Tiritiri o Mātangi
Waitara Spatial Plan
Technical Report

This document collates the technical inputs to the Waitara Spatial Plan. It includes key assumptions such as growth projections, infrastructure business cases, state highway planning, changes to legislation, and planning reform implementation - at a certain point in time (2025), based on the best available information. 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

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List of acronyms

FDS – Future Development Strategy

GFA – Gross Floor Area

HBCA – Housing and Business Capacity Assessment

I & I – Inflow and Infiltration

ITF – Integrated Transport Framework

LUC – Land Use Capability Classification

LGA – Local Government Act

LoS – Level of Service

LTP – Long Term Plan

MCA – Multi Criteria Analysis

MRZ – Medium Density Residential Zone

MHUD – Ministry for Housing and Urban Development

NDGAP – Ngāmotu District Growth Advisory Panel

NPDC – New Plymouth District Council

NPS-FM – National Policy Statement for Freshwater Management

NPS-NH – National Policy Statement for Natural Hazards

NPS-HPL – National Policy Statement for Highly Productive Land

NPS-IB – National Policy Statement for Indigenous Biodiversity

NPS-I – National Policy Statement for Infrastructure

NPS-UD – National Policy Statement for Urban Development

NPWWTP – New Plymouth Wastewater Treatment Plant

NZCPS – New Zealand Coastal Policy Statement

PODP – New Plymouth Part Operative District Plan

RLTP – Regional Land Transport Plan

RMA – Resource Management Act

RPS – Regional Policy Statement

SASM – Sites and Areas of Significance to Māori

SH3 – State Highway 3

SNA – Significant Natural Areas

TRC – Taranaki Regional Council

1.0 Purpose and structure of report

Tiritiri o Mātangi is the name given to the Waitara Spatial Plan: The 30+ year vision for the future of Waitara. This report sits behind the spatial plan itself and provides additional information.

The purpose of this report is to provide an overview of the methods used and analysis undertaken to prepare Tiritiri o Mātangi. This report sets out the inputs, assumptions and technical work relied upon to develop Tiritiri o Mātangi.

The report is structured as follows:

Section 2 provides an overview of the process and methodology used to develop Tiritiri o Mātangi.

Section 3 sets out the collaborative approach to developing Tiritiri o Mātangi and working with hapū.

Section 4 sets out the relevant background including legislation, plans, strategies and reports reviewed.

Section 5 provides an overview of the key inputs and assumptions used to prepare Tiritiri o Mātangi including a summary of the opportunities and constraints mapping.

Section 6 provides an overview of the infrastructure context in Waitara.

Section 7 outlines the overall engagement process and details the outcomes of early engagement with community and stakeholders which informed the draft of Tiritiri o Mātangi.

Section 8 describes how the goals contained in Tiritiri o Mātangi where developed.

Section 9 describes the future growth and land use scenarios assessed and outlines how they were developed.

Section 10 sets out the evaluation and key findings of the future growth and land use scenarios.

Section 11 describes the preferred scenario and the findings of the preferred scenario evaluation.

Section 12 details how Tiritiri o Mātangi will be implemented and provides a detailed list of projects and actions.

2.0 Methodology and timeline

The preparation of Tiritiri o Mātangi started in July 2024. The methodology to develop Tiritiri o Mātangi followed the broad stages set out in Table 1 below.

Table 1: Stages and key tasks undertaken in the preparation of Tiritiri o Mātangi

Stage	Key tasks
1 – Project initiation (July 2024 – September 2024)	• Develop project documentation (programme, communications and engagement planning, risk register, stakeholder register) • Site visits (Waitara and surrounds). • Work with hapū and the project delivery team to develop a collaborative approach.

Stage	Key tasks
	• 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 (August 2024 – January 2025)	• Review of existing plans and strategies and other available information, identify information gaps. • GIS mapping of relevant matters, prepare draft opportunities and constraints mapping. • Prepare key issues and summary of background document review memo. • Workshop #1 with key stakeholders (building awareness of project, building knowledge on opportunities and constraints, identifying issues). • Community engagement (introduce project to stakeholders and community).
3 – Develop vision, key outcomes and objectives (September 2024 – February 2025)	• Prepare the draft outcomes and key moves to respond to issues, opportunities and constraints. • Develop framework for assessing spatial scenarios. • Identify potential growth areas and develop spatial scenario options. • Evaluate spatial scenarios (including advantages and disadvantages) and determine preferred spatial scenario. • Evaluate infrastructure requirements to support spatial scenarios. • Workshop #2 (Develop the outcomes, key moves and growth scenarios). • Continue community engagement.
4 – Prepare draft of Tiritiri o Mātangi (December 2024 – May 2025)	• Prepare the draft of Tiritiri o Mātangi and supporting technical report. • Project Delivery Team and Steering Group review the draft of Tiritiri o Mātangi. • Council meeting to endorse the draft of Tiritiri o Mātangi for engagement.
5 – Tiritiri o Mātangi engagement (July – August 2025)	• Public engagement on draft of Tiritiri o Mātangi (notification, submissions, consultation events) • Workshop #3 with key stakeholders. • Targeted youth workshop. • Community drop-in days. • On-line survey.
6 – Finalise Tiritiri o Mātangi (September 2025 – May 2026)	• Submissions analysis and preparation of the Engagement Summary report. • Hapū workshop to share findings from 2025 engagement and agree on amendments to Tiritiri o Mātangi. • Elected members briefing on Engagement Summary report. • Updates to Tiritiri o Mātangi and technical report following meetings with hapū and elected members.

Stage	Key tasks
	• Project Delivery Team and Steering Group sign off and endorse final version of Tiritiri o Mātangi. • Waitara Community Board meeting to endorse the adoption of Tiritiri o Mātangi. • Council meeting to adopt Tiritiri o Mātangi.

3.0 Tangata Whenua

3.1 Collaborative process

Tiritiri o Mātangi was developed through a collaborative process between Manukorihi Hapū, Ōtaraua Hapū, Te Kōwhatu Tū Moana Trust and the New Plymouth District Council. Integrating cultural, planning, engineering and other technical expertise, the approach established a Steering Group and Delivery Team of hapū representatives, elected members, Council officers and subject matter experts to guide and deliver a 30-year vision for Waitara. The approach reflects a shared commitment to social, economic, environmental, spiritual and cultural wellbeing, and to responding to Māori and other needs, values and aspirations.

The project structure is illustrated in Figure 1, with the key roles and responsibilities described below:

- Project sponsors – 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 was established to provide strategic oversight, make high level decisions regarding project design, implementation and ensure alignment with Council, hapū and community values. The Steering Group was made up of Manukorihi and Otaraua Hapū representatives, elected members and Council officers.
- Delivery Team – The project Delivery Team was responsible for developing Tiritiri o Mātangi and preparing information for the Steering Group to make decisions. The Delivery Team was made up of Manukorihi and Otaraua Hapū representatives, Council officers and other subject matter experts for Māori cultural values, infrastructure planning, natural hazard management, district planning and strategic planning.

The collaborative approach provided for involvement by Manukorihi and Otaraua Hapū at all levels of the project, working alongside elected members and Council officers to develop and deliver a vision for Waitara, from now into the future. It also ensured voices from the community, business and industry sectors had the opportunity to influence the vision, future goals and actions in the plan through stakeholder workshops and public engagement opportunities.

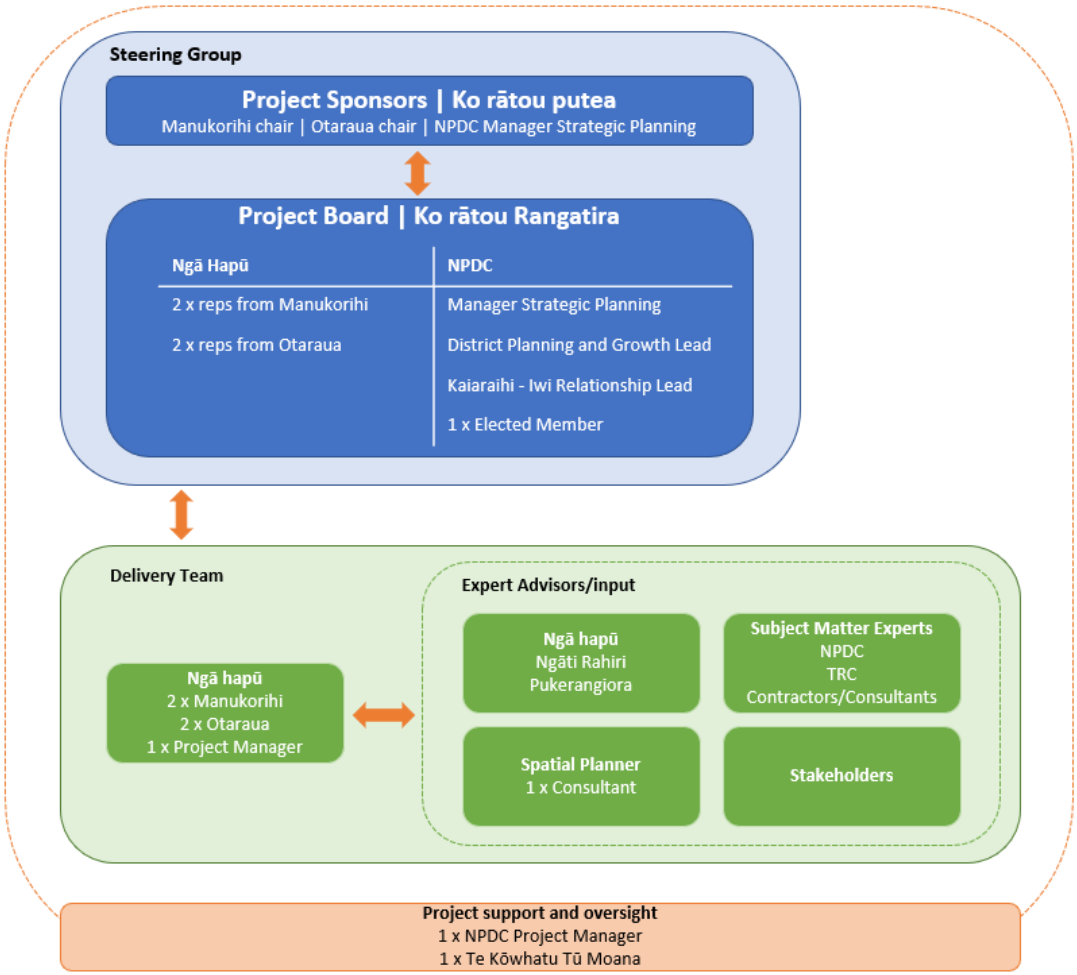


Figure 1: Project Steering Group overview

3.2 Manukorihi Hapū and Otaraua Hapū

Manukorihi Hapū and Otaraua Hapū are recognised as holding mana whenua over the lands and waterways of Waitara and have played a key role in shaping the vision, values, goals and actions sought by Tiritiri o Mātangi. The collaborative approach described in section 3.1 highlights the key roles held by Manukorihi Hapū and Otaraua Hapū representatives, which enabled hapū involvement in both project delivery and steering for Tiritiri o Mātangi. This included:

- Attendance at fortnightly Delivery Team meetings to make 'day-to-day' decisions;
- Review and feedback of baseline analysis and background research;
- Input to collate the stakeholder workshop list;
- Targeted workshops with the project delivery team at different stages including for the following:
    - Stage 1 – Host Council staff, Council officers, elected members and Council staff on a tour of Waitara. Review and agree on the project methodology, timeline and programme;
    - Stage 2 – Workshop to identify issues and opportunities to inform 'Workshop #1' with key stakeholders;

- Stage 3 – Workshop to identify and provide feedback on potential growth scenarios options considered by Tiritiri o Mātangi to inform 'Workshop #2' with key stakeholder. Workshop to develop the outcomes and key moves for Tiritiri o Mātangi;
- Stage 4 – Targeted meetings to provide feedback on the draft version of Tiritiri o Mātangi;
- Attendance at Steering Group meetings to inform project direction; and
- Manukorihi and Otaraua Hapū, together with Te Kōwhatu Tū Moana, named 'Tiritiri o Mātangi' to recognition of Ngarue and the traditional name of Waitara River, which is 'Te-whai-tara-nui-a-Wharematangi-ki-te-kimi-tana-matua-a-Ngarue'.

A summary of Otaraua Hapū and Manukorihi Hapū feedback is provided at section 3.3 below.

Engagement with Te Kotahitanga o Te Atiawa (the post-settlement governance entity (PSGE) for Te Atiawa), Ngāti Rahiri Hapū and Pukerangiora Hapū has also been undertaken as part of the stakeholder workshops. Engagement with these groups has been informed by Otaraua Hapū and Manukorihi Hapū as mana whenua of Waitara.

3.3 Summary of Feedback

As detailed above, targeted hui with representatives of Manukorihi Hapū and Otaraua Hapū was undertaken at key stages of the project, and with other Iwi and Hapū who have connections to Waitara including Te Atiawa, Ngāti Rahiri and Pukerangiora. A summary of their feedback is provided below:

Constraints and opportunities:

- Need to consider assets managed by Taranaki Regional Council, including the stop banks along the banks of the Waitara Awa.
- Consider other hazard mapping sources such as the tsunami modelling completed by National Emergency Management Agency (NEMA) [1] which is used by Taranaki Emergency Management.
- Need to consider viewshafts to the Maunga and the sea from wāhi tapu as well as ensuring high buildings are not constructed within these sightlines.
- Waitara Awa is significant to all hapū in and around Waitara. Historic land use, including wastewater and stormwater discharges from Council infrastructure and industries have degraded the Waitara over successive generations.
- Land use and development continues to degrade waterways from the discharge of untreated stormwater.
- Greater protections are required for the Waitara River and its tributaries to ensure these are protected from further degradation. Development should be setback a minimum of 15m.
- Future uses of the freezing works balance land not currently used for light industry activities need to be considered, particularly for more open space.

[1] Tsunami evacuation zones — Get Ready (NZ Civil Defence) — Emergency preparedness in New Zealand

- Wāhi tapu not identified and protected by the District Plan requires further consideration. Including methods for management, such as buffers and setbacks, and how information of these important sites is shared.
- Low-cost public transport (buses) is available in Waitara, however, need to understand why this is under-utilised. There is an opportunity to improve this with more education and better advertising.
- Not sure whether there is sufficient potable water supply to support growth projected for Taranaki and understands that another supply is being investigated.
- Industrial activities using water supply should not be utilising potable water. This should be reserved for potable domestic water supply.
- Need to consider opportunities for Waitara's Māori cultural and historic narrative:
    - Signage, toi Māori, pou;
    - Remove street names that reflect colonial settlement / conflict of Waitara;
    - Re-establish traditional Māori place names on reserves;
    - Celebrate Waitara history that goes beyond land wars and confiscation. I.e., Waitara's story of Ngarue and Whare Mātangi.
- Hapū have a vested interest in Waitara and are now a significant landowner and investor. Consider opportunities for joint ventures with Council, government agencies and other businesses.

Comments on the Draft of Tiritiri o Mātangi

- Improve accessibility of the plan for local people.
- Clearly outline the purpose of the spatial plan.
- Ensure that issues relating to affordable housing and leasehold land are identified as high priorities.
- Emphasise the unique character of the town being one of resilience, ongoing change and hope.
- Reframe key constraints to key influences (e.g. the river, wetlands, the coast and the cultural landscapes have shaped and will continue to influence how the town has and will grow and develop).
- Reframe actions around the town centre to make it a place to spend time in by creating more community and green spaces on West Quay and enabling local business initiatives.

4.0 Background

Relevant legislation, plans, strategies, and reports have been reviewed to establish a baseline of information and inform the development of Tiritiri o Mātangi. 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.

4.1 Relationship to other legislation, plans and strategies

Tiritiri o Mātangi is a key strategic document that will influence future growth planning and investment decisions.

Figure 2 below shows where Tiritiri o Mātangi fits within the wider statutory context.

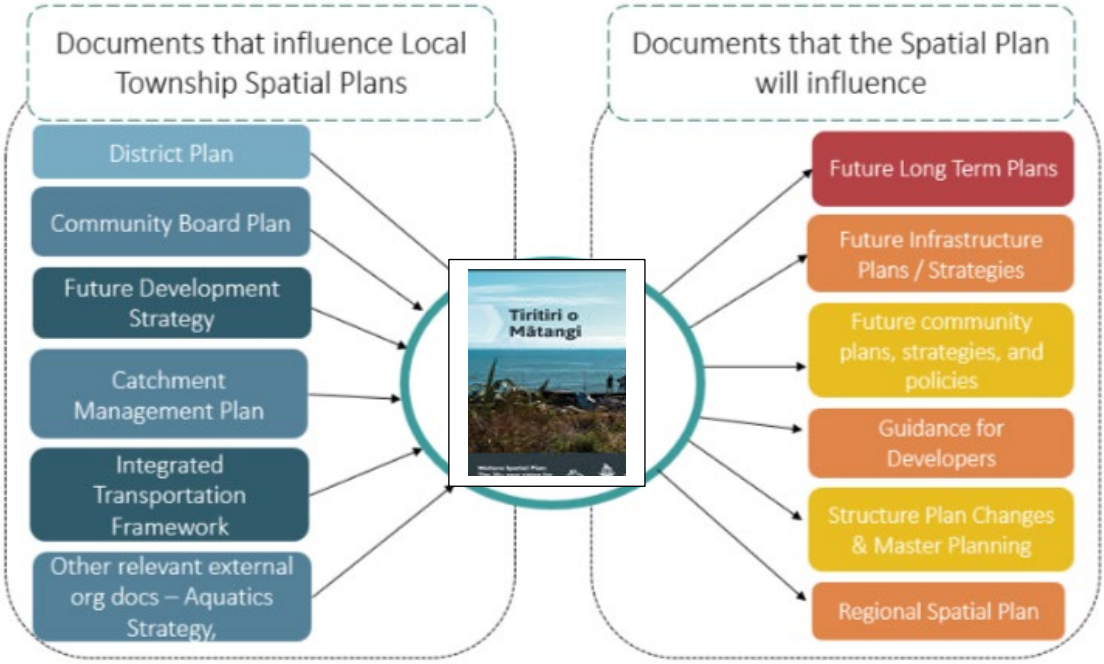


Figure 2: Relationship of Tiritiri o Mātangi to other legislation, plans and strategies

4.2 National legislative and policy context

4.2.1 Resource Management Reform (RM reforms)

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 Environment Select Committee's report on these Bills is due on 26 June 2026. 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, Tiritiri o Mātangi will guide any changes to the District Plan. If a Regional Spatial Plan becomes mandatory, the resource management components of the Tiritiri o Mātangi 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.

4.2.2 Resource Management Act 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 Tiritiri o Mātangi seeks to recognise and provide for these:

- 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, wāhi 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 Tiritiri o Mātangi include 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.

Tiritiri o Mātangi 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 Tiritiri o Mātangi has been informed by the FDS and HBCA, as well as an additional assessment focussed on growth projections and residential and business capacity in Waitara, 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 Waitara. 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, Tiritiri o Mātangi 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. Of relevance to Tiritiri o Mātangi, 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 Tiritiri o Mātangi.

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 Tiritiri o Mātangi 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; and
- Rezoning of land to urban that is not highly productive land; and
- Rezoning highly productive land that has a relatively lower productive capacity.

The location of highly productive land in Waitara has been considered in the opportunities and constraints mapping discussed at Section 5.0 below and shown on Map 4 in Appendix 3.

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.

The New Plymouth Part Operative District Plan includes the identification of Significant Natural Areas (**SNA**) that are in general accordance with the directions of the NPS-IB, and these areas have been accounted for in the opportunities and constraints analysis. It is noted that no SNAs have been identified within the Waitara urban area, due to historical vegetation removal. SNA (Site 185) is identified on Ngatimaru Road, adjoining the Waitara River upstream of the town.

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.

Waitara 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 the Council in developing Tiritiri o Mātangi 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 tsunami.

The NPS-NH directs the Council in developing Tiritiri o Mātangi 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.

4.2.3 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.

A key aspect of the LGA is the requirement for local authorities to prepare a Long-Term Plan (**LTP**) every three years under section 93. 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.

Tiritiri o Mātangi has been informed by NPDC's LTP 2024 - 2034. They key initiatives and issues identified under the LTP that are relevant to Waitara are set out at section 4.4.6 below. Consultation on Tiritiri o Mātangi is in accordance with Section 82 of the LGA. Upon adoption, Tiritiri o Mātangi as a key strategic document, will also guide future planning and investment decisions under the LTP and infrastructure strategy.

4.3 Regional context

4.3.1 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 sets the overall regional direction for Taranaki, including in relation to key resource management issues.

The development of Tiritiri o Mātangi has been informed by data from 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.

4.3.2 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 and 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 have been grouped into themes, of key relevance to Tiritiri o Mātangi relating to resource management, catchment management, transport, and flood protection and hazard management.

Of relevance to Tiritiri o Mātangi, TRC is responsible for the management of the lower Waitara River Flood Control Scheme. This provides 1% AEP protection, with allowance for climate change through to 2065. The TRC LTP also identifies the following objectives for catchment and flood management:

- Assist in the establishment and servicing of the Waitara River Committee and provide support to that committee.
- Assist the Waitara River Committee to develop a strategy for the distribution of income from the sale of Waitara leasehold land.

The establishment of the Waitara River Committee is pursuant to the New Plymouth District Council (Waitara Lands) Act 2018, as further discussed below, and the TRC LTP recognises the role of the Regional Council in facilitating the Waitara River Committee.

4.3.3 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. It serves as a mid-term review of the 2021 RLTP.

The RLTP identifies the following transport initiatives for Waitara, which have been accounted for in the development of Tiritiri o Mātangi:

- State Highway 3/3A Waitara to Bell Block Route Improvements: This package of works includes safety improvements to support growth in Waitara and Bell Block. High-risk intersections will be improved, some with roundabouts, and safety features such as median barrier, 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 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 projects within the Taranaki Region for funding that may become available in the future. These projects include:

- The delivery of public transport supporting infrastructure, including bus hubs and shelters and park and ride facilities in Waitara. Similar improvements have also been identified for the New Plymouth CBD and Bell Block;
- Implement a District-wide One Network Framework classification, and identify works to support multi-modal and place-making improvements on urban arterials; and
- Progressing a business case for implementing an urban cycle network in New Plymouth, Bell Block, Inglewood, and Waitara.

4.3.4 River Control and Flood Protection Bylaw for Taranaki 2020

The Taranaki Regional Council River Control and Flood Protection Bylaw 2020 establishes rules for the protection, maintenance, and management of flood protection infrastructure within the region. The purpose of this bylaw is to protect flood protection and flood control works belonging to or under the control of TRC from damage or misuse by people undertaking activities within the vicinity of these works. This bylaw only controls activities that may affect the integrity or effective operation and maintenance of the flood protection and flood control works. The bylaw ensures that floodways, defences against water, flood protection vegetation, and hydrological devices are not damaged by unauthorized activities. The bylaw also enables TRC to issue notices to remedy unauthorized works or remove structures that compromise flood defences.

The Bylaw identifies areas along the Waitara River where 'defences against water' infrastructure are located, in addition to the floodway area. It restricts the establishment of structures and earthworks, planting and other activities within 7.5m of the stopbank.

4.3.5 Lower Waitara River Flood Control Scheme Asset Management Plan

The Lower Waitara River Flood Control Scheme Asset Management Plan (**Lower Waitara River Flood Control Scheme AMP**) identifies the means and mechanisms to plan for the most efficient economic and sustainable management of the Lower Waitara River Flood Control Scheme. The Lower Waitara River Flood Control Scheme AMP defines the objectives and performance standards for the Lower Waitara River Flood Control Scheme and the level of maintenance needed to ensure these are always met. The locations of various scheme assets are shown on Figure 3 below:

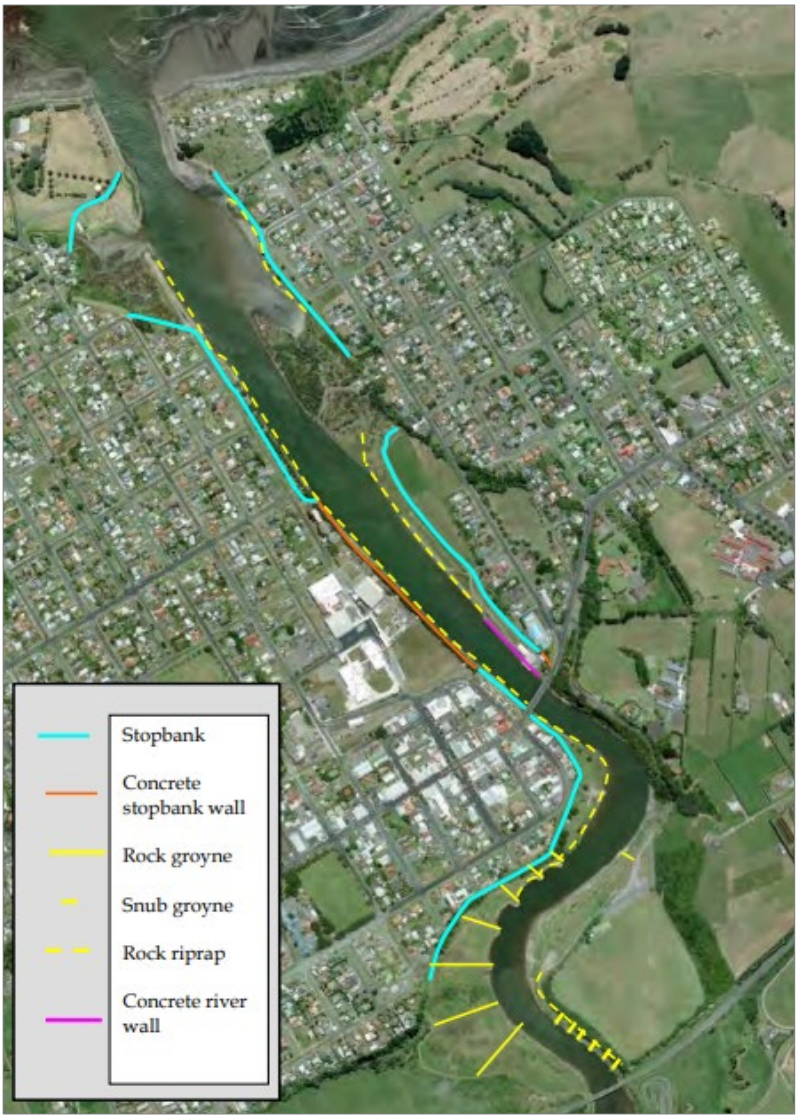


Figure 3: Lower Waitara River Flood Control Scheme Assets

The Lower Waitara River Flood Protection Scheme was constructed between 1968 and 1971 and was last upgraded in 2016. These upgrades sought to ensure that the scheme would provide protection from a 1% AEP flood event, with an allowance for increased flood levels arising from climate change to the year 2065. The climate change effects identified in the AMP include the Taranaki region being 3 degrees warmer over the next 70-100 years and 20% wetter, with more varied rainfall patterns and flooding becoming up to four times as frequent by 2070.

The 2016 upgrade works provide protection of existing commercial, industrial, and residential land in Waitara, and while some changes to land use are anticipated to occur before 2065, it has been assumed that the value of the assets currently protected is unlikely to change significantly before then. At present, there are no plans to further upgrade the level of service provided by the Scheme ahead of 2065.

There is $15,000 that is budgeted each year for the repair of flood damage from the North Taranaki Schemes. This amount is accumulated if it is not spent.

4.4 Local context

4.4.1 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 particular relevance to Tiritiri o Mātangi include the Waitara River and its tributaries (OTS-043-49), Waitara West Marginal Strip (OTS-043-31), and Waitara River No 1 Marginal Strip (OTS-043-20).

4.4.2 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[2], acknowledging historical grievances and ensuring co-governance 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.

4.4.3 New Plymouth District Council (Waitara Lands) Act 2018

The New Plymouth District Council (Waitara Lands) Act 2018 enables the leaseholders of former Waitara Harbour Endowment Lands to freehold their leasehold properties at any time, with proceeds directed towards future development in Waitara, environmental restoration, and redress in the settlement of Treaty of Waitangi claims. The revenue from the freeholder of the properties is to be used to:

- establish a Hapū Land Fund, with decisions on its uses made by Te Kōwhatu Tū Moana Trust;

[2] Under the Act, Ngā Iwi o Taranaki means the collective group of Ngaa Rauru Kiitahi, Ngāruahine, Ngāti Maru, Ngāti Mutunga, Ngāti Ruanui, Ngāti Tama, Taranaki Iwi, and Te Āti Awa. It is inclusive of present and future members of those iwi and their hapū.

- establish a Waitara Perpetual Community Fund to help support community projects in Waitara; and
- support Waitara River and environmental projects, to be managed by Iwi and Hapū with interests in the river, and the Taranaki Regional Council.

4.4.4 *Tai Whenua, Tai Tangata, Tai Ao* – Iwi management plan for Te Kotahitanga o Te Atiawa Taranaki

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 Tiritiri o Mātangi 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. As noted in section 3.0, Tiritiri o Mātangi was developed in collaboration with tangata whenua, including representatives of Otāraua and Manukorihi hapū (hapū of Te Atiawa).

4.4.5 Future Development Strategy 2024-2054 for Ngāmotu New Plymouth

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.

4.4.6 Long Term Plan

NPDC's LTP 2024-2034 and LTP Infrastructure Strategy outline the strategic vision and capital programme for the next decade, including the approach to managing infrastructure assets. The LTP also addresses current economic challenges including inflation and rising costs and seeks to future-proof assets and target long-term investment.

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 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.
- Sustainability efforts, including climate change planning; adaptation planning, promoting public transport and funding new environmental and sustainability projects.
- Community-focused investments, including up to $50 million for the Tūparikino Active Community Hub, ensuring facilities are fit for purpose as the population of the district grows over the next decade.

The LTP identifies the following key issues and initiatives planned in Waitara over the next decade:

- Flooding issues: To address long standing flooding issues the sum of $17 million has been allocated over the next 10 years for associated works. A significant part of this investment was a new inlet structure across North Street to resolve flooding issues in the Tangaroa Catchment and provide the opportunity to enable the upper reaches of the Tangaroa Stream to be reconnected to the lower reaches. This is an uplift from previous investment levels and sets the foundation for further investment in the future.
- Wastewater network upgrades: Over $9.5 million has been allocated on upgrade programmes and inflow and infiltration reduction programmes for the wastewater network in Waitara.
- Waitara Coastal Walkway Extension: A $42 million investment by NZTA Waka Kotahi and NPDC will extend the walkway by approximately 10 kilometres, connecting Waitara and Bell Block, enhancing connectivity and providing a safe walking and cycling alternative to State Highway 3. This project has been co-designed and started alongside ngā hapū, which includes Puketapu, Pukerangiora, Manukorihi and Otaruau Hapū.
- Waitara Pool accessibility and sustainability improvements: $209,405 was allocated in 2024/25 for upgrades to improve accessibility and $697,000 to reduce greenhouse gas emissions. The long-term future of the pool will be considered as part of a Sport Taranaki study which will focus on a New Plymouth-wide review of all swimming pool infrastructure.
- Waitara Library redevelopment: Approximately $15 million was set aside for the library's redevelopment, with planning in year 1, a review in year 5, and delivery between years 11 and 15.
- Waitara Wastewater Transfer Pump Station upgrade: Up to $12.2 million is estimated for detailed investigations and upgrades from years 11 to 30. This is for the first phase of work. It should be noted that this project sits outside of LTP and is not funded.
- Battiscombe Terrace dump site: Ongoing site assessments will be conducted, with $0.5 million allocated for investigations in 2024/25, and $1 million in 2026/27.

