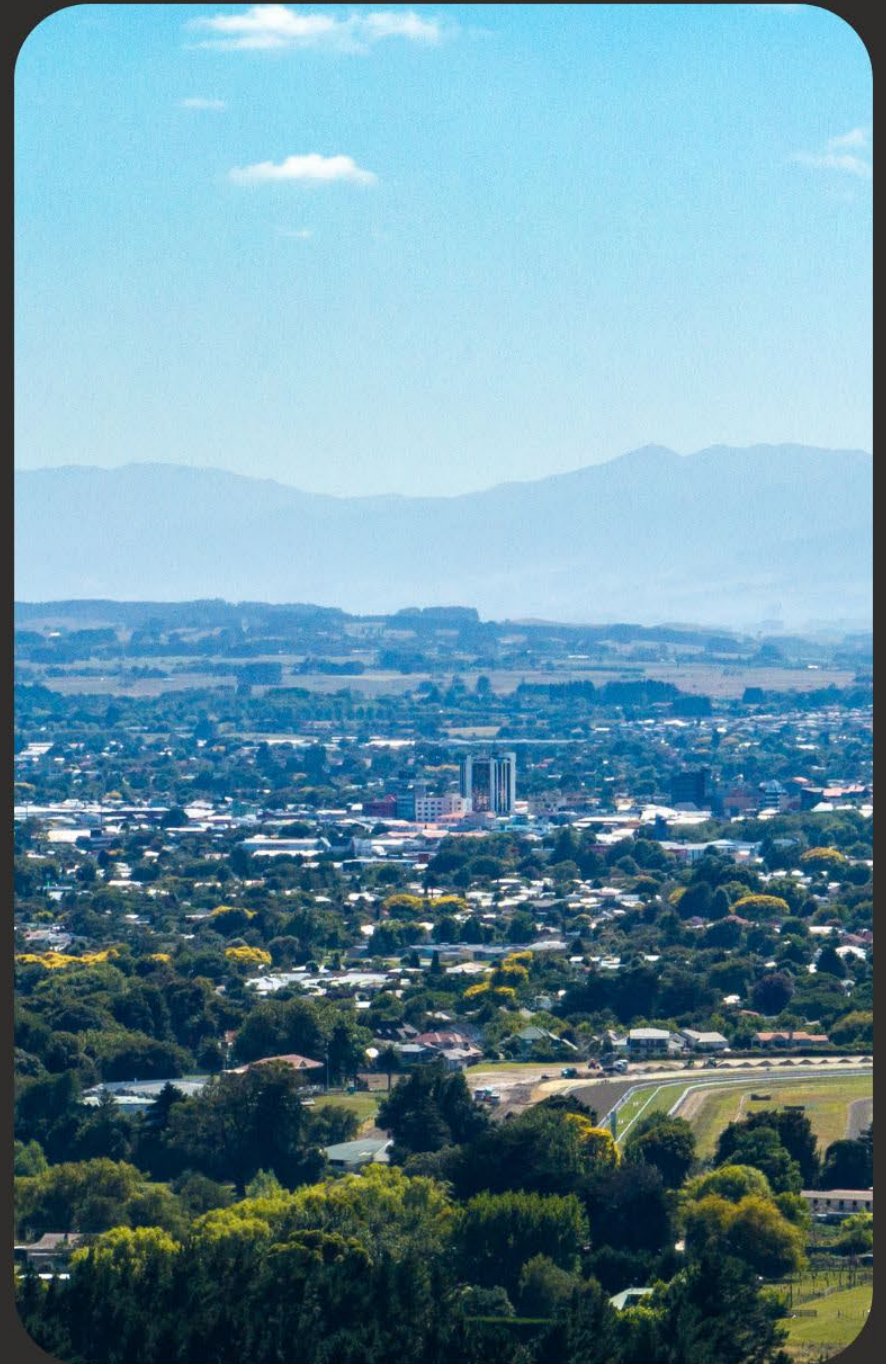


Palmerston North

Future Development Strategy 2024

Implementation Plan



Introduction

The Palmerston North Future Development Strategy Implementation Plan 2024 provides an overview of actions required to implement the Palmerston North Future Development Strategy 2024-2054. The Implementation Plan is a requirement 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 on 25 and 26 June 2024, respectively. The Strategy sets out where Palmerston North, a tier 2 urban environment, will grow to meet housing and business and industrial demand over the next 30 years.

