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Summary of the Growth Strategy

A growing District

Over recent years our District has grown. More people have moved to our District, new houses have been built and new jobs have been created. As we look to the future, growth and development are likely to continue because Whangarei is such an attractive place to live.

Recent growth and development have put pressure on our communities. The pace of change is a challenge and if left unmanaged, continued growth and development will threaten what our communities value about our District. Growth can also benefit our communities through improved services and facilities.

It is important that we respond to growth. New government policy requires us to do so. However, if we also fail to provide enough land and infrastructure to support housing and business development we may harm the sustainability of our economy, see further house price increases and more affordability issues.

This Growth Strategy sets out our response to future growth. It establishes a framework for how we will manage and accommodate development, whilst still maintaining the important values of our District.

What does this Growth Strategy do?

This Growth Strategy provides an integrated vision for how our District will grow and develop over the next 30 years. It sets out actions which will help ensure that our planning, infrastructure investments and decision making is coordinated and supports a vibrant, attractive and thriving District.
What does this Growth Strategy say?

This Strategy sets out the following key outcomes for our District:

- Enable housing and business land capacity to meet demand
- Focus development in our urban area and growth nodes
- Maintain and grow industrial and business land
- Enable housing choice and affordability to meet the needs of our community
- Integrate infrastructure to align with growth
- Provide quality open space to support our growing population
- Maintain our valuable natural environments and productive land
- Co-ordinate growth through an integrated approach across Council, iwi, community and agencies
- Monitor and review the Strategy to ensure we stay on track to provide the land for housing and business that our community needs

Why do we need this Growth Strategy?

In December 2016, the Government introduced the National Policy Statement on Urban Development Capacity (NPS-UDC). This identified Whangarei as a ‘High Growth Area’ and required us to assess capacity needs for housing and business over the next 30 years and to prepare a ‘Future Development Strategy’ outlining how that capacity will be provided for. More information on the NPS-UDC can be found here:

Growth Strategy overview
How will we make this happen?

This Strategy is action focused. It sets out several actions relating to the key outcomes and our statutory requirements. The key actions include:

- undertaking place-based planning for growth areas to ensure development and infrastructure is delivered in a timely and integrated way.
- informing our Long Term Plan to ensure the alignment of infrastructure with growth.
- supporting our current District Plan review of Urban zones.
- monitoring and reporting on key indicators for growth management.

How have we developed this strategy?

This Strategy has been developed in a collaborative and integrated way. Input has been provided by experts across our Council and external agencies.

However, we did not start from scratch. In 2010, Whangarei District Council adopted Sustainable Futures 30 / 50. This document has helped shape the District over the past 10 years. We have completed a full review of Sustainable Futures 30 / 50 to help inform this Strategy.
We want your feedback

We are now seeking public feedback on this Strategy and the issues relating to growth and development. Does this Strategy set a clear vision for the future? Does it address the challenges of continued growth? What’s missing in the Strategy?

To provide feedback, you can use this on-line form:

www.wdc.govt.nz/growthstrategy

We will also be conducting a number of surveys through social media and on our website to get your views on specific issues.

It is also important that we get input and feedback from key stakeholders that will play a big part in the future of our District. Therefore we will be talking to local Iwi, government agencies and community organisations.

The feedback we receive will be incorporated into a final version of this Strategy which will shape the future of our District.

However it doesn’t end there. We are required to review this Strategy every three years. We will also be producing a series of monitoring reports each year. These will provide an opportunity to seek ongoing feedback from you.
Our Vision and Community Outcomes

A vibrant, attractive and thriving District

Our community outcomes

Everything Council does is guided by our four Community Outcomes – based on what our community has told us is most important to them:

Efficient and resilient core services
• It is easy and safe for everyone to travel around our District
• There are opportunities to walk and cycle
• Our District is well prepared for growth and can adapt to change
• Services are supplied in ways that benefit the environment.

Positive about future
• Our District has productive land, people and a thriving city centre
• There is a fair urban/rural balance
• Council has clear, simple documents and rules
• Our District embraces new technology and opportunities.

Caring for the environment
• Communities work to keep the environment clean and healthy
• Access to the coast is protected
• Open spaces in parks and streets are places where nature thrives
• Our District is positively adapting to climate change.

Proud to be local
• Our District is neat, tidy and looks attractive
• Public areas feel welcoming and safe
• There is always something to do and see
• There are opportunities for people of all abilities, ages and life stages to be active.
How does this Growth Strategy deliver the vision and outcomes?

This Strategy is a key tool in achieving the vision for our District and delivering on the community outcomes, this is outlined below:

<table>
<thead>
<tr>
<th>Efficient and resilient core services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Efficiency is delivered by ensuring that growth is timed and located so that it can be serviced in a sustainable way and will not generate unreasonable ongoing costs to our community.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Positive about future</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Strategy will ensure that there is sufficient capacity for housing and business land to meet future demand.</td>
</tr>
<tr>
<td>Adequate supply of land with necessary infrastructure is an essential component of thriving District.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Caring for the Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>The areas identified for growth take into account natural hazards and likely impacts from climate change.</td>
</tr>
<tr>
<td>Growth focused around our existing urban areas will help limit our environmental impact.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proud to be local</th>
</tr>
</thead>
<tbody>
<tr>
<td>The creation of this Strategy will involve community consultation to ensure we address issues of local importance.</td>
</tr>
<tr>
<td>Implementation of the Strategy will rely on partnerships and relationships with our community.</td>
</tr>
</tbody>
</table>
Where does this Strategy fit?

The Whangarei District Growth Strategy is a key strategic document that drives and influences much of what we do.

This Strategy will influence future decisions relating to our:
- District Plan
- Infrastructure through our Activity Management Planning
- Long Term Plans and Annual Plans

It also sets a framework for issue based strategies such as:
- Climate Change Adaptation Strategy
- Public Open Space Strategy
Strategic context

Whangarei

Whangarei is a hub for Northland. The District contains the only city north of Auckland as well several thriving rural and coastal communities.

Whangarei District has experience a rapid rise in population over the past 10 years. The recent population surge is largely due to fewer people leaving New Zealand, larger numbers of returning New Zealanders, and strong inter-regional migration (i.e. people moving from other places in New Zealand, particularly from Auckland).

Sustained growth is likely continue. Even if net international migration slows, inter-regional migration has been an ongoing source of growth for the District over the last 10-15 years.

The Whangarei District Growth Model looks at future growth to the year 2048. The Model is based on Statistics New Zealand’s most recent medium population projections, with modifications for areas that expect high rates of growth. Based on this model, Whangarei District’s population is expected to grow by about 1.2 percent per annum between 2018 and 2028, and by about 0.6 percent per annum between 2028 and 2048.

Why is Whangarei a hot spot for growth?

- Only city in Northland and home to major businesses, services and employers
- Range of lifestyle choices from urban living to coastal and rural environments
- Quality and pristine natural environments with world class beaches
- Two hours drive from Auckland
- Well connected to international and national markets through Northport and Whangarei Airport
- Strong cultural identity and heritage shown through Maori business, innovation and arts
Regional and international context

Northland is a large and primarily rural area north of Auckland. It contains numerous towns and settlements and is home to approximately 250,000 people. Whangarei City is the main centre and only city in Northland. It is home to major retail, employment and service centres that are used by the wider region. Whangarei also has key infrastructure such as Northport, Whangarei Airport and Whangarei Hospital.

Whangarei and Northland fall within the Upper North Island of New Zealand. The Upper North Island is an economic powerhouse of New Zealand. Despite being 20 percent of New Zealand’s land area, it contains over half of New Zealand’s population and economic activity and includes nationally significant infrastructure. Significant growth across the Upper North Island is putting pressure on housing, infrastructure, the labour market and environment. Being part of the Upper North Island is a key driver for the growth of Whangarei, particularly through inter-regional movement of people and goods.
High growth area

In response to the challenges of providing housing and land for business activities, central government has developed a National Policy Statement on Urban Development Capacity (NPS-UDC).

Under the NPS-UDC, the urban area of Whangarei was identified as “high growth” on the basis that our population is projected to increase by over 10 percent over a 10-year period.

