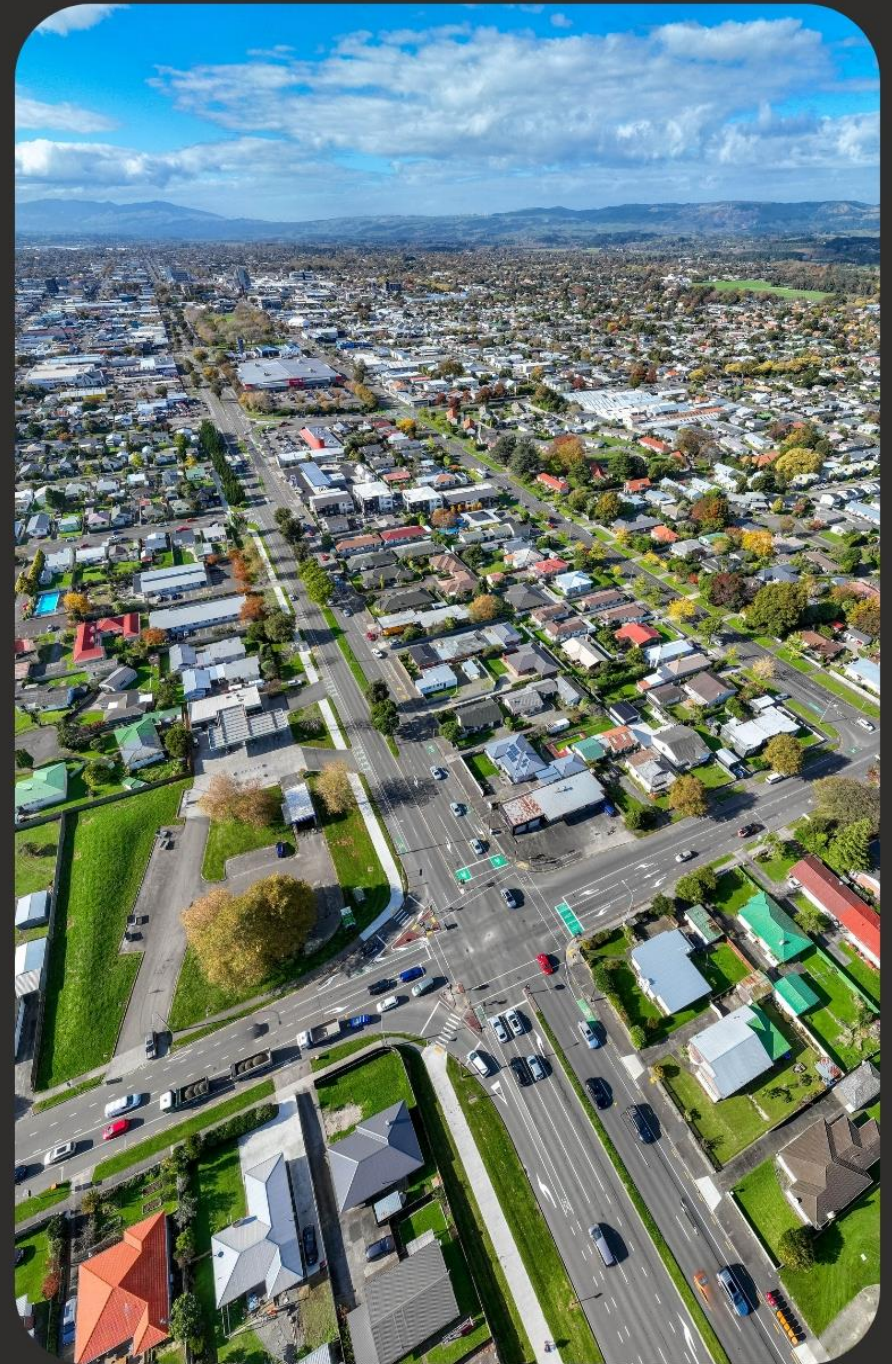


Palmerston North

# Future Development Strategy

Implementation Plan 2025

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# Introduction

The Palmerston North Future Development Strategy Implementation Plan 2025<sup>1</sup> provides an overview of actions required to implement the Palmerston North Future Development Strategy 2024-2054. The Implementation Plan is required under the National Policy Statement on Urban Development 2020 (The Policy Statement) and will be updated annually.

The Palmerston North Future Development Strategy (the Strategy) was adopted by Horizons Regional Council and Palmerston North City Council in June 2024. The Strategy sets out where Palmerston North will grow to meet housing and business and industrial demand over the next 30 years.

The purpose of this implementation plan is to:

- Inform the development sector of infrastructure that is funded and planned for each growth area, and
- Keep track of relevant policy reviews and infrastructure delivery, to inform three-yearly reviews of the Infrastructure Strategy, Long Term Plan, and Future Development Strategy

The following sections set out the key actions for delivering on housing, business and industrial land demand. The Implementation Plan actions range from Resource Management Act related actions, to project based work that needs to occur, through to funding of development and additional infrastructure.

In the 2024/25 financial year, development occurred in the following areas:

| Location/type               | Homes/Hectares Consented |
|-----------------------------|--------------------------|
| <b>Growing Up</b>           | 211 homes/0.1ha          |
| Standalone homes            | 149 homes                |
| Multi-unit homes            | 62 homes                 |
| Industrial Zone             | 0.1 hectartres           |
| <b>Growing In</b>           |                          |
| Hokowhitu Residential Area  | 11 homes                 |
| <b>Growing Out</b>          | 26 homes/7ha             |
| Whakarongo Residential Area | 15 homes                 |
| Aokautere Residential Area  | 11 homes                 |
| North East Industrial Zone  | 7 hectares               |

<sup>1</sup> This implementation plan uses information relevant as of August 2025.

## Where we plan to grow

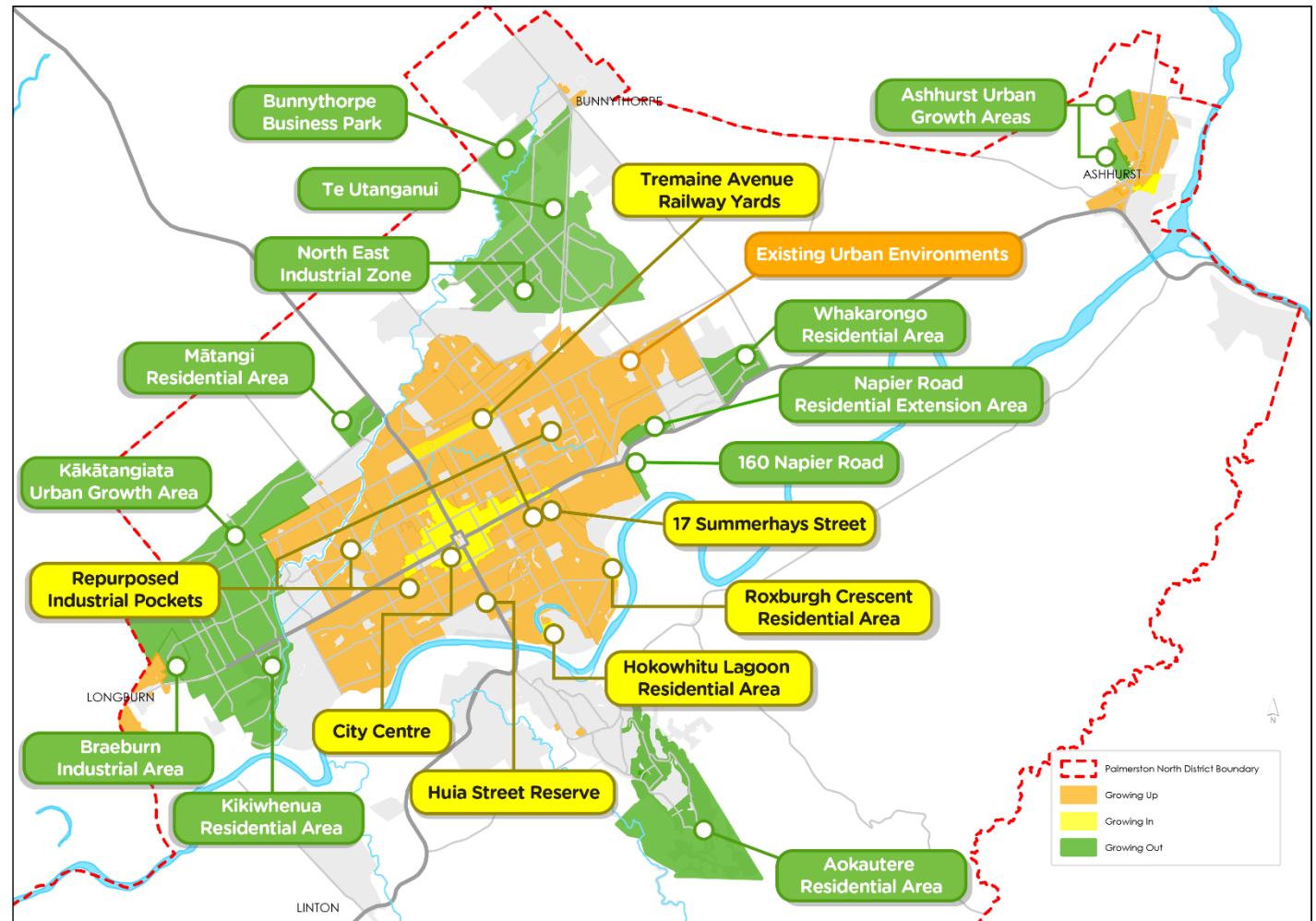
Over the next 30 years, we will investigate the rezoning and servicing of land to meet forecasted housing and business needs.