The Strategy sets out:

- The broad locations for where demand will be met
- The development infrastructure and additional infrastructure required to support or service the demand
- How well-functioning urban environments will be achieved in existing and future urban areas
- Hapū and iwi values and aspirations for urban development.

Another purpose of the Strategy is to assist with integration of planning decisions under the Resource Management Act 1991 and infrastructure planning and funding decisions.

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.

Where we plan to grow

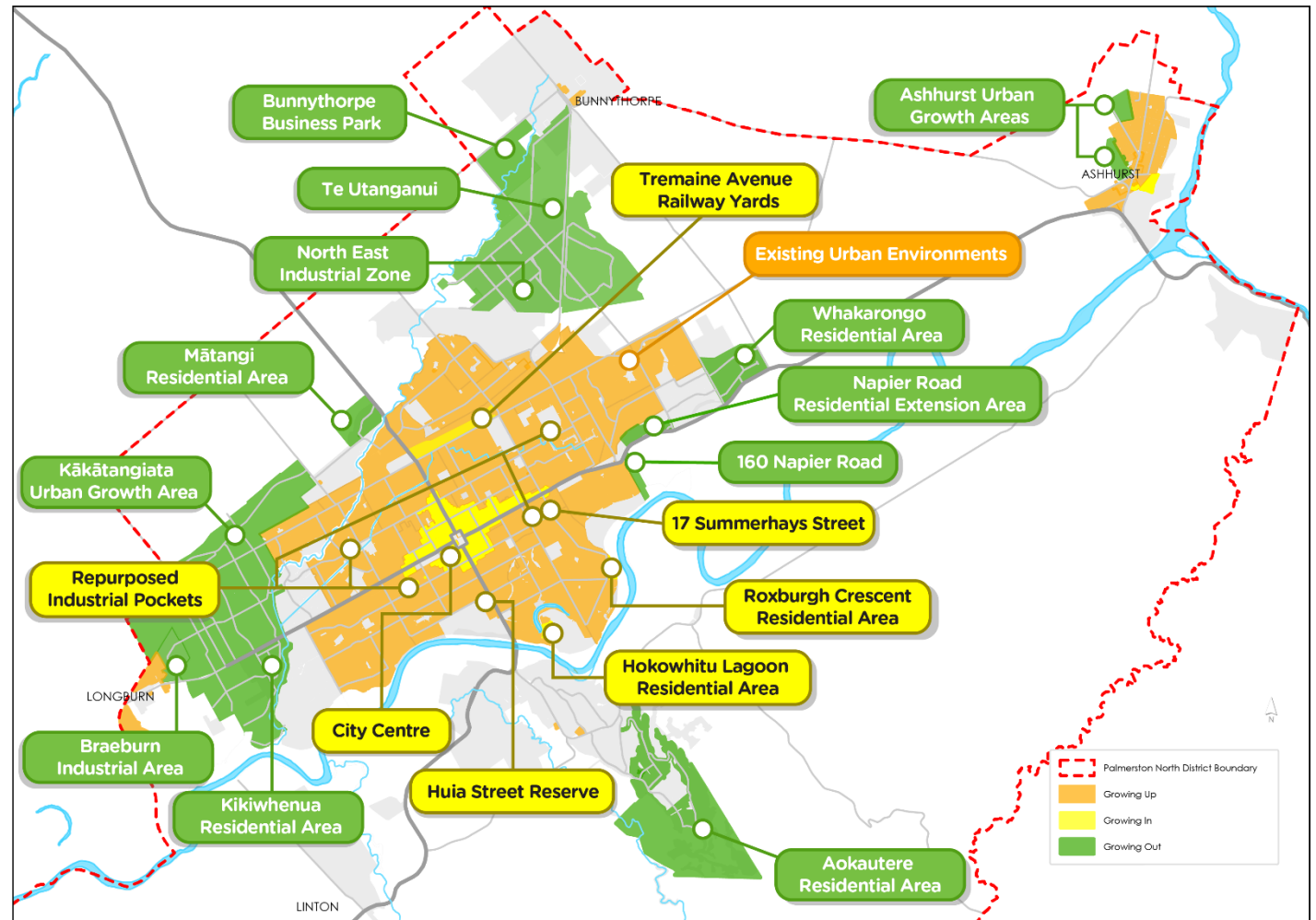
Over the next 30 years, we will investigate the rezoning and servicing of land to meet forecasted housing and business needs.