Our own growth model projects our likely growth to the year 2058, based on Statistics New Zealand data. This shows continued and sustained growth. As new information, such as the 2018 Census data, becomes available, this model will be updated:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ESTIMATED RESIDENT POPULATION</th>
<th>INCREASE</th>
<th>% INCREASE PER ANNUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>83,700</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>90,500</td>
<td>6,800</td>
<td>1.6%</td>
</tr>
<tr>
<td>2023</td>
<td>96,600</td>
<td>6,100</td>
<td>1.4%</td>
</tr>
<tr>
<td>2028</td>
<td>102,000</td>
<td>5,400</td>
<td>1.1%</td>
</tr>
<tr>
<td>2033</td>
<td>105,600</td>
<td>3,600</td>
<td>0.7%</td>
</tr>
<tr>
<td>2038</td>
<td>108,700</td>
<td>3,100</td>
<td>0.6%</td>
</tr>
<tr>
<td>2043</td>
<td>111,500</td>
<td>2,800</td>
<td>0.5%</td>
</tr>
<tr>
<td>2048</td>
<td>114,400</td>
<td>2,900</td>
<td>0.5%</td>
</tr>
<tr>
<td>2053</td>
<td>116,600</td>
<td>2,200</td>
<td>0.4%</td>
</tr>
<tr>
<td>2058</td>
<td>118,900</td>
<td>2,200</td>
<td>0.4%</td>
</tr>
</tbody>
</table>

Table 1 - Estimated Resident Growth Projections 2013-2058
<table>
<thead>
<tr>
<th>YEAR</th>
<th>TOTAL Dwellings</th>
<th>Increase</th>
<th>% Increase Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>35,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>38,200</td>
<td>3,000</td>
<td>1.7%</td>
</tr>
<tr>
<td>2023</td>
<td>41,000</td>
<td>2,800</td>
<td>1.5%</td>
</tr>
<tr>
<td>2028</td>
<td>43,560</td>
<td>2,560</td>
<td>1.3%</td>
</tr>
<tr>
<td>2033</td>
<td>45,180</td>
<td>1,620</td>
<td>0.7%</td>
</tr>
<tr>
<td>2038</td>
<td>46,600</td>
<td>1,420</td>
<td>0.6%</td>
</tr>
<tr>
<td>2043</td>
<td>47,950</td>
<td>1,300</td>
<td>0.6%</td>
</tr>
<tr>
<td>2048</td>
<td>49,320</td>
<td>1,350</td>
<td>0.6%</td>
</tr>
<tr>
<td>2053</td>
<td>50,360</td>
<td>1,020</td>
<td>0.4%</td>
</tr>
<tr>
<td>2058</td>
<td>51,450</td>
<td>1,070</td>
<td>0.4%</td>
</tr>
</tbody>
</table>

Table 2 - Total Dwelling Growth Projections

Why is Whangarei growing

Districts grow when they succeed in attracting and retaining people to live and work in them. There are two broad reasons why some places attract people at a faster rate than others, over a long period:

Advantages in production – i.e. factors that make it especially attractive to work or run a business in a particular place. This could include:

- **access to natural resources** as inputs to production, such as agricultural soils, fisheries, or natural landscapes that attract tourism.
- **economies of scale**, which refer to the economic opportunities that arise from proximity to many other firms, workers, and customers.

Advantages in consumption – i.e. factors that make it especially attractive to live there, regardless of job opportunities. This could include:
- attractive natural environments or attractive built environments that offer high quality of life and good opportunities for recreation
- better public services such as increased transport choices and better access to healthcare and education
- greater variety in goods and services because of a clustering of businesses provide more shops, services and businesses.
- cultural or family ties that contribute to people’s sense of place and which may increase their demand to live in certain places.

As shown in Figure 1, these advantages, plus proximity to Auckland, have underpinned a century of comparatively rapid growth in Whangarei.

**Figure 1:** Whangarei has been among the fastest growth places in New Zealand over the 1926-2006 period


Whangarei offers mixed advantages for production. Since 2000, it has experienced comparatively strong growth in employment. However, Whangarei still has high unemployment and average incomes are low compared with other upper North Island locations.
Population estimates show that Whangarei population increased by 20,700 people between 1997 and 2017 – a 30 percent increase. The number of households has increased at a more rapid rate, reflecting an ageing population and demographic shifts towards smaller household sizes, and the number of dwellings has grown slightly faster, due to demand for holiday homes.

To understand sources of growth, Figure 2 separates Whangarei recent population growth out into four principal components:

- Natural increase, or the excess of births over deaths
- Net international migration of New Zealand citizens
- Net international migration of people who are not New Zealand citizens
- Net inter-regional migration within New Zealand.

![Figure 2: Components of population growth in Whangarei, 1997-2017](image)

**Source:** Whangarei housing and business development capacity assessment, MRCagney Pty Ltd 2018.

Whangarei has experienced consistently positive population growth since 2002, and a rapid population surge over the last three years. In recent years, the rate of natural increase has slowed due to an ageing population. Positive net migration of New Zealand citizens is a key driver of the recent growth surge. Since 2015, more New Zealanders have returned to Whangarei than have left for overseas. Net migration of
non-New Zealanders has also increased, although it remains within the range experienced in the 2000s.

People moving from other places within New Zealand appears to be an important driver to Whangarei population growth in recent decades. Migration from Auckland to Whangarei appears to be the largest component of the change, which is consistent with the hypothesis that high natural amenity and comparatively affordable housing are an attractor for Whangarei.

These drivers for growth have important implications for thinking about the future of housing demand in Whangarei. If the District manages to preserve its attractive natural environment and relatively affordable housing while maintaining or improving incomes and labour force participation, then it is likely to experience rapid growth on an ongoing basis, principally by attracting New Zealanders from other regions. Conversely, if house prices moderate in Auckland, it may reduce the amount of growth that spills over to other parts of the upper North Island. At present, the former scenario seems more likely.
Key outcomes drive this Growth Strategy and establish a framework against which future growth should be managed. Key outcomes for the Growth Strategy are:

<table>
<thead>
<tr>
<th>Enable housing and business land capacity to meet demand</th>
</tr>
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<tbody>
<tr>
<td>Focus development in our urban area and growth nodes</td>
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<tr>
<td>Maintain and grow industrial and business land</td>
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<tr>
<td>Enable housing choice and affordability to meet the needs of our community</td>
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<td>Integrate infrastructure to align with growth</td>
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<td>Co-ordinate growth through an integrated approach across Council, iwi, community and agencies</td>
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<td>Monitor and review the Strategy to ensure we stay on track to provide the land for housing and business that our community needs</td>
</tr>
</tbody>
</table>

Delivery of the outcomes

The success of this Growth Strategy relies on an integrated approach that reconciles planning for growth, infrastructure provision and environmental outcomes. This is achieved in a number of ways
• The Strategy has been developed collaboratively across council functions with an emphasis on planning and infrastructure.
• Community engagement has shaped the direction and the priorities of this Strategy. Not only will we consult on this Strategy but we have drawn from key consultation our Council has undertaken over the past five years, including our Long Term Plan, Active Recreation Strategy, District Plan changes and the City Centre Plan.
• We recognise the need to align and co-ordinate our actions through our Long Term Plan, District Plan and infrastructure projects.
A sustainable future

An integrated approach was established by the Whangarei District Growth Strategy: Sustainable Futures 30 / 50.

Sustainable Futures 30 / 50 was developed in 2010 as a strategy to manage the future development of our District. It successfully brought together sustainable development outcomes to shape future growth in our District.

Although the focus is shifting under the NPS-UDC towards housing and business land, our new strategy still maintains the holistic approach of Sustainable Futures 30/50.

Why was Sustainable Futures 30 / 50 such a success?

It’s very easy for strategic documents to be left on the shelf and gather dust. Sustainable Futures 30/50 wasn’t one of those documents. Over the past 10 years Sustainable Futures has been instrumental in

- aligning our infrastructure investment with our planning
- informing our District Plan resulting more effective management of growth.
- Instigating strategic programmes such as the Blue Green Network Strategy

Of the actions identified for the years 2015 – 2018, 36 out of 47 are either underway or completed. In this new strategy, it is important that we don’t lose what made Sustainable Futures 30/50 so successful.

Sustainable Economy

A sustainable economy is based upon the recognition that economic growth must not be at the expense of the natural environment, it must enhance social wellbeing, and it must recognise and respect cultural diversity.
How will we work towards this?

**District Development**
District Development defines our role in supporting economic growth across the District, including:

- Tourism and destination marketing
- Support and advice for new development and commercial opportunities
- Commercial property

**Whangarei Urban Transport Strategy**
Although this Strategy covers several strategically important issues such as safety, it also recognises that a resilient, efficient and connected transport network is vital for the ongoing success of our economy. A well-functioning transport network not only enables people to travel from their home to work and school, but is also crucial for the movement of goods within and outside our District.

**Sustainable Environment**

*We live in one of the most beautiful parts of the world. Our natural environment is cherished by our communities and a vital part of who we are. How we grow and develop must be sensitive to the ecological systems within which we operate and upon which we depend. The major wealth producing sectors of our present economy remain dependent upon these same.*

How will we work towards this?

Our council is planning a significant amount of work in the area:

**Climate Change Adaptation Strategy**
The Climate Change Adaptation Strategy will deliver the following:

- A position statement on how our Council will respond to those risks in an equitable manner and in a way that supports resilience
- A framework to ensure climate change adaptation is considered in decision-making both immediate or short term responses and longer term planning.
• A programme of engagement with the community.
• A monitoring and reporting framework so the strategy remains relevant.

**Corporate Sustainability Strategy**
Acknowledging climate change is a serious environmental issue, mitigation is a key component of this Strategy. The Strategy helps us prepare for the nation’s developing climate change programme and contribute to meeting New Zealand’s international climate change commitments.

**Blue Green Network Strategy**
The Blue/Green Network Strategy (adopted by Council in August 2016) aims to create an attractive and environmentally sustainable urban environment that also addresses threats from flooding and future climate change.

**District Plan**
The District Plan is a key regulatory tool delivered through the Resource Management Act to manage growth. An ongoing programme of plan changes as part of the rolling review of the District Plan is a key mechanism to deliver the strategic direction of this Growth Strategy.

**Stormwater Catchment Management**
Stormwater Catchment Management Plans are used to plan and direct the way Council manages its stormwater infrastructure. They are critical in identifying flood prone areas and help in prioritisation of capital works. The plans also provide valuable information about flood risk for land-owners and developers when assessing the suitability of projects, and can help show where additional stormwater infrastructure will be required in the future.

