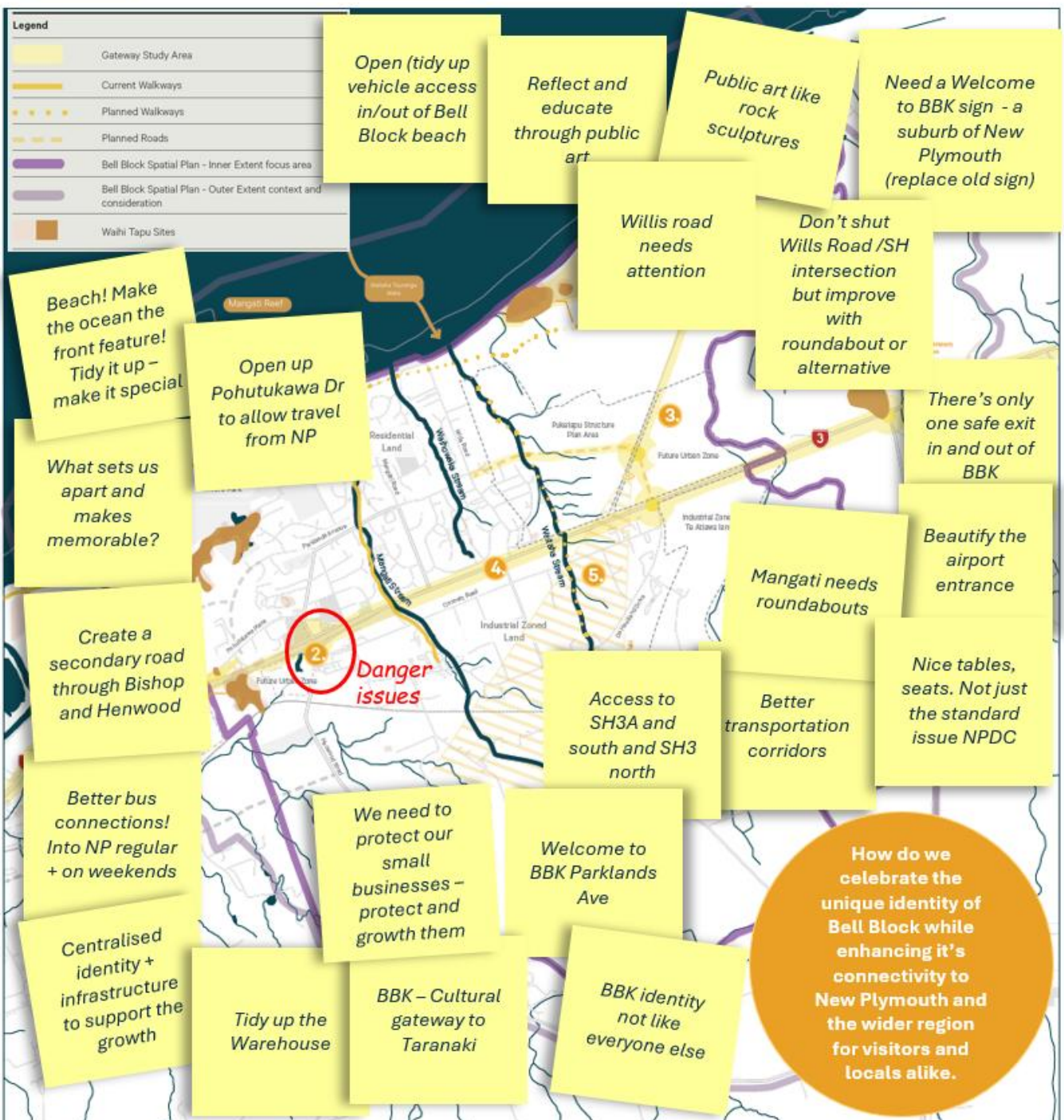
Images from Bell Block



Each year, Bell Block welcomes or farewells over 400,000 passengers who pass through the airport.

Over 43 kapa attributed to Puketapu were situated throughout the Bell Block area.

Almost 4km of accessible coastline. Over 200 hectares of open space. Over 65km of coastal walkway.



Workshop 1 Summary – Activity 2:

Understanding Bell Block

Employment and Innovation: What we heard

The Citizens Panel told us that Bell Block has a strong base of local skills and innovation, especially in the industrial area, and the Citizens Panel want these strengths recognised and connected to more job opportunities for young people.

Supporting industry is important to residents, but heavy vehicles in residential streets are a concern. Better connections between the residential and industrial areas.

Here's more detail:

Local Skills and Industry

- Bell Block has a deep pool of specialised skills and innovation, much of it not widely recognised. These “hidden” skills could help shape Bell Block’s identity and future opportunities.
- There is interest in creating more local jobs for young people and strengthening the link between the community and the industrial area.

Commercial Centre Needs

- There is a need to have a clear commercial activity area. This should be one that serves residents, workers, and visitors.
- The challenge is finding a location that is easy for both the community and the industrial workforce to access.

Supporting the Industrial Area

- Services are needed in the industrial zone to support employees who work here – This includes daycare, doctors and cafes.
- Businesses who operate in this space support residents of Bell Block with jobs, sponsorships and alternative food retail options.

Connections and Movement

- The current truck stop at Bell Block Court (used by trucks from the industrial zone and further afield) puts heavy traffic into residential areas. Many feel it should be relocated.
- There is support for diversifying heavy-vehicle routes, especially with traffic congestion on Henwood and Egmont Roads.



Fig. 9 Examples of innovation and business

Bell Block Spatial Plan.

Employment and Innovation



Key Things to Consider

1. Current big employers
2. Local vs regional employment
3. Movement pinch points
4. Services migrating
5. Everyday use of area
6. Community benefit

This area is projected to experience an estimated 2824 new jobs, representing approximately 74% of New Plymouth's total Industrial employment growth

This area currently employs 3,700 people, Half the population of Bell Block.

Images from Bell Block



Citizens Panel Workshop #2 Homework

Using the information gathered at the first Citizens’ Panel Workshop, the project team has begun shaping a *work-in-progress* Vision, Outcomes, and Values for the future of Bell Block. These form key parts of a typical Spatial Plan framework. We’ll talk you through what we’ve developed so far, and you can also find it in this document.

Workshop #2 Activities

In Workshop #2, we’ll ask more questions to check if we’re on the right track. We’ll explore what future Bell Block could look like now that we understand its challenges and opportunities. We’ll also ask you to identify the key projects needed to achieve this future and help us understand which should be prioritised first.

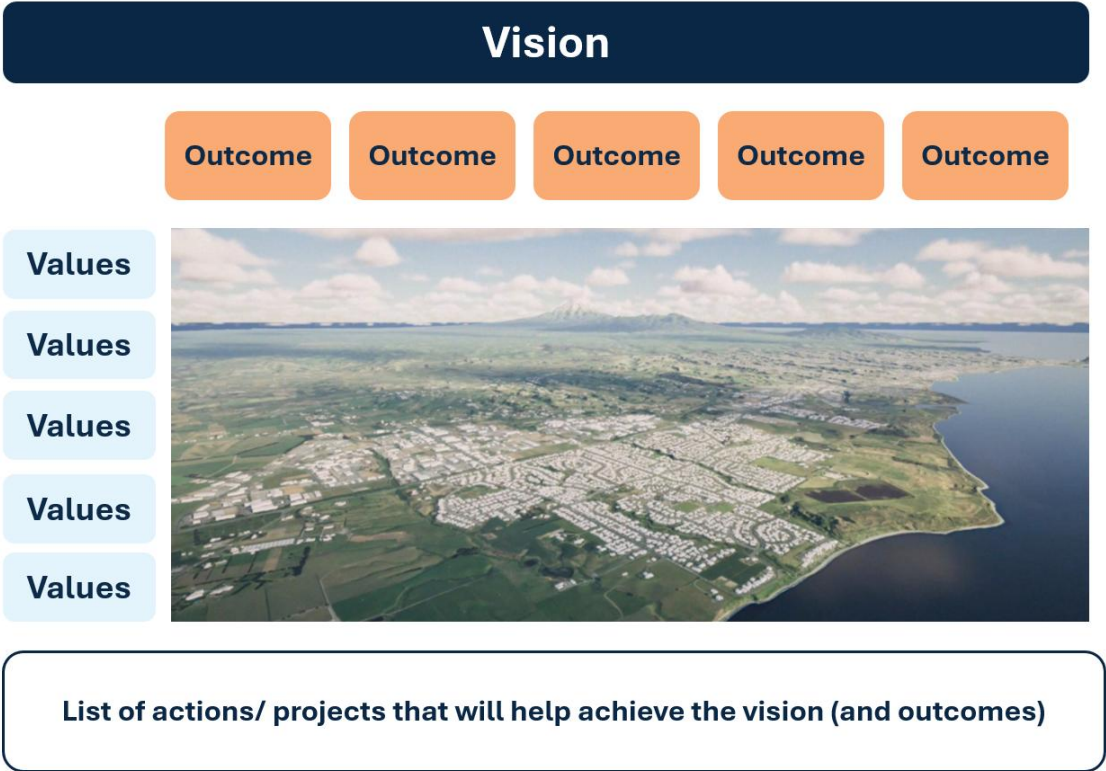
What makes up part of a Spatial Plan?

A Vision – This is a statement of intention describing what you want your town or community to be like in the future. It helps people imagine what the future could look like and makes sure everyone is working toward the same long-term direction.

Outcomes – These translate the Vision into specific goals. They help us understand what success looks like, show whether the Vision is being achieved, and ensure the Spatial Plan is more than just a map. It becomes a purposeful strategy for improving the future of a place

Values – These are the things that are important to the community. Values help guide how decisions are made, what should be prioritised, and reflect the identity of the place and its people.

Typical Spatial Plan Framework



Citizens Panel Workshop #2 Homework

Reflecting on the summaries of Workshop #1, consider the below as a “work in progress” version of Bell Blocks possible vision, outcomes and values that will shape the Spatial Plan. This has been drafted as a starting point based on all the information gathered at Workshop #1.

We’ll continue to work on this over the next few months, but feedback is appreciated. Over the page space has been provided for you to write your feedback.

“Work in progress” Bell Block Spatial Plan Vision, Outcomes and Values

Bell Block

A neighbourhood in-sync with its natural environment - known for its' ability to grow and express itself to offer a lifestyle and industry presence sought after in Taranaki

OUTCOME

A safe & vibrant neighbourhood is achieved for all families and households through all stages of life

OUTCOME

We protect & enhance our open spaces and natural assets, so we can continue to cherish and enjoy them for future generations

OUTCOME

A thriving industrial area that works in unison with Bell Block, whilst strongly contributing to the regional economy

OUTCOME

Coming to and moving through Bell Block is easy. Local movements can be made through a variety of modes for all users

OUTCOME

Bell Block Continues to Evolve as a Whole, Rather than Two Halves. Our neighbourhood is connected in all the senses



VALUES

Te Taiao (nature) First Builds a Healthy Neighbourhood

VALUES

Together in Partnership, Our Community Thrives

VALUES

Good for Locals, is Good for the District & the Region

VALUES

We are Resilient, so too is our Natural Environment

Tell us what you think

Use this space to write any feedback you might have.

Do you think the “work in progress” vision, outcomes and values reflect the people and identity of Bell Block?



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

Bell Block Spatial Plan

Citizens Panel Workshop #3 Preparation

April 2026



Contents

- Project Update 2
 - Workshop #2 2
 - Project Update 2
 - Workshop #3 Agenda..... 2
- Workshop 2 Activity Summary: Exploring Focus Areas - Visualisation..... 3
- Workshop 2 Summary – Activity 1: Visualising Future Bell Block 4
 - Open Spaces and Water: What we heard 4
 - Housing: What we heard 5
 - Local Centres: What we heard 6
 - Transport: What we heard 7
 - Industry, Employment and Innovation: What we heard..... 8
- Workshop 2 Summary – Draft Vision, Outcomes and Values Framework 9
- Workshop 3 Preparation: Draft Vision, Outcomes and Values Framework10
- Workshop 3 Preparation: Spatial Plan Project Priorities.....12



Project Update

Workshop #2

A big thank you to all who made it along to the second workshop for the Bell Block Spatial Plan Citizens Panel. At Workshop #2 presented the Draft Vision, Outcomes and Values We then completed an activity that focused on visualising what Bell Block could look like in the future.

For those who couldn't make it, we set up a catch-up session to gather any additional feedback, which has now been incorporated into our project information.



Fig 1. Bell Block Spatial Plan Citizens Panel – Workshop 2



Fig 2. Puketapu Bell Block Community Board

Project Update

Since we last meet on the 19th of March, the project team has been busy working on the project to help get us ready for the next session with the Citizens Panel. This has included:

- Further discussions with stakeholders and business owners
- Connected with landowners
- Gathered information with a community survey
- Summarised information from Citizens Panel Workshop #2
- Started formalising a list of projects for the Citizens Panel to review.
- Planned for the next Citizens Panel Workshop # 2
- Completed another workshop with Puketapu Hapū and the Puketapu-Bell Block Community Board.
- Set up a session about the project with the Rate Payers Alliance.

Workshop #3 Agenda

The next workshop will cover the following:

1. Feedback on the Bell Block Spatial Plan Draft Vision, Values and Outcome Framework
2. Project Priorities
3. Project Next Steps

We look forward to seeing you this Thursday for our last Citizens Panel session.



Workshop 2 Activity Summary: Exploring Focus Areas - Visualisation

To understand visually what the Panel would like Bell Block to look and feel like in the future, this activity focused on the following topics:

1. Open spaces and our water
2. Housing
3. Local hubs and centres
4. Transport and connection
5. Industry, Employment and Innovation

Working in groups, the Panel was provided with images for each topic and asked to select images they thought were the most representative of what they think Bell Block should look like.

The following section covers a summary for each focus area.



Fig 3. Bell Block Spatial Plan Citizens Panel Workshop 2 – Industry



Fig 4. Bell Block Spatial Plan Citizens Panel Workshop 2 – Open Spaces and Water

Workshop 2 Activity Summary: Visualising Future Bell Block

Open Spaces and Water: What we heard

- Native planting and restoration of new and existing parks.
- Playgrounds and play spaces are planned for in new neighbourhoods. These could have more natural materials such as timber logs, boulders or other similar structures.
- Green spaces have rest areas, art and educational opportunities (history and restoration).
- Connection in parks, open spaces and water are designed to have minimal impact to the natural environment – i.e timber boardwalks.
- Access to the beach is safe and easy.



Fig 5. Overview of feedback – Open Spaces and Water

Workshop 2 Activity Summary: Visualising Future Bell Block

Housing: What we heard

- The Panel acknowledged that other housing types are needed for different ages and stages. i.e smaller homes that are low maintenance for new home buyers and the elderly.
- Maximum heights for houses in residential neighbourhoods should be 2 levels maximum.
- These homes would require parks, open and green spaces to support residents as they wouldn't have their own back yards to connect with nature. Play spaces should be planned for within new neighbourhoods to support families.
- Art features like Pou, carvings, etching and native planting should be incorporated into neighbourhood design.

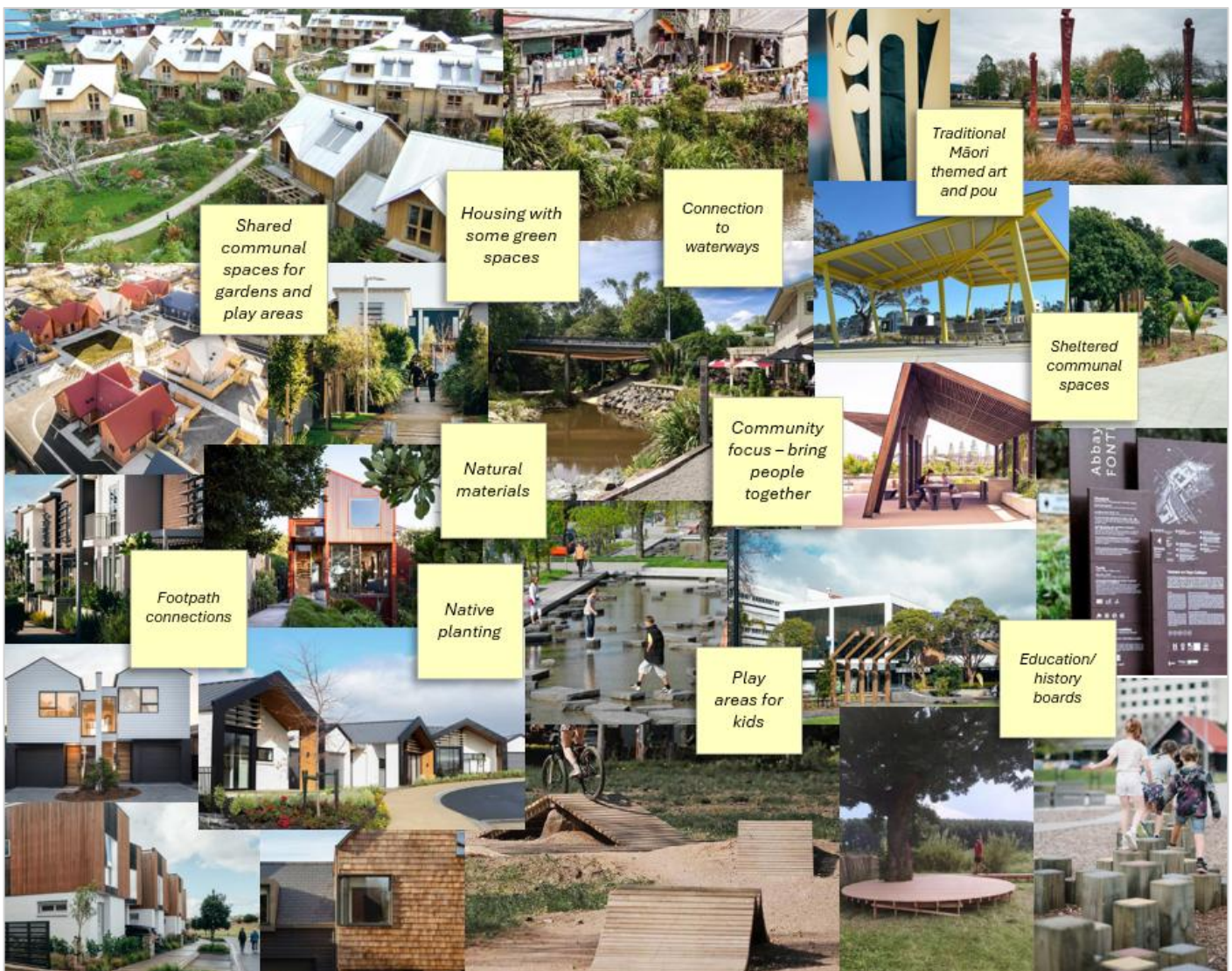


Fig 6. Overview of feedback - Housing

Workshop 2 Activity Summary: Visualising Future Bell Block

Local Centre's: What we heard

- Stronger clearer identity for the Bell Block Centres. This could include incorporation of cultural identity and storyboards, public art and play space.
- More green spaces and trees on the edges of shopping areas.
- Safe walking and cycling routes
- Boutique shopping (as a point of difference to New Plymouth) and café/ restaurant spaces. These areas can also be used during the day and at night as outdoor dining.
- Community orientated facilities are important. They need to support the community through all the ages and stages. Consider combining facilities into 'hubs' – Library, office spaces, event space, the pool etc
- Emergency hub in Bell Block is needed especially as the area grows. This could include Fire, Police and Ambulance Services.
- Another supermarket to increase competition, but don't want chain stores (like K-mart etc) to detract from local business in the neighbourhood hubs, but these could maybe go by the airport or service centres.
- New school needed next to new sport fields – Suggest a hub of similar activities.



Fig 7. Overview of feedback –Centres/ Hubs

Workshop 2 Activity Summary: Visualising Future Bell Block

Transport: What we heard

- Wider streets and footpaths so families can bike safely as well as wide footpaths for mobility scooters, prams, and kids on bikes.
- Traffic calming to reduce speeds i.e planting trees and gardens
- Safe crossing points for walkers where walkways meet the road, seating as well as shelter to support walkers.
- Parking to suit multi-generational households would need to be thought about.
- Consider commuter rail and if this is a feasible option.
- Find solutions to entry and exit problems for Bell Block that are creating congestion.
- Local and frequent mini-bus to connect with town buses



Fig 8. Overview of feedback – Transport

Workshop 2 Activity Summary: Visualising Future Bell Block

Industry, Employment and Innovation: What we heard

- Services are needed in the industrial zone to support employees who work here – This includes daycare, doctors, cafés or smaller lunch options. This could be clustered along Connett Road.
- Connett Road Innovation Hub for smaller innovative businesses. Co-location opportunities as well as open spaces, murals, industrial art and trees.
- Apartment living - Alternative option for people that want to live above their business – this would help support smaller business owners.
- Inland port or rail depot.
- This area needs to be easy to walk around and bike in for those the work in this location.
- There is interest in creating more local jobs for young people and strengthening the link between the community and the industrial area. This could be achieved with education or skills-based hub.



Fig 9. Overview of feedback – Industry, Innovation and Employment

Workshop 2 Summary – Draft Vision, Outcomes and Values Framework

At the start of the workshop the Draft Spatial Plan “Plan on a page” as a framework was introduced. This included an explanation of what is meant by a vision, outcomes, and values, and how these elements shape a township spatial plan. The team then presented the draft version developed as a starting point, which the project team has worked on since Workshop 2

Draft Bell Block Spatial Plan Vision, Outcomes and Values – Workshop 2

A neighbourhood in-sync with its natural environment - known for its' ability to grow and express itself to offer a lifestyle and industry presence sought after in Taranaki

OUTCOME

A safe & vibrant neighbourhood is achieved for all families and households through all stages of life

OUTCOME

We protect & enhance our open spaces and natural assets, so we can continue to cherish and enjoy them for future generations

OUTCOME

A thriving industrial area that works in unison with Bell Block, whilst strongly contributing to the regional economy

OUTCOME

Coming to and moving through Bell Block is easy. Local movements can be made through a variety of modes for all users

OUTCOME

Bell Block Continues to Evolve as a Whole, Rather than Two Halves. Our neighbourhood is connected in all the senses

VALUES

Te Taiao (nature) First Builds a Healthy Neighbourhood

VALUES

Together in Partnership, Our Community Thrives

VALUES

Good for Locals, is Good for the District & the Region

VALUES

We are Resilient, so too is our Natural Environment



Since workshop #2, the project team has developed this concept further to:

- Make the framework easier to understand
- Incorporate identity and cultural aspects into the framework
- Focus on a future-focused or transformative direction
- Ensure that it is more relatable to those that currently live in Bell Block

Workshop 3 Preparation: Draft Vision, Outcomes and Values Framework

The next version of the framework is ready to share. This has been provided below.

During workshop #3 we'll be asking the Panel for feedback.

Draft Bell Block Spatial Plan Vision, Outcomes and Values – Workshop 3

Statement of Intention...Future State. By 2050, Bell Block will be:

Bell Block Spatial Plan

Vision: A neighbourhood in-sync with its natural environment - known for its' ability to grow and express itself to offer a lifestyle and industry presence sought-after in Taranaki

How we commit to working on our future...



value 1: **Te Taiao First,**
Builds a Healthy
Neighbourhood

value 2: **Together in**
Partnership Our
Community Thrives

value 3: **Good for Locals,**
is Good for the District &
Region

value 4: **Adaptable by**
Nature

By 2056, Bell Block will be a neighbourhood where:

Goal 1: Our identity
inspires a strong sense
of belonging in our
close knit coastal
community

Goal 2: A safe &
vibrant neighbourhood
for all families and
households through all
stages of life

Goal 3: Our open
spaces and natural
assets are living
taonga

Goal 4: A thriving
industrial area that
works in unison with
Bell Block, whilst being
a regional centre of
innovation and
employment

Goal 5: Bell Block
continues to evolve as
a whole, rather than
two halves. Our
neighbourhood is
connected in all the
senses

Goal 6: Coming to
and moving through
Bell Block is easy. Local
movements can be
made through a
variety of modes for all
users

We will get to our future state/ achieve our outcomes by doing these key things:

Environment

key move 1: **Protecting & enhancing our blue-green networks** to connect us with land, water, culture & each other

icon image

Actions:

Projects

Initiatives

Mechanisms

Centres

key move 2: **Creating a series of complimentary local centres** to support community vibrancy

icon image

Actions:

Projects

Initiatives

Mechanisms

Transport

key move 3: **Developing an accessible neighbourhood** that utilises all modes on offer to ensure Bell Block is safe & convenient to access and get around

icon image

Actions:

Projects

Initiatives

Mechanisms

Industry & Employment

key move 4: **Supporting our Industry to be a nationally/regionally significant hub for innovation, employment and green/clean business**

icon image

Actions:

Projects

Initiatives

Mechanisms

Neighbourhoods & Housing

key move 5: **Housing our community in place-full neighbourhoods** that offer a range of housing options for all life stages, supported by local amenities, parks and schools that continue to offer a 'Bell Block lifestyle'

icon image

Actions:

Projects

Initiatives

Mechanisms

Workshop 3 Preparation: Draft Vision, Outcomes and Values Framework

Based on the most up to date version of the draft framework, use this space to write any feedback you might have.

Do you think the “work in progress” vision, outcomes and values reflect the people and identity of Bell Block? We’ll cover this in a workshop Activity

Do you have any other feedback?

Workshop 3 Preparation: Spatial Plan Project Priorities

We have now completed two workshops for the Bell Block Spatial Plan. As we've move through each activity, we've been getting a better understanding of all the areas we need to focus on. During workshop 3 we'll be focusing on working out when identified projects should happen.

Using the space below start thinking about what projects should happen in the short, medium and long term.

1. Short Term Projects

2. Medium Term Projects

3. Long Term Projects



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

Puketapu-Bell Block Spatial Plan

Citizens Panel Workshop #3 Summary

April 2026



Workshop 3 Activity Summary: Draft Vision, Outcomes and Values Framework

The next version of the framework was shared.

During workshop #3 we asked the Panel for feedback.

Draft Bell Block Spatial Plan Vision, Outcomes and Values

Statement of Intention...Future State. By 2050, Bell Block will be:

Bell Block Spatial Plan

Vision: A neighbourhood in-sync with its natural environment - known for its' ability to grow and express itself to offer a lifestyle and industry presence sought-after in Taranaki

How we commit to working on our future...



value 1: **Te Taiao First,**
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Neighbourhood

value 2: **Together in
Partnership Our
Community Thrives**

value 3: **Good for Locals,
is Good for the District &
Region**

value 4: **Adaptable by
Nature**

By 2056, Bell Block will be a neighbourhood where:

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households through all
stages of life

Goal 3: Our open
spaces and natural
assets are living
taonga

Goal 4: A thriving
industrial area that
works in unison with
Bell Block, whilst being
a regional centre of
innovation and
employment

Goal 5: Bell Block
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Goal 6: Coming to
and moving through
Bell Block is easy. Local
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variety of modes for all
users

We will get to our future state/ achieve our outcomes by doing these key things:

Environment

key move 1: **Protecting & enhancing our blue-green networks** to connect us with land, water, culture & each other

icon image

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Centres

key move 2: **Creating a series of complimentary local centres** to support community vibrancy

icon image

Actions:

Projects

Initiatives

Mechanisms

Transport

key move 3: **Developing an accessible neighbourhood that utilises all modes on offer to ensure Bell Block is safe & convenient to access and get around**

icon image

Actions:

Projects

Initiatives

Mechanisms

Industry & Employment

key move 4: **Supporting our Industry to be a nationally/regionally significant hub for innovation, employment and green/clean business**

icon image

Actions:

Projects

Initiatives

Mechanisms

Neighbourhoods & Housing

key move 5: **Housing our community in place-full neighbourhoods** that offer a range of housing options for all life stages, supported by local amenities, parks and schools that continue to offer a 'Bell Block lifestyle'

icon image

Actions:

Projects

Initiatives

Mechanisms

Draft Vision, Outcomes and Values Framework Feedback

- The word neighbourhood doesn't sound like Bell Block. We're a community.
- Most thought that the framework was too complex or too wordy. There were various suggestions about how to change the words to be more simple and easy to understand.
- We also heard that it was tricky to understand the 'mechanics' of how it all worked together. Connector words have little meaning, like 'in-sync' and 'known for its ability to grow and express itself' in vision.
- The mechanics were very tricky to follow. The Panel suggested making this more simplified.