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 for the full Future Development Strategy.



	Short term within the next 3 years			Medium term between 3 and 10 years						Long Term between 10 and 30 years																				
	Growing Up			Growing In						Growing Out																				
	2024/25	2025/26	2026/17	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	655			886						2,621																				
Hokowhitu Lagoon Residential Area		20						60																						
Whakarongo Residential Area	68			411																										
Napier Road Residential Extension Area		16	34																											
Mātangi Residential Area		60	100																											
Roxburgh Crescent Residential Area		25	80																											
Kākātangiata Urban Growth Area (Excluding Stage 1)								591		2,386																				
Kikiwhenua (Stage 1 of Kākātangiata)		60	190					30																						
Kākātangiata (beyond the next 30 years a further 4,241 homes)																														
Ashhurst Urban Growth Area								228		172																				
Aokautere Residential Area	29	20	30		250					700																				
160 Napier Road				180																										
Business and Industrial	(Hectares)																													
Existing Urban Environment																														
Te Utanganui:																														
North East Industrial Zone	78.5																													
Te Utanganui Stage 1				26																										
Te Utanganui Stage 2								150																						
Bunnythorpe Business Park				20																										
813-815 Roberts Line				5.5																										
129 Richardsons Line			1.6																											

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"> Develop a citywide stormwater strategy to identify respond to stormwater flood risk in a more holistic way. Review the extent of increased density against overland flow paths.
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"> Conduct flood risk assessments at the rezoning stage to understand and respond to risk. Maintain a preference for avoidance over mitigation. Ensure levels of service for flood protection structures are in place prior to development. Ongoing maintenance and climate resilience projects to maintain levels of service for existing flood protection structures, such as the Room for the River Project.
Affordability of development infrastructure and constrained funding environment	High				<ul style="list-style-type: none"> Explore a variety of funding options for development infrastructure. Ensure a diversity of growth options that spread demand across network services. Stage development of greenfield growth areas in a coordinated way.
Low uptake in higher densities increasing our need for land over time	High				<ul style="list-style-type: none"> Prioritise the investigation of a Medium Density Zone. Review the business zones.
Landbanking holding back the release of land in niche markets	High				<ul style="list-style-type: none"> Factor in constrained land ownership into the the next Housing and Business Development Capacity Assessments (HBA). Engage with the development sector to monitor the anticipated release of land.
Rezoning business land to housing may place business land supply at risk	Medium				<ul style="list-style-type: none"> Monitor land supply for housing and business through the HBA, to inform landuse trade-offs when rezoning.
Quality living environments are compromised by higher densities	Medium				<ul style="list-style-type: none"> Clear design guidance through the District Plan. Engage with the development sector to ensure design controls are feasible and well-understood.
Risk to food productivity by repurposing highly productive land	Medium				<ul style="list-style-type: none"> Undertake economic assessments to understand the need and trade-off of rezoning highly productive farmland for housing or business.