We will achieve this through a fine balance of:

- *Growing Up*: Increasing the density of development in existing areas
- *Growing In*: Repurposing parts of the city for newer uses
- *Growing Out*: Expanding the urban boundary in a logical way

See below for our current forecasting of how we expect these areas to develop over the short, medium and long term.

See [www.pncc.govt.nz/fds](http://www.pncc.govt.nz/fds) for the full Future Development Strategy.





|   | Short term<br>within the<br>next 3<br>years |         |         | Medium term<br>between 3 and 10 years |         |         |         |         |         |         | Long Term<br>between 10 and 30 years |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
|---|---|---------|---------|---------------------------------------|---------|---------|---------|---------|---------|---------|--------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--|--|
| Growing Up  |   |         |         |                                       |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Growing In  |   |         |         |                                       |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Growing Out   |   |         |         |                                       |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
|   | 2024/25                                     | 2025/26 | 2026/27 | 2027/28                               | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35                              | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 | 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 | 2050/51 | 2051/52 | 2052/53 | 2053/54 |  |  |
| Housing   | (Homes)                                     |         |         |                                       |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Existing Urban Environment                                    | 211   | 454     |         | 886                                   |         |         |         |         |         |         | 2,621                                |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Hokowhitu Lagoon Residential Area                             | 11  | 9       |         |                                       |         |         | 60      |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Whakarongo Residential Area                                   | 15  | 32      | 33      | 475                                   |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Napier Road Residential Extension Area                        |   |         | 16      | 34                                    |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Mātangi Residential Area                                      |   |         |         | 160                                   |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Roxburgh Crescent Residential Area                            |   | 25      |         | 80                                    |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Kākātangiata Urban Growth Area (Excluding Stage 1)            |   |         |         |                                       |         |         |         |         | 591     | 2,386   |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Kikiwhenua (Stage 1 of Kākātangiata)                          |   |         |         | 190                                   |         |         |         |         |         |         | 90                                   |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Kākātangiata (beyond the next 30 years a further 2,379 homes) |   |         |         |                                       |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Aokautere Residential Area                                    | 11  | 57      | 53      | 48                                    | 50      | 50      | 25      | 35      | 700     |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Business and Industrial                                       | (Hectares)                                  |         |         |                                       |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Existing Urban Environment                                    |   |         |         |                                       |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Te Utanganui:   |   |         |         |                                       |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| North East Industrial Zone                                    | 7   | 88.1    |         |                                       |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Te Utanganu Areas A & B                                       |   |         |         |                                       |         |         |         | 33.2    |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Te Utanganui Area C   |   |         |         |                                       |         |         |         |         | 150     |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |
| Bunnythorpe Business Park                                     |   |         |         | 20                                    |         |         |         |         |         |         |                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |  |  |

## Risks to land supply

A risk summary for each growth project is included in the implementation plan below. Note that a full risk assessment will be undertaken as part of detailed project planning and may differ from the summary provided below

| Risk   | Level of risk | Growing Up | Growing In | Growing Out | Risk management approach   |
|--|---------------|------------|------------|-------------|--|
| Inundation risk to existing neighbourhoods   | High          | ✓          | ✓          |             | <ul style="list-style-type: none"> <li>Develop a citywide stormwater strategy to respond to stormwater flood risks in a more holistic way.</li> <li>Review the impacts of increased density against overland flow path risks.</li> </ul>   |
| Increased risk to communities in areas with increasing density or new growth areas adjacent to flood prone areas | High          |            | ✓          | ✓           | <ul style="list-style-type: none"> <li>Conduct flood risk assessments at the rezoning stage to understand and respond to risks.</li> <li>Maintain a preference for avoidance over mitigation.</li> <li>Ensure levels of service for flood protection structures are in place prior to development.</li> <li>Ongoing maintenance and climate resilience projects to maintain levels of service for existing flood protection structures, such as the Room for the River Project.</li> </ul> |
| Affordability of development infrastructure and constrained funding environment                                  | High          | ✓          | ✓          | ✓           | <ul style="list-style-type: none"> <li>Explore a variety of funding options for development of infrastructure.</li> <li>Ensure a diversity of growth options that spread demand across network services.</li> <li>Stage development of greenfield growth areas in a coordinated way.</li> </ul>  |
| Low uptake in higher densities increasing our need for land over time  | High          | ✓          | ✓          | ✓           | <ul style="list-style-type: none"> <li>Prioritise the investigation of a Medium Density Zone.</li> <li>Review the business zones.</li> </ul>   |
| Landbanking holding back the release of land in niche markets  | High          | ✓          |            | ✓           | <ul style="list-style-type: none"> <li>Factor in constrained land ownership into the next Housing and Business Development Capacity Assessment (HBA).</li> <li>Engage with the development sector to monitor the anticipated release of land.</li> </ul>   |
| Rezoning business land to housing may place business land supply at risk   | Medium        |            | ✓          |             | <ul style="list-style-type: none"> <li>Monitor land supply for housing and business through the HBA, to inform landuse trade-offs when rezoning.</li> </ul>  |
| Quality living environments are compromised by higher densities  | Medium        | ✓          | ✓          | ✓           | <ul style="list-style-type: none"> <li>Clear design guidance through the District Plan.</li> <li>Engage with the development sector to ensure design controls are feasible and well-understood.</li> </ul>   |
| Risk to food productivity by repurposing highly productive land  | Medium        |            |            | ✓           | <ul style="list-style-type: none"> <li>Undertake economic assessments to understand the need and trade-off of rezoning highly productive farmland for housing or business.</li> </ul>  |
| Competing funding and policy priorities at the local and central government level creating uncertainty           | High          | ✓          | ✓          | ✓           | <ul style="list-style-type: none"> <li>Monitor land supply for housing and business through the HBA to highlight any insufficient development capacity</li> <li>Prepare business cases to demonstrate the link between Central Government &amp; City goals</li> </ul>  |

## Upcoming Strategy and Research

| Estimated timing  |  | Short term<br>0-3 years |           |           | Medium term<br>3-10 years |           |           |           |           |           |           | Long term<br>10-30 yrs<br>34-54  | Key Partners              |
|---|--|-------------------------|-----------|-----------|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--|---------------------------|
| Long Term Plan Year   |  | 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 |  |                           |
| Strategic Documents   |  |                         |           |           |                           |           |           |           |           |           |           |  |                           |
| Housing and Business Development Capacity Assessment          | Defines how much land we need for housing and business                   |                         |           |           |                           |           |           |           |           |           |           | PNCC; Horizons; Rangitāne; Development sector  |                           |
| Long Term Plan (Horizons) – including Infrastructure Strategy | Prioritises funding for flood protection and public transport            |                         |           |           |                           |           |           |           |           |           |           | Horizons   |                           |
| Long Term Plan (PNCC) – including Infrastructure Strategy     | Prioritises funding for other growth infrastructure                      |                         |           |           |                           |           |           |           |           |           |           | PNCC   |                           |
| Regional Land Transport Plan                                  | Prioritises co-funding opportunities for growth                          |                         |           |           |                           |           |           |           |           |           |           | Horizons; NZTA; other TAs, Regional Transport Committee                                    |                           |
| Regional Public Transport Plan                                | Prioritises extensions to the public transport network                   |                         |           |           |                           |           |           |           |           |           |           | Horizons; NZTA; other TAs  |                           |
| Bunnythorpe Community Plan                                    | Will set community aspirations to test future growth strategies against. | Completed               |           |           |                           |           |           |           |           |           |           | Bunnythorpe Community Committee; tangata whenua; Manawātū District Council; NZTA; Kiwirail |                           |
| Future Development Strategy                                   | Prioritises where we will investigate landuse change for growth          |                         |           |           |                           |           |           |           |           |           |           | PNCC; Horizons; Rangitāne; Development sector  |                           |
| Citywide Stormwater Strategy (PNCC LTP 2536)                  | Will define our priorities for responding to stormwater risk             |                         |           |           |                           |           |           |           |           |           |           |  | PNCC; Horizons; Rangitāne |
| Palmy Vegetation Greenprint                                   | Will inform the impact of growth on our urban tree canopy                |                         |           |           |                           |           |           |           |           |           |           |  | PNCC; Rangitāne           |

