



Tiritiri o Mātangi

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

Consultation Summary Document

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NPDC

Tiritiri o Mātangi

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

The purpose of this summary document is to:

- Inform the community of the project.
- Provide a summarised version of the draft spatial plan with high-level detail.
- Let you know how you can tell us what you think about the draft spatial plan.

Tiritiri o Mātangi is not just a Council plan. It is a 30+ year vision of what the community of Waitara can aspire to be in the future. It has been developed through a co-creation process between hapū and New Plymouth District Council, with input from the Waitara community, Taranaki Regional Council and other government agencies and stakeholders.

The name Tiritiri o Mātangi has been gifted to the Waitara Spatial Plan by Te Kōwhatu Tū Moana Trust (Manukorihi and Otaraua hapū). This is the name of the magical dart of Wharematangi and the basis for the town’s name of Waitara.

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 all.

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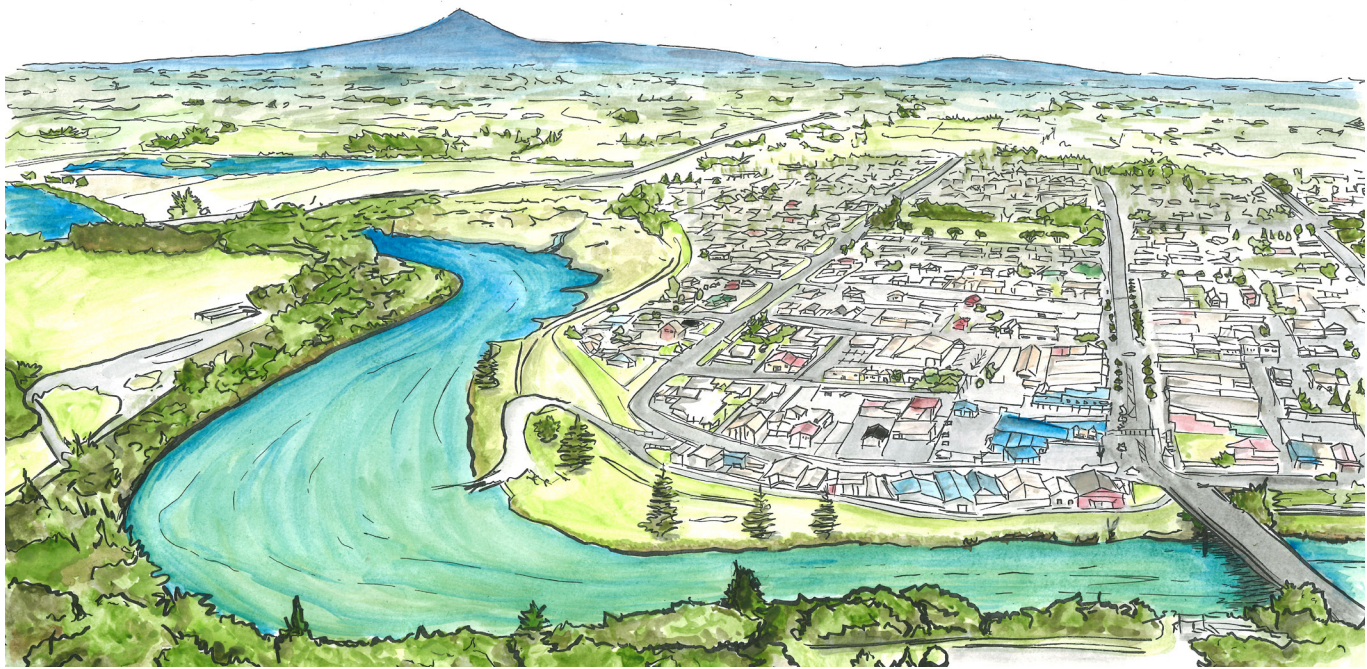
What is Tiritiri o Mātangi?

Tiritiri o Mātangi: The Waitara Spatial Plan outlines how Waitara will grow and evolve over the next 30+ years to meet the needs of tangata whenua (people born of the whenua), tangata tiriti (people who are not tangata whenua), and te taiao (the natural environment). It aims to ensure Waitara remains a vibrant place to live, work, and play for future generations.

Waitara is a proud town with a strong community spirit and deep cultural and environmental connections. This draft spatial plan helps protect what makes it special.

The draft spatial plan tackles major challenges like old pipes and roads, natural hazards, housing shortages, employment, and access to services. It also guides future funding and planning, aiming to build healthy, well-connected communities with enough land for more houses in the future and the right infrastructure.

From the information gathered from stakeholders, hapū and the Waitara community to date, we are now ready to share the draft spatial plan with the community and get feedback to help us make sure we've got the plan right.