Based on this feedback the vision was redrafted.

Workshop 3 Activity Summary: Project Prioritisation

For the second half of the session Panellist worked in groups to prioritise projects. These projects were based on direct feedback from the community, stakeholders and the Citizens Panel.

The panel were asked to provide feedback on the framework

- Does this sound like Bell Block in the future
- What do you like? And what don't you like?
- Tell us what you think we should change/ are any key words missing?

At the end of the session they were asked to completed a quick wrap up at the end of the activity

As an outcome of this activity it was clear that although there was a difference of opinion about when specific projects should occur, the main overarching intent of the way projects had been prioritised was aligned.

- Projects relating to transportation were a high priority.
- Getting planning and infrastructure completed before new houses and developments are important.
- Projects that are in underway should be completed.
- There are a lot of potential projects that could be completed. It's difficult to do this and Council should make sure that there is evidence to support decisions to progress projects.



Te Kaunihera-ā-Rohe o Ngāmotu

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Appendix 3: Community Engagement

To assist with the development of the draft Plan, pre-engagement was completed in a number of ways:

- 3.1. Puketapu-Bell Block Community Survey** - Have Your Say platform via the NPDC website;
 - Supplementary - An open form location called “Future Bell Block Ideas” on the same ‘Have Your Say’ webpage that will remain open for the duration of the project up until the end of formal consultation; and
 - Previously completed community surveys - A review of previously completed surveys such as the Puketapu-Bell Block Community Board Survey from 2023. This survey informed the previous Community Board Plan. Insights from this survey aligned with findings from the 2026 community survey.
- 3.2. Community Drop-In Information Sessions** – x3 sessions at the Bell Block Library
- 3.3. Youth Engagement** – Targeted surveys for locals 25 years and under
- 3.4. New Plymouth Rate Payer Alliance Workshop** – Completed at the request of The Alliance

Appendix 3.1. Puketapu-Bell Block Spatial Plan Community Survey

The *Puketapu-Bell Block Spatial Plan Community Survey Results (June 2026)* report presents the findings of a community survey undertaken between March and April 2026 to inform the development of the Bell Block Spatial Plan and the Puketapu-Bell Block Community Board Plan.

A total of 261 responses were received through both online and hard-copy surveys, providing valuable insight into community values, priorities, concerns, and aspirations for the future of Bell Block. The survey explored a range of topics including local identity, transport and infrastructure, parks and open spaces, shopping and community facilities, and future growth. The findings provide an important evidence base for understanding community perspectives and helping to shape future planning and investment decisions in the area.



Puketapu-Bell Block Spatial Plan Community Survey Results

June 2026



Te Kaunihera-ā-Rohe o Ngāmotu
**New Plymouth
District Council**

Contents

Introduction 2

Summary of Findings 4

 Section 1: About you..... 6

 Section 2: What makes Bell Block special to you? 9

 Section 3: Bell Blocks Identity12

 Section 4: Transport, Safety & Movement.....13

 Section 5: Parks, Play, Walkways & the Coast17

 Section 6: Local Shopping.....21

 Section 7: Community Services & Facilities.....26

 Section 8: Growth, Subdivisions & Future Planning.....29



Introduction

Purpose of the survey

The purpose of the survey was to inform the development of the Bell Block Spatial Plan and the Puketapu-Bell Block Community Board Plan. This survey builds on earlier engagement completed in 2023. It provides an updated understanding of community views, priorities, and aspirations to guide future planning and investment in the area.

Methodology

The Bell Block Community Survey was undertaken between March and April 2026. Responses were gathered through an online survey platform (Have your Say) and printed physical copies of the survey. Surveys were distributed at the Bell Block Library and local rest homes.

Who responded

A total of 261 responses were received, reflecting a broad cross-section of the community, including both long-term residents and those new to Bell Block. This range of perspectives provides a representative insight into how the community experiences the area today and how it would like to see it evolve over time.



Survey Design

As shown in Table 1 below the survey consisted of 7 sections.

Table 1: Survey design

Survey Section	Purpose
Section 1: About you	To understand respondents and their households to help interpret survey responses.
Section 2: What makes Bell Block special to you?	Identifies what people value most and what should be protected to maintain Bell Block's identity.
Section 3: Bell Block Identity	Explores whether residents see Bell Block as a town or a suburb of New Plymouth to inform what facilities the community need.
Section 4: Transport, Safety & Movement	Confirms key transport concerns and identify priority areas for improvement.
Section 5: Parks, Play, Walkways & the Coast	To understand how residents use open spaces and coastal areas, and what improvements are needed.
Section 6: Local Shopping	Identifies where residents shop locally, what works well, and opportunities for improvement.
Section 7: Community Services & Facilities	To understand how community facilities are used and where improvements are needed, including both Council-owned (e.g. Bell Block Library, Fred Tucker, Bell Block Hall) and other local facilities (e.g. schools, aquatic centre).
Section 8: Growth, Subdivisions & Future Planning	To understand community views on growth, key concerns, and priorities for future development.

Summary of Findings

The Bell Block Community Survey findings highlight a clear and consistent message from residents: while growth is supported, it must be carefully planned, infrastructure-led, and aligned with maintaining the area's lifestyle, identity, and overall liveability. The findings reflect a community that strongly values Bell Block as a coastal, connected, and community-focused place, and wants future development to enhance, not detract from these defining qualities.

Community Values

Survey respondents place high value on Bell Block's unique characteristics, particularly its proximity to the coast, access to walkways and cycleways, and strong sense of community. These features contribute significantly to quality of life and reinforce the perception of Bell Block as more than just a suburb of New Plymouth. Many respondents view it as a distinct town with its own identity, and there is strong support for retaining and strengthening this sense of place as the area grows.

Top Priority: Infrastructure and Transport

The most dominant and consistent finding across the survey findings is the urgent need to address infrastructure and transport issues. Access to State Highway 3 is a particular concern, with residents highlighting congestion, safety risks, and limited entry and exit points as significant challenges. There are also widespread concerns about incomplete or unsafe footpaths, insufficient pedestrian crossings, and the overall capacity of the current transport network. Alongside this, pressure on three waters infrastructure including stormwater, wastewater, and drinking water systems is a major issue. Respondents are clear that infrastructure is already under strain and that investment must occur ahead of, or at least alongside, further growth

Growth: Supported, but the basics are needed to get it right

While most respondents are supportive or cautiously supportive of growth, this support is conditional. There is a strong expectation that development must be proactive, coordinated, and supported by adequate infrastructure. Key concerns include increased traffic congestion, pressure on schools and community services, and the risk of overcrowding or loss of Bell Block's "village feel." The overarching message is that growth must be managed in a way that protects green space, maintains community character, and ensures long-term sustainability

Key Community Needs

Education and community services are also prominent priorities. Many respondents highlighted capacity issues within existing primary schools and strongly advocated for the provision of a local high school. There is a clear desire to plan education infrastructure early to keep pace with population growth. In addition, there is strong demand for improved community facilities, including public toilets, expanded youth spaces, and more flexible community hubs. The Bell Block Library is widely valued as a key community asset, with many respondents supporting its expansion or relocation to better meet current and future need

Recreation, parks, and coastal access are central to the Bell Block lifestyle and are highly valued by the community. Improving beach access particularly for elderly and less mobile residents was identified as a top priority. Respondents also emphasised the importance of extending and better connecting walkways and cycleways, including completion of the coastal walkway to Waitara. There is strong support for additional playgrounds, youth-focused spaces, and upgrades to existing parks, alongside the continued protection and maintenance of green spaces. These elements are seen as essential for community wellbeing and liveability.

The survey findings also highlight a growing expectation that Bell Block will evolve into a more self-sufficient community. Respondents expressed a desire for improved retail and service provision, including a larger or additional supermarket, greater variety of shops, more cafes and dining options, and better access to everyday services such as healthcare. Current shopping centres are seen as convenient but limited, and there is a clear expectation that they will develop to meet the needs of a growing population.

Future Vision for Bell Block

Looking to the future, respondents envision Bell Block as being an enhanced version of its current state. The vision for future Bell Block is a well-connected, self-sufficient coastal town with a strong identity, high-quality infrastructure, and a balance between growth and the natural environment. This vision includes improved transport networks, accessible community facilities, vibrant local services that has what the community needs, and well-integrated green spaces and walkways. However, achieving this vision is dependent on addressing immediate priorities particularly transport, infrastructure, and education.

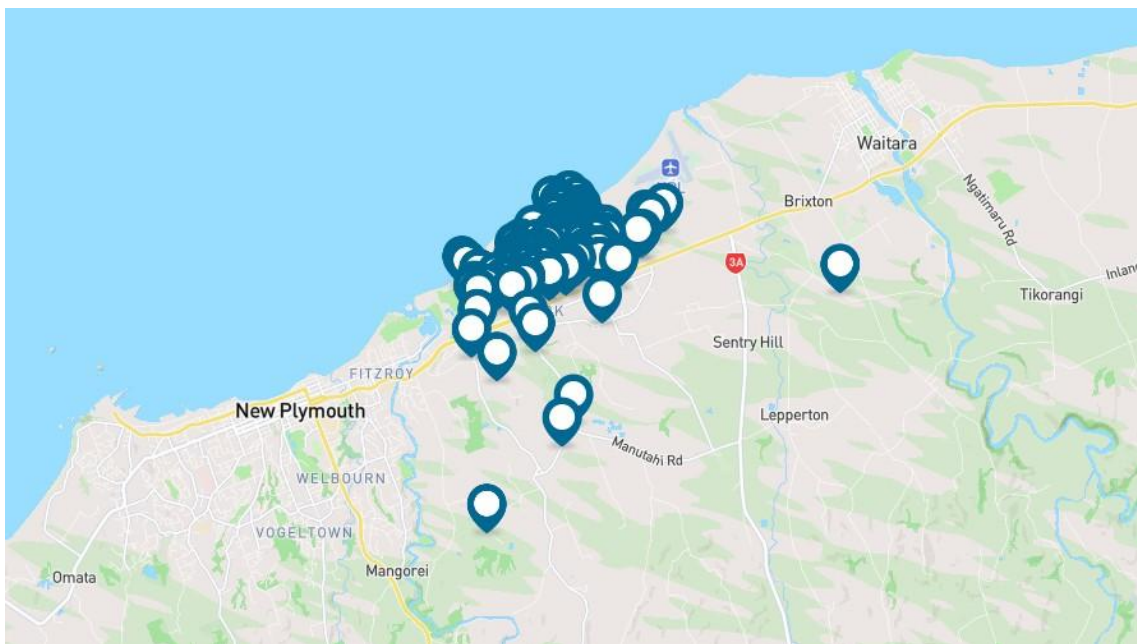
Summary

Bell Block is a community ready for growth, but clear that the fundamentals must come first. The survey findings reinforce the need for an infrastructure-first approach, where transport, services, and community facilities are prioritised to support sustainable development. With the right planning and investment, Bell Block has the opportunity to grow into a resilient, vibrant, and self-sustaining town while preserving the qualities that make it a valued place to live

Section 1: About you

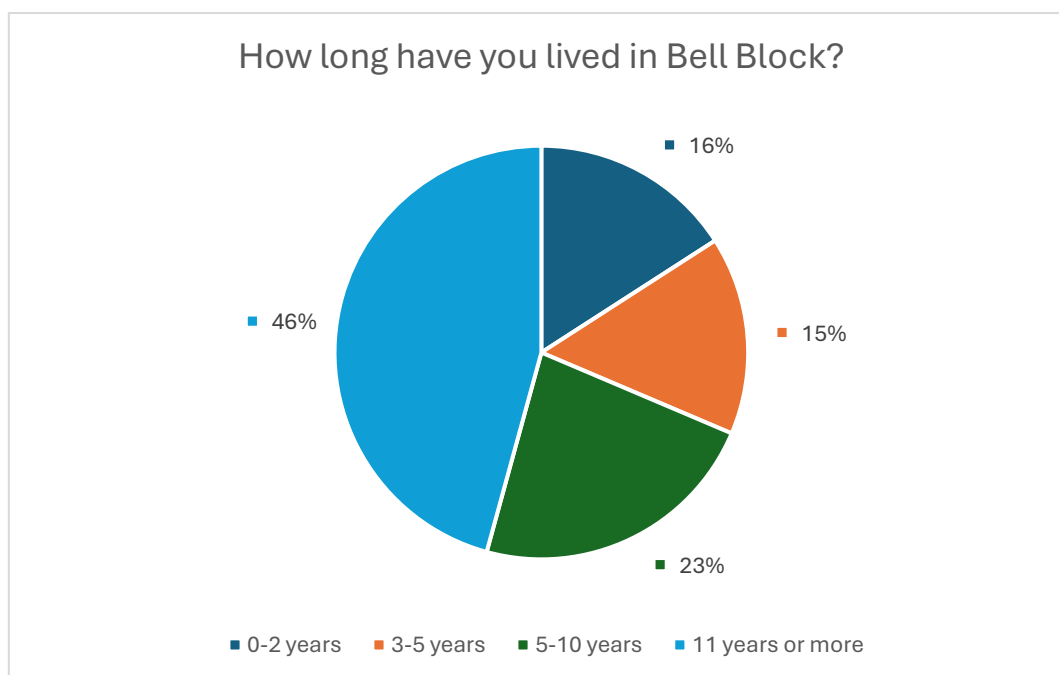
1. Where in Bell Block or surrounding areas do you live?

- Count: N = 168
- Of the 168 respondents who answered the question, 167 provided a general location. 2 of these responses are outside of the spatial plan geographic area, however they may still be considered within close proximity of the Bell Block Community Board area.



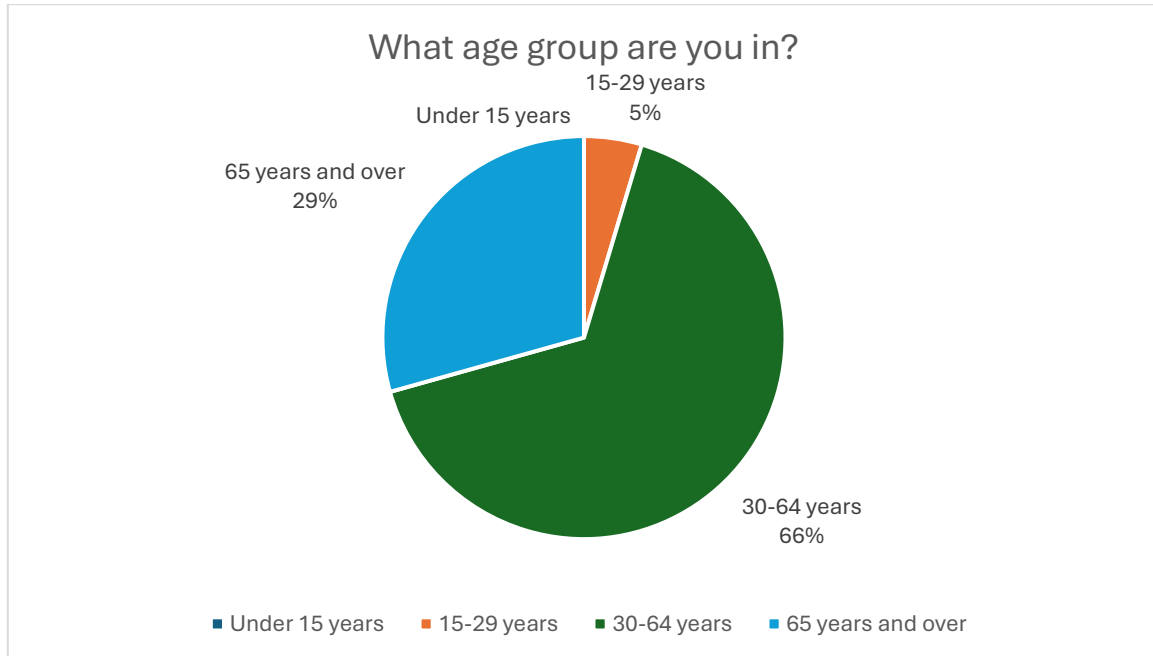
2. How long have you lived in Bell Block? (Single choice)

- Count: N = 258
- The majority of respondents fall within the 11 years or more category (46%).



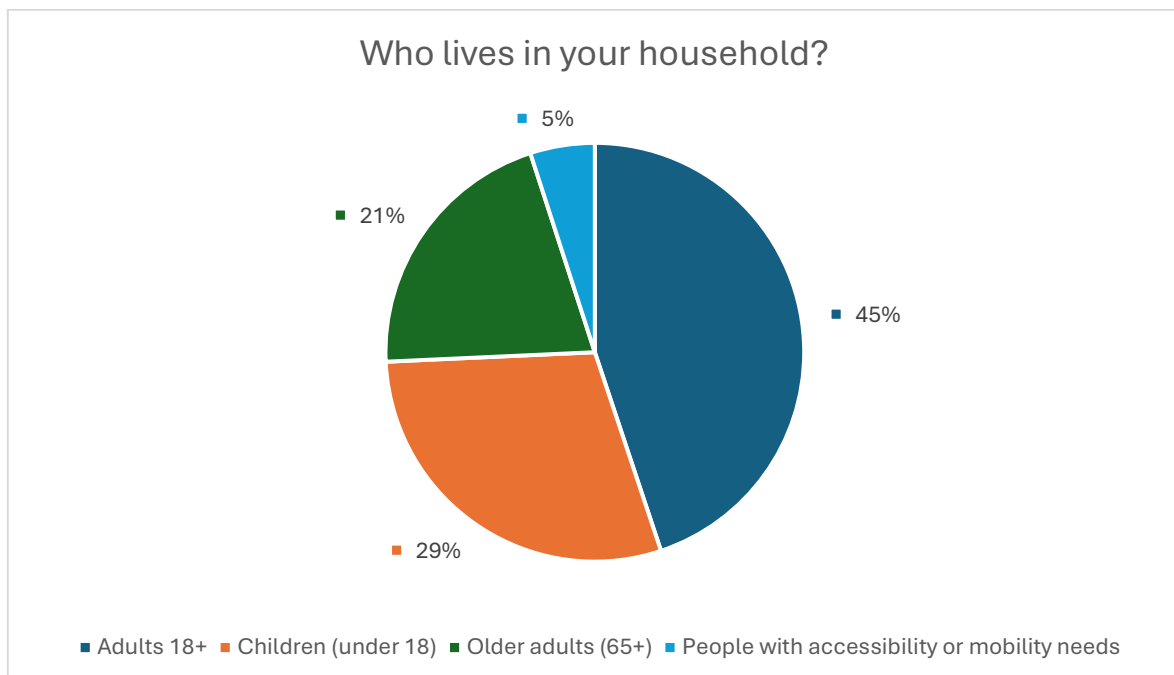
3. What age group are you in? (Multi choice)

- Count: N =259
- The majority of respondents fall within the 30-65 years category (65%).
- A gap within responses from under 15 years was noted (0), along with 12 responses from 15-25 years (5%). Targeted youth engagement may be required to understand perspectives from 25 years and under.



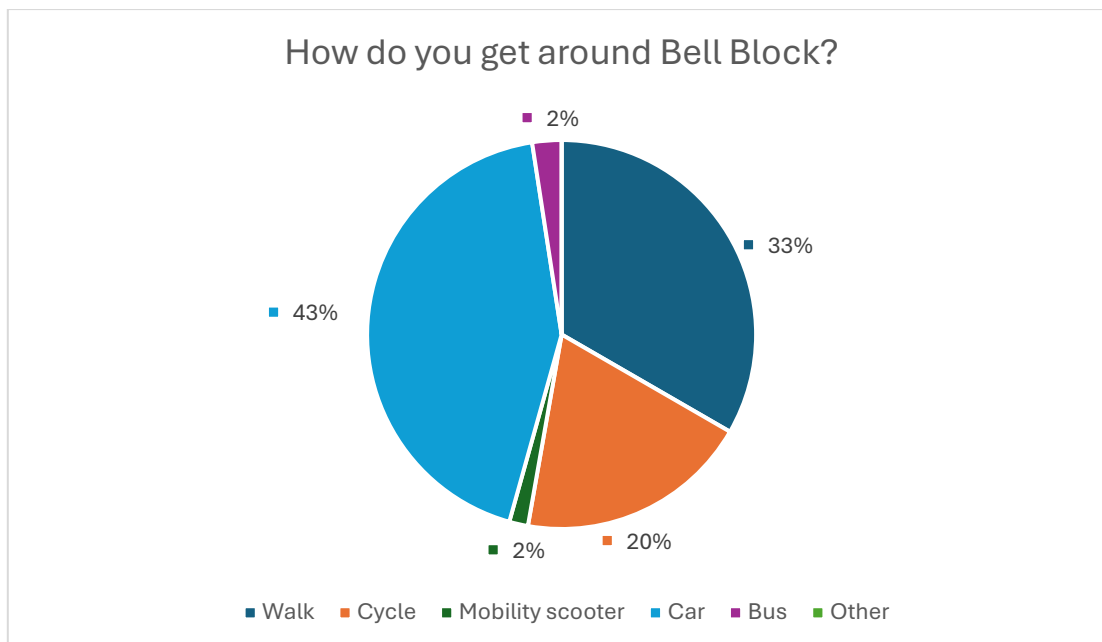
4. Who lives in your household? (Multi choice)

- Count: N = 258
- The purpose of gathering this information is to provide insights for potential reasons why respondents may answer questions.
- A majority of respondents (45%) live in households with adults (18+) followed by children (under 18).



5. How do you get around Bell Block? (Multi choice)

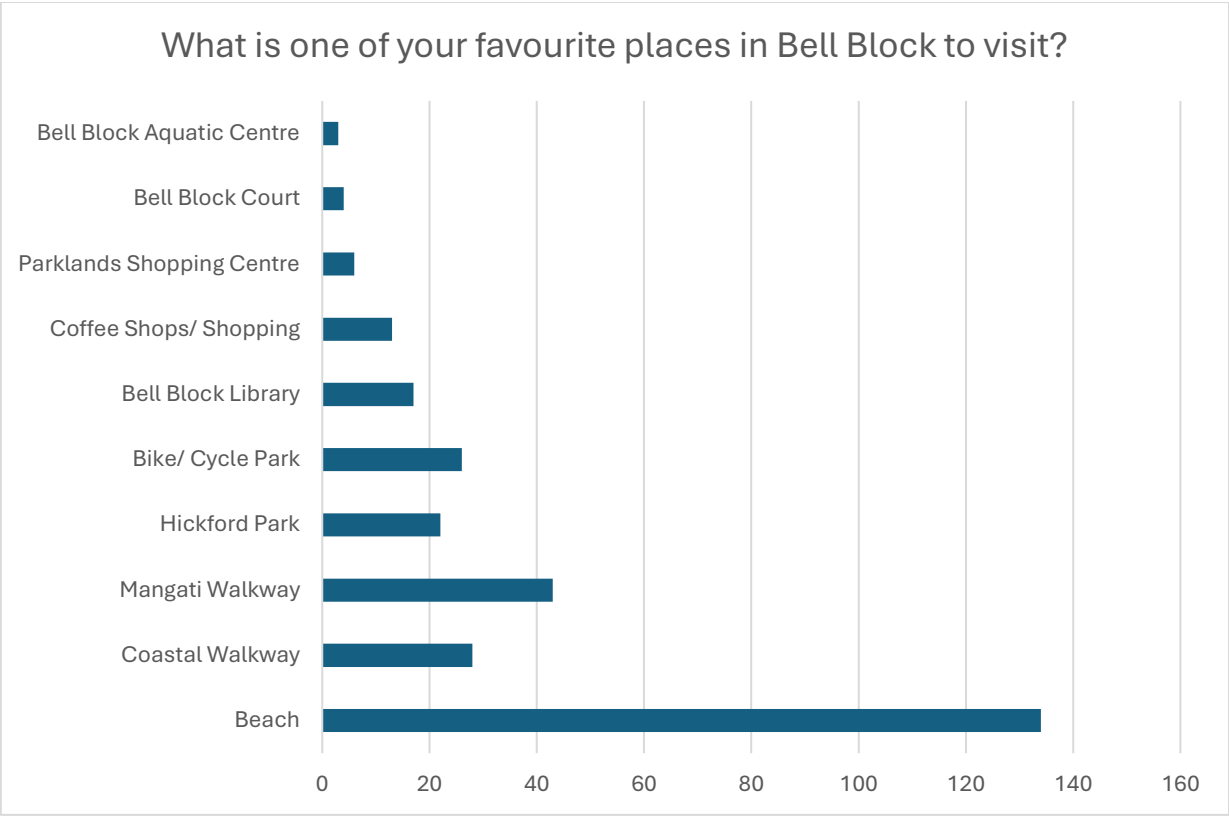
- Count: N = 260
- Most respondents identified that their main means of travel is by car (43%), followed by walking (33%).



Section 2: What makes Bell Block special to you?