| Estimated timing   |   | Short term<br>0-3 years |           |           | Medium term<br>3-10 years |           |           |           |           |           |           | Long term<br>10-30 yrs<br>34-54 | Key Partners   |
|--|---|-------------------------|-----------|-----------|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|---------------------------------|--|
| Long Term Plan Year  |   | 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 |                                 |  |
| Research   |   |                         |           |           |                           |           |           |           |           |           |           |                                 |  |
| Palmerston North Strategic Transport Model   | Will inform our future infrastructure capacity constraints                  | 2024-54 Model Completed |           |           |                           |           |           |           |           |           |           |                                 | PNCC; Horizons; NZTA   |
| Updated flood modelling  | Will inform our future constraints  |                         |           |           |                           |           |           |           |           |           |           |                                 | Horizons   |
| Manawatū Regional Freight Ring Road Business Cases (PNCC LTP 2477; 2479; 2480; 2481) <sup>2</sup>          | Will inform our development infrastructure needs and staging                |                         |           |           |                           |           |           |           |           |           |           |                                 | PNCC; Manawatū District Council; Horizons; NZTA; Rangitāne; CEDA                 |
| Aokautere Urban Growth Business Case (PNCC LTP 2485) <sup>3</sup>  | Will inform our timing for transport investment at Aokautere                |                         |           |           |                           |           |           |           |           |           |           |                                 | NZTA   |
| Te Utanganui Transport Business Case (PNCC LTP 2484)   | Will inform our timing and options for transport investment at Te Utanganui |                         |           |           |                           |           |           |           |           |           |           |                                 | PNCC; Manawatū District Council; Horizons; NZTA; Rangitāne; Ngāti Kauwhata; CEDA |
| Regional flood forecasting and communication resilience, including regional flood vulnerability assessment | Will inform our future constraints  |                         |           |           |                           |           |           |           |           |           |           |                                 | Horizons   |
| Updated wastewater strategic model   | Will inform our future infrastructure capacity constraints                  |                         |           |           |                           |           |           |           |           |           |           |                                 |  |

<sup>2</sup> No co-funding received in the 2024-27 National Land Transport Programme

<sup>3</sup> No co-funding received in the 2024-27 National Land Transport Programme – PNCC intend on applying for co-funding in the 2027-30 NLTP

## Upcoming Plan Changes

| Long Term Plan Year  | Estimated timing   | Short term<br>0-3 years |           |           | Medium term<br>3-10 years |           |           |           |           |           |           | Long term<br>10-30 yrs<br>34-54 | Key Partners  |
|--|--|-------------------------|-----------|-----------|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|---------------------------------|---|
|  |  | 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 |                                 |   |
| Regional and District Plan Changes   |  |                         |           |           |                           |           |           |           |           |           |           |                                 |   |
| Regional Plan Change 3: Urban Development  | Completed  |                         |           |           |                           |           |           |           |           |           |           |                                 | Horizons; tangata whenua  |
| Regional Plan Change on highly productive land mapping <sup>4</sup>                            |  |                         |           |           |                           |           |           |           |           |           |           |                                 | Horizons; other TAs; tangata whenua                                 |
| Regional Plan Change on the National Policy Statement for Freshwater Management <sup>4</sup>   |  |                         |           |           |                           |           |           |           |           |           |           |                                 | Horizons; tangata whenua  |
| Regional Plan Change on the National Policy Statement for Indigenous Biodiversity <sup>4</sup> |  |                         |           |           |                           |           |           |           |           |           |           |                                 | Horizons; other TAs; tangata whenua                                 |
| Private Plan Change: 160 Napier Road   | On hold  |                         |           |           |                           |           |           |           |           |           |           |                                 | Rangitāne; NZTA   |
| Private Plan Change: Bunnythorpe Business Park   |  |                         |           |           |                           |           |           |           |           |           |           |                                 | Tangata whenua; PNCC; Horizons; NZTA                                |
| District Plan Change E: Roxburgh Crescent  |  |                         |           |           |                           |           |           |           |           |           |           |                                 | PNCC; Development sector  |
| District Plan Change G: Aokautere Urban Growth <sup>5</sup>                                    |  |                         |           |           |                           |           |           |           |           |           |           |                                 | Rangitāne; NZTA   |
| District Plan Change F: Ashhurst Growth Areas  | Withdrawn. Opportunity for private plan change applications. |                         |           |           |                           |           |           |           |           |           |           |                                 | PNCC; Horizons; Rangitāne   |
| District Plan Change H: Kākātangiata Urban Growth Area (PNCC LTP 1613) <sup>4</sup>            |  |                         |           |           |                           |           |           |           |           |           |           |                                 | PNCC; Horizons; Rangitāne; Development sector; NZTA                 |
| District Plan Change I: Medium Density Residential Zone  |  |                         |           |           |                           |           |           |           |           |           |           |                                 | PNCC; Rangitāne; Kāinga Ora   |
| District Plan Change N: Te Utanganui Stage 1 (PNCC LTP 2434) <sup>4</sup>                      |  |                         |           |           |                           |           |           |           |           |           |           |                                 | PNCC; Horizons; Rangitāne; Ngāti Kauwhata; Development sector; CEDA |
| District Plan Change for Te Utanganui Stage 2 (PNCC LTP 2434) <sup>4</sup>                     |  |                         |           |           |                           |           |           |           |           |           |           |                                 | PNCC; Horizons; Rangitāne; Ngāti Kauwhata; Development sector; CEDA |
| One Plan Review <sup>4</sup>   | To be confirmed  |                         |           |           |                           |           |           |           |           |           |           |                                 | Horizons; tangata whenua  |
| Residential Zone Review <sup>4</sup>   |  |                         |           |           |                           |           |           |           |           |           |           |                                 |   |
| Business Zones Review <sup>4</sup>   |  |                         |           |           |                           |           |           |           |           |           |           |                                 |   |
| Industrial Zones Review <sup>4</sup>   |  |                         |           |           |                           |           |           |           |           |           |           |                                 |   |

<sup>4</sup> Subject to Resource Management Reform

<sup>5</sup> Subject to Environment Court appeal





# Enabling Infrastructure for Growing Up Areas

## Medium Density Residential Zone Including 17 Summerhays St & Huia Street Reserve (Proposed - Pending Hearings)<sup>6</sup> See Map 46 and Fig. 11-12 of the Strategy

### Critical Enablers

- Rezoning
- Citywide Stormwater Strategy

Estimated  
timing  
(homes):

| Short term<br>0-3 years  |           |           |           | Medium term<br>3-10 years |           |           |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |                          | Funding Key   |  |
|--|-----------|-----------|-----------|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--|-----------|-----------|--------------------------|---|--|
|  |           |           |           | 479 <sup>7</sup>          |           |           |           |           |           |           | 952 <sup>6</sup>                               |           |           |                          | <div> Included in the LTP/AMP</div> <div> Not Included in the LTP</div> <div> Co-funding assumed</div> |  |
| 24/<br>25  | 25/<br>26 | 26/<br>27 | 27/<br>28 | 28/<br>29                 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39 | 40-<br>45                                      | 46-<br>50 | 51-<br>54 | Key partners             |   |  |
| <div></div>  |           |           |           |                           |           |           |           |           |           |           |  |           |           | Development sector       |   |  |
| <div></div>  |           |           |           |                           |           |           |           |           |           |           |  |           |           | Development sector       |   |  |
| <div></div>  |           |           |           |                           |           |           |           |           |           |           |  |           |           |                          |   |  |
| <div></div>  |           |           |           |                           |           |           |           |           |           |           |  |           |           | Development sector       |   |  |
| <div></div>  |           |           |           |                           |           |           |           |           |           |           |  |           |           | NZTA; Development sector |   |  |
| <div></div>  |           |           |           |                           |           |           |           |           |           |           |  |           |           |                          |   |  |
| <div></div>  |           |           |           |                           |           |           |           |           |           |           |  |           |           |                          |   |  |
| 24/<br>25  | 25/<br>26 | 26/<br>27 | 27/<br>28 | 28/<br>29                 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39 | 40-<br>45                                      | 46-<br>50 | 51-<br>54 | Key partners             |   |  |
| Subject to review of LTP/AMP to reflect upgrades recommended for the plan change |           |           |           |                           |           |           |           |           |           |           |  |           |           |                          |   |  |
| <div></div>  |           |           |           |                           |           |           |           |           |           |           |  |           |           |                          |   |  |
| <div></div>  |           |           |           |                           |           |           |           |           |           |           |  |           |           |                          |   |  |
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| <div></div>  |           |           |           |                           |           |           |           |           |           |           |  |           |           |                          |   |  |

<sup>6</sup> Please note that medium density development is currently enabled through Multi-Unit Housing Areas in the Residential Zone, in the Inner Business Zone, and on a case by case basis in the Outer and Fringe Business Zones




<sup>7</sup> Capacity adjusted from the 2024 Implementation Plan to reflect updated feasible capacity estimates in the plan change for this zone.