- **Rohutu Block adaptation planning**: Rohutu is a 7.13-hectare Māori freehold land block in Waitara where a small, vibrant community developed between 1940 and 1960. Due to coastal erosion and frequent tidal surges there is an imminent risk to some buildings, and NPDC works with the trustees of the block to mitigate these risks, and develop a long-term protection strategy for the community.
- **Waitara Resilience Main (Phase 3)**: $500,000 was allocated to construct the final piece of water trunk main along SH3, between Nelson St and the east side of the Waitara River bridge. This will resolve the extreme resilience risk that currently exists for the water supply in Waitara East and will allow renewal of the end-of-life water supply assets that are located on the Waitara town bridge.

4.4.7 Waitara Community Board Plan 2023-2036

The Waitara Community Board Plan (2023-2026) outlines the Board's vision and key focus areas for improving the well-being of the Waitara and Lepperton communities. It identifies four main focus areas:

- **Hauroa (Health and Well-being)**: This focus area prioritises preserving natural amenities like rivers and parks to support outdoor activities and community well-being. It emphasises the importance of creating accessible spaces that promote physical and mental health through connection with nature.
- **Community**: The Board seeks to balance Waitara's rich history with future growth, fostering a strong sense of togetherness and inclusivity. It aims to support cultural diversity and encourage community engagement through events and services that bring people together.
- **Quality Infrastructure**: Improving infrastructure such as stormwater systems, footpaths, and kerb and channelling is essential for safety and accessibility. The plan identifies a need for investment in transport and pedestrian infrastructure to enhance mobility and reduce risks from flooding.
- **Supporting and Enhancing Recreation Opportunities**: The Board identifies the need for the development of parks, trails, and sports facilities to promote social interaction, physical activity, and cultural preservation. It focuses on ensuring recreation spaces are well-maintained, accessible, and meet the needs of diverse community members.

In addition, the Plan identifies several priorities in Waitara over the short (1-3 years) and medium to long terms (4-10 years).

Priorities within Years 1-3:

- Kerb and channelling upgrades: Install kerb and channelling in Waitara to improve safety and accessibility. It is noted there is no budget set aside for kerb and channel upgrades, only renewals relating to potential reseal of roads.
- Stormwater and wastewater upgrades: upgrade Waitara's stormwater and wastewater systems to reduce flooding risks and improve environmental health.
- Promotion of cycleways and walkways: upgrade and improve access to walking and cycling tracks in Waitara, including river walkways and trails. It is noted that the Taranaki Trails Trust has an indicative recreational trail mapped and have sought funding through external funding organisations.

- History and Heritage Trail and Waitara History Centre/museum: create a history and heritage trail featuring significant Pā sites, improve signage to local Pā sites, and establish a heritage centre/museum at Te Kōhia Pā. It is noted there is an ongoing partnership with tangata whenua relating to this work.
- Waitara festive lighting: continue maintaining and upgrading festive lighting in Waitara and support current plans to rejig the lighting poles and sails in Waitara Township.
- Waitara Memorial Hall theatre upgrade: upgrade the Waitara Memorial Hall Theatre as a matter of urgency, including new dressing rooms, backstage areas, and toilets.
- Waitara Library upgrade: support the upgrade of the Waitara Library to ensure it can service the needs of Waitara district and the area's growing population. It is noted that this facility supports other Council services such as rates and dog registration.
- Waitara Pool accessibility upgrade: install a neutral changing room to make the Waitara Pool more accessible for people requiring caregiver assistance. It is noted that accessibility for the Waitara Pool is in the LTP for the 2025/26 financial year.
- Waitara Pool – future planning: conduct a feasibility study on the long-term needs of the Waitara Pool to plan for future replacement.
- Recreational spaces: upgrade play and recreation spaces in Waitara to improve community facilities, including the Pukekohe Domain.

Priorities within Years 4-10:

- Marine Park development: continue developing Otupaiia/Marine Park to enhance recreational spaces for the community. It is noted this work is underway with a new skatepark recently completed.
- Upgrade and enhance West Quay development: create a boardwalk along the riverbank and develop a multi-use green space with picnic areas, art, and sculptures. It is noted this work is underway, funded by the Waitara Community Board discretionary fund.

Finally, the Plan identifies that the Board will also have an advocacy role in relation to the following matters:

- Rural and urban planning: advocate for appropriate land use, including papakāinga housing and the protection of green spaces and sites of cultural significance.
- Housing Strategy implementation: advocate for the implementation of the Council's Housing Strategy.
- Welcome to Waitara signs: advocate for bilingual "Welcome to Waitara" signs at key entry points to the town to improve exposure for visitors.
- Environmental enhancements: support ongoing environmental projects such as river and beach clean-ups, planting, and enhancement programs. It is noted that this is being addressed through State Highway improvements currently underway by Waka Kotahi (NZTA).
- Regional water centre: support the development of a regional water centre to provide a home for river-based activities like waka ama and canoeing.
- Representation and governance for Māori: advocate for enhanced representation and governance arrangements for Māori across all tiers of Council.

- Accessible boat ramp: advocate for further community engagement to be undertaken for an accessible boat ramp in Waitara through the Sustainable Taranaki initiative.

Waitara Community Board members have been involved in the preparation of Tiritiri o Mātangi. A number of the priorities identified the Waitara Community Board Plan align with the actions in Tiritiri o Mātangi.

4.4.8 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 & Open Spaces AMP identifies the Waitara Cemetery as a critical asset within the district for resilience planning, especially in response to pandemic events and large-scale natural disasters. It identifies the cemetery's vulnerability to natural hazards, including the impacts of climate change, heavy rain events and volcanic activity, and highlighting the need to ensure its operational capacity during emergencies.

4.4.9 Waitara Neighbourhood Parks Management Plan

The Waitara Neighbourhood Parks Management Plan applies to all neighbourhood parks within Waitara and guides management and development, focussing on meeting community needs and enhancing recreational spaces.

The Waitara Neighbourhood Parks Management Plan identifies key local parks and open spaces within Waitara. These include Barclay Park, Kinkade Park, Pennington Park, Larsen Park, Victoria Park, and James Nuku Reserve.

Management objectives are focussed on enhancing accessibility, improving amenities, ensuring parks are adaptable to changing demographics and accommodating projected growth in the future. Some areas, like parts of Victoria Park and Larsen Park, are earmarked for potential future disposal. The Plan also recognises tangata whenua interests and the cultural significance of parks to ensure that future development will align with the needs of the community and cultural values.

4.4.10 Ngāmotu Integrated Transport Framework

The Integrated Transport Framework (ITF) has three main components:

- the 30-year programme business case, required by Government to get access to national transport funding;
- a transport model for the New Plymouth District to assess how different interventions perform; and
- 'Connecting Our Place' community document.

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 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 'Connecting Our Place' community document is a high-level public-facing document which provides information about the type of key transport changes required in the district and where more detailed information can be found. It was informed by community consultation and research undertaken in 2023 as part of the development of the ITF.

4.4.11 New Plymouth District Council 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.

5.0 Inputs and assumptions

5.1 Introduction

This section covers the various inputs and assumptions that have informed Tiritiri o Mātangi. This includes residential and business land growth projections, as well as mapping inputs that have assisted with the development of Tiritiri o Mātangi.

5.2 Growth assumptions

5.2.1 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.

The current estimated population of Waitara is 7,512 and this is expected to grow by approximately 13 per cent 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.

In terms of residential land, the HBCA also finds that greenfield development is currently more economically feasible under the current market offer than infill. Infrastructure upgrades and zoning changes to existing Future Urban zoned land will therefore be critical in supporting long-term housing needs, and a significant portion of the Council's infrastructure spending over the next decade is dedicated to supporting future growth.

5.2.2 Residential Growth in Waitara

The anticipated growth in Waitara is expected to account for around 6.5% of the total demand for New Plymouth District, which translates to a need for around 619 new dwellings in the long term (30 years). To provide for a margin of competition required by the NPS-UD this number increases to 725 houses. Current capacity can only provide 580 new houses.

The figure below shows the locations for residential growth, as currently provided for by the New Plymouth Part Operative District Plan.

Figure 4: Areas zoned for residential growth under the New Plymouth Part Operative District Plan

However, there are limitations to the 'reasonably-expected-to-be-realised' development in the long term as the Ranfurly Future Urban zone is currently utilised by the local pony club and is afforded a reserve status, which would need to be revoked to accommodate residential growth. In addition, there are development constraints due to PODP restrictions relating to land containing sites and areas of significance to Māori (SASM).

Despite the HBCA showing that Waitara has sufficient capacity in the short term, some of the community cannot access housing due to affordability issues. Growth is made difficult by the flood hazards affecting Waitara.

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 in capacity in the long term.

5.2.3 Business Growth in Waitara

Appendix 2 sets out business growth projects for Waitara. Business projections for Waitara indicate that growth across retail, commercial, and industrial sectors is expected to range from 1% to 4% of New Plymouth's overall growth. Retail growth in Waitara is projected to outpace industrial growth.

Waitara has sufficient and excess provision for retail gross floor area (GFA), with opportunities to consolidate the floor area within the town centre's central core area. There is also sufficient capacity for industrial use, however, the vacant industrial land near Norman Street has been deemed to be unfeasible for large-scale development due to its proximity to residential areas and infrastructure constraints. Large-scale industrial opportunities are outside of Waitara, with most industrial land supporting growth in the district located at Bell Block.

5.3 Mapping key influences

Tiritiri o Mātangi has been informed by the identification and mapping of a series of high-level key influences, including development constraints and identification of areas for protection. Details of the mapping is included in **Appendix 3.**

5.3.1 Development constraints

There is no specific guidance as to what constitutes "constraints on development" with regard to spatial planning under the NPS-UD. However Policy 1, which sets out what constitutes well-functioning urban environments, and clause 3.32, which sets out 'qualifying matters' in relation to district plans, provide some indirect guidance as to the types of matters that may be relevant when identifying constraints on development for the purpose of developing a spatial plan. This includes:

- Current and future effects of climate change;
- Coastal environment, wetlands, lakes and rivers;
- Outstanding natural features and landscapes;
- Areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- Culturally significant lands, water, sites and wāhi tapu;
- Historic heritage;
- Natural hazards (e.g. flooding);
- Highly productive land; and
- Nationally significant infrastructure.

In terms of Waitara's long-term development, growth and change, key development constraints identified relate to the existing and future impacts of natural hazards, ageing infrastructure with capacity constraints, the presence of highly productive land and the need to protect the area's rich cultural history.

Natural hazards

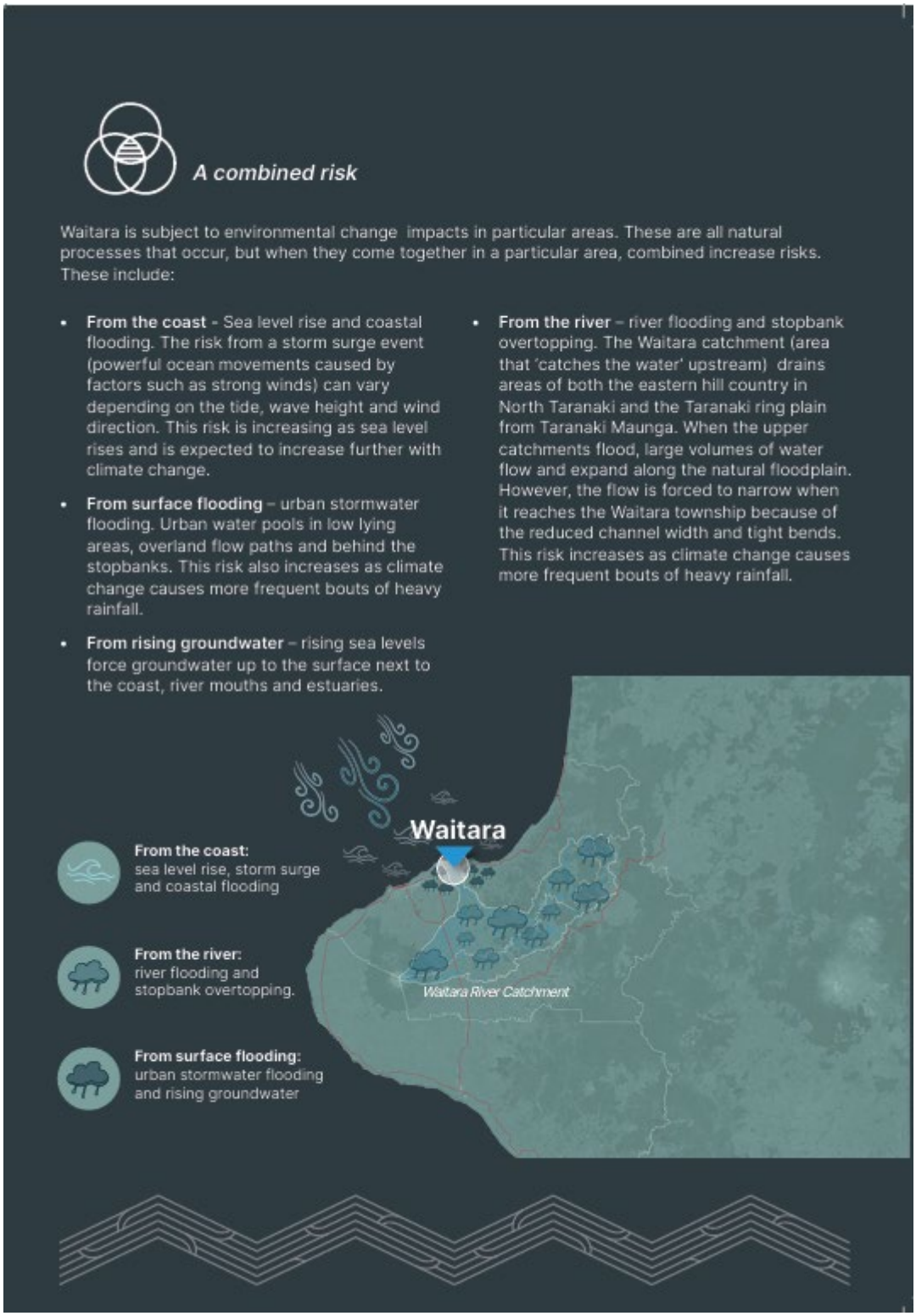


Figure 5: Natural hazards impacting Waitara

As shown in Figure 5, Waitara's location on a floodplain and on the coast exposes it to flooding, coastal erosion and inundation. Waitara is also at risk from tsunami, liquefaction and volcanic hazards.

Coastal hazards in Waitara include storm erosion, tsunami and coastal inundation. The present-day extent and likelihood of coastal hazard risks in Waitara are expected to increase because of climate change projections, with increased storm intensities, sea level rise and coastal subsidence. Extensive areas of coastal erosion and the threat it poses to Waitara are already evident at the Rohutu Block. Low-lying areas, which are already impacted by flood risks, are also at greater risk of exposure to coastal hazards like inundation and tsunami.

Highly productive land

The importance of the productive values associated with the land in Taranaki, including its economic benefits for the region, is one of the primary constraints on future growth and change around Waitara. The NPS-HPL requires protection of highly productive land (Land Use Classification) Classes 1, 2 and 3) (LUC). The LUC is an assessment of the land's capability for use, while allowing for its physical limitations, and its versatility for sustained production. There are eight classes of land, from LUC 1 to LUC 8, with increasing limitations and decreasing versatility for land use. Of relevance to Tiritiri o Mātangi, LUC classes 1 to 3 can be summarised as:

- LUC Class 1: Arable. Most versatile multiple-use land, minimal limitations, highly suitable for cropping, viticulture, berry fruit, pastoralism, tree crops and forestry.
- LUC Class 2: Arable. Very good multiple-use land, slight limitations, suitable for cropping, viticulture, berry fruit, pastoralism, tree crops and forestry.
- LUC Class 3: Arable. Moderate limitations, restricting crop types and intensity of cultivation, suitable for cropping, viticulture, berry fruit, pastoralism, tree crops and forestry.

Map 4 in Appendix 3 shows that the land surrounding Waitara's urban area is predominantly underlaid by highly productive soils, with the majority being classed as LUC 1 and 2. LUC 3 land is also present although this is generally concentrated in areas with other constraints (e.g. within flood plains around rivers and streams).

Sites and Areas of Significance to Māori (SASM)

SASM have been mapped and included within the New Plymouth Part Operative District Plan, however further work with mana whenua is ongoing regarding this. In the past, SASM have been negatively impacted by urban development. Any new development or changes to existing urban areas around Waitara needs to carefully consider the potential impact from development on these resources.

Leasehold land

Under the New Plymouth District Council (Waitara Lands) Act 2018, occupiers can buy (or freehold) leasehold sections. As of 31 December 2025, 297 properties (38 per cent) of the 770 leasehold properties remained leasehold. To freehold the land, leaseholders must pay the unimproved land value and associated costs, including valuation and legal fees.

5.3.2 Summary of spatial data used

In response to the above, data was collected from a range of sources. Table 2 below sets out the data sources that have been sourced or created as part of the development of Tiritiri o Mātangi to inform an understanding of development opportunities and constraints across the spatial plan area and enable an assessment of the advantages and disadvantages of different spatial scenarios.

Table 2: Summary of Spatial Data Used

Category	Layer	Source(s)
Natural Hazards	Volcanic Hazard Area	NPDC GeoHub Open Data Portal
	Coastal Erosion Hazard Area	NPDC GeoHub Open Data Portal
	Coastal Flooding Hazard Area	NPDC GeoHub Open Data Portal
	Stormwater Flooding Area (100yr ARI Historical Event)	NPDC GeoHub Open Data Portal
	Stormwater Flooding Area (100yr ARI with Climate Change)	NPDC GeoHub Open Data Portal
	Liquefaction Vulnerability	NPDC GeoHub Open Data Portal
	Tsunami Inundation Zones	CDEM Taranaki Open Data Portal
Natural Environment & Landscape	Highly Productive Land (Land Use Classification)	New Zealand Land Resource Inventory
	QEII Covenants	Queen Elizabeth II National Trust
	Conservation Land	National Property and Land Information System (DoC / LINZ)
	Significant Natural Areas	NPDC GeoHub Open Data Portal
	Wetlands	TRC Open Data Portal
	Key Native Ecosystems	TRC Open Data Portal
	Near Shore Reefs	TRC Open Data Portal
	Ecological Water Course Assessments	NPDC GeoHub Open Data Portal
	Rivers and Catchments	TRC Open Data Portal
	Coastal Environment	NPDC GeoHub Open Data Portal
Cultural	Sites and Areas of Significance to Māori (including setbacks)	NPDC GeoHub Open Data Portal; TRC Open Data Portal
	Māori Land	Māori Land Spatial Dataset (Māori Land Court)
	Archaeological Sites	NPDC GeoHub Open Data Portal
Infrastructure	Hazardous Facilities (including buffers)	NPDC GeoHub Open Data Portal
	Crash History	Crash Analysis System (NZTA)
	Noise Control Boundary	NPDC GeoHub Open Data Portal
	Designations	NPDC GeoHub Open Data Portal
	Airport Flight Path	NPDC GeoHub Open Data Portal
	National Grid	NPDC GeoHub Open Data Portal
	Three Waters Infrastructure (including mains, pumpstations, treatment plants)	NPDC GeoHub Open Data Portal
	Bus Routes	TRC Open Data Portal
Other	Poultry Farms (including buffers)	Created by B&A for assessment purposes
	District Plan Zones	NPDC GeoHub Open Data Portal
	Parks and Open Spaces	NPDC GeoHub Open Data Portal
	Deprivation Index	Statistics New Zealand

5.4 Accessibility Analysis

Policy 5 of the NPS-UD requires regional policy statements and district plans applying to Tier 2 urban environments to enable heights and density of development to be reflective of the "level of accessibility" by existing or planned active and public transport. The New Plymouth District, which includes Waitara, is classified as a Tier 2 urban environment. Tiritiri o Mātangi's function is to inform the future review and development of statutory documents, including the proposed Regional Spatial Plan and Land Use Plan when the new legislation is passed.

No specific accessibility analysis was carried out to help inform the development of Tiritiri o Mātangi. In the context of Waitara, this was not considered necessary as most commercial and community services required to support the day-to-day needs of the community are concentrated along an approximately 2km corridor encompassing McLean, North, Richmond and Princess streets. This includes the town centre itself, multiple schools, Owae Marae, open spaces, pool and community facilities. For this reason, and subject to consideration of development constraints, the most accessible area of Waitara (and hence the area more suitable for directing infill and intensification) are those areas within approximately 5-minutes' walk (400m) of this corridor.

5.5 Summary of key issues and opportunities

Key issues for Tiritiri o Mātangi to consider and respond to have been identified through review of background documents, discussions with hapū representatives, NPDC staff, community board members, stakeholders and the wider community.

This section sets out what the issues are, as well as opportunities identified to date.

5.5.1 Stormwater, water and wastewater

Tiritiri o Mātangi presents an important opportunity to undertake strategic planning through a holistic approach to three waters infrastructure (stormwater, water and wastewater) and growth, including potential water quality improvements.

There is an opportunity to collaborate with iwi, hapū and central government on funding streams to lower infrastructure costs / development contributions.

Stormwater

- Much of Waitara is within the river floodplain. The floodplain areas of Waitara are located behind a stopbank (TRC Flood Control Scheme) that protects the floodplain area from river flooding up to the 1% AEP event. When the Waitara River is in flood, the urban stormwater gravity drainage system cannot operate which creates stormwater ponding behind the stopbanks and flooding in houses. Existing issues arising from localised ponding are worsened because a number of urban areas, including residential sections, are located at a lower elevation than the road. One Stormwater pump station is located near the town centre to pump stormwater through the stopbanks during high rainfall events.
- High groundwater in some areas results in poor soakage, and this affects disposal of stormwater to the ground, and associated treatment benefits.

- The Building Code requires minimum floor levels to provide protection from a one-in-50-year flood event. The Council also requires ground/floor levels to be at a level to mitigate risk from flood hazards under the New Plymouth Part Operative District Plan, and s106 of the RMA requires that subdivision consent may be refused, or conditions imposed if there is a significant risk from natural hazards. It is understood that the costs to develop and build above these flood levels can significantly increase build costs.
- Installing kerb and channel beside roads throughout Waitara is an ongoing conversation. It is not a practical solution in large sections of Waitara due to flatness, increased containment loading and stormwater reticulation constraints. Installing kerb and channel will be expensive and result in a negative outcome in some locations.
- A Stormwater Catchment Management Plan (CMP) for Waitara was finalised and published on the NPDC website in March 2025. The CMP will assist in comprehensively planning for the management of stormwater within a topographically confined area and identifying issues and opportunities so that solutions can be developed in a holistic and considered way. Tiritiri o Mātangi is an opportunity to use information from the CMP and ensure that urban growth and land use aligns with the aspirations captured in the catchment management plan.
- Provision of housing through infill/intensification is part of the housing solution for Waitara. Several options need to be considered to support infill/intensification, for example maintenance of swales and clearing of culverts, and managing greenfield development holistically through sustainable, water sensitive design solutions and drainage designs.
- While maintenance activities and greenfield development management can help prevent further exacerbation of existing flood risk, they are unlikely to result in a significant reduction in that risk.

Water

- The Council holds a water take consent from Lake Mangamahoe. Assuming water conservation targets are met district-wide, there is sufficient water supply until 2050 – 2060.
- Consideration needs to be given to the provision for a resilient potable water supply for East Waitara. Potable water is fed from the west of Waitara and is supplied to Waitara East via a single pipe across the Waitara River on the Waitara Town Bridge. This single supply is an extreme resilience risk. If the bridge and pipe were damaged in an earthquake or by a river flood event these communities could be without a water supply. Completion of the resilience trunk main on SH3 will resolve this risk.

Wastewater

- During extreme wet weather events the likelihood of wastewater overflows increases, posing a risk to both human health and the environment.
- The Waitara wastewater network is experiencing overflows of raw sewage to the environment multiple times per year, and in residential areas during heavy rain events. The cause of this is a combination of high levels of Inflow and Infiltration (I&I), a lack of pipe capacity, and a poor network layout. This creates a constraint with respect to additional connections for infill/intensification, as well as greenfield growth in several locations. Further investigations are required to identify opportunities to optimize and upgrade wastewater network infrastructure to perform better during wet weather events.

- There are also issues with the system for transferring wastewater from Waitara to the New Plymouth Wastewater Treatment Plant (**NPWWTP**), including capacity, seismic resilience and overall system design. Significant upgrades are required to the Waitara transfer station to address these issues. Potential significant upgrades are required to address seismic risk to the existing pump station and provide sufficient capacity to convey all wastewater to the NPWWTP without overflows during heavy rain events.
- The discharge consent for the Waitara marine outfall will expire in 2041. This outfall is used to discharge untreated wastewater in an emergency, such as an extreme rain event which exceeds the capacity of the transfer pump station. The discharge of untreated wastewater is currently a prohibited activity under the Taranaki Regional Coastal Plan, meaning this consent cannot be renewed. This may change with future wastewater performance standards produced by Taumata Arowai that will set the standard for discharges and overflows, with no ability for regional councils to apply more stringent standards. There is uncertainty regarding what these standards will be.
- There is one wastewater treatment plant for the entire reticulated wastewater network for New Plymouth District, including Waitara. This plant is nearing its hydraulic capacity, and upgrades are required to accommodate forecasted growth across the district.
- Wastewater overflows are a significant risk to cultural and environmental values, in particular freshwater health.

5.5.2 Transport

- NZTA is part way through implementing 'Te Ara Tūtohu: Waitara to Bell Block'. This project involves safety improvements to State Highway 3 (SH3) between Waitara and Bell Block. The first stage of this work has been completed – a roundabout and pedestrian underpass at the SH3 and Princess Street intersection. Construction of a roundabout and safety improvements at Raleigh Street / Tate Road / SH3 is underway.
- The SH3 improvements are anticipated to affect local traffic flow, with higher traffic volumes in areas where traditionally there have been low traffic volumes. The traffic flow will increase on those roads which serve as collectors from SH3 to the town centre and surrounding neighbourhoods, e.g. Raleigh St and local streets that connect to it (e.g. Cracroft, Grey, Mould St) in the west and Princess St and the local streets that connect to it in the east (e.g. Richmond, Bayly, Hutchins, Mouatt).
- An opportunity has been identified to increase safety outside Waitara Central School, on the intersection of Maclean and Cracroft Street, to address safety and changes in traffic dynamics. Options identified include construction of a roundabout and upgrade of the current crossing from zebra to a raised crossing. It is noted that alignment with the new Ngāmotu Integrated Transport Framework 2024 will be required.
- Safe and accessible walking and cycling connections to schools, key community facilities, the town centre and Ōwae Marae have been identified as a key opportunity, as well as connections between Waitara West Beach and the Waitara Board Riders Club (at Waitara East Beach).

- Waitara is a commuting base to and from New Plymouth and Bell Block. Transport planning and growth within Waitara and the surrounding areas will need to be carefully considered and integrated to manage roading capacity and congestion, including along SH3. Opportunities to alleviate this congestion include increasing public transport frequencies and creating local Waitara-based jobs.
- The coastal walkway extension to Waitara (currently under construction) creates an active travel link to and from Waitara to the airport, Bell Block and New Plymouth.
- The state highway upgrades between Waitara and Bell Block will influence local traffic flow. Higher traffic volumes will affect new areas and this will change the way that traffic moves in the area.
- NZTA are looking at modelling of SH3 with respect to projected population growth. At present roundabouts being constructed on the state highway are being designed to accommodate two lanes in response to projected growth. In future, there will need to be additional measures to improve traffic flow on SH3. Implementing measures like increased public transport, turning restrictions (at some intersections between Airport Drive to Northgate), and traffic signal optimisation will help manage congestion during peak times.
- It is noted that essential infrastructure, including the sewer main, is attached to the underside of the Waitara Town Bridge and should be closely monitored to ensure ongoing infrastructure resilience for the existing township and opportunities for growth.

5.5.3 Environmental

Freshwater

- Urbanisation and lack of impact mitigation has contributed to water quality degradation of Waitara's waterways, including the Waitara River and Tangaroa Stream. The Tangaroa Restoration project is currently underway, looking at resolving flooding issues and improving water quality. There are opportunities for similar restoration projects in other catchments.
- Many streams and tributaries are overgrown, and/or have been filled in or piped. There is an opportunity to daylight these and contribute to improved water quality and biodiversity, including in the upper reaches.
- A stormwater catchment management plan has been created for Waitara, which assesses the current state of stormwater, including its impact on freshwater and identifies opportunities for improvement.
- The Waitara River Authority, set up under the Waitara Lands Act 2018, currently holds $23.7M associated with leases. Once the terms of reference for the authority are finalised this is a potential funding opportunity for the implementation of Tiritiri o Mātangi.
- TRC has started mapping wetlands as required by the NPS-FM.

Highly productive land

- Waitara urban area is surrounded by LUC 1 and 2 land. Under the NPS-HPL this land can only be rezoned for urban purposes if there is a shortfall of development capacity within the existing urban environment, there are no other reasonably practicable and feasible options, and the benefits outweigh the costs (see clause 3.6 of the NPS-HPL).
- The NPS-HPL requires TRC to map highly productive land. Until this mapping is completed, highly productive land is that mapped by New Zealand Land Resource Inventory.

Biodiversity

- Opportunities to restore, enhance, and increase biodiversity in Waitara could be supported by NPDCs 'Planting our Place' project, NPDC's 'Te Korowai o Tāne' grants, TRC's biodiversity initiatives, 'Wild for Taranaki', 'Trees that Count', and other landscape restoration and funding opportunities.
- The NPS-IB requires regional councils to set a target of at least 10% indigenous vegetation cover. TRC has indicated this will likely form part of the biodiversity strategy that is also required under the NPS-IB. Preparation of this strategy is required to start within three years of the operative date of the NPS-IB (2023) and completed within 10 years.
- The New Plymouth Part Operative District Plan identifies and protects significant natural areas in the district's rural areas and in New Plymouth city, but other urban centres such as Waitara have not been assessed for significant natural areas.
- Council acknowledges there is a gap in respect of understanding terrestrial ecological values within the spatial plan area.

Closed historic landfill sites

- There are two known closed landfill sites and one historic farm dump within Waitara.
- The Waitara Golf Course, Waitara Farm Dump and Waitara West Beach Reserve landfill sites are all at high risk of coastal erosion and require active management to prevent release of material into the environment. Short-term options for these sites identified also include regular monitoring and beach clean-ups.
- The West Beach Reserve Landfill (Battiscombe Terrace) and Golf Course Landfill are currently being reviewed for potential management solutions while the Waitara Farm Dump will be managed according to its lease agreement.

5.5.4 Climate change and natural hazards

- Waitara is subject to multiple natural hazards. The likelihood of multiple hazard events occurring at the same time is not well understood.
- There is a high urban flooding risk due to topography, road levels, stopbanks that cause ponding on their other side during high rainfall events, a high groundwater table, and existing issues with the stormwater network.
- Existing stopbanks are part of the Lower Waitara River Flood Protection Scheme, which is designed to protect the existing commercial, industrial, and residential areas of Waitara from a 1 % AEP event. The Scheme was last upgraded in 2016 with an allowance for climate change until 2065[3].
- TRC have work underway to prepare a regional flood catchment model, and this can be used for the Waitara River.

[3] The Lower Waitara River Flood Control Scheme currently provides protection from flooding in 3,840 cumec flood event with a freeboard allowance of 500mm and an allowance for climate change through to 2065. The climate change allowance was made by adding a further 20% to the 3,200 cumec flood flow. The 3,200 cumec flow was determined in 2013 to be the 1% AEP (annual exceedance probability) flood events. (Lower Waitara River Flood Control Scheme Asset Management Plan, Taranaki Regional Council, 2023).