**Whangarei Waste Minimisation and Management Plan**
This plan sets out how the Whangarei District Council will progress efficient and effective waste management and minimisation across the District and fulfils Council's obligations under the Waste Minimisation Act (2008).
Sustainable Communities

*A sustainable community implies an ongoing improvement in social wellbeing comprising of a range of factors including health, education, housing, employment, financial security, leisure, physical environment, social environment, and personal safety.*

How will we work towards this?

**Active Recreation and Sports Strategy**
The purpose of the Strategy is to find the right spaces in the right places for our active recreation and sport needs across the District. This sets out an integrated view of recreation and sports within our District. It establishes the needs of our community and pathway for our Council to work with the community to deliver new resources and facilities.

**Community Led Development**
Community Led Projects (CLP) are about shared goals and aspirations for a community, that are developed and driven by the people who live there. They enable people to work together to make a positive difference to their community through modest grassroots projects. Community Led Projects puts communities in charge of developing a vision for their neighbourhood. We recognise that people who live in an area understand the strengths, talents and opportunities in their community better than anyone else.

**Community Funding**
Whangarei District Council supports community groups for a variety of events and activities through our community funding scheme. Whangarei District Council offers grants, rent concessions and low-cost community loans.

**Walking and Cycling Strategy**
This strategy provides:
• priorities for the development of a connected urban walking and cycling network
• increasing participation in walking and cycling, both for recreation and active commuting
• for the development of rural cycling routes that enable our communities to leverage economic benefit from the growing cycle-tourism market

Tangata Whenua

The values and aspirations of tangata whenua are an integral to our future. It is key component of our connection to our District and its past as well an authentic point of difference that can shape our growth and development into the future. The relationship of Maori to ancestral lands and access to valued taonga must be ensured and enhanced.

How will we work towards this?

Māori and Council working in partnership
Council is committed to developing stronger relationships with tangata whenua at governance and operational levels. While progress has been made, more work is needed in some areas.

Te Kārearea, our strategic partnership forum with Māori formed in 2012, is made up of hapū representatives of the major hapū groupings from within our District. Together, these representatives advocate for hapū of Whangarei. They meet in their own forum, named Te Huinga, to discuss common issues that are then brought to Te Kārearea. The purpose of this partnership is to build the relationship between Council and Whangarei hapū and to develop stronger partnerships, over time.

Te Tai Tokerau Papakāinga Plan Change and Toolkit
The Te Tai Tokerau Papakāinga toolkit is designed to help Māori land owners understand and navigate the process for undertaking a papakāinga development on
their ancestral lands. In the context of this guide, papakāinga is generally considered as 'development of a communal nature on ancestral land owned by Māori.' Papakāinga developments can be challenging, but they are an important part of addressing housing needs for our community.

**Heritage and Character**

*Our built and natural heritage helps define the character of our District. From our stone walls to the villas of Hikurangi and the Pa sites across the District. As we grow we must be sensitive to the protection of our heritage but also celebrate it as part of our culture.*

**Arts and Culture Strategy**

This is a 10 year strategy that helps us understand the priorities of the Whangarei arts and culture community. It sets out priorities for arts and culture and defines how these can be implemented.

**Heritage information and education**

Present historical information on our walkways, key public places and historic areas and building. Heritage signs and narratives are an important way to communicate these stories with our community and visitors.
Future challenges

There are several challenges for the future growth of our District. We will not solve all those challenges in this document, but it is important that we identify them. Some of these challenges will be investigated and addressed in future iterations of this Strategy when we review it in three years. Other challenges will be addressed through separate projects or programmes of work.

Provision of housing to meet demand

We are well placed to meet future demand for housing. Our analysis of housing demand and capacity suggests that the District Plan is likely to provide sufficient capacity to meet short, medium, and long term demand for housing in Whangarei District. Furthermore, this capacity is serviced by the necessary infrastructure and is market feasible. Feasibility is important as it demonstrates that it is reasonable to assume a developer will build the type of development enabled by the District Plan.

On the face of it, there does not appear to be a need to make significant changes to the approach set out by Sustainable Futures 30 / 50 to ensure sufficient capacity. However, it will be important to review this assessment incrementally and to update it considering ongoing changes to demand and changes to prices and costs for new housing development. Monitoring take-up of development capacity and changes to prices over time will be especially important in relation to the feasibility of infill and redevelopment opportunities in our urban area.

What is the District Plan?

The District Plan is rule book for development across Whangarei. It sets out standards for new development. These standards can include minimum site sizes for subdivision, building height and land use activities. It is an important tool to ensure the right type of development occurs in the right place without adversely affecting the surrounding environment.
We have predicted the number of houses we will need as our population continues to grow (see table 3). We have also estimated the number of houses that can be built in our District that are enabled by our District Plan, are serviced by infrastructure and will return a profit for a developer. These are important considerations, because if they are not met it is unlikely that a house will be built. Below is an outline of our current demand and capacity for housing.

Table 3 Housing demand and capacity analysis

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Demand</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Projected dwelling growth</td>
<td>1,750</td>
<td>5,370</td>
<td>11,120</td>
</tr>
<tr>
<td>Projected Dwelling Growth + 20%</td>
<td>2,100</td>
<td>6,440</td>
<td>13,050</td>
</tr>
<tr>
<td>District Plan-enabled capacity</td>
<td></td>
<td>29,520</td>
<td></td>
</tr>
<tr>
<td>Feasible capacity</td>
<td></td>
<td></td>
<td>13,481</td>
</tr>
<tr>
<td>Sufficient to meet demand?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Based on this analysis we have enough land for housing that has the right zoning, appropriate infrastructure and will also be feasible. We have even added an extra 20

What is feasible capacity

Feasible capacity takes into account the true cost of building a house, such as building materials, land and labour. It then compares that cost with the likely value of the house at the point of sale.

If the profit made is over 20 percent, then the development is considered feasible.

This is important, because we want to ensure that the development we enable is feasible, because if it is not, it is very unlikely that it will get built. It is also important to note that feasibility changes over time. As the housing market fluctuates what is not feasible now may become feasible in the future.
percent onto the demand to ensure we do not have a short fall. Despite having enough capacity for housing, we still need to consider carefully how this is enabled to ensure:

- We provide a choice of housing across our urban area and growth nodes
- Integrate with quality infrastructure provision

More information about our housing capacity assessments can be found here: [www.wdc.govt.nz/growthstrategy](http://www.wdc.govt.nz/growthstrategy)

**Provision of business land to meet demand**

Our analysis of business demand and capacity suggests that there would be sufficient zoned vacant land to meet demands for business land in the short, medium and long term.

A key challenge is to ensure that land zone for business and industrial uses are in the right place. This means, close to arterial and state highway networks, large sites of regular shape on land that is reasonably free from topographical constraints.

We also need to ensure that we maintain our existing business and industrial land, so that it is not compromised through:

- Incompatible land uses which will create reverse sensitivity issues (e.g. new residential development located close to established industry may lead to noise complaints which could impact on the operation of the industry)
- Fragmentation of large sites suitable for large industrial or logistical activities
- Infrastructure constraints or capacity issues

Our port and refinery and the adjacent industrial and business land offer a significant opportunity for future growth, particularly as port activity expands. We need to ensure that this land is maintained so we can take full advantage of economic development.
We have assessed the future demand for business and industrial land for different types of activities. We have also assessed our capacity to accommodate this demand on land that has the appropriate zoning in the District Plan and is serviced by infrastructure. Below is a summary of that assessment:

Table 4 Business land demand and capacity assessment

<table>
<thead>
<tr>
<th>Time period</th>
<th>Short term (2018-21)</th>
<th>Medium term (by 2028)</th>
<th>Long term (by 2048)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industry</td>
<td>55.6</td>
<td>121.0</td>
<td>209.5</td>
</tr>
<tr>
<td>Retail and personal services</td>
<td>0.9</td>
<td>15.8</td>
<td>32.4</td>
</tr>
<tr>
<td>Office based activities</td>
<td>0.6</td>
<td>2.4</td>
<td>4.3</td>
</tr>
<tr>
<td>Health, education, and community services</td>
<td>2.7</td>
<td>6.9</td>
<td>11.6</td>
</tr>
<tr>
<td>Total demand</td>
<td>59.8</td>
<td>146.1</td>
<td>257.8</td>
</tr>
<tr>
<td>Total vacant capacity (hectares)</td>
<td></td>
<td></td>
<td>540.2</td>
</tr>
<tr>
<td>Sufficient to meet overall demand?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Sufficiency by demand by sector?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

More information on our business land capacity assessments can be found here: www.wdc.govt.nz/growthstrategy
Better design of development

As we continue to grow, well-designed development will become an increasing priority.

We will need to ensure that large scale development is design in a way we can ensure it will pave the way to create healthy, happy and resilient communities.

For smaller scale infill development, design is important because we want to enable and encourage more development in our existing urban area. For this to be a success and to be attractive to our community we need to deliver quality urban design outcomes.

Good urban design adds value by increasing the economic viability of development, and by delivering social and environmental benefits.