<sup>8</sup> Includes providing a secure low pressure water link to the Maxwell's Line area and upgrading the water main along Albert Street.

<sup>9</sup> Belvedere Crescent stopbank improvements have been completed

## Enabling Infrastructure for Growing in Areas










### Hokowhitu Residential Area (Zoned) See Fig. 6 of the Strategy

| Hokowhitu Residential Area (Zoned)<br>See Fig. 6 of the Strategy |  |  |  | Short term<br>0-3 years |           |           | Medium term<br>3-10 years |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |           | Funding Key |           |              |  |
|--|--|--|--|-------------------------|-----------|-----------|---------------------------|-----------|-----------|-----------|-----------|--|-----------|-----------|-----------|-------------|-----------|--------------|--|
| Estimated timing (homes):  |  |  |  | 11                      | 9         |           | 60                        |           |           |           |           |  |           |           |           |             |           |              | <div><div> Included in the LTP/AMP</div><div> Not Included in the LTP</div><div> Co-funding assumed</div></div> |
| Development Infrastructure                                       |  |  |  | 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33                                      | 33/<br>34 | 34-<br>39 | 40-<br>45 | 46-<br>50   | 51-<br>54 | Key partners |  |
| Local roads <sup>10</sup>  |  |  |  |                         |           |           |                           |           |           |           |           |  |           |           |           |             |           |              |  |

### Roxburgh Crescent Residential Area (Zoned) See Fig. 7 of the Strategy

Critical Enablers<sup>11</sup>

- Stormwater discharge and land disturbance consents (from Horizons)

| Roxburgh Crescent Residential Area (Zoned)   |  |  | Short term<br>0-3 years   |       |       | Medium term<br>3-10 years |       |       |       |       |       | Long term<br>10-30 years<br>(in 5-year blocks) |       |       |       | Funding Key   |              |
|--|--|--|---|-------|-------|---------------------------|-------|-------|-------|-------|-------|--|-------|-------|-------|---|--------------|
| See Fig. 7 of the Strategy   |  |  |   |       |       |                           |       |       |       |       |       |  |       |       |       | <div> Included in the LTP/AMP</div> <div> Not Included in the LTP</div> <div> Co-funding assumed</div> |              |
| Critical Enablers <sup>11</sup>  |  |  |   |       |       |                           |       |       |       |       |       |  |       |       |       |   |              |
| <ul style="list-style-type: none"><li>Stormwater discharge and land disturbance consents (from Horizons)</li></ul> |  |  | Estimated timing (homes):   |       |       | 25                        |       |       | 80    |       |       |  |       |       |       |   |              |
| Development Infrastructure   |  |  | 24/25   | 25/26 | 26/27 | 27/28                     | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34  | 34-39 | 40-45 | 46-50 | 51-54   | Key partners |
| Stormwater upgrades (PNCC LTP 2324)  |  |  |   |       |       |                           |       |       |       |       |       |  |       |       |       |   |              |
| Local roads <sup>10</sup>  |  |  |  |       |       |                           |       |       |       |       |       |  |       |       |       |   |              |
| Transport upgrade to Roxburgh Crescent   |  |  |  |       |       |                           |       |       |       |       |       |  |       |       |       |   |              |
| Water & wastewater upgradfes   |  |  |  |       |       |                           |       |       |       |       |       |  |       |       |       |   |              |
| Pedestrian and cyclist access  |  |  |  |       |       |                           |       |       |       |       |       |  |       |       |       |   |              |
| Additional Infrastructure  |  |  | 24/25   | 25/26 | 26/27 | 27/28                     | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34  | 34-39 | 40-45 | 46-50 | 51-54   | Key partners |
| Manawatū River Park entrance reserve (PNCC LTP 1856)   |  |  |  |       |       |                           |       |       |       |       |       |  |       |       |       | Rangitāne o Manawatū  |              |

<sup>10</sup> Developer led and vested

<sup>11</sup> Since the 2024 Implementation Plan, the Department of Conservation & PNCC have approved the reserve exchange for a new river access, subject to rezoning.
















## Enabling Infrastructure for Growing Out Areas

### Whakarongo Residential Area (Zoned) See Fig. 17 of the Strategy

#### Critical Enablers

- Stormwater discharge, land disturbance, and water bore consents (from Horizons)
- Crossing approval Kiwirail
- State Highway access approval
- Business cases for intersection upgrades

Estimated  
timing  
(homes):

| Whakarongo Residential Area (Zoned)<br>See Fig. 17 of the Strategy  |  | Short term<br>0-3 years   |           |           | Medium term<br>3-10 years |                   |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |           | Funding Key |   |   |  |
|---|--|---|-----------|-----------|---------------------------|-------------------|-----------|-----------|-----------|-----------|--|-----------|-----------|-----------|-------------|---|---|--|
| Critical Enablers <ul style="list-style-type: none"><li>Stormwater discharge, land disturbance, and water bore consents (from Horizons)</li><li>Crossing approval Kiwirail</li><li>State Highway access approval</li><li>Business cases for intersection upgrades</li></ul> |  | Estimated timing (homes):   | 15        | 32        | 33                        | 475 <sup>12</sup> |           |           |           |           |  |           |           |           |             |  Included in the LTP/AMP |  Not Included in the LTP |  Co-funding assumed |
| Enabling Infrastructure Programmes  |  |   | 24/<br>25 | 25/<br>26 | 26/<br>27                 | 27/<br>28         | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33                                      | 33/<br>34 | 34-<br>39 | 40-<br>45 | 46-<br>50   | 51-<br>54   |   |  |
| Wastewater system connection to James Line network (PNCC LTP 1000)  |  |    |           |           |                           |                   |           |           |           |           |  |           |           |           |             |   |   |  |
| Stormwater detention area (PNCC LTP 1001)   |  |    |           |           |                           |                   |           |           |           |           |  |           |           |           |             | Rangitāne o Manawātū  |   |  |
| Water supply trunk mains and upsizing (PNCC LTP 1004)   |  |    |           |           |                           |                   |           |           |           |           |  |           |           |           |             |   |   |  |
| Eastern water bore and reservoir (PNCC LTP 2297)  |  |    |           |           |                           |                   |           |           |           |           |  |           |           |           |             |   |   |  |
| Collector roads <sup>13</sup>   |  |     |           |           |                           |                   |           |           |           |           |  |           |           |           |             |   |   |  |
| Stoney Creek Road safety improvements <sup>14</sup> (PNCC LTP 2335)   |  |     |           |           |                           |                   |           |           |           |           |  |           |           |           |             | NZTA  |   |  |
| Intersection upgrades to Stoney Creek/Kelvin Grove Road and Kelvin Grove/Henaghans Road <sup>14</sup> (PNCC LTP 1003)   |  |   |           |           |                           |                   |           |           |           |           |  |           |           |           |             | NZTA  |   |  |
| Intersection upgrades to James Line/Napier Road (PNCC LTP 2564)   |  |    |           |           |                           |                   |           |           |           |           |  |           |           |           |             | NZTA  |   |  |
| Rail underpass  |  |    |           |           |                           |                   |           |           |           |           |  |           |           |           |             | Kiwirail  |   |  |









<sup>12</sup> Capacity adjusted to account for the recently consented Summerset Village development (185 homes over 9ha; not accounting for 71 suites in their main building)

<sup>13</sup> Developer led and vested

<sup>14</sup> No co-funding received in the 2024-27 National Land Transport Programme – PNCC intend on applying for co-funding in the 2027-30 NLTP

