



When replying please quote: 9490948

5 May 2025

Robe & Roche Investments Limited
C/O Connect Legal Taranaki
By email: scottg@connectlegal.co.nz

Dear Scott

SUB21/47803 APPLICATION FOR SUBDIVISION RESOURCE CONSENT AT 56 POHUTUKAWA PLACE, BELL BLOCK

Thank you for your letter dated 1 May 2025 seeking the written consent of the New Plymouth District Council (NPDC) pursuant to Section 176(1)(b) of the Resource Management Act 1991 (RMA) to subdivide land which is the subject of a NPDC designation.

Designation Unique Identifier	NPDC-3
Designation Purpose	Proposed reserve
Site Identifier	Waipu lagoon and adjoining wetlands

Proposal

To undertake a 'greenfield' subdivision creating 113 residential allotments and associated lots to vest including Lot 301 to vest as Esplanade Reserve.

Assessment

In assessing the proposal, NPDC notes the following:

- Proposed Lot 301 includes all of the land within Designation NPDC-3;
- Lot 103 is proposed to be vested in a manner consistent with the Designation NPDC-3;
- Lot 103 will link with the existing Waipu Lagoon Esplanade Reserve and will also be accessible via Road 2 which will be vested concurrently with Lot 301;
- No subdivisional construction works are proposed within Lot 301.

Determination

On the basis of the above assessment of the proposed activity NPDC grants Robe and Roche Investments Limited written approval under section 176(1)(b) of the RMA for the subdivision of land which is the subject of Designation NPDC-3.

Please contact Richard Watkins (NPDC Principal Planner) if you have any queries in regard to this matter at richard.watkins@npdc.govt.nz

Yours sincerely

Gareth Green
CHIEF EXECUTIVE

Attachment 1: Scheme Plan for resource consent SUB21/47803 displaying proposed Lot 301