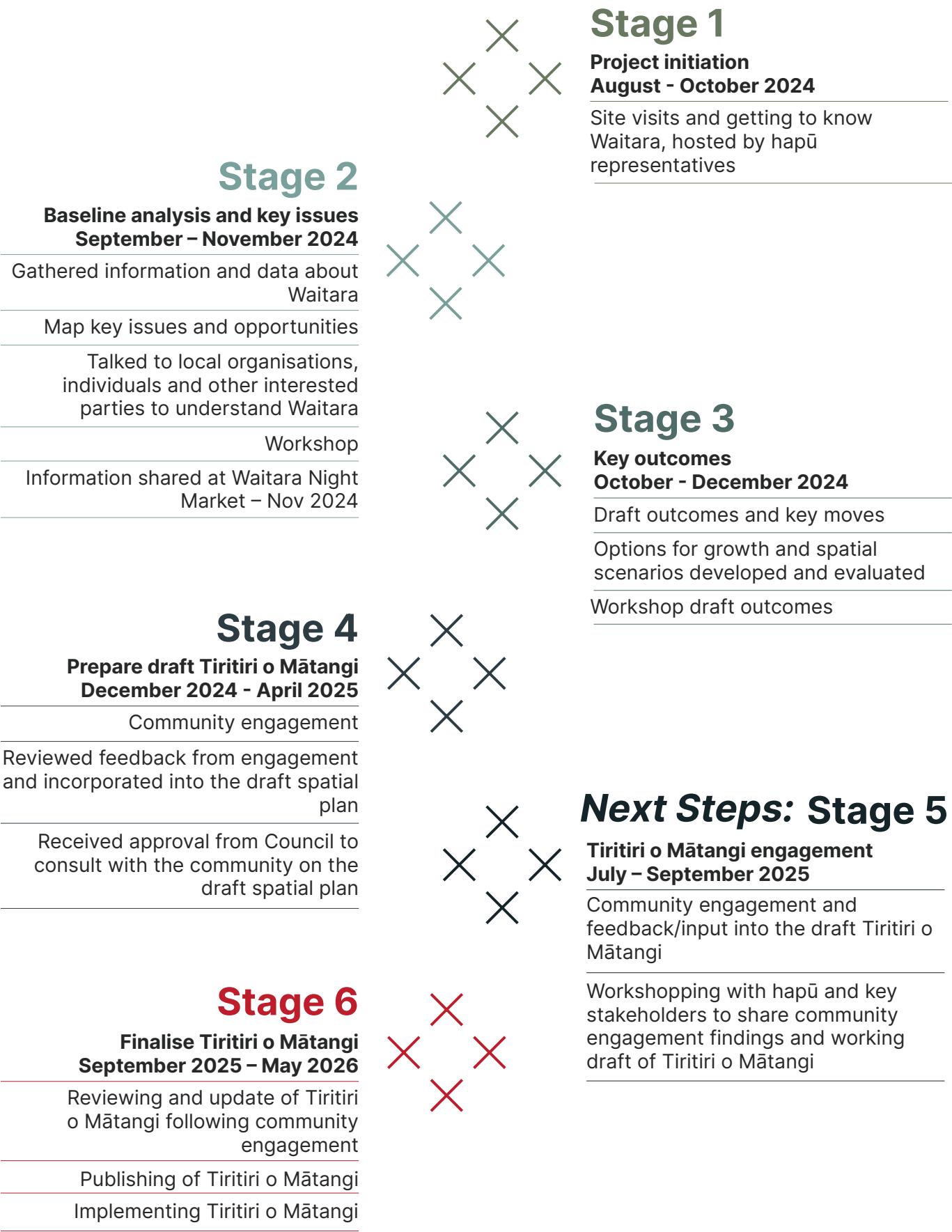
Who wrote Tiritiri o Mātangi? Tiritiri o Mātangi is not just a Council plan. It has been developed through a co-creation process between hapū and New Plymouth District Council, with input from the Waitara community, Taranaki Regional Council and other government agencies and stakeholders.

What is this document? This is a summary version of the full document. It takes the key pieces of information from Tiritiri o Mātangi (the draft spatial plan for Waitara) and makes it quick and easy to read. This helps provide a clear understanding of what is in the plan and asks the community to provide feedback on it.

Who will pay for the work in this draft plan? This is a long-term plan for the Waitara community over the next 30+ years. Some projects will be funded by the New Plymouth District Council while others may be supported by the Taranaki Regional Council, central government, or local community organisations and trusts.

Why does Waitara need a spatial plan? Spatial plans help councils better plan for growth. This is the first spatial plan to be completed in the Taranaki Region. Bell Block and Inglewood will be next.

How Tiritiri o Mātangi was prepared



Snapshot of Waitara

It is really important to understand Waitara as a community. Using data as a starting point provides context for future plans.

- The current estimated population of Waitara is 7,263.
- Waitara is expected to grow to 8,652 over the next 30 years. This is an increase of 1,389 people or approximately 13 percent.
- Waitara is expected to accommodate around 6.5 percent of the district's growth over the next 30 years.
- The average housing price is approximately \$488,200.
- There are currently 79 Kainga Ora social housing homes in Waitara, and four community group housing.
- The average age of Waitara residents is 38 years old.
- 45.1 percent of the Waitara population is of Māori ethnicity.



Key Issues:



Opportunity for walking and cycling



Limited public transport



Susceptibility to several natural hazards like flooding from the river, storms and erosion



Ageing infrastructure



Highly productive land may constrain future growth



Protection of sites and areas of significance to Māori (SASMs) that require ongoing protection



Safety concerns in relation to State Highway 3



Historical leasehold land



Water quality issues



Lack of affordable housing and housing choice



Development has historically occurred on low-lying land and near the Waitara River

Community Engagement

While gathering all the information needed for the draft spatial plan, we talked to as many people in the Waitara community as we could. This was important because we wanted the voice of the community to shape the future of Waitara.

We did this through many different ways to make sure we were getting different people's opinions. This included attending the Waitara Night Markets, attending school summer events, online surveys and youth group sessions.

By talking to the community, we understood what people love about Waitara.

We also got to understand:

- What was important to the community;
- What should be changed or improved;
- Where future housing should go;
- What should be protected or enhanced; and
- How people want to travel in the future.



What did we hear from the Waitara community?

What we heard during these engagement events has heavily influenced the drafting of the spatial plan outcomes, the proposed future growth scenario and key actions (referred to in the draft spatial plan as 'key moves').

Key themes that came up time and time again during engagement events include:

- 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; and
- The need to protect and enhance Māori cultural values, sites of significance and promotion of Waitara history.



The Outcomes

Tiritiri o Mātangi includes outcomes that are intended to capture the aspirations and reflect the unique identity of the Waitara community now and into the future.

Waitara’s unique identity has been shaped by its rich Māori cultural history, sense of community and connection to te taiao. Tiritiri o Mātangi recognises this community identity and ensures it is weaved throughout the outcomes that this draft spatial plan seeks to achieve.

The outcomes represent what we want to protect and enhance in Waitara, and what we need to work on to make Waitara an even better place to live, work and play, and retain the unique community identity.