## Whakarongo Residential Area (Zoned)

See Fig. 17 of the Strategy

| Additional Infrastructure  |   | Short term<br>0-3 years  |           |           | Medium term<br>3-10 years |           |           |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |           | Key partners |
|--|---|--|-----------|-----------|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--|-----------|-----------|-----------|--------------|
|  |   | 24/<br>25  | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39                                      | 40-<br>45 | 46-<br>50 | 51-<br>54 |              |
| Escarpment walkway (PNCC LTP 1859)   |    |  |           |           |                           |           |           |           |           |           |           |  |           |           |           |              |
| Purchase and development of neighbourhood reserve - South of railway (PNCC LTP 1859) |    |  |           |           |                           |           |           |           |           |           |           |  |           |           |           |              |
| Oxbow development (PNCC LTP 2545) <sup>15</sup>                                      |   |  |           |           |                           |           |           |           |           |           |           |  |           |           |           |              |
| Public open space - Napier Road  |    | Replaced with a larger central suburb reserve south of the railway (programme 1859)            |           |           |                           |           |           |           |           |           |           |  |           |           |           |              |
| Public open space - North of railway   |    |  |           |           |                           |           |           |           |           |           |           |  |           |           |           |              |
| Proposed substation (Powerco)  |    | Powerco will continue to monitor growth to ensure there is sufficient capacity in the network. |           |           |                           |           |           |           |           |           |           |  |           |           |           |              |
| Fibre upgrades Napier Road/Roberts Line (Chorus)                                     |    |  |           |           |                           |           |           |           |           |           |           |  |           |           |           |              |

<sup>15</sup> New Annual Budget item to reflect a developer agreement. The developer will be funding the work.












## Napier Road Residential Extension Area (Zoned)

See Fig. 16 of the Strategy

Critical Enablers

- State Highway access approval
- Stormwater management

Estimated timing (homes):

| Napier Road Residential Extension Area (Zoned)                     |  |   | Short term<br>0-3 years  |           |           | Medium term<br>3-10 years |           |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |           | Funding Key |              |  |  |   |  |
|--|--|---|--|-----------|-----------|---------------------------|-----------|-----------|-----------|-----------|-----------|--|-----------|-----------|-----------|-------------|--------------|--|--|---|--|
| Critical Enablers  |  | Estimated timing (homes):   | 16   |           |           | 34                        |           |           |           |           |           |  |           |           |           |             |              |  |  | <div> Included in the LTP/AMP</div> <div> Not Included in the LTP</div> <div> Co-funding assumed</div> |  |
| Development Infrastructure   |  |   | 24/<br>25  | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34                                      | 34-<br>39 | 40-<br>45 | 46-<br>50 | 51-<br>54   | Key partners |  |  |   |  |
| New shared path  |  |  |  |           |           |                           |           |           |           |           |           |  |           |           |           |             |              |  |  |   |  |
| Local roads <sup>16</sup>  |  |  |  |           |           |                           |           |           |           |           |           |  |           |           |           |             | NZTA         |  |  |   |  |
| Eastern water bore and reservoir (PNCC LTP 2297)                   |  |  |  |           |           |                           |           |           |           |           |           |  |           |           |           |             |              |  |  |   |  |
| Extension of stormwater network and detention pond (PNCC LTP 2035) |  |  |  |           |           |                           |           |           |           |           |           |  |           |           |           |             |              |  |  |   |  |
| Additional Infrastructure  |  |   | 24/<br>25  | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34                                      | 34-<br>39 | 40-<br>45 | 46-<br>50 | 51-<br>54   | Key partners |  |  |   |  |
| Neighbourhood reserve (PNCC LTP 2043)                              |  |  |  |           |           |                           |           |           |           |           |           |  |           |           |           |             |              |  |  |   |  |
| Escarpment walkway (PNCC LTP 2043)                                 |  |  |  |           |           |                           |           |           |           |           |           |  |           |           |           |             |              |  |  |   |  |
| Proposed substation (Powerco)                                      |  |  | Powerco will continue to monitor growth to ensure there is sufficient capacity in the network. |           |           |                           |           |           |           |           |           |  |           |           |           |             |              |  |  |   |  |
| Fibre capacity upgrades at Napier Road/Roberts Line (Chorus)       |  |  |  |           |           |                           |           |           |           |           |           |  |           |           |           |             |              |  |  |   |  |

<sup>16</sup> Developer led and vested



## Kikiwhenua Residential Area (Zoned)

See Fig. 15 of the Strategy

Critical Enablers

- Discharge consents (from Horizons)
- 80kph speed limit on SH56 (short term)
- 60kph speed limit on SH56 (medium term)
- Land exchange and management agreement with Rangitāne o Manawatū

Estimated  
timing  
(homes):

| Kikiwhenua Residential Area (Zoned)<br>See Fig. 15 of the Strategy   |  |  | Short term<br>0-3 years   |   |           | Medium term<br>3-10 years |           |           |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |                      | Funding Key          |   |  |
|--|--|--|---|---|-----------|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--|-----------|-----------|----------------------|----------------------|---|--|
| Critical Enablers <ul style="list-style-type: none"><li>Discharge consents (from Horizons)</li><li>80kph speed limit on SH56 (short term)</li><li>60kph speed limit on SH56 (medium term)</li><li>Land exchange and management agreement with Rangitāne o Manawatū</li></ul> |  |  | Estimated timing (homes):   |   |           |                           | 190       |           |           |           |           |           |  | 90        |           |                      |                      | <div> Included in the LTP/AMP</div> <div> Not Included in the LTP</div> <div> Co-funding assumed</div> |  |
| Development Infrastructure   |  |  |   | 24/<br>25   | 25/<br>26 | 26/<br>27                 | 27/<br>28 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34                                      | 34-<br>39 | 40-<br>45 | 46-<br>50            | 51-<br>54            | Key partners  |  |
| Intersection Speed Zone at the Te Wanaka Road/Pioneer Highway intersection (PNCC LTP 1681)   |  |  |    |   |           |                           |           |           |           |           |           |           |  |           |           |                      |                      | NZTA  |  |
| Te Wanaka Road upgrade (PNCC LTP 1681)   |  |  |    |   |           |                           |           |           |           |           |           |           |  |           |           |                      |                      | NZTA  |  |
| Potential future road connection (PNCC LTP 1681)   |  |  |    |   |           |                           |           |           |           |           |           |           |  |           |           |                      |                      | NZTA, Horizons, PNCC  |  |
| Extension of wastewater mains and pump systems (PNCC LTP 2511)   |  |  |    |   |           |                           |           |           |           |           |           |           |  |           |           |                      |                      |   |  |
| Kikiwhenua Stormwater Reserves <sup>17</sup>   |  |  |    |   |           |                           |           |           |           |           |           |           |  |           |           |                      |                      |   |  |
| Extension of water supply network (PNCC LTP 2512)  |  |  |    |   |           |                           |           |           |           |           |           |           |  |           |           |                      |                      |   |  |
| Extension of stormwater network (PNCC LTP 1065)  |  |  |    |   |           |                           |           |           |           |           |           |           |  |           |           |                      |                      |   |  |
| New water supply bores and ring main (PNCC LTP 1170)   |  |  |    |   |           |                           |           |           |           |           |           |           |  |           |           |                      |                      |   |  |
| Pedestrian/cycle connections   |  |  |    |   |           |                           |           |           |           |           |           |           |  |           |           |                      |                      | NZTA  |  |
| Additional Infrastructure  |  |  | 24/<br>25   | 25/<br>26   | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39                                      | 40-<br>45 | 46-<br>50 | 51-<br>54            | Key partners         |   |  |
| Shared path development <sup>18</sup> (PNCC LTP 2445)  |  |  |   |   |           |                           |           |           |           |           |           |           |  |           |           |                      | Rangitāne o Manawatū |   |  |
| Neighbourhood reserve land purchase and development (PNCC LTP 2445)  |  |  |  |   |           |                           |           |           |           |           |           |           |  |           |           | Rangitāne o Manawatū |                      |   |  |
| Kikiwhenua historic reserve <sup>19</sup> (PNCC LTP 2445)  |  |  |  |  |           |                           |           |           |           |           |           |           |  |           |           |                      | Rangitāne o Manawatū |   |  |

<sup>17</sup> Developer led and vested

<sup>18</sup> Excludes land purchase and shared path

<sup>19</sup> Part funded through a land exchange between the developer and Rangitāne o Manawatū.