- NPDC are continually working to better understand the flood risk in Waitara. A model for Waitara urban area has recently been prepared based on the RCP 8.5 2051-2100 climate change scenario that models flood risk based on depth of water and velocity. This has highlighted parts of Waitara that are at high risk from flood hazard. Tiritiri o Mātangi is one opportunity for NPDC and the community to consider and respond to this issue, through considering the risk with respect to long term growth planning.
- Coastal erosion is occurring at a rapid rate and has caused stability issues along the coastline. Robust coastal science has been obtained by NPDC so this hazard is well understood, and the district plan includes appropriate controls for development in respect of coastal erosion.
- Land known as the Rohutu Block at East Beach is subject to significant erosion, causing damage to the natural environment, as well as existing structures including dwellings. NPDC and the trustees for the Rohutu Block are working with the community to remove high-risk dwellings.
- The coastal inundation risk to low-lying areas is likely to increase due to sea level rise. Robust coastal science has also been obtained for this hazard and the district plan includes appropriate controls for development in respect of coastal inundation.
- Parts of Waitara have high groundwater, which is also impacted by sea level rise.
- An opportunity has been identified for natural hazard-resilient housing in Waitara, in areas outside high-risk areas, where there are other mitigation options, potentially using innovative methods.
- Volcanic activity/eruption would have significant impacts on Waitara from lahar flows. Volcanic activity is monitored and it is likely that warning devices would provide at least two weeks lead-in time ahead of an eruption, allowing time to prepare.
- NPDC has drafted a council-wide adaptation plan to support both the organisation and the wider community to build resilience to the impacts of climate change. A key action identified in the plan is local adaptation planning, which focuses on helping at-risk communities respond to their specific challenges. In Waitara, local adaptation planning has been identified as a potential next step, subject to support from both Council and the community. Early engagement undertaken as part of the Tiritiri o Mātangi process indicates that there is community interest in, and support for, adaptation discussions and planning.

5.5.5 Economic, growth and development, social

- Along with a rich Māori cultural history and heritage, Waitara also has a history of economic development and industry. There is an opportunity to celebrate this history.
- There are potential redevelopment opportunities of industrial sites such as the former Subaru factory, and others such as the former Swandri premises, potentially as a training facility or other new use. At present the site is tenanted. Similarly, large parts of the ANZCO site are not being used and further conversations with owners are needed to determine future uses.
- Waitara's identity is closely linked to the water. Strengthening economic opportunities associated with the Waitara River and ocean have been identified.
- The Waitara River provides recreational and lifestyle opportunities for residents but also the wider New Plymouth District, for example, recreational walking tracks, waka ama, rowing club, river sailing.

- There is an opportunity to explore the potential for the coastal walkway to link into the Waitara River walkway / Tuna walkway, and eventually to continue upstream, supporting local recreation and a tourism opportunity to bring activity into Waitara.
- The town centre has vacant shops and several run-down and unoccupied buildings. There is an opportunity to work with building owners and business owners on improvements for town centre revitalization.
- There is potential to build opportunities for young people and youth, including with respect to local training and employment.
- There is an opportunity to improve degraded housing stock quality and deliver more diversity in housing typologies, for example duplexes and terraced housing. The New Plymouth Part Operative District Plan's enablement of medium density housing assists intensification, choice and affordability. Tiritiri o Mātangi needs to ensure intensification/infill is happening in the most appropriate locations with respect in particular to flood hazards.
- There is an opportunity to review the extent and use of reserves. Noting that many of these serve a secondary purpose as stormwater detention (albeit informally).
- Waitara will be impacted by any potential changes to nearby industry, for example if Methanex closed. Opportunities may also arise if these sites are disestablished, including the national grid link to the existing facilities, as well as a groundwater source.
- The economic profile of Waitara (and the wider district) will be potentially impacted by other regional changes in dairying and other rural production activities, oil and gas, horticultural diversification, offshore mining, mineral sands, wind farms and solar farms. Waitara also needs to consider what a low emissions future looks like and any local changes.
- The Waitara swimming pool is in a flood hazard zone. An opportunity has been identified to relocate and upgrade the pool, with associated water safety improvements.
- Any changes to the extent of the Waitara urban area, or other development opportunities in the rural zone need to consider potential reverse sensitivity effects arising from nearby poultry farms and potential piggeries.

The spatial plan will take a long-term view of potential growth areas to address existing issues with respect to natural hazards, infrastructure and housing affordability and choice, as well as potential future unknown changes. There is an opportunity for Tiritiri o Mātangi to be proactive, flexible and responsive to change.

5.5.6 Cultural

- Historic development and growth in Waitara and its surrounds have resulted in the loss of several SASMs. Additionally, there are wāhi tapu in Waitara that are not scheduled in the PODP. NPDC are working with Manukorihi Hapū and Otāraua Hapū to address this through the SASM mapping project, however, consideration of these unscheduled sites can be considered as part of the scenario testing.
- There is a lack of acknowledgement and visibility of Waitara's Māori cultural heritage in Waitara's urban centre.

- Affordable housing for whānau is a concern for Otāraua Hapū and Manukorihi Hapū, particularly as more growth and development occurs. Historic development within flood prone areas, on overland flowpaths, and adjacent to watercourses has exacerbated flood hazards, resulting in housing throughout Waitara being within flood hazard overlays.
- Much like other New Zealand local authorities, Council has not been able to keep up with investment needed in three waters infrastructure. This has resulted in increasingly ageing infrastructure in Waitara that has not always been upgraded, and this continues to impact on the natural environment.
- In the past, engineering solutions were created with little consideration of mātauranga Māori. The modern planning approach under the New Plymouth Part Operative District Plan and the Council'ss Treaty Partnership Strategy is to consider western science alongside ancestral knowledge and cultural values.
- The Waitara River holds cultural and spiritual significance to Otāraua Hapū and Manukorihi Hapū. Infrastructure and growth need to be appropriately managed to ensure any discharge to the Waitara River and tributaries are treated appropriately.
- Taranaki Regional Council has funding set aside for the management of the Waitara River under the Waitara Lands Act.
- There is an opportunity to restore and enhance many of the waterways in Waitara with native planting.
- Some reserves returned to hapū through Treaty Settlement processes have been zoned 'open space zone' which does not support hapū development aspirations. Opportunities for rezoning plan changes to the New Plymouth Part Operative District Plan has been identified to support hapū aspirations.

6.0 Infrastructure

The consideration of infrastructure for Tiritiri o Mātangi is focused on 'Three Waters' being water (potable), wastewater and stormwater.

This section addresses initial findings following consideration of Council data, plans and information that pertain to three waters specifically. This includes provision of the current status quo, and understanding supply, source, storage and capacity within the relevant networks of the core development infrastructure to meet and support development capacity.

Other 'relevant infrastructure' such as telecommunications, electricity, transport (including roading and multi- modal transport) has also been considered.

Below is an overview of development infrastructure and the status quo situation in Waitara.

6.1 Context

The most critical infrastructure issues that pose a risk to growth in Waitara relate to wastewater and stormwater capacity and management. The protection and betterment of the Awa (freshwater bodies) is intrinsically tied to the effective management of these issues. A combination of high groundwater, long duration wet weather events and existing topography combine to create stormwater flooding, wastewater overflows and wastewater discharges to river/sea.

The areas of Waitara that are impacted vary, dependent on the specific wastewater and stormwater catchments where development has previously and is currently occurring. The cost of managing the potential adverse effects of these infrastructure issues is largely determined through the direction and extent of growth planned in Waitara, hence it is important to understand the existing state of play and natural environment.

Generally, in dry weather, the provision and operation of wastewater and stormwater effects can be managed and provided for.

For wastewater, during long duration (24 hours or more) 1-in-5 to 1-in-10-year wet weather events, there can be localised wastewater network overflows. Also, the pump capacity in the wastewater transfer station can be overwhelmed, which can lead to emergency discharges of untreated wastewater to sea via the outfall, noting that this is consented up to 2041 (after which it becomes a prohibited activity).

Waitara is low-lying, flat and protected from flooding from the river by stopbanks. The urban stormwater network drains Waitara through multiple outlets which have flap valves (similar to non-return valves in the water supply system). When the river is in flood the flap valves are closed to prevent river water from flooding the town, but simultaneously prevents the urban runoff from draining, resulting in consequential flooding behind the stopbank.

The flat topography of the land means that the stormwater network has a low grade (is not very steep) which reduces the amount of water that can be conveyed by the network. These low grades mean that constructing or upgrading a stormwater network to convey large rainfall events is limited and unlikely to be practical or feasible.

6.1.1 Supporting infrastructure requirements

The Council and other infrastructure providers will need to plan for, and help to fund, supporting infrastructure. To support our plan, we require safe, resilient, well-planned and integrated strategic infrastructure. We have identified upgrades to existing infrastructure as well as new infrastructure that would be required over the next 30 years to enable growth to occur.

A summary of the infrastructure requirements to enable growth are set out below with more detail provided in the following subsections.

- There is sufficient potable water available to cater for the level of growth anticipated through Tiritiri o Mātangi.
- Upgrades to the wastewater transfer pump station will be required to increase the pumping capacity of wastewater to the NPWWTP. Upgrades to the NPWWTP are required to cope with the increased wastewater volumes coming from Waitara. Stormwater resilience, attenuation and treatment projects will also be needed within the various stormwater catchments across Waitara to support future growth and development.
- There is sufficient capacity in the local roading network to support the level of growth anticipated. Upgrades on SH3 will continue if/when planned by NZTA. New and improved walking and cycling connections will be required to improve levels of accessibility and connections across Waitara.
- No changes to the location of existing schools, marae and other community facilities are proposed.

6.2 Wastewater

Waitara is broken down into discrete wastewater catchments that are largely defined by topography with relevant pump stations and trunk mains. Wastewater feeds into the central wastewater transfer pump station located on the western stopbank. It is then pumped out of Waitara via a trunk wastewater rising main to the NPWWTP for treatment and discharge. The pump and rising main capacity is exceeded in long duration wet weather events, leading to emergency overflows through the marine outfall pipe. This outfall has a discharge permit that expires in 2041. A solution to upgrade the transfer pump station is required before the 2041 discharge expiry to ensure compliance can be appropriately managed in relation to the emergency discharge.

Within each wastewater catchment and depending on the level of future development, some are more susceptible to wastewater overflows than others. This is largely dependent on levels of inflow and infiltration, pipe capacity, and existing topography and network layout. Wastewater overflows occur when the system capacity is overwhelmed during wet weather events and a combination of stormwater and wastewater escapes from manholes, private gully traps and engineered overflow points. Overflows have the potential to cause environmental, cultural and health harm. Overflows are infrequent but do occur with Council recording and monitoring some of them. The location of the overflows coincides with the low points in the most affected wastewater catchments, being Waitara West, East and South as shown on Figures 6 and 7 below.

Figure 6: Waitara South Sub Wastewater Catchment

Figure 7: Waitara East Sub Wastewater Catchment

As additional growth occurs within the township itself through infill or small greenfield development, each new connection creates additional risk to network capacity. This is realised in long duration storm and wet weather events, which can lead to an increase in overflows and emergency discharges to waterways and sea.

The LTP has budget to investigate further and help plan and manage wastewater network effects. Below is a summary of some of the critical infrastructure spend that is planned.

- Service level improvements to reduce wastewater overflows and allow for growth; budgeted at $11.5m:
    - A combination of new pump stations, new and upsized pipes and changes to network layout to relieve capacity constraints.
    - Inflow and Infiltration investigations and targeted remedial work to reduce the volume of stormwater and groundwater that enters the wastewater network.
- Upgrades to the existing NPWWTP and Wastewater Treatment Master Plan; $11.5m allocated in the LTP for the entire district.

Infrastructure upgrades which are not funded in the 24/34 LTP but have been identified are:

- An upgrade to the Waitara wastewater transfer station to increase capacity and address resilience.
    - Investigations for seismic risk and capacity upgrades ($1–2m).
    - Depending on investigation results, solutions could range from $10–30m for the 'macro wastewater solution' to future proof Waitara which would resolve the existing seismic resilience and overflow risk from the main transfer pump station before the emergency marine discharge consent expires in 2041.

Through Taumata Arowai, there are changes coming to wastewater performance standards and untreated overflows. This could have an impact on the scale and type of interventions required to manage wastewater in the future.

6.3 Stormwater

Stormwater catchments are named and divided into sub catchments depending on topography. The existing fluvial threat from king tides combined with rainfall events poses a threat to existing urban housing and the town centre. Stopbanks are in place along the river edge to mitigate and manage potential river flood effects. The sizes of these were increased to help cater for larger rainfall events and protect the township.

A key issue facing Waitara is that development occurred on low-lying land and is exposed to a flood hazard from a major watercourse. Stopbanks protect Waitara from river flooding but prevents urban runoff from draining, resulting in flooding from stormwater runoff. A combination of high groundwater, impact of local infrastructure in the street (i.e. kerb and channel, catchpits, conveyance pipe network), and low-lying land surrounding a major watercourse, contribute to the significant flood risks for Waitara. This is shown spatially on Council flood mapping and generally follows overland flow paths and existing stream tributaries that flow towards the Waitara River.

A potential option considered for managing floodwaters during high-intensity, long-duration rainfall events involved installing a series of very large pumps to discharge floodwater from the town into the Waitara River. However, this approach would be costly, high risk, and of uncertain reliability. It is also not considered best practice in contemporary stormwater management, and for these reasons it has not been pursued further. In addition, if the Waitara River were to overtop the stopbanks, the system would in any case become ineffective.

The Council LTP has budget to address some of the upper catchment stormwater network effects that have been identified. Below is a summary of some of the critical infrastructure spends that is planned and some additional works for specific catchments that could be of benefit to future growth in Waitara.

- Ongoing projects valued at $20m full life have already begun across Waitara but this is largely to manage the existing environment.
- Future Urban Zone (FUZ) and new greenfield development could potentially add storage capacity in the upper Waiari Stream to mitigate downstream flooding by artificially holding and discharging at a controlled rate.
- An estimate of $5m has been provided for additional pipes in Phase 2 of the Waiari Stream stormwater project.

Limitations on the effectiveness that network improvements could make to the current situation due to the challenges previously discussed make infill development challenging and any increase in impervious surfaces would worsen the current situation.

Any increase in impervious surfaces would exacerbate existing flooding issues. Infill development is likely to face challenges, as the effectiveness of network upgrades is limited by Waitara's physical characteristics and funding constraints. Physical limitations include low-lying topography, particularly within constrained stormwater sub-catchments, where upstream development can increase downstream flood risk. Potential mitigation measures include onsite attenuation, localised stormwater management approaches, and ongoing maintenance of existing stormwater infrastructure.

7.0 Engagement

Figure 8 outlines the engagement undertaken in the development of Tiritiri o Mātangi. Engagement occurred in two phases:

- August 2024 – July 2025 (Pre-engagement): Early engagement that informed the development of the draft of Tiritiri o Mātangi. Section 7 of this report documents that pre-engagement process.
- July 2025 – September 2025 (Community Consultation): Engagement undertaken following the release of the draft of Tiritiri o Mātangi which informed the final version of Tiritiri o Mātangi. This phase is documented in the Engagement Summary Report.

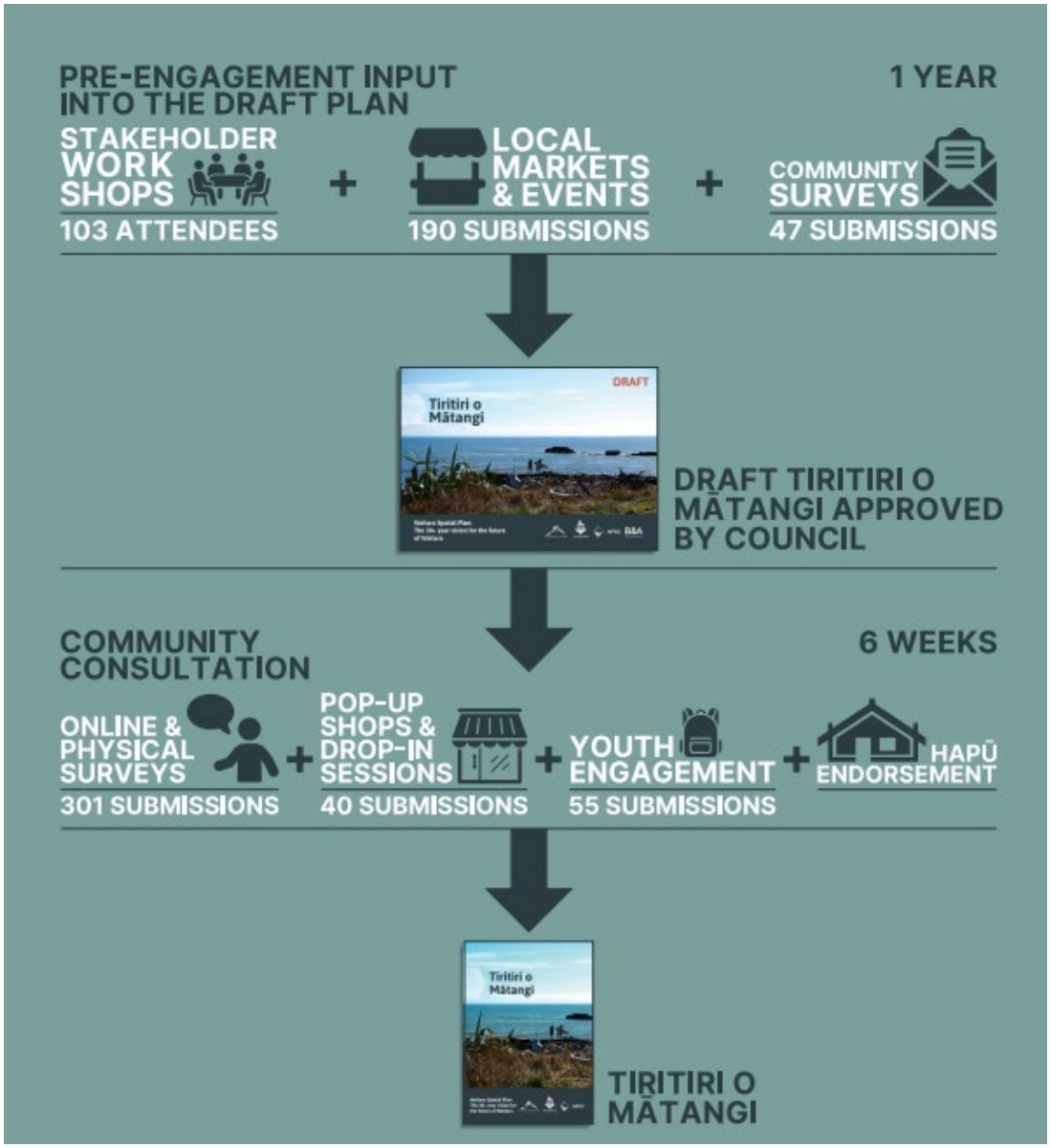


Figure 8: Summary of engagement

7.1 Summary of Pre-Engagement

7.1.1 Who we have talked to

This section summarises the pre-engagement input into the draft of Tiritiri o Mātangi that NPDC, Manukorihi Hapū and Otāraua Hapū has undertaken to support the development of Tiritiri o Mātangi.

Pre-engagement was held with a variety of groups, identified based on their involvement in the community and the nature and relevance of their inputs to the plan.

Key groups we have spoken to include:

- Te Kotahitanga o Te Ātiawa, Ngāti Rāhiri Hapū, Pukerangiora Hapū and Te Kōwhatu Tu Moana;
- The Waitara Community Board and other NPDC elected members;
- NPDC staff, including the District Plan team, three waters engineers, resource consents planners, development engineers, a transport planner, and strategic housing and climate adaptation advisors;
- Landowners and developers, as well as developer representatives such as planners and surveyors;
- Central government agencies such as NZTA, Ministry of Housing and Urban Development (**MHUD**), Ministry of Education and Kāinga Ora;
- Taranaki Regional Council;
- Health services and community facilities and support providers including Tui Ora, Taranaki District Health Board, Sport Taranaki, Taranaki Facilities Consortium, representatives from several Waitara schools, and Waitara Pataka Kai (Food Bank);
- Waitara Taiohi Trust Youth Group;
- Waitara Schools were contacted to invite youth, teacher and whanau participation. Schools invited include Saint Josephs School, Waitara, Waitara Central School, Waitara East School, Manukorihi School and Waitara High School. Of these Saint Josephs School, Waitara Central School and Waitara High Schools wished to participate in activities; and
- Community members via stalls at the Waitara Night Market and Waitara Waitangi Day Market.

7.1.2 Summary of key themes

Key and common themes from pre-engagement include:

- The importance of the awa and the beach;
- Kerb and channel;
- Community pride and spirit and maintaining the sense of community;
- Infrastructure challenges;
- Issues with risk from natural hazards;
- Desire for improved public transport;
- The need for more affordable healthy housing;

- The need for improvements to the town centre;
- More community facilities and improved recreational spaces; and
- Protect and enhance Māori cultural values and sites of significance.

7.2 Pre-Engagement events

7.2.1 Stakeholders

7.2.1.1 Stakeholder workshops

Two in-person workshops were held in October 2024 (Stakeholder Workshop #1) and December 2024 (Stakeholder Workshop #2). Further details of the workshops are set out below.

Table 3: Stakeholder workshop attendees and purpose

Attendees	Date	Purpose
Organisations are as listed below with representatives in attendance: • Manukorihi Hapū • Te Kowhatu Tu Moana • Landpro • Taranaki Housing Trust • NZTA • Te Whatu Ora Taranaki and Tui Ora • Waitara Community Board Elected Representatives and Councillor Tony Bedford • Sport Taranaki • New Plymouth District Council Staff • Taranaki Regional Council • Venture Taranaki • Waitara High School • Ngāti Rahiri Hapū • Pukerangiora Hapū • Waitara Taiohi Trust • Waitara Pataki Kai, and • Individuals from the community not affiliated to any organisation but highly involved in the community also attended.	Stakeholder Workshop #1 30 October 2024	To provide an introduction and overview of Tiritiri o Mātangi and to receive feedback from stakeholders to inform the identification of key issues for Waitara and the development of the vision, outcomes, and objectives of Tiritiri o Mātangi. This was achieved by group discussions and a series of interactive activities.
Organisations are as listed below with representatives in attendance: • Manukorihi Hapū • Te Kowhatu Tu Moana • Landpro • Taranaki Housing Trust • NZTA • Te Whatu Ora Taranaki and Tui Ora	Stakeholder Workshop #2 5 December 2024	To recap and share findings from workshop 1, understand the growth and infrastructure context for Waitara, share the draft spatial plan outcomes, workshop draft growth scenarios and workshop key moves to meet spatial plan outcomes and future growth scenarios.

Attendees	Date	Purpose
• Waitara Community Board Elected Representatives and Councillor Tony Bedford • Sport Taranaki • New Plymouth District Council Staff • Taranaki Regional Council • Venture Taranaki • Waitara High School • Ngāti Rahiri Hapū • Pukerangiora Hapū • Waitara Taiohi Trust • Waitara Pataki Kai, and • Individuals from the community not affiliated to any organisation but highly involved in the community also attended.		

The stakeholder groups raised key issues, opportunities, constraints and insights in relation to existing issues and considerations for future growth and development for Waitara, and these also informed the development of Tiritiri o Mātangi.

Stakeholder Workshop 1

The key feedback from Workshop 1 is summarised below.

- The awa and beach is Waitara's point of difference and waterways were identified as a key feature to protect as growth occurs;
- Key areas of interest for Tiritiri o Mātangi identified by stakeholders are increasing housing supply and the diversity of housing types, building resilience to natural hazard risks and adapting to the effects of climate change, and investing in infrastructure;
- There are existing infrastructure constraints in Waitara for stormwater and wastewater, and there is a need to investigate and implement alternatives to ensure Waitara is well resourced and able to support new growth and development;
- There is a need to adapt to climate change, including considerations for relocating existing infrastructure and buildings that are vulnerable to flooding risks, focusing growth away from flood hazards, and developing a climate adaptation plan;
- The lack of a convenient and useful public transport service is one of the biggest issues for Waitara, with an emphasis on the need to support growth by improved public transport provision;
- Growth will need to be supported with parks and open space facilities and community and civic spaces, including the provision of a central community hub;
- The library is a key hub and location for the community;
- There is a need to revitalise and enhance the Town Centre;
- Provide employment opportunities to attract youth and young families to live, work and stay in Waitara; and

- Opportunity to pull the built form of the Town Centre from the awa and consolidate the heart of the Town Centre.

Stakeholder Workshop 2

Workshop 2 provided an overview of key findings from Workshop #1, an update on infrastructure and then focussed on two interactive activities to obtain stakeholder feedback on growth scenarios and key moves. Participants were divided into six groups, and the activities and key feedback received are summarised below.

Activity 1 – Growth Scenarios

Activity 1 included group discussion on seven spatial scenarios developed for consideration – refer to Section 9.7 for the scenario descriptions and maps used during this activity.

Workshop participants discussed what they supported or did not support and what they would change in relation to each scenario. The feedback received is summarised below.

- Scenario 1 Status Quo:
    - The scenario and growth areas are very spread out;
    - Waitara FUZ is not plan enabled - it is low lying, floods and in the wrong direction for people and infrastructure. This area should be removed;
    - The industrial land adjoining Ranfurly FUZ is not required and could be removed;
    - Brixton needs to be rezoned to urban zone; and
    - General consensus that this scenario is not the most economical option for Waitara.
- Scenario 2a Southeastern Growth:
    - Support the new/enhanced small centre;
    - Do not support the locations proposed for industrial uses;
    - Residential expansion zone is in a good location – it would be a selling point having housing closer to schools and would promote greater accessibility;
    - Industrial land by Ranfurly FUZ is underutilised and the industrial area on Grey Street floods;
    - The residential expansion area is a long way away from existing infrastructure and there are traffic challenges;
    - This scenario positively aligns growth near the schools;
    - Would be more expensive in comparison to other scenarios given the location of existing infrastructure;
    - Do not support the lack of infill in this scenario;
    - A positive with this scenario is the additional housing capacity that will be provided; and
    - Eastern focused development has good access to schools and community facilities.
- Scenario 2b - Southeastern Growth Alternative:
    - Scenario 2b is better in the outcomes it will deliver than option 2a;
    - Support for the new/enhanced small centre;

- Lack of support for the area indicated for industrial expansion;
- Need to consolidate industrial zoned land, do not want to see more of this zoned land in Waitara;
- Potential for development around Grey Street near the town centre as it does not flood;
- It would be good if this scenario could include some provision for rural lifestyle zoning;
- The industrial expansion is located close to the state highway supporting easy transport access;
- A positive with this scenario is the additional housing capacity that will be provided; and
- Eastern focused development has good access to schools and community facilities.

- Scenario 3a - Northwestern Growth:
  - Some concern about growth on the western side of Waitara and the potential for it to create an imbalance in the community;
  - Growth indicated through residential expansion seems logical and away from most constraints;
  - No support for infill along Parris Street due to flooding risk;
  - If future growth was to be focused on the northwestern side of Waitara, more buses would be required for schools to connect the western and eastern sides of Waitara;
  - If growth continues from Bell Block over the next 30 years then growth out the Western side of Waitara makes sense, particularly from an efficient use of infrastructure perspective;
  - Ranfurly FUZ could be changed to open space, parks or reserves with a better link to the coastal walkway;
  - Support for a new small centre to support local convenience needs;
  - Support for the Waitara East FUZ being used for open space;
  - It would be good to see consideration of a small centre along Princess Street;
  - Support for the areas indicated for infill / intensification however it would be good to see the additional infill area shown in Scenario 2a near King Street included;
  - Support for West Beach Reserve being open space due to erosion risk;
  - Need more green space within the future residential expansion area;
  - Positive with this scenario is the additional housing capacity that will be provided;
  - Intensification is provided in appropriate locations where development will be safe and efficient; and
  - Support that this scenario will be more efficient and cost effective in relation to infrastructure.
- Scenario 3b - Northwestern Growth Alternative:
  - All the recreational areas are on the eastern side of Waitara which does not leave many 'local' options for residents out west;
  - Not supportive of West Beach Reserve being used for housing given the erosion risk;

    - Infill is more limited under this option particularly around Parris Street in comparison to other scenarios. It would be good to see provision for a bit more infill;
    - Positive with this scenario is the additional housing capacity that will be provided; and
    - Support that this scenario will be more efficient and cost effective in relation to infrastructure.
- Scenario 4 - Southwestern Growth:
    - Least preferred scenario as it is very disconnected to the Waitara community;
    - No infill is possible along Parris Street due to flooding risk;
    - Not supportive of the residential expansion along Raleigh Street (near the Johnston Structure Plan Area);
    - Concern with the potential industrial expansion next to residential land;
    - Residential expansion area indicated raises concerns with traffic issues on and off the state highway;
    - Maclean Street area is like a swamp and should not be used for housing purposes;
    - Lack of access to schools in this scenario is a negative;
    - Positive with this scenario is the additional housing capacity that will be provided;
    - Support that this scenario will be more efficient and cost effective in relation to infrastructure;
    - The Raleigh Street centre would potentially pull activity from the existing town centre and potentially create an 'us and them' situation; and
    - Scenario creates significant urban sprawl in Waitara which is not supported.
- Scenario 5 – Status Quo Plus:
    - Support for the reduction in the town centre / more condensed town centre (moving away from the river). The general consensus was that this should be applied to the final scenario;
    - Support for the proposed open space in the town centre;
    - Support for no infill along Parris Street; and
    - Positive with this scenario is the additional housing capacity that will be provided.

Activity 2 – Key Moves

Activity 2 included discussion around the key moves to meet the spatial plan outcomes and deliver the different growth scenarios. Potential key moves were identified by the project team and printed on cards for participants to rank or group (e.g., must do, nice to have, not necessary).

- Most of the key moves were generally identified by the six groups as being 'must do' or 'nice to have', except that the following two key moves were consistently not supported:
    - All groups identified the need to enable more housing in Waitara, rather than facilitating this growth elsewhere to reduce pressure in Waitara. This includes within the neighbouring suburb Bell Block and within other locations in New Plymouth.

- Four groups identified the provision of a new neighbourhood centre or school to support residential growth as a 'nice to have', while two groups identified that this was 'not necessary'.

- All groups consistently identified the following key moves as 'must do':
  - Work with iwi and hapu trusts, social housing providers, and developers to address barriers to housing affordability;
  - Create local jobs by investigating economic development opportunities;
  - Improve waterways, including through naturalisation, planting, daylighting, creating new wetlands, and improve methods to manage stormwater; and
  - Investigate options to manage stormwater and respond to sea level rise and coastal inundation;
- There was also support for key moves which would facilitate or enable growth and development in Waitara, reduce barriers to housing, or address existing infrastructure barriers, including:
  - Undertaking a detailed housing assessment for Waitara to develop an understanding of demand and existing capacity (identified by five groups as 'must do' and one group as 'nice to have');
  - Investigating partnerships with iwi and hapū and other housing providers to undertake development and/or deliver housing (both initiatives were identified by five groups as 'must do' and one group as 'nice to have');
  - Increase wastewater capacity and conveyance to a centralised wastewater treatment plant (identified by five groups as 'must do' and one group as 'nice to have'); and
  - Localised sewer pump station and pipe capacity upgrades (identified by five groups as 'must do' and one group as 'not necessary', citing that a pump station was not desired).
- There was general support for cultural visibility through potential and change street names, landscaping, and a cultural heritage trail (identified by four groups as 'must do' and two groups as 'nice to have') and introducing cultural wayfinding in streets and public open spaces through pou, storyboards, toi Māori (identified by two groups as 'must do' and four groups as 'nice to have'). The identification of the Owae Marae as a feature within the community was identified as a new key move by one group.
- In terms of responding to climate change and natural hazards, five groups identified the need to develop and implement a climate change adaptation plan as a 'must do', and one group identified this as a 'nice to have'. Mixed responses were received in relation to limiting infill housing to high ground, which was identified as a 'must do' by three groups, a 'nice to have' by two groups, and 'not necessary' by one group.
- Transport and access-related key moves were generally split between being 'must do' and 'nice to have', including key moves to include gateway treatments at State Highway accesses, improving cycling facilities between Clifton Park and St Joseph's (identified by one group as 'not necessary'), enhancing the Coastal Walkway and extending it to the Town Centre, and increasing public transport frequencies for routes to Bell Block and New Plymouth.