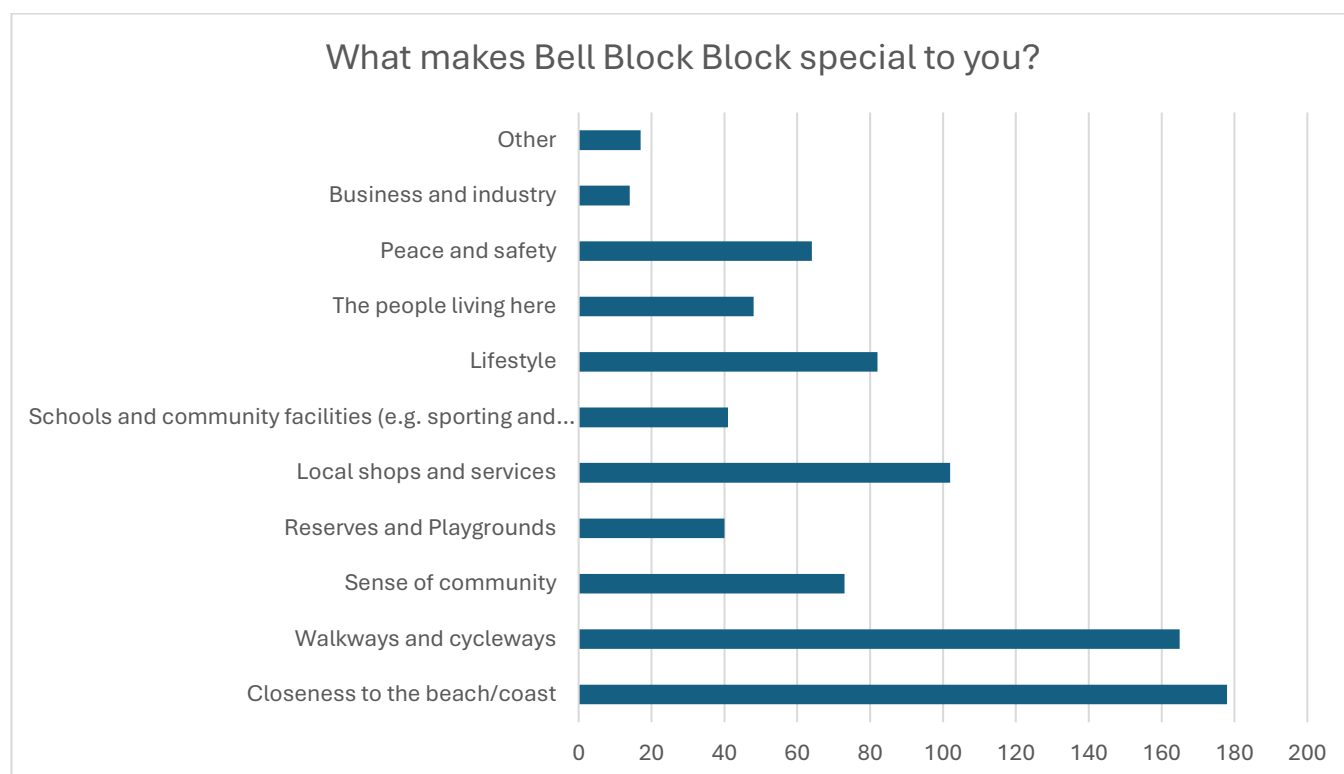
6. What is one of your favourite places in Bell Block to visit? (Short open text)

- Count: N = 226
- The beach was the most popular answer, followed by Mangati Walkway and Coastal Walkways. The popularity of these places is highlighted in section 4, while also highlighting opportunities for improvement/ enhancement of these locations.



7. What makes Bell Block Special to you? (Multi choice)

- Count: N = 260
- The majority of respondents selected closeness to the beach followed by walkways and cycleways, followed by local shops and services.
- The *'lifestyle'* and *'sense of community'* have also been identified in response to the question. This aligns with responses to question 8, 9 and 10.



8. What would help protect or enhance the things you love most about Bell Block?

(Short, open text)

- Count: N = 230
- Overall, the responses highlight a clear message: sustaining what people love about Bell Block will require better connectivity, improved access to key places, protection of green space, and infrastructure that keeps pace with growth. The following themes were identified:

Maintaining its walkability, connectivity, and overall ease of movement - This includes completing missing footpaths, improving walkway networks, and ensuring safe, well-lit routes for pedestrians and cyclists. Strengthening these connections between neighbourhoods, parks, shops, and the coastline is seen as essential to preserving the suburb's accessible, community-focused character.

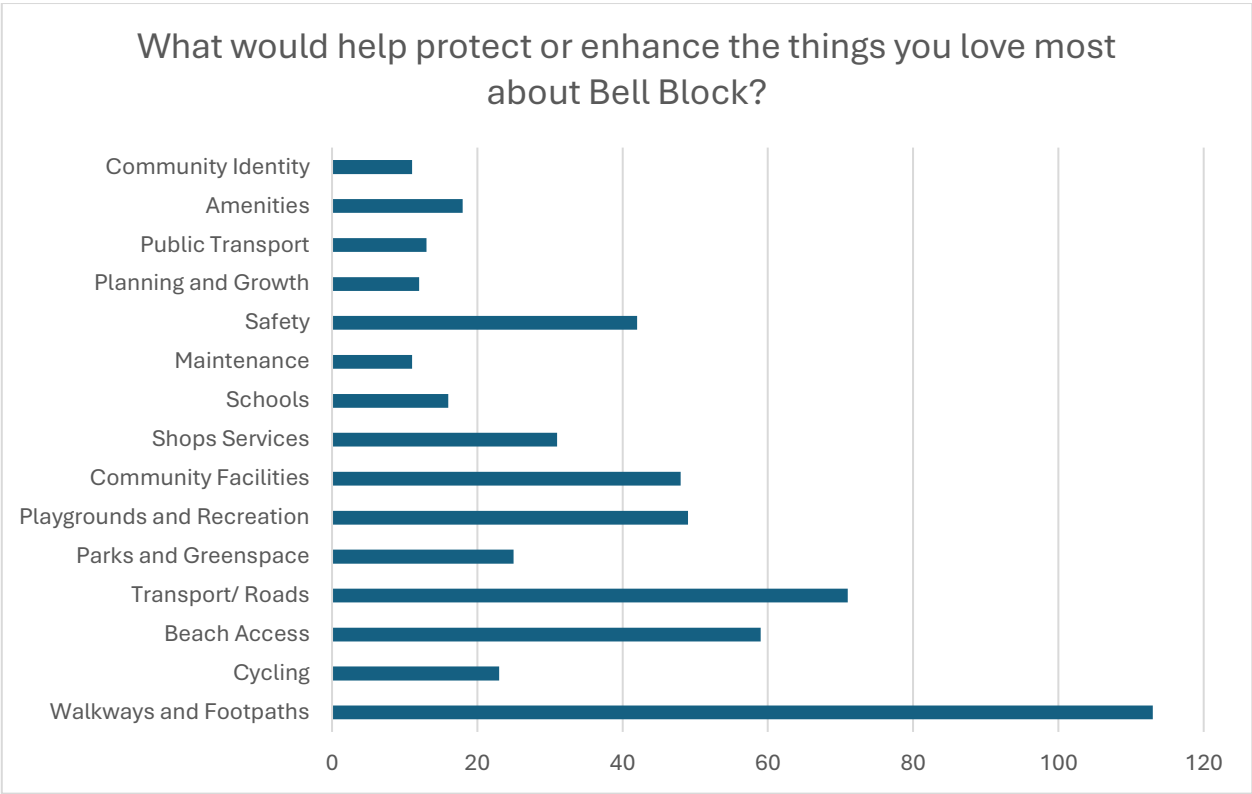
Improving transport infrastructure - Many respondents emphasise the need to address congestion and safety issues, particularly at key access points to State Highway 3. Enhancements such as better-designed intersections, additional entry and exit routes, and safer crossings would help manage growth and ensure Bell Block remains easy to move in and out of without compromising liveability.

Enhancing access to the beach and coastal areas - While the beach is highly valued, current access is often difficult and unsafe. Respondents want practical improvements such as steps, ramps, and better-maintained access points so that people of all ages and abilities can safely enjoy the coastline.

Protecting, expanding or upgrading green spaces, recreation and community facilities -

Respondents want to ensure that growth includes accessible reserves, trees, and natural areas, maintaining the suburb’s green, open feel and connection to nature.

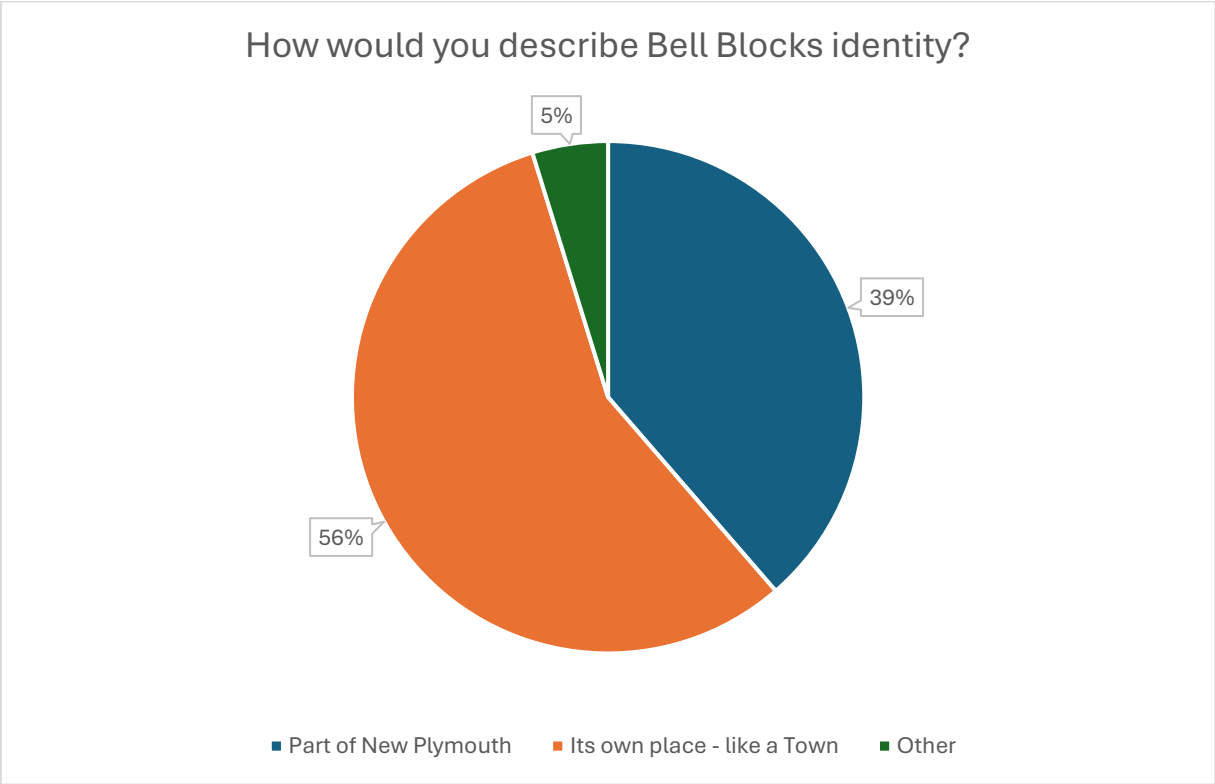
In addition, respondents highlighted the importance of recreational facilities and community spaces, including more playgrounds, upgraded parks, and expanded amenities at places like Hickford Park. The Bell Block Library is seen as a vital community asset, and its retention and enhancement are viewed as key to maintaining social connection and local identity.



Section 3: Bell Blocks Identity

9. How would you describe Bell Blocks identity? (Multi choice, selection one)

- Count: N = 251
- Most respondents selected “It’s own place – like a town” (56%)



10. What makes you say this? (Follow up to question 9) (open text)

Respondents that selected an option were provided with an opportunity to outline why their choice was made.

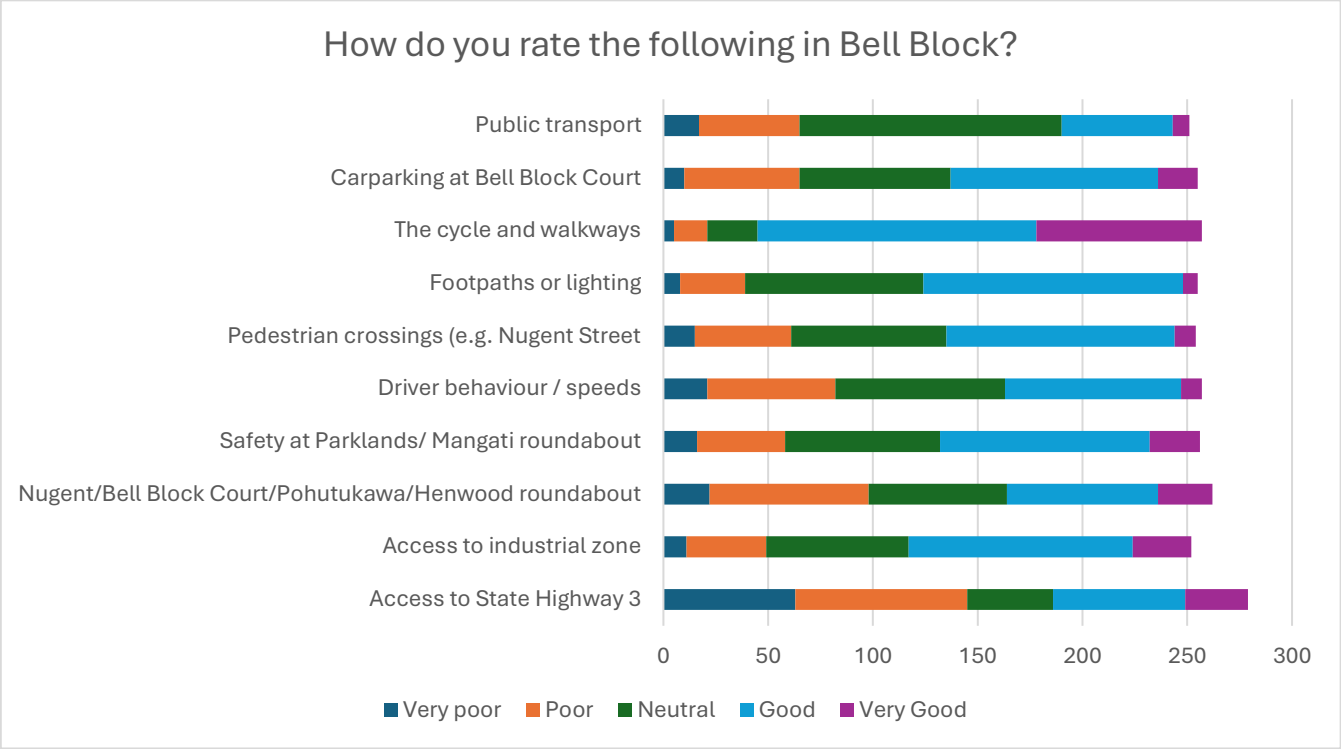
Table 2 – Summary of response selection to question 10

Selected Response	Reason for response
‘Part of New Plymouth’	Physical separation - “feels separate”, “cut off”, “not continuous with town” and/ or Lacks services - “not enough to be a town” and “needs more infrastructure”
‘It’s own place - like a town’	Self-Sufficient (or almost) and strong community & social connection
‘Other’	Hybrid of both a part of New Plymouth (or a suburb of New Plymouth) and an independent town or township with a village feel.

Section 4: Transport, Safety & Movement

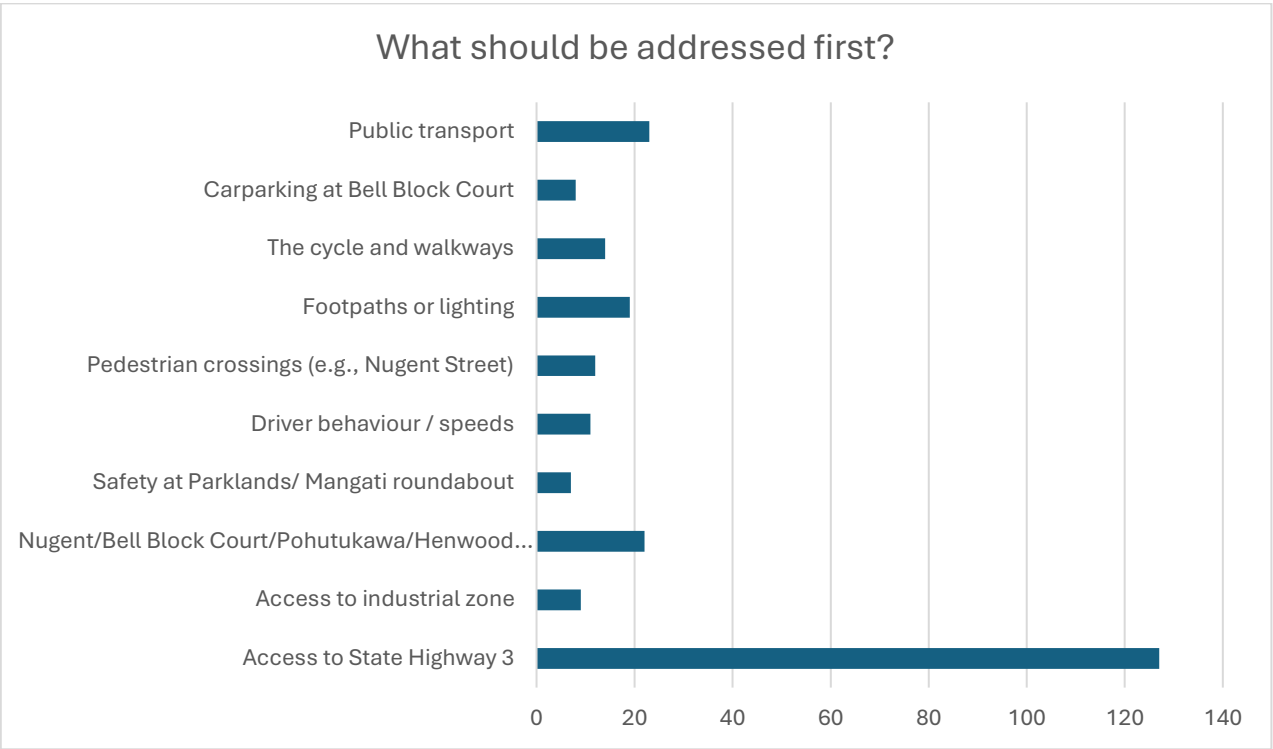
11. How do you rate the following? (Matrix)

- Count: N = 259
- Of note respondents rated access to the State Highway (on and off ramps) the least positively. This aligns with responses from question 12, indicating that improvement of this area should be prioritised.



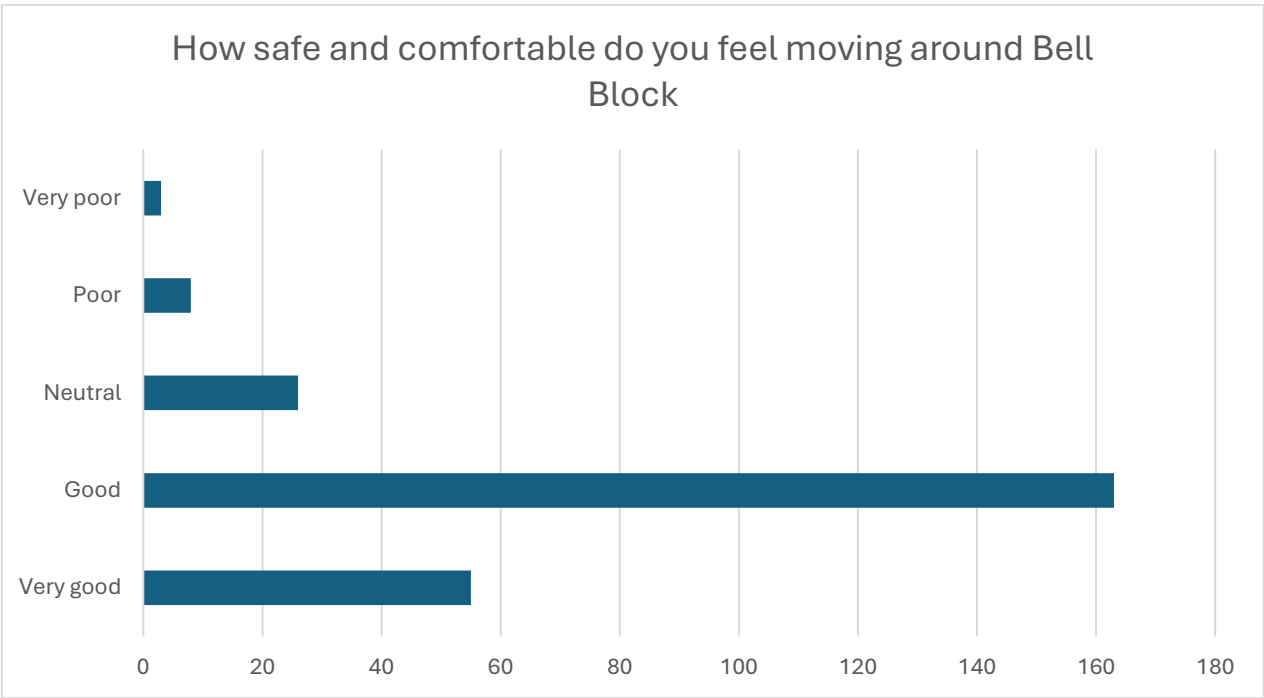
12. What should be addressed first? (Follow up to question 11) (Multi choice, select one)

- Count: N = 252
- Access to State Highway 3 was identified by 50% of respondents who answered this question as the issue that should be addressed first,



13. How safe and comfortable do you feel moving around Bell Block (Multi choice, select one)

- Count: N = 257
- 85% of respondents appear to feel very good or good about how safe and comfortable they can move around Bell Block.



14. Tell us about a journey you make often (walk, bike, mobility scooter or drive etc) (Open Long Text)

- Count: N = 232
- The purpose of this question was to provide an opportunity for respondents to tell us about regular travel they make. This would help us understand the general nature of respondent's regular travel habits.
- Respondents describe their everyday journeys as largely local, frequent trips to shops, schools, the beach, parks, and workplaces but, these journeys are often shaped by infrastructure constraints and safety concerns.

Table 3 – Summary of respondent's journeys

Type of Journey	Summary of experiences
Driving and Access to State Highway 3	Many people drive regularly, particularly for commuting into New Plymouth or accessing schools and services. A consistent issue is the difficulty of getting in and out of Bell Block, especially during peak times. The limited number of access points to State Highway 3 creates heavy congestion, with the Nugent Street overpass and roundabout frequently described as bottlenecks. Wills Road, while an alternative, is widely seen as unsafe and difficult to use, particularly for right turns, leading many respondents to take longer routes to avoid risk. This results in frustration, delays, and a sense that the transport network is not keeping pace with growth. Access from Airport Drive onto State Highway 3 It is also an important secondary hotspot, especially linked to safety and access issues.
Walking and Cycling Experiences	Walking and cycling journeys are common within Bell Block and are generally seen as pleasant and convenient, especially along the Mangati Walkway and coastal paths. These routes are valued for recreation and local travel, offering a sense of calm, nature, and community connection. However, several barriers were repeatedly identified, including incomplete footpaths, poor maintenance, lack of lighting, and limited shade. Safety is a recurring concern, particularly where walkways intersect with roads, where visibility is poor, or where cyclists and pedestrians share narrow spaces.
Safety for Children and Vulnerable Users	A number of respondents highlighted challenges for children, families, and vulnerable users, noting unsafe crossings, speeding traffic, and inconsistent footpath quality (such as Pohutukawa Place and at Bell Block Court). These issues often limit the ability for children to walk or bike independently, meaning more trips are made by car even when distances are short. Similarly, cyclists reported that while off-road paths work well, on-road cycling feels unsafe, especially near busy roads or intersections.
Overall Constraints and Future Needs	Overall, the responses show that while Bell Block supports a wide range of everyday journeys, these are often compromised by congestion, safety issues, and gaps in infrastructure. Respondents clearly value the ability to walk, bike, and access local destinations easily, but improving connectivity, safety, and transport capacity is critical to making these journeys more efficient, enjoyable, and accessible for everyone.

15. Do you have any other comments on transport, safety and movement in Bell Block? (Open long text)

- Count: N = 198
- Overall, respondents expressed a clear and consistent concern that Bell Block's transport system is no longer functioning effectively, particularly in terms of access to SH3 and managing traffic growth. Congestion, unsafe intersections, limited pedestrian infrastructure, and insufficient public transport are all seen as key issues.
- While there is strong support for walking and cycling, these modes are often constrained by safety and connectivity challenges.
- Many respondents highlighted that it is important to ensure infrastructure keeps pace with development, including better forward planning for roads, access, and transport networks in growing areas.

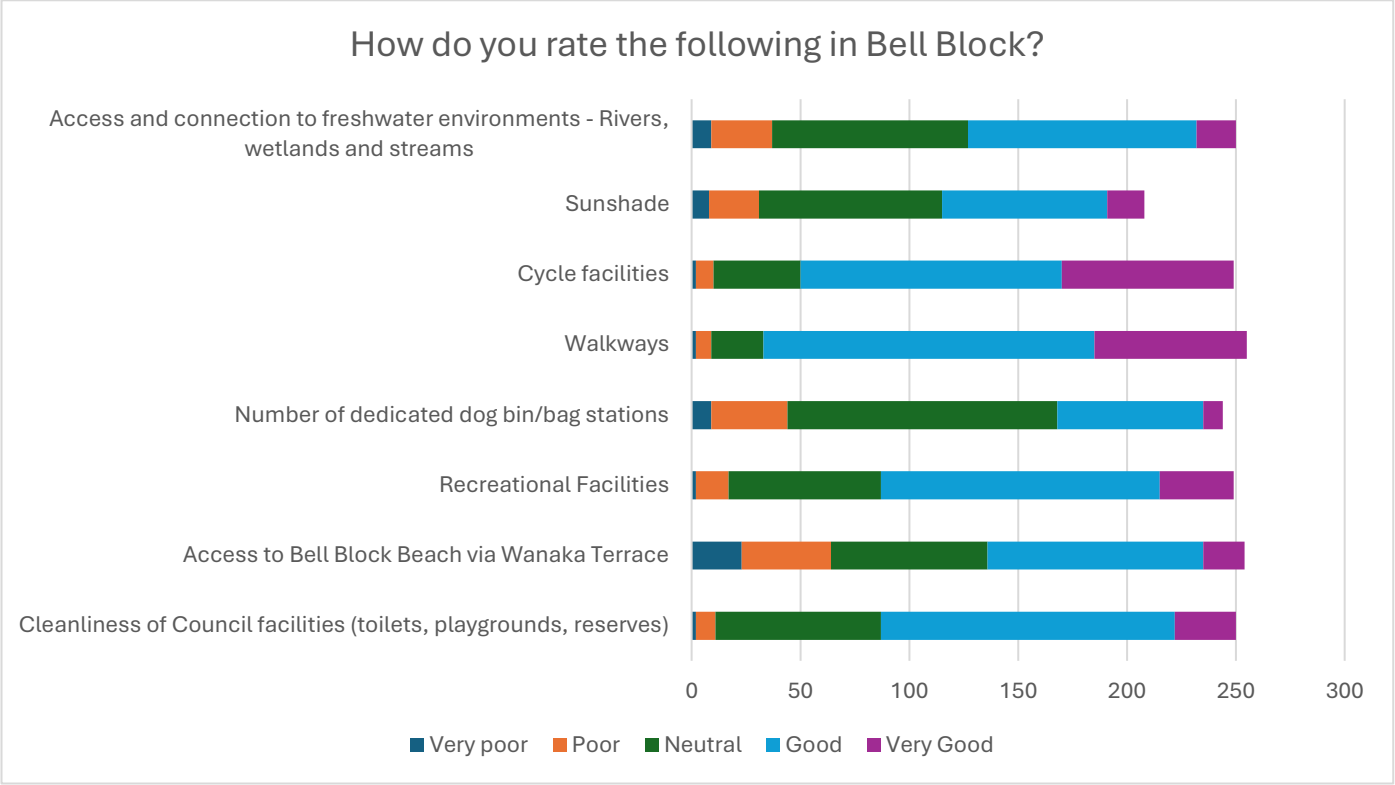
Table 4 – Summary of other comments relating to transport, safety and movement in Bell Block

Common Themes	Comments
SH3 Access & Intersection Upgrade were identified as top priority projects	Respondents suggested projects are to distribute traffic across multiple access points, reduce bottlenecks and unsafe turning movements and to improve resilience. These include: • New roundabouts/interchanges at, Wills Road / SH3, Mangati Road / SH3 and Egmont Road / SH3 • Redesign of Nugent/Henwood overbridge and roundabout • Additional SH3 access point near golf course (Pohutukawa link) • Slip lanes/on-off ramps to reduce congestion
Congestion Relief & Network Efficiency	Targeted upgrades to Nugent Street, the overbridge, and key roundabouts are needed, along with additional local connections (parallel to State Highway 3), to improve traffic flow and reduce peak-time delays.
Improve Safety for Pedestrians and School Areas	New pedestrian crossings, especially and Parklands Ave Near Bell Block School Near Fred Tucker Hall. In addition to safer school routes, and traffic calming, to enable children and vulnerable users to move safely.
Complete Footpaths and Improve Accessibility	Completing missing links (especially on Wills Road and Pohutukawa Place) and improving footpath quality would create a safe, continuous walking network.
Supporting and strengthening safe Cycling and Public Transport	Better cycle connections are needed as well as safer crossings (particularly across SH3), and clearer separation from traffic, making cycling a more viable everyday option. More frequent, reliable, and better-connected bus services are needed, including extended hours and improved coverage for growth areas.
Address speeding, driver behaviour and local parking	Respondents suggested targeted enforcement, speed management, and education could improve safety, particularly in residential and school areas. Additionally focused improvements to parking and local road layouts around shops, schools, and community facilities would ease local congestion and safety issues.