## Kākātangiata Residential Growth Area (Under investigation)

See Fig. 22 of the Strategy

### Critical Enablers

- Rezoning
- 60kph SH56 speed limit
- Confirmed Manawātū Regional Freight Ring Road route
- Designations and resource consents for connector roads, additional bridges, additional bores and stormwater corridors

Estimated  
timing  
(homes):



















| Kākātangiata Residential Growth Area<br>(Under investigation)<br>See Fig. 22 of the Strategy  |  |  |  |  | Short term<br>0-3 years   |       | Medium term<br>3-10 years |       |       |       |       |       |       | Long term<br>10-30 years<br>(in 5-year blocks) |       |       |                      | Beyond 2054 |  |
|---|--|--|--|--|---|-------|---------------------------|-------|-------|-------|-------|-------|-------|--|-------|-------|----------------------|-------------|--|
| Critical Enablers <ul style="list-style-type: none"><li>Rezoning</li><li>60kph SH56 speed limit</li><li>Confirmed Manawatū Regional Freight Ring Road route</li><li>Designations and resource consents for connector roads, additional bridges, additional bores and stormwater corridors</li></ul> |  |  |  |  | Estimated timing (homes):   |       |                           |       |       |       |       |       |       | 591  | 2,386 |       |                      |             | 2,379 <sup>20</sup>                                |
| Development Infrastructure  |  |  |  |  | 24/25   | 25/26 | 26/27                     | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 | 33/34  | 34-39 | 40-45 | 46-50                | 51-54       | Key partners                                       |
| Te Wanaka Road/Pioneer Highway intersection upgrade (PNCC LTP 1681)   |  |  |  |  |    |       |                           |       |       |       |       |       |       |  |       |       |                      |             | NZTA   |
| Te Wanaka Road upgrade (PNCC LTP 1681)  |  |  |  |  |    |       |                           |       |       |       |       |       |       |  |       |       |                      |             | NZTA   |
| Potential future road connection (PNCC LTP 1681)  |  |  |  |  |    |       |                           |       |       |       |       |       |       |  |       |       |                      |             | NZTA, Horizons, PNCC                               |
| Extension of wastewater network (PNCC LTP 1055)   |  |  |  |  |       |       |                           |       |       |       |       |       |       |  |       |       |                      |             | National Infrastructure Agency                     |
| Land purchase for stormwater network <sup>10</sup> (PNCC LTP 1065)  |  |  |  |  |       |       |                           |       |       |       |       |       |       |  |       |       |                      |             | National Infrastructure Agency; development sector |
| New water supply bores and ring main (PNCC LTP 1170)  |  |  |  |  |       |       |                           |       |       |       |       |       |       |  |       |       |                      |             | National Infrastructure Agency                     |
| New Roads (PNCC LTP 2123)   |  |  |  |  |       |       |                           |       |       |       |       |       |       |  |       |       |                      |             | National Infrastructure Agency                     |
| New Longburn water bore to support industrial growth (PNCC LTP 2301)  |  |  |  |  |    |       |                           |       |       |       |       |       |       |  |       |       |                      |             |  |
| Land purchase and stormwater upgrades to support industrial growth at Longburn <sup>21</sup> (PNCC LTP 2312)  |  |  |  |  |   |       |                           |       |       |       |       |       |       |  |       |       |                      |             | Development sector                                 |
| Shared paths  |  |  |  |  |   |       |                           |       |       |       |       |       |       |  |       |       | NZTA                 |             |  |
| Extension of public transport network <sup>22</sup>   |  |  |  |  |   |       |                           |       |       |       |       |       |       |  |       |       | NZTA, Horizons, PNCC |             |  |

<sup>20</sup> Capacity beyond 2054 revised from 4241 to reflect the revised plan change scope [agreed by Council on 4 June 2025](#).

<sup>21</sup> Developer led and vested

<sup>22</sup> Subject to a review of the Regional Public Transport Plan when sufficient development capacity and connector roads have been established.

**Kākātangiata Residential Growth Area  
(Under investigation)  
See Fig. 22 of the Strategy**

| Additional Infrastructure                           |   | Short term<br>0-3 years   | Medium term<br>3-10 years |           |           |           |           |           |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |           | Key partners                             |
|---|---|---|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--|-----------|-----------|-----------|--|
|   |   |   | 24/<br>25                 | 25/<br>26 | 26<br>/27 | 27/<br>28 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39                                      | 40-<br>45 | 46-<br>50 | 51-<br>54 |  |
| Schools   |   | The Ministry of Education will continue to monitor growth to ensure there is sufficient capacity in the school network. |                           |           |           |           |           |           |           |           |           |           |  |           |           |           | Ministry of Education                    |
| Resilience upgrades to flood protection structures  |   | Completed   |                           |           |           |           |           |           |           |           |           |           |  |           |           |           | Horizons                                 |
| New Community Centre (PNCC LTP 1130)                |   |   |                           |           |           |           |           |           |           |           |           |           |  |           |           |           | National Infrastructure Agency           |
| Central suburb reserve (PNCC LTP 1862)              |   |   |                           |           |           |           |           |           |           |           |           |           |  |           |           |           | National Infrastructure Agency           |
| Mandersons Bush suburb reserve (PNCC LTP 2442)      |   |   |                           |           |           |           |           |           |           |           |           |           |  |           |           |           | Horizons; National Infrastructure Agency |
| Central sportsfields (PNCC LTP 2443)                |   |   |                           |           |           |           |           |           |           |           |           |           |  |           |           |           | National Infrastructure Agency           |
| 2x southern neighbourhood reserves (PNCC LTP 2516)  |   |   |                           |           |           |           |           |           |           |           |           |           |  |           |           |           | National Infrastructure Agency           |
| Upgrade the Kairanga substation (Powerco)           |    |   |                           |           |           |           |           |           |           |           |           |           |  |           |           |           |  |
| Proposed substation at Linton (Powerco)             |    |   |                           |           |           |           |           |           |           |           |           |           |  |           |           |           |  |
| Replace the Rongotea substation (Powerco)           |    |   |                           |           |           |           |           |           |           |           |           |           |  |           |           |           |  |
| Fibre capacity upgrades at Pioneer Highway (Chorus) |    |   |                           |           |           |           |           |           |           |           |           |           |  |           |           |           |  |




## Mātangi Residential Area (Zoned)

See Fig. 21 of the Strategy

### Critical Enablers

- Stormwater discharge, earthworks, bore construction and water abstraction consents (from Horizons)
- State Highway access approval
- Comprehensive flood management plan

Estimated timing (homes):

| Short term<br>0-3 years |           |           | Medium term<br>3-10 years |           |             |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |           | Funding Key   |          |  |
|-------------------------|-----------|-----------|---------------------------|-----------|-------------|-----------|-----------|-----------|-----------|--|-----------|-----------|-----------|---|----------|--|
|                         |           |           | 160                       |           |             |           |           |           |           |  |           |           |           | <div><div></div><div></div><div></div></div> <div>Included in the LTP/AMP<br/>Not Included in the LTP<br/>Co-funding assumed</div> |          |  |
| 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30   | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39                                      | 40-<br>45 | 46-<br>50 | 51-<br>54 | Key partners  |          |  |
| <div></div>             |           |           |                           |           |             |           |           |           |           |  |           |           |           |   |          |  |
| <div></div>             |           |           |                           |           |             |           |           |           |           |  |           |           |           |   |          |  |
| <div></div>             |           |           |                           |           |             |           |           |           |           |  |           |           |           |   |          |  |
| NZTA                    |           |           |                           |           |             |           |           |           |           |  |           |           |           |   |          |  |
| <div></div>             |           |           |                           |           |             |           |           |           |           |  |           |           |           |   |          |  |
| <div></div>             |           |           |                           |           |             |           |           |           |           |  |           |           |           |   |          |  |
| 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30   | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39                                      | 40-<br>45 | 46-<br>50 | 51-<br>54 | Key partners  |          |  |
|                         |           |           | <div></div>               |           | <div></div> |           |           |           |           |  |           |           |           |   |          |  |
|                         |           |           | <div></div>               |           |             |           |           |           |           |  |           |           |           |   |          |  |
|                         |           |           | <div></div>               |           |             |           |           |           |           |  |           |           |           |   | Horizons |  |

<sup>23</sup> Developer led and vested



















## Aokautere Residential Growth Area (Proposed – Subject to Appeal)

See Figs. 19-20 of the Strategy

Critical Enablers

- Transport business case
- Stormwater discharge, earthworks, bore construction and water abstraction consents (from Horizons)