- Other preferred key moves include:
    - Consolidating the Waitara Town Centre (identified by five groups as 'must do' and one group as 'nice to have');
    - Undertaking a plan change to the New Plymouth Part Operative District Plan to enable urban expansion in desired locations (identified by four groups as 'must do' and two groups as 'nice to have'); and
    - Establishing a community hub and space for all by combining existing community facilities (identified by four groups as 'must do' and four groups as 'nice to have').

7.2.2 Stakeholder meetings

In addition to workshops with key stakeholders, targeted one-on-one meetings were held with some specific stakeholders which are outlined below.

7.2.2.1 Taranaki Regional Council

A meeting was held with TRC on 1 October 2024. Key feedback and points from the discussion included:

- Flood catchment modelling is underway, including for Waitara River, which may be useful for the development of Tiritiri o Mātangi;
- The study area for Tiritiri o Mātangi should include the coastal marine area;
- Natural hazards and future climate change adaptation is a big issue for Waitara which the community are aware of. Tiritiri o Mātangi should consider the natural hazard and climate change risks; and
- TRC will share information regarding wetlands, SNA mapping, natural hazards and any other baseline information relating to freshwater to help inform Tiritiri o Mātangi.

7.2.2.2 Ministry of Housing and Urban Development

A meeting with the MHUD was held on 5 November 2024. Key feedback and points from the discussion included:

- Acknowledgement of damp housing and ageing housing stock in Waitara. Also, that there is a lack of diverse housing options available to the community;
- The ground conditions in Waitara have been a barrier to Kāinga Ora projects getting underway in recent years;
- There a several social and/or community housing groups in Waitara who are keen to do housing projects in Waitara;
- NPS-HPL was noted as a significant barrier to urban expansion, especially for a location like Waitara which is surrounded by high class soil;
- MHUD are supportive of greater housing supply and a diversity of housing typologies; and
- MHUD could share examples of spatial plans recently completed for similar sized areas in comparison to Waitara that are experiencing similar issues;

7.2.2.3 NZTA / Waka Kotahi

A meeting with NZTA / Waka Kotahi was held on 22 October 2024. Key feedback and points from the discussion included:

- NZTA / Waka Kotahi submitted on the draft New Plymouth Future Development Strategy;
- There is community interest around Taite Road upgrades and potential directional options; and
- Project improvements in the future include NPDC Airport roundabout and SH 3/3A upgrades.

7.2.3 Community

A series of public events were held within the community between November 2024 and February 2025 as well as a community survey which was launched and circulated at the Waitara Market Day. Further details of these events and the survey questions are set out below.

Table 4: Summary of community engagement events

Event	Date	Purpose
November Night Markets	15 November 2024	To provide an introduction and overview of Tiritiri o Mātangi and to receive feedback from the public to identify and gather what can be improved and changed from the community's perspective, and what people value in Waitara. A dedicated stall was set up at the Night Market with interactive activities. The Council was available to introduce Tiritiri o Mātangi and answer questions from members of the community.
Waitara Waitangi Day Market	6 February 2025	To provide an introduction and overview of Tiritiri o Mātangi and to receive feedback from the public on key themes in reference to Waitara. If participants were unable to participate in the activities, they were encouraged to take a physical copy of a survey that was also available online.

The key feedback from these events is summarised below.

7.2.3.1 Waitara Night Market – 15 November 2024

Feedback received was focussed on the aspirations of the community for future growth and development in Waitara. Key themes identified include:

- Prioritising investment into improving or enhancing community facilities and public spaces, including libraries and museums, sports clubs, youth centres, public barbeque facilities and areas, food trucks, public art, community gardens, and playgrounds and work-out stations in open spaces;
- Education opportunities, particularly for tertiary education and Kura Kaupapa;
- More events for youth;
- New housing;

- Improving the retail offering, including supermarkets and larger format retail stores e.g., The Warehouse and Kmart;
- Investment into infrastructure to improve flooding and wastewater issues, the sea wall, footpaths, roading (potholes), and cycle lanes;
- Improving the water quality of the awa; and
- Improving and revitalising buildings in the Town Centre, which are also earthquake prone.

Figure 9: Content set up at the Night Market event

7.2.3.2 Waitara Waitangi Day Market – 6 February 2025

Feedback received was in response to a series of the themed questions and statements. These included:

- What do we protect or enhance?
- What is important to you?
- As we grow, what will we need to be new or improved?
- How will we get around?

The key feedback from the Waitara Waitangi Day Market 2025 is summarised below.

- Waitara does not currently have enough housing and the housing that is available is expensive. Support for more affordable housing;
- Natural hazards need to be considered for future planning to ensure that damage to the community is minimised – both to people and its infrastructure;
- Improved Infrastructure is a key priority to the community. There is a general concern that there has been under-investment to date in the Waitara area;

- There's already plenty of land zoned in Waitara as industrial with most of the land being under-utilised. The town needs to be revitalised with more retail options. The community has either the option of needing to travel to New Plymouth to purchase what they need, or they purchase items online. All are in support of encouraging incentives to bring more business into the town centre. There are plenty of business owners in Waitara, but it is too expensive to rent space in the town centre;
- There is support for the protection and enhancement of the natural environment in Waitara. This includes Waterbodies, Natural Landscapes, Biodiversity and highly productive soils;
- Waitara Parks are important to the community;
- The community support the protection of Māori sites of significance; and
- Buses from Waitara are available, but they don't currently go to the right destinations like the hospital or shopping in New Plymouth. Users often need to take connecting buses which result in the trip taking a whole day.

Aspirations include:

- Improved public transport services and facilities;
- Availability of affordable and resilient housing;
- Improved retail offering, particularly for shopping, which in turn will create more jobs in the Waitara area;
- Continued investment into local parks and improvement of connectivity to all the parks and recreation spaces in Waitara;
- Increasing vibrancy in the town centre and encouraging alternative industry to Waitara to create more jobs that don't harm the environment. No more heavy industry in Waitara;
- More community activities available including a youth facility and health care facilities in the Waitara Town Centre;
- Providing a space for retailers to come together in one space to sell their goods without having to commit to a whole space themselves;
- For smaller trips in the Waitara area, participants suggested smaller shuttles;
- Accurate reflection of Waitara's history (including cultural history) in an educational format; and
- Investment in infrastructure to support future growth.

Figure 10: Waitara youth and community members participating in engagement activities

7.2.3.3 Community Survey

Launched on Waitangi Day at the Waitara Markets, a survey was shared with the public through physical copies and an online survey via Council website "Have your say" (Social Pinpoint). Participants were asked to answer a series of questions and prioritise statements. They were also provided with a map and were asked a series of questions which allowed an opportunity for open answers.

Of the surveys circulated (physical copies and online) 47 responses were received. Based on the above questions participants prioritised statements or options. Figures 9 and 10 summarise the responses relating to what is important to protect or enhance and what is important to focus on respectively.

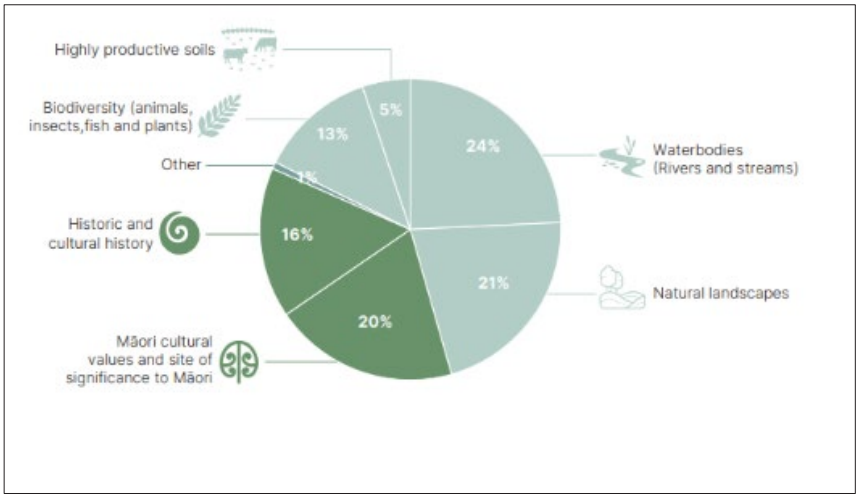


Figure 11: Summary what we should protect or enhance in Waitara

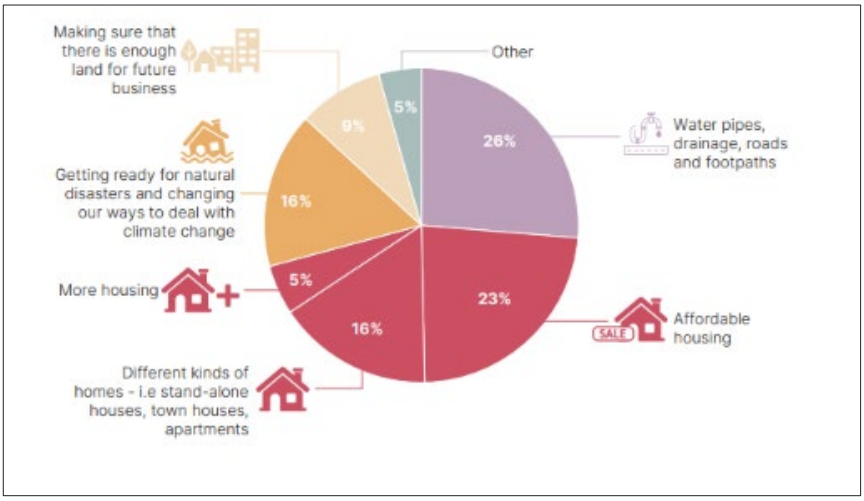


Figure 12: Summary of what is important to focus on in Waitara

The second part of the survey asked people to respond to the following questions:

(a) Where you think more housing should or shouldn't go.

In summary respondents were consistent in commenting that there's plenty of empty land surrounding Waitara and exploring these areas for development should be investigated. Land to the West was identified specifically.

Support for land currently in Te Kowhatu Tu Moana's management was also supported for development.

(b) Where areas are that should be protected.

Most respondents did not want to see any land currently designated as parks or reserves developed and wished for them to be protected. They wished however that they be enhanced or upgraded with seating, walkways and more planting to increase biodiversity.

Sites of significance and waterways were also identified as areas that should be protected.

(c) What would you like the town centre to look like? Is there anything that is missing or you would like to see more of? Tell us where this should go.

Revitalisation of the town centre was suggested, highlighting that in doing so this would encourage business and job opportunities. Furthermore, many wished that buildings in the town centre are repainted and upgraded as they are in a state of disrepair. Attractions and shared spaces were noted such as Māori Arts Centre and locations in the town centre for gigs and festivals.

(d) If Waitara needed any more parks or recreation activities/ facilities? Tell us where they should go.

Most respondents commented that there are plenty of parks in the Waitara area and they do not require more. They did however note (as above in point 6b of point 7.2.3.3) that they wished for them to be upgraded/ improved if not already. Suggestions include providing active options at parks.

Native planting of parks and reserves to encourage biodiversity were requested by several respondents.

7.2.4 Youth Engagement

As part of the community engagement, NPDC also engaged with school students and youth groups between November 2024 and February 2025. Further details of these events are set out below.

Table 5: Youth engagement overview

Group	Date	Purpose
Waitara Taiohi Trust Youth Group	20 November 2024	To introduce the project and understand the aspirations of the younger generation. This was achieved through a series of interactive activities facilitated by their Youth Group Leader, Jared.
St Josephs School Whanau Pool Party Day	13 February 2025	To introduce the project and understand the aspirations of the younger generation and their whanau for the future of Waitara and how it should grow. This was achieved through a series of interactive activities facilitated by the Council at the start of the pool party day. Feedback was gathered from both students and whanau.
Waitara Central School Gala Day	22 February 2025	To introduce the project and understand the aspirations of the younger generation and their whanau for the future of Waitara and how it should grow. This was achieved through a series of interactive activities facilitated by the Council at the start of the weekend Gala Day. Feedback was gathered from both students and whanau.
Waitara High School	13 – 27 February 2025	Students were directed to complete the same online survey completed by members of the public. The summary of feedback gathered from the surveys can be found in section 7.2.3.3.

The key feedback from these youth events is summarised below.

7.2.4.1 Waitara Taiohi Trust

General themes and comments:

- There is a need to support growth with infrastructure (three waters and transport), followed by opportunities for shopping and retail and industry and new parks. Very few respondents identified the need for community and civic spaces or office space;
- All modes of transport were identified as ways to get around, with particular emphasis on cars and public transport;
- Significant emphasis on protecting Māori cultural values and sites of significance to Māori and historic and cultural history as growth occurs;
- The provision of affordable housing was identified as the main priority for future growth in Waitara, following by increasing housing supply, providing sufficient land for business, and responding to natural hazards and climate change;

- The sense of community and culture within Waitara were identified as key values to be retained into the future; and
- Existing facilities that are valued and well-used include the New World Supermarket and Owae Marae.

Aspirations for Waitara:

- Improved public transport services and facilities.
- Improved retail offering, particularly for shopping and food and beverage.
- Continued investment into the coastal walkways.
- More community activities.
- Opportunities for Kura Kaupapa.
- Improving the water quality of the awa and swimmable beaches.
- Ongoing support for youth groups and a new youth centre.

Figure 13: Waitara Taiohi Trust listen to activity instructions and participate in group activities

7.2.4.2 St Josephs School, Waitara

General themes and comments:

- There is a need to support growth with infrastructure (three waters and transport);
- Strong support for shopping and retail opportunities in the town centre by providing for more diverse options. In doing so the consensus was that more jobs would be created in the town;
- The youth loved their local parks, but want to see them improved with more activities;
- Few supported more industry or sufficient land for business. Most agreed that there was enough land already allocated;
- Most participants highlighted the importance of the library noting that it is too small and needs to provide more space for youth and quiet study rooms;
- All modes of transport were identified as ways to get around, with particular emphasis on cars and public transport;

- Significant emphasis on protecting Māori cultural values and sites of significance to Māori and historic and cultural history as growth occurs; and
- Affordable housing is a priority to focus on for this community. It is very difficult to secure a rental let alone buy a house.

Aspirations for Waitara:

- More affordable housing.
- An upgraded pool that is fully covered all year round.
- More retail options in Waitara town centre including fresh produce, butchery and other options that can only be found in New Plymouth at the moment.
- The current library upgraded and expanded in its current location so that there is more space for youth to hang out in and quiet spaces to study in.
- A dedicated youth hub to ensure that youth always have a place to go and be/ feel safe.
- Continued investment in local parks and connections to the parks (safe footpaths and pedestrian crossings).
- New and improved infrastructure to cope with current and future demand on the 3 waters network.

Figure 14: St Josephs students complete Tiritiri o Mātangi activities at whanau pool party

7.2.4.3 Waitara Central School Gala Day

General themes and comments:

- It is hard to find affordable rental properties as well as properties for sale;
- Waitara doesn't have a lot of retail options. Often residents of Waitara are forced to go to New Plymouth to buy what they need;
- There is a need to support growth with infrastructure (three waters and transport);
- Footpath network needs improvement to allow people to get places safely. There continue to be areas of Waitara that have footpaths that do not connect logically with the rest of the network; and
- Smaller shops and dairies are important for families and elder members of the community that do not have access to vehicles;

Aspirations for Waitara:

- Waitara town centre is vibrant and offers a range of retail opportunities.
- There is diversity in local jobs available for the people of Waitara.
- Waitara has a range of activities on offer for youth.
- There are alternative options to conventional education available to youth such as kura Kaupapa and/ or trade school.
- Alternative means of transport are supported i.e small, high frequency shuttles.
- Waitara has similar waters infrastructure in place to New Plymouth, such as kerb and channel.

Figure 15: Waitara Central School Gala Day Tiritiri o Mātangi Information Stall

7.2.5 Elected Members

An update was provided to elected members within a regular 'planning update' report which was presented to the Council's Strategy and Operations Committee in November 2025. This outlined the project's progress to date.

Informal updates were also provided to all Council staff and Councillors through the 'Friday Flash'. This is used to provide quick weekly updates to the full organisation through the means of a short bulletin. Updates provided included:

- Project Initiation and Site Visits;
- Stakeholder Workshops (1&2); and
- Waitara Night Market and Waitara Waitangi Day Market.

Council officers also provided updates to the Ngāmotu District Growth Advisory Panel (NDGAP: which includes 3 elected members and several local development professionals). NDGAP were provided with high level updates on the progress of the project. Growth scenario outputs were also tested with the development professionals in NDGAP.

7.3 Spatial Plan website

As part of the Waitara Spatial Plan pre-engagement and drafting phase of the project, the Waitara community were encouraged to find further information about the project on the 'Have your say' section of the NPDC website - Waitara Spatial Plan | Have Your Say

This site included a summary of the project, a timeframe for the project, and an online survey.

Feedback was collected using the 'Social Pinpoint' application. This information was collected and summarised to help inform what the priorities and aspirations of the community are.

8.0 Tiritiri o Mātangi Goals

Tiritiri o Mātangi contains six goals which inform the assessment of growth areas and provide a framework for implementation.

The goals are short guiding statements. They are aspirational, and Tiritiri o Mātangi sets out how to put them into effect.

8.1 The draft outcomes statements became goal statements

The draft version of Tiritiri o Mātangi contained outcome statements. In response to consultation and feedback received on the draft plan these outcome statements where consolidated into 6 goal statements. Table 6 below outlines how the draft outcome statements were reframed as goal statements.

Table 6: Reframing of draft outcomes to goal statements

No.	Draft outcomes	Goal statements
1.	• Waitara's Māori cultural history is recognised, visible and celebrated in a tangible way that is reflected in civic and open spaces.	Waitara's culture, identity and history, including sporting culture and legacy, is visible and celebrated.
2.	• Waitara town centre is vibrant, services the community and is a safe place for everyone.	Waitara's town centre is a safe place for everyone, providing a diverse range of businesses and services.
3.	• Waitara and its people are thriving and rangatahi, pakeke and kaumātua can stay and live in Waitara. • Local jobs.	Create local jobs and clear training pathways so people in Waitara can live, learn and work locally throughout their lives.

No.	Draft outcomes	Goal statements
4.	• Waitara and its people are resilient to natural hazards and able to adapt to future climate change effects. • The mauri and health of Waitara waterbodies are protected and, where appropriate, enhanced and restored. • There is no untreated stormwater to the Waitara River or its tributaries. • Wastewater is contained and there are no new discharges to the moana and awa. • Mahinga kai, rongoa and other taonga species are accessible and flourishing with flora and fauna, ensuring tangata whenua can practise manaakitanga.	Waitara is a resilient community where the natural environment is protected and enhanced.
5.	• People have access to affordable, healthy homes. • People have equitable access to parks and reserves. • Supply of land for housing and business exceeds project demand in Waitara in order to support affordability and a competitive land market.	Waitara has housing options that are located outside hazard zones and designed to meet the needs of the community.
6.	• Accessibility and movement throughout Waitara and beyond is easy. • Public transport is a viable alternative. There are walking, cycling and other active travel connections throughout Waitara. • Community facilities and services meet community needs. • Development is carefully planned to make best use of existing infrastructure. • Any new stormwater, wastewater and water infrastructure delivery incorporates innovative and smart methods. • Stormwater treatment through water-sensitive design solutions and rainwater harvesting. • Water conservation.	Waitara is served by well-functioning physical and social infrastructure.

9.0 Future growth and land use scenarios

9.1 Introduction

Future growth and land use scenarios ('the scenarios') are broad options for how Waitara will grow to accommodate the projected population increase. They visually show strategic growth options for Waitara that:

- Provide housing and business capacity;
- Incorporate strategic supporting infrastructure;
- Take constraints and opportunities into account;

- Address existing issues; and
- Contribute to achieving Tiritiri o Mātangi goals.

The scenarios assist in identifying and understanding trade-offs that may be required to meet the goals at a strategic level. They also assist with identifying new growth areas, for example rural land that may be suitable for urban expansion or developed land that may be suitable for infill/intensification. The scenarios show how Waitara may change over time, how growth will be distributed and the constraints, key issues and opportunities the spatial plan needs to respond to.

Four broad scenarios (status quo, southeastern growth, southwestern growth and northwestern growth) were developed following consideration of the Tiritiri o Mātangi goals, interrogation of constraints mapping, and review of opportunities and key issues. A further three sub-scenarios were developed in response to early stakeholder feedback. The scenarios broadly illustrate the range of housing and business typologies anticipated, the likely capacity provided, and the strategic supporting infrastructure required.

The scenarios demonstrate growth and land use outcomes for Waitara that differ to the 2024 – 2054 FDS. The FDS noted that more detailed work was required for Waitara to inform appropriate growth opportunities that will then inform the next FDS.

9.2 Purpose of the Scenarios

The scenarios have been prepared to test and evaluate ways Waitara could change or develop over the next 30-years and to understand the advantages and disadvantages of the different options. They do not indicate any preference or ideal pattern of growth, with each scenario invariably having their own pros and cons relative to one another. The scenarios were also designed to provoke discussion and thought from a diverse group of stakeholders, including special interest groups and those representing the wider community. In addition to the scenarios, the spatial plan must consider what changes are required to support the existing community and address known issues, regardless of whether any growth occurs (e.g. flooding).

The assessment of the scenarios also assists in providing an evidence base to support an extension of residential or business land into areas identified as containing highly productive land (should this be required) to address the requirements of the National Policy Statement on Highly Productive Land. The spatial scenarios also:

- provide an opportunity to understand what the challenges are to development currently;
- allow for an understanding of potential infrastructure upgrades (and costs) required to support development in a particular area;
- explore options that could help fund future infrastructure upgrades to address existing issues in Waitara (e.g. wastewater capacity);
- provide an opportunity to explore how existing housing or business land that is subject to high natural hazard risk could be re-provided; and
- allow the community and decision makers to be proactive in how they consider future requests from private developers to enable new housing or business land to occur.

9.3 Developing the Scenarios

These scenarios were used to help inform the spatial distribution of growth and an understanding of how growth areas could contribute to Tiritiri o Mātangi outcomes and meet housing capacity requirements over the next 30 years.

A scenario considering meeting all (or a large portion) of Waitara's future growth requirements elsewhere (e.g. in other towns in the district) or providing for less capacity than the current status quo of the District Plan / Future Development Strategy was discounted from consideration. This is because of community expectations around growth options being available and the requirements of the NPS-UD. Feedback received from stakeholders has indicated a strong desire to ensure sufficient housing and employment opportunities to allow for Waitara's community to remain in Waitara if they so desire.

The scenarios are:

- Scenario 1 Status Quo;
- Scenario 2a Southeastern Growth;
- Scenario 2b Southeastern Growth Alternative;
- Scenario 3a Northwestern Growth;
- Scenario 3b Northwestern Growth Alternative;
- Scenario 4 Southwestern Growth; and
- Scenario 5 Status Quo Plus.

Refer to section 9.7 for a full description and map of each scenario.

9.4 Common to each scenario

The scenarios do not imply growth will occur at a particular rate or scale in any given location but rather help to provide an understanding of potential implications should there be a need to grow. Each scenario has been designed to ensure that sufficient housing and business land is made available to meet forecasted demand in Waitara. The most recent assessment is that Waitara will need at least 725 new dwellings over the next 30-years. In all instances, the scenarios that have been developed provide for more "plan-enabled" potential dwellings and business land than is required over the next 30 years. In this sense they are not intended to imply that significant levels of growth over the 30-year forecast will occur. Rather, it recognises that there is uncertainty over a long-term planning horizon about the readiness or feasibility of enabling infrastructure as well as the extent to which development opportunities can be realised (e.g. unwilling sellers, development is at a lower density than assumed, or development is not commercially feasible and goes unrealised).

It is important to note that having more capacity available must be balanced with the need for growth to be managed, staged, and targeted to avoid rapid and widespread expansion that would negatively affect the special character of Waitara and adversely impact affordability and matters such as community facilities, education services, traffic, and environmental assets.

There is also a requirement under the NPS-UD (Objective 2) to support competitive land markets to help improve housing affordability (and housing affordability has been raised as a key issue in Waitara). In this regard, it is helpful to understand that enabling relatively more capacity (over and above projected demand) means more development opportunities and competition among

developers (including those in the social / community housing sector) being created and maintained.

In addition to the above, some common factors have been applied to each of the scenarios to allow for a fair comparison between each. These include:

- Future housing growth is provided through a mixture of infill / intensification and greenfield expansion, in accordance with the preferred 'Balanced' growth scenario set out in the FDS;
- Infill / intensification areas that have been identified are predominantly outside areas subject to high natural hazard risks (e.g. flooding / coastal erosion). However, they do occur in places with potential flooding issues related to overland flow paths and parts of the Town Centre. It is acknowledged that infill/intensification is provided for by the New Plymouth Part Operative District Plan in the General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ). Some of these areas are subject to the Stormwater Flooding Area, and mitigating the risk with higher floor levels or other mitigation measures can mean development is less feasible. The scenarios therefore consider areas that are less constrained and give a more realistic indication of where intensification/infill is likely to be more viable;
- Infill / intensification opportunities are assumed to be provided through smaller secondary units (e.g. granny flats), duplexes and some redevelopment projects such as terraced housing (up to 2-storeys in height);
- Boundaries shown are not precise and are not intended to signal specific properties which may or may not be developed in the future. Rather, the key function of the scenarios is to understand the implications of the general direction and scale of growth. More detailed planning for a future plan change or resource consent is considered a more appropriate time to determine precise boundaries for any future development;
- Related to the point above, growth areas have generally sought to avoid development on / near Sites and Areas of Significance to Māori; and
- Any new areas of significant residential expansion also include provision for local convenience retail in accessible locations (e.g. a small block of shops providing for local convenience needs and services).

9.5 Infrastructure requirements

For all the scenarios evaluated as part of preparing Tiritiri o Mātangi (refer to Section 9.7) there are base assumptions that need to be considered. These assumptions relate to the additional likely infrastructure types and investment that would need to be implemented.

- There is sufficient potable water available to cater for the level of growth anticipated through Tiritiri o Mātangi.
- Level of Service (LoS) is a measure of the quality or service the public can expect around the provision of an element of infrastructure. The cost estimate for each scenario is additional to the upgrades that are required to meet a LoS for Waitara for wastewater and water.
- In Waitara it is impractical to meet the target stormwater LoS. Any scenario that has an infill component initiates a requirement to meet the target LoS in the downstream catchment.
- Stormwater pump stations: Stormwater pumping is not considered best practice for long term stormwater management.

- New Plymouth wastewater treatment plant impact: Upgrade is required for all growth scenarios.

9.5.1 Introduction

Understanding the housing capacity of potential growth areas and spatial scenarios is a critical component to spatial planning. Capacity estimates have served two important functions in the development of Tiritiri o Mātangi, namely:

- To inform the analysis of the pros and cons of each scenario in terms of how individual growth areas or groups of growth areas contribute to providing for sufficient housing capacity over the long-term; and
- To inform a high-level analysis of the potential implications for existing infrastructure, the potential future infrastructure required to support them and a rough order of costs for providing this.

9.5.2 Residential capacity

As set out in the Waitara Residential and Business Growth 2024 Memo in Appendix 2, residential capacity data has been updated to better understand future growth in Waitara. Briefly, Waitara has sufficient plan-enabled, feasible, and reasonably-expected-to-be-realised capacity in the short to medium term. However, the long-term capacity varies depending on the two datasets:

1. 2024 NPS-Housing and Business Capacity Assessment (HBCA)
2. Future Development Strategy (FDS) hearings outcomes — presenting differing capacity figures due to methodology changes.

During the FDS process, submissions questioned how plan-enabled capacity was calculated. The 2024 HBCA included land with Sites of Significance to Māori (SASM and Archaeological Sites (AS), classifying these areas under Fully Discretionary development rules. Under the NPS-UD framework, such land cannot be considered 'plan-enabled' unless the New Plymouth Part Operative District Plan (PODP) is amended. As a result, FDS capacity calculations excluded SASM sites (constraints applied), leading to lower capacity estimates compared to the HBCA.

At a minimum, around 619 new houses will need to be built in Waitara over the long term (30 years) to support the projected population growth. To provide for a margin of competition required by the NPS-UD this number increases to 725 houses. Current capacity can only provide 580 new houses.

In addition to the above, it is understood that access to housing is unaffordable for many people in Waitara. Despite the amount of land currently available and zoned for residential uses in Waitara, average incomes, house prices and rents, and the cost of developing new homes means that while there is land available for housing, access to this capacity is unable to be realised by many of the community. As a result, more development capacity is required to be enabled through Tiritiri o Mātangi. This is not intended to imply significant levels of growth will occur. Rather, it recognises that it is only one factor that may help generate more competition in the market, and that there is a level of uncertainty over the readiness or feasibility of enabling infrastructure as well as the extent to which development opportunities can be realised.

As outlined in section 9.4 of this report all scenarios set out in Section 9.7 use housing numbers based on plan-enabled capacity. Plan-enabled capacity applies the New Plymouth Part Operative District Plan rules to establish the maximum theoretical capacity that can be developed on each

urban site, which includes density, height limits and setbacks. It does not consider whether the site is infrastructure-ready or commercially feasible.

9.5.3 Business capacity

This includes retail, commercial, and industrial sectors. As set out in **Appendix 2**, retail growth in Waitara is projected to outpace industrial growth. In the mixed use and town centre zones, some buildings remain vacant. Additionally, the amount of undeveloped industrial land exceeds the expected growth forecasts for the industrial sector. In general, the projected demand for business land can be catered for in the existing commercial and industrial zones. While there may be a long-term shortfall for industrial land as described above, there is currently plenty of land available to support a wide range of business and industry activities. A long-term shortfall will be dependent on the nature and rate of growth in Waitara and this is not well understood currently. Further work (as identified through the actions in Tiritiri o Mātangi) is recommended. Tiritiri o Mātangi can be updated in the future to reflect this and any recommended responses.

9.6 Scenarios evaluated as part of preparing Tiritiri o Mātangi

9.6.1 Spatial Scenario 1: Status Quo

This Scenario represents the direction of growth currently provided for via the Future Development Strategy and New Plymouth Part Operative District Plan. This scenario provides a starting point for which other scenarios can be assessed and broadly involves:

- Development occurring as per the Future Development Strategy. This assumes both the Waitara East and Ranfurly Future Urban Zone are developed.
- Also assumes development of vacant land contiguous with the West Beach Reserve (currently zoned residential).
- Plan enabled capacity of 1050 (housing locations allocated in line with the Housing and Business Capacity Assessment).

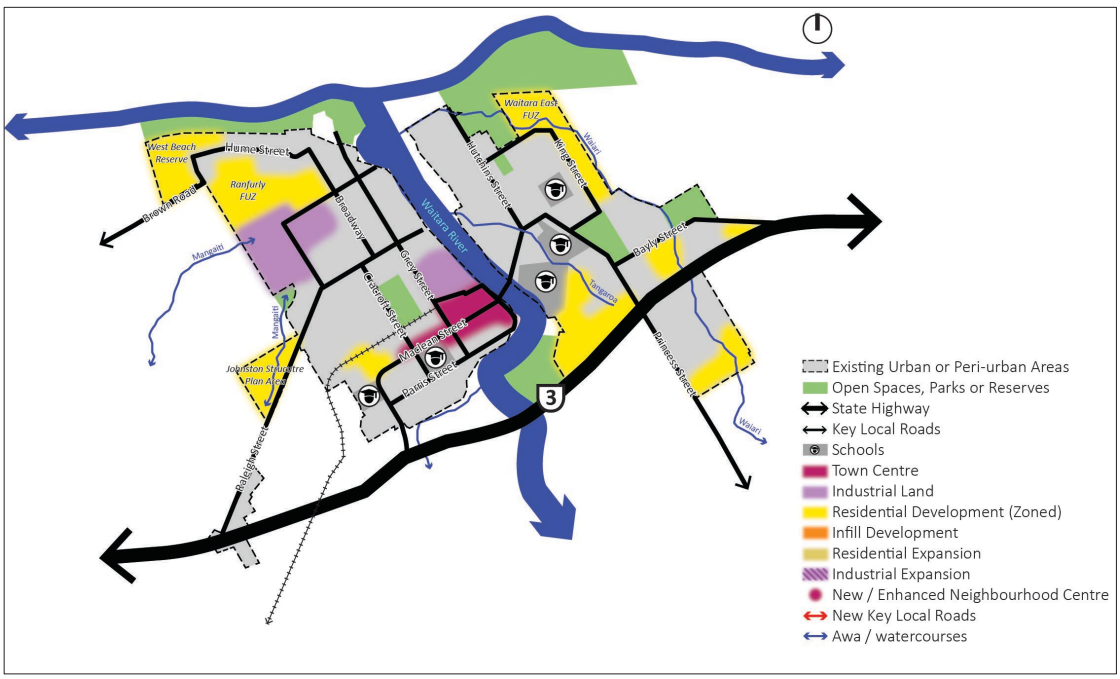


Figure 16: Scenario 1 Status Quo

In respect of key infrastructure there are no additional infrastructure requirements under the status quo scenario other than what is currently planned for in the LTP.