Upcoming Strategy and Research

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

Estimated timing		Short term 0-3 years			Medium term 3-10 years						Long term 10-30 yrs	Key Partners	
		24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34		34-54
Long Term Plan Year													
Research													
Palmerston North Strategic Transport Model	<i>Will inform our future infrastructure capacity constraints</i>	■			■						■	PNCC; Horizons; NZTA	
Updated flood modelling	<i>Will inform our future constraints</i>	■									■	Horizons	
Manawatū Regional Freight Ring Road Business Cases (PNCC LTP 2477; 2479; 2480; 2481) ¹	<i>Will inform our development infrastructure needs and staging</i>	■			■							PNCC; Manawatū District Council; Horizons; NZTA; Rangitāne; CEDA	
Aokautere Urban Growth Business Case (PNCC LTP 2485) ²	<i>Will inform our timing for transport investment at Aokautere</i>				■							NZTA	
Te Utanganui Transport Business Case (PNCC LTP 2484)	<i>Will inform our timing and options for transport investment at Te Utanganui</i>				■							PNCC; Manawatū District Council; Horizons; NZTA; Rangitāne; Ngāti Kauwhata; CEDA	
Regional flood forecasting and communication resilience, including regional flood vulnerability assessment	<i>Will inform our future constraints</i>	■										Horizons	
Updated wastewater strategic model	<i>Will inform our future infrastructure capacity constraints</i>	■									■	■	

¹ No co-funding received in the 2024-27 National Land Transport Programme

² 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

Estimated timing	Short term 0-3 years			Medium term 3-10 years						Long term 10-30 yrs	Key Partners	
	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34		34-54
Long Term Plan Year												
Regional and District Plan Changes												
Regional Plan Change 3: Urban Development	[Orange bar]										Horizons; tangata whenua	
Regional Plan Change on highly productive land mapping	[Orange bar]										Horizons; other TAs; tangata whenua	
Regional Plan Change on the National Policy Statement for Freshwater Management ³		[Orange bar]		[Blue bar]								Horizons; tangata whenua
Regional Plan Change on the National Policy Statement for Indigenous Biodiversity ³			[Orange bar]	[Blue bar]							Horizons; other TAs; tangata whenua	
Private Plan Change: 160 Napier Road	[Orange bar]										Rangitāne	
Private Plan Change: Bunnythorpe Business Park	[Orange bar]											
District Plan Change E: Roxburgh Crescent	[Orange bar]										PNCC; Development sector	
District Plan Change G: Aokautere Urban Growth ⁴	[Orange bar]											
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)	[Orange bar]			[Blue bar]								PNCC; Horizons; Rangitāne; Development sector
District Plan Change I: Medium Density Residential Zone	[Orange bar]										PNCC; Rangitāne; Kāinga Ora	
District Plan Change N: Te Utanganui Stage 1 (PNCC LTP 2434)	[Orange bar]										PNCC; Horizons; Rangitāne; Ngāti Kauwhata; Development sector; CEDA	
District Plan Change for Te Utanganui Stage 2 (PNCC LTP 2434)			[Orange bar]	[Blue bar]							PNCC; Horizons; Rangitāne; Ngāti Kauwhata; Development sector; CEDA	
One Plan Review	TBC											Horizons; tangata whenua
Residential Zone Review		[Orange bar]										
Business Zones Review		[Orange bar]										
Industrial Zones Review		[Orange bar]										

³ Subject to Resource Management Reform

⁴ Subject to Environment Court appeal at the time of writing this implementation plan

Enabling Infrastructure for Growing Up Areas

Medium Density Residential Zone Including 17 Summerhays St & Huia Street Reserve (Under investigation)⁵

See Map 46 and Fig. 11-12 of the Strategy

Critical Enablers

- Rezoning
- Citywide Stormwater Strategy

Estimated timing (homes):