Estimated  
timing  
(homes):

| Aokautere Residential Growth Area<br>(Proposed – Subject to Appeal)<br>See Figs. 19-20 of the Strategy   |  |  | Short term<br>0-3 years   |           |   | Medium term<br>3-10 years |   |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |           | Funding Key |           |  |  |
|--|--|--|---|-----------|---|---------------------------|---|-----------|-----------|-----------|--|-----------|-----------|-----------|-------------|-----------|--|--|
|  |  |  | 11  | 57        | 53  | 48                        | 50  | 50        | 25        | 35        |  |           | 700       |           |             |           |  Included in the LTP/AMP<br> Not Included in the LTP<br> Co-funding assumed |  |
| Critical Enablers <ul style="list-style-type: none"><li>Transport business case</li><li>Stormwater discharge, earthworks, bore construction and water abstraction consents (from Horizons)</li></ul> |  |  | Estimated timing (homes):   |           |   |                           |   |           |           |           |  |           |           |           |             |           |  |  |
| Development Infrastructure   |  |  | 24/<br>25   | 25/<br>26 | 26/<br>27   | 27/<br>28                 | 28/<br>29   | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33                                      | 33/<br>34 | 34-<br>39 | 40-<br>45 | 46-<br>50   | 51-<br>54 | Key partners   |  |
| Dam and stream bed stabilisation works for stormwater discharge into gullies (PNCC LTP 1704)   |  |  |  |           |    |                           |   |           |           |           |  |           |           |           |             |           | Rangitāne o Manawatū; National Infrastructure Agency   |  |
| New South Eastern Water Supply Bore - Ngahere Park (PNCC LTP 2300)   |  |  |   |           |    |                           |   |           |           |           |  |           |           |           |             |           |  |  |
| Transport upgrades (PNCC LTP 1003 & 2389) <sup>24</sup>  |  |  |  |           |    |                           |   |           |           |           |  |           |           |           |             |           | NZTA   |  |
| Public transport services and infrastructure <sup>25</sup>   |  |  |  |           |    |                           |   |           |           |           |  |           |           |           |             |           | Horizons, NZTA<br>PNCC   |  |
| Additional Infrastructure  |  |  | 24/<br>25   | 25/<br>26 | 26/<br>27   | 27/<br>28                 | 28/<br>29   | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33                                      | 33/<br>34 | 34-<br>39 | 40-<br>45 | 46-<br>50   | 51-<br>54 | Key partners   |  |
| Development of 2 neighbourhood reserves and 1 suburb reserve (PNCC LTP 1855 & 2527)  |  |  |   |           |    |                           |   |           |           |           |  |           |           |           |             |           |  |  |
| Vesting of gully network and reserves <sup>26</sup>  |  |  |   |           |    |                           |   |           |           |           |  |           |           |           |             |           |  |  |
| Walkways development (PNCC LTP 2527)   |  |  |   |           |    |                           |   |           |           |           |  |           |           |           |             |           |  |  |
| Schools  |  |  |  |           |    |                           | Land designated for school purposes is available nearby, but not scheduled for development until enough growth has been realised. |           |           |           |  |           |           |           |             |           | Ministry of Education  |  |
| Upgrade the Turitea substation (Powerco)   |  |  |   |           |  |                           |   |           |           |           |  |           |           |           |             |           |  |  |
| Gas network upgrade (Powerco)  |  |  |   |           |  |                           |   |           |           |           |  |           |           |           |             |           |  |  |
| Fibre capacity upgrades at Turitea & Fitzherbert areas (Chorus)  |  |  |   |           |  |                           |   |           |           |           |  |           |           |           |             |           |  |  |

<sup>24</sup> Priority and timing of upgrades would be determined through a business case process; the Aokautere transport business case has not been funded in the 2024-27 National Land Transport Programme, which will affect timing and delivery


















<sup>25</sup> Subject to the review of the Regional Public Transport Plan in 2024-26, to inform the 2027-37 Long Term Plan

<sup>26</sup> Developer led and vested



## North East Industrial Zone (Zoned)

See Fig. 24 of the Strategy

| North East Industrial Zone (Zoned)<br>See Fig. 24 of the Strategy                 | Estimated timing (hectares):  | Short term<br>0-3 years |           |           | Medium term<br>3-10 years |           |           |           |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |                      | Funding Key   |
|---|---|-------------------------|-----------|-----------|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--|-----------|-----------|----------------------|---|
|   |   | 7                       | 88.1      |           |                           |           |           |           |           |           |           |           |  |           |           |                      | <div> Included in the LTP/AMP</div> <div> Not Included in the LTP</div> <div> Co-funding assumed</div> |
| Development Infrastructure  |   | 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39 | 40-<br>45                                      | 46-<br>50 | 51-<br>54 | Key partners         |   |
| Extension of water supply to Bunnythorpe and Kiwirail Freight Hub (PNCC LTP 135)  |    |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           | Kiwirail             |   |
| Extension of water supply network to NEIZ (PNCC LTP 1005)                         |    |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           |                      |   |
| Extension of stormwater network to NEIZ (PNCC LTP 197)                            |    |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           |                      |   |
| Extension of wastewater network to the Kiwirail Freight Hub (PNCC LTP 210)        |    |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           | Kiwirail             |   |
| Kairanga Bunnythorpe Road bridge replacements (PNCC LTP 2359)                     |   |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           | NZTA                 |   |
| Roberts Line upgrade to industrial standard <sup>27</sup>                         |   |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           | NZTA                 |   |
| Safety improvements at Milson/Richardsons Line (PNCC LTP 2058) <sup>27</sup>      |   |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           | NZTA                 |   |
| Roberts Line/Railway Road intersection improvements (PNCC LTP 2058) <sup>27</sup> |   |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           | NZTA; Kiwirail       |   |
| Aldersons Drive road connection – North <sup>28</sup>                             |    |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           |                      |   |
| Aldersons Drive road connection - South <sup>29</sup>                             |   |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           | Development sector   |   |
| Stormwater reserves <sup>30</sup>   |   |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           | Rangitāne o Manawatū |   |
| Realigned watercourse <sup>30</sup>   |    |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           | Rangitāne o Manawatū |   |
| Additional Infrastructure   |   | 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39 | 40-<br>45                                      | 46-<br>50 | 51-<br>54 | Key partners         |   |
| New 33kV circuit and substation (Powerco)   |    |                         |           |           |                           |           |           |           |           |           |           |           |  |           |           |                      |   |

<sup>27</sup> No co-funding received in the 2024-27 National Land Transport Programme – PNCC intend on applying for co-funding in the 2027-30 NLTP

<sup>28</sup> Adequate road reserve width is available on private land that may be subject to a land designation if required in the future. Subject to National Land Transport Programme funding

<sup>29</sup> Currently being investigated as part of a developer agreement

<sup>30</sup> Developer led and vested

**Te Utanganu: Areas A & B<sup>31</sup>**  
**(Under Investigation)**  
**See Fig. 25 of the Strategy**

**Critical Enablers**

- Rezoning
- Highly productive land assessment
- Flood risk assessment
- Business case/s

Estimated  
timing  
(hectares):

| Short term<br>0-3 years |           |           | Medium term<br>3-10 years |           |           |           |           |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |              |  | Funding Key          |
|-------------------------|-----------|-----------|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--|-----------|--------------|--|----------------------|
|                         |           |           | 33.2 <sup>32</sup>        |           |           |           |           |           |           |           |           |  |           |              |  |                      |
| 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39 | 40-<br>45 | 46-<br>50                                      | 51-<br>54 | Key partners |  |                      |
|                         |           |           |                           |           |           |           |           |           |           |           |           |  |           |              |  | NZTA                 |
|                         |           |           |                           |           |           |           |           |           |           |           |           |  |           |              |  | NZTA                 |
|                         |           |           |                           |           |           |           |           |           |           |           |           |  |           |              |  | NZTA                 |
|                         |           |           |                           |           |           |           |           |           |           |           |           |  |           |              |  | NZTA; Kiwirail       |
|                         |           |           |                           |           |           |           |           |           |           |           |           |  |           |              |  | Rangitāne o Manawatū |
|                         |           |           |                           |           |           |           |           |           |           |           |           |  |           |              |  |                      |
| 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39 | 40-<br>45 | 46-<br>50                                      | 51-<br>54 | Key partners |  |                      |
|                         |           |           |                           |           |           |           |           |           |           |           |           |  |           |              |  |                      |

<sup>31</sup> The following sites have now been included within the scope of the plan change: 813-815 Roberts Line, 109 Richardsons Line and 129 Richardsons Line

<sup>32</sup> Capacity and timing updated to reflect the need for a new water bore and current flood risk and stormwater assumptions




<sup>33</sup> Developer led and vested

**Te Utanganui: Area C**  
See Fig. 25 of the Strategy

Critical Enablers

- Rezoning
- Transport improvements business case
- Highly productive land assessment