9.6.2 Spatial Scenario 2a: Southeastern Growth

Scenario 2 seeks to broadly extend growth in a southeastern direction on higher elevation land, away from natural hazard risks. Growth in this area is also located in relatively close proximity to key social services via Princess Street such as primary, intermediate and secondary schools and Clifton Park. 3-waters infrastructure required to serve growth in this direction would need to feed back into the mains system in Watara East / West and any capacity issues there may also need to be addressed to realise growth.

Scenario 2a broadly involves:

- Development of Waitara East and Ranfurly Future Urban Zone, or the vacant land contiguous with the West Beach Reserve does not take place in the next 30+ years.
- Development of remaining zoned vacant land occurs.
- Approximately 570 new homes southeast of existing urban boundary along Princess Street through to Waipapa Road.
- Some infill / intensification development in Waitara East and town centre (away from Hazard areas) and increased densities on vacant land.
- Provision for a small centre and light industrial / commercial land along SH3.
- Plan-enabled capacity of approximately 1400 homes.

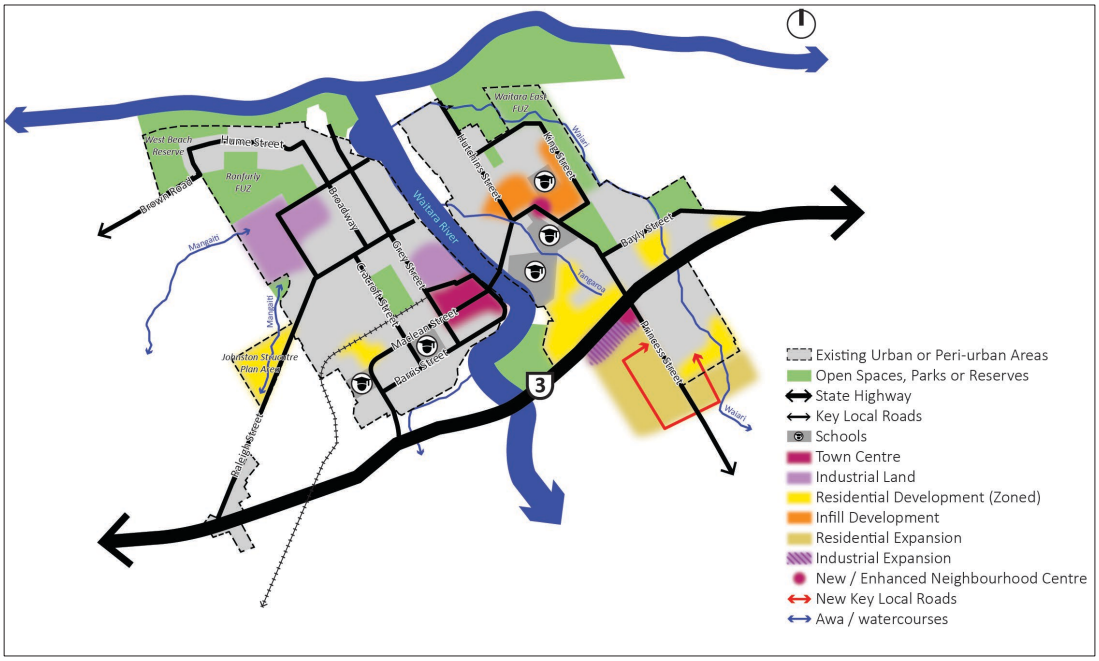


Figure 17 - Scenario 2a Southeastern Growth

Key infrastructure requirements required to support this scenario are:

West of Waitara River, the Wastewater Transfer station upgrade and Wastewater network upgrades that would facilitate the additional demand is likely to cost approximately $5m each, totalling a $10m spend. Refer to Figure 24 to see the location of this infrastructure.

Stormwater upgrades would be required including projects to the east of the Waitara River which would result in minor adjustments to the pond at Te Puna Park to allow for the increased flows. The total cost of stormwater upgrades required would be approximately $5m.

9.6.3 Spatial Scenario 2b: Southeastern Growth Alternative

This Scenario broadly involves:

- An alternative to Scenario 2b where growth is directed east of the Aratapu subdivision, instead of west of Princess Street.
- Plan-enabled capacity of approximately 1400 homes.

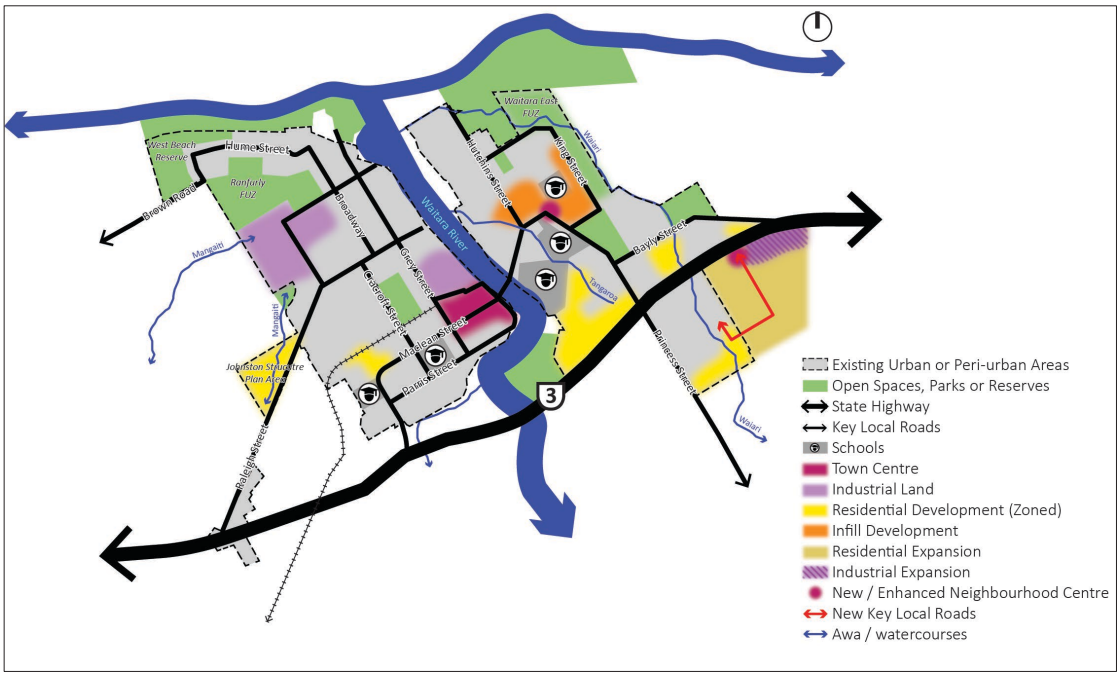


Figure 18 - Scenario 2b Southeastern Growth Alternative

Key infrastructure requirements required to support this scenario are:

Like Scenario 2A above, this scenario would require the same upgrades to the Wastewater Transfer Station and Wastewater network upgrades to facilitate the additional demand. This is likely to cost approximately $5m each, in total a $10m spend. Refer to Figure 24 to see the location of this infrastructure.

Stormwater upgrades would include projects to the east of the Waitara River which would result in minor adjustments to the pond at Te Puna Park to allow for the increased flows. The total cost of these upgrades would be approximately $5m.

9.6.4 Spatial Scenario 3a: Northwestern Growth

Scenario 3 seeks to broadly extend growth in a northwestern direction on higher elevation land, away from natural hazard risks and near key infrastructure assets (e.g. wastewater main to Bell

Block and Coastal Pathway). Growth in this area is however more disconnected from existing services in the Town Centre and Waitara East so would likely need to be supported through improvements to the connections of these destinations.

Scenario 3a broadly involves:

- No development of Waitara East Future Urban Zone or the vacant land contiguous with the West Beach Reserve takes place in the next 30+ years.
- Development of Ranfurly Future Urban Zone with retention of some of the Pony Club Land for public open space.
- Existing zoned vacant land along Armstrong Avenue is retained for rural / horticultural uses.
- Approximately 800 new homes west of Ranfurly Road along with a small centre to provide local convenience needs.
- Some infill development in Waitara West and around a consolidated town centre (away from natural hazard areas).
- Plan enabled capacity of approximately1400 homes.

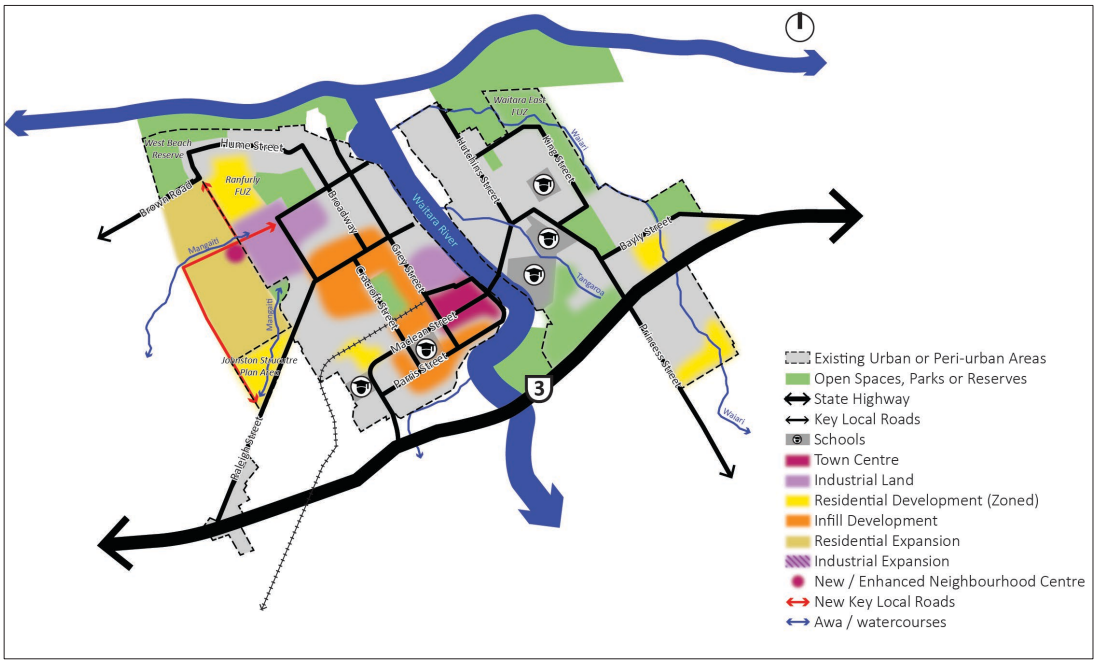


Figure 19 - Scenario 3a Northwestern Growth

Key infrastructure requirements required to support this scenario are:

Like scenarios 2A and 2B above, the same works would be required to enable Scenario 3A including the upgrade to the Wastewater Transfer Station and Wastewater network upgrades to facilitate the additional demand. This is likely to cost approximately $5m each, in total a $10m spend. Refer to Figure 24 to see the location of this infrastructure.

Stormwater upgrades would include projects to the west of the Waitara River which would result in three key upgrades being an incremental cost of the bund at Pukekohe Domain, Pumpstation inlet and potential property purchase and a treatment pond located at Raleigh Street. Collectively this totals, $5m, $10m and $2m respectively.

9.6.5 Spatial Scenario 3b: Northwestern Growth Alternative

This Scenario broadly involves:

- No development of Waitara East Future Urban Zone. Instead, the stream is revegetated and a wetland system is reconstructed.
- Full development of Ranfurly Future Urban Zone, Pony Club and the vacant land contiguous with the West Beach Reserve occurs.
- Assumes development of existing zoned vacant land along Armstrong Avenue.
- Approximately 250 new homes west of Ranfurly Road along with a small centre to provide local convenience needs.
- Some infill development in Waitara West and around a consolidated town centre (away from natural hazard areas).
- Plan enabled capacity of approximately1400 homes.

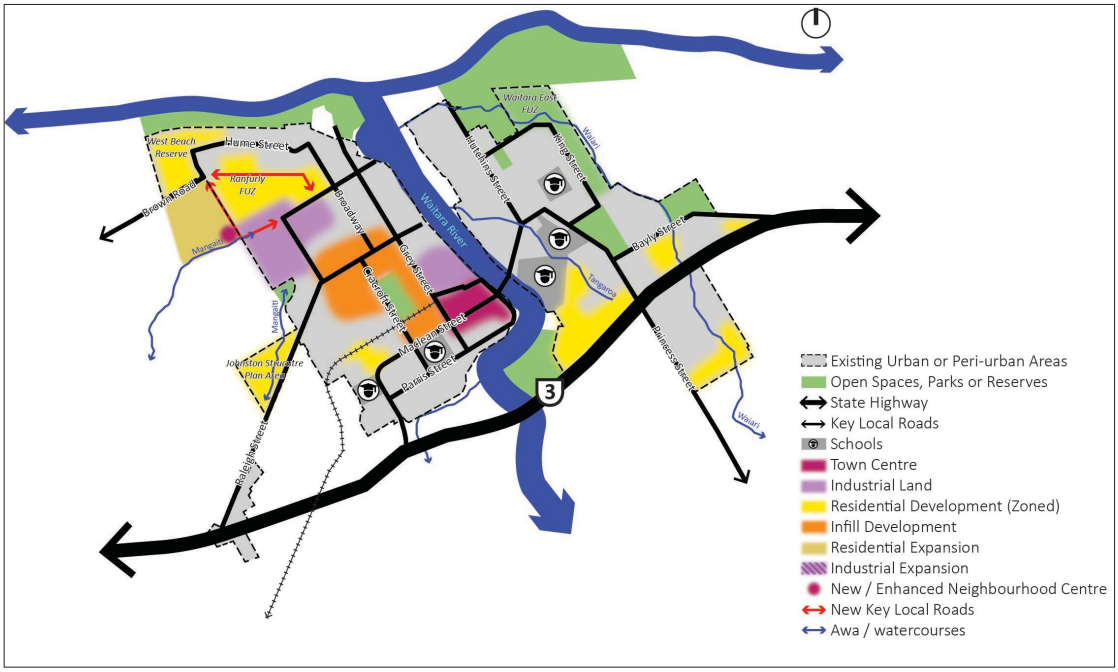


Figure 20 - Scenario 3b Northwestern Growth Alternative

Key infrastructure requirements required to support this scenario are:

Like the 3A scenario above, the same works would be required including the Wastewater Transfer station upgrade and Wastewater network upgrades in order to facilitate the additional demand. This is likely to cost approximately $5m each, totally a $10m spend. Refer to Figure 24 to see the location of this infrastructure.

Stormwater upgrades would include projects to the west of the Waitara River which would result in three key upgrades being an incremental cost of the bund at Pukekohe Domain, Pumpstation inlet and potential property purchase and a treatment pond located at Raleigh Street. Collectively this totals, $5m, $10m and $2m respectively. Noting that the additional greenfield growth towards the east would not trigger the Te Puna Park upgrades, as the growth areas are in a separate stormwater sub catchment.

9.6.6 Scenario 4: Southwestern Growth

Scenario 4 seeks to broadly extend growth in a southwestern direction towards Brixton on higher elevation land, away from natural hazard risks. Like the northwestern scenarios, growth in this area would be more disconnected from existing services in the Town Centre and Waitara East so may need to be supported by improvements to the connections of these destinations. Quicker and more direct access to Bell Block via public transport could help support some greater levels of growth in this location.

This Scenario broadly involves:

- No development of Ranfurly and Waitara East Future Urban Zone or the vacant land contiguous with the West Beach Reserve.
- Approximately 700 new homes along the Raleigh Road corridor towards Brixton (west of the railway corridor). Development in this area would avoid the Pā site (as currently mapped).
- Some infill development in Waitara West and town centre (away from hazard areas).
- Provision for a new small centre at Brixton along with some additional light industrial / commercial land along SH3.
- Plan-enabled capacity of approximately 1400 homes.

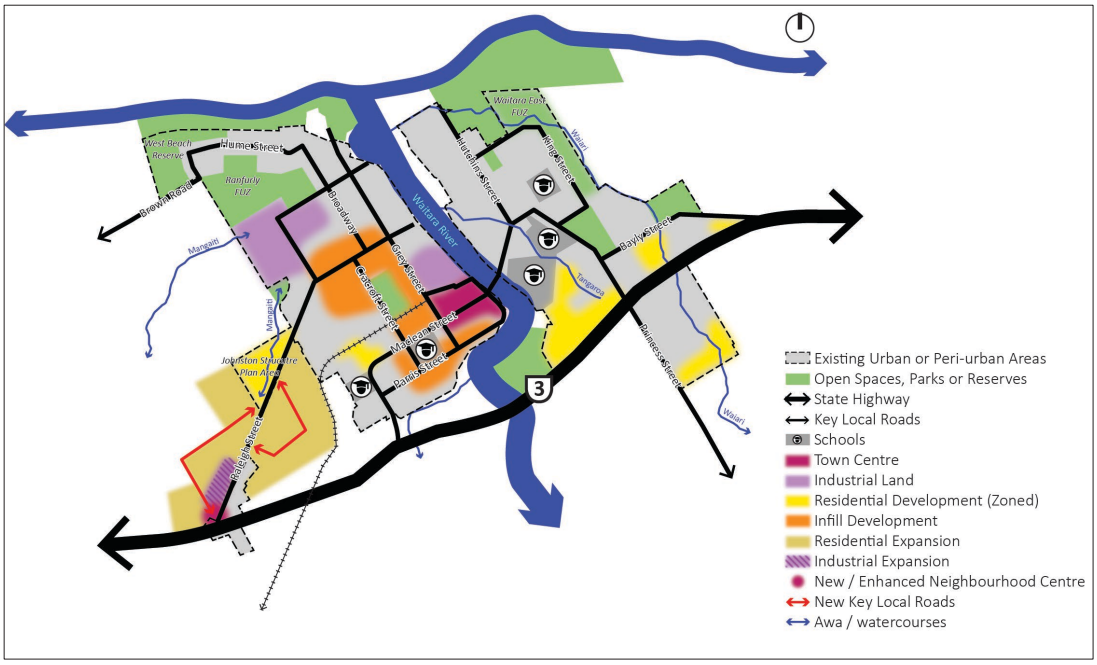


Figure 21 - Scenario 4 Southwestern Growth

Key infrastructure requirements required to support this scenario are:

Like scenarios 3A & 3B above, the same works would be required including the Wastewater Transfer station upgrade and Wastewater network upgrades to facilitate the additional demand. This is likely to cost approximately $5m each, totally a $10m spend. Refer to Figure 24 to see the location of this infrastructure.

Stormwater upgrades would include projects to the west of the Waitara River which would result in three key upgrades being an incremental cost of the bund at Pukekohe Domain, Pumpstation inlet and potential property purchase and a treatment pond located at Raleigh Street. Collectively

this totals, $5m, $10m and $2m respectively. It is noted that the eastern additional residential growth in this scenario would not trigger the Te Puna Park upgrades as the growth areas are in a separate stormwater sub catchment.

9.6.7 Scenario 5: Status Quo Plus

This Scenario builds upon the Status Quo scenario by accommodating greater levels of future growth in Waitara via infill and small-scale intensification (e.g. an additional house on a former backyard, community housing and Papakāinga). This would require investment in infrastructure to better enable this to occur and broadly involves:

- Development as per existing Future Development Strategy.
- However, it also assumes all infrastructure capacity issues are addressed to enable more meaningful infill development to occur. Infill development in Waitara East and West and town centre (away from flood and coastal hazard areas).
- A contraction of the town centre away from those areas subject to the most significant natural hazard risks. It is assumed that this balance land is instead utilised for local resilience / public open spaces.
- Assumes Waitara East and Ranfurly Future Urban Zone are developed.
- Also assumes development of the vacant land contiguous with the West Beach Reserve (currently zoned residential).
- Plan enabled capacity of approximately 1400 homes.

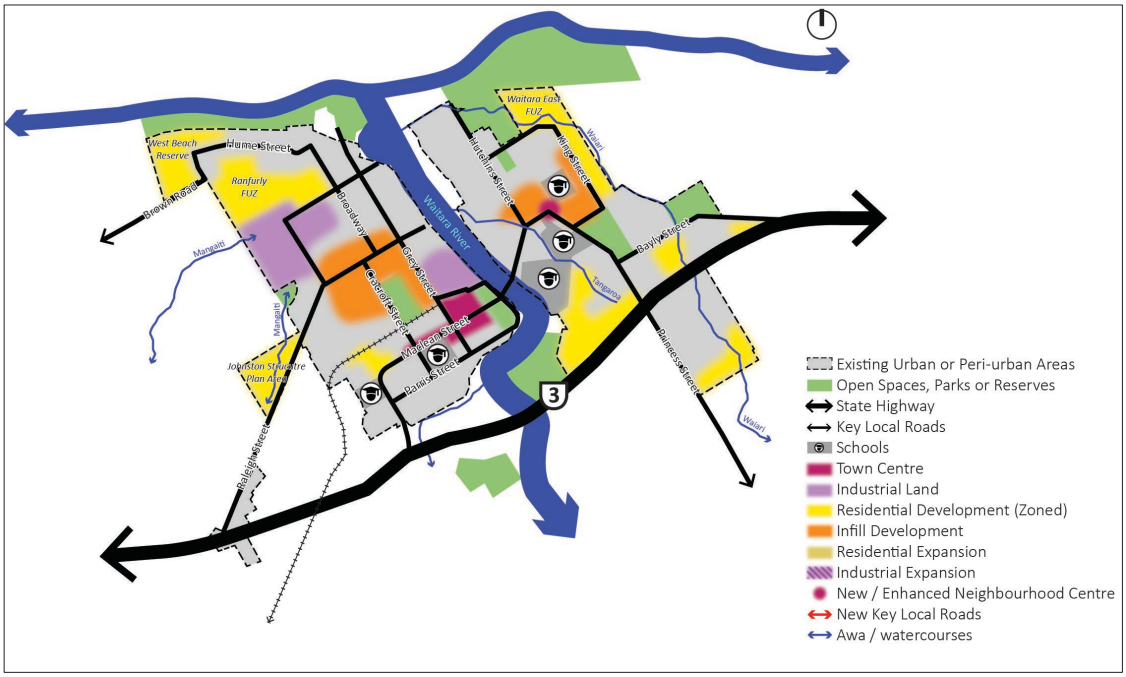


Figure 22 - Scenario 5 Status Quo Plus

Key infrastructure requirements required to support this scenario are:

This scenario would trigger all the identified infrastructure 3 waters upgrade projects outlined in Figure 24 due to the increased intensity across the board, including the upgrade of the Wastewater Transfer station and Wastewater network upgrades in order to facilitate the additional demand.

This is likely to cost approximately $5m each, totally a $10m spend. Refer to Figure 24 to see the location of this infrastructure.

Stormwater upgrades would include projects to the west of the Waitara River which would result in three key upgrades being an incremental cost of the bund at Pukekohe Domain, Pumpstation inlet and potential property purchase and a treatment pond located at Raleigh Street. Collectively this totals, $5m, $10m and $2m respectively. The Te Puna Park Pond adjustments for stormwater would be triggered also at a cost of approximately $5m.

9.7 Advantages and disadvantages of spatial scenarios

A high-level evaluation of the advantages and disadvantages of the seven scenarios has been completed with respect to the following matters:

- Housing demand / capacity;
- Infrastructure requirements;
- Protection of SASMs or other areas of cultural significance;
- Highly productive land;
- Protection of waterbodies (rivers and stream);
- Accessibility; and
- Climate change / natural hazards.

This evaluation is set out in Table 7 to Table 13 that follow.

Table 7: Scenario 1 Status Quo Advantages and Disadvantages Evaluation

Advantages	Disadvantages
• Provides sufficient capacity. • Land is already zoned. • Some services in place (noting the need for significant upgrades). • Good access to existing community facilities – shops, schools, open space, sports groups. • No implications for highly productive land as it is already zoned land or signalled for future development.	• Areas of MRZ and GRZ in hazard areas subject to flooding. • Expensive to upgrade existing services. • Lack of support during early stakeholder engagement. • Less opportunity for variety of housing. typologies in comparison to other scenarios. • Growth would continue to occur in an ad hoc and sporadic manner. • Potential for increased adverse effects on the Waiari Stream. • Unconsolidated approach to infrastructure spends on stormwater and wastewater.

Table 8: Scenario 2a Southeastern Growth Advantages and Disadvantages Evaluation

Advantages	Disadvantages
• Provides sufficient capacity. • Provides for a variety of housing typologies (although not as much in comparison to other scenarios).	• Infill is restricted to one location which will provide less opportunity for a variety of housing typologies in a range of locations.

Advantages	Disadvantages
• Less hazard implications with future development being located on higher ground away from flood risk areas. • Good proximity and accessibility to schools and community facilities. • Utilises existing upgrades to state highway to support active travel modes. • In the event of a volcanic hazard, the northern route remains available in this scenario. • Provides for growth in an area with a number of different landowners, which could support a more competitive land market. • Development is situated away from known wastewater overflow locations. • Limited development in multiple stormwater catchments, limiting potential for future downstream effects in Mangaiti and Waiari (to an extent).	• No services - will require an extension of existing networks. Potential need to upgrade capacity of existing services to enable growth. • Concentration of wāhi tapu and waterbodies to the west. • Implications for highly productive land to enable residential expansion in the southeast. • Increased reliance on bridge for key service conveyance. • Further away from key trunk services • Potential reverse sensitivity effects for established rural industries (e.g. horticulture). • Will require detailed structure planning to coordinate development across a range of landowners. • Some concerns raised by stakeholders that the residential expansion areas are located a long way from existing infrastructure and in an area where there are existing traffic challenges that could be exacerbated.

Table 9: Scenario 2b Southeastern Growth Alternative Advantages and Disadvantages Evaluation

Advantages	Disadvantages
• Provides sufficient capacity. • Less hazard implications with future development located on higher ground away from flood risk areas. • Reasonable access to schools and sports grounds with new underpass. • Relative to Scenario 2A, less concentration of SASM and waterbodies. • In the event of a volcanic hazard, the northern route remains available in this scenario. • Easier to provide for comprehensive redevelopment through limited landholdings. • Limited development in multiple stormwater catchments, limiting potential for future downstream effects in Mangaiti and Waiari (to an extent).	• Infill is restricted to one location which will provide less opportunity for a variety of housing typologies in a range of locations. • No services - will require an extension of existing networks. Potential need to upgrade capacity of existing services to enable growth. • Includes growth areas on highly productive land which is protected under the NPSHPL. • More disconnected from existing urban areas by the State Highway (potential need to provide for new intersections and crossings). • Future growth areas concentrated in a small number of landholders which can limit a competitive market. • Increased reliance on bridge for key service conveyance. • Further away from key trunk services.

Table 10: Scenario 3a Northwestern Growth Advantages and Disadvantages Evaluation

Advantages	Disadvantages
• Provides sufficient capacity. • Provides for a variety of housing typologies in a range of different locations. • Less natural hazard implications with growth and development being focused on areas subject to less risk – growth is in least constrained areas. • Development would be closer to the main trunk services, reducing the impact on existing network capacity. • Relative to Scenario 2A, less concentration of wāhi tapu and waterbodies. • Good access to the coastal walkway. • Provides for growth in an area with several different landowners which could support a more competitive land market. • Support for Waitara East FUZ being used for open space by stakeholders during early engagement.	• No services - will require extension of existing networks. • Includes growth areas on highly productive land which is protected under the NPS-HPL. • Further away from schools and sports grounds. Will require greater investment into walking and cycling connections to schools, the recreation centre and town centre. • Some infill / intensification locations are in areas subject to flooding risk. • Infill contains more wāhi tapu. • Will require detailed structure planning to coordinate development across a range of landowners. • Potential reverse sensitivity effects for established rural industries (e.g. poultry farms).

Table 11: Scenario 3b Northwestern Growth Alternative Advantages and Disadvantages Evaluation

Advantages	Disadvantages
• Provides sufficient capacity. • Provides for a variety of housing typologies in a range of different locations. • Less natural hazard implications with growth and development being focused on areas subject to less risk – growth is in least constrained areas. • Development would be closer to main trunk services, reducing impact on existing network capacity. • Relative to Scenario 2A, less concentration of wāhi tapu and waterbodies. • Good access to the coastal walkway. • Infill is focused on appropriate locations. • Provides for growth in an area with several different landowners which could support a more competitive land market.	• No services – will require extension of existing networks. • Includes growth areas on highly productive land which is protected under the NPS-HPL. • Further away from schools and sports. grounds. Will require greater investment into walking and cycling connections to schools, the recreation centre and town centre. • Some concerns raised by stakeholders during early engagement that less infill is provided as an option. • Will require detailed structure planning to coordinate development across a range of landowners. • Potential reverse sensitivity effects for established rural industries (e.g. poultry farms).

Table 12: Scenario 4 Southwestern Growth Advantages and Disadvantages Evaluation

Advantages	Disadvantages
• Provides sufficient capacity. • Less natural hazard implications with growth and development being focused on	• Received the least amount of support from stakeholders during early public engagement.

Advantages	Disadvantages
areas subject to less risk – growth is in least constrained areas. • Provides for growth in an area with several different landowners which could support a more competitive land market.	• Could result in significant urban sprawl. • No services – will require extension of existing networks. • Includes growth areas on highly productive land which is protected under the NPS-HPL. • Further away from community facilities (e.g. schools and sports grounds) – may require roading upgrades to better support access to these. • Portions of infill in hazard areas. • Infill contains more wāhi tapu while southwestern growth moves towards other area of wāhi tapu. • Further from wastewater mains. • Will require detailed structure planning to coordinate development across a range of landowners. • Concern from some stakeholders that the residential expansion area indicated raises concerns with traffic issues on and off the state highway particularly from a safety perspective. • Potential for a centre at Raleigh Street to pull activity from the existing town centre.

Table 13: Scenario 5 Status Quo Plus Advantages and Disadvantages Evaluation

Advantages	Disadvantages
• Provides sufficient capacity. • Good access to schools, community. facilities, shops, sports grounds. • Does not include any growth in areas of highly productive land. • Consolidation of town centre will promote more vibrancy and less empty shops and support overall revitalisation of the town centre. • More greenspace and potential for civic space in the town centre. • Access to existing three water networks (noting that upgrades will still be required)	• Cost of/need for upgrades to existing services to enable infill. • No services for greenfield areas which would require significant infrastructure upgrades to enable. • Portions of infill in areas subject to flooding risk. • Infill contains more wāhi tapu.

10.0 Evaluation Framework

10.1 Developing the Framework

Multi-criteria analysis (MCA) is a planning tool used to objectively evaluate different options. It is a common tool used for spatial planning exercises in New Zealand and internationally.

