Planning Snapshot - New Plymouth Part Operative District Plan - Part Operative

27/10/2026

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

3 Milne Place, MERRILANDS, NEW PLYMOUTH

Property ID 117029

Legal Desc LOT 1 DP 542057

Aerial View Map



District Plan Zoning



For more information, visit https://www.npdc.govt.nz/

Part Operative District Plan

General Residential Zone

Roading Hierarchy

Name: Milne Place
Type: Local Road

Property

Rates 2026/27

Property ID: 117029
Area (ha): 0.0383
Capital Value: 520000
Land Value: 245000
Annual Rates: 3933.43

Disclaimer:
Welcome to the New Plymouth District ePlan Disclaimer

New Plymouth District Council (Council) has made every reasonable effort to provide complete, accurate and up-to-date information in the ePlan. However, there may be errors and omissions. The Council does not warrant or guarantee:

- that the information is complete and accurate;
- that the information extracted when conducting a property search comprises all relevant information for the property;
- that the planning map information gives the exact location or size of features when viewed on the ground. Please note that the visibility of spatial layers on the map is scale dependent and that not all layers are visible by default.

The Council does not accept any responsibility or liability for any loss or damage (either direct or indirect) arising from the use or misuse of any of the information in the

ePlan, or from any action or decision taken as a result of using the ePlan.

In addition to the information in the ePlan, the Council recommends users read the ePlan in full; seek professional planning or legal advice; request a LIM and/or talk to a Council planner.

Content within the ePlan is subject to change through the District Plan review process, plan changes and/or implementing national direction.

Plan Status - Part Operative

The Proposed District Plan became the Part Operative District Plan (**PODP**) on 29 August 2025. This means 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. Provisions that are subject to appeal are identified and annotated with a red border and a red exclamation icon on the right-hand side. Mapped features subject to appeal are identified on the planning map with a red polygon. Rules that are not subject to an appeal are treated as operative (and any previous rule as inoperative) in accordance with section 86F of the Resource Management Act 1991.

Please note that the provisions identified and annotated as subject to appeal have been derived from the appeals that were filed and Council's current understanding of the scope of relief sought. The annotations reflect the position as at 15 October 2026. The provisions that are subject to appeal and consequential amendments are continually changing as the appeals progress and as each appeal is withdrawn, resolved or determined. The PODP is therefore a 'living' document, which is intended to assist plan users. Council is not and will not be held responsible or liable for any misrepresentation, incompleteness, or inaccuracies associated with the annotated PODP. Updates to the PODP will be published to this ePlan, as and when is appropriate. Information on how the progress of appeals can be found on the appeals page of our website.

LEGEND

Zones

- Low Density Residential Zone
- General Residential Zone
- Medium Density Residential Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Local Centre Zone
- Large Format Retail Zone
- Mixed Use Zone
- Commercial Zone
- Town Centre Zone
- City Centre Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone
- Sport And Active Recreation Zone
- Special Purpose - Airport Zone
- Special Purpose - Future Urban Zone
- Special Purpose - Hospital Zone
- Special Purpose - Māori Purpose Zone
- Special Purpose - Port Zone
- Special Purpose - Major Facility Zone

Precincts

- Precinct

Development Areas

- Development Area

Designations

- Designation

Viewshaft Overlays

- Viewshaft

Non-District Plan Layers

- Stormwater Flooding Area (Non-District Plan Layer)
- Parcel
- Highway

Public Access Corridor - Legal Public Access - Rural Production Zone

- Actual Legal Access
- Indicative Public Access (no current legal access)

Natural Hazards and Risks Overlays

- Coastal Flooding Hazard Area
- Coastal Erosion Hazard Area
- Flood Detention Area/Spillway
- Flood Plain
- Fault Hazard Area
- Volcanic Hazard Area
- Risk Management Contour

Historic and Cultural Values Overlays

- Heritage Building or Item
- Heritage Building Or Item Extent
- Heritage Character Area
- Archaeological Site
- Archaeological Site Extent
- Notable Tree
- Notable Tree Group
- Entrance Corridor

Site of Significance to Māori

- Site of Significance to Māori
- Site of Significance to Māori (Silent File)
- Site of Significance to Māori Extent
- 50m/200m SASM/AS

Natural Environments Overlays

- Significant Natural Area
- Outstanding Natural Feature and Landscape
- Outstanding Natural Character
- Public Access Corridor

General District-Wide Matters Overlays

- Noise Control Boundary
- Coastal Environment
- Waterbody - River
- Waterbody - Lake
- Waterbody Catchment Control
- Rail Corridor Vibration Alert Area
- Rail Corridor Noise Alert Area

Energy Infrastructure and Transport

- Airport Flight Path Surface
- Gas Transmission Pipeline
- Gas Transmission Pipeline Corridor
- Gas Transmission Station Corridor
- National Grid
- National Grid Subdivision Corridor
- National Grid Substation Corridor
- Railway Corridor

Roading Hierarchy

- State Highway
- State Highway - Limited Access
- Arterial Road
- Collector Road
- Local Road
- Pathway Connection

Indicative Road Transport Network

- Arterial Road
- Collector Road
- Local Road
- Pathway Connection

Specific Controls

- Coastal Frontage Site
- Contributory Building
- Goat Control Area
- Defined Pedestrian Frontage
- Specific Control Area

Height Management Area

- Area A
- Area B
- Area C
- Area D
- Area E
- Area F

Appeals

- Appeal

Note:

This symbol will display on the planning map where there is both a Site of Significance to Māori and an Archaeological Site symbol that occur simultaneously in the same location.