Tiritiri o Mātangi

Waitara Spatial Plan: The 30+ year vision for the future of Waitara

OTARAUA HAPU

Manukorihi HAPŪ

NPDC

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01 Forewords

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Manukorihi

KARAKIA O MANUKORIHI

Mauria mai te Manawanui o Manukorihi

Nau mai te mauri tau, te mauri tū, te mauri ora

Kia hiki te mānuka, Kōkiritia

Haumi e, Hui e, Taiki e !!!

Bring amonst us the resilient and determined spirit of Manukorihi

Have composure, have strength, have vitality

Accept the challenge and pursue it

There is strength in unity!

Manukorihi Hapū is honoured to collaborate on the creation of Tiritiri o Mātangi — the 30 year Waitara Spatial Plan. We acknowledge the New Plymouth District Council for this opportunity, and for recognising the significance of our involvement throughout the process. We look forward to continuing to work together to bring Tiritiri o Mātangi to life.

Our pā, our people, and our histories are woven into the fabric of Waitara. Our enduring connection to this whenua shapes not only who we are, but also enriches the wider community through the stories, values, and legacy we uphold.

Tiritiri o Mātangi acknowledges our past, strengthens our presence today, and empowers our collective aspirations for the future.

It has allowed us to embed our values, priorities, and aspirations into the future growth and development of Waitara — for the benefit of both our whānau and the broader community. Manukorihi has always had big dreams for our town: more affordable housing, better access to essential services and employment, restoration of our taiao, cultural revitalisation, and the renewal of a connected, thriving community. Our vision is intergenerational and inclusive.

Through our role in Tiritiri o Mātangi, we want to make sure that future growth reflects our enduring commitment to cultural leadership, collective wellbeing, and a prosperous future for all who call Waitara home.

Manukorihi
HAPŪ

Otaraua

Otaraua Hapū welcomes the opportunity to contribute to Tiritiri o Mātangi — the Waitara Spatial Plan. We acknowledge the New Plymouth District Council for recognising the importance of hapū leadership in shaping the future of our town, and we look forward to working alongside the Manukorihi Hapū, Council and the wider Waitara community to bring this kaupapa to life.

Otaraua's connection to Waitara is deep and enduring. Our pā, our kāinga, and our histories are woven through this whenua and the life of the Waitara River. The footsteps of our tūpuna, from the many ancestral hapū who hold long-standing ties to Waitara are embedded in the landscape.

Our whakapapa is carried through these tūpuna lines, grounding Otaraua firmly within the life and history of this place. Alongside Manukorihi, we hold mana whenua, and it is through these deep roots that our aspirations for Waitara are shaped.

Through Tiritiri o Mātangi, Otaraua aspires to support a future where development honours the whakapapa of the land, enhances the wellbeing of all who live here, and restores balance to our environment. We seek to see our cultural values, our relationships with the whenua and awa, and our intergenerational aspirations reflected in the growth of Waitara.

Our vision is one of whanaungatanga, manaakitanga, and kaitiakitanga — a town where tangata whenua and tauiwi live alongside one another with mutual respect, and where the legacy of Otaraua continues to enrich the life of Waitara for generations to come.

OTARAUA HAPU

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Waitara Community Board

The Waitara Community Board is proud to support Tiritiri o Mātangi — the Waitara Spatial Plan. Developed through a collaborative process with hapū, New Plymouth District Council and the wider community, it sets a clear direction for how we want to grow and change over the next 30+ years — honouring our past while shaping a strong future for generations to come.

Tiritiri o Mātangi highlights the short, medium and long-term priority goals and actions that matter most to our community, as expressed in the feedback from our residents and community groups, and they provide a clear basis for action. We strongly support:

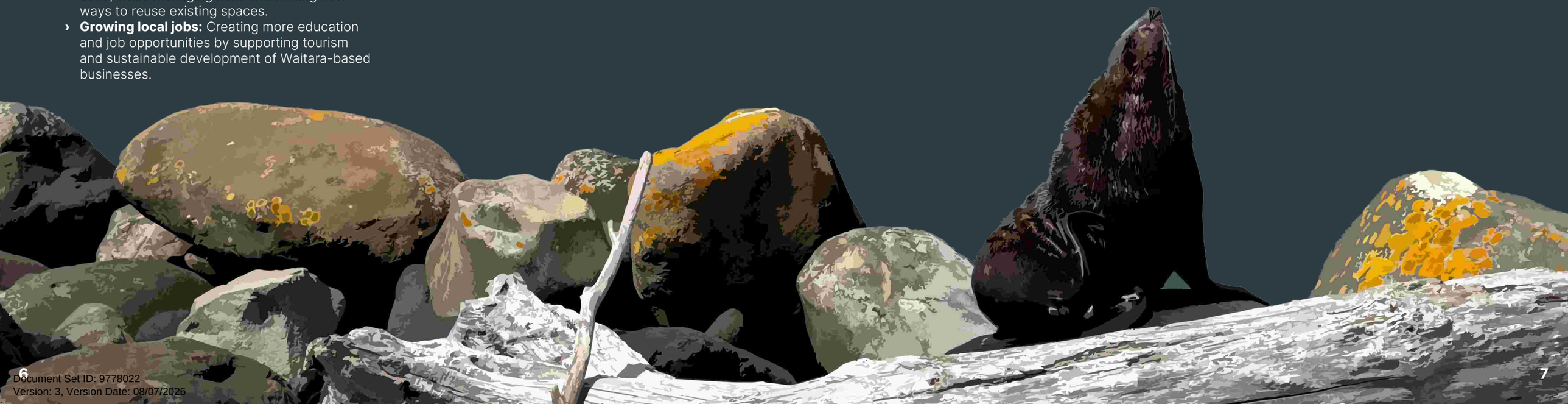
- **Celebrating our identity:** Honouring and highlighting Waitara's rich cultural, social and sporting histories and identity, strengthening inclusivity and cultural diversity, and encouraging community connection through events, services, recreation opportunities and shared places.
- **Revitalising the Town Centre:** Improving the town centre so it's safer, more lively, and better used, while managing risks and finding new ways to reuse existing spaces.
- **Growing local jobs:** Creating more education and job opportunities by supporting tourism and sustainable development of Waitara-based businesses.
- **Working with the Environment:** Prioritising the protection and enhancement of the environment such as the Waitara River and other local rivers, parks and open spaces.
- **Providing for future growth and housing:** Making housing choice in Waitara easier with more options for affordable healthy housing and more housing overall in areas outside of hazard zones, assisting further freeholding of leasehold properties.
- **Improving infrastructure:** Improving essential infrastructure such as wastewater and stormwater systems and transport infrastructure, including better public transport systems and safe and accessible active transport options.

The Waitara Community Board is committed to working in partnership with hapū, New Plymouth District Council, Taranaki Regional Council, community organisations, businesses and residents as Waitara grows to ensure it continues to be a great place to live.

Acknowledgments

Tiritiri o Mātangi is not just a Council plan. It has been developed through a collaborative process between hapū and New Plymouth District Council, with input from Barker & Associates, the Waitara community, Taranaki Regional Council and other government agencies and stakeholders.

A special thank you to all those who contributed to this plan.



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The meaning of Tiritiri o Mātangi

Te-whai-tara-nui-a-Wharematangi-ki-te-kimi-tana-matua-a-Ngarue.

The pursuit of the magic dart of Whare-Matangi when searching for his father Ngarue.

Ngarue was the son of Te Moungaroa, the tohunga (navigator) of Kurahaupō, and after growing up in Taranaki he moved to Kawhia where he married Uru-te-kakara. While gardening in his in-laws fields one day, Ngarue overheard people mocking him for being like a landless man having to cultivate another man's garden.

As Ngarue was of a high rank this offended him, and he chose to leave Kawhia. Uru-te-kakara was pregnant with their first child and she refused to go. Ngarue asked her to name their child Whare-Matangi (if it was a boy) or Kaimatangi (if a girl) because of the open-sided and drafty house they lived in at the time. Whare-Matangi was born a boy and grew up in Kawhia where he excelled at most things, especially games.

One day when he won a game of darts, another child called him a bastard and mocked his single parent home. Whare-Matangi asked his mum where Ngarue had gone, and she showed him a snow-capped mountain (Taranaki) in the distance.

When he was old enough, Whare-Matangi left to search for his father, throwing a magic dart when lost to find his way. His last throw landed at the finely carved door of his father, Ngarue, who lived next to a great river. Ngarue was overjoyed to be united with his son, and there was a great celebration.

Because of the mana both men possessed, the river was renamed to commemorate their story.
The first person to discover a place earned the right to name it under the Tikanga Take Taunaha (Rights of Discovery) and there are many place names around Aotearoa New Zealand named like this.

Understanding our history, Te Kōwhatu Tū Moana Trust (Manukorihi and Otaraua hapū) would like to offer Tiritiri o Mātangi as the name for the Waitara Spatial Plan (30 years). This is the name of the magical dart of Whare-Matangi. Tiritiri can also be interpreted as to scatter in the wind, distribute, cultivate or allocate. If we think of our mahi in front of us, we all hold the responsibility to cultivate a prosperous, vibrant, engaging future for everyone.

The kōrero of Whare-Matangi is depicted on the carved entrance gates of Ōwae Whai Tara marae. Designed by local artist Darcy Nicholas and created by tohunga whakairo (master carver) John Bevan Ford in 1972.

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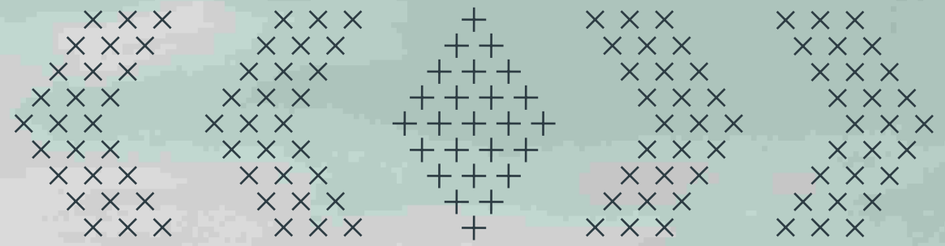
Our patterns

The patterns featured in this document were generously shared by hapū. Their presence reflects their use across Waitara and reinforces this document's connection to the people.

TIRITIRI O MĀTANGI

Tiritiri o Mātangi symbolises the flight of the tara (dart) of Whare-Matangi through the currents of the wind; the chevrons represent the whiti and rere of the tara, with the overall design indicating the whai (pursuit) of Whare-Matangi to reunite with his father; a model of determination modelled by our tūpuna and required of mana whenua today.



TE PAE O TE RANGI

Te Pae o te Rangi represents the horizon where sky meets the ocean; the threshold between the physical and spiritual world. Here, Te Pae o te Rangi represents the whai (ambition) of Whare-Matangi to know his whakapapa. From his mother's home at Kāwhia, Whare-Matangi followed te Tiritiri o Mātangi — the flight path of the dart of Whare-Matangi — across the ocean, crossing Te Pae o te Rangi, to land on te whare o Ngarue, which led to the reunion with his father at Whai Tara (the pursuit of the dart). As a weaving design, which features on the parawai belonging to te tangata, Wiremu Kingi Te Rangitake, Te Pae o te Rangi symbolises the union of Ranginui and Papatuanuku, and here, the mārama (revelation) of whakapapa, which underpins the authority of mana whenua in this place.

Princess Street Underpass

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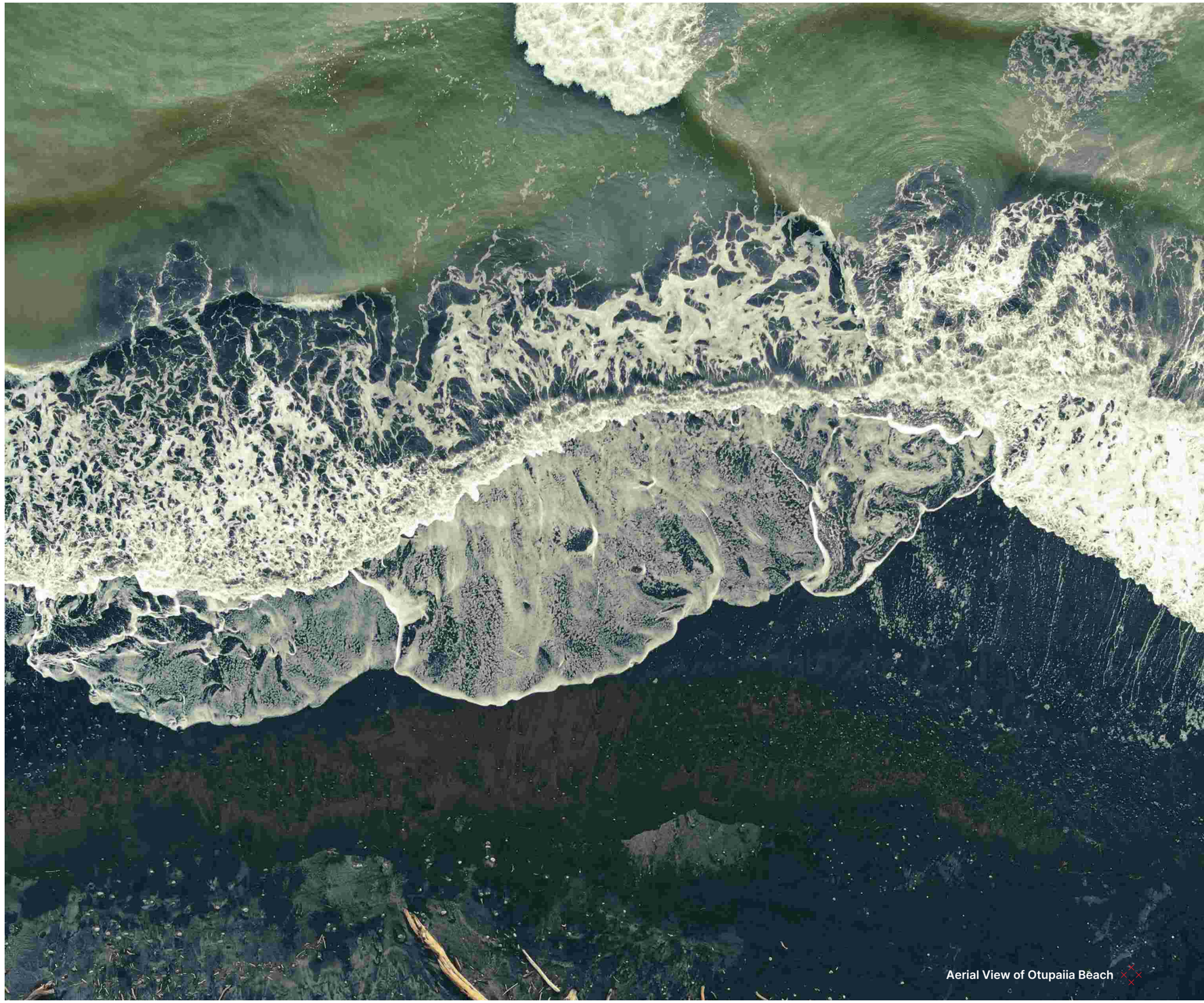