An MCA can assist to navigate differing values amongst members of the community about growth and consider trade-offs where multiple values may overlap. For Tiritiri o Mātangi, a basic MCA has been completed to inform decision making by assessing how potential growth areas compare relative to each other for each criterion and to better understand the potential advantages and disadvantages of development in that location (relative to other options).

A total of nine criteria were developed to help assess each of the scenarios (refer to Section 10.2). These criteria respond to national direction which has direct relevance to spatial planning processes (e.g. the National Policy Statement on Urban Development) as well as key issues for Waitara raised through stakeholder engagement (e.g water quality of the awa). Criteria were then assessed at a high level against a 'traffic light' scale (red for poor alignment, orange for moderate alignment and green for good alignment). This allows for a quick comparison between options and aided in communication and engagement with stakeholders.

No criteria in the MCA process were given primacy, and the criteria were not ranked in order of importance (i.e. they were not weighted). Weighting of the criteria would have introduced additional subjectivity / complexity into a process which was intended to act as a high-level sieve of development options. The criteria themselves were also largely reflective of key issues identified by various stakeholders and partner organisations, and it was not considered necessary or appropriate to prioritise one (or some) criteria over another.

For this reason, the number of red/orange/green scores that a particular scenario received is not necessarily indicative of the overall appropriateness or otherwise in terms of Waitara's long term growth or change, it is simply another tool through which to compare different options.

10.2 Multi-Criteria Analysis

Table 14: Future Growth and Land Use Scenarios MCA

Assessment matter (Scenarios 2-5 assessed relative to Scenario 1)	Does not impact SASMs or other areas of cultural significance	Variety of development opportunities (i.e. Number of landowners)	Growth and development has good access to jobs, schools and community facilities by walking, cycling or public transport	Can be efficiently serviced by water infrastructure	Can be efficiently serviced by wastewater infrastructure	Can be efficiently serviced by stormwater infrastructure	Does not include urban expansion on highly productive land (as mapped by NZLRI)	Development avoids areas where there is high risk from natural hazards (including taking climate change effects into account)	Waterbodies (rivers and streams)
Scenario 1 – Status Quo									
Scenario 2a – South Eastern Growth									
Scenario 2b South Eastern Growth Alternative									
Scenario 3a – North Western Growth									
Scenario 3b – North Western Growth Alternative									
Scenario 4 – South Western Growth									
Scenario 5 – Status Quo Plus									

Assessment options:

Good alignment		Moderate alignment		Poor alignment	

10.3 Summary of evaluation

An overview summary of how the traffic light evaluation was determined for the scenarios in relation to each of the criteria is set out below.

10.3.1 SASM and other areas of cultural significance

There are a large number of SASM mapped under the New Plymouth Part Operative District Plan within the existing urban environment, along the coast and foreshore, and in areas that are currently zoned rural in proximity to Waitara River.

All SASM that have already been mapped are managed by the District Plan, including those within the existing urban environment. Growth scenarios that identify new greenfield development outside the existing urban environment may have the potential to pose new risk to mapped SASM that are not at risk from urban development. Manukorihi and Otaraua Hapū consider there are more areas of significance to them that have not been scheduled, including in areas along the coast and in other areas along Waitara Awa which were traditional areas of occupation by Māori.

The scenario evaluation has considered mapped SASM and whether each growth scenario has the potential to pose a 'new' risk to already scheduled Māori cultural heritage. Scenarios 2a, 3b, 4 and 5 have been evaluated as moderate for this category because they promote growth in new greenfield locations where there are already scheduled SASMs or are in locations where there is potential for addition Māori cultural heritage values to exist that have not been mapped (i.e., unscheduled SASM). Scenarios 1, 2b and 3a are considered to have good alignment with respect to not impacting on SASM and focussing growth in locations that are not considered to introduce new risks to scheduled or unscheduled SASM.

10.3.2 Variety of development opportunities

A variety of development opportunities i.e. the number of landowners, the availability of land zoned for development, infrastructure readiness / ease of servicing, cost to develop, maturity of the local development sector and fragmentation of land all contribute to creating a competitive land market.

Scenario 1 provides for a large amount of new growth in Waitara East. Wastewater and stormwater servicing of this land is challenging due to issues with the existing networks that are not easily addressed, topography of the site and the Waiari Stream traversing the site. This scenario does not identify any area for focussed infill/intensification (which has infrastructure supply benefits). It has therefore less desirable in this category in comparison to other options.

Scenario 2b is also less desirable compared to other options as all the greenfield growth expansion is provided in one location, with West Beach Reserve, Ranfurly FUZ and Waitara East FUZ all being identified for open space. The residential expansion area to the east of Princess Street is under single ownership, limiting market competition and development opportunities, including with respect to potential landowner willingness to develop.

Scenario 2a is slightly more desirable in comparison with the above options because the Waitara East FUZ does not proceed and is replaced with a large greenfield growth area either side of Princess Street, encompassing land in multiple ownership. Focussed intensification/infill is also provided for under this scenario.

Scenario 4 moderately aligns with the variety of development opportunities criteria because, while the Waitara East and Ranfurly FUZ do not proceed, these are replaced with a large greenfield growth area either side of Raleigh Road, encompassing land that is in multiple ownership and where new infrastructure is more cost effective to provide. This scenario does reduce flexibility in where future growth and development could occur around Waitara.

Scenario 5 also moderately aligns with the variety of development opportunities criteria due to the potential increase in development opportunities by enabling greater levels of infill and intensification which would provide greater flexibility of developable land, potentially at lower costs where it can utilise existing infrastructure.

Scenarios 3a and 3b are the most desirable in comparison to the other options because they provide for growth via a mix of infill/intensification and greenfield growth, in locations where new infrastructure is more cost effective to provide, as well as providing growth areas on land that has multiple owners, which supports a greater variety of development opportunities therefore helping to improve a competitive land market.

10.3.3 Accessibility

Accessibility has been evaluated based on ease and proximity of access to jobs, services and community facilities like schools and daycare.

Scenario 4 is less desirable in relation to other scenarios due to the focus of growth around Brixton/Raleigh Street, the distance from Waitara town centre, and the concentration of community facilities in Waitara East. This scenario would require significant investment in active and public transport to improve accessibility.

Scenarios 1, 2b, 3a and 3b all compare moderately as growth is distributed across Waitara and access to the town centre supported by transport options, albeit that improved walking, cycling and public transport infrastructure will still be required. Access to facilities in Waitara East to schools is also better than scenario 4 and can be improved by better active transport connections. All these scenarios have good access to the coastal walkway.

Scenario 2a is more desirable in comparison to the other options as it focuses growth near existing infrastructure along Princess Street, including the cycleway, and has proximity to schools and community facilities in Waitara East.

Scenario 5 is also more desirable in comparison to the other options, primarily due to increasing infill/intensification within the urban area that is close to the town centre and schools. It can also make use of existing transport connections, albeit that improved walking, cycling and public transport infrastructure will still be required.

10.3.4 Water infrastructure

All scenarios are considered to have good alignment with the water infrastructure criteria as they all have good accessibility to Council water mains with adequate supply being delivered to both the eastern and western sides of Waitara with adequate pressure.

10.3.5 Wastewater infrastructure

Scenarios 1 and 5 are less desirable as they require servicing multiple catchments at the same time while also trying to manage ongoing wastewater maintenance in an unconcentrated and targeted manner. The wastewater infrastructure requirements for Scenarios 1 and 5 are significantly more costly in comparison to other scenarios which is also exacerbated by the status quo wastewater

problems. The natural environment risk to streams from overflows is also greater in these scenarios where growth is not occurring in a consolidated and strategic manner.

Scenario 2a is also less desirable because the location of growth is a considerable distance from existing trunk wastewater infrastructure including pumps and transfer stations. The cost to support growth and development under Scenario 2a is significant.

Scenarios 2b, 3a, 3b, 4 are more desirable in comparison to the other options as the focus of growth including new growth areas are in the closest proximity to existing wastewater infrastructure, trunk mains and transfer stations. The infrastructure required can efficiently and effectively be provided under these scenarios as they make best use of the existing infrastructure. Generally, these growth areas are further away from the Waitara River and do not rely on being transferred across the river, resulting in less risk to the natural environment in comparison to other scenarios. In addition, Scenarios 3a and 3b do not put any additional pressure on the Waiari Stream catchment.

No scenario was considered the most desirable in relation to wastewater as current wastewater infrastructure is not performing well in wet weather events, triggering use of the Waitara marine outfall. Additionally, numerous network overflows have been recorded over the last decade. Regardless of the location of growth, upgrades are required.

10.3.6 Stormwater infrastructure

No scenario was clearly the most desirable in relation to stormwater infrastructure due to flooding in Waitara. Stormwater runoff generally drains towards the Waitara River resulting in considerable flooding and there is no feasible solution to manage this during storm events, particularly at high tide.

Scenarios 2a, 2b, 3a, 3b, 4 were more desirable in comparison to Scenarios 1 and 5 as the relevant locations for growth are within less constrained stormwater catchments and the growth areas are located across fewer catchments making development easier to achieve, noting there is still a cost to realise growth and development.

Scenarios 1 and 5 were less desirable because the locations for development proposed in these scenarios is within the more sensitive stormwater catchments in relation to factors such as the 1 in 100-year flood data, the New Plymouth Part Operative District Plan flood plain mapping and coastal hazard risk area mapping. Given the existing issues within the relevant stormwater catchments, it is much more challenging and less cost efficient to realise development in these locations.

10.3.7 Highly productive land

Scenarios 2a, 2b, 3a and 4 were undesirable in relation to highly productive land as they rely on expanding Waitara urban zoning onto larger amounts of highly productive land.

In comparison, Scenario 3b was slightly more desirable because it provides for a small expansion onto highly productive land only.

Scenarios 1 and 5 were more desirable relative to other scenarios as no additional urban expansion is required to accommodate growth, nothing that future growth is anticipated in the two areas of Future Urban zoned land.

10.3.8 Natural hazards

Waitara is subject to several natural hazards, many of which are mapped in the New Plymouth Part Operative District Plan. Other than at the Rohutu Block, which is subject to a separate process to address the risk from coastal erosion and inundation, the most constraining natural hazard with respect to urban growth and development is flooding.

Scenarios 1 and 3a were least desirable with respect to natural hazards because they involve accommodating a higher proportion of growth, in areas subject to higher risk from natural hazards, in particular flood hazards. This includes infill/intensification around the Parris Street area and the town centre, where there is a higher risk of flooding.

The other scenarios located more growth and development outside higher risk flood areas and are therefore more desirable with respect to natural hazards. Scenario 5 also reduces the size of the town centre in response to risks from flooding (as well as other reasons).

10.3.9 Waterbodies

Stormwater catchment planning and urban growth and development can impact the health and function of waterbodies. Several waterbodies in Waitara are degraded.

Scenarios 1 and 5 were least desirable relative to the other scenarios, primarily as there are existing issues for waterways under the status quo with respect to stormwater discharge, and in relation to Waitara East, urban development in this location will worsen the Waiari Stream catchment.

Scenario 2a achieves moderate alignment with this category because it consolidates infill and greenfield growth in areas of higher ground and further from waterbodies, therefore reducing the impact on low-lying catchments.

Scenario 2b achieves the same outcomes as scenario 2a but is considered to have better alignment as growth and development under this scenario is outside the Waiari Stream stormwater catchment.

Scenarios 3a, 3b and 4 were more desirable as they locate growth on higher ground and/or less constrained catchments where stormwater is more manageable and creates less impact on waterbodies.

11.0 Proposed Scenario

The proposed scenario (the Future Growth and Land Use Plan) builds predominately from scenario 3a (refer to Section 9.7.4 above) but continues to provide for future growth and development in parts of Waitara East not subject to natural hazard risks and infrastructure capacity constraints. This proposed scenario has a plan-enabled and theoretical capacity of 1,500 homes.

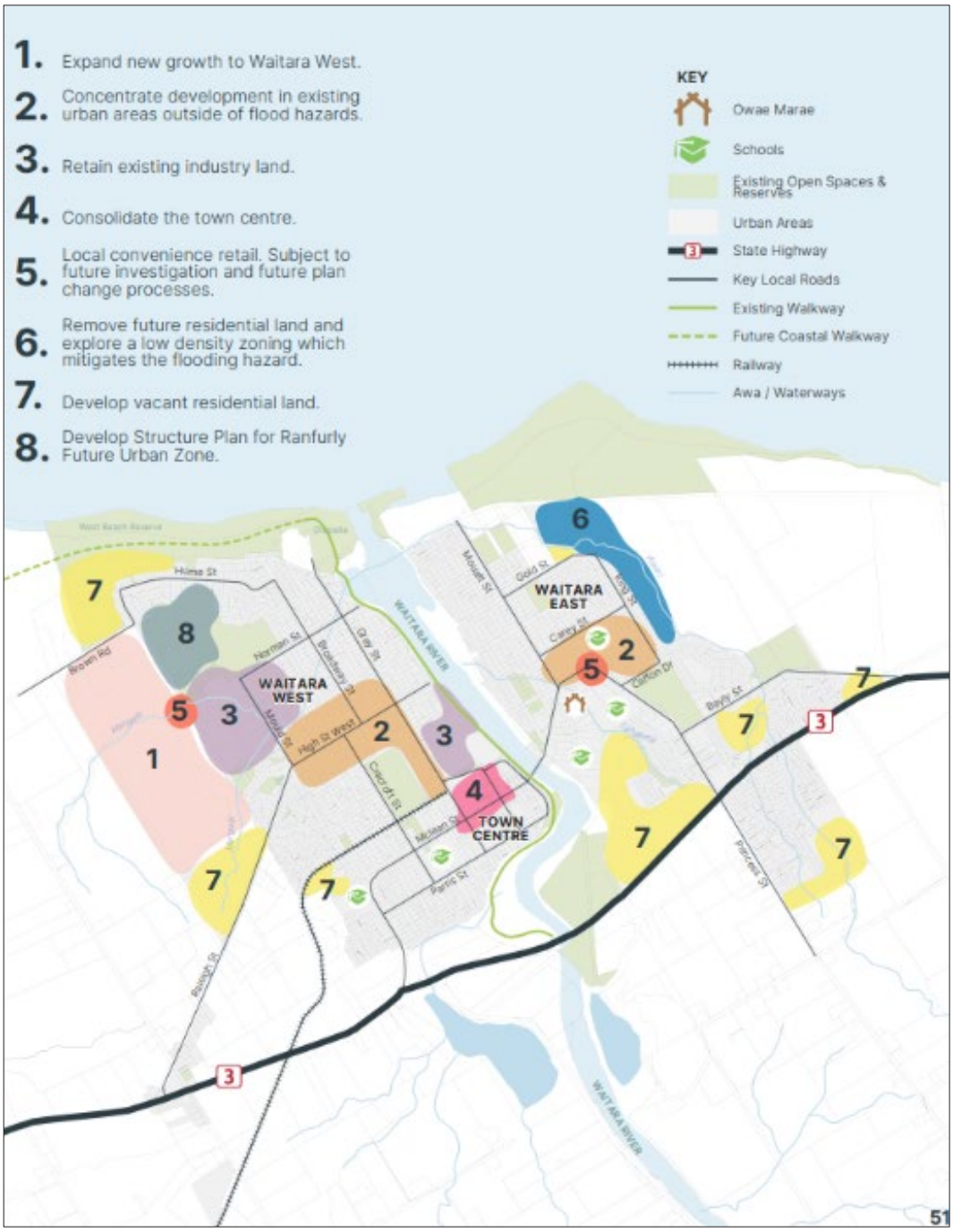


Figure 23: Proposed Scenario: Future Growth and Land Use Plan

Broadly, the proposed Future Growth and Land Use scenario involves:

- Development of the vacant residential land adjacent to the West Beach Reserve;
- Development of Ranfurly Future Urban Zone and Johnston Structure Plan;
- A future residential expansion area to the west of the Ranfurly Future Urban Zone, extending from Brown Road to the Johnston Structure Plan area. This would include provision for accessible local convenience retail to meet the needs of existing and future residents of this part of Waitara. The nature of development in this area would be established through a future structure planning / plan change process to determine the density of development, infrastructure provisions, roads, and open spaces;

- Enablement of intensification / infill development outside of higher risk flood areas and close to key amenities. This includes areas around Pukekohe Domain / High Street West and in Waitara East in proximity to Clifton Park / Waitara High School;
- Enhancement of the small centre in Waitara East around the existing dairy and ITM supported by streetscape enhancements. This centre is intended to compliment the Town Centre and provide for local convenience needs for the immediately surrounding population in Waitara East;
- Retaining some of the existing industrial zones on Mould Street and the ANZCO factory site for employment and service activities;
- Removal of land at Waitara East currently identified for future urban uses (now accommodated in the West), with the future long-term use of the land to be determined;
- Identification of a reserve either side of the Waiari Stream;
- Existing vacant, residentially zoned land is developed (this includes parcels of land around Bayly Street, Princess Street, and Armstrong Avenue); and
- Consolidation of commercial activities within the Town Centre away from higher risk flood area (e.g. around Warre Street and West Quay towards Parris Street) with the future long-term use of the land adjacent to the Waitara River to be determined.

11.1 Intensification/infill

Opportunities for significant intensification or infill development across Waitara are limited due to constraints imposed by natural hazards and capacity within the stormwater and wastewater networks. However, opportunities to realise more intensive forms of housing will be important to cater for the needs of the Waitara community – particularly via more affordable typologies.

Over the next 30+ years, there is potential for a plan-enabled capacity of approximately 150 homes on land adjacent to Pukekohe Domain and Clifton Park.

11.2 Residential greenfield

The proposed plan provides for two types of residential greenfield development – firstly on vacant land that is already signalled for development (either via a residential or future urban zoning), and secondly through further expansion to the north-west of the existing urban area.

In terms of vacant land where development is already zoned residential there is plan enabled capacity of approximately 750 new dwellings. Most of the sites where this would occur are smaller in nature and their development would be heavily influenced by the existing nature and pattern of adjacent residential development.

Regarding future expansion to the north-west of Waitara, there is theoretical capacity for approximately 600 new houses. However, this theoretical yield would need to be supported by more detailed investigation and design as part of a future structure planning / plan change process to enable development. This process would be necessary to determine the location of new roads and other horizontal infrastructure, requirements for any infrastructure upgrades, and the extent of stormwater management devices and other open spaces.

The current New Plymouth Part Operative District Plan and FDS has future urban zoned land identified at Waitara East. The long-term future use of Waitara East Future Urban Zone has been reviewed as part of this plan. The plan proposes to remove the future urban zoning of this land. Recent investigations indicate that it is not suitable for urban development due to low lying topography, the location of the Waiari Stream and associated wetland and infrastructure constraints. Further work to determine the appropriate future use of this land, including stormwater management and promotion of good ecological and cultural outcomes for the Waiari, is underway.

11.3 Business

There is sufficient business land in Waitara to accommodate future demand and growth based on land already zoned to support business and industrial uses. Tiritiri o Mātangi does not propose to identify any additional business land as it is not required over the next 30 years.

A potential future community green space has been identified for the vacant industrial land next to the Waitara awa at the end of West Quay/Whitaker Street East. Transitioning this area to community green space has multiple benefits, including celebrating and connecting to the awa. The space could also be used as an outdoor community hub and flexible outdoor activation space. This change in use supports connections to and from the coastal walkway, Otupaiia Marine Park and the town centre.

Tiritiri o Mātangi does propose to signal provision for a new and upgraded local convenience retail in accessible locations in Waitara East (in the vicinity of the ITM building) and Waitara West as part of any future residential expansion. This retail would be designed to provide for local convenience needs of the immediate community (e.g. dairy, food and beverage, salons) with the primary focus of commercial services and employment activities concentrated within the Town Centre. These would also be supported by appropriate streetscape / public realm designs.

11.4 Infrastructure requirements

The proposed future growth and land use plan will provide the most efficient and cost-effective approach to growth in terms of key strategic infrastructure. The western focus for growth under the proposed future growth and land use plan supports more efficient infrastructure outcomes for Waitara given the closer proximity to existing infrastructure networks and can help avoid the need for significantly and costly infrastructure upgrades and maintenance.

To deliver the preferred scenario shown in Figure 23 above an investigation into the status quo has been completed by NPDC engineers. Those investigations determined the extent and capacity of three waters infrastructure that was then used as a baseline to inform what would be required for the proposed scenario. It must be noted that the optimal level of service (LoS) for stormwater/flooding across Waitara is cost prohibitive, hence any new growth would need to be optimised to be hydraulically neutral and not exacerbate any existing adverse stormwater effects.

The preferred scenario is premised on the following 'base assumptions' listed below:

- Level of Service (**LoS**) is a measure of the quality or service the public can expect around the provision of an element of infrastructure.
- All planned infrastructure upgrades budgeted in the LTP are completed.

- The high-level estimates were created for the purpose of comparing scenarios relative to each other. Further work is required to determine the effectiveness of these upgrades, and optioneering undertaken before these are recommended as future projects.
- The key issue facing Waitara is that development occurred on low-lying land that is exposed to a flood hazard from a major watercourse. Stopbanks protect Waitara from river flooding but prevents urban runoff from draining, resulting in flooding from stormwater runoff. In Waitara it is impractical to meet the target stormwater LoS and we cannot place additional houses within this hazard area.

Key strategic three waters infrastructure requirements that will likely be required to support growth and development under the proposed scenario include:

Water

- The provision of potable water supply (take) is through the municipal supply approximately 15km west at Lake Mangamahoe via the New Plymouth Water Treatment Plant. Water supply is conveyed to the reservoirs at Mountain Road where it then supplies Waitara through gravity fed trunk water mains. The Reservoirs and Water Treatment Plant are west of Waitara and given their locations are complementary of the preferred growth scenario from a resilience and efficiency perspective. Other than scheduled maintenance and upgrades already identified and included in the LTP and Infrastructure Strategy, no other potable water upgrades would be needed to support the proposed scenario other than standard provision of new water infrastructure through new greenfield development.

Wastewater

- An upgrade at the New Plymouth Wastewater Treatment Plant would be required to manage increased processing of wastewater based on the level of growth being provided for through the proposed scenario. This is the same outcome that would occur under any of the growth scenarios that were tested through the drafting of Tiritiri o Mātangi. Given the proposed scenario is supportive of predominantly western growth apart from some infill around Carey Street, network upgrades can be consolidated west and cater for the western wastewater catchments through two key wastewater upgrades. These are indicated on Figure 24 below, being a transfer station upgrade and wastewater network upgrades. Both are standard infrastructure upgrades that allow for increased capacity and pumping of wastewater west to the Brown Road trunk main that pumps wastewater back west to the treatment plant. These upgrades would occur in the locations provided below and would cost approximately 5m each.

Figure 24: Proposed 3 waters upgrades

Stormwater

- Several upgrades within the stormwater network would need to occur sequentially in line with the appropriate catchment being developed under the proposed scenario. The proposed upgrades as shown on Figure 24 are a combination of stormwater resilience, attenuation and treatment projects that are spatially located within strategic low points of the respective stormwater catchments. New development is required to be hydraulically neutral and surface contaminants runoff must be treated prior to entering a watercourse. Consequently, the future residential growth area proposed between Raleigh Street and Brown Road adjacent to the Mangaiti Stream would require a runoff treatment pond, west of the Waitara River and an

upgrade to the bund at Pukekohe Domain west of Grey Street. The small amount of infill development proposed around Carey Street would attract additional enhancement of watercourses and wetlands, and increased flood storage capability at Te Puna Park. This would cater for increased impermeable surfaces and assist in attenuating large wet weather events while enhancing ecological values benefiting the lower Waiari, thus mitigating downstream effects on the Tangaroa and Waiari Streams respectively.

11.5 Evaluation of preferred scenario

11.5.1 Advantages and disadvantages

The advantages and disadvantages of the preferred scenario were evaluated as part of preparing Tiritiri o Mātangi. Refer to Section 9.8 for the matters considered as part of this evaluation.

Table 15 - Preferred Scenario Advantages and Disadvantages Evaluation

Advantages	Disadvantages
• Provides sufficient capacity. • Provides for a variety of housing typologies in a range of different locations. • Less natural hazard implications with growth and development being focused on areas subject to less risk – growth is in least constrained areas. • Development would predominately be closer to the main trunk services, reducing the impact on existing network capacity. • Relative to other scenarios e.g. 2A and 2B, there is less concentration of wāhi tapu and waterbodies. • Good access to coastal walkway (and onward active connections to Bell Block and New Plymouth). • Provides for growth in an area with several different landowners which could support a more competitive land market. • Consolidation of town centre will promote more vibrancy and less empty shops which will help contribute to the overall revitalisation of the town centre. • Incorporates aspects of all scenarios considered that received the most stakeholder support during the early public engagement e.g. new and enhanced small centres, infill in areas on higher ground away from flood risk, Waitara East FUZ being used for open space purposes.	• Implications for highly productive land to enable residential expansion in the west. • New residential areas are further from schools and sports grounds compared to other scenarios. This will require greater investment into walking and cycling routes. • Will require detailed structure planning to coordinate development across a range of landowners • Plan change process to remove Waitara East FUZ required. • Potential reverse sensitivity effects for established rural industries (e.g. poultry farms).

11.5.2 Multi criteria analysis – including preferred scenario

Table 16 below shows the MCA for the preferred scenario alongside the other scenarios evaluated in section 10.2.

Table 16: Scenario multi criteria analysis including the preferred scenario

Assessment matter (Scenarios 2-5 assessed relative to Scenario 1)	Does not impact SASMs or other areas of cultural significance	Variety of development opportunities (i.e. Number of landowners)	Growth and development has good access to jobs, schools and community facilities by walking, cycling or public transport	Can be efficiently serviced by water infrastructure	Can be efficiently serviced by wastewater infrastructure	Can be efficiently serviced by stormwater infrastructure	Does not include urban expansion on highly productive land (as mapped by NZLRI)	Development avoids areas where there is high risk from natural hazards (including taking climate change effects into account)	Waterbodies (rivers and streams
Scenario 1 – Status Quo									
Scenario 2a – South Eastern Growth									
Scenario 2b South Eastern Growth Alternative									
Scenario 3a – North Western Growth									
Scenario 3b – North Western Growth Alternative									
Scenario 4 – South Western Growth									
Scenario 5 – Status Quo Plus									
Preferred Scenario (Future Growth and Land Use Plan)									

Assessment options:

Good alignment		Moderate alignment		Poor alignment	

11.6 Summary of evaluation – Future Growth and Land Use Plan (Preferred Scenario)

An overview summary of how the traffic light evaluation was determined for the Future Growth and Land Use Plan relation to each of the criteria is set out below.

The preferred scenario balances a mix of intensification, infill and greenfield growth in areas with less vulnerability to the effects of natural hazards and which are easier to support with new or upgraded infrastructure. More housing is provided for than the projected demand which will assist with creating greater competition within the local market to aid housing affordability challenges. The preferred scenario meets all Tiritiri o Mātangi outcomes and best responds to the local issues in Waitara.

11.6.1 SASM and other areas of cultural significance

The scenario evaluation has considered mapped SASM and whether the scenario has the potential to pose a 'new' risk to already scheduled Māori cultural heritage. This scenario is considered to have good alignment with respect to not impacting on SASM and focussing growth at locations that are not considered to introduce new risks to scheduled or unscheduled SASM.

11.6.2 Variety of development opportunities

The preferred scenario is more desirable in comparison to the other options because it provides for growth via a mix of focussed infill/intensification and greenfield growth, in locations where new infrastructure is more cost effective to provide, as well as providing a greenfield growth area on land that has multiple owners, which support the potential for a wider variety of development opportunities therefore assisting with creating a competitive land market.

11.6.3 Accessibility

The preferred scenario is more desirable as growth is provided for by two areas of focussed intensification/infill, one on each side of the river with good access to the town centre supported by transport options in a more balanced way than other scenarios, albeit that improved walking, cycling and public transport infrastructure will still be required. The greenfield growth area to the west is less accessible in comparison to scenarios 2a and 2b and will require supporting transport infrastructure to support access to facilities in Waitara East.

11.6.4 Water infrastructure

Like the other scenarios the preferred scenario has good alignment with this criterion as there is good access to Council water mains with adequate supply and pressure.

11.6.5 Wastewater infrastructure

The preferred growth scenario has moderately good alignment with the wastewater infrastructure criteria as the focus of growth including the new growth area is near to existing wastewater infrastructure, trunk mains and transfer stations. The infrastructure required can efficiently and effectively be provided under the scenario and it makes good use of the existing infrastructure. The residential expansion is further away from the Waitara River and does rely on services crossing the river, resulting in less risk to the natural environment in comparison to other scenarios.

As outlined above, current wastewater infrastructure is not performing well in wet weather events, triggering use of the wastewater outfall. Additionally, numerous manhole overflows have been recorded over the last decade. This scenario therefore still requires significant wastewater infrastructure upgrades.

11.6.6 Stormwater infrastructure

The preferred scenario is moderately aligned with this criterion as growth is focussed in less constrained stormwater catchments.

11.6.7 Highly productive land

The preferred scenario is less desirable in relation to highly productive land as it includes expansion of up to approximately 60ha onto highly productive land, including more land than scenario 3b.

It is acknowledged that any urban zoning of highly productive land will need to meet the requirements of the NPS-HPL.

11.6.8 Natural hazards

The preferred scenario focusses growth and development outside higher risk flood areas and reduces the size of the town centre in response to risk from flooding (as well as other reasons). It is therefore considered to have moderate alignment with respect to natural hazards.

11.6.9 Waterbodies

The preferred scenario is considered to have moderate alignment with these criteria as it focusses growth on higher ground and in less constrained catchments where stormwater can be better managed creating less impact on waterbodies.

12.0 Tiritiri o Mātangi Implementation

12.1 Introduction

This section sets out key actions to enable the implementation of Tiritiri o Mātangi over the next 30+ years.

These actions will require hapū and Council to work with the community and other stakeholders to deliver on the Tiritiri o Mātangi outcomes. Given Tiritiri o Mātangi is a long-term plan, not all the goals and outcomes will be achieved immediately. To realise the outcomes, we need to take actions over a long period of time.

12.2 Review of Tiritiri o Mātangi

Tiritiri o Mātangi is not a static document. The first review of Tiritiri o Mātangi 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 Tiritiri o Mātangi continues to reflect the community's priorities and allows for the community and decision makers to make informed decisions about growth and investment in Waitara and achieve the spatial plan outcomes.

12.3 Implementation Plan

The Implementation Plan, as outlined in the Table 17 below, lists the actions/projects that have been identified via community consultation and those to be considered, as well as those currently in progress and funded.

This list of actions/projects will be monitored yearly, meaning this implementation plan is a living document. Changes will be made based on decisions made in the Council's annual plan and long-term plan processes and other broader community initiatives.

Timeframe: Short term = 1 – 3 years, medium term = 3 – 10 years, long term = 10+ years. The term "ongoing", except where stated, indicates that the action/project will continue throughout the life of Tiritiri o Mātangi.

Cost: Each action is assigned a high-level cost to indicate likely lower cost projects ($) relative to higher cost projects ($$$$). Costs will be refined and reassessed as actions are advanced.