	Short term 0-3 years		Medium term 3-10 years							Long term 10-30 years (in 5-year blocks)				Beyond 2054	Funding Key
	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	
	470													11,835	 Included in the LTP/AMP  Not Included in the LTP  Co-funding assumed
Development Infrastructure		Key partners													
Stormwater system upgrades to respond to subdivisions (PNCC LTP 51)		[Orange bar]													Development sector
Upsizing of wastewater pipes in new developments (PNCC LTP 73)		[Orange bar]													Development sector
Water supply trunk main upgrades ⁶ (PNCC LTP (132)		[Orange bar]													
Localised water supply upgrades to respond to subdivisions (PNCC LTP 246)		[Orange bar]													Development sector
Upsizing road assets in new developments (PNCC LTP 201)	 	[Orange bar]													NZTA; Development sector
Eastern water bore and reservoir (PNCC LTP 2297)		[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	
New water supply bore and reservoir on Milson Line (PNCC LTP 2299)		[Orange bar]													
Additional Infrastructure		Key partners													
Reserves upgrades and development		Subject to further investigation on service gaps across the proposed zone													
Stopbank improvements - Tremaine Avenue & Belvadere Crescent (HRC LTP)		[Orange bar]													
Flood resilience upgrades for the Mangaone Stream (HRC LTP)			[Orange bar]												
Upgrade the Milson, Pascal Street and Main Street substations (Powerco)			[Orange bar]			[Orange bar]									
Fibre capacity upgrades at College Street/Botanical Road area (Chorus)															

⁵ 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

⁶ Includes providing a secure low pressure water link to the Maxwell's Line area and upgrading the water main along Albert Street.

Enabling Infrastructure for Growing in Areas

Hokowhitu Residential Area (Zoned) See Fig. 6 of the Strategy		Short term 0-3 years			Medium term 3-10 years					Long term 10-30 years (in 5-year blocks)				Funding Key		
Critical Enablers	Estimated timing (homes):	20			60									 Included in the LTP/AMP  Not Included in the LTP  Co-funding assumed		
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
Local roads ⁷																
Roxburgh Crescent Residential Area (Under investigation) See Fig. 7 of the Strategy		Short term 0-3 years			Medium term 3-10 years					Long term 10-30 years (in 5-year blocks)				Funding Key		
Critical Enablers	Estimated timing (homes):	25			80									 Included in the LTP/AMP  Not Included in the LTP  Co-funding assumed		
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 outflow pipe upgrade (PNCC LTP 2324)																
Local roads ⁷																
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		

⁷ Developer led and vested

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):

	Short term 0-3 years			Medium term 3-10 years						Long term 10-30 years (in 5-year blocks)				Funding Key		
	68			411										 Included in the LTP/AMP  Not Included in the LTP  Co-funding assumed		
Enabling Infrastructure Programmes	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	
Wastewater system connection to James Line network (PNCC LTP 1000)																
Stormwater detention area (PNCC LTP 1001)														Rangitāne o Manawatū		
Water supply trunk mains and upsizing (PNCC LTP 1004)																
Eastern water bore and reservoir (PNCC LTP 2297)																
Collector roads ⁸																
Stoney Creek Road safety improvements ⁹ (PNCC LTP 2335)																NZTA
Intersection upgrades to Stoney Creek/Kelvin Grove Road and Kelvin Grove/Henaghans Road ⁹ (PNCC LTP 1003)																NZTA
Rail underpass														Kiwirail		
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	
Escarpment walkway (PNCC LTP 1859)																
Purchase and development of neighbourhood reserve - South of railway (PNCC LTP 1859)																
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)																

⁸ Developer led and vested

⁹ No co-funding received in the 2024-27 National Land Transport Programme – PNCC intend on applying for co-funding in the 2027-30 NLTP

Napier Road Residential Extension Area
See Fig. 16 of the Strategy

Critical Enablers

- State Highway access approval
- Stormwater management

Estimated timing (homes):

	Short term 0-3 years			Medium term 3-10 years							Long term 10-30 years (in 5-year blocks)				Funding Key
	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	
Development Infrastructure			16	34											Key partners
New shared path															
Local roads ¹⁰															NZTA
Eastern water bore and reservoir (PNCC LTP 2297)															
Extension of stormwater network and detention pond (PNCC LTP 2035)															
Additional Infrastructure															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)															

Funding Key

- Included in the LTP/AMP
- Not Included in the LTP
- Co-funding assumed

¹⁰ 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):