The mauri and health of Waitara waterbodies are protected and, where appropriate, enhanced and restored

x x x

There is no untreated stormwater to the Waitara River or its tributaries

x x x

Wastewater is contained and there are no new discharges to the moana and awa

x x x

Mahinga kai, rongoa and other taonga species are accessible and flourishing with flora and fauna, ensuring tangata whenua can practise manaakitanga



Waitara and its people are thriving and rangatahi, pakeke and kaumātua can stay and live in Waitara

x x x

People have access to affordable healthy homes

x x x

People have equitable access to parks and reserves

x x x

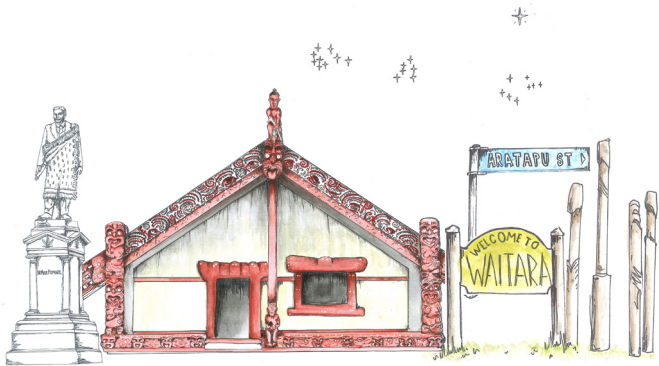
Community facilities and services meet community needs

x x x

Local jobs

x x x

Supply of land for housing and business exceeds project demand in Waitara in order to support affordability and a competitive land market



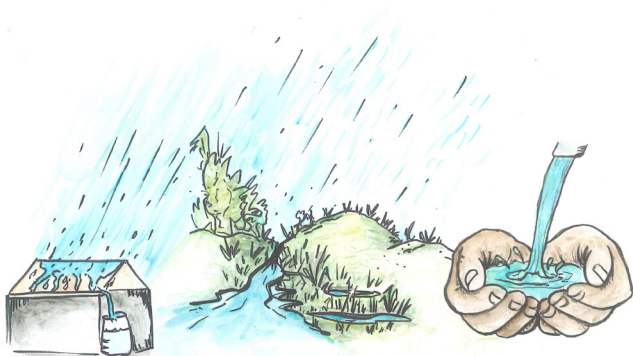
Waitara’s Māori cultural history is recognised, visible and celebrated in a tangible way that is reflected in civic and open spaces



Waitara town centre is vibrant, services the community and is a safe place for everyone



Waitara and its people are resilient to natural hazards and able to adapt to future climate change effects



Development is carefully planned to make best use of existing infrastructure

x x x

Any new stormwater, wastewater and water infrastructure delivery incorporates innovative and smart methods

x x x

Stormwater treatment through water-sensitive design solutions and rainwater harvesting

x x x

Water conservation



Accessibility and movement throughout Waitara and beyond is easy

x x x

Public transport is a viable alternative

x x x

There are walking, cycling and other active travel connections throughout Waitara

Proposed Future Growth and Land Use Map

Waitara is a proud town with a strong community spirit and deep cultural ties to the awa, moana, and taiao. Any development must protect and enhance these valued elements.

The future growth and land use map focuses on growth scenarios to the west of Waitara and continues to provide for future growth and development in parts of Waitara East that are less exposed to natural hazard risks (like flooding) and ageing infrastructure. The draft spatial plan provides guidance to those that want to develop existing sites in town.

It also provides a solution to better plan for the future in a cost-effective way identifying the most feasible engineering and infrastructure solutions for water pipes and roading.

The future growth and land use map provides for more residential growth (about 1,550 new homes) than the projected demand of around 620 homes. The additional zoning for houses in the west provides an opportunity for different types of houses and increases competition in the market to support better affordability.

No new land is allocated for business use, as the current supply meets projected demand for the future. There's potential to collaborate with businesses to better utilise existing industrial land, including for emerging industries.

The future growth and land use map also proposes that the town centre is consolidated, which will concentrate the shops in a smaller area. With additional initiatives in place, this will support a thriving town centre. Such proposed projects include pedestrianising west quay and enhancing and extended the Coastal Walkway into town.



Examples of different housing types



Examples of different housing types

Key Moves Map

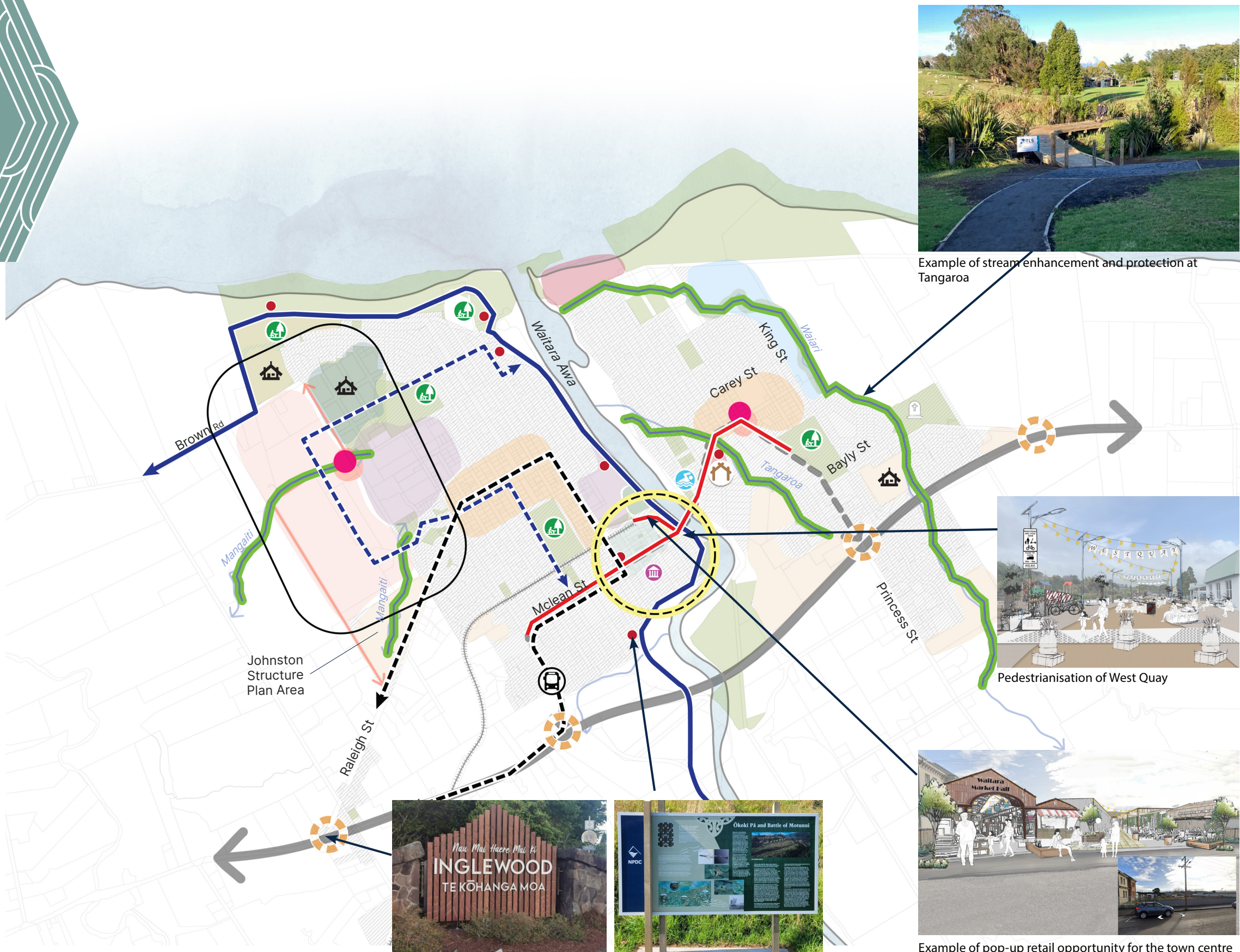
To achieve the Tiritiri o Mātangi outcomes and support the delivery of the future growth and land use map, a number of actions will be required; these are referred to as 'key moves'.