Table 17: Implementation Plan

Action	Agencies involved	Timeframe	$
Celebrate identity			
Goal 1: Waitara's culture, identity and history, including sporting culture and history, is visible and celebrated.			
Make Māori cultural and social history (including sporting culture and history) more visible through: • Signage • Wayfinding (pou, storyboards, toi Māori) • Artwork • Heritage trails • Place naming • Development initiatives	NPDC and Waitara Community Board	Medium term	$$$
Make Waitara's unique character visible through the design of public spaces and streets	NPDC and Waitara Community Board	Short/Medium term	$$$
Continue to protect sites and areas of significance to Māori ("SASM") through the District Plan and where appropriate promote their enhancement in partnership with tangata whenua including: • Undertake changes to the District Plan to update SASM from time to time.	NPDC and tangata whenua	Short/Medium term	$$$
Investigate and fund resolution of slope stability issues at Owae Marae so it can continue as a central meeting place for whānau, hapū and the wider community during Civil Defence emergencies.	NPDC and tangata whenua	Short term	$$$
Require development to undertake high-quality management of stormwater including planting of riparian margins and wetlands to support the	NPDC, Taranaki Regional Council, Waitara River Committee,	Short/Medium term	$$

Action	Agencies involved	Timeframe	$
restoration of the health and mauri of significant waterbodies.	Waitara Community Board, Development community and tangata whenua		
Revitalise Waitara's Town Centre			
Goal 2: Waitara's town centre is a safe place for everyone, providing a diverse range of businesses and services.			
Continue to explore potential land use changes to manage flooding risk and consolidate town centre.	NPDC, private landowners and tenants.	Medium term	$$
Investigate the establishment of a shared community hub / space which combines key community facilities and/or co-locates services. This space could include a youth centre, an art gallery and a museum.	NPDC, Waitara Community Board, tangata whenua, private investors and community groups.	Medium term	$$$$
Complete Te Pae o te Rangi / coastal walkway extension and enhance connections between the walkway and the town centre via the tuna walkway. Including: • Signage to other key attractions. • Seating and end of trip facilities (e.g. secure cycle parks, lockers and storage).	NPDC, Waitara Community Board, tangata whenua	Short/medium term	$$$$
Investigate opportunities for catalyst projects to encourage further private investment and development including: • Upgrade of the library. • Investigate potential of short term and /or pop-up retail opportunities. • Explore feasibility of purchase and re-purpose of vacant buildings and land in town centre. • Council to work with investors to help navigate the consenting pathways for projects.	NPDC, Waitara Community Board and private landowners.	Medium term	$$
Council to continue within existing budgets to improve safety by applying Crime Prevention Through Environmental Design (CPTED) principles in all town-centre upgrades: • Improve lighting along footpaths, laneways, entrances, and around key destinations (library and river edge). • Encourage active ground-floor uses (shops, cafés, community uses) rather than blank façades.	NPDC and Waitara Community Board.	Ongoing	$$$

Action	Agencies involved	Timeframe	$
• Improve sightlines by reducing poorly designed planting. • Ensure public spaces have clear edges and visibility.			
Explore development of community green space on vacant industrial land next to awa at end of West Quay / Whitaker Street East with private landowner including: • Investigate issues and options for transition of this land to a public space.	Landowners, Waitara Community Board and NPDC.	Medium/ long term	$$$$
Promote Waitara Town Centre and area as a destination including: • Upgrading or addition of landscaping and signage at the three State Highway intersections (Tate Rd, Nelson Street, Princess Street).	NPDC, Waitara Community Board and NZTA.	Medium term	$$$
Upgrade key streets such as West Quay and Maclean Street, making them safer and more user friendly for pedestrians and disabled persons including: • Initiate a trial of temporary street closures to traffic during busy periods, such as Waitara community markets.	NPDC, Waitara Community Board and NZTA.	Medium/long term	$$$$
Continue to support the operation and maintenance of the Waitara Library.	NPDC	Ongoing	$$$
Investigate new and promote existing financial incentives to improve the standard and encourage adaptive re-use of buildings in the town centre including: • Developing a Council policy on requirement for maintenance or demolition of deteriorating buildings.	NPDC, Waitara Community Board and private landowners.	Medium term	$$
Continue to support local initiatives, such as the annual installation of hanging baskets in the main street in summer and spring.	NPDC and Waitara Community Board	On-going/ short term.	$$
Grow local jobs			
Goal 3: Create local jobs and clear training pathways so people in Waitara can live, learn and work locally throughout their lives.			
Develop a targeted economic development strategy/plan for Waitara, including opportunities to create local jobs. **Note – this could form part of a wider economic development strategy for the district and/or region.*	Waitara Community Board, Venture Taranaki Trust and NP Partners.	Short/ medium term	$$
Scope and prepare an industrial land study that includes: • Review of existing industrial and land uses	Waitara Community Board, NPDC Venture Taranaki	Short/ medium term	$$

Action	Agencies involved	Timeframe	$
• Review of industrial land uses outside of zoned industrial land • Review of vacant land through housing and business capacity assessment (HBCA). • Work with industrial business community and Venture Taranaki Trust to understand demand and future opportunities.	Trust and NP Partners.		
Support initiatives to improve community services including scholarships for health professionals to return and work in Waitara.	Charitable Trusts and private organisations.	Ongoing	$
Working with the Environment			
Goal 4: Waitara is a resilient community where the natural environment is protected and enhanced			
Develop a Waitara Flood Response Plan informed by the latest climate and technical information.	NPDC, Taranaki Regional Council, Taranaki Civil Defence, tangata whenua, Police, Fire and Emergency and NZTA.	Short term	$$
Develop and implement a local climate change adaptation plan to respond to sea level rise, coastal inundation, and flooding.	NPDC, Taranaki Regional Council, Waitara Community Board and tangata whenua.	Short term	$$$$
Recognise the importance of the Waitara awa for tangata whenua and the wider community and continue to manage and maintain river flood protection works.	NPDC, Taranaki Regional Council, Waitara Community Board and tangata whenua.	Ongoing	$$$$
Support the community with accessible and high-quality information on hazards and associated risks by developing a comprehensive natural hazards viewer.	NPDC, Taranaki Regional Council, Taranaki Civil Defence and the Ministry of Cities, Environment, Regions and Transport.	Short term	$$
Avoid infill and intensification in areas where the risk from flooding is too high and cannot be mitigated, including: • Preparation of an interim practice note to set out NPDC expectations regarding development within flood hazard zones.	NPDC and Ngāmotu District Growth Advisory Panel ("NDGAP").	Short/ medium term	$$$
Monitor community concerns around insurance and advocate for Waitara residents to insurers and the Insurance Council of New Zealand.	NPDC	Ongoing	$

Action	Agencies involved	Timeframe	$
Improve mauri, quality and health of waterbodies within Waitara through stream naturalisation and daylighting where possible including: • Opening streams that have previously been piped or filled in • Replacing culverts with bridges to improve urban flooding where appropriate • Enhancement planting • Reconstruction of wetland systems • Ongoing improvements to stormwater management • Designing with nature, where new development and infrastructure are planned, to work alongside natural systems rather than replacing them.	NPDC, Waitara Community Board, Taranaki Regional Council and tangata whenua.	Medium/ Long-term	$$$$
Develop and deliver management plans for historic landfills at: • West Beach Reserve Landfill (Battiscombe Terrace). • Waitara Golf Course Landfill.	NPDC and Taranaki Regional Council.	Short term	$$$$
Work with key partners to explore an awa corridor plan for urban Waitara rivers and streams. This would include: • restoration and recreation opportunities, where appropriate; and • identification of a corridor either side of the Waiari Stream.	NPDC, Waitara Community Board, Taranaki Regional Council and tangata whenua	Long term	$$$
Continue to implement policies and rules in the Part Operative District Plan that require new subdivisions to recognise the value of natural systems and incorporate water sensitive design.	NPDC and landowners.	Ongoing	$
Future Growth and Housing			
Goal 5: Waitara has housing options that are located outside hazard zones and designed to meet the needs of the community.			
Undertake a detailed housing and business capacity assessment for Waitara to develop a comprehensive understanding of demand, affordability and realistic/feasible capacity **Note - updating the housing and business* assessment *will need to continue throughout the life of the spatial plan to ensure it remains accurate and current.*	NPDC	Ongoing	$$
Ensure district plan settings enable housing choice and diversity that provides for the needs of whānau and the community, including papakāinga and other types of housing, in appropriate locations.	NPDC and tangata whenua.	Short term	$$

Action	Agencies involved	Timeframe	$
Work with iwi / hapū trusts, social housing providers and developers to undertake a study/investigation to understand barriers to housing delivery in Waitara. Next steps beyond study/investigation will depend on the findings. ** Note - implementation plan may require updating depending on what future work programme is required.*	Kāinga Ora and other housing providers	Short term	$$$
Consider opportunities for Council, Iwi and Hapū to work together through partnerships to enable the development of affordable housing. **Note –would need to consider location and constraints of existing land and policy changes such as reducing/waiving development contributions.*	NPDC and tangata whenua	Ongoing	$
Confirm the Council's approach to supporting leaseholders to freehold land subject to the Waitara Lands Act.	NPDC and Te Kōwhatu Tū Moana Trust.	Medium/Long Term	$$
Prepare a structure plan for the residential zoned land at Brown Road, including: • locations for key infrastructure, roading and open space.	NPDC and landowners.	Medium term	$$
Prepare a structure plan for the new growth area to the west, including locations for key infrastructure, roading, open space and local convenience retail. **Note - timing dependent on outcome of housing and business capacity assessment.*	NPDC and landowners.	Medium term	$$
Prepare a structure plan for Ranfurly Future Urban Zone and determine the appropriate land use for the adjacent Council owned residential zoned land. **Note - timing dependent on outcome of housing and business capacity assessment.*	NPDC and landowners.	Medium term	$$
Review current residential zoning and district plan provisions to encourage infill / intensification in places with consideration of flood hazards and accessibility to employment, public transport and community facilities.	NPDC and landowners.	Short/medium term	$$
Develop guidance / a toolbox for landowners and developers wanting to develop housing. This could include guidance on RMA and Building Act consent requirements, navigating the district plan, supporting information requirements, infill design, resilient buildings, and contact details for local experts.	NPDC, Landowners and NDGAP.	Short term	$
Enable local convenience retail in accessible locations including:	NPDC, Waitara Community Board and landowners.	Medium/long term	$$

Action	Agencies involved	Timeframe	$
• Review current zoning (in vicinity of Princess, Richmond and Harris streets) and consider whether a plan change is required to support an enhanced centre in this location. • Review other accessible locations / neighbourhoods (i.e. walkable) for potential convenience retail where this does not already exist.			
Improve infrastructure			
Goal 6: Waitara is served by well-functioning physical and social infrastructure			
Support initiatives to improve community services including housing for the elderly/kaumatua housing.	Charitable trusts and private organisations.	Short term	$
Explore increasing public transport, including small-scale shuttles and frequencies within Waitara, and to key destinations in New Plymouth and Bell Block. **Note – detailed implementation subject to further planning and feasibility*	NPDC, Taranaki Regional Council, NZTA, private organisations and tangata whenua.	Medium/long term	$$$
Prepare a One Network Framework assessment to ensure the local street network can support future growth and access needs.	NPDC, Waitara Community Board and NZTA.	Medium term	$$
Prepare a walking and cycling plan for Waitara. To inform cycling and active travel routes between key destinations in Waitara, including the town centre and community facilities and schools.	NPDC, Waitara Community Board and NZTA.	Short term	$$
Installation of traffic calming infrastructure between Clifton Park and St Joseph's (i.e. the main link between Waitara West and East).	NPDC, Waitara Community Board and NZTA.	Ongoing	$$
Investigate both immediate and long-term options to better manage and convey wastewater to the centralised wastewater treatment plant to the west.	NPDC	Short term	$$$$
Prepared detailed designs for localised wastewater pump station installation and/or upgrades. **Note this may require land purchases.*	NPDC	Short/ medium term	$$$$
Develop a 'toolbox' to support developers to use on-site water conservation and attenuation of water – such as rainwater tanks and mitigating and minimising impermeable services.	NPDC	Short/ medium term	$
Investigate options to improve stormwater management across private and public land, including acquiring land where required and partnering with developers to deliver coordinated and efficient stormwater solutions.	NPDC and landowners.	Short/medium term	$$

Action	Agencies involved	Timeframe	$
Ensure parks are accessible by all people via walking, cycling, mobility scooters and cars **Note relationship with transport and accessibility-related actions.*	NPDC, Waitara Community Board and NZTA.	Medium term	$$$
Investigate and carry out feasibility study on the swimming pool in Waitara (upgrading only or new location that could respond to wider pool shortage across the district – e.g. co locating by the recreation centre).	Waitara Community Board and NPDC.	Short term	$$
In response to this plan, continue with Waitara Reserves Management planning alongside community to design enhancements to existing reserves including: • Planting to support stormwater drainage and biodiversity. • Create other structures such as play equipment, seating areas and barbeques.	NPDC and Waitara Community Board.	Ongoing	$$$
Investigate possible land acquisition for expansion of cemetery.	NPDC and landowners.	Medium/long term	$$$$
Waitara sport and recreation clubs are supported to continue to thrive and generate national talent.	Waitara sport and recreation clubs.	Ongoing	$

Appendix 1 – Reference List

Legislation

- Resource Management Act 1991.
- Natural Environment Bill (introduced 9 December 2025).
- Planning Bill (introduced 9 December 2025)
- Te Ātiawa Claims Settlement Act 2016.
- Local Government Act 2002.
- New Plymouth District Council (Waitara Lands) Act 2018
- The 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.
- New Plymouth District Council and Taranaki Regional Council. Future Development Strategy for Ngāmotu New Plymouth 2024–2054
- New Plymouth District Council (2023) Waitara Community Board Plan 2023-2036.
- New Plymouth District Council (2009) Waitara Neighbourhood Parks Management Plan.
- New Plymouth District Council (2024) Integrated Transport Framework.
- New Plymouth District Council (2025) Te Mahere Hopu Wai O Waitara / Waitara Stormwater Catchment Management Plan
- New Plymouth District Council (2024) Te Kaunihera-a-rohe ō Ngāmotu Stormwater Vision and Roadmap.
- New Plymouth District Council (2024) Transportation Asset Management Plan 2024-2034.
- 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.

Iwi documents

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

Regional Council documents

- Taranaki Regional Council (2020) River Control and Flood Protection Bylaw for Taranaki.
- Taranaki Regional Council (2023) 2024/2034 Te Mahere Roa Long-Term Plan.
- Taranaki Regional Council (2023) Lower Waitara River Flood Control Scheme Asset Management Plan.
- Taranaki Regional Council (2024) Regional Land Transport Plan 2024/25–2026/27.
- Taranaki Regional Council (2010) Regional Policy Statement for Taranaki

Technical documents

- Property Economics (2021) New Plymouth District Retail & Commercial Land Assessment.
- National Emergency Management Agency tsunami modelling
- NIWA Taihoro Nukurangi (2022) Climate Change Projections and Impacts for Taranaki.
- Landcare Research New Zealand Land Resource Inventory Land Use Capability 2021

Appendix 2 - Waitara Residential and Business Growth Assessment 2024 Memo

Waitara Residential and Business Growth Memo 2024

Appendix: 2

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

Waitara Residential and Business Growth Memo 2024

As part of the development of Tiritiri o Mātangi / the Waitara spatial plan the following data has been compiled to better understand future growth in Waitara. In summary, Waitara 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-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.

During the FDS process, submissions highlighted issues with how plan-enabled capacity was calculated. The 2024 HBCA included land with Sites of Significance to Māori (SASM) and Archaeological Sites (AS), classifying these areas under Discretionary development rules. However, under the National Policy Statement on Urban Development (NPS-UD) framework, such land cannot be considered plan-enabled unless the New Plymouth Part Operative Proposed District Plan (PODP) is amended. As a result, FDS capacity calculations excluded SASM sites (*constraints applied*), leading to lower capacity estimates compared to the HBCA.

Currently, the 'reasonably expected' capacity for Waitara is 874 dwellings, providing a surplus of 149 dwellings. However, when FDS calculation constraints are applied, the capacity drops to 581 dwellings, resulting in a shortfall of 144 dwellings. While the FDS highlights this insufficiency, the concern primarily relates to long-term development.

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

Housing Capacity Projections for Waitara

	Intensification (Infill)	Undeveloped Residential Land	Johnston SPDA	Ranfurly FUZ	Waitara East FUZ	Total	Over/Under Supply
Capacity							
Plan-enabled housing development capacity	3,318	614	136	141	128	**4,337**	**3,612**
Plan-enabled housing development capacity (*Constraints Applied*)	3,318	340	136	141	0	**3,935**	**3,210**
Plan-enabled, feasible housing development capacity	57	523	136	134	128	**978**	**253**
Plan-enabled, feasible housing development capacity (*Constraints Applied*)	57	340	136	134	0	**667**	**-58**
Plan-enabled, feasible and reasonably expected to be realised housing development capacity	36	496	108	106	128	**874**	**149**
Plan-enabled, feasible and reasonably expected to be realised housing development capacity *(Constraints Applied)*	36	331	108	106	0	**581**	**-144**
Demand							
Estimated housing demand	30	323	83	83	100	**619**	
Additional housing demand with competitiveness margin	36	370	99	100	120	**725**	
Housing development capacity surplus/deficit	0	-39	9	6	-120	**-144**	
Percentage	0		0	0	0	**100%**	

Figure 1: Waitara Housing Capacity Projections

Context

Waitara is a small town located in the New Plymouth District of the Taranaki region on the North Island of New Zealand. It lies approximately 15 kilometres northeast of New Plymouth, the main city in the Taranaki region. Waitara is a town with a rich history, a strong cultural identity, and a community-oriented lifestyle. It faces both opportunities and challenges as it continues to grow and develop within the broader context of the Taranaki region.

Figure 2: Waitara Residential Growth Map (Source New Plymouth Part Operative District Plan)

Housing Projections for Waitara

Population Forecasts

To ensure alignment with the New Plymouth District Council's (NPDC) planning, finance, and infrastructure decision-making this memo adopts the population and housing forecasting used in NPDC's 2024-34 Long Term Plan, NPDC's 30-year Infrastructure Strategy and the PODP. This forecast was provided by Infometrics via the population tool online.

Waitara population will grow over the next 30 years as follows:

Population	2024	2029	2034	2039	2044	2049	2054
Waitara	7,263	7,586	8,035	8,303	8,527	8,588	8,652
New Plymouth	89,000	93,500	98,800	102,400	106,400	108,500	110,400

Figure 3: Population Projections

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

	Five Year Periods							30 Year Growth
	2024	2029	2034	2039	2044	2049	2054	
Population								
Waitara	7,263	7,586	8,035	8,303	8,527	8,588	8,652	**1,389**
New Plymouth	89,000	93,500	98,800	102,400	106,400	108,500	110,400	**21,400**
Dwellings								
Waitara	2,914	3,010	3,173	3,298	3,388	3,469	3,533	**619**
New Plymouth	35,174	36,551	38,468	40,172	41,761	43,358	44,619	**9,445**
Dwelling Growth								
Waitara		96	163	125	90	81	64	**619**
New Plymouth		1,377	1,917	1,704	1,589	1,597	1,261	**9,445**
Growth + Margin								
Waitara		115	196	144	104	93	74	**725**
New Plymouth		1,652	2,300	1,960	1,827	1,837	1,450	**11,026**

Figure 4: Dwelling Projections

Based on population projections it is expected there is a need for around 11,026 new dwellings in New Plymouth over the next three decades, including a competitiveness margin. Of this total demand, Waitara is projected to account for approximately 6.5%, equating to about 725 new dwellings over the same period.

Age Breakdown

The age composition of an area's population has implications for the housing demand. In 2023, 58.2% of Waitara's population was of working age (20-69 Years). This proportion is lower than that of New Plymouth 60.8%. Waitara has a higher proportion of the younger (<20 years) population at 27.4% compared to New Plymouth with 25.8%.

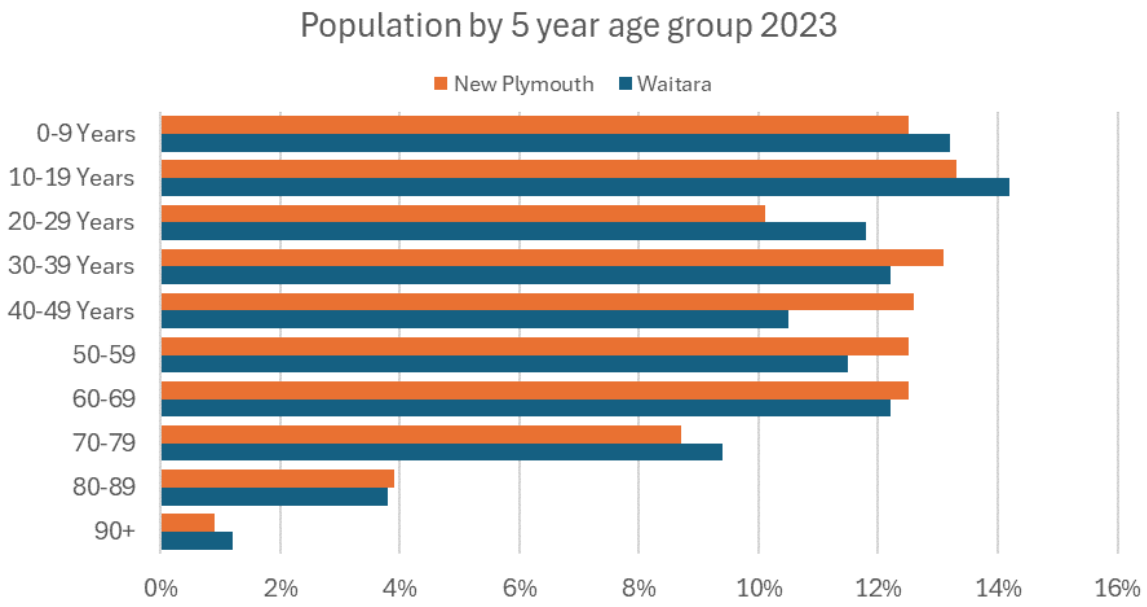


Figure 5: Population Age Breakdown

(Source: Infometrics Regional Economics Profile)

Ethnicity

Waitara has a higher proportion of Māori ethnicity (45%) compared to the New Plymouth District (20%).

	European	Māori	Pacific People	Asian	Middle Eastern/Latin American/ African	Other
Waitara	72.6%	45.0%	4.4%	2.0%	0.5%	1.4%
New Plymouth	84.0%	20.0%	2.5%	6.6%	0.9%	1.4%

Figure 6: Ethnicity (Source: 2023 Census)

Housing Demand by Type

Historically, standalone dwellings have been the dominant housing type built in Waitara. However, in the 23/24 year there has been a slight shift with an increase in townhouses and attached dwellings. Unlike New Plymouth, Waitara has not seen any apartment or retirement village consents in the last decade.

	Last 12 months	Last 5 years	Last 10 years
Standalone Dwellings			
Waitara	72.7%	90.5%	88.9%
New Plymouth	71.6%	76.6%	79.9%
Townhouses, flats, units and other dwellings			
Waitara	27.3%	9.5%	11.1%
New Plymouth	25.6%	9.6%	7.4%
Apartments			
Waitara	0.0%	0.0%	0.0%
New Plymouth	0.3%	2.2%	1.6%
Retirement Villages			
Waitara	0.0%	0.0%	0.0%
New Plymouth	2.4%	11.6%	11.1%

Figure 7: Housing type from 2014 to 2024

Recent developments in Waitara

The map highlights the locations of residential building consents issued in Waitara from 2019 to 2024. It shows a mix of intensification projects and new constructions, primarily in two areas: Armstrong Avenue and the upper end of Aratapu Street. The bulk of these developments took place between 2019 and 2020. Since then, there has been a decline in residential consent numbers in Waitara, with only 11 applications for new dwellings submitted in 2022 and 2023.

Figure 8: Map of Residential Development in Waitara from 2019 to 2024

	2019	2020	2021	2022	2023	2024
Waitara Residential Building Consents	32	34	17	11	11	5

Figure 9: Residential Building Consents Applications in Waitara from 2019 to 2024

Housing Affordability breakdown

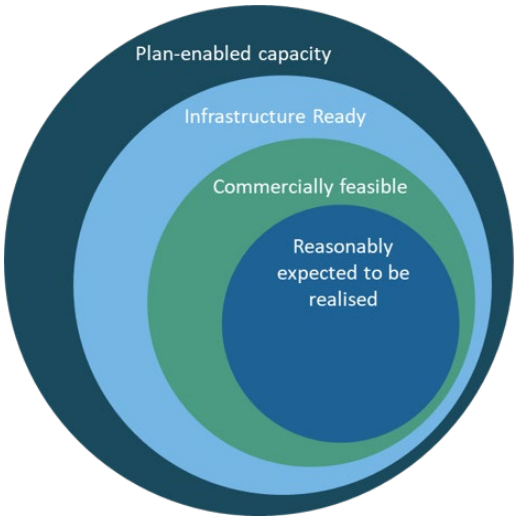
Over the 12 months to September 2024, Waitara had the lowest median sale price of the locations assessed at $466,250, slightly lower than Marfell ($470,000) and well below New Plymouth Central ($800,000) and Inglewood ($625,000). Median rents in Waitara were also comparatively affordable at $500 per week, lower than all other locations included in the comparison.

These figures suggest that Waitara continues to provide some of the most affordable housing options in the district. While affordability is likely to be a factor for some households choosing to live in Waitara, other factors such as family connections, employment opportunities, lifestyle preferences, and proximity to services may also influence housing decisions.

	Medium sale price	Median Rental Price
Waitara	$ 466,250	$ 500
Marfell	$ 470,000	$ 600
Okato	$ 532,500	$ 550
Spotswood	$ 543,000	$ 603
Vogeltown	$ 580,000	$ 560
Inglewood	$ 625,000	$ 555
Bell Block	$ 750,000	$ 650
New Plymouth Central	$ 800,000	$ 580

Figure 10: 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

NPDC's aim is 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.

LTP Projects

NPDC's 2024/34 Long Term Plan contains a breakdown of projects directly related to Waitara. A large proportion of these projects are not growth related.

Housing Capacity by Type

Long-term capacity for Waitara 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 were undertaken by Property Economics for the Future Development Strategy. While New Plymouth's central area relies heavily on intensification for short- to medium-term growth, the number of feasible lots which return a 20 percent profit, for intensification in Waitara is significantly lower. Whilst the total number of plan-enabled lots is 3,318 the feasible and realisable rate is only 36. This capacity only accounts for less than 4% of the total capacity in the long term.

It is important to note that, while this assessment estimates only the capacity that meets the NPS-UD feasibility criteria, development can and does occur outside of this commercially feasible capacity. Land that may not achieve a 20% developer return can still be attractive to existing landowners seeking to realise value from their property. For example, homeowners may choose to subdivide and sell part of their section, construct an additional dwelling for family members, or undertake small scale development to reduce mortgage costs or generate additional income. While these opportunities can contribute additional housing supply beyond the 36 dwellings identified in the HBCA, they do not meet the commercial feasibility assumptions required under the NPS-UD methodology and therefore cannot be formally counted as development capacity in this assessment.

Suburbs	Plan-enabled Capacity	Feasible Capacity	Reasonably Expected to be Realised Capacity
Waitara	3,318	57	36

Figure 11: Intensification Capacity for Waitara

Undeveloped Residential Land

Waitara has a significant amount of undeveloped residential zoned land, accounting for over 50% of the area's long-term capacity to meet future demand.

Suburbs	Aratapu Street	Aubrey Street Park Land	Baylty Street Waitara	Louis Drive	Ranfury Park	Rezone - Armstrong Ave	Rezone - Waitara (Elliott Street)	Waitara Unknown	Total
Area (Ha)	10.3	0.4	4.9	2.2	13.3	18.8	1.5	1.4	**52.8**
Plan-enabled housing development capacity	113	4	57	17	142	257	16	8	**614**
Plan-enabled housing development capacity (Constraints Applied)	22	4	0	10	142	138	16	8	**340**
Plan-enabled and infrastructure ready housing development capacity	113	4	57	17	142	257	16	8	**614**
Plan-enabled and infrastructure ready housing development capacity (Constraints Applied)	22	4	0	10	142	138	16	8	**340**
Plan-enabled, feasible housing development capacity	22	4	57	17	142	257	16	8	**523**
Plan-enabled, feasible housing development capacity (Constraints Applied)	22	4	0	10	142	138	16	8	**340**
Plan-enabled, feasible and reasonably expected to be realised housing development capacity	22	0	57	15	142	236	16	8	**496**
Plan-enabled, feasible and reasonably expected to be realised housing development capacity (Constraints Applied)	22	0	0	10	142	133	16	8	**331**

Figure 12: Waitara's Undeveloped Residential Land Capacity

Figure 13: Undeveloped Residential Land Map for Waitara (Source PODP)

Johnston Structure Plan Development Area

The Johnston Street Private Plan Change, operative as of 20 April 2021, rezoned 11.34 hectares of rural zoned land into general residential zoned land. This enabled the development of 110 new residential lots. Public submissions revealed mixed responses: some supported the plan change for addressing housing shortages, while others raised concerns about traffic impacts and insufficient infrastructure to support the expansion. Improvements like better road safety measures and enhanced services were requested before proceeding with the development.

A major road improvement was the construction of a new roundabout at the Raleigh Street intersection. Construction of the roundabout at the intersection of Raleigh Street and SH3 in Waitara is part of the Te Ara Tūtohu project aimed at improving road safety between Waitara and Bell Block. The project began in May 2024, with various stages scheduled until late 2025. The work includes stormwater installation, road realignment, and underground service relocations. The intersection's improvement, along with safety upgrades to Raleigh Street, is expected to help manage increased traffic due to population growth in the area.

The Johnston Street Plan Change estimated around 110 lots ranging from 350m^2 to 1,000m^2 and an open space area of approximately 1.54 hectares provided along the waterway which runs through the site.

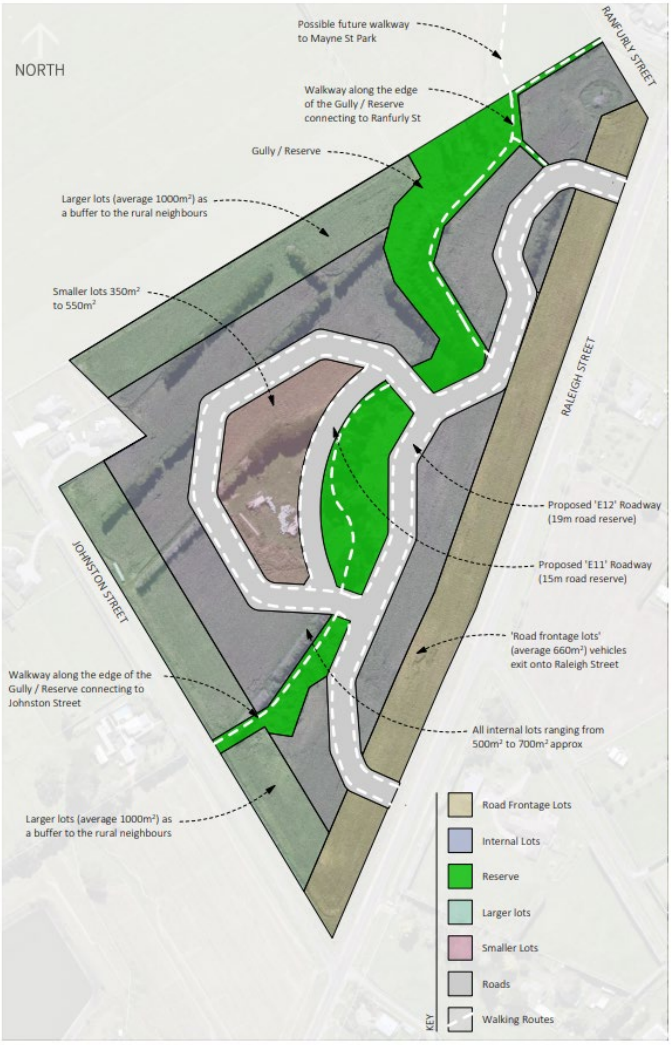


Figure 14: Johnston Street Proposed Plan Change Map

Future Urban Zones

Waitara has two future urban zones in the PODP, both designed to accommodate long-term growth. In the previous District Plan, the Waitara East Future Urban Zone covered a significantly larger area, alongside an additional land parcel in the Johnston Street Special Development Area (SPDA), known as Waitara West.

However, the Waitara West area was removed because it was not considered a logical extension of the urban boundary and raised concerns about further urban sprawl. There were also challenges related to service provision, particularly stormwater management. Meanwhile, the Waitara East zone was significantly reduced in size to better align with the town's growth needs, as the original extent would have resulted in inefficient land use.