Estimated  
timing  
(hectares):

| Short term<br>0-3 years |           |           | Medium term<br>3-10 years |           |           |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |           | Funding Key  |  |
|-------------------------|-----------|-----------|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--|-----------|-----------|-----------|--|--|
| <div>150</div>          |           |           |                           |           |           |           |           |           |           |  |           |           |           | <div><div> Included in the LTP/AMP</div><div> Not Included in the LTP</div><div> Co-funding assumed</div></div> |  |
| 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39                                      | 40-<br>45 | 46-<br>50 | 51-<br>54 | Key partners   |  |
|                         |           |           |                           |           |           |           |           |           |           |  |           |           |           | NZTA   |  |
|                         |           |           |                           |           |           |           |           |           |           |  |           |           |           |  |  |
|                         |           |           |                           |           |           |           |           |           |           |  |           |           |           | NZTA   |  |
|                         |           |           |                           |           |           |           |           |           |           |  |           |           |           | NZTA; Kiwirail   |  |
|                         |           |           |                           |           |           |           |           |           |           |  |           |           |           |  |  |
|                         |           |           |                           |           |           |           |           |           |           |  |           |           |           |  |  |
|                         |           |           |                           |           |           |           |           |           |           |  |           |           |           | Rangitāne o Manawatū   |  |
|                         |           |           |                           |           |           |           |           |           |           |  |           |           |           |  |  |
| 24/<br>25               | 25/<br>26 | 26/<br>27 | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34 | 34-<br>39                                      | 40-<br>45 | 46-<br>50 | 51-<br>54 | Key partners   |  |
| <div></div>             |           |           |                           |           |           |           |           |           |           |  |           |           |           |  |  |

<sup>34</sup> Staging, extent of upgrades, and confirmed route subject to investigation in business cases in 2025-28

## Other Opportunities for Growth

| See Section D of the Future Development Strategy   |  |  |  | Short term<br>0-3 years      |           |                         | Medium term<br>3-10 years |           |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |           | Key Partners |  |  |
|--|--|--|--|------------------------------|-----------|-------------------------|---------------------------|-----------|-----------|-----------|-----------|-----------|--|-----------|-----------|-----------|--------------|--|--|
|  |  |  |  | 24/<br>25                    | 25/<br>26 | 26/<br>27               | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34                                      | 34-<br>39 | 40-<br>45 | 46-<br>50 |              | 51-<br>54                                |  |
| 160 Napier Road <sup>35</sup>  |  |  |  |                              |           |                         |                           |           |           |           |           |           |  |           |           |           |              |  |  |
| Critical Enablers <ul style="list-style-type: none"><li>Rezoning (Private plan change)</li><li>Stormwater management</li><li>Highly productive land assessment</li></ul> |  |  |  | Estimated timing (homes):    |           | Unknown (180 homes)     |                           |           |           |           |           |           |  |           |           |           |              | Rangitāne o Manawatū<br>NZTA             |  |
| Bunnythorpe Business Park (109 & 125 Kairanga Bunnythorpe Road)  |  |  |  |                              |           |                         |                           |           |           |           |           |           |  |           |           |           |              |  |  |
| Critical Enablers <ul style="list-style-type: none"><li>Rezoning (Private plan change)</li><li>Flood risk management</li><li>Highly productive land assessment</li></ul> |  |  |  | Estimated timing (hectares): |           | 20                      |                           |           |           |           |           |           |  |           |           |           |              | Rangitāne o Manawatū<br>Kiwirail<br>NZTA |  |
| Manderson Block <sup>36</sup>  |  |  |  |                              |           |                         |                           |           |           |           |           |           |  |           |           |           |              |  |  |
| Critical Enablers <ul style="list-style-type: none"><li>Rezoning (Private plan change)</li><li>Flood risk management</li><li>Highly productive land assessment</li></ul> |  |  |  | Estimated timing (hectares): |           | Unknown (800-900 homes) |                           |           |           |           |           |           |  |           |           |           |              | Rangitāne o Manawatū<br>Kiwirail         |  |
| Kākātangiata Urban Growth Area (Outside of the revised plan change scope)  |  |  |  |                              |           |                         |                           |           |           |           |           |           |  |           |           |           |              |  |  |
| Critical Enablers <ul style="list-style-type: none"><li>Rezoning (Private plan change)</li></ul>   |  |  |  | Estimated timing (hectares)  |           | Unknown (1,144 homes)   |                           |           |           |           |           |           |  |           |           |           |              | Rangitāne o Manawatū<br>Kiwirail<br>NZTA |  |
| Ashhurst Growth Areas  |  |  |  |                              |           |                         |                           |           |           |           |           |           |  |           |           |           |              |  |  |
| Critical Enablers <ul style="list-style-type: none"><li>Rezoning (Private plan change)</li><li>Flood risk management</li></ul>   |  |  |  | Estimated timing (hectares)  |           | Unknown (400 homes)     |                           |           |           |           |           |           |  |           |           |           |              |  |  |

<sup>35</sup> This plan change is currently on hold by the applicant.

<sup>36</sup> The Manderson Block comprises the northernmost section of rural land within the Kākātangiata Masterplan between Gillespies Line and the rail lin.

| See Section D of the Future Development Strategy  |  | Short term<br>0-3 years            |           |   | Medium term<br>3-10 years |           |           |           |           |           | Long term<br>10-30 years<br>(in 5-year blocks) |           |           |           | Key Partners      |
|---|--|------------------------------------|-----------|---|---------------------------|-----------|-----------|-----------|-----------|-----------|--|-----------|-----------|-----------|-------------------|
|   |  | 24<br>/25                          | 25/<br>26 | 26/<br>27   | 27/<br>28                 | 28/<br>29 | 29/<br>30 | 30/<br>31 | 31/<br>32 | 32/<br>33 | 33/<br>34                                      | 34-<br>39 | 40-<br>45 | 46-<br>50 |                   |
| Braeburn Industrial Area (2263B State Highway 56)   |  |                                    |           |   |                           |           |           |           |           |           |  |           |           |           |                   |
| Critical Enablers <ul style="list-style-type: none"><li>Rezoning</li></ul>  |  | Estimated timing (hectares)        |           | Unknown (33.5 ha)                                     |                           |           |           |           |           |           |  |           |           |           | Fonterra          |
| Massey University housing   |  |                                    |           |   |                           |           |           |           |           |           |  |           |           |           |                   |
| Critical Enablers <ul style="list-style-type: none"><li>Rezoning</li><li>Campus masterplan</li></ul>  |  | Estimated timing (homes):          |           | Unknown (Approx. 1,800 homes)                         |                           |           |           |           |           |           |  |           |           |           | Massey University |
| Repurposed Industrial Pockets (See Figs 8-13 of the Future Development Strategy)  |  |                                    |           |   |                           |           |           |           |           |           |  |           |           |           |                   |
| Critical Enablers <ul style="list-style-type: none"><li>Rezoning</li><li>Business/Industrial Zones review</li></ul>                                   |  | Estimated timing (homes):          |           | Unknown (Approx. 239 homes)                           |                           |           |           |           |           |           |  |           |           |           |                   |
| Tremaine Avenue Railway Yards   |  |                                    |           |   |                           |           |           |           |           |           |  |           |           |           |                   |
| Critical Enablers <ul style="list-style-type: none"><li>Rezoning</li><li>Kiwirail development plan</li><li>Industrial Zone review</li></ul>           |  | Estimated timing (homes/hectares): |           | Unknown (Approx. 563 homes or 25 ha of business land) |                           |           |           |           |           |           |  |           |           |           | Kiwirail          |
| Works Road Industrial Area (1, 5 and 43 Works Road)   |  |                                    |           |   |                           |           |           |           |           |           |  |           |           |           |                   |
| Critical Enablers <ul style="list-style-type: none"><li>Rezoning</li><li>Highly productive land assessment</li><li>Network service upgrades</li></ul> |  | Estimated timing (hectares):       |           | Unknown (additional 6.6 ha)                           |                           |           |           |           |           |           |  |           |           |           |                   |
| Inner-city living (Inner and Outer Business Zones) <sup>37</sup>  |  |                                    |           |   |                           |           |           |           |           |           |  |           |           |           |                   |
| Critical Enablers <ul style="list-style-type: none"><li>Business Zones review (2024-27)</li></ul>   |  | Estimated timing (homes):          |           | Unknown   |                           |           |           |           |           |           |  |           |           |           | Palmy BID         |

<sup>37</sup> Please note that inner-city living is currently provided for in the Inner Business Zone, and on a case by case basis in the Outer and Fringe Business Zones