Aerial View of Otupaiia Bēach

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02 Introduction

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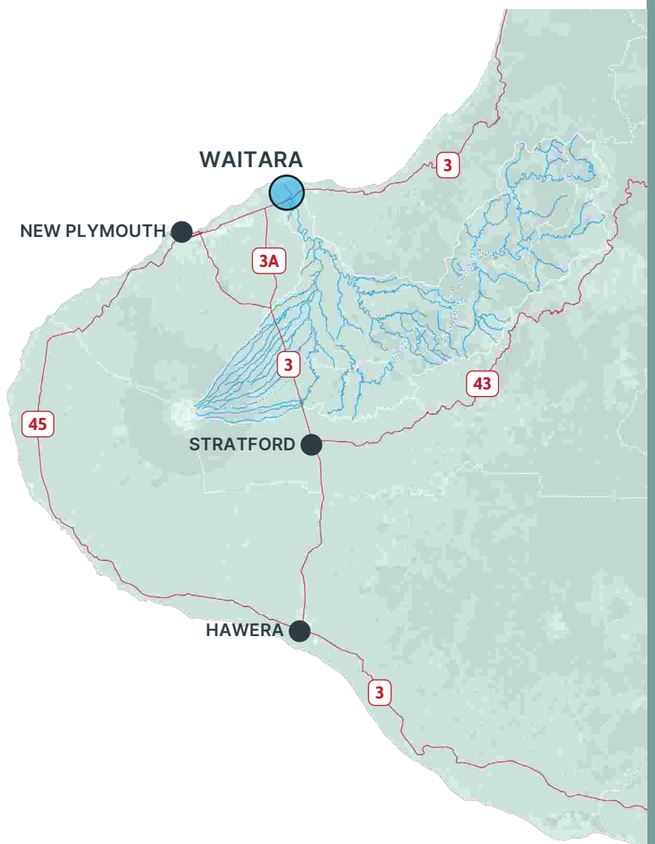
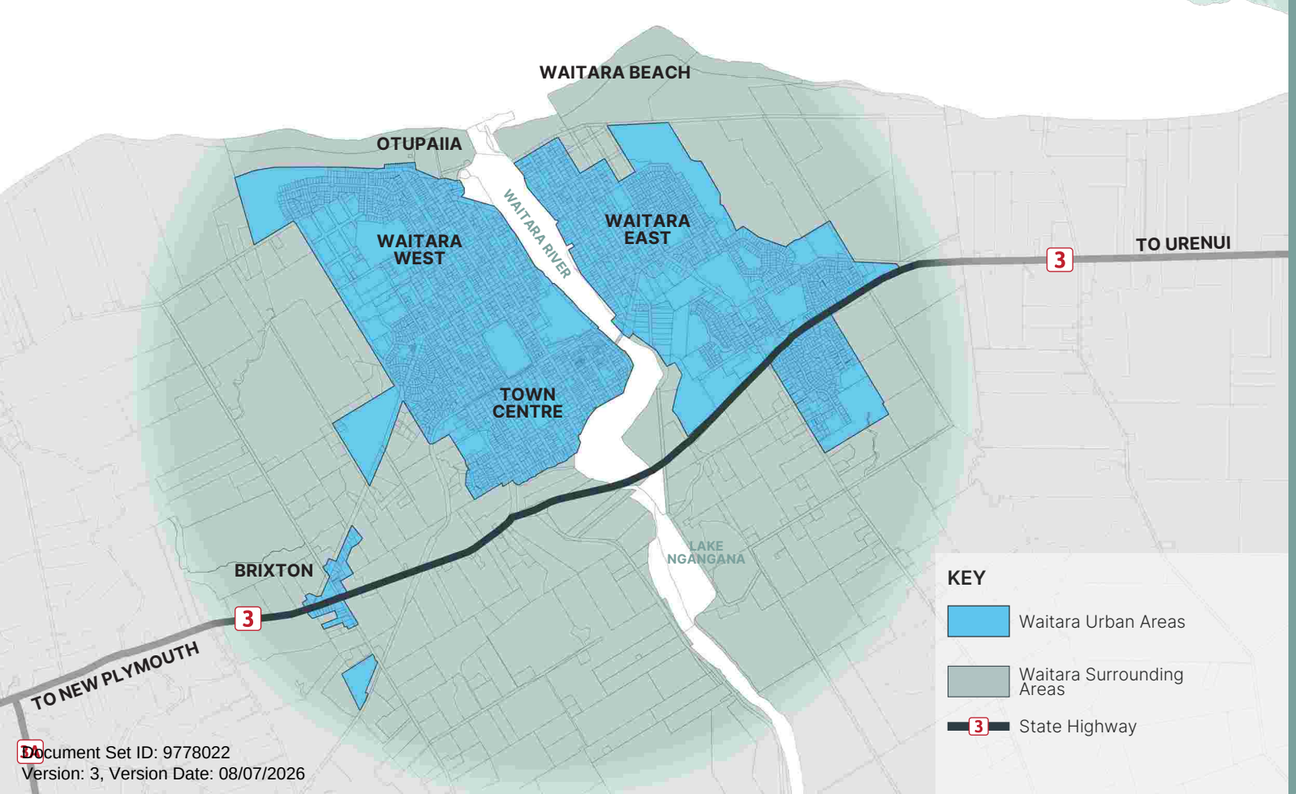
Context

Nestled around the river (awa) that bears its name, Waitara is a township within the New Plymouth District in the northern part of the Taranaki region. A coastal settlement with a rich cultural history, it has a strong sense of identity and a unique connection to the taiao (environment). Although it is surrounded by predominantly rural land, this plan focuses on allowing the township to thrive and become more resilient.

The map below shows the broad spatial extent for Tiritiri o Mātangi, focusing predominantly on the township of Waitara, but also allowing consideration of the influence of surrounding land, New Plymouth and other towns and settlements in Waitara, and vice versa. A flexible boundary also allows Waitara to respond to current and future opportunities and challenges without being restricted to a specific area.





How Our Plan Was Developed

Tiritiri o Mātangi is a plan for the people of Waitara and was developed through a collaborative process with the Waitara community, hapū, New Plymouth District Council (NPDC), Taranaki Regional Council, Waitara Community Board, central government agencies and local stakeholders.

PRE-ENGAGEMENT INPUT INTO THE DRAFT PLAN

1 YEAR

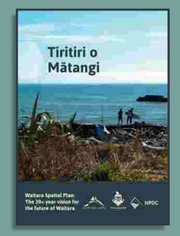
- **STAKEHOLDER WORK SHOPS** — 103 ATTENDEES
- +
- **LOCAL MARKETS & EVENTS** — 190 SUBMISSIONS
- +
- **COMMUNITY SURVEYS** — 47 SUBMISSIONS

DRAFT TIRITIRI O MĀTANGI APPROVED BY COUNCIL

COMMUNITY CONSULTATION

6 WEEKS

- **ONLINE & PHYSICAL SURVEYS** — 301 SUBMISSIONS
- +
- **POP-UP SHOPS & DROP-IN SESSIONS** — 40 SUBMISSIONS
- +
- **YOUTH ENGAGEMENT** — 55 SUBMISSIONS
- +
- **HAPŪ ENDORSEMENT**



TIRITIRI O MĀTANGI

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Tiritiri o Mātangi - A Spatial Plan for Waitara

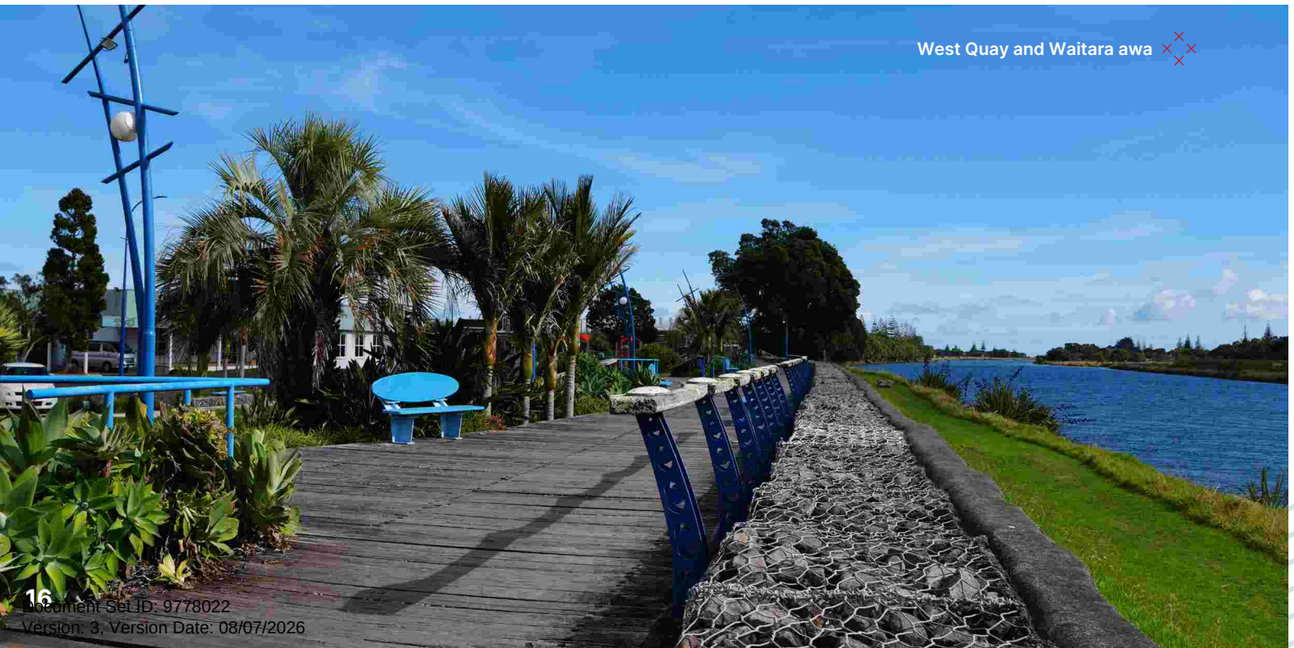
The Tiritiri o Mātangi Waitara / Spatial Plan sets out how and where Waitara will grow and change over the next 30+ years, to meet the needs of the community including tangata whenua (people born of the land) and te taiao (the natural environment). It will ensure that Waitara continues to be a great place to live, work and play into the future for generations of rangatahi (youth) to come.

PURPOSE
Sets the vision for the future which recognises what is important for Waitara and its people

Tiritiri o Mātangi

- **Feeding into the Regional Spatial Plan**
- **Feeding into the infrastructure strategies**
- **Feeding into the Water Services Strategy**
- **Provides guidance to developers**
- **Informs Community Board Plan and LTP**

Tiritiri o Mātangi will feed into and guide the development of the Water Services Strategy, the Regional Spatial Plan for Taranaki, the Land Use Plan for the New Plymouth District, and infrastructure strategies. It informs the Community Board Plan and the Council's Long-Term Plan (LTP).


West Quay and Waitara awa

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Tiritiri o Mātangi

Vision
Waitara is a lively, connected and resilient community, proudly reflecting its distinct identity, people, and place.

The **values** that make Waitara and its people **unique**...

Value 1	Value 2	Value 3	Value 4	Value 5
Waitara is a community that looks out for each other	Waitara has a proud and distinct cultural identity	Waitara celebrates its sporting culture and achievements	The Waitara community is connected by a sense of belonging and wairua	Waitara and its people have a strong connection to the awa and whenua

By **2055** Waitara will be a community that...

Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6
Celebrates identity	Has a revitalised town centre	Grows local jobs	Works with the environment	Has diverse housing and opportunities for growth away from hazards	Has improved and connected infrastructure
Actions Support projects which enhance and celebrate local identity. 5 short, medium and long-term actions	**Actions** Work with building owners and undertake catalyst projects to bring life back into the town centre. 11 short, medium and long-term actions	**Actions** Support employers, agencies and training providers to improve local employment and training opportunities. 3 medium to long-term actions	**Actions** Undertake projects which improve the resilience of Waitara to natural hazard risks and restore our awa and whenua. 10 short, meduim and long-term actions	**Actions** Support the supply of land for affordable housing which is out of hazard areas and provides for a range of housing options for people of all ages. 11 short, medium and long-term actions	**Actions** Undertake upgrades to 3 waters infrastructure and investigate ways to improve transport networks, including public transport, cycling and walking. 14 short, medium and long-term actions.

We will **achieve** our future goals by undertaking the above **actions**...

Implementation Plan
Outlines the anticipated timing of actions and the organisations likely to be involved in progressing them.

Tiritiri o Mātangi will have an interim review every three years, with a full review undertaken every six years .

Waitara Community Engagement

Tiritiri o Mātangi has been informed by many engagement activities. This has included workshops with key stakeholders, interactive displays at Waitara community events, sessions with youth groups and schools and the development community. Landowners identified as interested parties were also contacted. Many central and local government agencies have been engaged with, such as Ministry of Education and Taranaki Regional Council, and these conversations will continue into the future as actions are delivered.

WHAT DID ENGAGEMENT LOOK LIKE WITH THE WAITARA COMMUNITY?

Engagement with the Waitara Community took place between November 2024 and March 2025 when the community was asked to provide input into the issues, opportunties, values and outcomes for Waitara.

Events included:

- Waitara Night Market – November 2024
- Waitara Waitangi Day Market – February 2025
- St Josephs School, Waitara, Whanau Pool Party – February 2025
- Waitara Central School Gala – February 2025

Importantly, the voice of youth from Waitara also informed this early work with a local youth group providing input on where the spatial plan should prioritise the focus points for Waitara.

WHAT DID WE HEAR FROM THE WAITARA COMMUNITY?

What we heard during these engagement events informed the drafting of the spatial plan vision statement, proposed future growth scenario and goals.

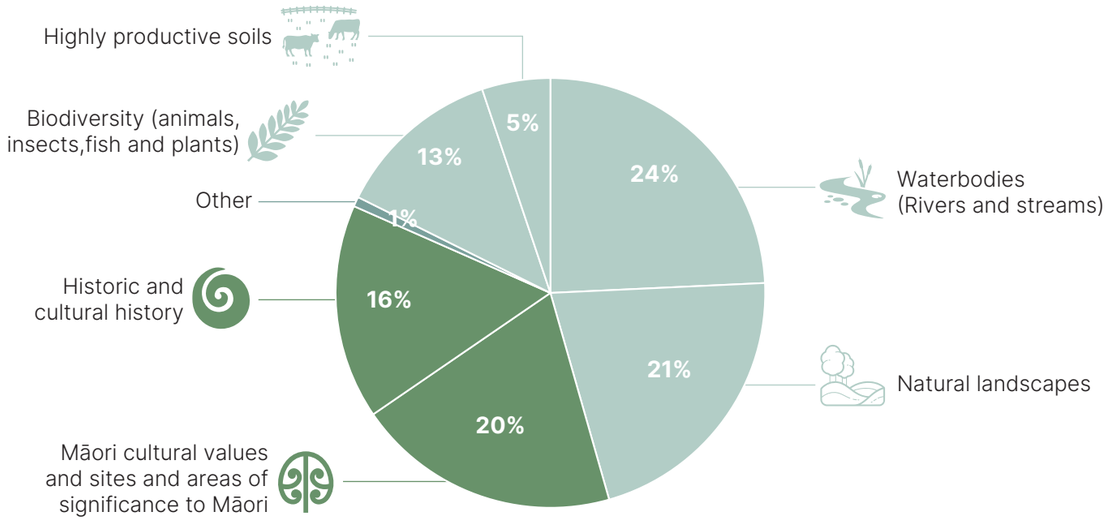
A full summary of all the engagement undertaken is included in the supporting technical report and engagement summary report.

Key themes that came up during engagement included:

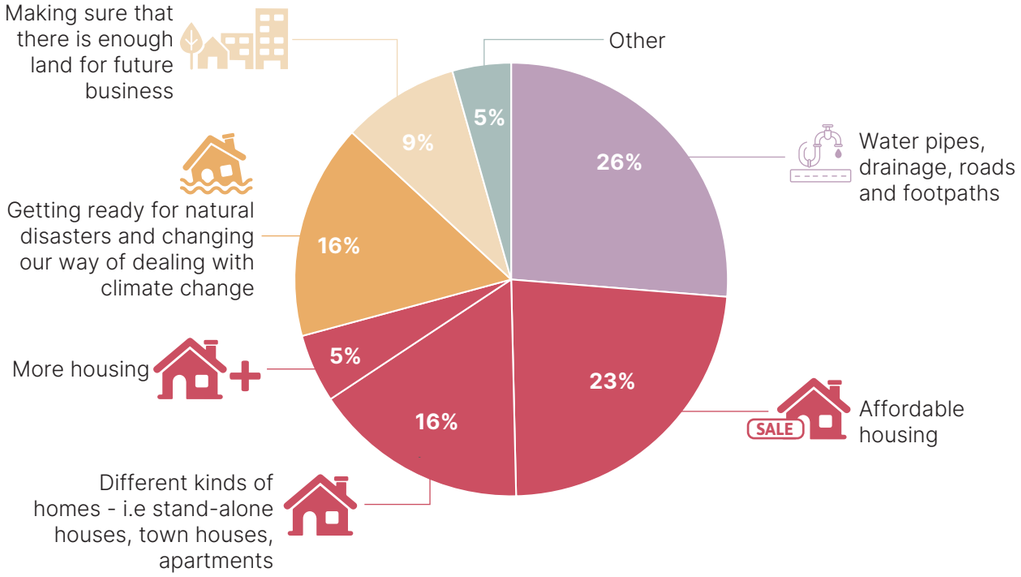
- The importance of the awa and the beach
- Community pride and spirit and maintaining the sense of community
- Infrastructure challenges
- Issues with risk from natural hazards
- Desire for improved public transport
- The need for more affordable healthy housing
- The need for improvements to the town centre vibrancy
- More community facilities and improved recreational spaces
- Protect and enhance Māori cultural values and sites of significance.

NPDC Workshops & Community Stalls

What should we protect or enhance in Waitara?



What is important to focus on in Waitara?