A new Future Urban Zone has been identified over Ranfurly Park as a more suitable area for residential development due to its proximity to existing amenities and infrastructure. However, as at 2024 this area is occupied by the Waitara Pony Club and owned by the New Plymouth District Council, so development is unlikely in the short to medium term.

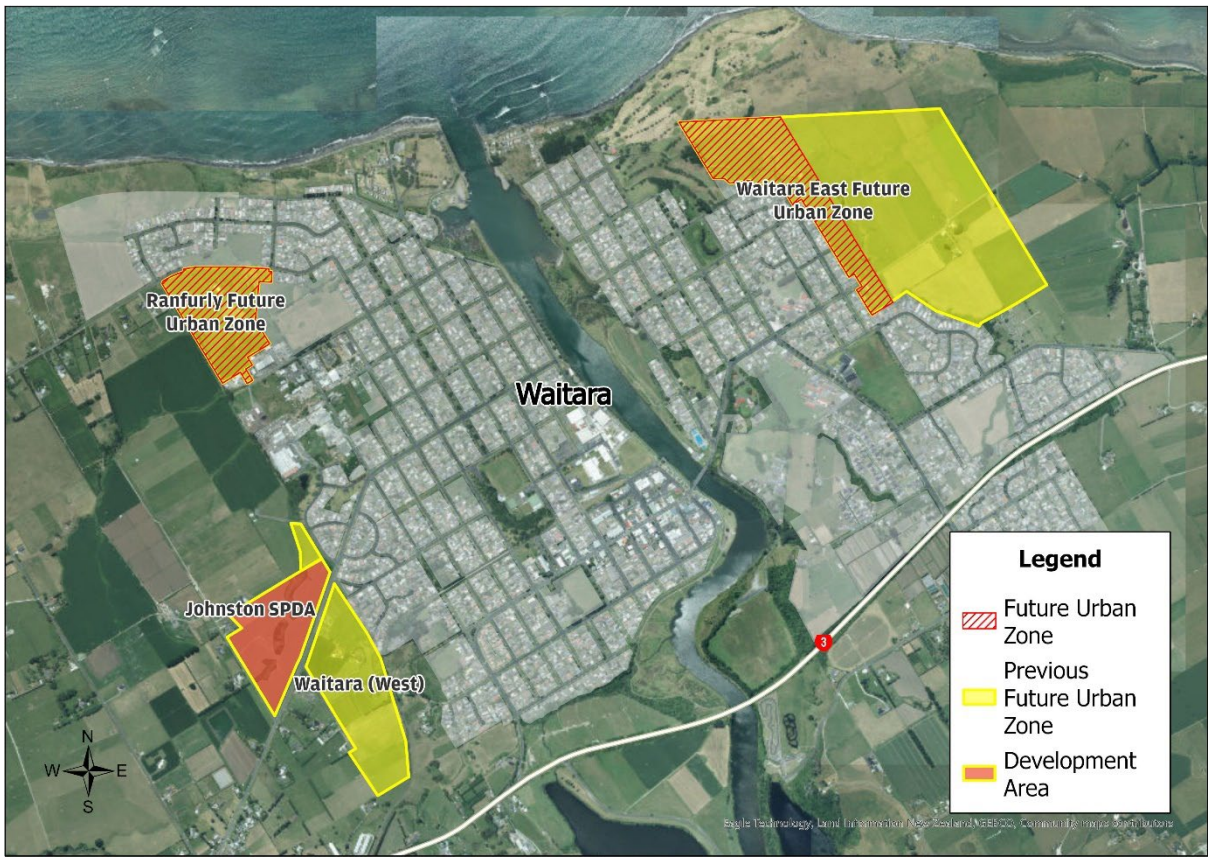


Figure 15: Future Urban Zones both Historic and Current

	Waitara East	Ranfurly	Total
Area (Ha)	14.3	12.6	**26.9**
Plan-enabled housing development capacity	141	128	**269**
Plan-enabled housing development capacity (Constraints Applied)	141	0	**141**
Plan-enabled and infrastructure ready housing development capacity	141	128	**269**
Plan-enabled and infrastructure ready housing development capacity (Constraints Applied)	141	0	**141**
Plan-enabled, feasible housing development capacity	134	128	**262**
Plan-enabled, feasible housing development capacity (Constraints Applied)	134	0	**134**
Plan-enabled, feasible and reasonably expected to be realised housing development capacity	106	128	**234**
Plan-enabled, feasible and reasonably expected to be realised housing development capacity (Constraints Applied)	106	0	**106**

Figure 16: Future Urban Zones Capacity

Vacant lots

As part of a project for the Ngāmotu District Growth Panel NPDC has identified all vacant lots in the district which includes Waitara. In Waitara there is around 36 vacant lots. These are not included as part of the capacity outlined above, as this work was completed after the FDS.

Conclusion on Residential Capacity in Waitara

In conclusion, Waitara has sufficient plan-enabled, feasible, and reasonably expected short- to medium-term capacity for residential growth but faces challenges in long-term capacity due to the constraints imposed by the SASM/AS rules.

While Waitara accounts for approximately 6.5% of the projected housing demand in New Plymouth, it is essential to ensure that infrastructure and zoning provisions align with its future development needs. The town's growth is supported by available undeveloped residential land and targeted development areas like the Johnston Structure Plan Development Area, but these efforts must be supported by improvements in infrastructure and developer interest to fully realise their potential.

Despite lower real estate prices making Waitara less attractive for developers, its housing demand remains driven by population growth and its appeal as a community-focused town. Intensification has been slower compared to New Plymouth, but future urban zones and the development of vacant lots offer avenues for long-term residential expansion. To accommodate

growth sustainably, continued attention to infrastructure, such as road safety improvements and stormwater management, will be critical. As Waitara navigates these challenges, collaboration between local authorities, developers, and the community will be essential in shaping a well-planned future for the town.

Business Projections for Waitara

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. These numbers have been separated out for Waitara and are displayed in the table below.

Business projections for Waitara indicate that growth across different sectors (Retail, Commercial, and Industrial) is expected to range from 1% to 4% of New Plymouth's overall growth. Retail growth in Waitara is projected to outpace industrial growth. In the town's mixed-use and town centre zones, some buildings remain vacant, and many industrial sites are underutilised.

Business Projections for Waitara

Estimated Employment Growth	Retail	Commercial	Industrial
New Plymouth	1,667	2,939	3,796
Waitara	59	85	54
Percentage	3.5%	2.9%	1.4%
Estimated Business Land Demand (Ha)			
New Plymouth	3.90	26.00	111.00
Waitara	0.14	0.75	1.58
Additional business land demand with the competitiveness margin (Ha)			
New Plymouth	4.50	30.00	127.00
Waitara	0.16	0.87	1.81

Figure 17: Business Projections for Waitara

Expected Employment Growth by Location

Figure 18: Business Projections for Waitara

Employment growth for New Plymouth was forecast by Property Economics, with detailed projections provided as part of the Integrated Transport Plan (ITP), broken down by location. The analysis reveals that retail growth is concentrated primarily in the New Plymouth city centre and Waitara, while commercial and industrial growth is more widely distributed throughout Waitara.

Business Breakdown in Waitara

The number of filled jobs in Waitara for 2023 accounts for an estimated 3.4% of the total New Plymouth District and 3.3% of the total business units.

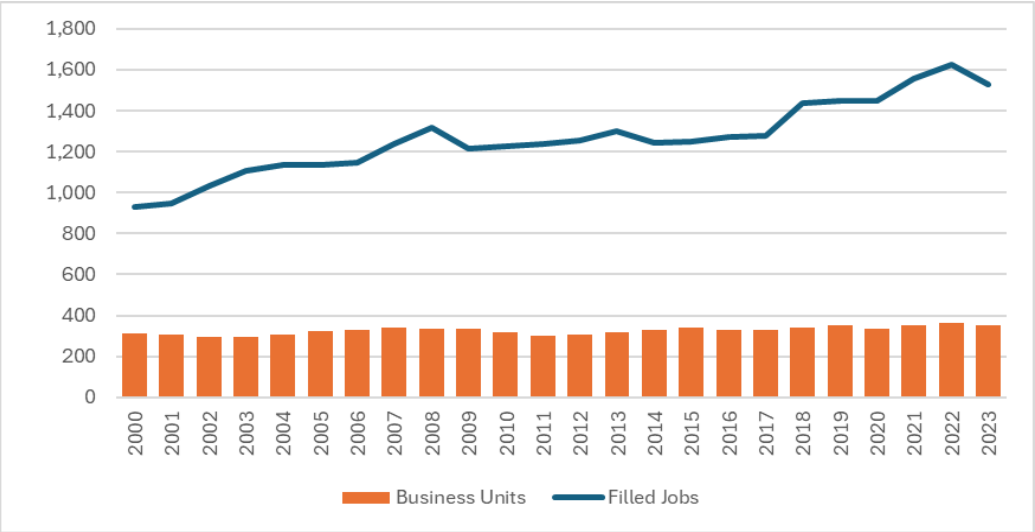


Figure 19: Employment and Business units for Waitara

The largest employment sector in Waitara is the meat and meat product manufacturing industry, which is unsurprising given the presence of ANZCO Foods Limited in the heart of the town.

Industry	Jobs
Meat and meat product manufacturing	245
Education and training	209
Administrative and support services	132
Construction services	117
Supermarket, grocery stores and specialised food retailing	104

Figure 20: Employment and Business units for Waitara

Business Capacity

Future capacity for business growth in Waitara is provided by the vacant buildings within the central city and mixed-use zone.

Figure 21: Business Zone within Waitara

The total area of mixed-use zoned land is 1.64 hectares, with the Town Centre Zone covering 5.47 hectares. Currently, two sites within these areas are available for sale or lease, totalling approximately 1,576 m^2 of vacant land. Additionally, a significant portion of retail space in Waitara remains vacant, as identified by Property Economics in their assessment for the PODP.

Over the next 30 years, an additional 10,269 m^2 (1.03 hectares) of land will be required to accommodate business growth.

The following is an excerpt from the June 2021 *New Plymouth District Retail and Commercial Land Assessment by Property Economics*:

11.11. WAITARA

FIGURE 26: WAITARA CONVENIENCE

Population		
	2020	8,550
	2053	9,830
	Nominal Growth	1,280
	Percentage Growth	15%

Convenience Retail Expenditure ($m)		
	2020	$17
	2053	$23
	Nominal Growth	$6
	Percentage Growth	37%

Households		
	2020	3,270
	2053	4,140
	Nominal Growth	870
	Percentage Growth	27%

Sustainable Convenience GFA (sqm)		
	2020	3,029
	2053	3,802
	Nominal Growth	773
	Percentage Growth	26%

Demand / Supply Differential	
Total Number of Existing Stores	59
Total GFA of Existing Stores (sqm)	4,737
Sustainable Convenience GFA in 2053 (sqm)	3,802
Future GFA Required	-935

Source: Property Economics.

Waitara is located northeast of New Plymouth and is populated by almost 8,600 people living in approximately 3,300 households. Both population and household growth are forecast to experience proportionately slower growth (15% and 27%, respectively) than the wider New Plymouth District (23% and 28%, respectively).

The centre currently has over 4,700sqm of convenience retail GFA across 59 stores and the core market currently generates around $17m of convenience retail expenditure. This is projected to experience 37% growth in the market to $23m by 2053.

Given demand, Waitara can sustain around 3,000sqm of convenience retail GFA with forecast growth to a total of over 3,800 sqm by 2053.

Recommendation

Waitara requires no change to its current convenience retail provision. The current status of Waitara shows a net over provision of convenience retail and this over provision is anticipated to continue over the long-term, out to 2053.

Figure 22: Waitara Retail Assessment from Property Economics 2021

Industrial Capacity

Waitara requires an additional 1.81 Ha of industrial land to meet expected demand. Currently Waitara has identified 3.42 Ha of vacant industrial land as part of the 2024 HBCA.

Figure 23: Waitara Vacant Industrial Land

Although this land is identified as vacant industrial land in the HBCA, its location was deemed unfeasible for large-scale development. Its proximity to residential areas and limited infrastructure made it unsuitable. Alongside this, the current occupied areas of industrial land are poorly utilised.

Most of the industrial land identified for growth in New Plymouth District is located southeast of Bell Block.

Summary

As part of the 2024 HBCA, there is sufficient residential and business land to accommodate growth across the New Plymouth District. While townships were considered in this assessment, specific growth strategies for areas such as Waitara were not detailed. It appears that there is sufficient capacity to meet growth in the short to medium term. However, for long-term capacity, further work is required to better understand the growth needs of Waitara.

Glossary

Term	Definition
AS	Archaeological Site
FDS	Future Development Strategy
FUZ	Future Urban Zone
GFA	Gross Floor Area
Ha	Hectares
HBCA	Housing and Business Capacity Assessment
IS	Infrastructure Strategy
ITP	Integrated Transport Plan
LTP	Long Term Plan
MRZ	Medium Density Residential Zone
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
PODP	New Plymouth Part Operative District Plan
SASM	Sites and Areas of Significance to Māori
SNA	Significant Natural Area
SPDA	Structure Plan Development Area

Appendix 1

Overview Census Data 2023 – New Plymouth District versus Waitara SA3

Indicator	Waitara	New Plymouth District	New Zealand
Total counts			
Usually resident population	7,509	87,000	4,993,923
Dwellings	3,048	36,264	2,056,578
Households	2,874	33,207	1,780,527
Families	1,806	23,427	1,294,503

Indicator	Waitara	New Plymouth District	New Zealand
People			
Median age (years)	38.0	40.7	38.1
Aged over 65 years (% of total)	19.9%	19.6%	16.6%
Female gender	50.3%	50.7%	50.3%
Residence elsewhere in NZ five years ago	45.3%	42.2%	45.2%
Born overseas	7.9%	17.1%	28.8%
Māori ethnicity	45.1%	20.0%	17.8%
Speak te Reo	10.8%	4.0%	4.3%
No religion	61.4%	56.3%	51.6%
Married	31.1%	45.7%	44.8%
In a partnership	43.6%	56.8%	54.7%
Children (average per female)	2.0	1.8	1.6

Indicator	Waitara	New Plymouth District	New Zealand
Health			
Regular smokers	15.4%	8.2%	7.7%
Disabled	11.3%	8.0%	7.5%
Difficulty communicating	8.8%	6.1%	5.9%
Difficulty hearing	21.1%	16.4%	14.2%
Difficulty remembering	28.7%	21.6%	19.4%
Difficulty seeing	27.1%	20.4%	19.3%
Difficulty walking	22.6%	15.7%	14.4%
Difficulty washing	7.6%	5.4%	5.1%

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

Indicator	Waitara	New Plymouth District	New Zealand
Families and households			
Couple with child(ren)	33.7%	39.5%	42.0%
Access to internet	84.0%	89.8%	90.5%
Own or partly own home	64.6%	72.4%	66.0%
Rent $800pw or over	0.6%	1.1%	6.4%
No motor vehicle	7.6%	5.3%	6.3%
Crowded households	8.0%	4.2%	6.2%
Family households	64.3%	71.1%	71.6%
One usual resident	29.4%	24.6%	22.7%

Indicator	Waitara	New Plymouth District	New Zealand
Dwellings			
Separate house	85.5%	84.3%	78.5%
Average number of bedrooms	2.9	3.1	3.1
Heating by heat pump	52.5%	53.2%	66.8%
Unoccupied private dwellings	5.1%	6.9%	10.9%
No basic amenities	0.2%	0.2%	0.4%
Damp dwellings	24.7%	16.4%	18.1%
Mouldy dwellings	20.8%	14.0%	14.0%

Indicator	Waitara	New Plymouth District	New Zealand
Employment and skills			
No qualification	29.6%	18.6%	15.7%
Full-time study	18.6%	19.7%	20.9%
Unemployed	4.0%	2.5%	3.0%
Self-employed	8.6%	16.8%	16.2%
40 hours or more worked per week	62.8%	59.6%	64.4%
Work at home	9.4%	16.8%	17.7%
Unpaid household work	85.5%	87.0%	85.9%
Public transport to work (residence)	0.8%	0.6%	5.2%
Public transport to work (workplace)	0.0%	0.6%	5.2%

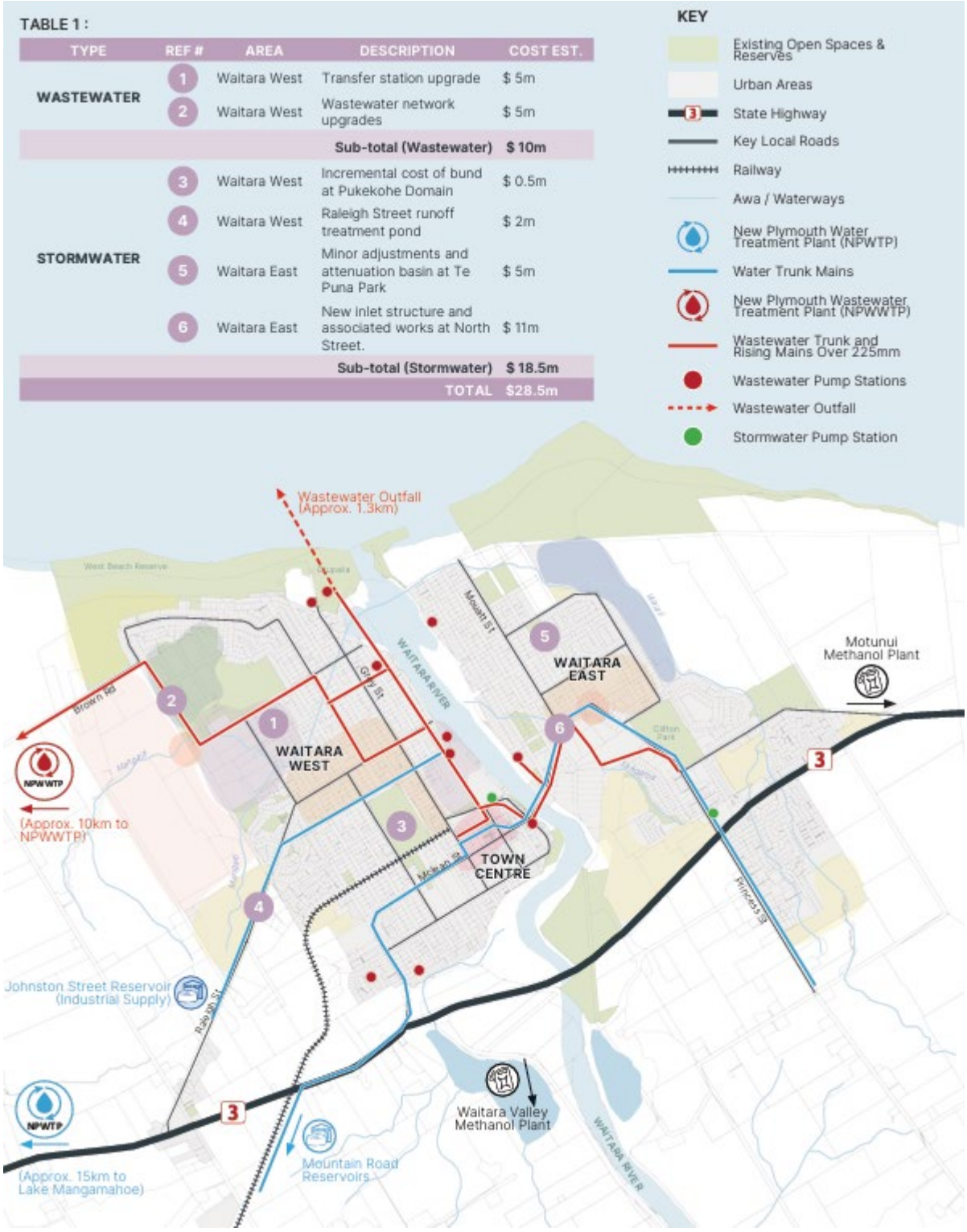
Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council

Appendix 3 - Constraints maps

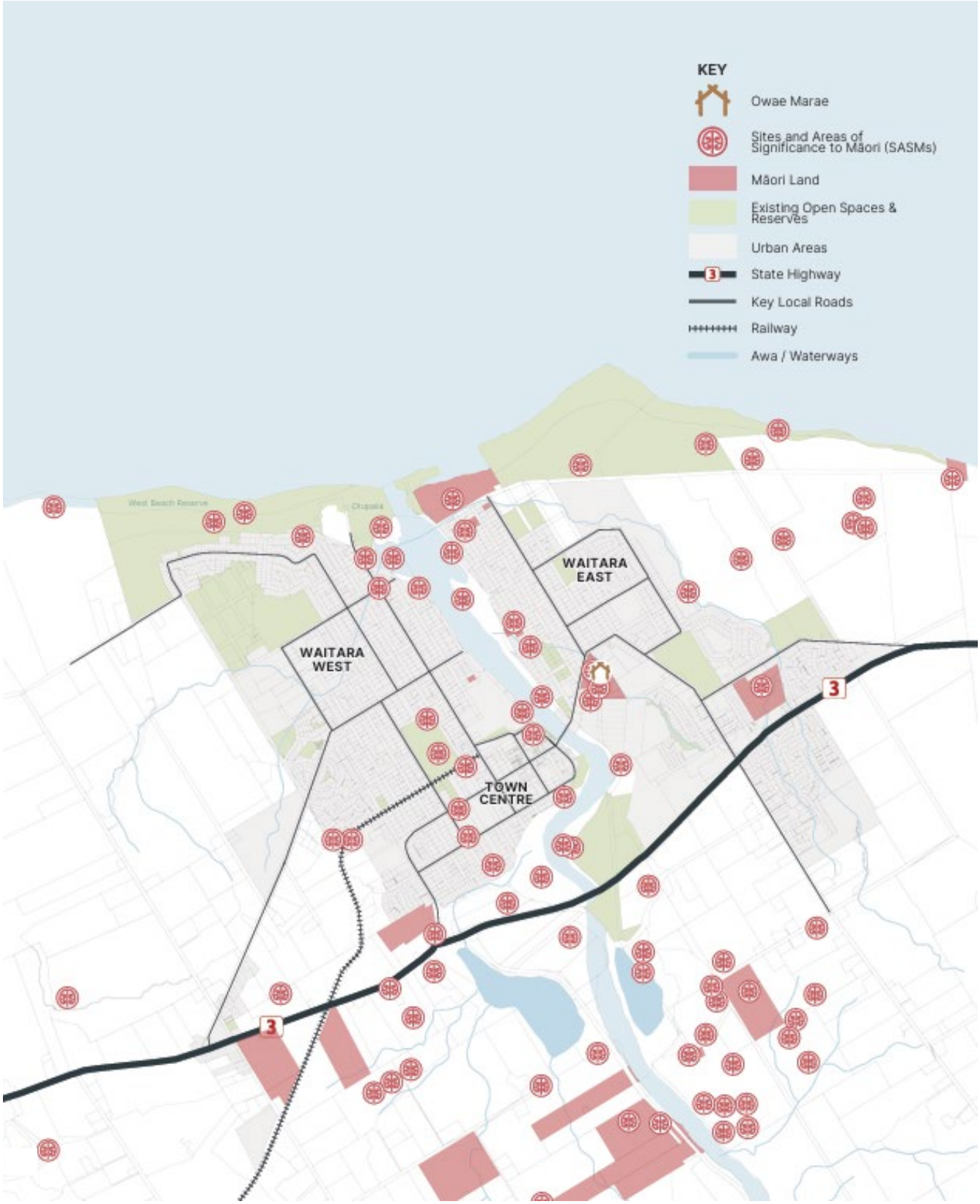
Map 1: Three Waters Constraints Map

TABLE 1 :

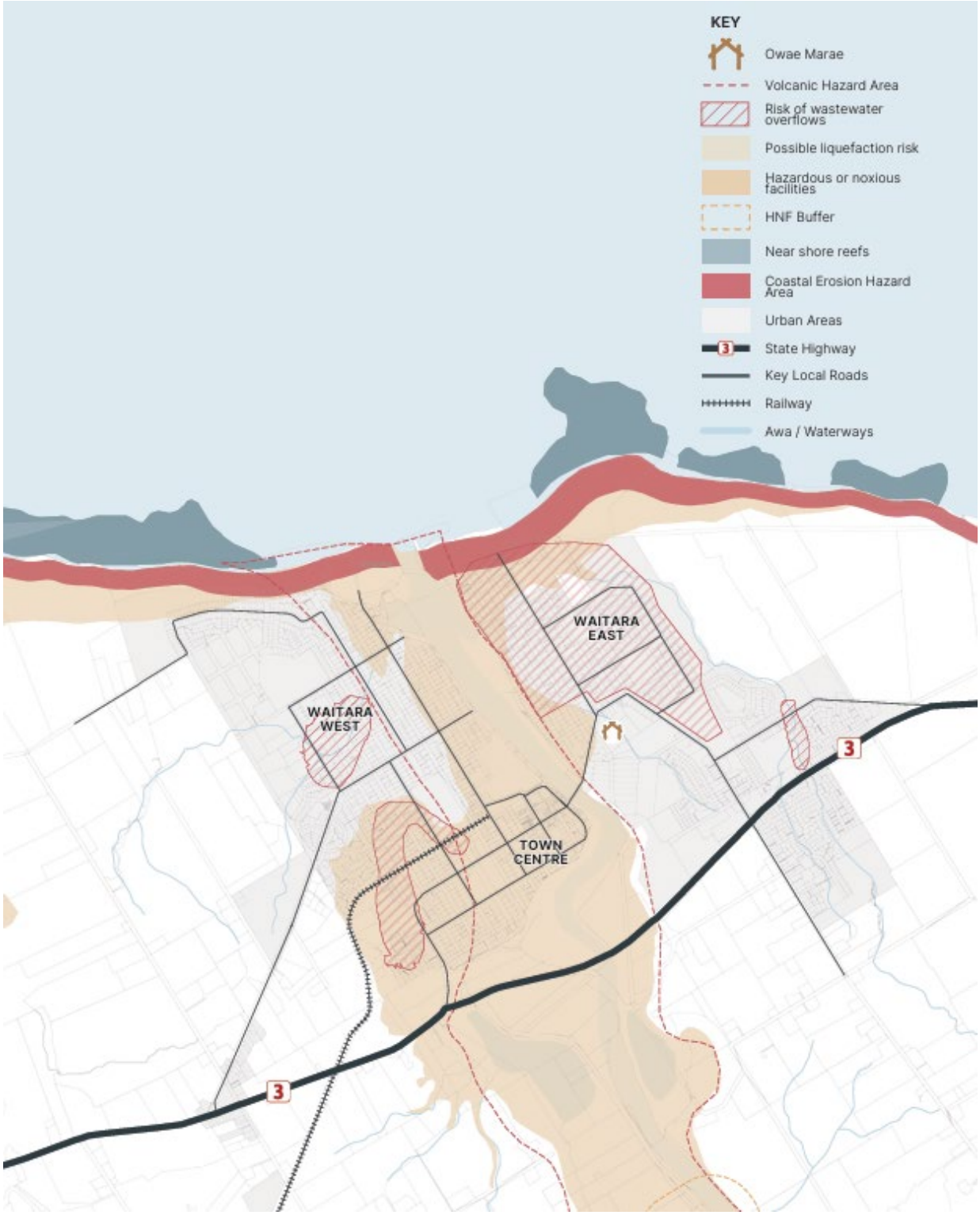
TYPE	REF #	AREA	DESCRIPTION	COST EST.
WASTEWATER	1	Waitara West	Transfer station upgrade	$ 5m
	2	Waitara West	Wastewater network upgrades	$ 5m
			Sub-total (Wastewater)	$ 10m
STORMWATER	3	Waitara West	Incremental cost of bund at Pukekohe Domain	$ 0.5m
	4	Waitara West	Raleigh Street runoff treatment pond	$ 2m
	5	Waitara East	Minor adjustments and attenuation basin at Te Puna Park	$ 5m
	6	Waitara East	New inlet structure and associated works at North Street.	$ 11m
			Sub-total (Stormwater)	$ 18.5m
			TOTAL	$28.5m



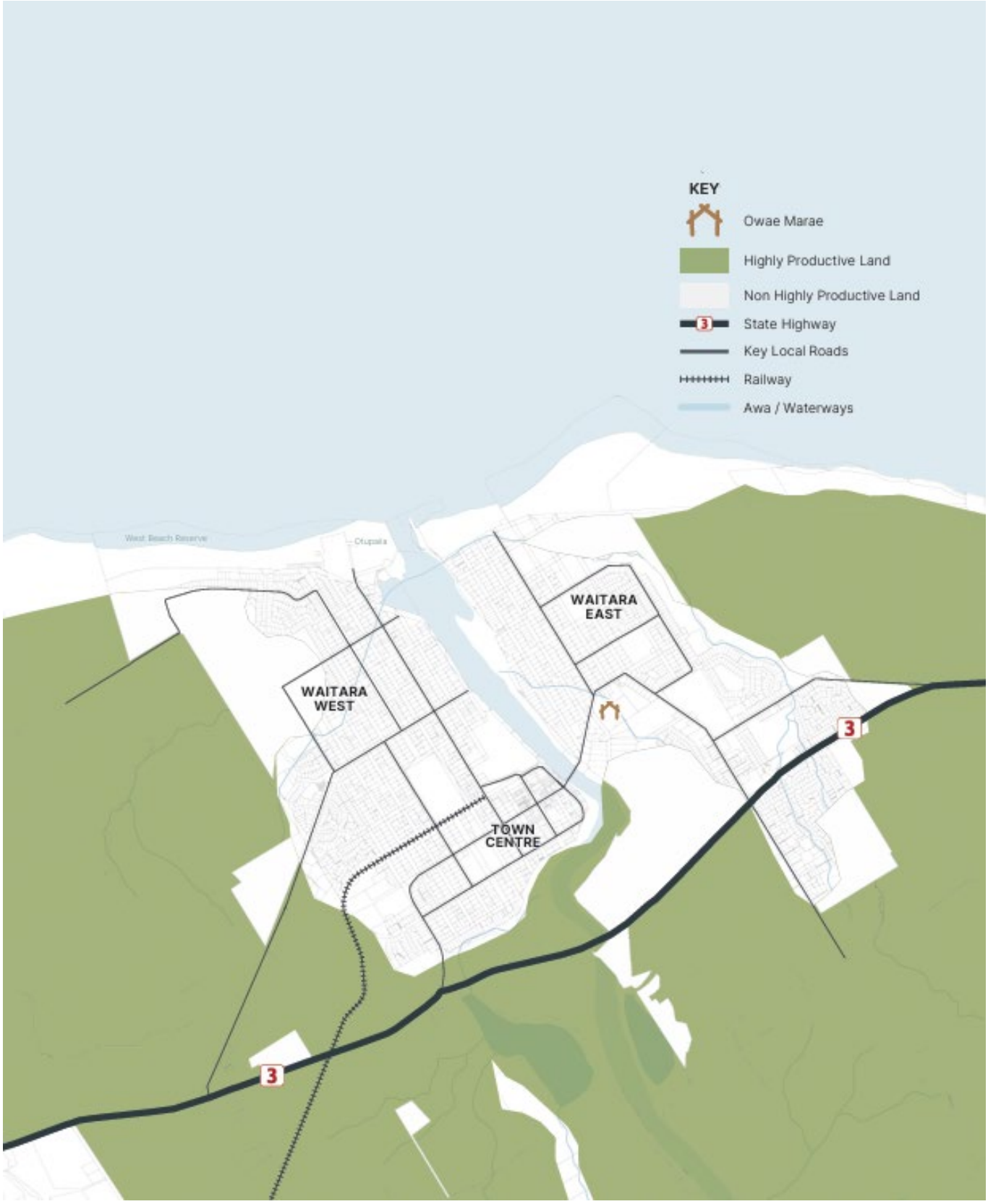
Map 2: SASM and Māori Land



Map 3: Hazards constraints map



Map 4 Highly Productive Land Constraints map



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