Stormwater network

Infill and redevelopment opportunities for housing will put increasing pressure on our stormwater network. Our goal of enabling housing to meet demand and focusing it within our existing urban area needs to be balanced against the ability of our infrastructure networks to accommodate that development.

What is Urban Design?

It is the collaborative and multi-disciplinary process of shaping cities, towns and villages. Its focus is on creating successful developments that attract people, feel safe and welcoming, are functional and importantly responds to the surrounding character.

You can find out more through our [Urban Design Strategy](#) and our [City Centre Plan](#)
An increasingly important focus of our work relates to improved water quality. The way stormwater is managed is crucial to the ongoing improvements to the quality of water in our streams, rivers and harbour. However, parts of our network are old and in need of replacement or upgrade. Some of these urban areas do not have sufficient capacity to meet existing and future demands. This needs to be addressed if we are to both enable housing in our urban area whilst still working towards improve water quality.

**Transport resilience**

As our District grows increasing pressure will be placed on our transport network. Growth in traffic volumes is a reality of a growing District and we need a response that looks at ways to reduce these volumes and provide choice in the way we travel around our District.

We also need to acknowledge the resilience of our transport network. We see three issues:

- Our means of travel is dominated by cars, rather than public transport or active modes
- Many of our growth areas are serviced by a single arterial road.
- Topographical constraints limit alternative routes

Our response to this challenge is to:

- Ensure that the location for future development does not exacerbate existing problems
- Invest in transport improvements that can support public transport as well as private vehicles
- Build on the success of our urban cycleways to get greater coverage across the District
• Investigate alternative transport including passenger rail and light rail.

Impacts of natural hazards and a changing climate

The impacts of a changing climate will result in significant challenges to how our District develops. The latest climate modelling indicates that we can expect ongoing changes in coming decades that will impact communities in our District. While there is uncertainty in the exact amount and timing of warming, Council needs to be informed and prepared to manage associated risks; this is the basis for adaptation planning.

Changes to climate such as sea level rise, higher rainfall intensity, prolonged dry spells and extreme weather events will cause impact on Council activities. Key assets such as roads, water infrastructure, and sea walls will face increased and ongoing exposure to changes in tidal water, storm surge, surface flows, and groundwater. It is essential that climate change projections are kept in mind when planning investment in new and replacement assets.

In addition, Council planning rules around development in areas subject to climate hazards such as foreshores, floodplains and overland flow paths will require a good understanding and consideration of risks to our community over short, medium and long term.

Water supply

The combination of a growing district and future climate change means that we need to focus on the resilience of the supply of drinking water. Extended periods of dry weather, which are likely under a number of climate change scenarios, will put increasing stress on the supply of water for both domestic and commercial uses. Not only is the quantum of supply a key issue, so is the quality and safety of the water.

Ongoing work and capital projects, such as the Whau Valley Water Treatment Plant, are critical to securing a safe drinking water for our District. However we need to continue to proactively plan future improvements and additions to our network, as well as planning the likely future demand that growth will place on potable water.
infrastructure. In the long term, this may include the identification of new water treatment and storage facilities.

Housing choice and affordability

Although we may have enough land zoned for housing to meet future demands, there is concern about the choice of housing available and its affordability for our community.

Looking at our building consents, the majority of new homes being built are reasonably large three to five bedroom houses. This does not cater for smaller households, couples or individuals who might be looking for a small house, townhouse or apartment. Demographics show that couples, particularly elderly couples will increase in number, which in turn will create additional demand for this type of housing.

Linked to housing choice is the issue of affordability. Like many areas of New Zealand, Whangarei has seen an increase in house sale prices over the past four years but no corresponding increase in income. Our median income levels are relatively low compared to New Zealand, therefore the house price increase has created some acute affordability issues for our community.

Integration between planning and infrastructure

Infrastructure supports most of what we do in our daily lives: the water we drink, the parks that we play in and the way we get to work. As we grow, it is vital that infrastructure is available to support and service growth. The quality and capacity of our infrastructure has a strong influence on the quality of our lives. Investment in infrastructure has long-term consequences for our region’s future, and will shape how well it functions as we grow.

The quality of the environment and the well-being of communities are affected by choices about the management of, and investment in, infrastructure. Realising Whangarei’s potential while maintaining the quality of life for its inhabitants will need to address:
• efficiency in developing, operating, maintaining and upgrading infrastructure
• integrating the provision of infrastructure with urban growth
• potential effects of incompatible land uses close to infrastructure
• resilience of infrastructure to natural hazards and the ongoing impacts of climate change
• avoiding disconnected networks which can result in poor levels of service and environmental effects.

Place – based planning

Currently we have a gap between our high – level strategic direction and the implementation of regulation and infrastructure investment. This means there is no ability to plan in the long term at a location specific level. This also limits the ability of those communities to input into the long term planning for their local area.

For new areas of growth, the lack of planning at this level makes it more difficult to identify and plan for future land uses and infrastructure such as new roads and pipes.

If future growth is to be delivered in an integrated way that takes into account existing communities, we need to ensure there is a mechanism to do this at a location specific level.
Our response to growth and future challenges

This Strategy sets out a response to our ongoing growth and our key challenges. This response comprises of three parts:

1. Spatial Planning Programme
   Plans will be created for key locations across our District. These plans will set out how that location will grow and develop over the next 30 years. It will look at land uses, infrastructure and amenity in an integrated way.

2. Future Development Plan
   This will set out our plan for future development across our District. It will identify future opportunities for growth aligned with infrastructure. This is achieved through a mix of expansion and intensification.

3. Actions
   The actions make sure that this plan remains active and relevant. The range of actions includes monitoring, reporting and implementation.
Spatial planning programme

A key action for this strategy is to undertake a place-based planning programme across our District.

What is it?
This programme seeks to create an integrated plan for a defined location which will:

- have a 20 – 30 year spatial plan and vision for how that location will grow and develop
- include future land uses and built form
- identify indicative road, footpath, public transport and cycleway networks for new growth areas
- identify indicative stormwater, wastewater and potable water networks for new growth areas
- include existing and future open space areas
- be design led and include best practice urban design principles
- work with landowners who hold larger blocks of developable land
- include collaboration with the local community and stakeholders
- be led by the Strategy team supported by a project team of council experts

The spatial plan will be used to inform future District Plan reviews/change, capital investment in the Long Term Plan and operational decisions. It will also be an important visionary document for those communities to own.

Why do we need a Spatial Plan Programme?
Currently we have a gap between our high-level District wide growth strategy and our regulatory tools and infrastructure provision.

This has led to growth in parts of our District without a long term plan to guide and manage growth. This has raised a number of problems:

- lack of a vision for how a community will develop over the medium/long-term
- fragmented and disconnected infrastructure networks
- lack of amenity through public places
- poor design outcomes for subdivision not in character with the location
• disenfranchised communities who feel disconnected with development decisions

The spatial plans will provide a framework to ensure future growth is considered in an integrated way driven by best practice urban design and the values of the community

Programme Priority
Below is an outline of the criteria we will use to prioritise this programme.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Growth</td>
<td>% population growth 2006 / 2013 / 2018 Census compared to the Whangarei District</td>
</tr>
<tr>
<td>Identified growth</td>
<td>Identified as either an Urban area, Growth Node or a Coastal or Rural Settlement</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>Does the area have infrastructure capacity issues. Are there infrastructure projects funded in the Long Term Plan or identified in the Infrastructure Strategy</td>
</tr>
<tr>
<td>Urban design</td>
<td>Known issues which fall into the following:</td>
</tr>
<tr>
<td></td>
<td>• Connectivity of roads, pedestrian network, open space network</td>
</tr>
<tr>
<td></td>
<td>• Safety / CPTED</td>
</tr>
<tr>
<td></td>
<td>• Poor urban form / design</td>
</tr>
<tr>
<td></td>
<td>Have the issues be raised by the community</td>
</tr>
<tr>
<td>Amount of planning within the last 10 years</td>
<td>Have the following be undertaken or completed</td>
</tr>
<tr>
<td></td>
<td>• Place specific plan change</td>
</tr>
<tr>
<td></td>
<td>• Structure plans</td>
</tr>
<tr>
<td></td>
<td>• Concept or Master plans</td>
</tr>
<tr>
<td>Community readiness</td>
<td>Submissions or requests to Council for spatial planning or active community groups with an interest in planning</td>
</tr>
</tbody>
</table>

Following public feedback, we will develop a list of locations across the District and begin working with those communities.
Future development plan

To manage future growth in a sustainable and integrated way we need to look at growth and development across the whole District.

What is the future development plan?