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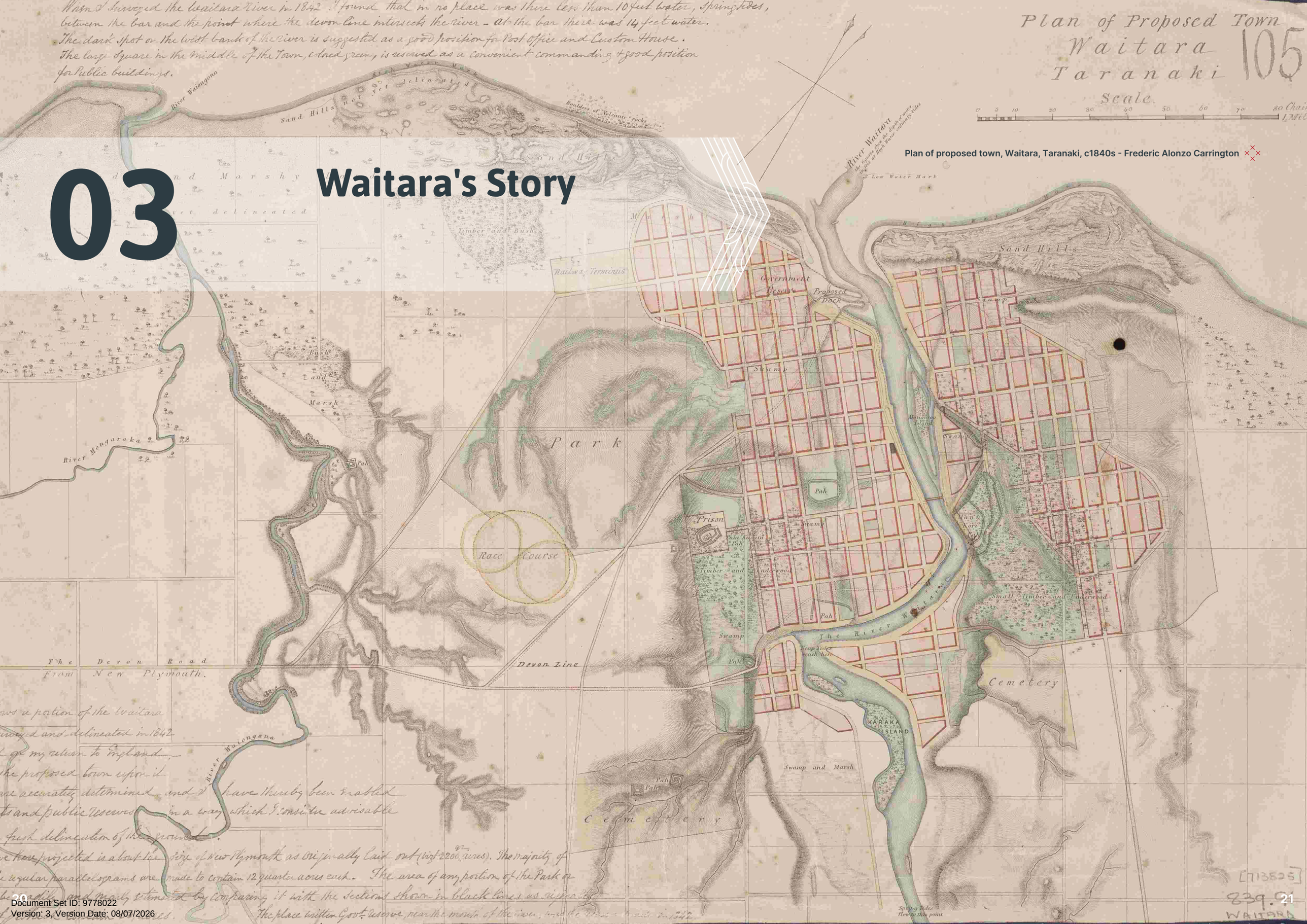
03 Waitara's Story



Plan of proposed town, Waitara, Taranaki, c1840s - Frederic Alonzo Carrington

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Waitara in 2026

The following statistics provide a snapshot of Waitara in 2026 based on data gathered from the 2023 Census and various local and central government agencies.

Population

The current estimated population of Waitara is **7,512** and this is expected to grow by approximately **13%** over the next 30 years. This will generate around **6.5%** of the district's growth.

45% of the Waitara population is of Māori ethnicity

The average age of Waitara residents is **38 years**

Over 50% of the Waitara population is included in the most deprived socioeconomic category, with a higher prevalence of poverty and associated disadvantage compared to the broader New Zealand population.

Transport

Waitara is serviced by a low frequency commuter bus service connecting Waitara, Bell Block, and New Plymouth.

Weekdays:
Two-hourly services until 6pm
Additional express service during peak times (7am–9am, 3pm–5pm)

Saturday:
Three services only

Sunday:
No scheduled services

Housing

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

We need to find space for those new houses, and this means more land is required to meet demand, so that land supply is not a barrier to delivery of affordable housing. We also need to look at other opportunities to assist with affordability.

RENT

The average household rental cost range in Waitara is lower **$460**, median **$550** and upper **$596** per week. A one-bedroom rental can cost up to $515, a two-bedroom up to $460, $580 for a three-bedroom, and $628 for a four-bedroom

The **Waitara Lands Act 2018**, which came into force on 17 March 2019, enables leaseholders to buy or freehold the land on which their house sits. Of the original 770 leasehold properties, **297 (38 per cent)** have yet to be purchased by the leaseholders as of 31 December 2025.

To freehold the land the leaseholder must pay the unimproved value of the land, plus associated costs, including the initial valuation and legal fees.

There are a range of **challenges** in terms of housing, including affordability.

We need to provide different types of housing that meet the needs of Waitara people, for example 1 and 2-bedroom homes, papakāinga, multi-generational housing, and different forms of ownership.

Housing continued

SALE

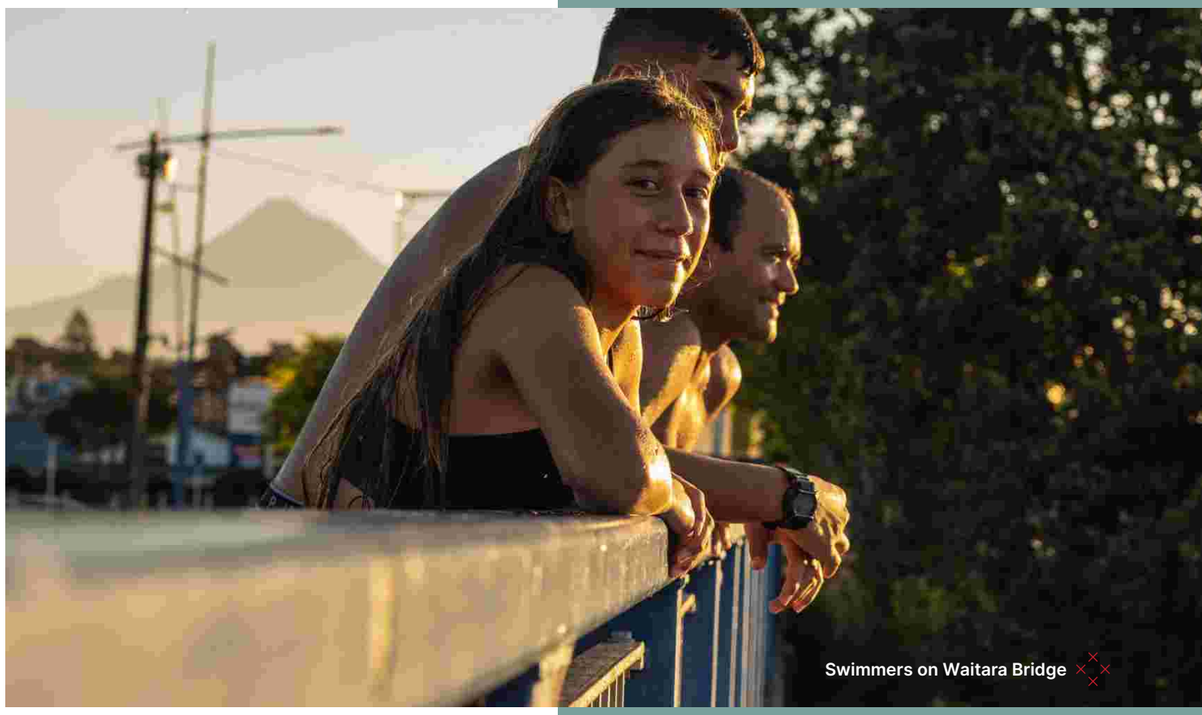
In January 2026 the average house price in Waitara was approximately **$499,000**, which was **30% lower** than the New Plymouth District median house price ($719,000).

Over the 12 months from February 2025 to February 2026 Waitara had the **fastest** growing house prices in the New Plymouth District at **5.7%.**

Kāinga Ora
Homes and Communities

There are **79 Kāinga Ora** social housing homes in Waitara, and **four** community homes.

Waitara's story is one of **resilience**, **ongoing change**, and **hope**. This plan acknowledges where we have come from and the events that have shaped our past, and aims to shape a future together that reflects the strength of the culture and traditions of Otaraua and Manukorihi Hapū and the diversity of Tangata Tiriti who live here.



Swimmers on Waitara Bridge

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Key Influences

Before we look forward, taking stock of the present situation means that we can identify and understand the key influences, opportunities and issues that impact the future development and growth of Waitara. Waitara is affected by a range of complex issues, which are outlined in the following pages and then discussed in more detail in the supporting Technical Report.

WAITARA AWA AND MOANA

Waitara has been home to Māori for centuries, particularly Manukorihi and Otaraua Hapū, who have thrived here for generations. Māori were drawn to the area's mild climate, fertile soils, natural resources, and the abundant kai from the Waitara River and moana. European settlers arrived in the 19th century and were also attracted by the land's fertility and potential as a port. Development has historically occurred on low-lying land and near the Waitara River.

Pou on the Hub by Rangi Bailey

CULTURAL HISTORY

The illegal purchase of the Pekapeka Block in Waitara was a key moment in Aotearoa New Zealand's history, contributing to the first conflicts known as the Taranaki Land Wars. These events had lasting effects on the community because of the Crown's subsequent confiscation of almost all hapū-owned land in Taranaki.

The loss of whenua brought significant challenges for many Māori in Waitara over the generations, impacting on their ability to retain economic independence, and connection to traditional ways of life. The Waitara Lands Act 2018 attempts to acknowledge past events and Waitara's history.

Urban growth has also resulted in a loss of sites and areas of significance to Māori (refer to Appendix A for map of Sites and Areas of Significance).

ECONOMIC HISTORY

The Waitara River and its flat fertile land and oil and gas resources attracted industry, which created jobs, and shaped the patterns of urban growth.

In pre-European times, in its natural and changeable state, the mouth of the Waitara River was about 400 meters wide. The river was very important to Māori for gathering food and trading.

With the arrival of Europeans, the river became busier and the 'Port of Waitara' provided for trade of a range of goods, including meat and dairy produce on barges and steamers. The freezing works opened in 1885 and was a key provider of local jobs.

In the 1880s, to help bigger boats enter the river from the sea, structures called 'moles' were built at the river mouth. The moles separated the river water from the ocean water and kept the channel open for boats. The moles made the river mouth narrower, which made the water flow faster, and cleaned out the riverbed to keep it deep enough for boats.

At first, the moles were used to control the river, but when ships stopped using the harbour the moles were no longer needed. From the 1940s the harbour was used mainly by commercial fishing boats, and since the 1990s it has been used by small recreational vessels, including yachts and power boats.

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Between 1950 – 1990 Waitara was an economic hub, supporting the community with jobs in manufacturing, agriculture and oil and gas. During this time key employers included Subaru car assembly, Swandri clothing factory, various food producers and the freezing works, among others.

However, economic restructuring in the 1990s saw the closure of the freezing works, and the Swandri and Subaru factories. The works were purchased by ANZCO, which still operates today but in a reduced capacity, limited to specified small goods production only.

Oil and gas activities are also an important industry for the community's economic development. The establishment and operation of oil and gas facilities, including the Motunui Methanol Plant and Pohokura Production Station led to residential expansion on the eastern side of Waitara in the early 2000s.

NATURAL HAZARDS

Waitara is susceptible to several natural hazards, including flooding from the Waitara River, sea level rise, coastal inundation and coastal erosion, stormwater flooding in urban areas and rising groundwater inland from Waitara's coastline. Stopbanks have been successfully protecting Waitara from river flooding since 1977, however stopbanks also prevent water from draining back into the river during wet weather, resulting in flooding from stormwater.

Understanding how flooding impacts Waitara over time, and how multiple flood mechanisms interact, is essential for effective planning and community resilience. Coastal inundation, surface flooding, and river flooding can occur independently or together, with cumulative and compounding effects that vary depending on the timing, duration, and intensity of events. Climate hazards influence risk differently over the short, medium, and long-term from current rainfall events and flooding, to changing rainfall patterns and sea elevation, and coastal and river system responses.

Recognising this evolving and layered spread of impact helps ensure flood risk is not oversimplified and that responses are proportionate and adaptable over time. It also highlights the importance of working closely with the community to build a shared understanding of how flooding may affect people and places differently now and into the future, informed by both scientific modelling and lived experience (refer to Appendix B for map of hazards).

(Top) Sketch of Pā at Waitara River Mouth, 1861
(Middle) Waitara Wharf and River, 9 February 1915 (John Buller Barleyman)
(Bottom) Working on an engine at Motor Industries Int. Ltd, Waitara, 30 April 1982 (Bernard Woods Studio)

INFRASTRUCTURE CONSTRAINTS

Topography, including the elevation of land relative to water levels and stopbanks, mean that infrastructure improvements are limited in their ability to address the flood risk for parts of Waitara. In the current urban areas, some stormwater issues can be fixed with future infrastructure improvements. However, it's becoming clear that we can't eliminate all flood risks in Waitara by engineering solutions alone, especially considering future impacts like sea level rise, rising underground water levels, climate change, and erosion.

Wastewater overflows occur when the system is overwhelmed during wet weather events. Map 1 on the following page shows the location of indicative overflow events, which generally occur at the low point in catchments. Wastewater overflows have the potential to cause environmental and cultural impacts as well as risks to human health.

HIGHLY PRODUCTIVE LAND

The current urban area of Waitara is surrounded by highly productive land. Under the current national direction this may constrain the ability for future growth beyond the existing urban boundary (refer to Appendix C for map of Highly Productive Land).

(Top) Workers at the Waitara Freezing Works - photo courtesy of Fiona Clark
(Middle) Waitara freezing works
(Bottom) View of Mclean Street during flooding in the 1970s