Section 5: Parks, Play, Walkways & the Coast

16. How do you rate the following in Bell Block? (Matrix)

- Count: N = 259
- Of note respondents rated access to the beach via Wanaka Terrace the least positively. Number of dedicated dog bins followed.
- Walkways appeared to be rated the most positively followed by recreational facilities.

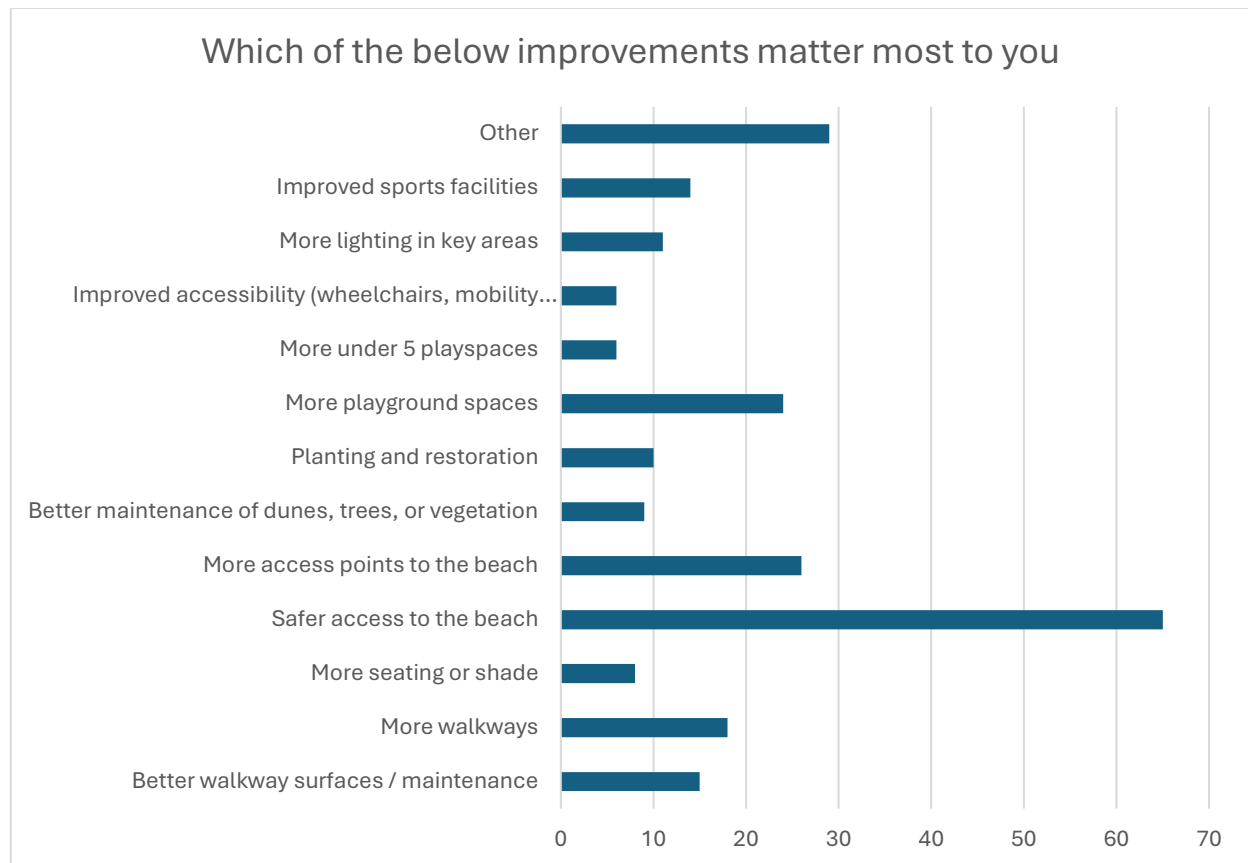


17. Which of the below improvements matter most to you? (Select box)

- Count: N = 252
- Safer and more access points to the beach was identified as the highest priority (65). This was followed by more playground spaces (30).
- Other areas identified for improvement by respondents included:
 - Additional dog poo bins in general and down by foreshore area
 - More bins
 - Improved or upgraded recreation:
 - Cycle facilities
 - The recreational facilities - especially for the teens. Bigger skate area. Basketball court near Hickford park
 - 50m swimming pool, all year use.
 - Tennis Courts / Bowling Greens
 - There is not enough room for bikers walkers and dogs on the walkways
 - Gravel pathways on walkways for scooter and pushchairs
 - Access to walkways, more access points required.
 - A clearance of scrub along edge of BBK beach for people parking. A lovely spot by everything becomes overgrown. Some days need more parking.
 - Sometimes the stream on the beach has or been polluted in the past. Needs attention.

The following were noted but removed from responses under this section as this question related specifically to Parks, Play, Open Spaces & the Coast:

- Road access out of Egmont Road north onto Devon Road (Moved to Transport).
- Need a public toilet at shopping centres (Moved to Local Shopping).

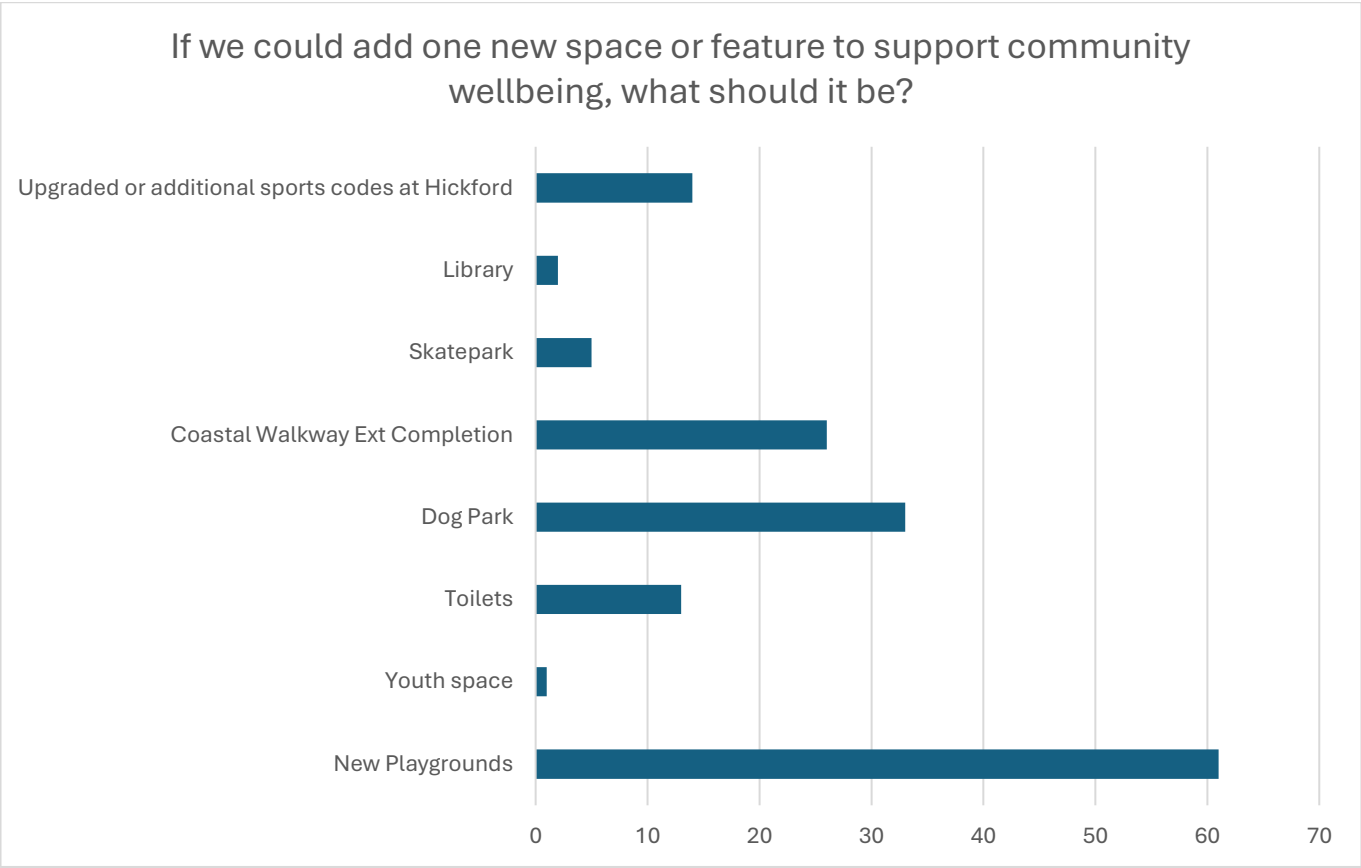


18. If we could add ONE new space or feature to support community wellbeing, what should it be? (Short open text)

- Count: N = 224
- The majority of respondents indicated that new playgrounds should be considered, followed by a dog park, the completion of the coastal walkway (and upgrades to existing coastal walkway) and upgrades or additional sporting code facilities.

Table 5 - Summary of further detail relating to identified new spaces or features

New Space or feature	Further Detail
New playgrounds	- Suggested locations Wills Road, North of Mangati, Bell Block Beach - Fenced play spaces for younger children (under 5)
Additional sporting infrastructure	- Basketball and Netball Courts, Football, Cricket nets, Turf facilities (Hockey, Tennis) - Covered sports facilities - Driving range
Upgraded parks/ open spaces/ community spaces	- Beach access - Coastal walkway - Additional toilet facilities - Library



19. Do you have any other comments on Bell Block's parks, play, walkways or the coast? (Long open text)

- Count: N = 252
- In summary respondents strongly value Bell Block's parks, walkways, and coastal areas, with many highlighting the walkway network as a key strength for walking, cycling, and community connection. The coast is also seen as a major asset supporting lifestyle and wellbeing, and many want these spaces protected and enhanced.

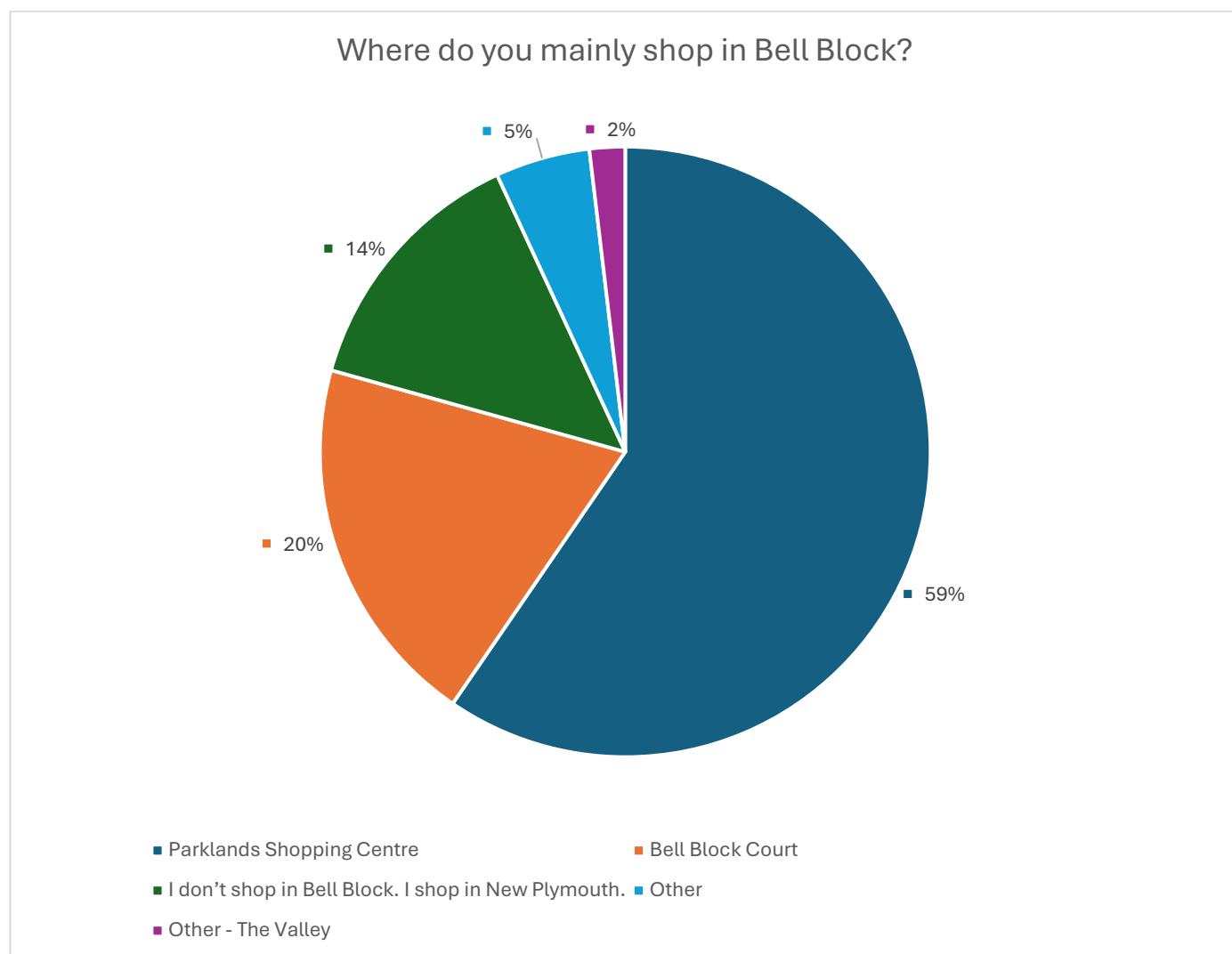
Table 6 – Summary of other comments relating to Bell Block's parks, play, walkways or the coast

Category	Comments
Need for Better Walkway Connections	There is clear support for extending and better connecting walkways, especially completing the coastal route north to Waitara and south to the airport. Improved connections between neighbourhoods, parks, and the coast are seen as important for safe, accessible travel, though some prefer simple, cost-effective upgrades over large developments. Safety concerns were also raised, particularly on shared paths where conflicts between pedestrians, cyclists, and e-scooters occur. Suggested improvements include separating users, better signage, speed management, and upgrades to crossings, footpaths, and lighting.
Improving Beach Access	Beach access is a common concern, often described as difficult or unsafe. Respondents call for safer, more accessible entry points, including improved paths, ramps, and street connections, along with better parking and layout of coastal areas.
Maintenance Improvements Needed	While overall feedback is positive, many noted the need for more consistent maintenance, including vegetation control, rubbish collection, and general upkeep. Issues such as overgrown areas, invasive species, graffiti, and poorly maintained facilities were highlighted.
More Park Amenities Requested	Respondents also want more amenities in parks, such as seating, shade, bins, toilets, and drinking water. Hickford Park was frequently mentioned as needing upgrades. There is interest in enhanced features like improved playgrounds, fitness equipment, sports facilities, and more diverse recreation options.
Inclusive, Family-Friendly Spaces	There is a strong focus on creating inclusive, family-friendly spaces that cater to a growing population, with better facilities for children and teens and more opportunities for social and community activity.
Environmental Protection Concerns	Environmental concerns, including coastal erosion and protection of natural areas, were also noted, with an expectation that improvements balance recreation with sustainability. Overall, while these spaces are highly valued, residents want better maintenance, improved beach access, safer and more connected pathways, and upgraded facilities to meet current and future needs.

Section 6: Local Shopping

20. Where do you mainly shop in Bell Block? (Multi choice)

- Count: N = 257
- A majority of respondents shop at Parklands (59%)

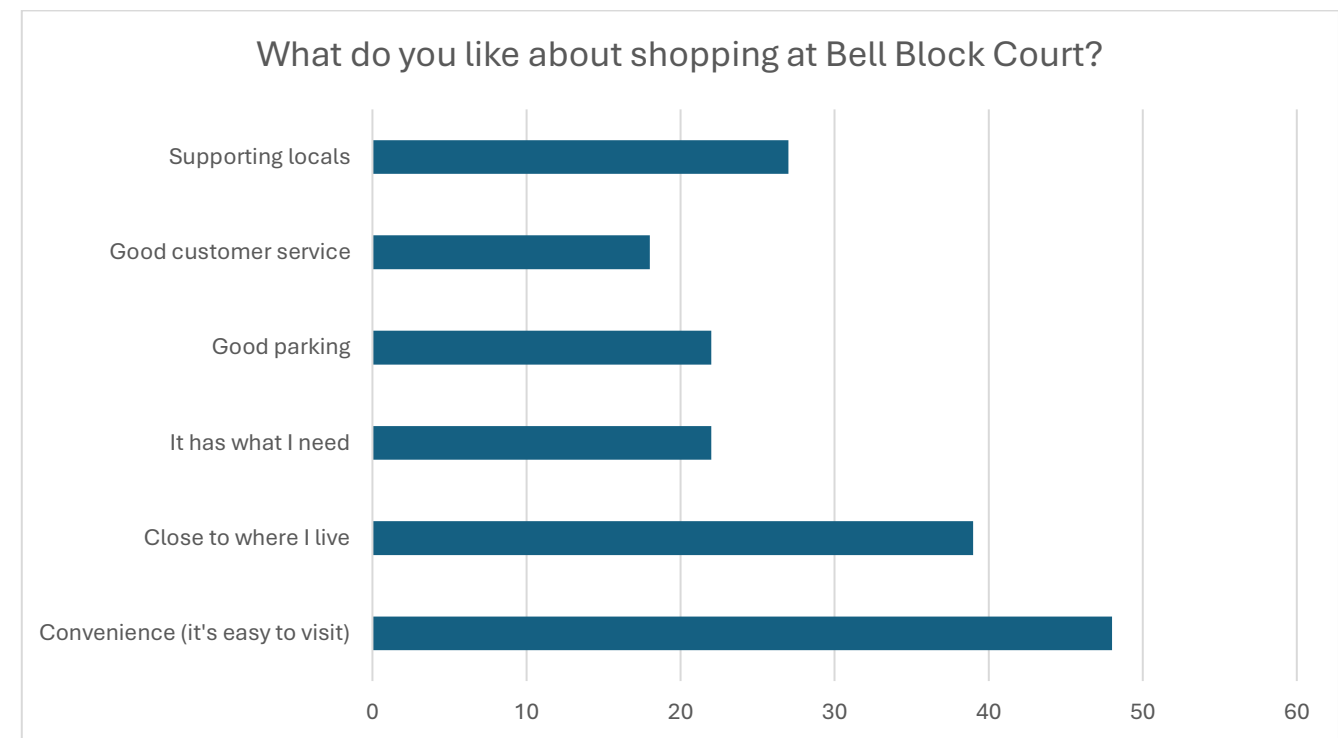
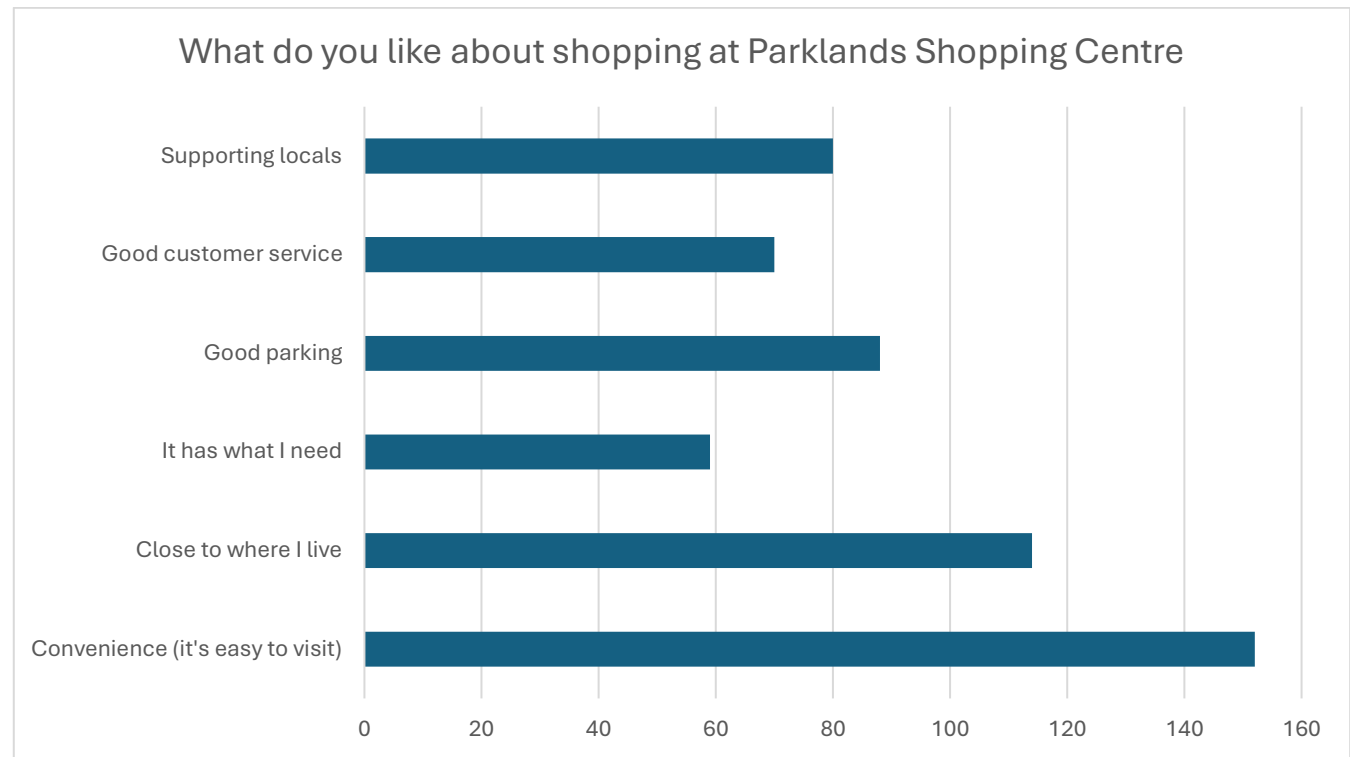


21. If you selected other, tell us where you shop? (Follow up to question 20)

- If other was selected, respondents were prompted to tell us where shop.
- Of the 60 respondents that indicated that they don't shop in Bell Block, 14 responded to this question. 23% of the 60 respondents provided further information as to where they shop outside of Bell Block.
- The following were provided as answers:
 - The Valley
 - Anywhere there is a New World
 - Big Basket
 - Fresh produce stores

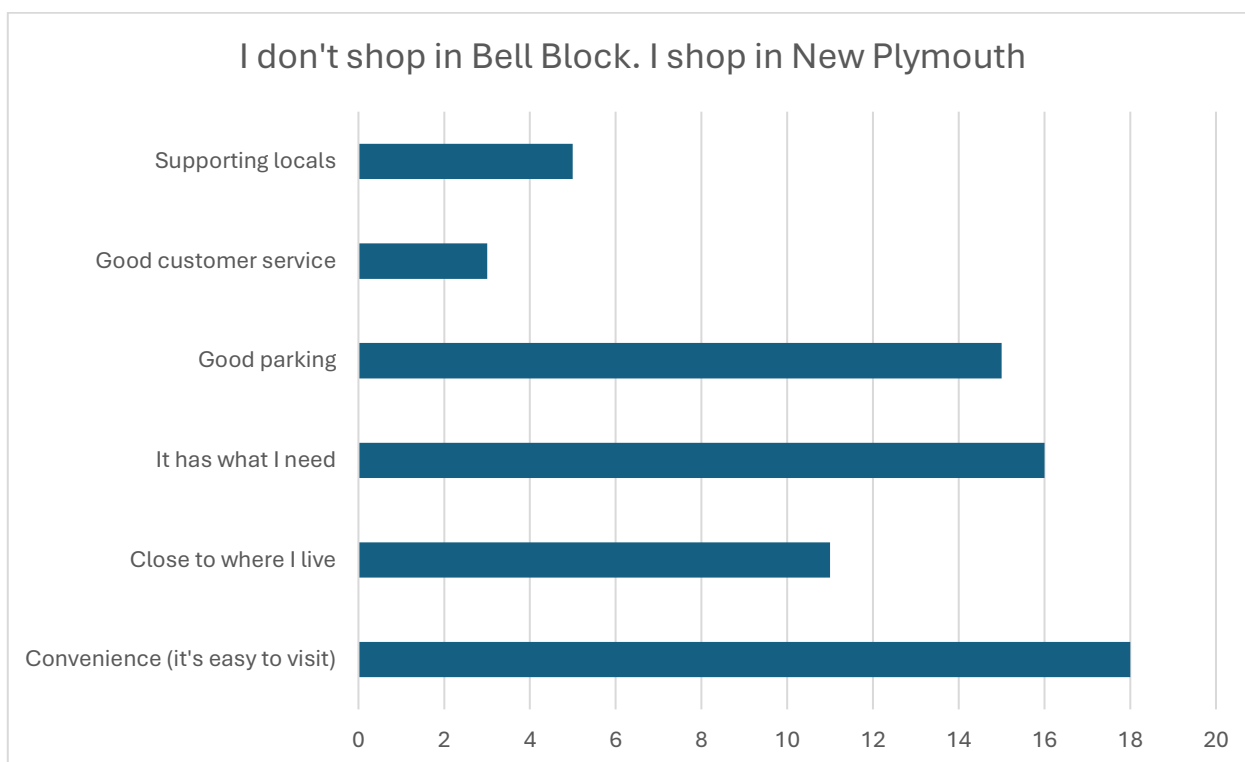
22. What do you like about shopping there? (Follow up to question 20) (Multi choice)

- Count: N = 249
- Convenience, close proximity to home and good parking were the most common reasons why respondents selected the location they shopped at.
- The key difference was in Bell Block Court, where good parking was within the top 3 reasons. Based on responses in question 22, it can be concluded that this is due to parking being an area that requires improvement at Bell Block Court.



For those that answered, *'I don't shop in Bell Block, I shop in New Plymouth'* the key reason appears to be due to convenience, *It has what I need* and *'good parking'* are the top 3 reasons.