This Strategy will continue the direction set by Sustainable Futures 30 / 50, to focus development within:

- Our existing urban area – Whangarei City, Tikipunga, Kamo, Maunu, Onerahi and Otaika
- Our growth nodes of Marsden – Ruakaka, Waipu, Parua Bay and Hikurangi

Outside of these areas the focus will be to provide managed opportunities for development whilst:

- maintaining existing rural productive land
- protecting our natural environment and coastal landscapes

Future development areas identified in this Plan are intended for long term growth from 2028 onwards. Where future development is identified, this will only be developed if it is:

- appropriately zoned in the District Plan
- well planned, integrating land use and infrastructure
- able to manage risks from natural hazards

All development envisaged through this Strategy should be well designed, ensuring our future neighbourhoods have a welcoming character, are connected, safe and have a high level of amenity.
Capacity for growth

This Plan will meet projected demand for housing and business land for the next 20 years and beyond:

Table 5 Housing demand and capacity analysis

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected dwelling growth</td>
<td>1,750</td>
<td>5,370</td>
<td>11,120</td>
</tr>
<tr>
<td>+ Additional 20%</td>
<td>2,100</td>
<td>6,440</td>
<td>13,050</td>
</tr>
<tr>
<td>District Plan-enabled capacity</td>
<td></td>
<td>29,520</td>
<td></td>
</tr>
<tr>
<td>Feasible capacity</td>
<td></td>
<td>13,481</td>
<td></td>
</tr>
<tr>
<td>Sufficient to meet demand?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Table 6 Business land demand and capacity assessment

<table>
<thead>
<tr>
<th>Time period</th>
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<td>4.3</td>
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</tr>
<tr>
<td>Sufficient to meet overall demand?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Sufficiency by demand by sector?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Whangarei Urban Area

Our urban area currently contains over half our Districts total population, a concentration of business and industrial activities along with major services such as our hospital.

This strategy sets out a vision for having most future growth accommodated here. This will be achieved by:

- Infill opportunities – where development can be accommodated on larger pieces of land that have existing development on them
- Redevelopment opportunities – where a piece of land with existing development is knocked down and new development is built.
- Greenfield on the periphery – where land on the periphery is converted to housing or to business uses.

Infill and Redevelopment

The opportunities for infill and redevelopment have the considerable advantages for accommodating future growth in a way that is more sustainable and less costly for our community. For this type of development to be a success we need to prioritise urban design, align the provision of infrastructure and ensure an appropriate level of amenity is maintained. Location of infill and redevelopment opportunities is also very important. We want to focus these opportunities on areas that are suitable to accommodating more housing and more people. This means we looks at areas that are:

- close to an existing town or neighbourhood centre
- located along main public transport corridors and urban cycleways
- benefit from access to public open space

The maps that accompany this Strategy show indicative locations for a greater intensity of development.

We also need to consider the feasibility of this type of development. Our analysis has shown that infill and redevelopment opportunities are currently not profitable enough.
This means developers will be reluctant to invest if a good return cannot be guaranteed. However, slight shifts in the housing market such as land values will mean that more of these types of development will become feasible in the future.

Areas such as Kensington, Regent, Morningside and Raumanga have excellent opportunities for a greater intensity of development due to proximity to our city centre, access to transport and services. These areas also have a number of larger sites which are ideal for comprehensive development.

Whangarei City centre performs an important function in the future urban development of the District. A well-functioning and high amenity city centre acts as an ‘urbanisation magnet’, attracting residential development and sympathetic business activities both to the centre and surrounding city fringe areas. Whangarei District Council has recognised this by adopting a City Centre Plan in December 2017.

Currently, about one third of the District’s workforce works in the city centre in offices, retail outlets, cafes, restaurants and bars. However, very few people live in the centre and the feasibility of housing development in the city centre is relatively low. Through the City Centre Plan and the City Core Precinct Plan, Hihiaua Precinct Plan and future developments (such as Port Nikau) we want to encourage more people to live in, or in proximity to, our city centre.
Greenfield on the periphery

We have enough capacity for housing and business land to meet projected demand over the next 20 years within the land which is already zoned for residential and business uses (as shown in tables 5 and 6). However, in the long term we need to ensure we provide a balanced approach and give additional options for business and housing by identifying limited areas future expansion as existing zoning capacity is taken up. This Strategy has therefore identified future growth areas.

These areas are intended for the long term, from about 2028 onwards and should only become developable when:

- capacity within our existing urban area is taken up or near capacity
- infrastructure to these areas can be delivered
- spatial planning or master-planning is undertaken
- the District Plan enables the development
Central Area

Whangarei City, Kamo, Tikipunga, Maunu and Otaika provide opportunities for further infill and redevelopment. They have existing transport connections and more services and shops which can help support a growing community.

Whangarei City

Whangarei City is the heart of the District, in terms of both people and commercial opportunities. It contains our inner-city suburbs of Regent, Kensington, Morningside, Riverside and Otangarei as well as our city centre. It also includes the Port Nikau future growth area which is expected to experience significant growth over the next 10 – 20 years.

The priority for growth will be through infill and redevelopment opportunities to capitalise on the areas near public transport and employment. To enable this, investment will be made into infrastructure as well as public space improvements.

Figure 3 Dwelling price trends for Whangarei Central Area
Our Growth Model projects the following estimate resident population for the Whangarei Central Area Unit

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2023</th>
<th>2028</th>
<th>2033</th>
<th>2038</th>
<th>2043</th>
<th>2048</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whangarei City</td>
<td>6,610</td>
<td>7,150</td>
<td>7,700</td>
<td>8,220</td>
<td>8,710</td>
<td>9,170</td>
<td>9,631</td>
</tr>
</tbody>
</table>

Strategic focus areas for Whangarei City

- Continued regeneration of the central city through the Whangarei City Centre Plan work programme.
- Improving amenity to make the central area more attractive to live in.
- Creating more choice for transport including our public transport, cycleways and shared spaces.
- Enabling and encouraging more inner city living.
- Prioritising stormwater infrastructure improvements to enable greater infill and redevelopment opportunities.
Map 3 Whangarei Central Area
Tikipunga

Tikipunga is a suburb to the north east of our city. The area benefits from a commercial centre and a number of community facilities such as schools and parks. Tikipunga has seen a significant amount of residential development over the past ten years, with notable large scale subdivisions such as Totara Parklands. However, Tikipunga also has areas of lower density housing and lifestyle blocks.

Due to high level amenity and its close proximity to the city centre, Tikipunga will continue to be an attractive location for housing development. As growth pressures continue we need to ensure that infill opportunities are realised and any outward growth along Vinegar Hill Road, Ngunguru Road or Whareora Road is carefully managed.

Figure 4 Dwelling price trends for Tikipunga

Our Growth Model projects the following estimated resident population for the Tikipunga East and West Area Unit:
### Table 8 Growth model projections

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2023</th>
<th>2028</th>
<th>2033</th>
<th>2038</th>
<th>2043</th>
<th>2048</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tikipunga East</td>
<td>3,490</td>
<td>3,610</td>
<td>3,660</td>
<td>3,690</td>
<td>3,710</td>
<td>3,720</td>
<td>3,730</td>
</tr>
<tr>
<td>Tikipunga West</td>
<td>3,970</td>
<td>4,590</td>
<td>4,780</td>
<td>4,900</td>
<td>4,980</td>
<td>5,020</td>
<td>5,060</td>
</tr>
</tbody>
</table>

### Strategic focus areas for Tikipunga

- Ensure future growth areas are master planned to deliver development in an integrated way.
- Plan future infrastructure development to support further growth around the Vinegar Hill area.
- Encourage infill and redevelopment opportunities around the existing centre and public transport corridors.
- Manage growth to limit development on areas of high class soils or of natural character and amenity.
Map 4 Tikipunga
Kamo

Kamo is a major centre to the north of our District. Historically, it developed separately to Whangarei. However, as Whangarei has expanded, it is now a popular suburb and center. A number of planning programmes have been developed for the area, including the Kamo Place Race, focusing on growth opportunities and amenity improvements around the centre. Pressures for growth continue in market attractive areas such as Three Mile Bush Road.

Alongside greater infill and redevelopment opportunities, future growth will be enabled to the north and west of the existing Kamo area. Commercial development will be focused around Springs Flat with additional opportunities around State Highway 1 following the upgrading of the intersection.

Figure 5 Dwelling price trends for Kamo
Our Growth Model projects the following estimated resident population for the Kamo West and Kamo East Area Units

Table 9 Growth model projections

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2023</th>
<th>2028</th>
<th>2033</th>
<th>2038</th>
<th>2043</th>
<th>2048</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kamo East</td>
<td>4,030</td>
<td>4,290</td>
<td>4,440</td>
<td>4,570</td>
<td>4,680</td>
<td>4,790</td>
<td>4,903</td>
</tr>
<tr>
<td>Kamo West</td>
<td>4,030</td>
<td>4,000</td>
<td>3,980</td>
<td>3,970</td>
<td>3,980</td>
<td>3,990</td>
<td>4,000</td>
</tr>
</tbody>
</table>

Strategic focus areas for Kamo

- Continue to support and enable growth around Kamo centre, but also along transport corridors.
- Enable further development for commercial activities around Springs Flat through upgrading infrastructure including the intersection with State Highway 1.
- Ensure future growth areas are master-planned to deliver development in an integrated way.
- Manage growth to limit development on areas of high class soils or of natural character and amenity.
Onerahi

Onerahi is located to the west of the Whangarei Urban Area. It is located on a headland surrounded by Whangarei Harbour to the south and challenging topography to the north. It is accessed by a single road, which is also the main access to Parua Bay and Whangarei Heads. It is the home of our airport and two schools as well as a bustling shopping centre.

Due to its geographic constraints, the focus of growth will be infill and redevelopment opportunities around the centre and locations with access to the Riverside shared path. Some limited expansion can be provided in areas to the north east.