This map highlights key moves that relate to a specific place in Waitara.

Some of the key moves are 'quick wins' that can be delivered in the short-term, while others are aspirational and may require more work to test the idea and may only be completed in the long-term.

- KEY**
- State Highway 3
 - State Highway 3 gateway opportunities
 - Railway
 - Awa / waterways
 - Protect stream corridors
 - Prioritise Owae Marae as a central hub, including connections and enhancements.
 - Extend Coastal Walkway to town centre and enhance the town centre end of the Coastal Walkway
 - Enhance local cycling connections in Waitara West
 - Increase bus frequencies
 - Consolidate the town centre and flood resilience works
 - New / upgrade neighbourhood centres
 - Pedestrianise and enhance streetscape of West Quay
 - Upgrade library
 - Enhance parks and open spaces
 - Upgrade or relocate pool
 - Support papakainga development
 - Cemetery extension
 - Future structure planned areas
 - Cultural wayfinding and storyboards
 - Existing urban or peri-urban areas
 - Consolidate town centre*
 - Special purpose - Māori purpose zone
 - Local convenience retail*
 - Existing industrial zoned land
 - Undeveloped residential zoned land (vacant)
 - Undeveloped future urban zoned land*
 - Identify and enable more infill/intensification opportunities*
 - Future residential expansion*
 - Existing open space, parks or reserves
 - Create future community green space

* Proposed growth scenario subject to future investigation and future plan change processes