Based on responses to question 22, affordability, competition and cost is likely to be closely linked.



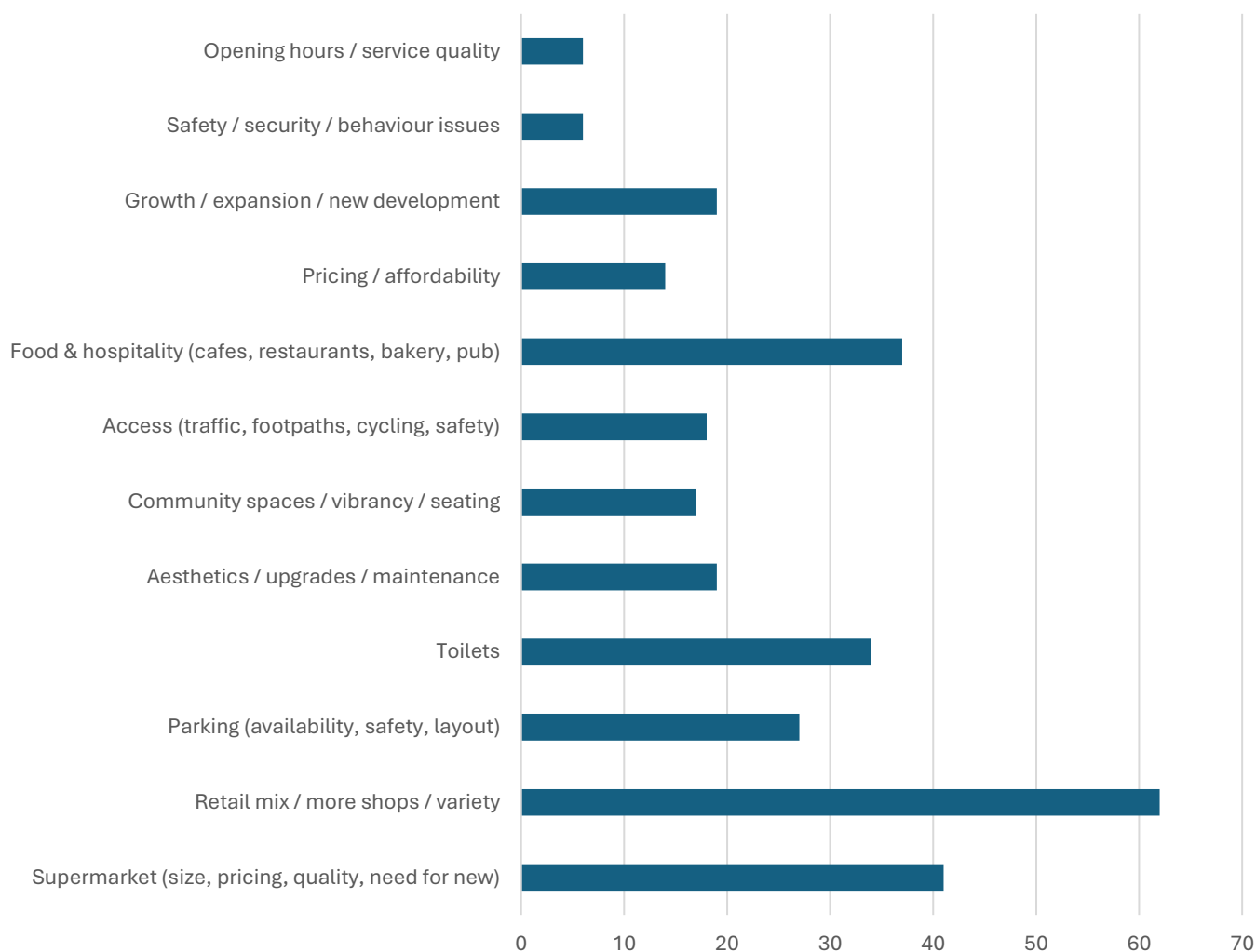
23. What could be done to improve Bell Block's shopping centres? (Open long text)

- Count: N = 207
- Based on respondents feedback it can be concluded that Bell Block shopping centres are currently functioning as basic convenience hubs, but the Bell Block community expects them to evolve into modern, full-service, community-oriented centres that match population growth.
- Based on responses, it can be assumed that respondents want Bell Block to transition from a "top-up shopping location" into a complete, affordable, and attractive local centre.
- The top 3 improvements identified based on the most comment response was Retail mix/ more shops/ variety, followed by additional/ new supermarket and more food and hospitality options.

Table 7 – Summary of suggested Improvements to Bell Blocks Shopping Centres

Areas for improvement	Comments
Future Planning and Additional Supermarket Development (Top Priority)	• Large-format supermarket (Pak’nSave, Woolworths, New World) to introduce competitive pricing and better/ full range of products. • Encourage Butcher, fruit & veg, clothing, Cafés, restaurant/pub. • Plan for expanded or new retail centres and better integration with population growth areas.
Public Amenity Upgrades and revitalisation	• Install public toilets (high urgency) along with seating, shelter, greenery. • Facelift buildings – suggestions for murals and landscaping.
Parking & Layout Redesign and accessibility improvements	• Improve safety and flow of parking as well as increasing capacity for more parking. • Consideration of safer pedestrian routes to shopping centres and cycling infrastructure (including bike stands).

What could be done to improved Bell Block’s shopping centres?



24. Do you have any other comments on Bell Block's shopping centres? (Open long text)

- Count: N =103 answered
- 39 respondents noted that they had nothing further to add.

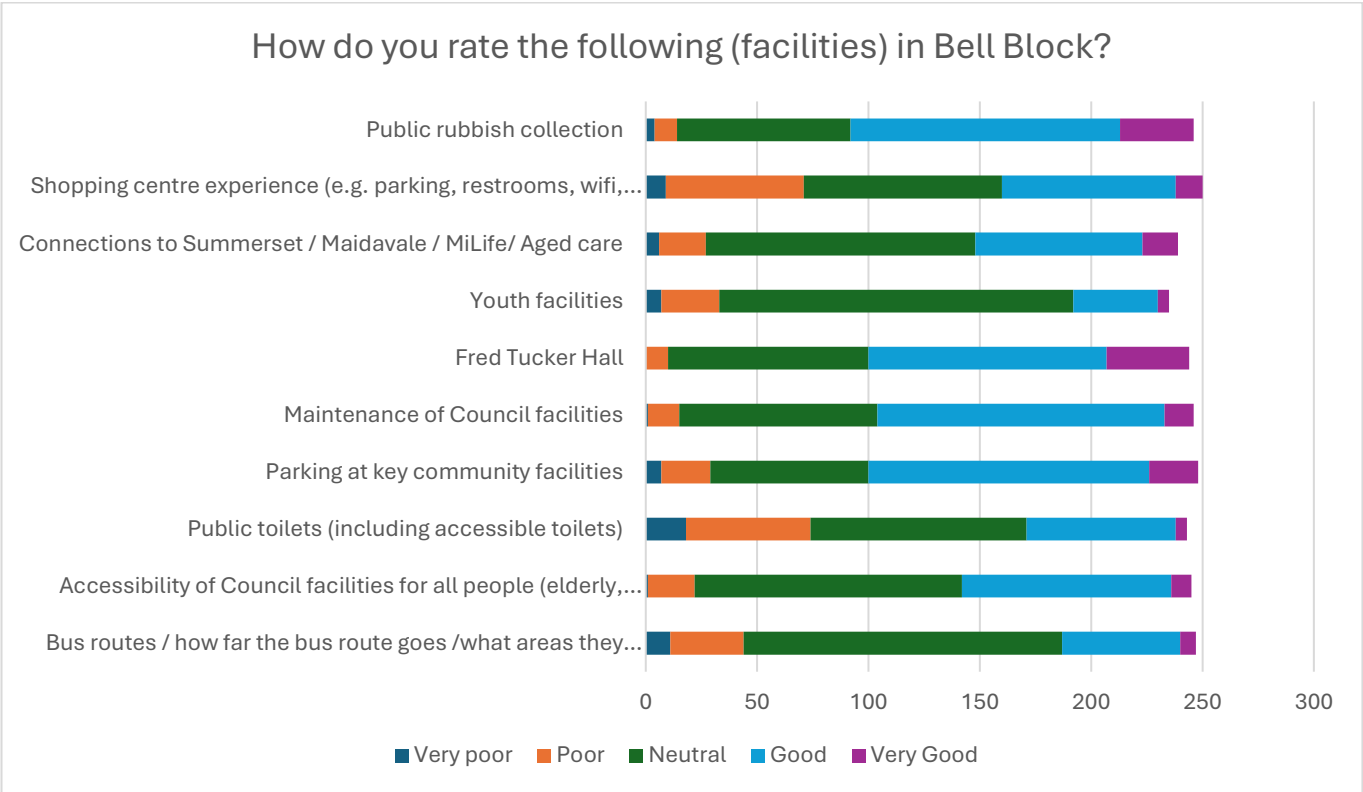
Table 8 – Summary of other comments on Bell Blocks Shopping Centres

Category	Comments
Overall Sentiment and Key Strengths	Feedback on the Bell Block shopping centres is mixed but generally positive, with many respondents valuing their convenience and strong local character. Accessible, nearby services for everyday needs are appreciated, along with the friendly, community-oriented atmosphere. The library is consistently highlighted as a valued community hub that should be protected.
Condition and Range of Retail Offerings	There are recurring concerns about the condition and suitability of the centres. Many respondents describe them as dated or in need of upgrading and aesthetic improvements. Limited retail variety is also a common issue, with an over-reliance on food outlets and gaps such as a hardware store, fresh produce shop, and a larger supermarket. The centres are often seen as functional rather than places to spend time.
Growth and Future Development Needs	Many feel the current shopping centres no longer meet the needs of a rapidly expanding population and suggest that larger-scale development is required. Ideas include a bigger supermarket, additional retail and hospitality options, a service station, and even the creation of a new shopping precinct, particularly toward the Airport Drive and Wills Road area. There is also interest in making better use of existing underutilised spaces and planning for future growth more proactively.
Access, Parking, and Amenities	Practical issues were also raised, particularly around parking and amenities. While parking at Parklands is generally seen as adequate, Bell Block Court is often described as congested, with limited spaces. The separation between the two centres is viewed by some as disjointed, reducing the overall shopping experience. A notable and repeated concern is the lack of public toilets, which is seen as a significant gap, especially for families.

Section 7: Community Services & Facilities

25. How do you rate the following in Bell Block? (Matrix)

- Count: N = 255
- Public toilets have been rated the least favourable, followed by shopping centre experience and bus routes to facilities.
- Parking at community facilities, Fred Tucker Hall and maintenance of community facilities were rated the most favourable.
- Of note, ‘Youth Facilities’ had the most neutral responses. It can be assumed that due to the lack of youth facilities and lack of youth responses, respondents were unable to provide an informed rating. Youth engagement may be required to gather an accurate data set.



26. How well do you think the Bell Block Library is serving the community? (Open long text)

- Count: N = 206 answered
- 6 respondents indicated that they do not use the library or that this question was not applicable.
- Overall, the key message is that the Bell Block Library is highly valued, well-used, and delivering strong service, but is increasingly seen as constrained by its size, facilities, and capacity. The community strongly supports retaining the library and, in many cases, advocates for expansion and enhancement to better meet current and future needs.

Table 9 – Summary of responses to question 29

Positive Perception and Strong Community Value	The responses indicate that the Bell Block Library is widely valued and seen as an important community asset, with overall sentiment strongly positive. Many respondents describe the library as “excellent,” “fantastic,” and “amazing,” highlighting its role as a well-used, accessible, and much-loved

	local facility. It is particularly appreciated by families, older residents, and those without easy access to transport or digital services. The staff receive consistently high praise for being friendly, knowledgeable, and helpful, which significantly contributes to the positive perception of the service.
Library as a Community Hub and Service Access Point	A key theme is that the library functions as more than just a place to borrow books—it is considered a community hub. Respondents noted its importance for accessing services such as printing, internet, council services, and Justice of the Peace support, as well as providing a safe, welcoming environment for people of all ages. Many families highlighted its value for children, particularly through reading programmes and holiday activities, although there were calls for more frequent and diverse programmes, especially for toddlers, older children, and teens.
Growing Demand and Need for a Larger Facility	Despite the strong support, the most common concern is that the library is too small and limited in its current form. Many respondents feel it is no longer adequate for the size and growing population of Bell Block. There are repeated calls for a larger, purpose-built facility that can better accommodate users and expand services. Suggestions include more seating, dedicated areas for children and teens, meeting rooms, study spaces, and the ability to host community groups and events more comfortably. Another frequently raised issue is the condition and layout of the current space. Some respondents described it as dark, outdated, or tucked away, with limited visibility and appeal. While not universal, this perception suggests an opportunity to improve the library’s physical environment to make it more inviting and engaging.
Limitations in Amenities and Accessibility	A particularly strong and recurring concern is the lack of basic amenities, especially public toilets. This was highlighted by many respondents as a barrier to longer visits, particularly for families with young children. Other practical limitations noted include restricted opening hours (especially weekends), limited book selection in some areas, and insufficient space for activities.
Aspirations for a Multi-Functional Space	There is also a clear aspiration for the library to evolve into a more modern, multi-functional community space. Suggestions include incorporating technology (e.g. makerspaces, 3D printers), hosting educational workshops, offering more community programmes, and even adding complementary features such as cafés or co-working areas. Many respondents emphasised that with additional investment, the library could play an even greater role in community connection and wellbeing.
Non-Users and Perceived Relevance	A smaller group of respondents indicated they do not currently use the library or questioned its relevance in a digital age. However, even among these responses, there was generally an acknowledgment that the library remains important for others in the community.

27. Do you have any other comments on Bell Block’s community services and facilities? (Open long text)

- Count: N = 111
- 40 of the respondents had nothing further to add.
- Responses to this question were mixed. Many respondents had no additional comments, while others provided suggestions focused on improving amenities, infrastructure, and future planning. There is a strong sense that Bell Block is a growing community with good foundational services, but that services need to expand and adapt.

Table 10 – Summary of other comments on Bell Block’s community services and facilities

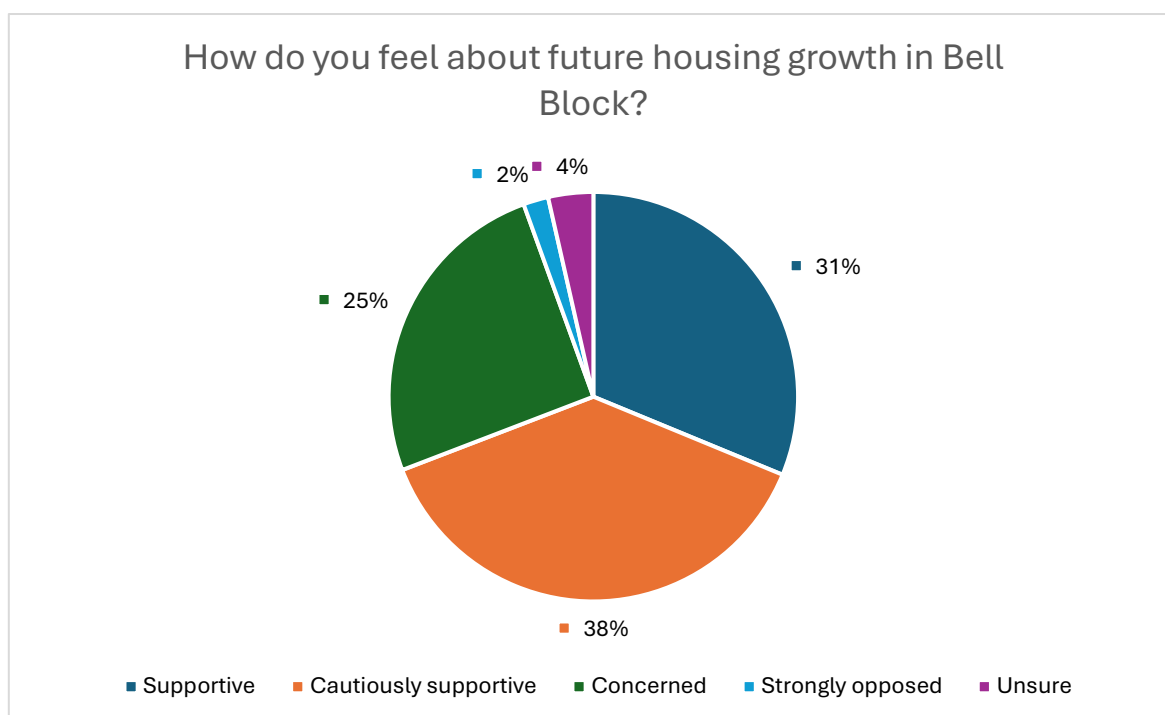
Category	Comments
Demand for Public Toilets	21 responses commented that toilets are needed at both shopping centres (especially Parklands), playgrounds, and the library. Not having toilets in these locations is as a major barrier for families, children, and visitors. Some respondents described having to make informal arrangements to access toilets, highlighting the urgency of the issue.
Need for Youth Facilities and Activities	Spaces and places design for for young people and teenagers were requested. This included dedicated Bell Block based youth spaces, workshops, and learning opportunities. Recreational facilities were also requested including an upgraded skate parks, bike parks, additional sports facilities, and informal hangout spaces. While some providers (e.g. community groups/churches) are acknowledged, they are not seen as meeting all needs.
Growth Pressures and Future Planning for Schooling and a Fire Station	Many comments reflect concern about rapid population growth with calls for forward planning to ensure services keep pace. Suggestions included a high school located in Bell Block, expanded community facilities (library, halls, sports spaces) and better long-term infrastructure planning. There was a recognition that current facilities are already under pressure or at capacity and there were also some responses that indicated that Bell Block needed it’s own Fire Station.
Community Facilities, Recreation and Capacity	Several suggestions relate to enhancing local amenities and lifestyle offerings including upgrades to shopping centres (modernisation, cafés, better retail mix, more competition). There’s also a desire for food trucks, eateries, and social spaces, particularly at the beach. There was also support for maintaining and improving parks, playgrounds and BBQ areas, as well as addition sports facilities (as detailed in section 5). Some respondents also requested not to close valued assets such as the Bell Block Aquatic Centre and called for improvements accessibility and usability of the facility. Feedback relating to the halls and fitness classes were also received highlighting that facilities are too small or overcrowded. Further comments were made noting that some areas are underutilised or inefficiently used in some cases and in need of upgrades or better management (e.g. pool access, shopping centre layout).
Positive Feedback and Community Strengths	While feedback focused on improvements, there were also positives that highlighted an appreciation for existing amenities like playgrounds, coastal walkway, schools, and the library. There was also recognition of community

	organisations and groups contributing positively. General sentiment that Bell Block is a “great” and growing community.
Commercial and Service Gaps	Some respondents identified gaps in local services such as a larger or more affordable supermarket option as well as additional services such as a gym, laundromat support, or more eateries. There was also interest in consolidating retail into a more centralised “hub”.

Section 8: Growth, Subdivisions & Future Planning

28. How do you feel about future housing growth in Bell Block? (Select one)

- Count: N = 253
- A majority (69%) of respondents were either supportive or cautiously supportive of future housing growth in Bell Block.

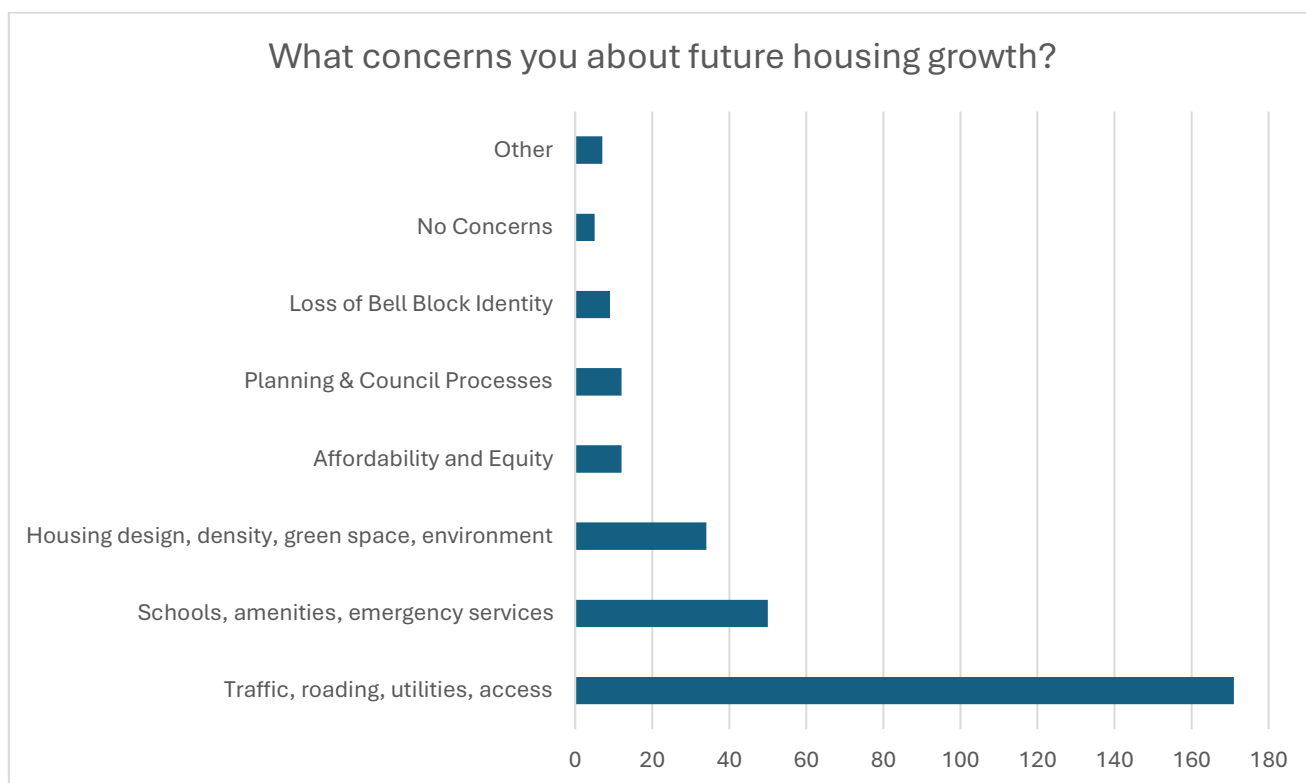


29. What concerns you about future housing growth (Open long text)

- Count: N = 224
- 6 of the respondents that answered that question indicated that they had no concerns.
- Overall responses indicate that growth is generally accepted and respondents want to see better planning, stronger infrastructure investment, and improved transport solutions before further housing development proceeds.
- Responses to question 29 highlight three clear concerns:
 1. Traffic congestion and roading capacity
 2. Lack of adequate infrastructure to support growth
 3. Pressure on services and community facilities

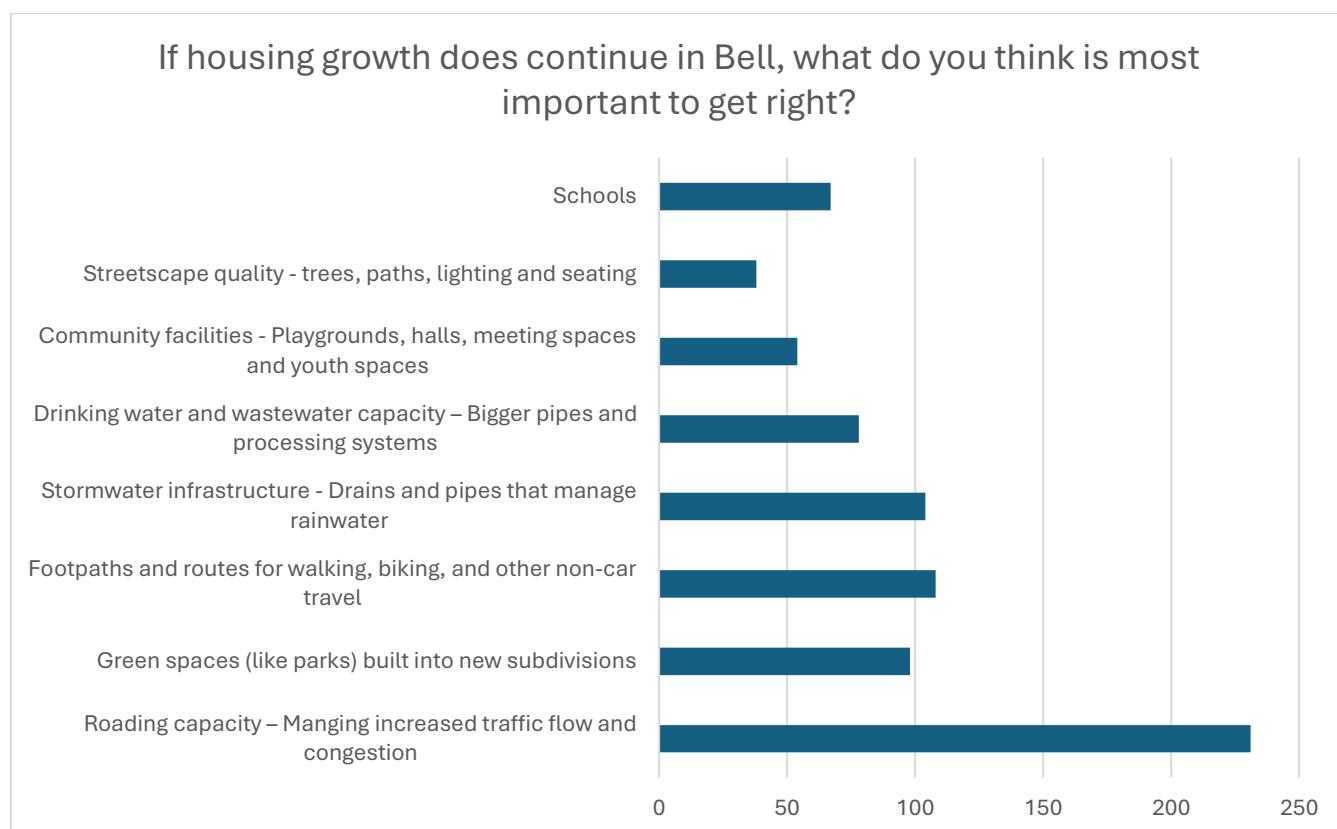
Table 11 – Summary of other comments on Bell Block’s community services and facilities

Concerns	Comments
Traffic congestion and roading capacity	The most common concern raised is traffic congestion and roading capacity, which is by far the most frequently raised issue. Respondents consistently describe existing congestion, limited entry and exit points, bottlenecks at key intersections and roundabouts, and unsafe or narrow roads. There is a strong perception that the current roading network is already under strain and will not cope with additional housing without significant upgrades
Lack of adequate infrastructure to support growth	The next major concern is the lack of adequate infrastructure to support growth. This includes not only roads, but also water, wastewater, stormwater, and power services. Many respondents feel that infrastructure is either outdated or insufficient and that housing development is occurring before these systems are ready. A related concern is the need for infrastructure investment to happen ahead of or alongside development, rather than in response to problems after they arise. There is also a significant concern about pressure on services and community facilities, particularly schools. Many respondents noted that local primary schools are already at or near capacity and highlighted the absence of a local high school as a major gap. In addition, there are concerns about limited access to shops, healthcare, emergency services, and recreational facilities, all of which are expected to come under increasing pressure as the population grows.
Pressure on services and community facilities	Beyond these top three concerns, there are also commonly raised issues around housing design and density, with respondents expressing dissatisfaction about tightly packed developments, narrow streets, and insufficient parking. There is also concern about the loss of green space and community character, with many fearing that rapid growth could erode Bell Block’s “village feel” and reduce opportunities for outdoor recreation.