Figure 6 Dwelling price trends for Onerahi

Our Growth Model projects the following estimate resident population for the Onerahi Area Unit

Table 10 Growth model projections

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2023</th>
<th>2028</th>
<th>2033</th>
<th>2038</th>
<th>2043</th>
<th>2048</th>
</tr>
</thead>
<tbody>
<tr>
<td>Onerahi</td>
<td>2,310</td>
<td>2,350</td>
<td>2,370</td>
<td>2,370</td>
<td>2,360</td>
<td>2,310</td>
<td>2,261</td>
</tr>
</tbody>
</table>
Strategic focus areas for Onerahi

- Noting the limited opportunities for expansion, encourage infill and redevelopment opportunities around the existing center and public transport corridors.
- Plan the public spaces in foreshore area and the connection to the Riverside shared path.
- Plan for improvements to transport connections to the City as well as through to Whangarei Heads.
Map 6 Onehunga
Otaika

The Otaika area includes Raumanga, the commercial and industrial areas around Southend Avenue and Rewa Rewa Road as well as the smaller settlement to the south at the junctions with State Highway 1 and State Highway 15.

The priority for this area is to achieve better urban form and design outcomes for Raumanga and deliver better connectivity to the city centre and across State Highway 1. The Commercial and industrial areas need to be protected and there is some ability for further expansion around Tauroa Street. Growth around the Otaika township will be limited due the transport pressures on State Highway 15 and State Highway 1.

Figure 7 Dwelling price trends for Otaika

Our Growth Model projects the following estimate resident population for the Otaika Area Unit

Table 11 Growth model projections

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2023</th>
<th>2028</th>
<th>2033</th>
<th>2038</th>
<th>2043</th>
<th>2048</th>
</tr>
</thead>
<tbody>
<tr>
<td>Otaika</td>
<td>1,220</td>
<td>1,270</td>
<td>1,320</td>
<td>1,350</td>
<td>1,370</td>
<td>1,390</td>
<td>1,410</td>
</tr>
</tbody>
</table>

Strategic focus areas for Otaika
• Investigate improved connections and public space amenity through Raumanga, including connections across State Highway 1.
• Maintain the commercial and industrial land around Southend Avenue and Rewa Rewa Road. Investigate further expansion to the south and west.
• Support ongoing traffic and safety improvements to State Highways 1 and 15
• Plan improvements to public space and amenity in Raumanga
Map 7 Otaika
Maunu

Maunu is the major growth area on the west of the Whangarei Urban Area. Housing and limited commercial activity has incrementally developed along Maunu Road. This area also includes Northland’s largest hospital and a number schools and community facilities. Along with housing development Maunu also includes several lifestyle blocks, areas of high class soils and natural character.

Future growth will still be focused in and around existing development. Priority will be to better co-ordinate and integrate infrastructure, in particular stormwater and wastewater, to support new development.

Figure 8 Dwelling price trends for Maunu

Our Growth Model projects the following estimated resident population for the Maunu Area Unit

Table 12 Growth model projections

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2023</th>
<th>2028</th>
<th>2033</th>
<th>2038</th>
<th>2043</th>
<th>2048</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maunu</td>
<td>1,470</td>
<td>1,480</td>
<td>1,500</td>
<td>1,520</td>
<td>1,530</td>
<td>1,540</td>
<td>1,550</td>
</tr>
</tbody>
</table>
Strategic focus areas for Maunu

- Integrated stormwater and wastewater investment to align with future growth to the west of Maunu.
- Manage future expansion to protect high class soils and areas of natural character.
- Support greater connectivity and transport resilience between Maunu and the city.
Growth Nodes

Outside of our urban area there are a number of settlements in our rural and coastal areas. These are serviced with infrastructure and have capacity for a growth. However, growth in these areas needs to carefully planned in a way that:

- brings value through better connectivity and amenity
- connects to existing public infrastructure
- is well planned and with larger areas of development is supported by a masterplan and spatial plan
- is designed and located to minimize impact on the natural environment and character
Marsden – Ruakaka

Marsden – Ruakaka is a vitally important growth node for our District:

- NorthPort, Marsden Point Oil Refinery and surrounding industrial area generate a significant amount of economic activity and have capacity for growth
- The number of jobs created by the industrial and economic activity support residential development in Ruakaka and One Tree Point.
- The proximity to Auckland has made the area an attractive destination for people or businesses wanting to move away from Auckland.
- The area can accommodate a range of housing types, commercial activities and industrial land uses.

This Strategy maintains the strategic importance of Marsden and Ruakaka for future growth in the District. However, there are a number of challenges relating to this area, that future planning and infrastructure investment should look to address:

- Fragmented pattern of subdivision which is resulting in a disconnected network of infrastructure.
- Timing future infrastructure projects and improvements with growth
- Disconnect between the school and the Ruakaka settlement by State Highway 1
- Ensuring that, as the area grows, sufficient amenity is provided through public spaces, quality design and good connectivity.
- Improved transport connections, including public transport, between Marsden – Ruakaka and the city
Figure 9 Dwelling price trends for Marsden - Ruakaka

Our Growth Model projects the following estimated resident population for the Marsden Point - Ruakaka Area Unit

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2023</th>
<th>2028</th>
<th>2033</th>
<th>2038</th>
<th>2043</th>
<th>2048</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marsden Point - Ruakaka</td>
<td>4,770</td>
<td>6,140</td>
<td>7,970</td>
<td>8,390</td>
<td>8,830</td>
<td>9,300</td>
<td>9,795</td>
</tr>
</tbody>
</table>

Strategic focus areas for Marsden – Ruakaka

- Maintain and protect the operations of NorthPort and Marsden Point Oil Refinery, including the surrounding industrial area
- Support further transport connections, including rail.
- Ensure future residential development does not negatively impact on the viability of industrial land
- Enable further wastewater improvements to support further growth
- As Ruakaka growth continues, investigate improved connectivity in and around the settlement and the School.
- Ensure new large greenfield development is properly master planned to identify connecting infrastructure networks such as indicative roads, stormwater networks and wastewater networks
Parua Bay

Parua Bay is a coastal village located at the entrance to Whangarei Heads. Growth and development over the past decade has resulted in Parua Bay becoming a significant growth node for the District and a hub with a thriving primary school, medical facility, commercial business area, retail and hospitality/tourism opportunities. As growth continues, Parua Bay will have an even more of a strategic role in the District.

![Figure 10 Dwelling price trends for Parua Bay](image)

Our Growth Model projects the following estimated resident population for the Parua Bay Area Unit

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2023</th>
<th>2028</th>
<th>2033</th>
<th>2038</th>
<th>2043</th>
<th>2048</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parua Bay</td>
<td>2,410</td>
<td>2,590</td>
<td>2,710</td>
<td>2,800</td>
<td>2,880</td>
<td>2,940</td>
<td>3,001</td>
</tr>
</tbody>
</table>

Strategic focus areas for Parua Bay

- Address traffic safety and connectivity concerns in Parua Bay through a well-designed solution that caters for vehicles as well as pedestrians.
- Enable and support quality design and infrastructure outcomes for newly zoned land around the village.
• Investigate, provide and improve open space amenity for active recreation and sports.
Waipu

Waipu is the most southerly node in our District and has therefore attracted a lot of development and visitors due to its proximity to Auckland. Waipu benefits from a vibrant main street, which due to its distance from Whangarei, serves a large rural catchment.

The pressures from growth have resulted in a significant number of subdivisions which has increased the size of the settlement bringing it close to Waipu Cove along the coast and Ruakaka to the north. To respond to this, the Waipu growth node now includes both Waipu Cove and Langs Beach. This enables better integrated management of growth in the wider Waipu area.

Figure 11 Dwelling price trends for Waipu

Table 15. Our Growth Model projects the following estimate resident population for the Waipu Area Unit

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2023</th>
<th>2028</th>
<th>2033</th>
<th>2038</th>
<th>2043</th>
<th>2048</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waipu</td>
<td>1,780</td>
<td>2,190</td>
<td>2,480</td>
<td>2,650</td>
<td>2,790</td>
<td>2,900</td>
<td>3,000</td>
</tr>
</tbody>
</table>

Strategic focus areas for Waipu

- Manage future growth to ensure integrated infrastructure provisions, for example better connected stormwater networks.
• Continue to improve cycling and walking connectivity between Waipu, Waipu Cove and Langs Beach.
• Enable and support quality design and infrastructure outcomes for newly zoned land around the village.
• Maintain the distinct and consolidated settlements of Waipu, Waipu Cove and Langs Beach.
Hikurangi

Hikurangi is a historic settlement located to north of Whangarei. The mining and agricultural history of the area has shaped its development with a cluster of older dwellings around the centre and more recent larger lot development around the periphery.

The rate of growth has not been as high as other areas of the district. However the relatively low land and property values create significant development opportunities as values in other parts of the District continue to rise.