Example of stream enhancement and protection at Tangaroa



Pedestrianisation of West Quay



Example of pop-up retail opportunity for the town centre

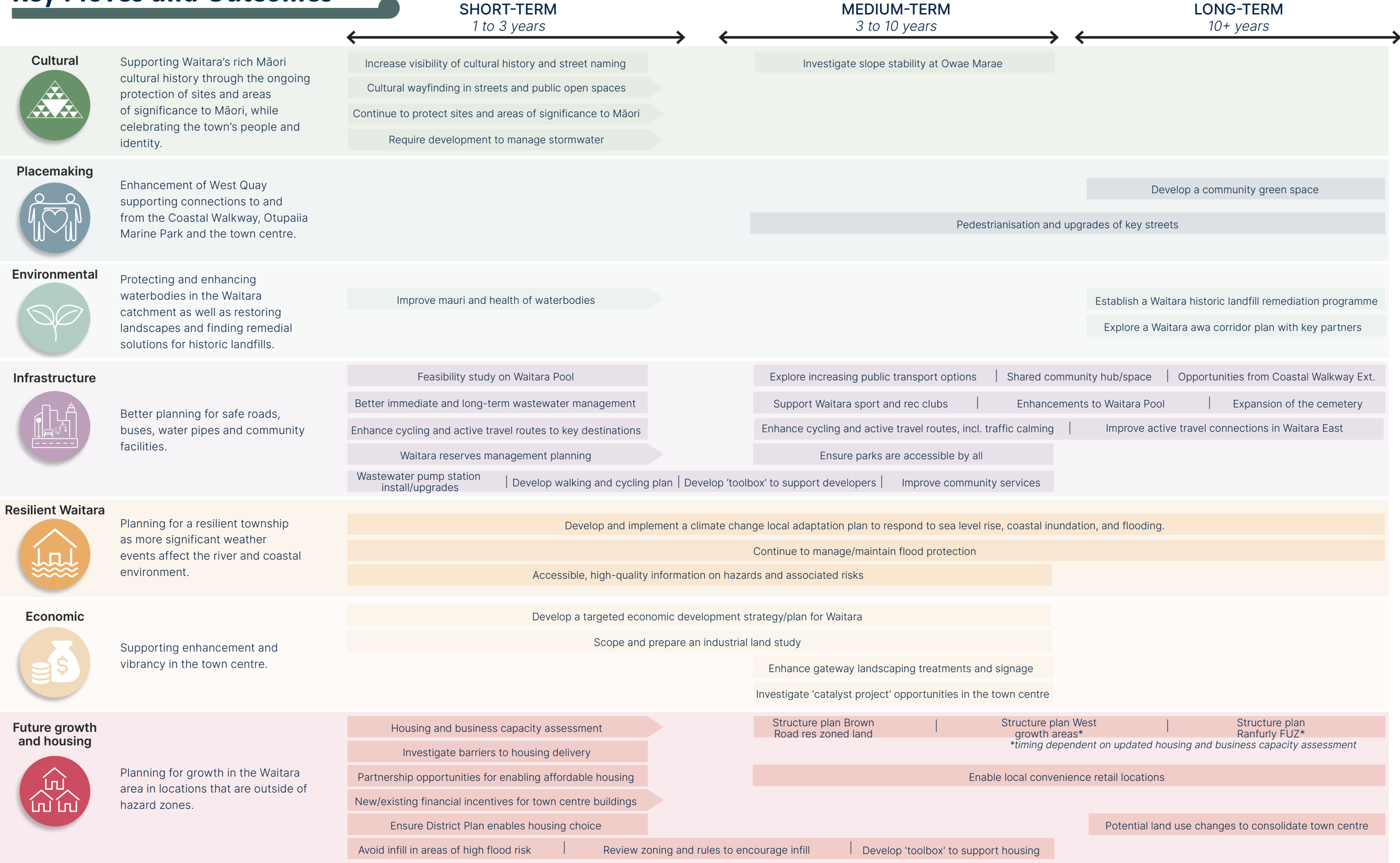


Example of entranceway signage



Example of heritage storyboard

Key Moves and Outcomes



8. Summary

This draft spatial plan shows what the future of Waitara could look like based on feedback from the Waitara community. It shows what locals want changed and proposes how those changes could be made over the next 30+ years.

Key points of the draft spatial plan

Key influences on the Waitara landscape



Waitara is close to the coast and a river, which means it can flood and land can be lost from rising seas and waves.



Waitara's infrastructure is aging.



Areas that are important to Māori need to be protected.



There is a lack of affordable housing available to the Waitara community.



Waitara needs more options for public transport, better footpath networks and safer roads.

Waitara 2055 Vision - What is the vision for Waitara?

Waitara is a thriving, resilient, and connected community, where cultural heritage is celebrated, natural environments are restored, housing is healthy and affordable, development is thoughtfully planned, and the town centre is vibrant, safe, and welcoming for all.



Future growth and land

Over the next 30 + years the draft spatial plan proposes:

- Opening up land for housing development to the west of Waitara on higher ground.
- Industrial zoned land remains the same. No additional land is required.
- Where the best and most appropriate land is to build houses on smaller sections in existing areas in Waitara West and East.

Key Moves and Implementation

Key themes and actions have been identified to help Waitara achieve its future vision.



The draft spatial plan outlines how this can happen over the next 30 years. The draft spatial plan also highlights that not all the work will be paid for by Council. This work can also be done by Trusts and other organisations.

What happens next?

We need your feedback now to help us understand if we've got the draft spatial plan right.



Tell us what you think

Whakamōhio mai hō whakaaro.



Sharing your opinion on the draft spatial plan is easy

This is your chance to let us know your views on the draft spatial plan. We want to make sure that the spatial plan reflects what the community of Waitara wants for their town, looking ahead to the next 30 years.

You can also read through the full version of draft spatial plan and associated technical information (if you want extra details), or you can view an interactive map-based online version at npdc.govt.nz/haveyoursay.



Fill out a survey It's easy to do online!

Just go to npdc.govt.nz/haveyoursay



Hard copy. Fill in the submission form on the next page, or put your thoughts on paper and:

Drop it to us at: NPDC Civic Centre, Liardet Street, New Plymouth; or to the Waitara Library and Service Centre.

Or send it to: Waitara Spatial Plan, Reply Paid DX, DX BOX NR59001, New Plymouth

Or email it to: submissions@npdc.govt.nz

Survey closes at 5pm on Friday 12 September 2025

Late surveys will not be accepted.

More information about Tiritiri o Mātangi can be found online at npdc.govt.nz/haveyoursay.

If you have a question email enquiries@npdc.govt.nz or give us a call on 06- 759 6060.

Timeline

- 28 July**
Consultation opens
- 12 September**
Consultation closes
- September – October**
Community feedback compiled
- November – December**
Plan updated based on feedback
- March – May 2025**
Plan Adopted by Council

Tiritiri o Mātangi

Let us know what you think



Survey closes at 5pm Friday 12 September 2025

Your details

Please include your name and contact details (preferably email and phone) on your survey form:

First name: Last name:

Organisation (if applicable):

Phone: Email address:

Let us know what you think about the draft spatial plan.

We need your feedback to ensure we get things right. Filling out this survey will help us to know if we need to make any changes. This survey can also be done online at npdc.govt.nz/haveyoursay.

Section 1 – General Feedback: Answering these questions helps us know if you support the draft spatial plan or not. If you're rushed for time, this is the quickest way to let us know if you support the draft spatial plan or would like to see changes.

Section 2 - Feedback on key parts of the draft spatial plan: These questions are more in-depth and give us more details on your thoughts about the future land use and growth map, the vision of Waitara 2055 and the implementation of the draft spatial plan.

Section 1 – General Feedback:

1. What Waitara suburb do you live in?

If not, what is your relationship to Waitara?

2. Are you supportive or not supportive of the draft spatial plan?

☐ Support ☐ Not sure ☐ Do not support

3. If you do not support the draft spatial plan or you're not sure, please let us know why?

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Section 2 - Feedback on key parts of the draft spatial plan

The vision of Waitara 2055

4. The statements below are part of the future vision of Waitara. Please read each and let us know if you think they are right:

a. Waitara's cultural history is recognised, visible and celebrated in a tangible way that is reflected in civic and open spaces. ☐ Support ☐ Not sure ☐ Do not support

b. Waitara and its people are thriving and rangatahi (youth), pakeke (adults) and kaumātua (older generations) can stay and live in Waitara. ☐ Support ☐ Not sure ☐ Do not support

c. The mauri and health of Waitara waterbodies are protected, and where appropriate enhanced and restored. ☐ Support ☐ Not sure ☐ Do not support

d. Development is carefully planned to make best use of existing infrastructure. ☐ Support ☐ Not sure ☐ Do not support

e. Waitara and its people are resilient to natural hazards and able to adapt to future environmental change. ☐ Support ☐ Not sure ☐ Do not support

f. Accessibility and movement throughout Waitara and beyond is easy. ☐ Support ☐ Not sure ☐ Do not support

g. Waitara town centre is vibrant, services the community and is a safe place for everyone. ☐ Support ☐ Not sure ☐ Do not support

5. Have we got these right? Let us know if we're missing something:

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Tiritiri o Mātangi

Let us know what you think



Survey closes at 5pm Friday 12 September 2025

Proposed Future Growth and Land Use Map

6. Help us understand if we have the future zoning for land use in Waitara right. For each statement, please indicate (using a cross) if you strongly agree, strongly disagree or are neutral.

a. Land for new houses and development has been proposed. This land is labelled as **A** on the map (in light red). Do you think this is the right location for it?