30. If housing growth does continue in Bell Block, what do you think is the most important to get right? (Multi choice)

- Count: N = 258
- A majority of respondents (231) indicated that roading capacity, connectivity and waters are the most important areas to support growth and the existing community.



31. What should be done first and why? (follow up question to question 29) (Open long text)

- Count: N = 233
- A majority (50%) of respondents indicated that roading is the most important area to prioritise for supporting growth, followed by waters infrastructure (15%).
- Schools were also identified as important, with significant concern raised about the capacity of existing schools in Bell Block, as well as the need for a secondary school.

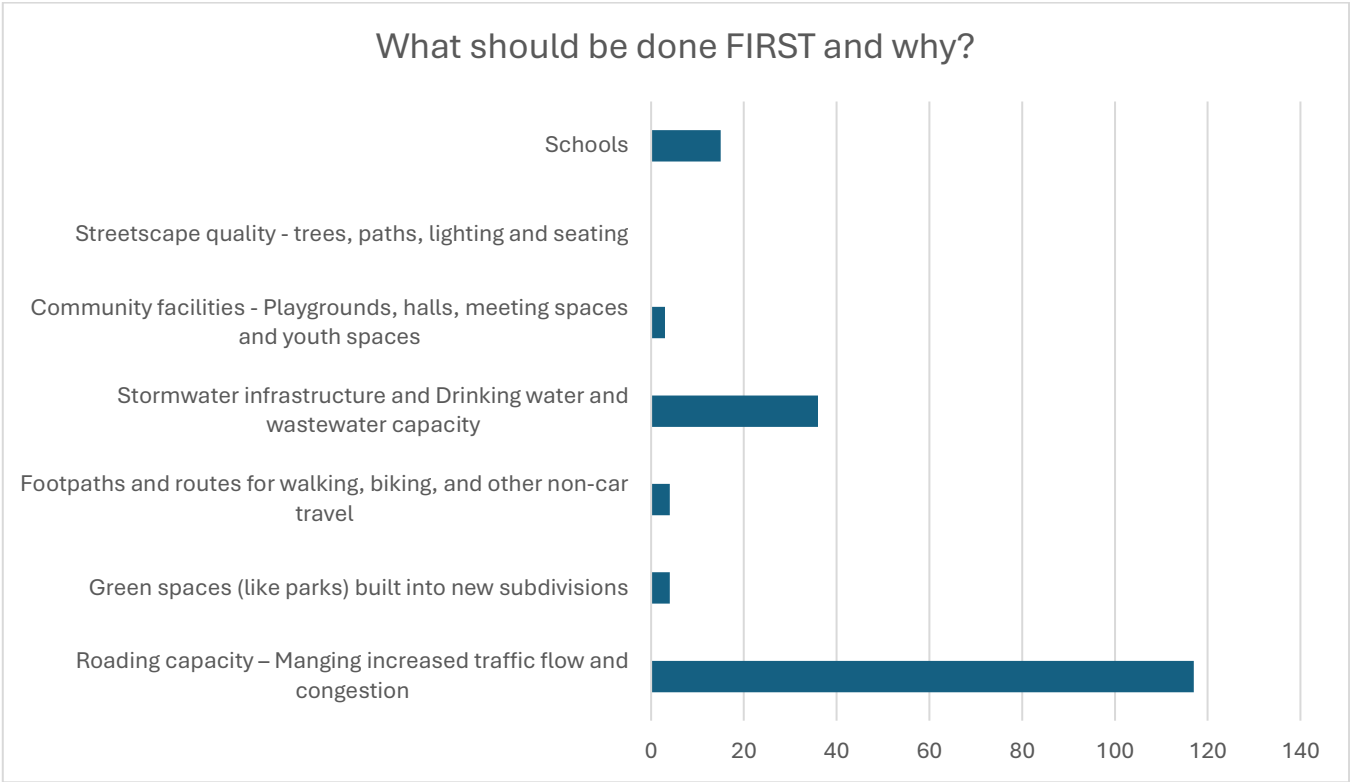


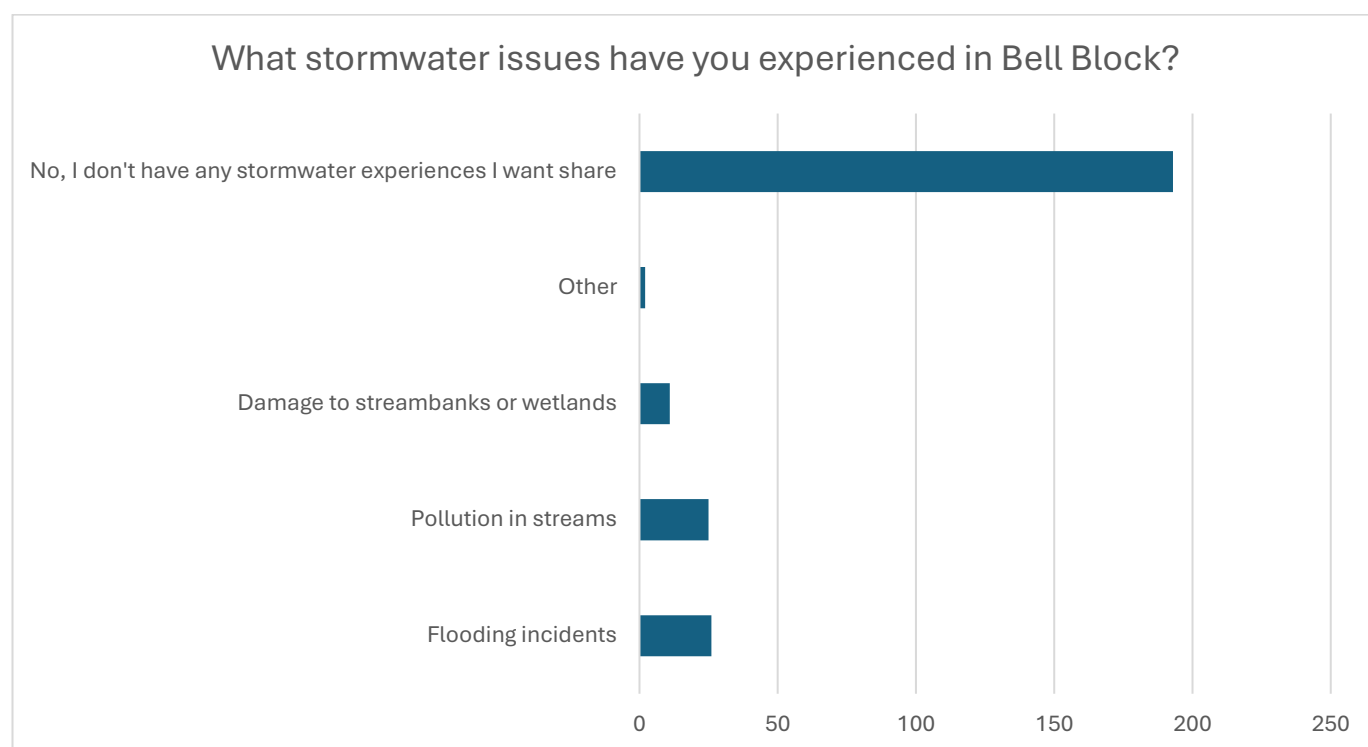
Table 12 – Summary of responses outlining what should be done first and why

Category	Comments
Rooding and Traffic (Dominant response)	The vast majority of respondents identified roading and traffic management as the top priority. Respondents communicated that roading needs to be upgraded, expanded, and future-proofed before further development to avoid worsening congestion and safety risks. Main concerns included: • Existing roads already at or near capacity • Significant congestion, especially during peak times • Difficulty accessing SH3 (on/off ramps, Wills Road, Nugent Street) • Safety issues, including dangerous intersections and lack of safe crossings • Anticipation that growth will worsen traffic and bottlenecks
Three Waters Infrastructure (Highly important)	A large number of respondents emphasised drinking water, wastewater, and stormwater infrastructure as critical. Main concerns included capacity limits of existing systems, risk of overflows, environmental damage, and contamination. Core infrastructure is seen by respondents as a non-negotiable foundation that must be addressed before growth occurs.
Schools and Education	Schools were another prominent theme, though secondary to infrastructure and roading. Respondents highlighted that education

	infrastructure should be planned early to support families and reduce travel demand. Main concerns included existing schools (especially Bell Block School) are at or near capacity, lack of a local secondary school. Respondents highlighted that it would be ideal to plan for schooling now as schools are often thought about too late, lagging behind growth.
Walking, Cycling, and Alternative Transport	A number of respondents prioritised non-car transport options. Main concerns highlighted the need for footpaths, cycleways, and safe pedestrian connections as well as reducing dependence on cars to improve health, safety, and congestion
Green Spaces and Community Facilities	Many responses highlighted the importance of green spaces and community amenities - They are essential for liveability and community cohesion, even if not always ranked first. Main points included green spaces need to be planned early, not retrofitted. Additionally needs for youth spaces, playgrounds, and parks were highlighted noting that there is a lot of value placed on community wellbeing, recreation, and social connection.
Infrastructure-First Approach (Overarching theme)	Across many responses was a strong shared principle of an infrastructure-first approach: • Growth should not occur until infrastructure is in place • Planning should be proactive and future-focused, not reactive • It is cheaper and more effective to build infrastructure upfront

32. What stormwater issues have you experienced in Bell Block? (Multi choice)

- Count: N = 246
- A majority (78%) of respondents didn't have any stormwater experiences that they wanted to share.
- Of those that did want to share their experiences, pollution in streams and flooding incidents appeared to be the most common.



33. Tell us more about your experience, when it happened and where this happened in Bell Block (map marker and open text)

- Count: N = 39
- Respondents were asked to provide locations of where experiences are that are described. Based on the responses provided, 18 responses were clustered along the Mangati stream.

Table 13 - Summary of stormwater experiences

Stormwater Issue	Experience
Stormwater Flooding (Major theme)	Stormwater experiences that are provided are largely negative and dominated by frequent flooding problems (26 experiences). Many respondents describe surface flooding that they have experienced at their residences, garages, driveways, and roads flooding during heavy rainfall, particularly in low-lying areas. Flooding is commonly linked to blocked drains, inadequate drainage capacity, and water runoff from surrounding properties, with some noting that newer developments are worsening the issue by increasing stormwater volumes without sufficient infrastructure upgrades.
Pollution and Contamination of the Mangati Stream (Second major theme)	Respondents report sewage in streams, discoloured or milky water, algae growth, and sediment, with pollution often flowing into the beach. This has led to regular health warnings against swimming or gathering seafood, and general perceptions that waterways and coastal areas are “gross” or unsafe after rain events.
Infrastructure Limitations and Maintenance	There are strong concerns about infrastructure maintenance and whether upgrades are required to fix issues respondents are experiencing.

	Many respondents felt that the stormwater systems were outdated or undersized, with drains unable to cope during heavy rain and waterways blocked by vegetation. Issues such as overgrown streams, clogged culverts, and poor outflow contribute to both flooding and water quality problems, highlighting a need for better upkeep.
Development Pressures and Future Risk	Concerns relating to increased housing, building on wetlands, and insufficient planning for stormwater runoff are seen as exacerbating existing problems.

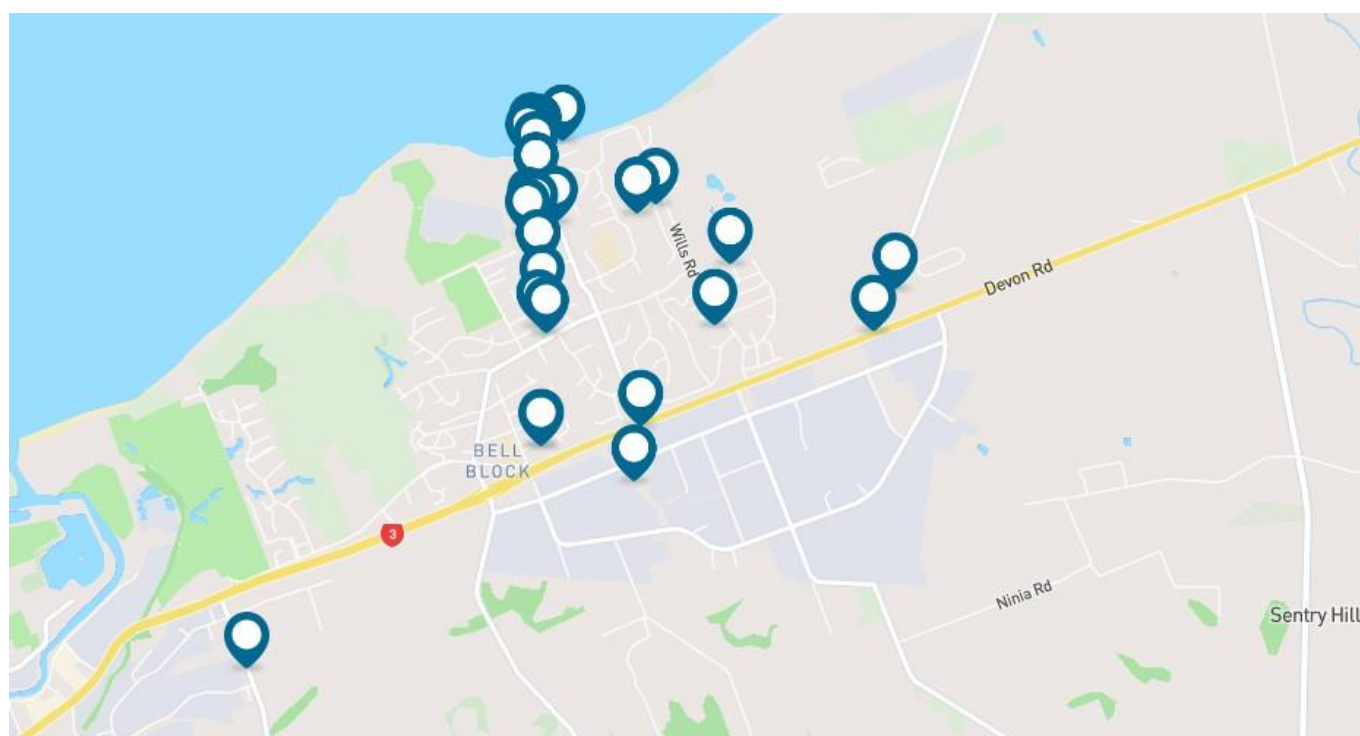


Fig 2. Map of pinned locations identified in response to question 23

34. What would you like to see happen in the Bell Block area over the next 3 years, 10 years and 30 years? (Open Long Text)

- Count: N = 203
- Of those that did respond to the question 2 respondents remarked that this question was not applicable to them.
- In summary respondents described that they envision Bell Block evolving from a growing suburb into a well-connected, self-sufficient coastal town, with safe transport, strong community facilities, accessible natural spaces, and carefully managed growth, but stress that urgent infrastructure such as roading improvements and three waters must happen first to enable this future.
- A full list of prioritises for the short term, medium term and long term have been provided below. The tables highlight the concerns of respondents and categorises them within the time period outlined. As the question was open, long text, responses ranged from detailed to short and succinct.
- Some respondents provided limited responses.

Table 14 - Summary responses for 0–3 Year Short-Term Priorities

Key Theme: Fix current issues and improve liveability now

Category	Issues and Concerns
Improve roading connections and reduction of congestion	• Safer access onto SH3 • Fix congestion (Nugent St, Wills Rd, Mangati Rd, Egmont Rd) • Improve intersections, exits into and out of Bell Block, and speed management • Add alternative access routes to increase resilience
Basic infrastructure improvements	• Footpaths (especially incomplete or unsafe areas e.g. Henwood Rd, Wills Rd) • Stormwater, drainage and wastewater upgrades • Road widening and safety improvements
Beach access	Safer, easier access (especially for elderly/less mobile) to the beach with new infrastructure such as ramps, pathways, and improved connections
Parks, playgrounds & green spaces	• More playgrounds (especially Wills Road area) including fenced options for under 5's • Upgrades and maintenance of existing parks including shade, seating, and picnic areas
Community amenities	Public toilets (frequently mentioned) and library upgrades or relocation
Walkways and active transport	Coastal walkway extension completion and more local walking and cycling paths

Table 15 - Summary responses for 3–10 Years Medium-Term Priorities

Key Theme: Supporting growth and building self-sufficiency

Category	Issues and Concerns
New schools (very strong theme)	• High school (most frequently requested) • Intermediate / additional primary schools • Planning land now for future education to ensure that Puketapu School and Bell Block School can accommodate future students with increased demand due to population growth

Retail and local services	• Larger supermarket / second supermarket to increase competition • Expanded or additional shopping centres to accommodate growth • Cafes, restaurants, dining options • Petrol station, medical centre at one of the existing centres i.e. Parklands Shopping Centre
Transport upgrades	• Continued road network expansion • Better connections to industrial areas and airport • Improved public transport and more cycling infrastructure
Community & recreation facilities	• Multi-sports hub, additional sports fields, courts, skateparks • Youth-focused spaces
Walkability and urban design	• Safer, slower residential streets • More connected neighbourhood layouts • Better pedestrian/cycle integration

Table 16 - Summary responses for 10-30 Years or Long-Term Goals

Key theme: A self-sufficient, well-planned town

Category	Issues and Concerns
A self-sustaining township with it's own identity	• Reduced reliance on New Plymouth • Full range of services (education, retail, healthcare, jobs)
Sustainable and planned growth	• Avoid overcrowding • Maintain character and community feel • Ensure infrastructure keeps pace with population
Integrated transport system	• Strong road network • Active transport (walking, cycling) • Potential major upgrades (e.g., dual carriageways, new routes)
Green, liveable environment	• Accessible parks and green corridors • Connected walkways (including full coastal walkway to Waitara) • Balance between development and nature
Strong community identity	• Safe, inclusive environment • Facilities for all ages (youth and the elderly) • Preservation of local character and history

35. Is there anything important that we haven't asked about? (Open Long Text)

- Count: N = 203
- In summary a majority of the comments captured within this section have been covered within the previous sections. Some areas may be out of scope of the spatial plan to resolve, however the Puketapu-Bell Block Community Board will have the ability to advocate for some of the issues raised.

Table 17 – Summary of final comments

Category	Comments
Growth and Future Planning Pressures	- Many responses were concerned about rapid population growth and whether current infrastructure, shopping, and services can keep up. - Interest in larger retail provision, schooling (particularly a high school), and better long-term planning for expansion was also noted.
Transport, Access, and Connectivity	- Ongoing concerns were raised about transport, including road infrastructure, cycleway extensions (especially to Waitara), links across SH3, and general connectivity within and beyond Bell Block. - Parking and subdivision road widths were also noted.
Community Safety and Crime	- Safety is a recurring concern, including crime, youth offending, and general feelings of insecurity. - Requests were made for stronger enforcement and improved community safety measures.
Facilities and Services Gaps	Identified several service gaps, including: - Public toilets in shopping areas - Access to healthcare (e.g. local doctors) - Recreation facilities (e.g. upgraded pool, better sports field maintenance) - Improved shopping options and amenities
Identity, Character, and Culture	There is a strong desire to strengthen Bell Block’s identity and sense of place. Suggestions include creating a defined town entrance, enhancing cultural representation (including local history and Māori heritage), and fostering a more “village feel.”
Environment, Open Space, and Amenity	Feedback emphasised the importance of protecting natural assets, including: - Improved beach access - Protection of trees and green spaces - More reserves and spaces for wildlife - Concerns about overdevelopment and loss of farmland were also noted.
Dogs and Animal Control	Several respondents raised concerns about loose dogs and called for public education and stronger enforcement around responsible dog ownership.
Community connection	Suggestions included more free, family-friendly community events and activities to strengthen community connection.
Other Localised Issues	A range of other specific matters were raised including: - Airport runway expansion impacts - Electoral boundary concerns - Support for tourism-related activities (e.g. NZMCA park) - Positive feedback on existing amenities (e.g. library, local businesses)



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

Appendix 3.2. Informal Community Drop-In Information Sessions

Purpose

In addition to gathering information from the community through a survey, face to face community drop-in sessions provide an opportunity for residents to connect informally with Council. Although surveys can be a helpful tool to provide qualitative information, connecting with the community can add a deeper layer of understanding about a community.

The purpose of these sessions is to engage with the Bell Block Community in a face to face, informal environment to provide information about what the Spatial Plan is and gather thoughts and feedback that will help shape the plan.

Three community drop-in sessions were held at the Bell Block Library across different dates and times to accommodate busy schedules. The same content was presented for the community to engage with at all three sessions.

Date	Time	Recorded number of interactions
Saturday 27 June 2026	10am to 12pm	Approximately 50 individuals
Tuesday 30 June 2026	10am to 12pm	Approximately 30 individuals
Thursday 2 July 2026	4pm to 6pm	Approximately 30 individuals

Drop-in Design

To help facilitate conversations with the community, a variety of maps, diagrams and a simple activity was presented. The activity asked individuals to:

What you love about Bell Block? *Is there anything you don't want changed?*

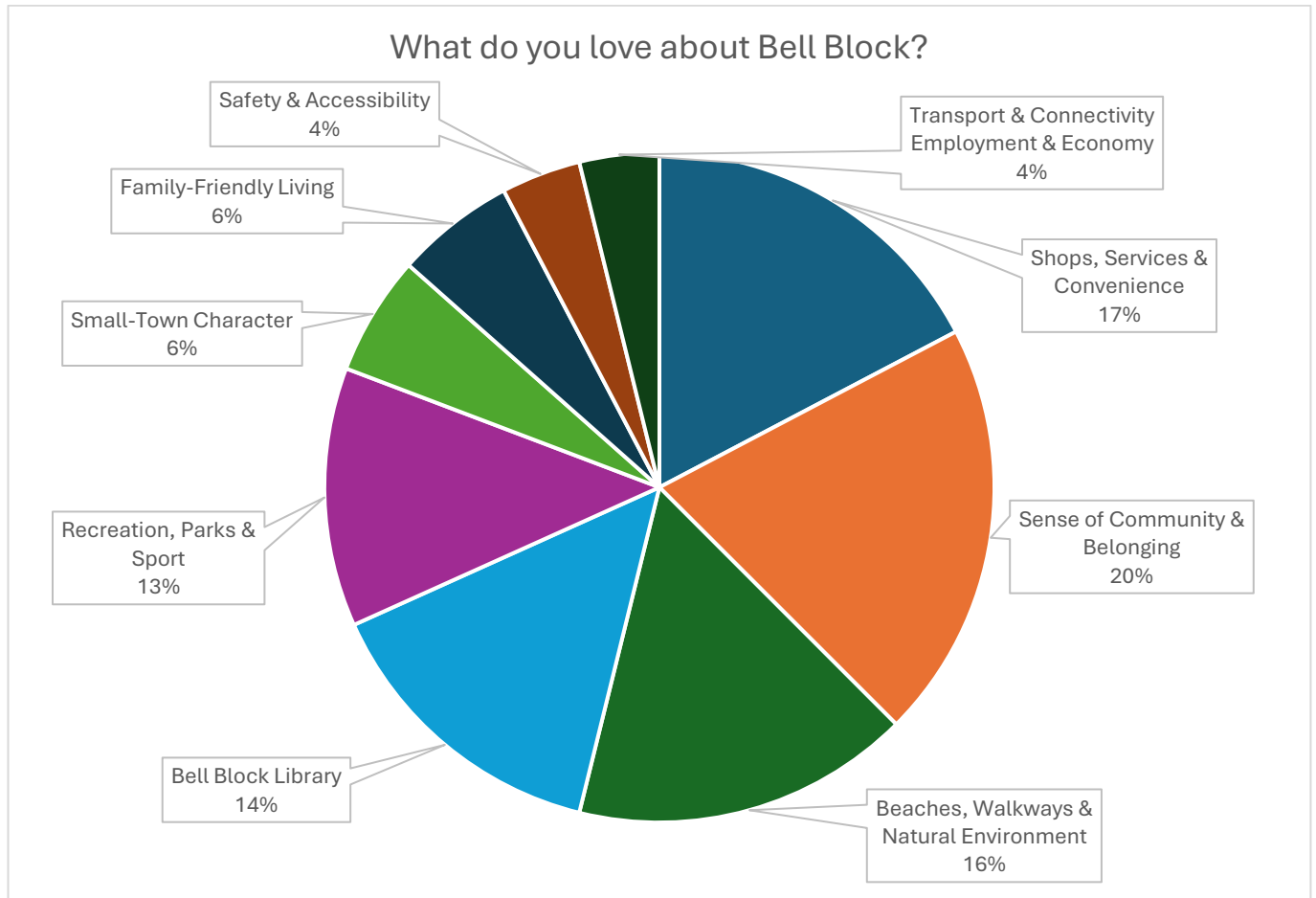
What can be improved? *What's not working or needs to be changed?*

All answers were recorded and added to the activity for others to consider when answering the questions.

Summary

1. What do you love about Bell Block

Based on responses, Bell Block is a friendly village-style coastal community that offers convenient everyday services, strong social connections, excellent recreation opportunities, and a highly valued local library at its heart. The below pie graph outlines the percentage of responses which have been themed into categories.



2. What can be improved?

While residents highly value Bell Block's community spirit and lifestyle, the strongest message is that Puketapu-Bell Block is growing, and residents want roads, schools, shops, transport, parks, and community facilities to keep up with that growth.

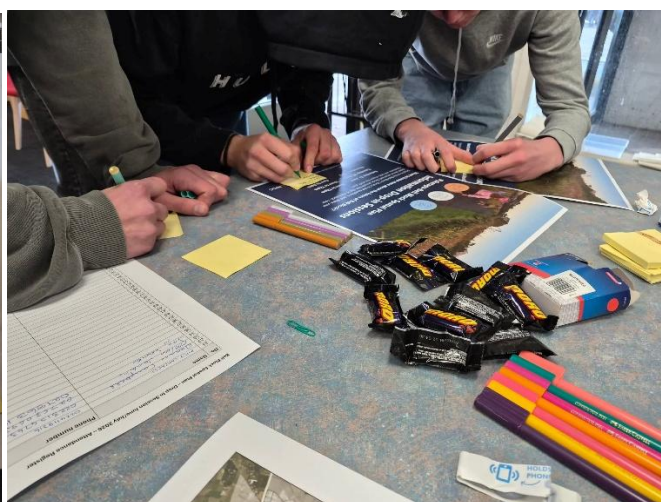
The strongest areas for improvement suggested by respondents included:

1. Reducing traffic congestion and improving road safety.
2. Providing more opportunities and spaces for young people.
3. Adding more public toilets and enhancing community spaces.
4. Improving education and public transport.
5. Expanding and adding shops, services, and recreational opportunities while keeping the friendly, village atmosphere that makes Bell Block special.