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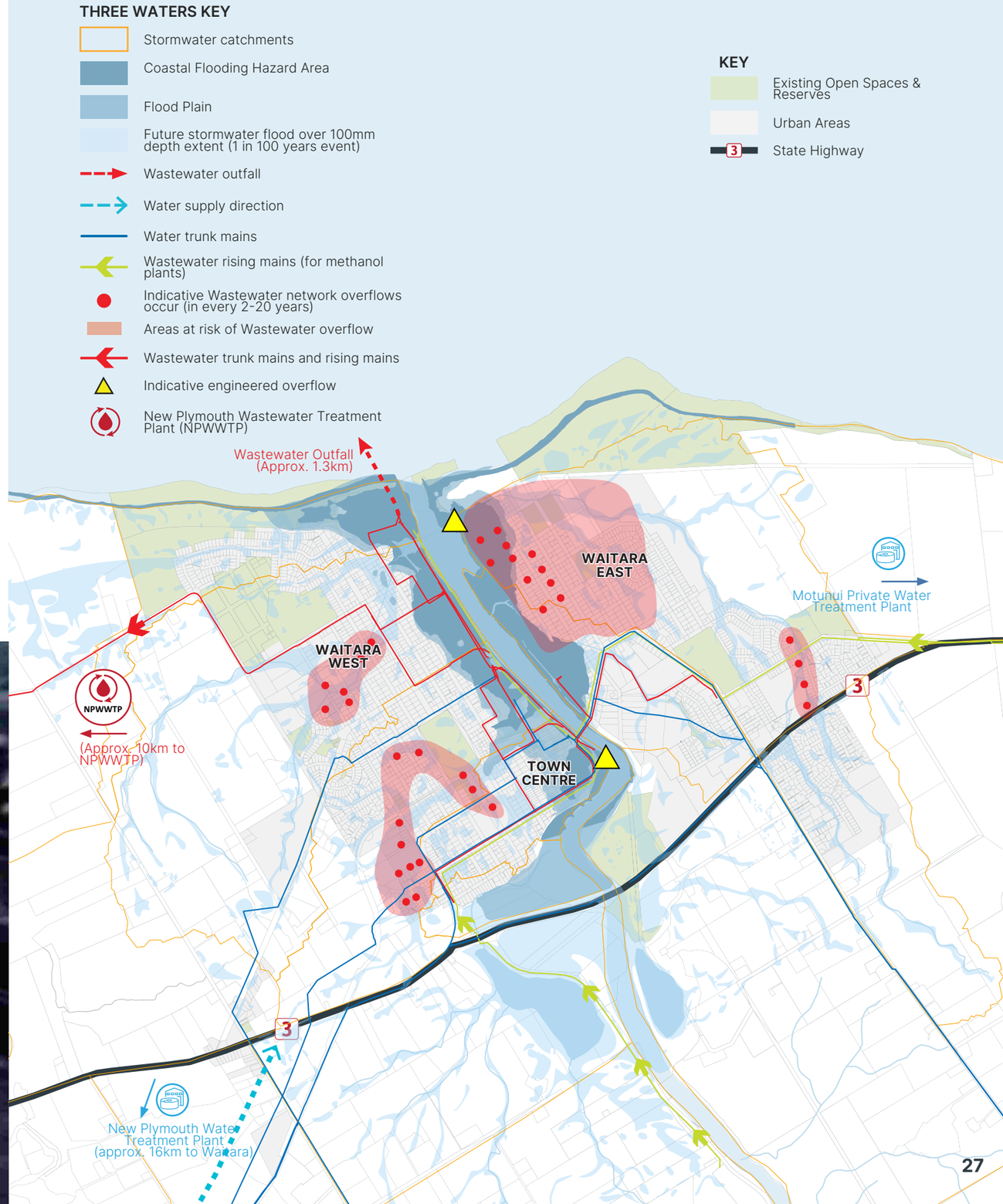
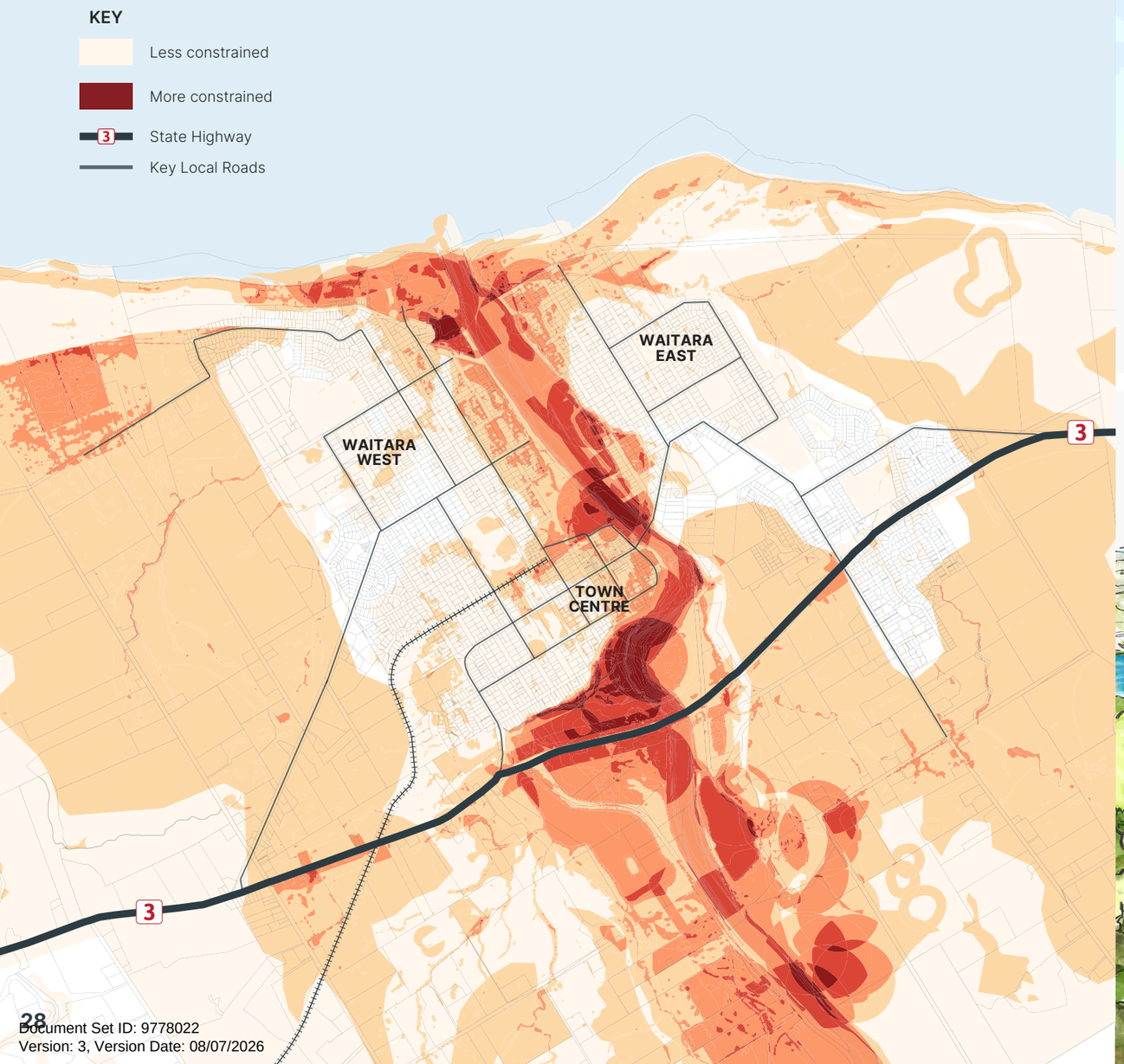
Map 1 - Three Waters Constraints Map



Map 2 - Opportunities

There are opportunities to grow in areas where there are less constraints. The map below consolidates all the physical influences and provides a visual heatmap of where the opportunities for growth are less constrained. The heatmap shows that the town centre adjacent to the river is highly constrained due to the risk from flood hazards. The land in Waitara West, which is elevated and not subject to flooding hazards and closer to the main trunk wastewater and water supply services, is less constrained and more suitable for urban growth.



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Key Issues

The key issues are derived from an analysis of the range of influences and opportunities that affect Waitara, and what we heard from the community during the development of the Plan.

Housing

A lack of affordable housing and diversity in housing choice that meets the needs of the community.

Leasehold Land

Conversion of historical leasehold land to freehold titles presents financial challenges for some owners.

Hazards

The Council is continually building its understanding of the natural hazard risks in Waitara, including climate change, and how that affects housing. Recent work shows that a number of houses are vulnerable to hazards like coastal erosion and flooding.

Identity

The need to protect sites and areas of significance to Māori (SASM) across Waitara from degradation.

Infrastructure

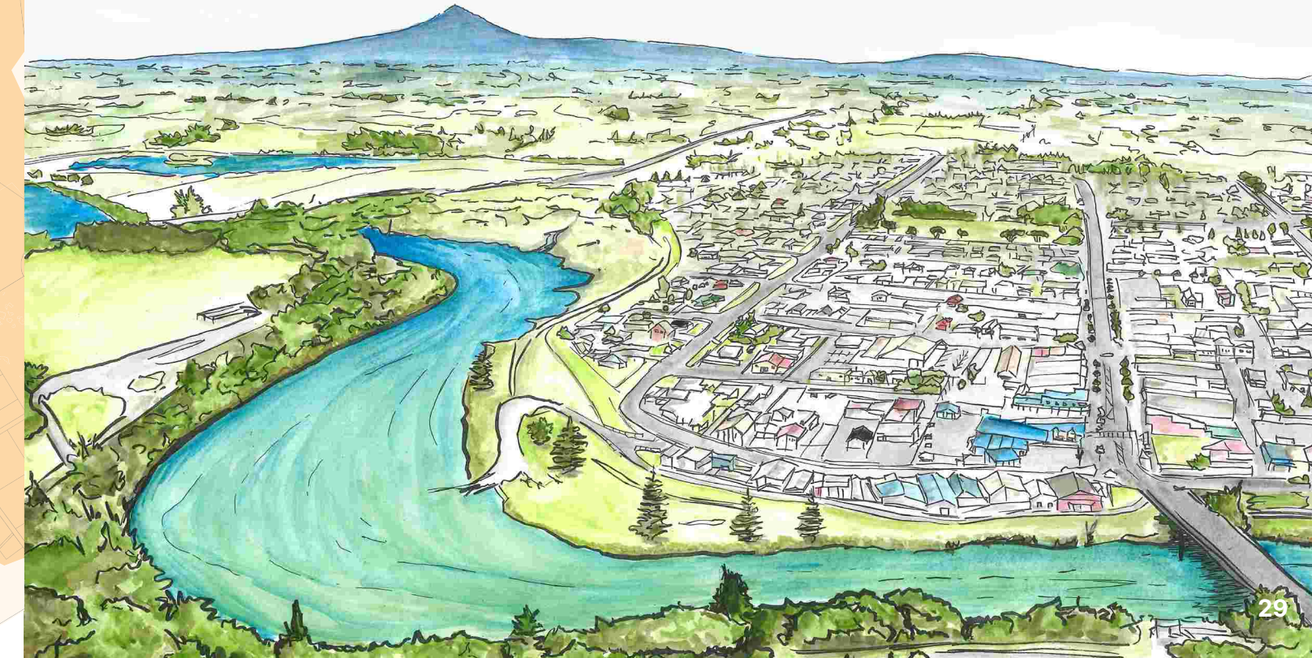
Ageing infrastructure that requires maintenance and upgrading to address capacity issues in the stormwater and wastewater networks, particularly during peak wet weather events.

With respect to transport, there are safety concerns in relation to SH3, opportunities for walking and cycling infrastructure improvements, and limited public transport within Waitara and to other parts of the district.

Environment

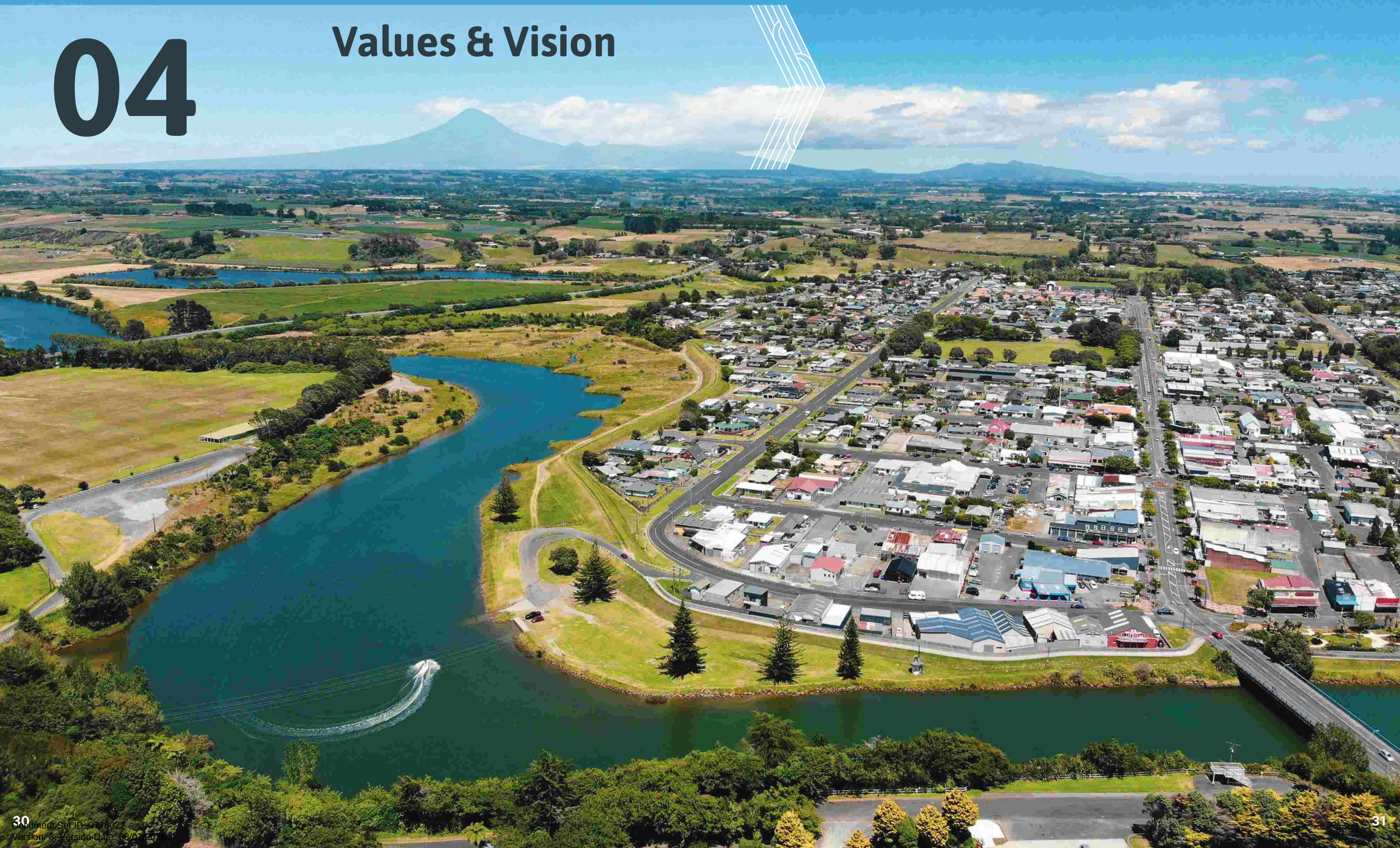
Waterbodies can be negatively impacted by urban stormwater contaminants and wastewater overflows.

Highly productive land may limit the potential for future growth beyond the existing urban boundary.



Aerial View of Waitara River with Taranaki Maunga in the distance

04 Values & Vision



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Values

Common words used by the community in their feedback

Vision

As outlined in section 02, Te Tiritiri o Mātangi articulates the vision for Waitara to 2055 as:

Waitara is a lively, connected and resilient community, proudly reflecting its distinct identity, people, and place.

Achieving this vision will require Council to collaborate with hapū, Taranaki Regional Council, the Waitara Community Board, central government agencies, non-governmental organisations, and local business and community groups.

This vision is supported by a set of values that reflect what makes Waitara and its people unique. Consideration of these values in future decision making is essential to ensuring the wairua of the town is maintained and strengthened over time.

Waitara is a community that looks out for each other

Waitara has a proud and distinct cultural identity

Waitara celebrates its sporting culture and achievements

The Waitara community is connected by a sense of belonging and wairua

The people of Waitara have a strong connection to the awa and whenua

Together, the vision and values provide direction and guidance for Council and its partners to play their part in shaping the future development of Waitara.

Kuaka | Godwit mural, McLean St by Charles and Janine Williams,

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05 Goals & Actions

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Introduction

The goals reflect what is important to the community, and how the town is intended to grow and change over time. While they are aspirational in nature, the goals are grounded in evidence, informed by technical analysis and developed in collaboration with mana whenua and the wider community. The discussion of the goals uses quotes drawn from the community feedback received during engagement and are further detailed in both the Technical Report and Engagement Summary Report.

Each goal has a wider explanatory statement and a set of actions that guide decision-making and investment prioritisation and identify the key changes needed to enable Waitara's growth and development. "Ongoing" means that the action will continue throughout the life of Tiritiri o Mātangi. Short term actions include projects which are ongoing or need to ideally be undertaken over 1–3 years.

Many of the goals will need to be achieved through partnerships and collaboration with the community, as well as by Council, and as such the Implementation Plan outlines the anticipated timing of actions and the organisations likely to be involved in progressing

View of Waitara Township from Manukorihi Lookout

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Goal 1

Celebrate Identity

Waitara's culture, identity and history, including sporting culture and legacy, is **visible** and **celebrated**.

Waitara has a strong and distinctive identity shaped by its cultural history, connection to the awa and whenua, sporting culture and traditions, and a deep sense of community pride. Manukorihi and Otaraua Hapū have longstanding connections to Waitara, with their history, culture, and values deeply entwined with the identity and ongoing life of the town. Owae Marae is recognised as a central meeting place for whānau, hapū and where appropriate the wider community. Owae Marae is also a community emergency facility and plays an important role in supporting the local community during emergencies. In partnership with Civil Defence Emergency Management, it may provide shelter, food and accommodation during emergency events, including flooding in Waitara.

The community told us clearly that this identity matters and that future growth and change must respect what makes Waitara unique.

*"Don't become a suburb of New Plymouth – Waitara's **identity is important**"*

This plan recognises that local identity is experienced through everyday places and activities. These include public spaces, community facilities, cultural expression, sport, and opportunities to connect. Embedding this identity into future growth will help ensure Waitara remains a place where people feel a strong sense of belonging.