Short term 0-3 years	Medium term 3-10 years	Long term 10-30 years (in 5-year blocks)	Funding Key
60	190	30	 Included in the LTP/AMP  Not Included in the LTP  Co-funding assumed

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
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 ¹¹															
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	24/25	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
Awapuni Lagoon reserve development ¹² (PNCC LTP 2445)															Rangitāne o Manawatū
Neighbourhood reserve land purchase and development (PNCC LTP 2445)															Rangitāne o Manawatū
Kikiwhenua historic reserve ¹³ (PNCC LTP 2445)															Rangitāne o Manawatū

¹¹ Developer led and vested

¹² Excludes land purchase and shared path

¹³ 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 Manawatū Regional Freight Ring Road route
- Designations and resource consents for connector roads, additional bridges, additional bores and stormwater corridors





























Estimated
timing
(homes):

	Short term 0-3 years	Medium term 3-10 years	Long term 10-30 years (in 5-year blocks)	Beyond 2054											
			591	2386											
				4241											
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)	[Green bar]														NZTA
Te Wanaka Road upgrade (PNCC LTP 1681)	[Green bar]														NZTA
Potential future road connection (PNCC LTP 1681)	[Green bar]														NZTA, Horizons, PNCC
Extension of wastewater network (PNCC LTP 1055)						[Green bar]									Crown Infrastructure Partners
Land purchase for stormwater network ¹⁰ (PNCC LTP 1065)					[Green bar]										Crown Infrastructure Partners; development sector
New water supply bores and ring main (PNCC LTP 1170)							[Green bar]								Crown Infrastructure Partners
New Roads (PNCC LTP 2123)							[Green bar]								Crown Infrastructure Partners
New Longburn water bore to support industrial growth (PNCC LTP 2301)	[Green bar]														
Land purchase and stormwater upgrades to support industrial growth at Longburn ¹⁴ (PNCC LTP 2312)				[Green bar]											Development sector
Shared paths															NZTA
Extension of public transport network ¹⁵											[Green bar]				NZTA, Horizons, PNCC

¹⁴ Developer led and vested

¹⁵ 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 0-3 years			Medium term 3-10 years						Long term 10-30 years (in 5-year blocks)				Key partners	
		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
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)	 															Crown Infrastructure Partners
Central suburb reserve (PNCC LTP 1862)	 													Crown Infrastructure Partners		
Mandersons Bush suburb reserve (PNCC LTP 2442)	 														Horizons; Crown Infrastructure Partners	
Central sportsfields (PNCC LTP 2443)	 															Crown Infrastructure Partners
2x southern neighbourhood reserves (PNCC LTP 2516)	 															Crown Infrastructure Partners
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):



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 detention area ¹⁶	[Green bar]															
Benmore Avenue intersection upgrade ¹⁶	[Green bar]															
Road connection onto Rangitikei Line ¹⁶	[Green bar]															NZTA
Local roads ¹⁶	[Green bar]															
New water supply bore and reservoir on Milson Line (PNCC LTP 2299)	[Green bar]															
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	
Neighbourhood reserve (PNCC LTP 1861)	[Green shield]			[Green bar]												
Walkway development (PNCC LTP 1861)	[Green shield]			[Green bar]												
Flood plain reserve ¹⁶	[Green shield]			[Green bar]												Horizons

¹⁶ Developer led and vested

**Ashhurst Growth Areas
(Under investigation)**
See Fig. 18 of the Strategy

Critical Enablers

- Rezoning (private plan change)
- Flood risk management

Estimated timing (homes):

	Short term 0-3 years			Medium term 3-10 years						Long term 10-30 years (in 5-year blocks)				Funding Key	
										228	172				
	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
Development Infrastructure															
Local roads ¹⁷															
Stormwater upgrades (PNCC LTP 2034)														Crown Infrastructure Partners	
Transport upgrades to respond to subdivision (PNCC LTP 2124)														Crown Infrastructure Partners	
Extension of wastewater network (PNCC LTP 1412)														Crown Infrastructure Partners	
Extension of water supply network (PNCC LTP 1841)														Crown Infrastructure Partners	
Additional Infrastructure															
Enhanced flood protection structures															
Northern neighbourhood reserve (PNCC LTP 1860)														Crown Infrastructure Partners	
Southern walkway (PNCC LTP 1860)														Crown Infrastructure Partners	
Proposed substation (Powerco)															