Detailed responses

Theme	Detail
Traffic Congestion and Road Safety	Transport was the biggest concern with the following issues raised: • Significant congestion entering and leaving Bell Block, particularly during peak times. • Traffic delays at key intersections including Mangati Road, Henwood Road, Wills Road, Corbett and Egmont Road. • Bell Block Court roundabout and Henwood interchange – Current layout is causing long queues backing up onto local streets and State Highway 3. • Residents report needing to plan activities around traffic congestion. • Concerns that new housing developments will further worsen congestion. Suggested Improvements included: • Improve access and exit routes from Bell Block with specific suggestions to consider additional roundabout and a slip lane at Pohutukawa Place. • Accelerate the connection between Parklands Drive and Airport Drive. • Upgrade interchange capacity and overbridge design. • Improved pedestrian and cycling crossings at key intersections.
Youth Facilities and Opportunities	Many residents, particularly young people, identified a lack of activities and spaces for teenagers. Requested included: • Dedicated youth area or multi-purpose youth centre that is safe and potentially supervised. • More indoor and outdoor recreation options. • Additional youth-focused activities within Bell Block such as a regular, Bell Block based Youth Group • Better access to activities in New Plymouth through improved and affordable transport links. Suggested upgrades to existing infrastructure included expanded skate and bike park, court space for basketball or netball as well as more modern playgrounds with slides and adventure equipment.
Public Toilets and Community Facilities	A strong and recurring theme was the need for more public area improvements. This included: • Public toilets at Parklands Shopping Centre and Bell Block Court and more specifically at Library toilets. • Additional community meeting rooms. • More seating and public furniture in town centres. The following facilities were identified as an opportunity to support growth and wellbeing: • New Fire station • Community garden.
Education and Schooling	Residents expressed concern that population growth is outpacing educational infrastructure, in particular: • A local high school, specifically a co-educational secondary school. • Capacity concern for Puketapu-Bell Block and Bell Block School into the future as growth continues. • Better public transport options for students including reduced transport costs or free bus travel for school-aged children.

Shopping, Retail and Local Services	Many feel current retail offerings are not keeping pace with growth and that there are opportunities to improve options. This included: • Larger supermarket expanded Parklands Shopping Centre, more retail variety and additional dairies and convenience stores. • More professional services such as - Medical centres, Accountants, Lawyers and other supporting business services • Large/ bulk format Kmart, Costco or shopping mall-style development. • More op shops • Boutique cinema • Visitor accommodation including motels and hotels.
Beach Access and Coastal Improvements	Access to the coast is highly valued, but many residents feel it could be improved. Improvement suggestions included: • Safer beach access points such as boat ramp facilities (but not necessarily for launching boats) • Additional coastal connections through new developments and better pedestrian links to coastal areas. • Improved access for older residents. Concerns were raised relating to coastal erosion impacts on recreational infrastructure (walkways) while balancing development with coastal resilience.
Walking, Cycling and Connectivity	Residents want safer and more connected active transport networks with the following locations identified for improvement - Roto Street, Custom House Street, Bell Block Court to Summerset as well as Wills Road and Corbett Road. Suggested improvements included: • Addressing missing footpaths on several streets, improving pedestrian crossings as well as overall safety for older walkers and cyclists. • More walking shortcuts between neighbourhoods. • Continuation of the extension of the Coastal Walkway to Waitara.



Community drop in day – Responses to activity (left) and Youth contributing ideas (right)

Appendix 3.3. Puketapu Bell Block Youth Engagement

Purpose

To gain an understanding about what youth like about Puketapu-Bell Block conversations with youth a quick and easy survey was designed to gather feedback in June/ July 2026. The following questions were asked to gather information relating to gaps in knowledge or feedback from youth. This is due to a lack of responses specifically from youth in the community survey completed in March-April 2026.

Youth Engagement Design

Question 1 - Tell us what you think about Bell Block? Think about:

- *What you like about Bell Block and should keep the same – Example: The beach being nearby*
- *What you think needs to be improved in Bell Block – Example: upgrading something that's old*
- *What you think needs to be changed or if something is missing in Bell Block – Example: types of shops, places*

Question 2 - Tell us about where you spend your time outside of school and who do you spend time doing this with. Think about:

- *Where do you go to hang out? Do you play a sport – where do you go? How do you get there?*
- *Is there anywhere you go to connect with nature?*
- *If any of these places are in New Plymouth, can you do this in Bell Block? If not why?*

All answers were recorded and added to the activity for others to consider when answering the questions.

Summary of responses

Question 1: What do youth think about Bell Block? What youth like about Bell Block?

The most valued features were:

- Beach and coastal access
- Walkways and natural environment
- Library
- Local shops being nearby and convenient
- Sense of Community
- Swimming pool
- Skatepark
- Bell Block being a small place where everything is close together

Responses - What do you want improved?	
Theme	Detail
Recreation and Youth Facilities	Basketball and netball courts Better playgrounds More activities for older children and teenagers Youth hangout spaces Sports gyms Community recreation spaces
Parks and Outdoor Spaces	Better/ larger parks More outdoor spaces with seating and benches Improved beach access Upgraded skate park
Shopping and Services	Many respondents felt Bell Block lacked retail variety: More shops with greater variety. Suggestions included – Bakery, Sports stores, Clothing stores, Kmart, KFC, Taco Bell, Wendy's Mall/shopping centre upgrades
Community Infrastructure	Improved public toilets Safer crossings near Bell Block School Better public transport Community centre Upgraded library Improved swimming pool facilities

Question 2: Where do youth spend their time?

The most common locations were:

- At home
- School
- Sports facilities
- Bell Block Library
- Walking tracks and walkways
- Beach
- Bell Block Pool
- Parks and reserves

Overall Summary

The strongest overall message from youth is that they value Puketapu-Bell Block for its convenience, beach, walkways and community atmosphere, but there is a clear request for more facilities that are designed for youth (teenagers), particularly courts for ball sport, social gathering spaces and a wider range of shops and activities.

Appendix 3.4. NP Rate Payers Alliance Group – Puketapu-Bell Block Spatial Plan Workshop

Purpose

NP Rate Payers Alliance requested Council Officers provide a workshop session with Council Officers to provide an opportunity to input into the Puketapu-Bell Block Spatial Plan.

Workshop Objectives and Agenda

A workshop session was held at St Lukes Church, Mangati Road (21st April) with the following workshop objectives and agenda:

Objectives

- Provide an overview of what the Puketapu-Bell Block Spatial Plan is and how it will be developed; and
- Provide an opportunity to directly input into the Bell Block Spatial Plan development

Agenda

1. Welcome and project information supported by council officer presentation slides and discussion at a high level. This included:
 - What is a Spatial Plan – Geographical study area, what a spatial plan does and doesn't do and why spatial plans are needed.
 - How it will be developed – What information is considered, how and who is engaged, what is the process.

2. Activity 1: Hot Topics

This activity focused on themed influences. Workshop attendees recorded their concerns relating to challenges and opportunities for the future for Puketapu-Bell Block. The same activity was completed with the Puketapu-Bell Block Citizens Panel – See appendix 3.

Themed Influences included:

- Green Space and Water
- Housing a Community
- Links and Community Hubs
- Identity and Connectivity
- Employment and Innovation

3. Activity 2: Project Priorities

Using projects already identified by community (survey and Citizens Panel), workshop attendees arrange projects in a continuum for short-, medium- and long-term timeframes. Attendees were encouraged to identify if projects/ opportunities were missing and include them in the activity for Officers to consider.

4. Next Steps

- An outline of what would occur next as part of the spatial planning process followed by Q&A.

Activity Summaries

Activity 1

The following information records what information was recorded as part of the activity. Attendees were encouraged to record their own thoughts. Council officers assisted with this process to ensure conversations were captured.

Influence	Considerations, suggestions, concerns and general notes
Green Space and Water	• Cows grazing area – huge opportunity. Nice area with beach access • Beach easy to access for some people – young people • Youth opportunities like scouts • Days of fun with our parks – Like Hickford. Community based effort. • Need first aid areas at Hickford • What things pull kids away from their screens? Outdoor movies? • Get mor people interested in community working bees • Sports hub like Waitara – Indoor or under cover courts for when it's wet weather or training. Community events. Get people to come together • Wildlife bridges to cross traffic • Dog Park at new reserve planned by the Waitaha • Mini Pukekura Park Café • More community volunteering to assist with parks • Circuit of parks and reserves
Local Shopping and Centres	• Need a high school or intermediate • Support Library being in an existing hub, but don't include a café. This will detract from other cafes in the area. • Cultural opportunities. Tourism, but don't make it like Queenstown. • Park and ride area in the industrial zone • Recreation space like a driving range • Need another supermarket and facilities that support rest homes close by • There are no footpaths by rest homes. • Accommodation at the Airport • Upgrade Fred Tucker Hall – There's lot of space there • Laundromats are important. • Take pressure of Parklands • Need a full-time medical centre in Bell Block where people live, not in the industrial zone.
Transport	• Getting people on and off state highway 3 • More buses to support youth jobs (i.e kids in Spotswood with jobs • Consultation needed to refine bus timetable • Kindys and healthcare impact the ability for industry to do business. Provide fore workers carefully • Should use railey line. Connect western BBK and Inglewood and Stratford • Lots of retirees • Park and ride to reduce traffic. Pick up by bus or electric tuk tuk • Right turn from Connnett is hard • Slip lane at Pohutukawa Place

	• Fly over ay Egmont
Employment and Innovation	• Help the community start up their own small businesses. Not paying for it, but facilitating it. Pulling people together – like start ups. • Emergency hub in Bell Block – Industrial zone?
Housing	• Need cheaper consenting pathways • Housing for all types of people – singles, elderly, families, young people • Gated communities • Communal living • Shared spaces • Shared halls • Need a new supermarket • As housing is added to rural areas, roads can't keep up. Need to consider this going forward. • Consider more tiny homes • Housing on parklands – It will be very busy. Consider setbacks. • Ability to have everyone access homes. Not everyone can afford them • More shared open spaces • No elitist infrastructure – Everything shared in the same space like playgrounds, communal gardens, sports clubs • Any density needs to consider roading width • Already a long wait to get out onto Parklands Ave now

Activity 2

Recorded general observations from attendees:

- Too many projects up for consideration which resulted in concerns being expressed as to how the projects would be funded over the next 30 years.
- The activity was difficult as not all the information they needed about each project was available – Council officers assisted with queries where they could.
- Projects were added for Council officer consideration.

Appendix 4: The Growth Advisory Panel (NDGAP)

Purpose

The Ngāmotu (New Plymouth) District Growth Advisory Panel (NDGAP) provides input into New Plymouth District Council's strategic planning processes for growth and development within the District. The Panel partners with Council to ensure high quality data and expertise is applied early within planning processes to ensure a robust approach to support the provision of growth.

The following table is a record of matters discussed with NDGAP. As further discussions occur relating to the Puketapu-Bell Block Spatial Plan, this section will be updated to reflect minutes captured from meetings.

Summary of NDGAP Discussions and Contributions	
NDGAP meeting	Matters discussed
16 June 2025	- Provided an update outlining progress of procurement of appropriate consultants based on the noted differences in key influences in Puketapu-Bell Block versus what was needed for Tiritiri o Mātangi (Waitara Spatial Plan).
17 November 2025	- Bell Block Puketapu Spatial Plan team established. - Lessons learned from Waitara Spatial Plan. - Officers will prioritise pre-engagement (to inform draft plan). NDGAP agreed in discussion that broad range of input would be valued – This included broad suggestions to include landowners. - Officers outlined opportunity to incorporate a citizens panel into development phases of the draft plan.
2 March 2026 	- Discussed project timelines and indicated delivery of draft Sept/October 2026. - Current focus on engaging with community and landowners, talking to as many people as possible while also gathering good data. - Spatial extent of PBBSP shown. Inner extent (focus area) and outer extent (context and influence). - Role of NDGAP to test project findings, to discuss what implementation looks like, and how it ties into RM reform and the Regional Spatial Plan. - Citizens Panel will have three sessions. First one has taken place already. - Will also use surveys and direct engagement with landowners. - Key emerging focus areas. From this the initial draft outcomes/key moves are: - o Open space and reserves - o Residential/suburban character area - o Parklands Local arterial - o SH3 corridor - o BBK Industrial Area

	○ Airport as a regional gateway. - Next step drafting a vision statement. - Confirmation of emerging focus areas. Implementation will be something we'd like NDGAP to help with. - Discussion about SH3 and a potential road to the south to remove some pressure from SH3.
4 May 2026 	- Provided a progress update on work to date. - Shared findings from community survey responses. Key findings: ○ Transport congestion and safety appear to be the area that respondents are most concerned about. ○ The community wish to see infrastructure projects completed to resolve issues now before growing further. Planning for growth infrastructure and amenities thought though and implemented correctly. - Updates to outcome areas based on Citizens Panel, previous community board survey and recent community survey findings. These will be developed further as well as the vision. In terms of the themes they will within the follow subjects: ○ Environment ○ Transport ○ Centres ○ Industry, innovation and employment ○ Housing - An activity was completed to assist officers understand what the growth and development community would prioritise from a programme of work. Drafted projects/ actions shown in this activity were based on community and stakeholder input. Feedback from NDGAP: ○ Planning and zoning controls will enable the market. The role of council within the plan to initially get interest from the market to progress and or fund projects that are within private interests. ○ Important to ensure that infrastructure is appropriately sized, considered and funded based on estimated growth noting that a portion of funding is from development contributions. ○ This is a community Plan, so there will be aspirational projects that emerge that the Council won't pay for, or are responsible for, but may be completed by developers and businesses with guidance from Council if stakeholders wish to seek advice.
3 August 2026	- On track to deliver draft Sept/October 2026. - Continuing to engaging with community and landowners, talking to as many people as possible to gather and verify data.



- The team has been sprinting to complete a draft, to get onto a Council agenda for approval for a consultation period (agenda close this week, consultation period in September).
- NDGAP will be emailed an early view of the draft plan (ahead of the consultation period) and if required, can include as an agenda item at the next NDGAP meeting.
- Last NDGAP we looked at a range of projects that had been identified and discussed their relative priority. Officers understood NDGAP to confirm the direction of travel at that time and significant work has been done to further develop these priorities.
- The spatial plan includes Actions - broken into planning, delivery and advocacy and partnership.
- Focus areas include open space restoration, BBK Civic space, industrial support services hub, Puketapu marae precinct, emergency hub, and Puketapu Structure Plan Development Area.
- Question from Panel about whether the spatial plan will result in any changes in Plan Change 2 (PC2), including Puketapu Structure Plan Development Area (PSPDA). i.e. should there be some additional medium density identified. Officers advised density and zoning are considered, and there are submissions on PC2 that suggest, if possible, to build in Puketapu-Bell Block Spatial Plan findings into PC2.

Appendix 5: Landowner/Developer Engagement

Twelve areas were identified as areas of specific interest for the Puketapu-Bell Block Spatial Plan.

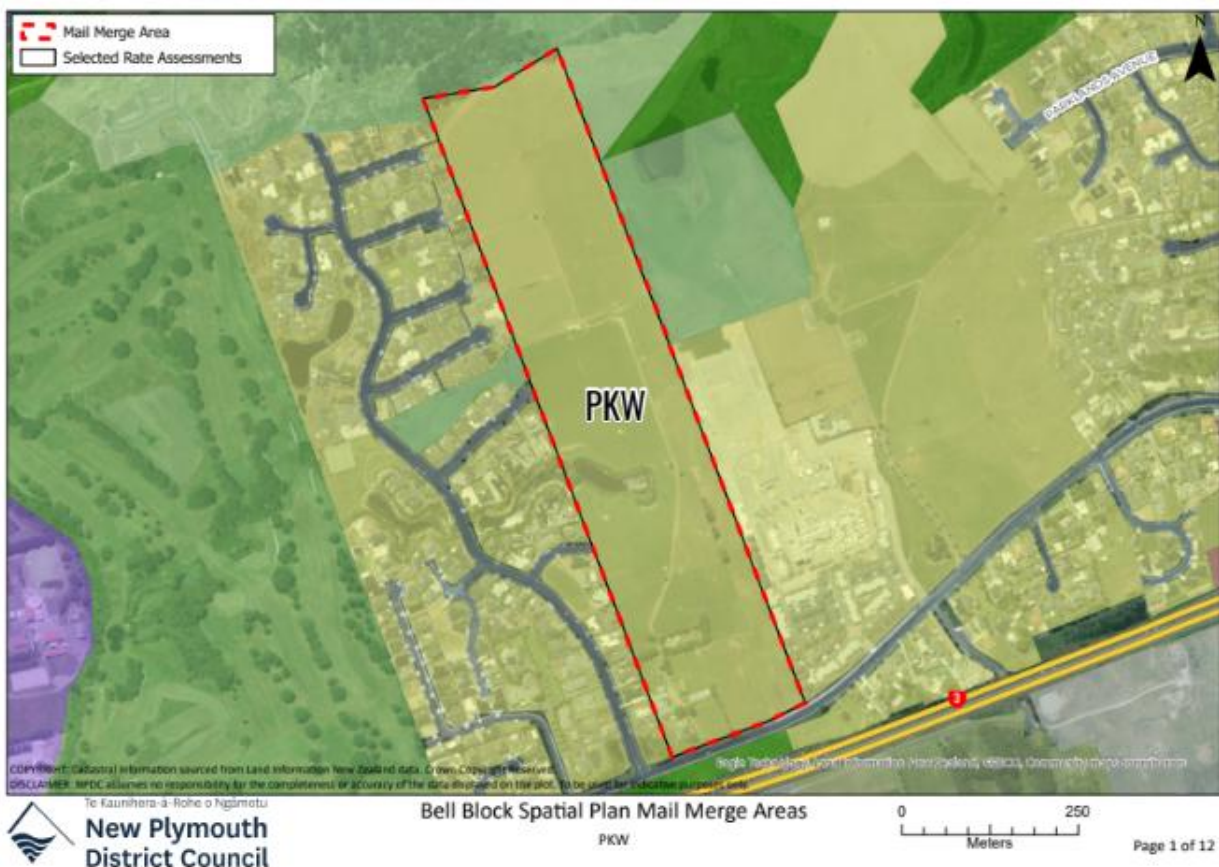
Targeted communications were sent to landowners in the identified areas to ensure they were aware of the project and opportunities to participate in the spatial plan's development. The communications included a summary of what a spatial plan is and what the Bell Block spatial plan would achieve, and how the recipient could get involved (complete the survey and/or contact the District Planning and Growth Team).

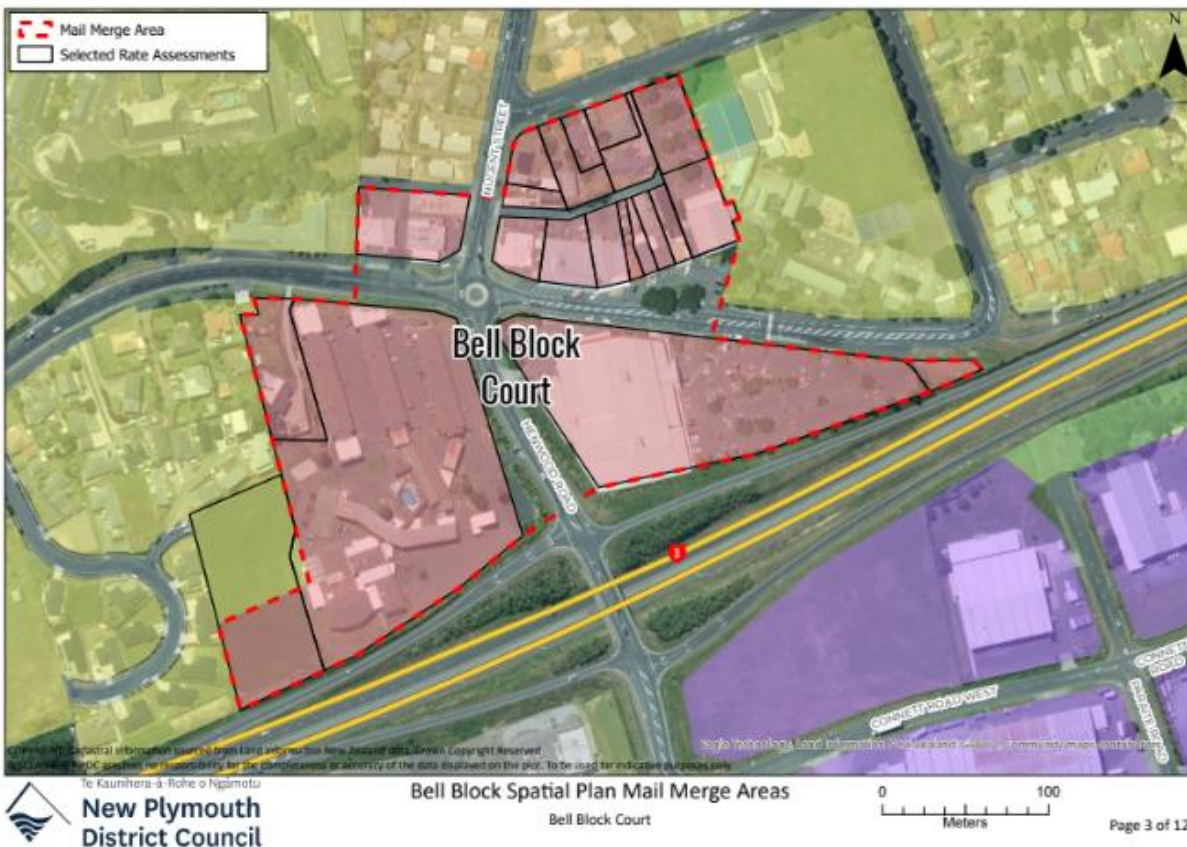
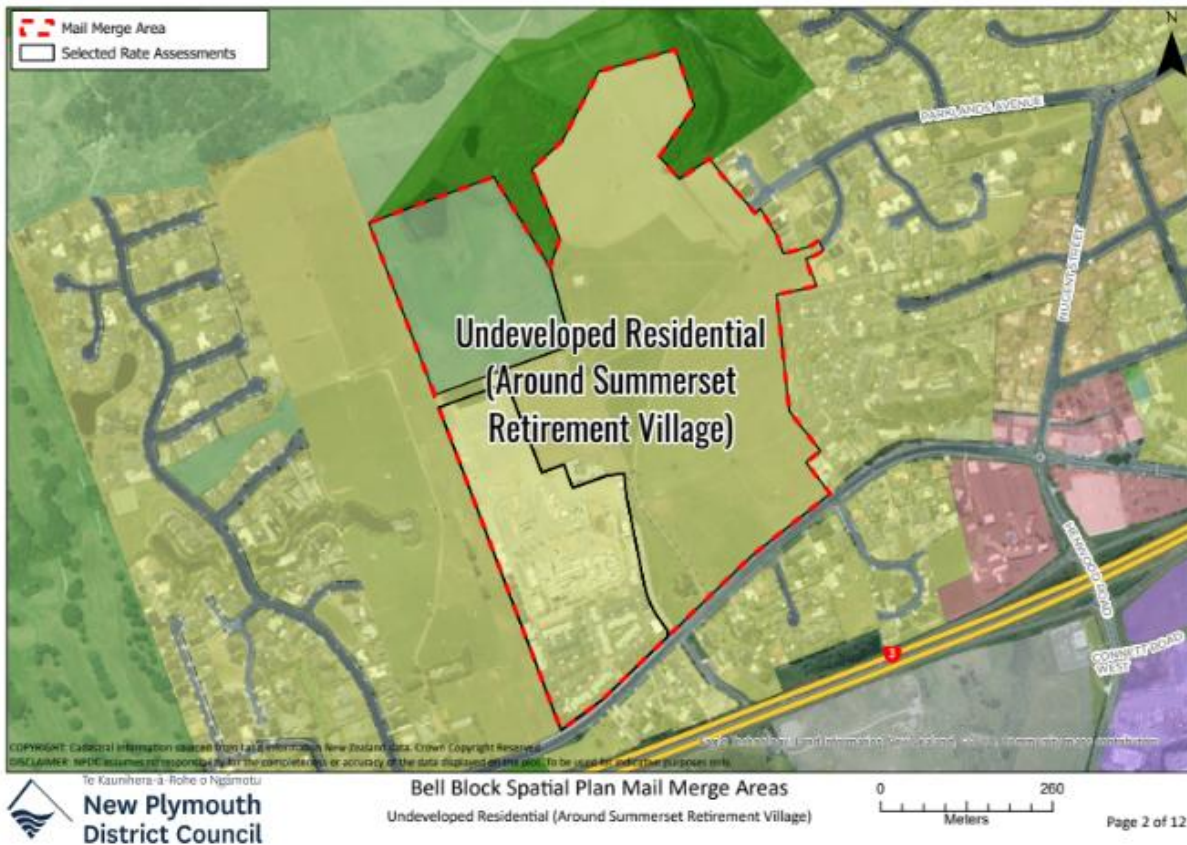
Properties selected were those:

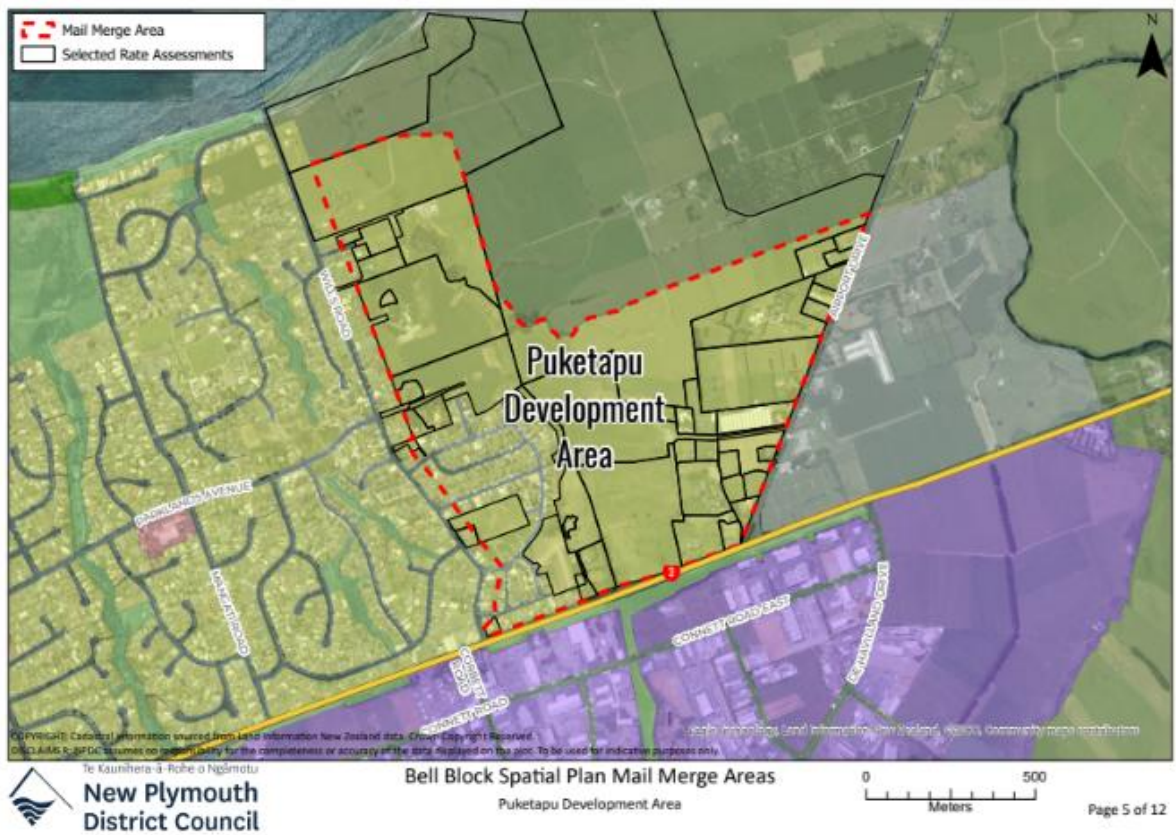
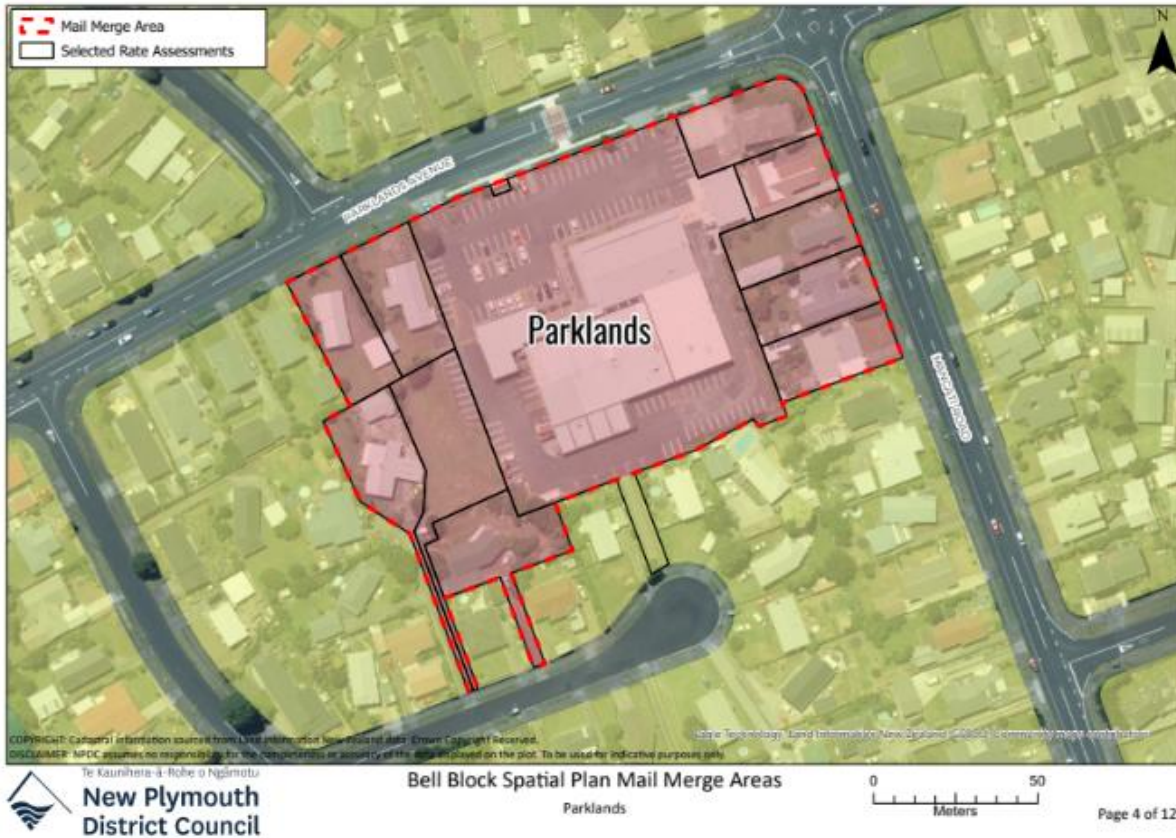
- within industrial and commercial zones in Bell Block;
- undeveloped residential zoned land at the western and eastern end of Parklands Avenue where significant growth is provided for (excluding sites under 1450m² in area, as these were considered less likely to have subdivision/development potential);
- future urban zoned land;
- rural zoned land adjacent the indicative road linking Egmont/Bishop Roads to Henwood Road; and
- Airport Drive rural production zoned land.