Actions

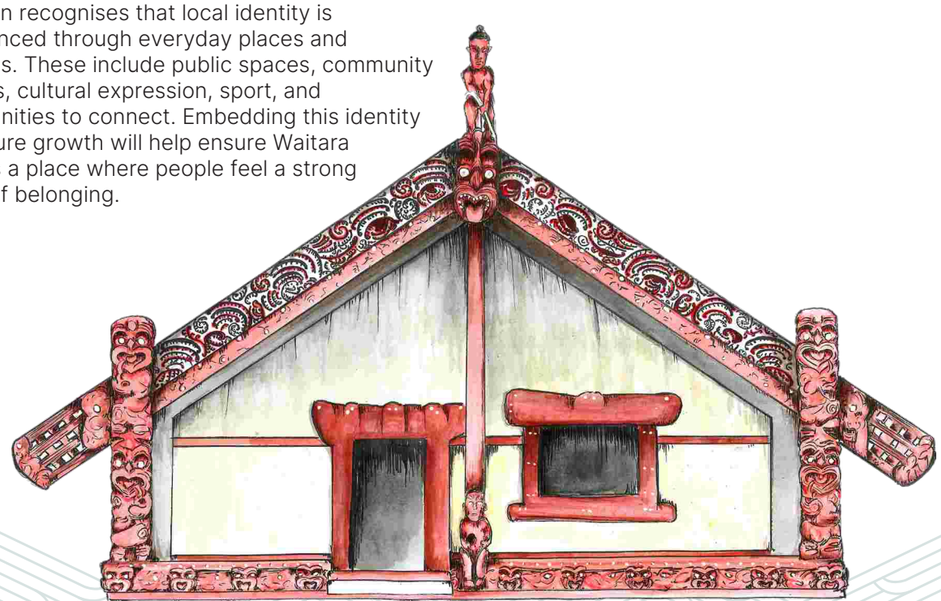
Support projects which enhance and celebrate local identity.

SHORT-TERM ACTIONS

- Complete investigation on potential slope stability issues at Owae Marae and options for repair.
- Consider other low-cost options to incorporate local design elements in public spaces, including a panel design along the river wall.

MEDIUM TO LONG-TERM ACTIONS

- Make Māori cultural and social history (including sporting history) more visible through signage, wayfinding, artwork, heritage trails and place naming.
- Continue to protect Sites and Areas of Significance to Māori and improve stormwater management around these sites.
- Design public spaces and streets so they reflect Waitara's character and sense of place.



Goal 2

Revitalise Waitara's Town Centre

Waitara's town centre is a **safe** space for everyone, providing a **diverse** range of businesses and services.

Waitara township is a key service centre for the surrounding agricultural and oil and gas industries as well as for many residents living in North Taranaki and some as far as the Waitomo District/ Waikato Region.

A key theme that arose from community engagement was the need to revitalise Waitara's town centre, improve its connection to the Waitara River, and to provide more community facilities.

*"**More green spaces** in town. Community gardens in town"*

Revitalisation of the town centre requires a reduction or consolidation of its current zoned extent for two key reasons. First, the West Quay end is subject to higher risk from flood hazards. There is no practical way to alleviate this risk, which is likely to only increase with climate change. Even within a consolidated town centre, careful consideration of flooding risk is required for new development.

*"Have a place where people can **sit** and **mingle**"*

Second, the existing town centre is considered large relative to the population of Waitara. This has contributed to an excess supply of retail space and a corresponding lack of vitality. Consolidation of the town centre has begun, and this will support a greater concentration of shops and services and improve its overall attractiveness.

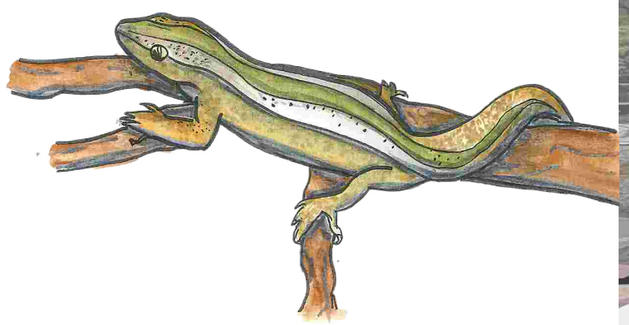
Public space improvements are also sought by the community. A potential future community green space has been identified for the vacant industrial land next to the Waitara River at the end of West Quay / Whitaker Street East. This change in use would support connections to and from the Coastal Walkway, Otupaiia Marine Park, and the town centre. Transitioning this area to community green space has multiple benefits, including celebrating and connecting to the awa. The space could also be used as a flexible outdoor community hub and space for activities.

LIBRARY REDEVELOPMENT

The Waitara Library and Service Centre is a much-loved community facility that provides access to the internet, literature resources (including printing), meeting rooms and council-related services such as rates and dog registration payments. As Waitara services several smaller satellite townships as far north as Mōkau, it acts as a community hub and means that users do not need to travel into New Plymouth. As the community grows the library will need to be upgraded.

Feedback from young people sought the addition of a multi-use youth hub to the library upgrade. Others suggested that the library could be expanded to include a local museum or art gallery.

*"**Local** museum for local whakapapa / taonga maybe in the library"*



BEAUTIFICATION AND POP-UP SHOPS ACTIVATE THE SPACE

A successful project managed by Manukorihi Hapū over several years has beautified the township through the addition of floral hanging baskets along the main street. The community has also suggested that allowing short term rentals of empty buildings for pop-up shops or other short-term retail opportunities would revitalise the area. Feedback from young people suggested a covered permanent market space near the town centre.

TOWN CENTRE THAT IS SAFE FOR EVERYONE

Both young and old support making the Waitara community feel safer by preventing crime in the township and in public places.

Illustration of revitalised West Quay in Waitara

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Actions

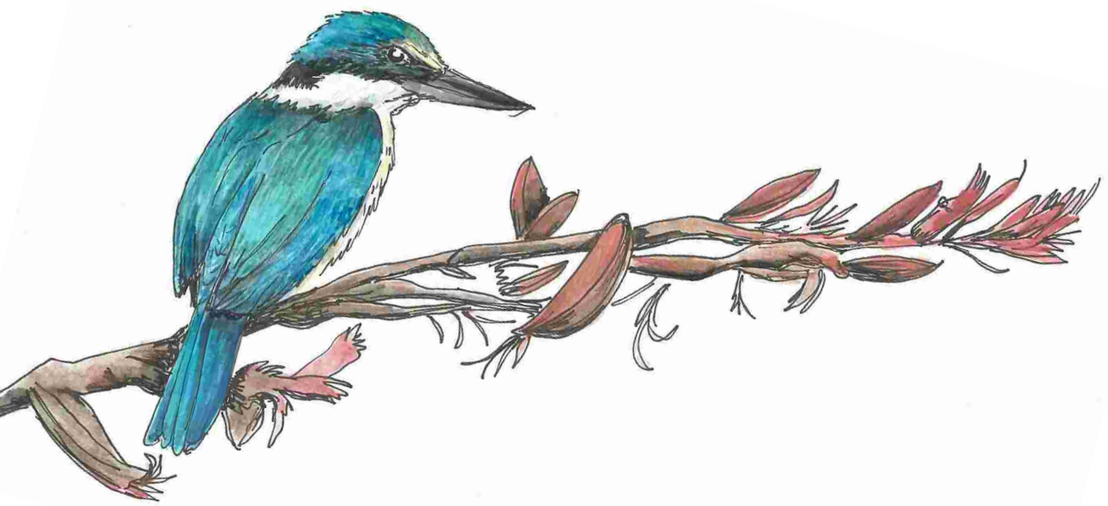
Work with building owners and undertake catalyst projects to bring life back into the town centre.

ONGOING ACTIONS

- Continue to support local initiatives, such as the installation of hanging baskets in the main street in summer and spring.
- Continue to support the ongoing operation and maintenance of the Waitara Library.
- Continue to enable night markets and Waitangi Day markets in the town centre.
- Council to continue to provide support and a contestable fund to enable maintenance and protection of built heritage.
- 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.
  - Improve sightlines by reducing poorly designed planting.
  - Ensure public spaces have clear edges and visibility.

MEDIUM TO LONG-TERM ACTIONS

- Work with Waitara youth to organise youth-centred events in the town centre.
- Investigate the opportunity to expand or redevelop the library as a multi-use community hub.
- Investigate opportunities for Council and iwi/Hapū to undertake 'catalyst projects' in the town centre to encourage further private investment and development including:
  - The potential for ephemeral (short term) and/or pop-up retail opportunities for the township.
  - Exploring the feasibility of purchasing vacant buildings and land in the town centre to repurpose.
- Promote Waitara as a destination.
  - Install gateway landscaping at State Highway intersections and beyond to draw people into Waitara.
- Explore with private partners/landowners the development of a community green space on the vacant industrial land next to the Waitara awa at the end of West Quay/Whitaker Street East. Investigate issues and options for the transition of this land to a public space.
- Investigate new and promote existing financial incentives to improve the standard of buildings in the town centre and encourage adaptive re-use including:
  - Develop a Council policy on deteriorating buildings in the town centre, including requirements for maintenance or demolition.



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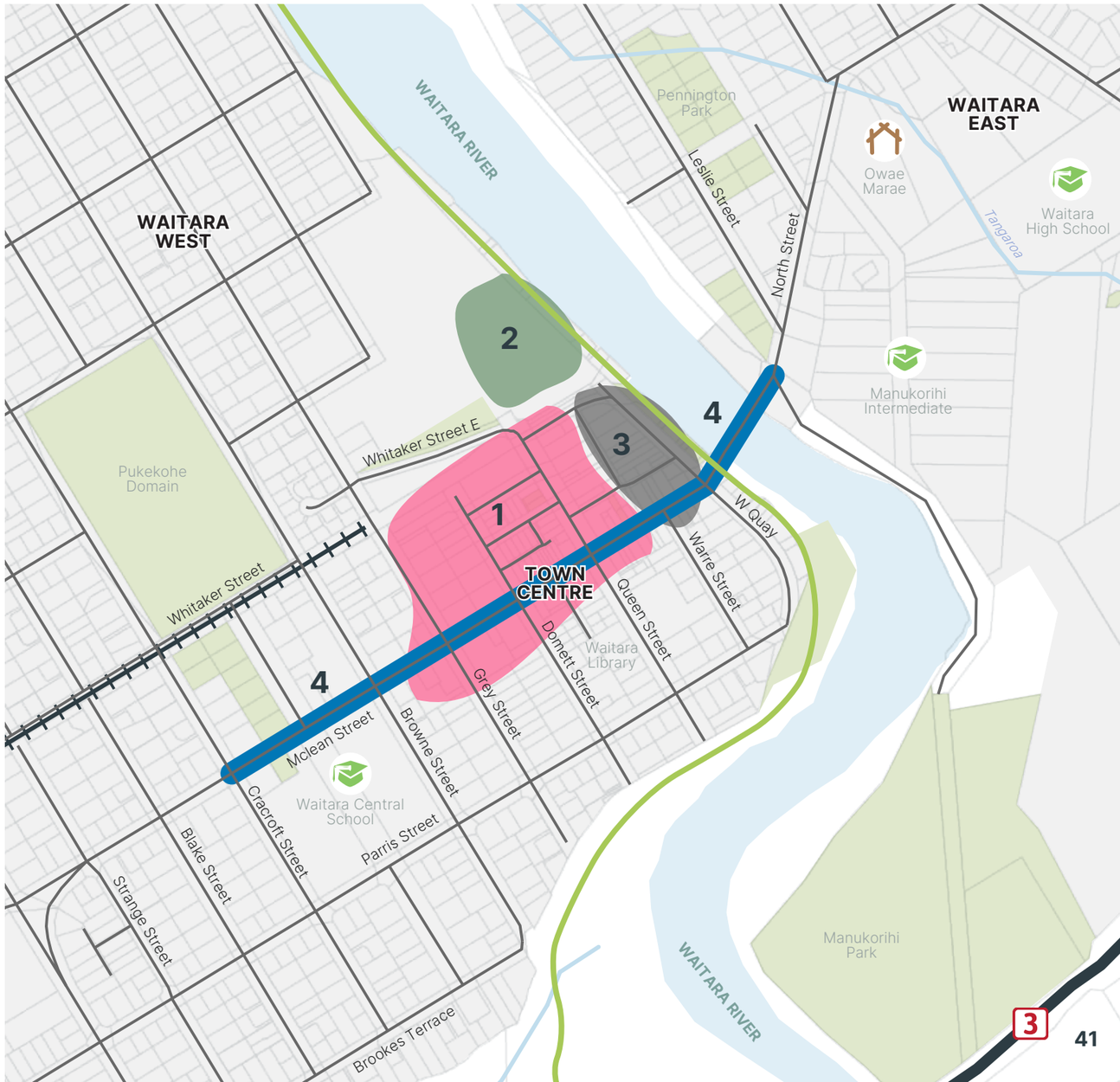
Map 3 - Town Centre Actions

1. Consolidate town centre.
2. Develop new reserves land.
3. Future land use to be reflective of flooding influences.
4. Enhance main street.

KEY

- Owae Marae
- Schools
- Existing Open Spaces & Reserves
- Urban Areas
- Main Street
- Key Local Roads
- Existing Walkway
- Railway
- Awa / Waterways



Goal 3

Grow Local Jobs

Create **local** jobs and **clear** training pathways so people in Waitara can live, learn and work locally throughout their lives.

Waitara's social and economic wellbeing has been strongly shaped by the growth and decline of large industries. For much of the twentieth century, industries such as the freezing works, manufacturing, and oil and gas provided stable employment for local people and supported a thriving town centre. These industries were major employers, particularly for Māori, who make up a significant proportion of Waitara's workforce.

From the 1990s onward, economic restructuring led to the closure or downsizing of several key employers. The loss of these industries resulted in significant job losses, reducing local employment opportunities and increasing reliance on work outside the town. These changes have had flow-on effects for the vitality of the town centre and the whole Waitara area.

GROW LOCAL JOBS

During the development of this plan, we heard the need to grow local jobs. One of the key themes in community feedback from youth is that they want it to be a place that rangatahi can stay and live. Youth want more education and job opportunities, including a Māori-language immersion school (Kura Kaupapa) and better pay for young people.

Local economic development could also leverage off Waitara's cultural values and natural asset base. For example, river based activities, such as guided jet boat rides or water recreation experience could provide jobs for local people and attract visitors to Waitara.

There is a need to strengthen the town centre as a destination for local retail and enterprise, with the main street focused on active retail uses such as shops, cafés and community or charitable ventures.

SUPPORT FOOD SECURITY AND RENEWABLE ENERGY

Finally, projects which would enable Waitara to become self-sustainable should be explored. These include projects relating to food security and investigating the possibility of solar farms.

Actions

Support employers, agencies and training providers to improve local employment and training opportunities.

MEDIUM TO LONG-TERM ACTIONS

- Work with businesses and Venture Taranaki Trust to support the best use of industrial land in Waitara and cater for existing and emerging industries.
- Develop an economic development strategy/ plan for Waitara, including opportunities that will create local jobs.
- Undertake initiatives to improve community services including scholarships for health professionals to return and work in Waitara.

Illustration of a 'catalyst project' in the town centre - ephemeral and/or pop-up retail opportunity for the township.

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Goal 4

Working with the Environment

Waitara is a **resilient** community where the natural environment is **protected** and **enhanced**.

This goal recognises that Waitara's river, coastline, and surrounding low-lying land are central to the town's identity and wellbeing. At the same time, these features create environmental challenges and natural hazards that need to be carefully managed to protect the community.

NATURAL HAZARDS

As outlined earlier in this plan, Waitara is affected by several natural hazards, including coastal inundation, river flooding, surface flooding and rising groundwater. These risks are closely linked to where and how the town has developed over time.

Much of Waitara was built on low-lying land near the river and the coast and on former wetlands. Early planning and infrastructure decisions made in the 19th century, including how roads, drains, and waterways were built, continue to influence how water moves through the town today. In some areas, water cannot drain easily during heavy rain, which can lead to surface flooding.

Since the 1970s stopbanks along the Waitara River have helped protect the town from flooding caused by heavy rainfall upstream. While these have reduced river flood risk, they also limit how urban stormwater can drain during intense rainfall over Waitara itself. This means there is some remaining risk of flooding from stormwater, particularly in built up areas. Also, the river stopbanks have a maximum flood protection capacity that will need to be increased over time as river floods get larger with climate change. The stopbanks will only provide Waitara with protection for a certain length of time because there is a physical limit to how high stopbanks can be constructed.

Looking ahead, climate change is expected to increase natural hazard risks through heavier rainfall, sea level rise, and rising groundwater. Some of these risks can be reduced through infrastructure upgrades and building design standards. However, not all risks can be fully managed through engineering solutions.

Consequently, this plan takes a long term approach by directing growth to areas that are less exposed to natural hazards. As shown on Map 4 - 'Future Growth and Land Use Actions', new housing and development will be developed in safer locations outside of the floodplain. This approach aligns with community views, including feedback that said:

*"Great to see development lifted out of the **hazard** area"*

Clear and accessible information about natural hazards is an important part of supporting informed decision-making in Waitara. Understanding how hazard information, including flooding, may be reflected in property records such as Land Information Memorandums (LIMs) helps ensure people have confidence in how risk is identified and managed over time. Councils are legally required to record known natural hazard information on LIMs, and Tiritiri o Mātangi responds to this responsibility in a proactive and supportive way.