Strongly agree Neutral Strongly disagree

Comments:

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b. We understand that there is already plenty of land zoned as heavy industrial land. Industrial land is labelled as **B** on the map (areas shown in purple). The draft spatial plan recommends that we stick with the current industrial zoning and don't add more.

Strongly agree Neutral Strongly disagree

Comments:

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c. The proposed future growth and land use map shows shows the best places to build new homes on smaller sized lots (infill). These places have good pipes, other services, and have less issues with flooding. This land is labelled as **C** on the map (areas shown in orange). Do you think this is the right location for this type of development?

Strongly agree Neutral Strongly disagree

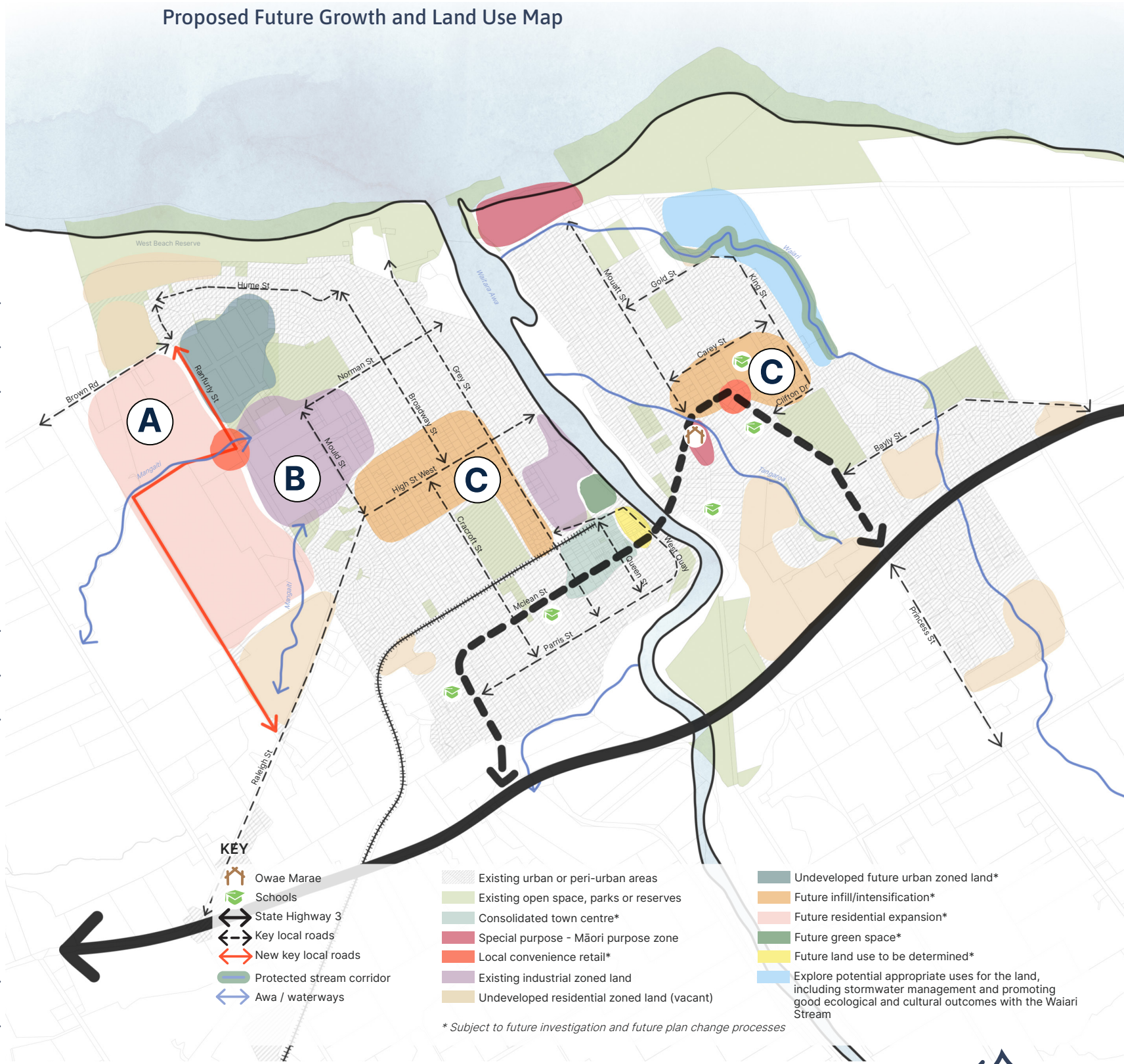
Comments:

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Proposed Future Growth and Land Use Map



Tiritiri o Mātangi

Let us know what you think



Survey closes at 5pm Friday 12 September 2025

Proposed Future Growth and Land Use Map - continued

Help us understand if we've got future zoning for land use right. For each statement, please indicate (using a cross) if you strongly agree, strongly disagree or are neutral.

- d. To make better use of space in town the draft spatial plan proposes that the town centre is concentrated in a particular area to add more activity and create a stronger town centre feel. This is labelled as **D** on the map (area shown in light blue).

Strongly agree Neutral Strongly disagree

Comments:

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- e. Is there anything else you think we should consider adding to the proposed future growth and land use map, or draft spatial plan?