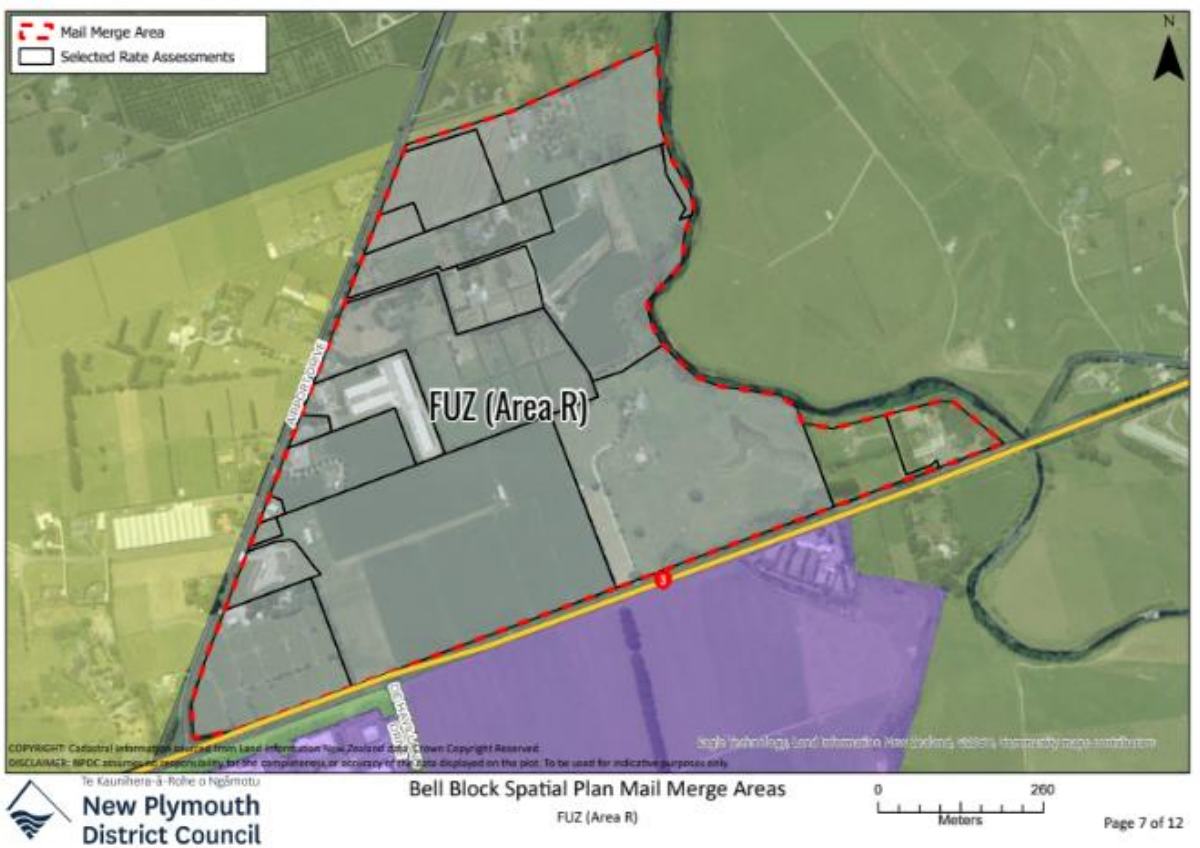
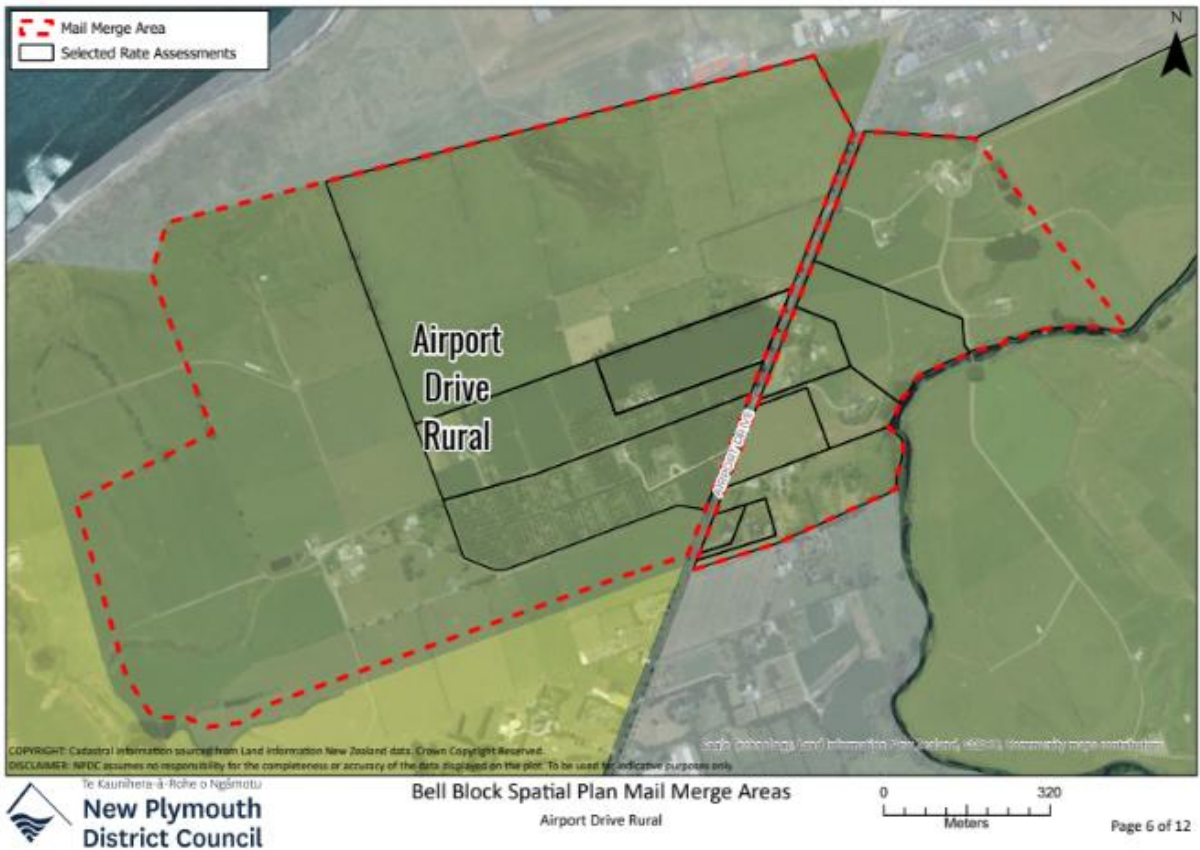
The targeted communications were by way of email where an email address was available, or a posted letter to those landowners which Council had no email address for.

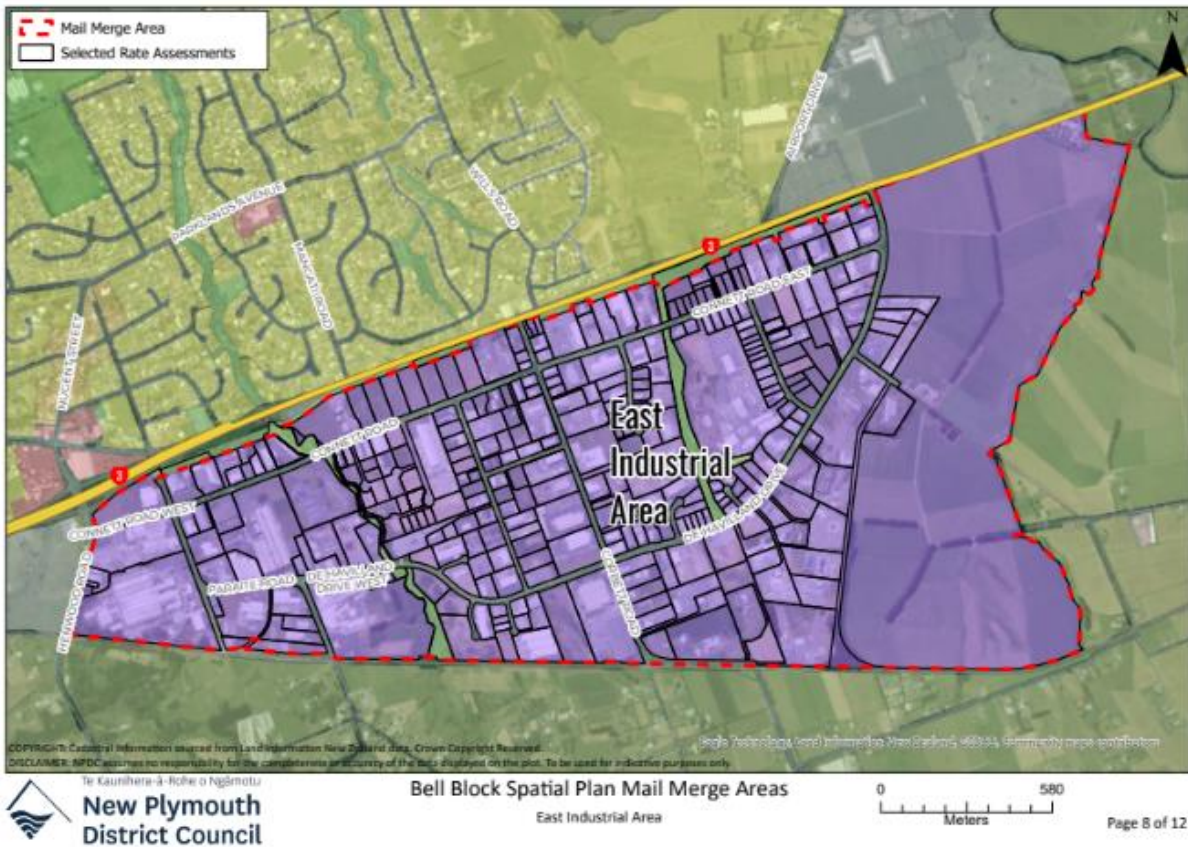
Between 26 – 30 March 2026 emails/letters were sent to landowners in the following areas of interest:

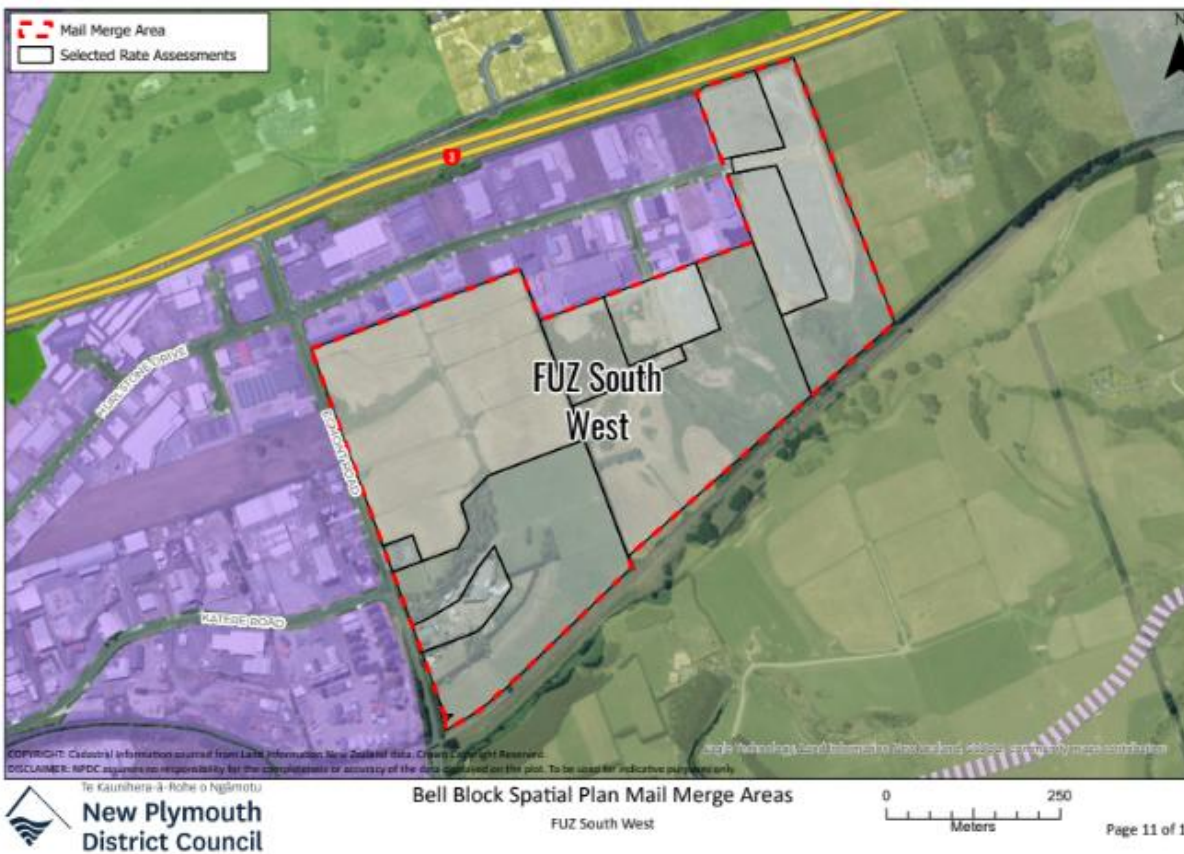
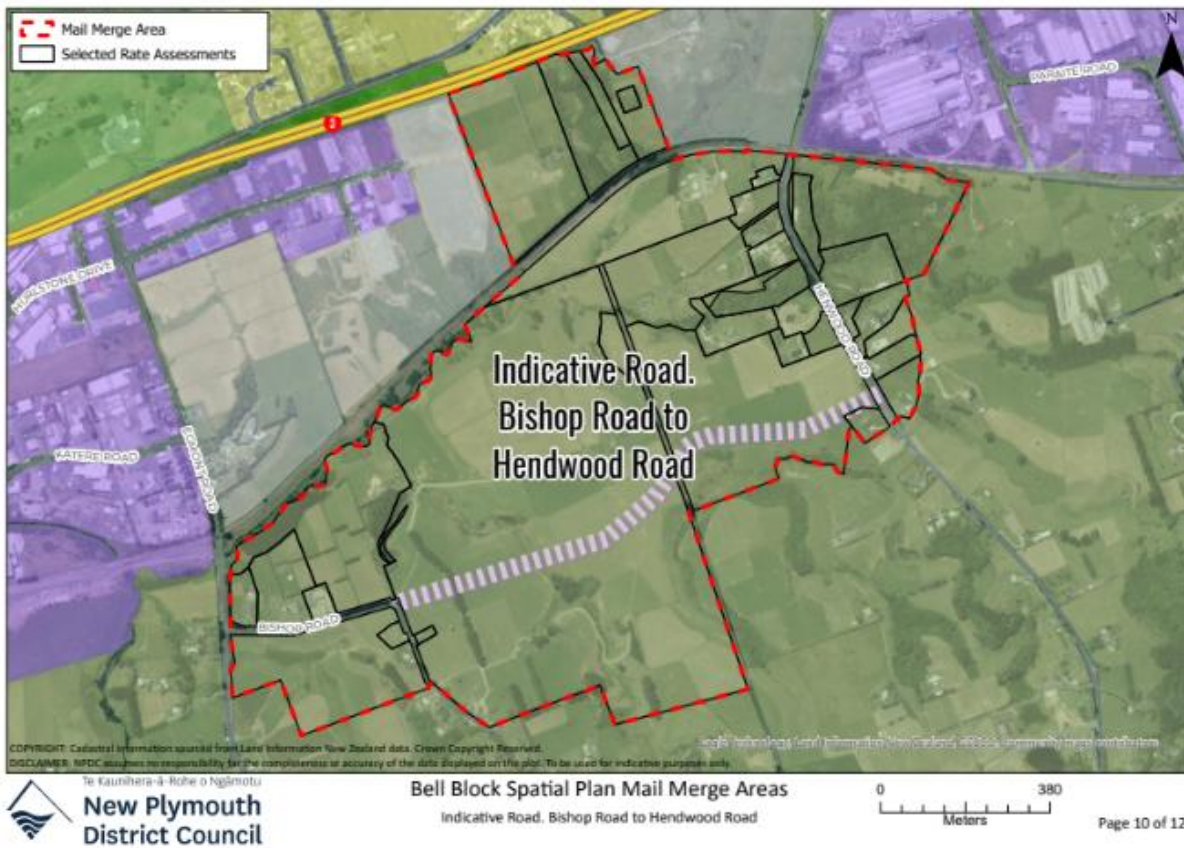


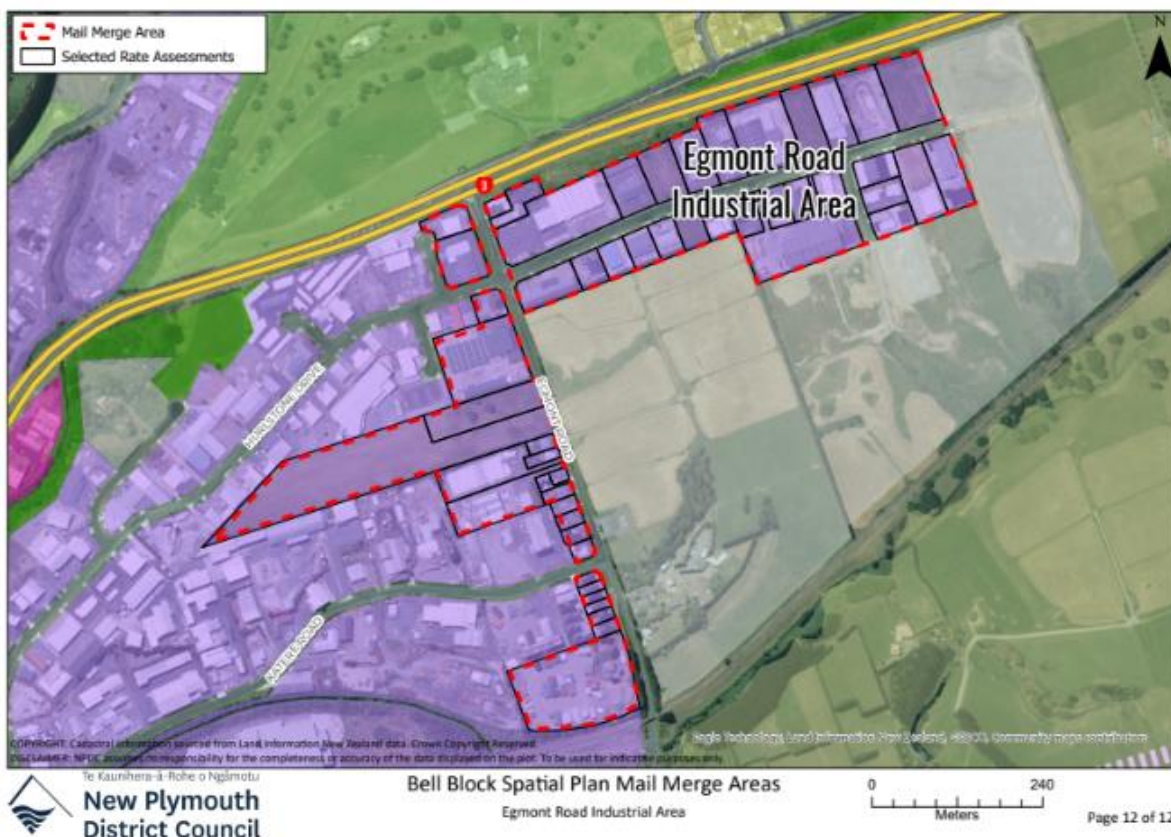














Te Kaunihera-ā-Rohe o Ngāmotu

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Appendix 4: From the Mahau of Muru Raupatu Marae

This narrative is intended to provide a Puketapu Hapū perspective of the land within the Puketapu-Bell Block Spatial Plan area. It is written as if though I was standing on the mahau (front porch) of Muru Raupatu Marae, looking out across the landscape. From this vantage point, the narrative describes the whenua, waterways, landmarks, and places of significance that shape the area, reflecting the cultural, historical, and environmental connections that underpin the relationship between Puketapu Hapū and their ancestral lands.

1. Puketapu rohe is a cultural landscape of historical importance. It was and continues to be occupied and utilised to sustain our people. It contains a wealth of occupation such as marae (meeting houses), kāinga nohoanga (dwelling places), umu (ovens), wāhi mahi kōhatu (quarry sites), ara tawhito (traditional travel routes), māra (gardens), tauranga waka (canoe landing sites), tauranga ika (customary fishing grounds), mahinga kai (customary freshwater fishing grounds), wāhi pakanga (battle sites), pā (fortified villages) and urupā being at least 109 other sites of significance to the hapu.
2. These sites, areas, spaces, and places are where our mātauranga, the knowledge of our ancestors, contributes to present day knowledge and is passed on to our tamariki and mokopuna. This knowledge is dynamic and can adapt and respond to all situations. Mātauranga is intergenerational and is passed down through whakapapa, waiata (song), haka (war dance), whakataukī (proverbs), pūrākau (legends), kōrero tuku iho (ancestral stories), toi (art), rongoā Māori (traditional medicine) or whakairo (carvings). Many of our important sites and areas have been destroyed or disturbed by development and those that remain are in varying conditions of degradation. We seek to protect our cultural landscape to ensure our tamariki and mokopuna can continue to be guided daily by the mātauranga of their tūpuna.
3. When I describe this landscape, it is through the layers of settlement, conflicts, celebrations, promises and generosities strengthen and reset after each eruption of our maunga.
4. From our Marae of Muru Raupatu we are surrounded to the west by the areas of Paraiti, Te Hua and Mangati. To the north is Waitaha and Puketapu, to the east is Mangaoraka and back here to Kaipakopako. This space is denoted by the freshwater streams, coastal lagoons, and tributaries of Mangone, Waipapa, Waewaerepo, Waipu, Mangati, Waihowaka, Waitaha, Mangaoraka and the Waiongana. Framed by the coastal gardens and reefs of Pukehau, Rangiuri, Rangiruru, Rangiatua, Te Whioa, Ngare, Kunene and Otira. The forest was cleared from the coast to the edge of the Mangaone stream, opening areas for large māra kai and kāinga to the sea side of the Devon line, towards the mountain side are the spaces for our ngahere, our rongoa, birding and rakau from Tarurutangi to Manutahi.

5. Kaipakopako was complemented by surrounding settlements in Paraiti, Oropuriri, Tapuirau, Mangati, Ngaturei, Hawetaone, and Puketapu. Creating places for ceremonial purposes at Waipu for our deceased, kaitiaki and tipua. These settlements were occupied by 15 hapu in 1865, including Ngāti Taura, Ngāti Hinerauhua, Ngāti Ranginui, Ngāti Huetu, Ngāti Whatamataruru, Ngāti Hinerangi, Ngāti Komako, Ngāti Tai, Ngāti Rahiripouriroa, Ngāti Raratihura, Ngāti Te Aowhariua, Ngāti Arei, Ngāti Rangi, Ngāti Tangaroa and Ngāti Tanewai, they are all part of the wider Puketapu Hapu.
6. All of these places are interconnected - the sea, the land, the streams and the forest – this is our understanding of our Puketapu-tanga worldview.

Anaru Wilkie
Puketapu Hapū



Te Kaunihera-ā-Rohe o Ngāmotu

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