Tiritiri o Mātangi recognises the value of planning ahead, providing transparent hazard information, strengthening preparedness through Civil Defence Emergency Management actions, and working with natural systems to reduce risk over time. It supports a long-term, adaptive approach rather than a single-point response. As part of this approach, Tiritiri o Mātangi supports the development of a local adaptation plan to respond to risks associated with sea level rise, coastal inundation, and flooding. This work will be undertaken with ongoing community involvement and careful long-term planning, supporting Waitara to adapt to environmental change in a considered and locally-informed way.

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PROTECTING THE ENVIRONMENT

Past land use across the wider Waitara River catchment and the coastal environment, including historic landfill locations, has affected the health of te Taiao. Changes in surrounding rural areas, such as intensive farming in headwaters, have reduced the mauri and health of waterbodies, affecting the ability of tangata whenua to collect mahinga kai, rongoa and other taonga species. The loss of access to these resources reduces the ability of hapū to practice manaakitanga.

As outlined earlier, managing the effects of stormwater and wastewater on Waitara's urban areas remains a major challenge. In addition, recent extreme weather and high tides have resulted in the exposure of the Waitara West Reserve historic landfill.

At the same time, Waitara has a strong opportunity to restore and improve its natural environment. This includes ensuring that the mauri of waterbodies is protected and marine and freshwater species are once again accessible and flourishing. Local projects and initiatives that are already underway and support long-term resilience include:

- River and stream restoration, such as riparian planting along the Waitara River and its tributaries to improve water quality, reduce erosion, and slow floodwaters.
- Wetland restoration and protection, recognising the role wetlands play in naturally storing water, filtering pollutants, and supporting native wildlife.
- Coastal protection and dune restoration, helping to stabilise the coastline, reduce erosion, and protect important habitats.
- Partnership projects with mana whenua, reflecting the cultural importance of the river and coast and supporting kaitiakitanga (guardianship) of natural resources. This includes the restoration and daylighting of the Tangaroa Stream.
- Council and community-led environmental programmes, including planting days, pest control, and stormwater improvements that reduce pressure on waterways.
- Designing with nature, where new development and infrastructure are planned to work alongside natural systems rather than replacing them.
- Investigating how to manage the historic landfills at West Beach Reserve (Battiscombe Terrace) and Waitara Golf Course.

These projects not only help restore the environment but also reduce long-term natural hazard risk by allowing water to move and be absorbed more naturally.

Current land use and vegetation cover

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Actions

Undertake projects which improve the resilience of Waitara to natural hazard risks and restore our awa and whenua.

ONGOING ACTIONS

- Continue progressing the development of a management plan for the historic landfills at West Beach Reserve (Battiscombe Terrace) and Waitara Golf Course.
- Continue to implement policies and rules in the Part Operative District Plan and any future land use plans that require new subdivisions to recognise the value of natural systems and incorporate water sensitive design.
- Continue to work with Taranaki Regional Council and tangata whenua to manage and maintain flood protection along the Waitara River.
- To embed in Waitara projects, initiatives to ensure Mahinga kai, rongoa and other taonga species are accessible and flourishing with flora and fauna, ensuring tangata whenua can practice manaakitanga.
- Continue to monitor community concerns around insurance.

SHORT-TERM ACTIONS

- Work with the Taranaki Emergency Management Office, relevant agencies and partners to develop a Waitara Flood Response Plan informed by the latest climate and technical information.
  - Work with the Waitara community to identify locations that could support local residents during an emergency.
- Consider solutions to support the community with accessible and high-quality information on hazards and associated risks. Council to collaborate with the Taranaki Regional Council, Taranaki Civil Defence, Ministry of Cities, Environment, Regions and Transport to develop a comprehensive natural hazards viewer. This viewer would take into account the mitigation measures that are already in place, e.g. effects of the Waitara stop banks that reduce the risk of hazards.

MEDIUM TO LONG-TERM ACTIONS

- Develop and implement a local climate change adaptation plan to respond to sea level rise, coastal inundation, and flooding.
- Identification of a corridor either side of the Waiari Stream.
- Work with key partners to explore a Waitara Awa Corridor Plan, including investigation of restoration and recreation opportunities.
- 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.

Enhanced vegetation cover around waterways, coastline, gullies, urban and town centre and existing green space/reserves

Goal 5

Future Growth and Housing

Waitara has housing options that are located outside hazard zones and designed to meet the needs of the **community**.

Waitara's existing housing has developed over time in response to historical land use patterns and access to services.

Waitara must provide a wider range of safe, healthy and affordable housing options to meet the needs of its community. This includes homes for smaller households for rangatahi and kaumātua and larger houses and papakāinga developments which support multi-generational families.

The Council tested several growth options with the community. The preferred approach, shown on Map 4, focuses growth to the west of Waitara while enabling infill and development of vacant residential land in the parts of Waitara East that are less subject to natural hazard risks and infrastructure constraints.

This balanced approach combining greenfield growth in safer locations in Waitara West with infill and development of vacant residential land outside hazard areas in both Waitara West and East is supported by the community:

*"Why can't we have **more** infill in town instead of spreading out?"*

Growth in Waitara West must be supported by appropriate infrastructure:

*"Growing West is okay as long as there are **good** parks, stormwater systems, and safe walking and cycling routes - especially for school students."*

ACCESS TO AFFORDABLE AND HEALTHY HOMES FOR LOCAL PEOPLE

There is an opportunity to improve access to housing for Waitara people. While land is zoned for residential development, factors such as local incomes, house prices and rents, and the cost of delivering new homes mean that not all housing capacity is easily accessible to the community. Addressing these challenges will help ensure Waitara people can benefit from future housing growth.

In particular, affordable housing for young adults, older people and those experiencing housing insecurity is a key short term need:

*"Flats, units, **affordable** housing for young adults"*

HOW THE WAITARA LANDS ACT CAN SUPPORT ACCESS TO SAFE AND HEALTHY HOMES

The Waitara Lands Act 2018 provides opportunities to improve housing outcomes for Waitara people by increasing housing security, supporting affordability, and reinvesting value back into the community.

Enabling occupants of leasehold properties to purchase the land beneath their home will encourage them or subsequent owners to invest in the maintenance, upgrading and retrofitting of their homes.

Freeholding leasehold land can also improve access to finance, as owner-occupiers are more likely to be able to secure lending for home improvements or redevelopment with freehold titles. This can assist households to bring older housing stock up to modern building and health standards.

The Act ensures that the proceeds from the freeholding of land are reinvested locally through hapū and community-led funds. These funds can be used to:

- support community and housing-related initiatives
- enable environmental improvements that contribute to healthier neighbourhoods and
- potentially support future housing projects, including papakāinga or other community-focused housing solutions.

PROVISION OF BUSINESS AND INDUSTRIAL LAND

There is sufficient business and industrial land in Waitara to cater for anticipated growth in the town.

Other than a potential rezoning of vacant industrial land at the end of West Quay/ along Whitaker Street East for community purposes, no changes to existing industrial land are proposed and it is anticipated at this stage that new industry will locate within the existing industrial zone in Waitara.

There is also an opportunity to work with businesses to understand their needs and how to better utilise industrial land in Waitara, including for emerging industries.

Community feedback also supported the need for more convenience retail in accessible locations. Future residential development in Waitara West should consider provision for local amenities, such as a café or dairy.

Example of infill housing

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Actions

Support the supply of land for affordable housing which is out of hazard areas and provides for a range of housing options for people of all ages.

ONGOING ACTIONS

Council to continue to work with landowners and developers to enable upgrading of buildings in the town centre and provision of new housing:

- Develop a 'toolbox' to support landowners and developers wanting to develop housing. This could include guidance on RMA and Building Act consent requirements, navigating the Part Operative District Plan, supporting information requirements, infill design, resilient buildings and contact details for local experts.

SHORT-TERM ACTIONS

Undertake a study to better understand barriers to delivery of affordable housing in Waitara:

- Investigate opportunities for Council to partner with Iwi and Hapū (i.e., joint ventures) utilising Council and/or Iwi and Hapū landholdings to undertake development including housing.
- Undertake a detailed housing and business capacity assessment for Waitara to develop a comprehensive understanding of demand, affordability and realistic/feasible capacity.
- Review whether the Part Operative District Plan provisions enable housing choice and diversity including papakāinga.

MEDIUM TO LONG-TERM ACTIONS

In developing the Regional Spatial Plan for Taranaki and the Land Use Plan for the New Plymouth District, under the proposed Environment Bill and Planning Bill respectively, Council will investigate:

- Rezoning of land at Waitara East currently identified for future urban uses.
- Rezoning of rural land in Waitara West for greenfield housing growth.
- Continuing consolidation of the town centre zone.
- Retaining current open space zoning and rezoning vacant industrial land adjacent to the Waitara River from industrial to open space.
- Retaining current industrial zoning.
- Rezoning land in both Waitara East and West to provide for convenience retail activities.
- Identifying appropriate locations within the current urban area for infill housing and medium density development which is outside of hazard zones.
- Prepare structure plans for the new growth area to the west, including locations for key infrastructure, roading, open spaces and local convenience retail, including:
  - At Brown Road.
  - The Ranfurly Future Urban Zone, including consideration of whether any of the pony club land is used for public open space.

Confirm the Council's medium to long-term approach to supporting leaseholders to freehold land subject to the Waitara Lands Act 2018.

Example of infill housing

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Map 4 - Future Growth and Land Use Actions

1. Expand new growth to Waitara West.
2. Concentrate development in existing urban areas outside of flood hazards.
3. Retain existing industry land.
4. Consolidate the town centre.
5. Local convenience retail, subject to future investigation and future plan change processes.
6. Remove future residential land and explore a low density zoning which mitigates the flooding hazard.
7. Develop vacant residential land.
8. Develop Structure Plan for Ranfurly Future Urban Zone.

Goal 6

Improve Infrastructure

Waitara is served by **well-functioning** physical and social infrastructure.

Safe, resilient, well-planned and integrated infrastructure is essential to support the long-term growth of Waitara. Council has identified upgrades to existing infrastructure and the delivery of new infrastructure that will be required over the next 30 years to enable this growth. Council and other infrastructure providers will need to work together to plan, coordinate and help fund this investment.

Stormwater, Wastewater & Drinking Water

As outlined in Section 03, Waitara faces significant challenges with ageing and failing wastewater and stormwater infrastructure, which is costly to maintain and upgrade to an acceptable standard. While there is sufficient drinking water supply to support the level of growth anticipated, the capacity of the existing stormwater and wastewater networks to accommodate future growth is more constrained and will require staged network upgrades.

In the past, development has sometimes occurred before infrastructure was in place, creating risks for communities, public health and the environment. To support safe, affordable and resilient growth, stormwater and wastewater upgrades must be planned, funded and delivered ahead of rezoning land, or enabling new greenfield or infill development.

During engagement on the Plan, the community emphasised the importance of ensuring infrastructure is in place before growth occurs and using nature-based stormwater solutions to improve resilience to flooding. There was a strong expectation that infrastructure should be designed to protect and enhance the health and mauri of waterways, reflect cultural values, and work with natural systems wherever possible.

Stormwater, Wastewater & Drinking Water Actions

Undertake upgrades to 3 waters infrastructure and investigate ways to improve transport networks, including public transport, cycling and walking.

WATER SUPPLY, STORMWATER AND WASTEWATER UPGRADES

Map 5 identifies proposed 3 waters infrastructure upgrades including the broad location of water supply, stormwater and wastewater infrastructure, along with indicative costs to deliver this infrastructure. These locations and cost estimates are conceptual and only capture upgrades that are currently needed to address existing capacity issues. Feasibility, detailed design, exact locations and land requirements will be confirmed through future planning and delivery processes.

Table 1 on the next page outlines a further description of the upgrades and an estimated cost. Some of this infrastructure is already planned for through the LTP and Infrastructure Strategy, however many of the upgrades or new infrastructure fall outside the current LTP cycle and will require additional funding.

DEVELOP TOOLBOX FOR DEVELOPERS

Develop a 'toolbox' to support developers to use on-site water conservation and attenuation solutions such as rainwater tanks, and to design development that limits impervious surfaces and improve stormwater outcomes.

INVESTIGATE OPTIONS FOR INTEGRATED STORMWATER MANAGEMENT ON PRIVATE AND PUBLIC LAND

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.

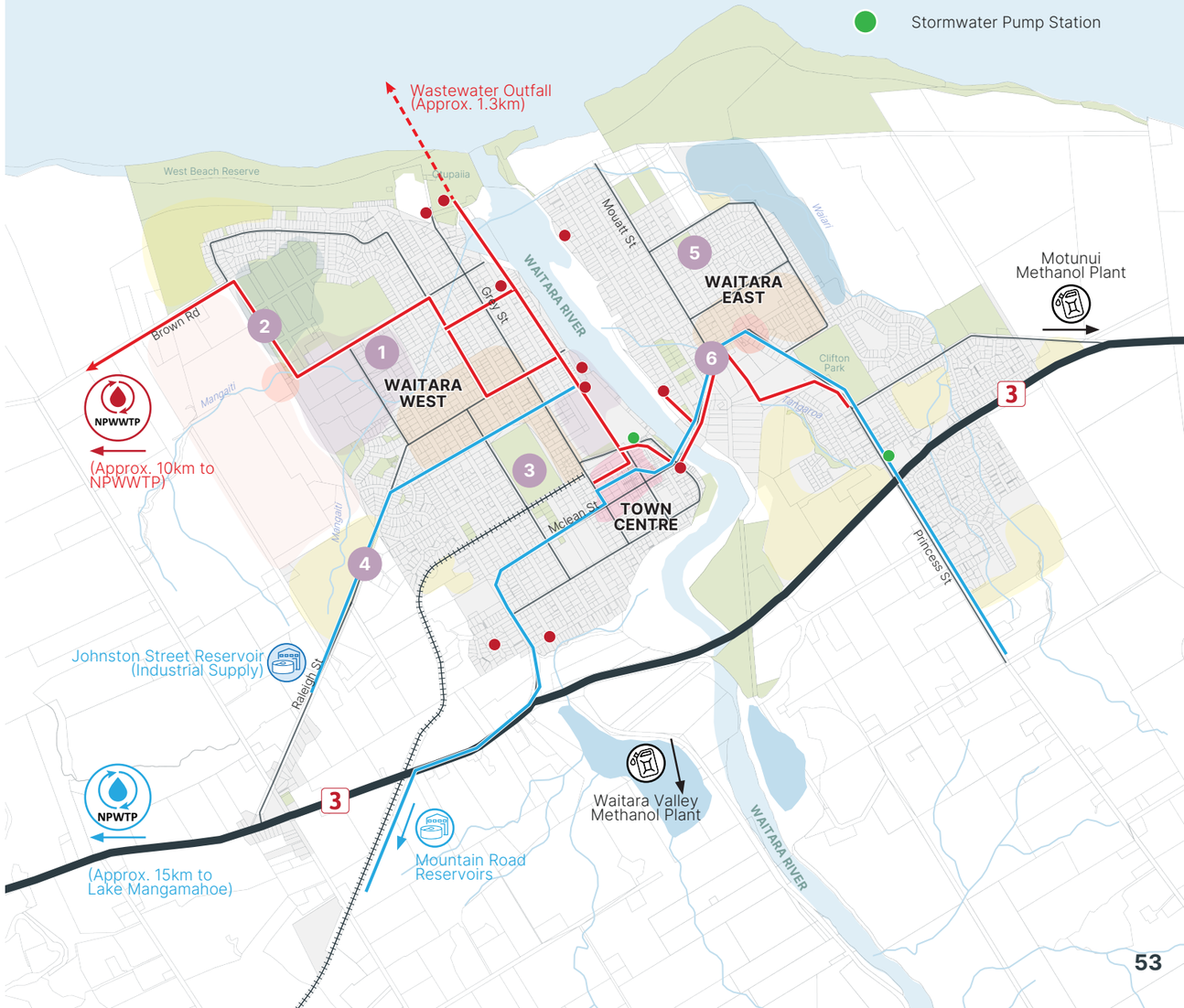
Map 5 - Proposed 3 Water Infrastructure Upgrades

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**

KEY

- Existing Open Spaces & Reserves
- Urban Areas
- State Highway
- Key Local Roads
- Railway
- Awa / Waterways
- New Plymouth Water Treatment Plant (NPWTP)
- Water Trunk Mains
- New Plymouth Wastewater Treatment Plant (NPWWTP)
- Wastewater Trunk and Rising Mains Over 225mm
- Wastewater Pump Stations
- Wastewater Outfall
- Stormwater Pump Station



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Transport Infrastructure

SAFETY IMPROVEMENTS TO STATE HIGHWAY 3 (SH3)

SH3 is a busy and unsafe road, especially between Waitara and Bell Block. There is a lot of traffic, regular congestion, and a history of crashes.