Comments:

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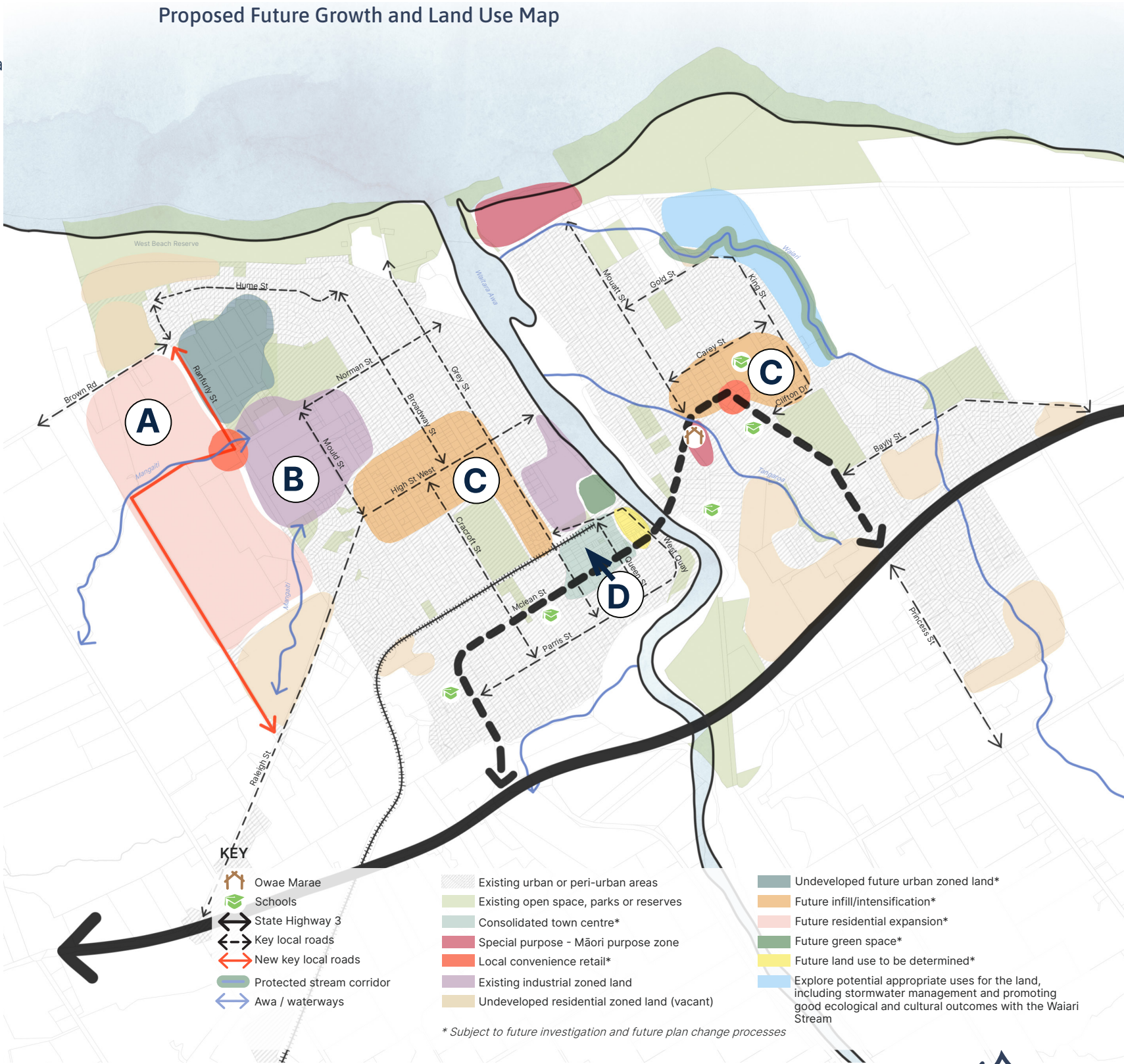
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Proposed Future Growth and Land Use Map



Tiritiri o Mātangi

Let us know what you think



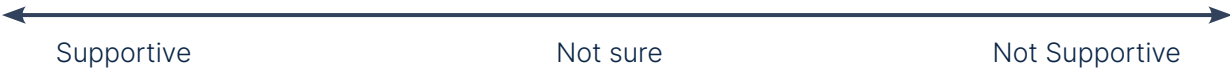
Surveys closes at 5pm Friday 12 September 2025

Key Moves and Implementation Plan

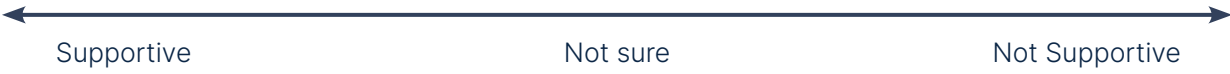
7. The draft spatial plan proposes some important ideas or ‘key moves’ to help shape Waitara’s future by 2055. Please read each one and tell us (using a cross) if you support it, are not sure, or don’t support it.

By telling us what key moves you support, this will let us know if we have got them right, and help us understand what is most important to you.

- a. Cultural – Supporting Waitara’s rich cultural history through the ongoing protection of sites and areas of significance to Māori as well as celebrating the town’s people and identity.



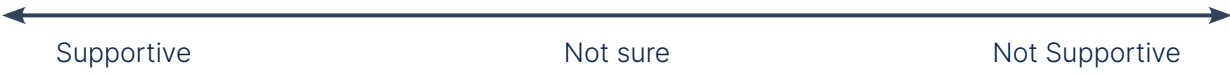
- b. Placemaking – Enhancement of West Quay supporting connections to and from the Coastal Walkway, Otupaia Marine Park and the town centre.



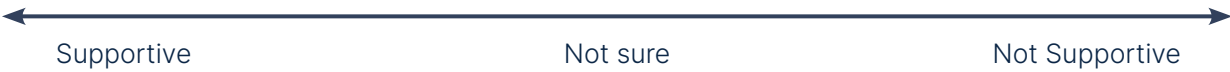
- c. Environmental – Protecting and enhancing waterbodies in the Waitara catchment as well as restoring landscapes and finding remedial solutions for historic landfills.



- d. Infrastructure – Better planning for safe roads, buses, water pipes and community facilities.



- e. Resilient Waitara – Planning for a resilient township as more significant weather events affect the river and coastal environment.



- f. Economic – Supporting enhancement and vibrancy in the town centre.