Figure 12 Dwelling price trends for Hikurangi

Our Growth Model projects the following estimated resident population for the Hikurangi Area Unit

Table 16 Growth model projections

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2023</th>
<th>2028</th>
<th>2033</th>
<th>2038</th>
<th>2043</th>
<th>2048</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hikurangi</td>
<td>1,630</td>
<td>1,670</td>
<td>1,700</td>
<td>1,730</td>
<td>1,750</td>
<td>1,760</td>
<td>1,770</td>
</tr>
</tbody>
</table>

Strategic focus areas for Hikurangi

- Continue to work on improved and safer access to and from Hikurangi onto State Highway 1.
• Focus housing development in and around the settlement in a way that is well designed and integrated with existing infrastructure.
• Continue to improve cycling and walking connectivity between the Centre of Hikurangi, the School and Lake Waro.
• Maintain the commercial and industrial zoned land at Kauri and in Hikurangi.
• Investigate future public transport service between Hikurangi and the City.
Coastal and Rural Villages

These settlements are located along our coast in the west or in our rural areas to the east of the District. They are generally small, but vibrant and enduring. They often provide a focal point for the surrounding rural areas and are popular destinations for visitors.

However, these settlements will not be a primary focus for growth. The topographical constraints, infrastructure limitations and sensitive nature of the surrounding natural and coastal landscapes limit the ability for these areas to grow.

Despite the focus on minimal growth, it is still important that the established communities in these locations remain well served by our Council and that we continue to monitor and respond to their needs.
Whangarei Heads

Supporting Parua Bay as the main growth node are several settlement areas in the Whangarei Heads:

- McLeod Bay
- Reotahi
- Pataua
- McGregor’s Bay
- Taurikura
- Urquharts Bay
- Ocean Beach

The character of this area is defined by its dramatic coastal and harbour landscape. Mt Manaia, Mt Aubrey, Matariki and Te Whara create a unique backdrop to the coastal settlements in the area. Whangarei Heads is becoming an increasing popular visitor destination for beach activities and surfing at Ocean Beach and Pataua North, tramping at Bream Head and recreation fishing in the Harbour.

Residential development in the area is focused primarily around McLeod Bay and Reotahi. This settlement supports a number of hospitality business as well as a school.
Tutukaka Coast

The Tutukaka Coast is world renowned for its coastline including Ngunguru Sandspit, Te Maika Headland and beaches at Matapouri, Whale Bay, Woolleys Bay and Sandy Bay.

From a settlement perspective, the Tutukaka Coast includes
- Ngunguru
- Tutukaka
- Matapouri

Located on the banks of the Ngunguru River Ngunguru is the largest settlement on the Tutukaka Coast. Along with residential development it supports several businesses and a school. However, growth is limited due to the challenging topography and constraints on infrastructure.

To the north Tutukaka has a large commercial hub around the marina and is a focal point for tourist related activities such as big-game fishing, boat tours to the Poor Knights Islands and surfing at beaches to the north.

Matapouri and Woolleys Bay are small coastal settlements on sandy beaches to the northern end of the Tutukaka Coast. Here there are concentrations of holiday homes as well lifestyle blocks in the surrounding area.
Map 14 Tutukaka Coast
Oakura

Oakura is the most northerly settlement in Whangarei District, located on the coast just off the Old Russell Road that connects Whangarei and Far North Districts via Opua and Russell. It lies within the southern portion of Whangaruru Harbour.

Maungakaramea

Maungakaramea is a small rural settlement located south-west of Whangarei. It is notable for its distinct historic/rural character. It also serves the surround community with its school, community hall, sports centre and recreational facilities. Due to the scenic backdrop of Mt Maugakaramea and the Tangihua Range with the surrounding agricultural land, any further expansion needs to be carefully considered and planned.

Maungatapere

Maungatapere is a small settlement inland from Whangarei City, developed around a dairy factory that used to process milk from the Mangakahia valley. Whilst the dairy factory is no longer in operation, several other small businesses operate around the village centre. Maungatapere is an important ‘crossroads’ location as it is the gateway to both the Mangakahia Valley on the way to Kaikohe, and the rural farming areas of the hinterland on State Highway 14 to Dargaville and the Kauri Coast.
Map 16 Maungakaramea
Actions

This section outlines the actions which are needed to deliver the key outcomes of this Growth Strategy.

These actions have been informed by a full review of the Sustainable Futures 30 / 50 Implementation Plan. This implementation plan set out several actions linked to Long Term Planning cycles. Our review showed that for actions identified for the year 2015 – 2018 36 out of 47 action are either underway or have been completed. To ensure we maintain that success, this action plan will continue the link with the Long Term Plan. The actions will also be reviewed frequently to ensure they are relevant and fit for purpose.

The actions have been structured into the following groups:

**Monitoring and review**
This relates to the ongoing monitoring and review framework set out in this Strategy.

**Consultation and engagement**
We needed to engage on an ongoing basis and develop key relationships to drive the delivery of this Strategy.

**Spatial Planning**
Spatial planning is a key tool, with these actions setting out a framework for how we will deliver it.

**Strategic Response**
These actions relate to our response to key strategic issues such as climate change.

**Housing Choice**
Housing choice is a key issue for this Strategy, with these actions setting out a response for how we will enable greater choice.

**Growth Opportunities**
These actions relate to specific growth opportunities in the District.
Monitoring and Review

To keep this Strategy relevant, it is essential that we continually monitor and check our strategy and the key indicators that have informed it. This means looking at our consents data and our property market to ensure we continue to provide effectively for housing and development whilst maintaining the values of our District.

To complement this, the NPS-UDC also requires the following framework of monitoring:
To reconcile the needs of our District with our statutory requirements under the NPS-UDC, the following framework has been developed:

<table>
<thead>
<tr>
<th>When</th>
<th>Every 1 Month</th>
<th>Every 4 Months</th>
<th>Every 12 months</th>
<th>Every 3 years</th>
<th>Every 3 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>What</td>
<td>Report on building consents and resource consents</td>
<td>Report on changes to the property market indicators (house sales, sale values, rents)</td>
<td>Annual summary report on building and resource consent trends, Market Indicator trends and action implementation</td>
<td>Review Housing and Business Land Capacity Assessments</td>
<td>Review Growth Strategy with a key focus on the action implementation</td>
</tr>
<tr>
<td>Inform</td>
<td>This will inform the 12 month summary report</td>
<td>This will inform the 12 month summary report</td>
<td>This will inform the Review of the Housing and Business Land Capacity Assessments and the Review of the Growth Strategy</td>
<td>This will inform the review of the Growth Strategy</td>
<td>This will inform the Long Term Plan, Asset Management Plans and the District Plan</td>
</tr>
<tr>
<td>How</td>
<td>Operational report to the Planning and Development Committee</td>
<td>Quarterly Reports the Planning and Development Committee</td>
<td>Annual Report the Planning and Development Committee</td>
<td>Revised Capacity Assessments to Council</td>
<td>Revised Strategy Document reviewed and adopted by Council.</td>
</tr>
</tbody>
</table>

All of the reports will be made available to the public as well as to a key stakeholder network.

### Monitoring and review

<table>
<thead>
<tr>
<th>#</th>
<th>Action</th>
<th>Lead</th>
<th>Detail</th>
<th>LTP Cycle</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Monthly reports on Building</td>
<td>Building Consents and</td>
<td>Reports on consent numbers through</td>
<td>Ongoing (monthly)</td>
</tr>
<tr>
<td></td>
<td>Consents and Resource Consents</td>
<td>Resource Consents</td>
<td>the Planning and Development Committee Operational Report</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---------------------------------</td>
<td>------------------</td>
<td>----------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>1.2</strong></td>
<td><strong>Quarterly Market Indicator Reports</strong></td>
<td><strong>Strategy</strong></td>
<td>Report on key indicators through the Planning and Development Committee. Indicators include: House sale values and numbers Rent values Housing affordability indicators Business/commercial sale data.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Ongoing (quarterly)</td>
<td></td>
</tr>
<tr>
<td><strong>1.3</strong></td>
<td><strong>Annual summary report on:</strong> Building and resource consent trends Market Indicator trends Action implementation</td>
<td><strong>Strategy</strong></td>
<td>This report summarises the key trends seen over the previous 12 months in building and resource consents as well as the market indicators. It will also review the implementations of actions in this Strategy. The report will, if necessary, make recommendations to change the action tables and programme.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Ongoing (annual)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Review Housing and Business Land Capacity Assessments</td>
<td>Strategy</td>
<td>This will review two areas: Changes in demand for housing and business land Changes in capacity to respond to the demand for housing and business land.</td>
<td>Ongoing (three years)</td>
</tr>
<tr>
<td>---</td>
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<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>1.4</td>
<td>Review of the Whangarei District Growth Strategy</td>
<td>Strategy</td>
<td>This will be a full review of the Growth Strategy incorporating changes informed by actions 1.1 – 1.4.</td>
<td>Ongoing (three years)</td>
</tr>
<tr>
<td>1.5</td>
<td>Whangarei District Growth Model</td>
<td>Strategy</td>
<td>Our Growth Model supports decision making for the Whangarei District Growth Strategy and the Long Term Plan. It will include projections for population changes, households, business floor area. It will be prepared every three years in advance of the Long Term Planning process.</td>
<td>Ongoing (three years)</td>
</tr>
<tr>
<td>#</td>
<td>Action</td>
<td>Lead</td>
<td>Detail</td>
<td>LTP Cycle</td>
</tr>
<tr>
<td>-----</td>
<td>-----------------------------------------------</td>
<td>-----------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>2.1</td>
<td>Stakeholder network</td>
<td>Strategy</td>
<td>Identify and support a stakeholder network made of key stakeholders (government agencies, NGO’s, developers and landowners). The network will help inform future reviews of the Growth Strategy and be forum to identify key issues</td>
<td>2018 - 2021</td>
</tr>
<tr>
<td>2.2</td>
<td>Growth Strategy portal</td>
<td>Strategy and Communications</td>
<td>Create a dedicated area of our website for Council to share its Monitoring reports (Actions 1.1 – 1.4) that can be accessed by our stakeholder network and the public</td>
<td>2018 - 2021</td>
</tr>
<tr>
<td>2.3</td>
<td>Communication and engagement plan.</td>
<td>Strategy, Democracy and</td>
<td>Develop a communication and engagement plan to inform how we consult and engage on future Growth Strategy reviews and the Spatial Planning Programme.</td>
<td>2018 - 2021</td>
</tr>
<tr>
<td>#</td>
<td>Action</td>
<td>Lead</td>
<td>Detail</td>
<td>LTP Cycle</td>
</tr>
<tr>
<td>-----</td>
<td>---------------------------------</td>
<td>-------</td>
<td>------------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>3.1</td>
<td>Spatial Plan Implementation Programme</td>
<td>Strategy</td>
<td>Develop a programme that will set out: How we work with the community to develop the plan Stakeholder involvement Expert input and data/information requirements Template for the plan Timeframes Budget Implementation and links back to LTP and Annual Planning This is important to ensure communities, Council and stakeholders are clear on the process and deliverables and implementation.</td>
<td>2018 - 2021</td>
</tr>
<tr>
<td>3.2</td>
<td>Spatial Planning Strategy</td>
<td>Strategy</td>
<td>Begin the Spatial Planning programme, working through the priority list of locations that will be decided after we consult on the Draft Strategy.</td>
<td>2018 - 2021</td>
</tr>
</tbody>
</table>
### 2018 – 2021