MORE CONNECTED AND SAFER WALKING AND CYCLING ROUTES

The Council is extending the Coastal Walkway from Bell Block to Waitara. This will create almost 23km of shared coastal path from Ngāmotu / New Plymouth to Waitara. The project, which has been gifted the name Te Pae o Te Rangi, is being developed with local Hapū and will include rest spots and lookout points. The path encourages active travel and will improve the health and wellbeing of the local community. It will also highlight the significant cultural landscape it passes through. Construction is due to finish in 2027.

However, many parts of Waitara are not well connected or constructed for people walking, cycling, or scootering, or for those with a disability. Getting between Waitara West, the town centre, and Waitara East can be difficult without a car. Routes are often indirect or unsafe and commonly lack continuous footpaths, cycle lanes and safe places to cross the road.

This makes everyday trips harder and more dangerous, especially for children, disabled people and older people who use mobility scooters. This was highlighted in feedback from the community, with comments including:

> *"**Help** elderly get out of houses – can't use a wheelchair on the grass"*

Some local roads, especially along the Clifton Park–St Joseph's Road corridor, have fast-moving traffic. These higher speeds make walking and cycling less safe. Traffic calming measures are needed to slow vehicles down and make local streets safer for everyone.

BETTER PUBLIC TRANSPORT

Bus services to and from Waitara are infrequent and slow, especially when travelling to key places like New Plymouth, the hospital, shops, and employment areas. This limits travel choices for residents.

Shuttle vans could possibly fill the gaps in the current bus network and improve local connections between the town centre and parks.

Transport Infrastructure Actions

SHORT-TERM TRANSPORT ACTIONS

Improve infrastructure for walking and cycling:

- Create a walking and cycling improvement plan for Waitara. This would set out what needs to be done so people of all ages and abilities can safely walk, cycle, or scooter to where they need to go.

MEDIUM TO LONG-TERM TRANSPORT ACTIONS

Continue to work with NZTA to improve safety and reduce congestion on SH3 through:

- More consistent speed limits and traffic management.
- Safer access on and off SH3, with fewer risky right turn movements.
- Encouraging people to use public transport, especially during peak times.
- Making it easier to walk, cycle, and scooter across or alongside SH3.
- Reducing the number of people driving alone during morning and afternoon peak times.
- Improving key intersections where extra capacity is genuinely needed.

Improve infrastructure for walking and cycling

- Make the Te Pae o Te Rangi Coastal Walkway easier and more useful for people travelling into the Waitara town centre. This includes:
  - Clear signs showing how to get to key places.
  - Places to sit and rest along the route.
  - Practical features like secure bike parking and lockers.
- Reduce vehicle speeds on the road between Clifton Park and St Joseph's School.

Improve public transport and investigate shuttle van options:

- Investigating the introduction of small, shuttle style services within Waitara to fill gaps in the current bus network. These services could:
  - Better meet local travel needs.
  - Connect neighbourhoods with the town centre and other key destinations.
  - Link people to the main bus services going to New Plymouth.

Map 6 - Transport Actions

KEY

- Owae Marae
- Schools
- Waitara Pool
- State Highway
- Local Roads
- Waitara Morning Loop Route 8am -9am Weekdays
- NP - Waitara Express Route 9am - 10am Weekdays 4pm - 5pm Weekdays
- NP - Waitara Main Bus Route 7am - 6pm Weekdays
- New Key Road
- Existing Walkway
- Future Coastal Walkway
- Railway

1. New road to connect future residential area.
2. Better cycling to connect coastal walkway to town centre.
3. Enhance streetscape through town centre.
4. State Highway 3 gateway opportunities.

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Social Infrastructure

Social infrastructure plays an important role in supporting community wellbeing in Waitara. For the purposes of this plan, it includes schools, housing for the elderly, community halls, bus stops, sports facilities, open space and reserves, the Waitara cemetery, the library and the pool. Together, these assets provide places for people to connect, stay active and access essential services.

Plans to expand and enhance the Waitara Library are discussed under the Town Centre goal, recognising its role as a key community hub. Community feedback was also strongly supportive of actions to improve sporting and recreation facilities, including upgrades to the Waitara Pool and existing reserve land, to better meet the needs of residents.

Looking ahead, an ageing population means there will also be a need to expand the Waitara cemetery, ensuring it continues to serve the community over the long term.

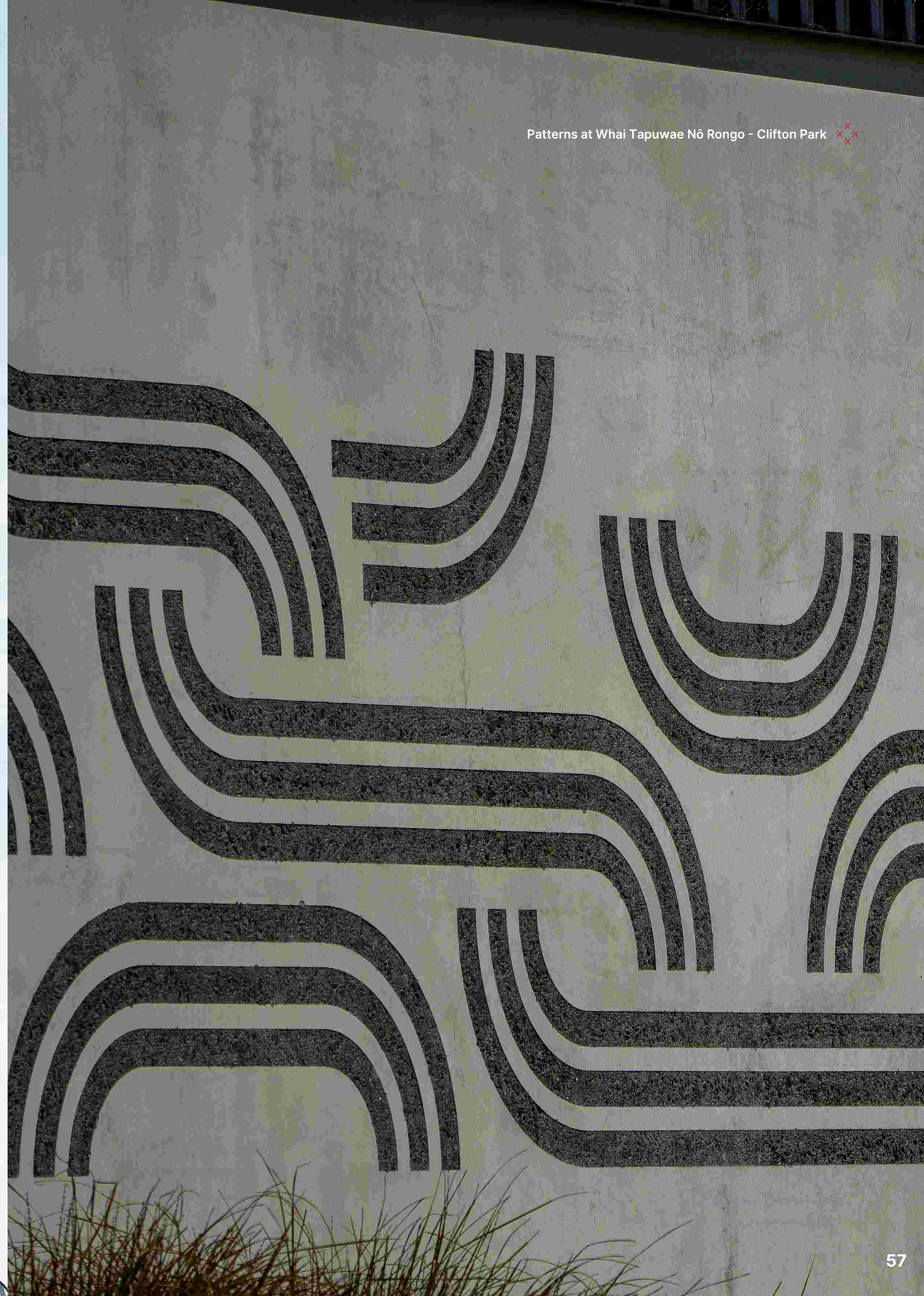
Social Infrastructure Actions

ONGOING ACTIONS

- NPDC to continue to support Waitara Sport and Recreation Clubs.

MEDIUM TO LONG-TERM ACTIONS

- Investigate possible land acquisition for expansion of the cemetery.
- 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.
- Undertake initiatives to improve community services including housing for the elderly.
- Investigate and carry out feasibility study on the Waitara swimming pool for upgrading or relocation.



Patterns at Whai Tapuwae Nō Rongo - Clifton Park

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06 Implementing Tiritiri o Mātangi

Aerial view of Otupaiia with Taranaki Maunga in the distance

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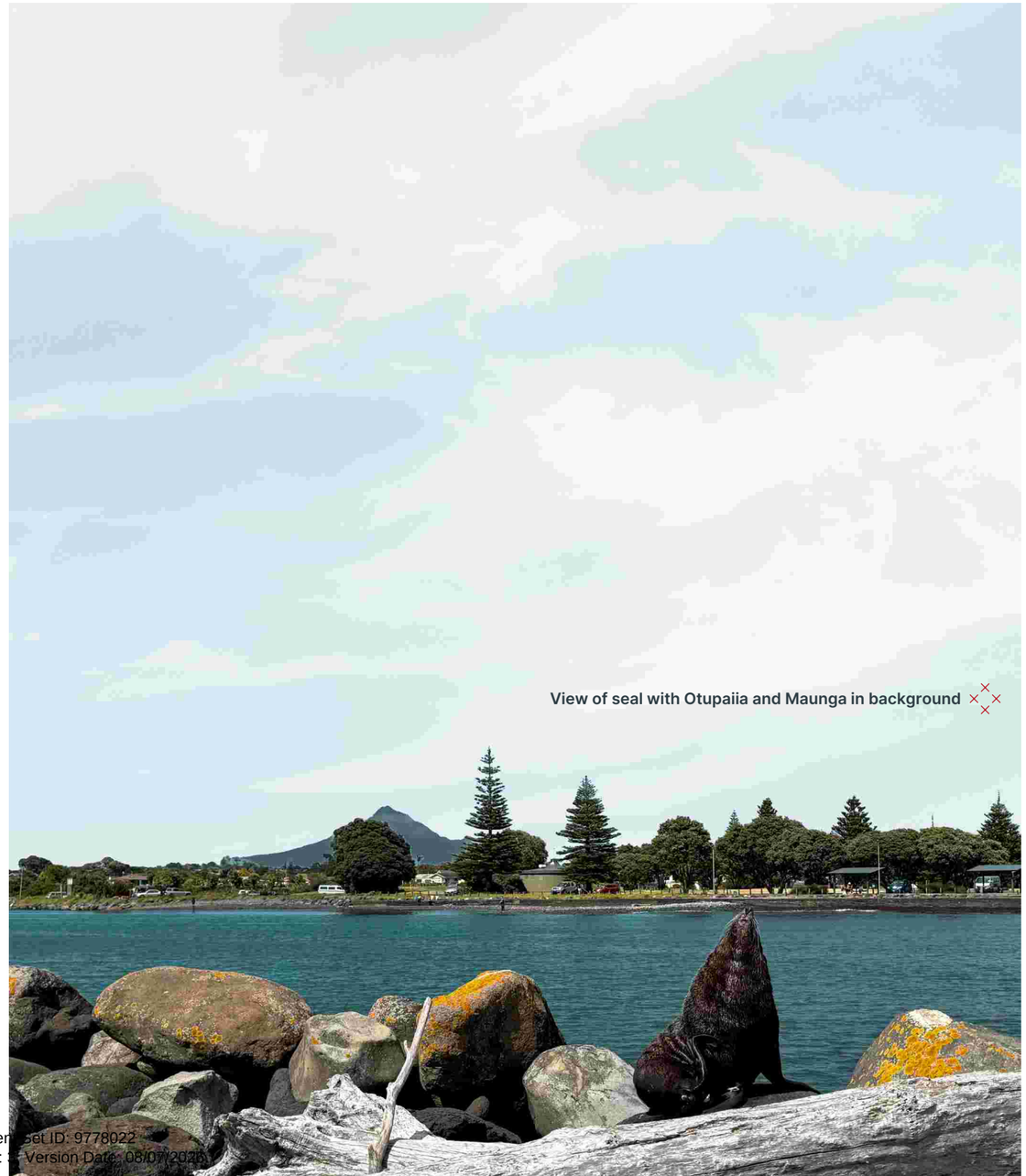
Implementation Plan

The Implementation Plan, as outlined in the following tables, lists the actions/projects which have been identified via community consultation to be considered and also 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.

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.



View of seal with Otupaiia and Maunga in background

Celebrate Identity

Waitara's culture, identity and history, including sporting culture and history, is visible and celebrated.

Short Term | Medium Term | Long Term

KEY: Low Priority | Medium Priority | High Priority

$$$	**Make Māori cultural and social history (including sporting culture and history) more visible** through: › Signage › Wayfinding (pou, storyboards, toi Māori) › Artwork › Heritage trails › Place naming › Development initiatives *Agencies involved: NPDC & Waitara Community Board*	Low Priority
$$$	**Make Waitara's unique character visible** through the design of public spaces and streets. *Agencies involved: NPDC & Waitara Community Board*	Low Priority
$$$	**Continue to protect sites and areas of significance to Māori** (SASM) through the District Plan and where appropriate promote their enhancement in partnership with tangata whenua including: › Undertake changes to the District Plan to update SASM from time to time. *Agencies involved: NPDC & Tangata Whenua*	Medium Priority
$$$	**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. *Agencies involved: NPDC & Tangata Whenua*	High Priority
$$	**Require development to undertake high-quality management of stormwater** including planting of riparian margins and wetlands to support the restoration of the health and mauri of significant waterbodies. *Agencies involved: NPDC, Taranaki Regional Council, Waitara River Committee, Waitara Community Board, Development Community & Tangata Whenua*	Medium Priority

Revitalise Waitara's Town Centre

Waitara's town centre is a safe space for everyone, providing a diverse range of businesses and services.

Short Term | Medium Term | Long Term

$$	**Continue to explore potential land use changes to manage flooding risk** and consolidate town centre. *Agencies involved: NPDC, Private Owners & Tenants*	Medium Priority
$$$$	**Investigate the establishment of a shared community hub / space** which combines key community facilities and/or co-locates services. This space could include a youth centre, an art gallery and a museum. *Agencies involved: NPDC, Waitara Community Board, Tangata Whenua, Private Investors & Community Groups*	Medium Priority
$$$$	**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). *Agencies involved: NPDC, Waitara Community Board & Tangata Whenua*	Medium Priority

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Revitalise Waitara's Town Centre

Waitara's town centre is a safe space for everyone, providing a diverse range of businesses and services.

Short Term | Medium Term | Long Term

KEY: Low Priority | Medium Priority | High Priority

$$	**Investigate opportunities for catalyst projects to encourage further private investment and development** including: › Upgrade of the library. › Investigate potential of short term and/or pop-up retail opportunities. › Explore feasibility of purchase and re-purpose of vacant buildings and land in town centre. › Council to work with investors to help navigate the consenting pathways for projects. *Agencies involved: NPDC, Waitara Community Board & Landowners*	
$$$	**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. › Improve sightlines by reducing poorly designed planting. › Ensure public spaces have clear edges and visibility. *Agencies involved: NPDC & Waitara Community Board*	Ongoing
$$$$	**Explore development of community green space** on vacant industrial land next to awa at end of West Quay / Whitaker Street East with private landowner including: › Investigate issues and options for transition of this land to a public space. *Agencies involved: NPDC, Waitara Community Board & Landowners*	
$$$	**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). *Agencies involved: NPDC, Waitara Community Board & NZTA*	
$$$$	**Upgrade key streets such as West Quay and Maclean Street**, making them safer and more user friendly for pedestrians and disabled persons including: › Initiate a trial of temporary street closures to traffic during busy periods, such as Waitara community markets. *Agencies involved: NPDC, Waitara Community Board & NZTA*	
$$$	**Continue to support the operation and maintenance of the Waitara Library.** *Agencies involved: NPDC*	Ongoing
$$	Investigate new and promote existing financial incentives to improve the standard and **encourage adaptive re-use of buildings in the town centre** including: › Developing a Council policy on requirement for maintenance or demolition of deteriorating buildings. *Agencies involved: NPDC, Waitara Community Board & Private Owners*	
$$	**Continue to support local initiatives**, such as the annual installation of hanging baskets in the main street in summer and spring. *Agencies involved: NPDC & Waitara Community Board*	Ongoing

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Grow Local Jobs

Create local jobs and clear training pathways so people in Waitara can live, learn and work locally throughout their lives.