- g. Future Growth and Housing – Planning for growth in the Waitara area in locations that are outside of hazard zones.

8. Do you have feedback on the key moves? Are there any that we’re missing?
Remember that the key moves help achieve the vision of Waitara 2055. All feedback will contribute to the final version of spatial plan.

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9. The draft spatial plan shows how to achieve the vision of Waitara 2055 with proposed projects/ actions (summarised on pages 14 and 15 of this document, and can be found in greater detail at the end of the full draft spatial plan document, available on Councils website). Do you have feedback on these projects? If yes, please let us know which ones.

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Tiritiri o Mātangi

Let us know what you think



Surveys closes at 5pm Friday 12 September 2025

Town Centre

The draft spatial plan proposes projects in the town centre which are opportunities to boost vibrancy in the area. This includes:

- Pedestrianisation and upgrades of key streets such as West Quay.
- Developing a community green space on empty land next to West Quay.
- Increasing visibility of local history and art.
- Reviewing vacant buildings and exploring pop-up retail space.

To what extent do you agree with the following statement:

10. I am supportive of projects that would make the town centre a place that feels fun, busy, and full of life:

←

Supportive

Neutral

Unsupportive

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Comments:

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The Waitara Library and Service Centre

The draft spatial plan proposes upgrading the Waitara Library and Service Centre to make it bigger and provide more services to the community.

To what extent do you agree with the following statement:

11. I am supportive of upgrading the Waitara Library and Services Centre

←

Supportive

Neutral

Not Supportive

→

Comments:

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The Waitara Pool

The draft spatial plan proposes that there is an upgrade to the Waitara Pool. This could include adding heating and a shade cover. These upgrades could mean that the pool could be open all year round.

To what extent do you agree with the following statement:

12. I am supportive of upgrading the Waitara Pool

←

Supportive

Neutral

Not Supportive

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Comments:

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Tiritiri o Mātangi

Let us know what you think



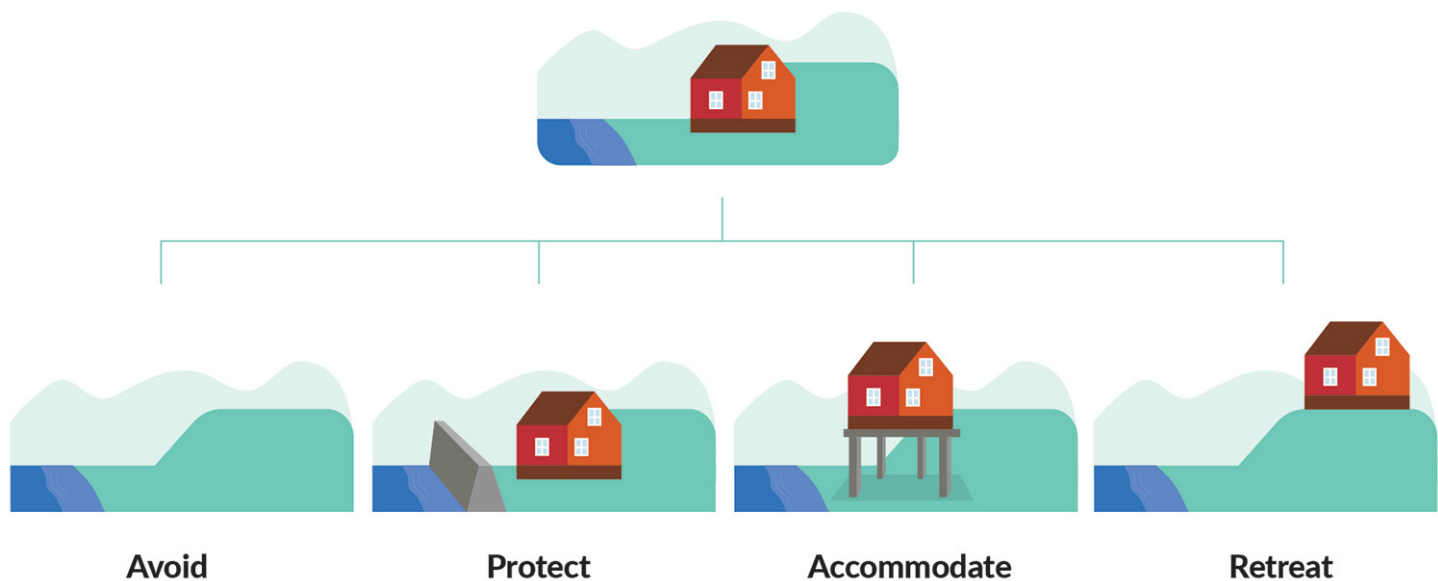
Survey closes at 5pm Friday 12 September 2025

Resilient Waitara

Waitara’s low-lying coastal and river side location makes it vulnerable to flooding, sea level rise, and coastal erosion. These risks to the town are expected to increase with an increase in significant weather events.

We understand that some residents in Waitara are also concerned about this which is why “Resilient Waitara” has been identified as a key move.

There are different ways to reduce risk to people and places we love. These options include avoiding, protecting, accommodating and retreating homes/ infrastructure or a mix of responses, as indicated in the diagram below.



Resilient Waitara - continued

To what extent do you agree with the following statements:

13. I’m concerned about environmental impacts and natural hazard risk in Waitara (e.g., severe weather events, flooding, coastal erosion etc.)

← Very concerned Neutral Not concerned →

Comments:

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14. The Council should work with the community to explore what range of options should be considered to prepare us for environmental and natural hazards

← Very supportive Neutral Very unsupportive →

Comments:

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All surveys (including your name and contact details) are provided to Council officers and elected members for the purpose of analysing feedback. Your personal information will also be used for the administration of the engagement and decision-making process. Surveys (with individuals names only) may be available online. If requested, submitter details may be released under the Local Government Official Information and Meetings Act 1987. If there are good reasons why your details and/or submission should be kept confidential please contact our Privacy Officer on 06-759 5688 or through enquiries@npdc.govt.nz

Thank you for your feedback



CONTACT

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-  www.npdc.govt.nz
-  [NewPlymouthDistrictCouncil](#)