| **3.3** Spatial Planning Review | Strategy | After the completion of each spatial plan complete a review that will inform future spatial plans. | 2018 - 2021 |

---

### Strategic Response

<table>
<thead>
<tr>
<th>#</th>
<th>Action</th>
<th>Lead</th>
<th>Detail</th>
<th>LTP Cycle</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>4.1</strong></td>
<td>Active Recreation and Sports Strategy</td>
<td>Strategy and Parks</td>
<td>This Strategy will establish the sports and recreational needs of our communities and align with future growth.</td>
<td>2018 - 2021</td>
</tr>
<tr>
<td><strong>4.2</strong></td>
<td>Open Space Strategy</td>
<td>Strategy and Parks</td>
<td>The Open Space Strategy will be used to ensure growth is accompanied by the appropriate amount and type of open space.</td>
<td>2018 - 2021</td>
</tr>
<tr>
<td><strong>4.3</strong></td>
<td>Climate Change Adaptation Strategy</td>
<td>Infrastructure and Strategy</td>
<td>This is an ongoing programme of work that will: Improve our knowledge and understanding of climate change risks Identify key actions to respond to climate change risk Implement actions</td>
<td>2018 – 2021 2022 - 2025</td>
</tr>
<tr>
<td>4.4</td>
<td>Whangarei City Centre Plan and Precinct Plans</td>
<td>Strategy</td>
<td>Continue the city centre work programme to support: More inner city living options Improved vitality in the city More business opportunities Better connectivity and amenity.</td>
<td>2018 – 2021 2022 – 2025 2026 - 2029</td>
</tr>
<tr>
<td>4.5</td>
<td>Urban Design</td>
<td>Strategy</td>
<td>To support and incentivise quality urban design outcomes, and to complement our District Plan, we will develop urban design guidance and investigate the use of urban design review panels. This is particularly important to achieve quality infill and redevelopment opportunities.</td>
<td>2018 – 2021 2022 – 2025</td>
</tr>
<tr>
<td>4.6</td>
<td>Transport strategies</td>
<td>Northland Transport Alliance</td>
<td>Support transport resilience through enabling: Greater transport choice with a focus on public transport and active modes.</td>
<td>2018 – 2021 2022 – 2025</td>
</tr>
<tr>
<td></td>
<td>Action</td>
<td>Lead</td>
<td>Detail</td>
<td>LTP Cycle</td>
</tr>
<tr>
<td>---</td>
<td>--------------------------------------------</td>
<td>------</td>
<td>------------------------------------------------------------------------------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>4.7</td>
<td>Stormwater Catchment Planning</td>
<td></td>
<td>Indicative transport networks for areas of growth and redevelopment. Identification of networks at risk from natural hazards and climate change.</td>
<td>2018 – 2021</td>
</tr>
<tr>
<td>4.8</td>
<td>Water supply</td>
<td></td>
<td>Continue the ongoing stormwater catchment planning with a key priority being catchments that include our urban area and growth nodes.</td>
<td>2018 – 2021</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Continue to model future water use across the District. Deliver key strategic projects such as Whau Valley Water Treatment Plant. In the long term, identify where future water treatment, storage and distribution infrastructure is needed to support growth.</td>
<td>2018 – 2021</td>
</tr>
<tr>
<td>5.1</td>
<td>Inner city living</td>
<td>Strategy, District Development, District Plan</td>
<td>Continue to promote inner city living opportunities through: Proactively working with prospective developers and land owners Ensuring our regulatory framework enables such activity Improving our public spaces and amenities to encourage inner city living Investigating the potential for Design Competitions or partnerships to fast-track delivery on inner city living. Investigating regulatory or financial incentives for inner city living.</td>
<td>2018 - 2021</td>
</tr>
<tr>
<td>5.2</td>
<td>Density mix</td>
<td>Strategy and District Plan</td>
<td>Through the Urban Plan Change and future District Plan reviews ensure that the zones enable a mix of housing types and densities to be provided, with a focus on: Land either side of public transport corridors/nodes</td>
<td>2018 - 2021</td>
</tr>
<tr>
<td>Land in and around town centres</td>
<td>Land in proximity to amenities such as public spaces</td>
<td>Incentives to enable greater housing choice.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------------------------------------------</td>
<td>------------------------------------------</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 5.3 Alternative housing models

<table>
<thead>
<tr>
<th>Strategy, District Development, District Plan</th>
<th>Explore opportunities for different housing models to maximise choice and affordability. Examples could include co-housing models of development.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 - 2021</td>
<td></td>
</tr>
</tbody>
</table>

### 5.4 Papakāinga

<table>
<thead>
<tr>
<th>District Plan, Resource Consents, Building Consents</th>
<th>Through Papakāinga provisions in the District Plan and Papakāinga tool kit, continue to support appropriate opportunities for Papakāinga as a means of providing housing choice on Māori land.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

### Growth Opportunities

<table>
<thead>
<tr>
<th>#</th>
<th>Action</th>
<th>Lead</th>
<th>Detail</th>
<th>LTP Cycle</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1</td>
<td>Infill, redevelopment and</td>
<td>Strategy, District Plan, District</td>
<td>To accommodate growth in our existing</td>
<td>2018 – 2021</td>
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<td></td>
<td></td>
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<td>2022 – 2025</td>
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<td></td>
<td>2026 - 2029</td>
</tr>
<tr>
<td>Intensification Opportunities</td>
<td>Development and Resource Consents</td>
<td>Urban area and nodes, ensure that:</td>
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<tr>
<td></td>
<td></td>
<td>The District Plan enables higher density housing in appropriate urban locations</td>
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<tr>
<td></td>
<td></td>
<td>Infrastructure is planned, funded and implemented to support further intensification of housing and business uses</td>
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<td></td>
<td></td>
<td>Urban design is prioritised to ensure we deliver quality intensification</td>
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<td>Amenity in public open space and streetscapes support intensification</td>
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<td></td>
<td>Appropriate locations include land either side of key public transport routes, centres and areas of public amenity.</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6.2 Future development areas</th>
<th>Strategy and District Plan</th>
<th>Use future development areas identified in this Strategy to:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Inform Spatial Plans</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Guide future District Plan reviews</td>
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<tr>
<td></td>
<td></td>
<td>The future development areas</td>
</tr>
</tbody>
</table>

| 2018 - 2021 |
require further investigation through the Spatial Planning programme.
Future development areas will be reviewed and amended following the completion of Actions 1.3 and 1.4.

| 6.3 | Marsden - Ruakaka | Strategy, District Plan and infrastructure | Continue to support and enable residential, commercial and industrial development in Marsden – Ruakaka
Invest appropriately in infrastructure to enable further development in a manner that is well planned, integrated and delivers an appropriate level of amenity. | 2018 – 2021
2022 – 2025
2026 - 2029 |

| 6.4 | NorthPort and Marsden Point Refinery | Strategy, District Plan and infrastructure | Ensure that the successful operations of the Port and Refinery are maintained through:
Ongoing provision of infrastructure and level of service to meet the needs of the Port and Refinery
Provision of adequate commercial and | 2018 – 2021
2022 – 2025
2026 - 2029 |
industrial land to allow for future growth and expansion
Operations aren’t compromised by inappropriate residential development
Support and advocate for improved transport and rail links

| 6.5 | Port Nikau | Strategy, District Plan and Resource Consents | Continue to work towards the development of the Port Nikau area for housing, commercial use and open space | Ongoing |

Creation of this Growth Strategy

To be developed after consultation and stakeholder engagement

Overview of the process

Community consultation

Tangata whenua

Stakeholder engagement and input

Internal collaboration

Elected member involvement