Short Term | Medium Term | Long Term

KEY: Low Priority | Medium Priority | High Priority

$$	Develop a targeted **economic development strategy/plan** for Waitara, including opportunities to create local jobs. **Note – this could form part of a wider economic development strategy for the district and/or region.* *Agencies involved: Waitara Community Board, Venture Taranaki Trust & NP Partners*	
$$	Scope and prepare an **industrial land study** that includes: › Review of existing industrial and land uses › 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. *Agencies involved: Waitara Community Board, NPDC, Venture Taranaki Trust & NP Partners*	
$	**Support initiatives to improve community services** including scholarships for health professionals to return and work in Waitara. *Agencies involved: Charitable Trusts & Private Organisations*	Ongoing

Working with the Environment

Waitara is a resilient community where the natural environment is protected and enhanced.

Short Term | Medium Term | Long Term

$$	Develop a **Waitara Flood Response Plan** informed by the latest climate and technical information. *Agencies involved: NPDC, Taranaki Regional Council, Taranaki Civil Defence, Tangata Whenua, Police, Fire & Emergency & NZTA*	
$$$$	Develop and implement a **local climate change adaptation plan** to respond to sea level rise, coastal inundation, and flooding. *Agencies involved: NPDC, Taranaki Regional Council, Waitara Community Board & Tangata Whenua*	
$$$$	**Recognise the importance of the Waitara awa for tangata whenua and the wider community and continue to manage and maintain river flood protection works.** *Agencies involved: NPDC, Taranaki Regional Council, Waitara Community Board & Tangata Whenua*	Ongoing
$$	**Support the community with accessible and high-quality information on hazards** and associated risks by developing a comprehensive natural hazards viewer. *Agencies involved: NPDC, Taranaki Regional Council, Taranaki Civil Defence & Ministry of Cities, Environment, Regions & Transport*	
$$$	**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. *Agencies involved: NPDC & Ngāmotu District Growth Advisory Panel (NDGAP)*	

Working with the Environment

Waitara is a resilient community where the natural environment is protected and enhanced.

Short Term | Medium Term | Long Term

KEY: Low Priority | Medium Priority | High Priority

$	**Monitor community concerns around insurance** and advocate for Waitara residents to insurers and the Insurance Council of New Zealand. *Agencies involved: NPDC*	Ongoing
$$$$	**Improve mauri, quality and health of waterbodies** within Waitara through stream naturalisation and daylighting where possible including: › Opening streams that have previously been piped or filled in › Replacing culverts with bridges to improve urban flooding where appropriate › Enhancement planting › Reconstruction of wetland systems › Ongoing improvements to stormwater management › Designing with nature, where new development and infrastructure are planned to work alongside natural systems rather than replacing them. *Agencies involved: NPDC, Waitara Community Board, Taranaki Regional Council & Tangata Whenua*	
$$$$	**Develop and deliver management plans for historic landfills at:** › West Beach Reserve Landfill (Battiscombe Terrace). › Waitara Golf Course Landfill. *Agencies involved: NPDC & Taranaki Regional Council*	
$$$	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. *Agencies involved: NPDC, Waitara Community Board, Taranaki Regional Council & Tangata Whenua*	
$	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. *Agencies involved: NPDC & Landowners*	Ongoing

Future Growth and Housing

Waitara has housing options that are located outside hazard zones and designed to meet the needs of the community.

Short Term | Medium Term | Long Term

$$	**Undertake a detailed housing and business capacity assessment** for Waitara to develop a comprehensive understanding of demand, affordability and realistic/feasible capacity **Note - updating the housing and business assessment will need to continue throughout the life of Tiritiri o Mātangi to ensure it remains accurate and current.* *Agencies involved: NPDC*	Ongoing
$$	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. *Agencies involved: NPDC & Tangata Whenua*	

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Future Growth and Housing

Waitara has housing options that are located outside hazard zones and designed to meet the needs of the community.

Short Term | Medium Term | Long Term

KEY: Low Priority | Medium Priority | High Priority

$$$	Work with Iwi / Hapū trusts, social housing providers and developers to undertake a study/investigation to **understand barriers to housing delivery in Waitara**. Next steps beyond study/investigation will depend on the findings. ** Note - implementation plan may require updating depending on what future work programme is required.* *Agencies involved: Kāinga Ora & other housing providers*	
$	Consider opportunities for Council, Iwi and Hapū to work together through partnerships to **enable the development of affordable housing**. **Note –would need to consider location and constraints of existing land and policy changes such as reducing/waiving development contributions.* *Agencies involved: NPDC & tangata whenua*	Ongoing
$$	**Confirm the Council's approach to supporting leaseholders** to freehold land subject to the Waitara Lands Act. *Agencies involved: NPDC & Te Kōwhatu Tū Moana Trust*	
$$	**Prepare a structure plan for the residential zoned land at Brown Road**, including locations for key infrastructure, roading and open space. *Agencies involved: NPDC & Landowners*	
$$	**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.* *Agencies involved: NPDC & Landowners*	
$$	**Prepare a structure plan for Ranfurly Future Urban Zone** and determine the appropriate land use for the adjacent Council owned residential zoned land. **Note - timing dependent on outcome of housing and business capacity assessment.* *Agencies involved: NPDC & Landowners*	
$$	**Review current residential and future urban zoning** and district plan provisions to encourage infill / intensification in places considering flood hazards and accessibility to employment, public transport and community facilities. *Agencies involved: NPDC & Landowners*	
$	**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. *Agencies involved: NPDC, Landowners & Ngāmotu District Growth Advisory Panel*	
$$	**Enable local convenience retail** in accessible locations including: › 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. *Agencies involved: NPDC, Waitara Community Board & Landowners*	

Improve Infrastructure

Waitara is served by well-functioning physical and social infrastructure.

Short Term | Medium Term | Long Term

KEY: Low Priority | Medium Priority | High Priority

$	**Support initiatives to improve community services** including housing for the elderly/kaumatua housing. *Agencies involved: Charitable Trusts & Private Organisations*	High Priority
$$$	**Explore increasing public transport**, including small-scale shuttles and frequencies within Waitara, and to key destinations in New Plymouth and Bell Block. **Note – detailed implementation subject to further planning and feasibility.* *Agencies involved: NPDC, Taranaki Regional Council, NZTA, Private Organisations & tangata whenua*	Medium Priority
$$	**Prepare a One Network Framework assessment** to ensure the local street network can support future growth and access needs. *Agencies involved: NPDC, Waitara Community Board & NZTA*	Medium Priority
$$	**Prepare a walking and cycling plan** for Waitara. This will inform cycling and active travel routes between key destinations in Waitara, including the town centre and community facilities and schools. *Agencies involved: NPDC, Waitara Community Board & NZTA*	High Priority
$$	**Installation of traffic calming infrastructure** between Clifton Park and St Joseph's (i.e. the main link between Waitara West and East). *Agencies involved: NPDC, Waitara Community Board & NZTA*	Ongoing
$$$$	Investigate both immediate and long-term options to **better manage and convey wastewater** to the centralised wastewater treatment plant to the west. *Agencies involved: NPDC*	High Priority
$$$$	Prepare detailed designs for **localised wastewater pump** station installation and/or upgrades. **Note this may require land purchases.* *Agencies involved: NPDC*	High Priority
$	**Develop a 'toolbox' to support developers** to use on-site water conservation and attenuation of water – such as rainwater tanks and mitigating and minimising impermeable surfaces. *Agencies involved: NPDC*	Medium Priority
$$	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. *Agencies involved: NPDC & Landowners*	High Priority
$$$	**Ensure parks are accessible** by all people via walking, cycling, mobility scooters and cars. **Note relationship with transport and accessibility-related actions.* *Agencies involved: Waitara Community Board, NPDC, NZTA*	Medium Priority

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Improve Infrastructure

Waitara is served by well-functioning physical and social infrastructure.

Short Term | Medium Term | Long Term

KEY: Low Priority | Medium Priority | High Priority

$$	Investigate and carry out **feasibility study on the swimming pool** in Waitara (upgrading only or new location that could respond to wider pool shortage across the district – e.g. co-locating by the recreation centre). *Agencies involved: Waitara Community Board and NPDC*	Medium Priority
$$$	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. *Agencies involved: NPDC & Waitara Community Board*	Ongoing
$$$$	Investigate possible land acquisition for **expansion of cemetery**. *Agencies involved: NPDC & Landowners*	Medium Priority
$	**Waitara sport and recreation clubs are supported** to continue to thrive and generate national talent. *Agencies involved: Waitara Sport and Recreation Clubs*	Ongoing

07

Appendices

Pōhutukawa in bloom at Otupaiia

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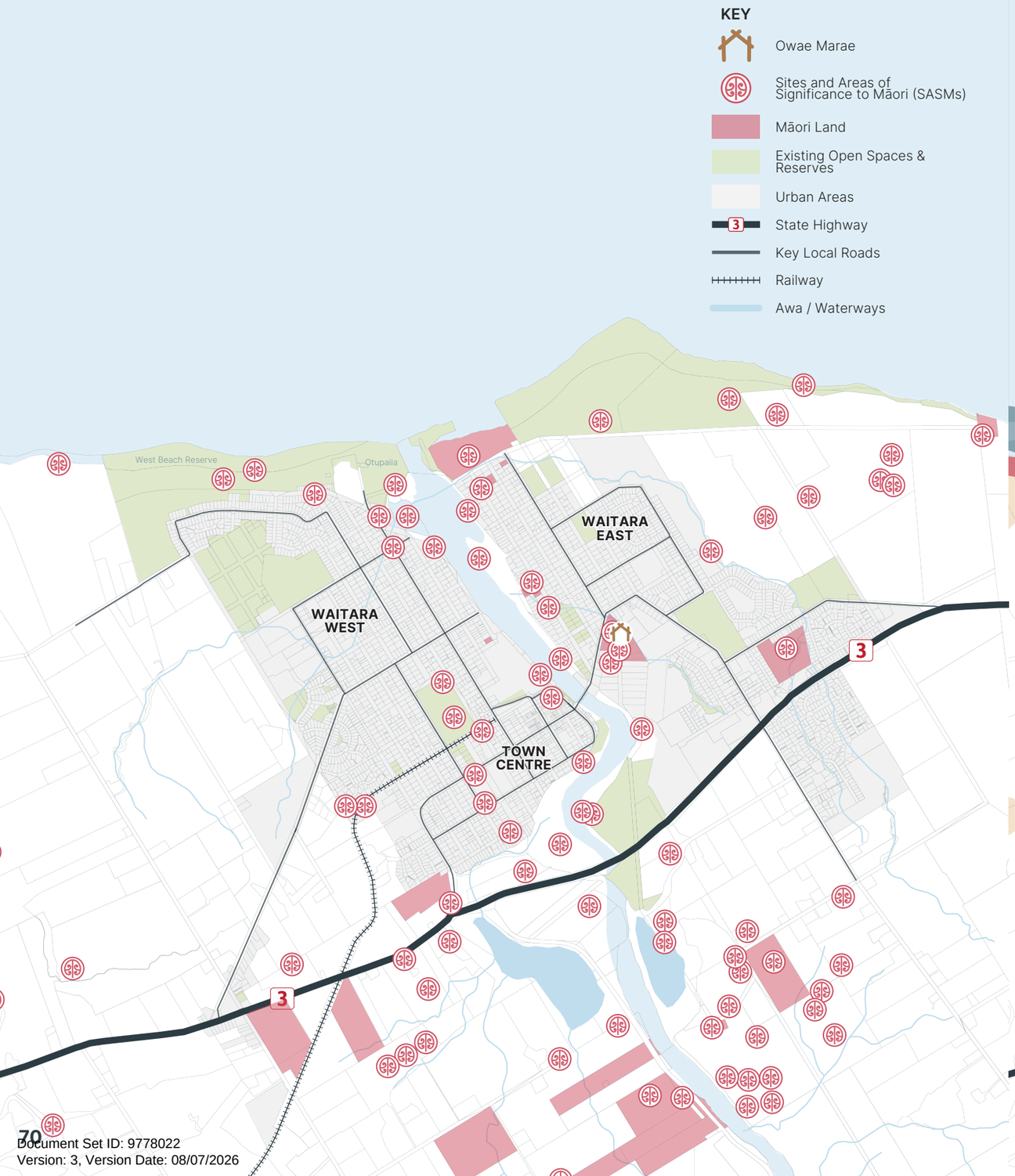
Appendix A - Sites and Areas of Significance to Māori Map



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Appendix B - Hazards Map

Appendix C - Highly Productive Land Map

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Te Reo Māori Terms and Kupu

Awa	rivers, streams, creeks and other flowing waterbodies.
Kai	food / to eat.
Kaumātua	older generation.
Mahinga kai	locations or places used to gather, cultivate or harvest food, tools or other resources. This can be on land, freshwater or coastal waters.
Manaakitanga	hospitality, kindness, generosity, support - the process of showing respect, generosity and care for others.
Mauri	life force or essence.
Moana	the ocean or sea.
Pā	fortified village.
Pakeke	adults.
Papakāinga	development of a communal nature on ancestral land owned by Māori or on Treaty Settlement Land. It can include a combination of housing, community facilities, and other activitiews that support the social, cultural, environmental and economic wellbeing of Māori.
Rangatahi	youth, young people or younger generation.
Rongoa species	indigenous flora and fauna that is used and harvested for traditional Māori medicines.
Tangata Tiriti	people who are not tangata whenua.
Taonga species	native plants and animals that hold significant cultural value, treasured by Waitara Hapū.
Te Oranga o te Taiao	the health of the environment.
Te taiao	the natural environment.
Wairua	the spirit or soul that exists within a person. It is the non-physical spirit that is different from mauri.
Whānau	immediate and extended family.

Glossary

Active travel	transport that involves physical exercise such as walking or cycling but also includes transport on skateboards, e-bikes and e-scooters.
Adaptive reuse	a creative form of redevelopment where upgrades and renovations are made to older buildings (like those in Waitara town centre) to modernise them while retaining and restoring their character and identity.
Coastal inundation	flooding from the sea.
Competitive land market	land market with sufficient capacity for housing and business development needs, no unnecessary land use restrictions, flexibility for landowners to respond to market demands and choices for consumers.
Future urban	land zoned FUZ – Future Urban Zone under the New Plymouth Part Operative District Plan – and identified as suitable for urbanisation. The land will be rezoned when it is required for urban purposes.
Future Development Strategy (FDS)	a long-term strategy required under Part 3 of the National Policy Statement on Urban Development, that sets a high-level vision for urban growth over the long-term, including strategic priorities for other development decisions.
Groundwater	water underground beneath the land surface.
Highly productive land:	land suitable for growing food and fibre, identified as Land Use Capability Class 1, 2, or 3, protected for primary production purposes under the National Policy Statement for Highly Productive Land (NPS-HPL).
Housing and business capacity assessment	an assessment of the supply and demand for housing and business land in the district over the short term, medium term, and long term, as required under the National Policy Statement on Urban Development 2020.
Infill	urban intensification where additional homes are built on existing residential sites. This increases housing supply without adding to urban sprawl.
Intensification	when an existing building, site or area is developed or redeveloped at a density higher than what currently exists. This process may include the consolidation of sections and the removal of multiple buildings for redevelopment.
Long Term Plan	Council's Long-Term Plan (including the infrastructure strategy) adopted under section 93 of the Local Government Act 2002, setting out Council's planned activities and finances for a 10-year period.
Mixed use	a mix of commercial, residential, and/or community-based activities which are co-located within a site or wider area.
National direction	refers to national policy statements, national environmental standards, and the National Planning Standards produced by central government under the Resource Management Act. National direction directs and guides Council decision making on resource management.
Overland flow path	the route along which stormwater from rain flows overland when it has not infiltrated the ground and cannot flow through the primary stormwater system due to the water flow exceeding the capacity of the network.
Peak wet weather events	extreme rainfall events which create very high stormwater flow rates.
Projected growth	estimated population growth to occur over the next 30 years, based on data from Infometrics.
Stormwater flooding	flooding from rain directly onto land, creating surface water ponding and overland flows.
Sufficient development capacity:	development capacity on land that is zoned for housing or business use now or in the future, is serviced by existing or funded infrastructure or infrastructure identified in the Council's Long-Term Plan; and is commercially viable and likely to occur - considering factors like market demand, financial feasibility, and the availability of infrastructure.
Water sensitive design solutions	design solutions that manage rainwater to minimise stormwater flooding and include features which mimic natural processes to reduce stormwater flooding risks and improve water quality.

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