¹⁷ 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):

	Short term 0-3 years			Medium term 3-10 years						Long term 10-30 years (in 5-year blocks)				Funding Key	
	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
Development Infrastructure															Key partners
Dam and stream bed stabilisation works for stormwater discharge into gullies (PNCC LTP 1704)															Rangitāne o Manawatū; Crown Infrastructure Partners
New South Eastern Water Supply Bore - Ngahere Park (PNCC LTP 2300)															
Transport upgrades (PNCC LTP 2389) ¹⁸															NZTA
Public transport services and infrastructure ¹⁹															Horizons, NZTA PNCC
Additional Infrastructure															Key partners
Development of Adderstone Reserve (PNCC LTP 2527)															
Development of 2 neighbourhood reserves and 1 suburb reserve (PNCC LTP 1855 & 2527)															
Vesting of gully network and reserves ²⁰															
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)															

¹⁸ 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

¹⁹ Subject to the review of the Regional Public Transport Plan in 2024-26, to inform the 2027-37 Long Term Plan

²⁰ Developer led and vested

North East Industrial Zone (Zoned)

See Fig. 24 of the Strategy

	Estimated timing (hectares):	Short term 0-3 years			Medium term 3-10 years						Long term 10-30 years (in 5-year blocks)				Funding Key	
		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
Development Infrastructure																
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 (PNCC LTP 2058) ²¹	 															NZTA
Safety improvements at Milson/Richardsons Line (PNCC LTP 2058) ²¹	 															NZTA
Roberts Line/Railway Road intersection improvements (PNCC LTP 2058) ²¹	 															NZTA; Kiwirail
Aldersons Drive road connection – North ²²																
Aldersons Drive road connection - South ²³	 															Development sector
Stormwater reserves ²⁴																Rangitāne o Manawatū
Realigned watercourse ²⁴																Rangitāne o Manawatū
Additional Infrastructure																
New 33kV circuit and substation (Powerco)																

²¹ No co-funding received in the 2024-27 National Land Transport Programme – PNCC intend on applying for co-funding in the 2027-30 NLTP

²² Adequate road reserve width is available on private land that may be subject to a land designation if required in the future.

²³ Currently being investigated as part of a developer agreement

²⁴ Developer led and vested

**Te Utanganui Stage 1: Areas A & B
(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 0-3 years			Medium term 3-10 years					Long term 10-30 years (in 5-year blocks)				Funding Key					
	26																Key partners	
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			
Local roads ²⁵																		
Kairanga Bunnythorpe Road bridge replacements (PNCC LTP 2359)													NZTA					
Roberts Line upgrade to industrial standard (PNCC LTP 2058)													NZTA					
Safety improvements at Milson/Richardsons Line (PNCC LTP 2058)													NZTA					
Roberts Line/Railway Road intersection improvements (PNCC LTP 2058)													NZTA; Kiwirail					
Stormwater reserve ¹⁷																	Rangitāne o Manawatū	
Extension of wastewater network																		
Extension of water supply network																		
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			
New 33kV circuit and substation (Powerco)																		














²⁵ Developer led and vested

Te Utanganui Stage 2: Area C
See Fig. 25 of the Strategy

Critical Enablers

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

Estimated timing (hectares):

	Short term 0-3 years			Medium term 3-10 years					Long term 10-30 years (in 5-year blocks)				Funding Key			
	150															
	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	
Development Infrastructure																
Manawatū Regional Freight Ring Road upgrades (LTP 2013) ²⁶													NZTA			
Connector roads																
Intersection upgrades at Roberts/Richardsons Lines, Railway Road/El Prado Drive, and Roberts Line																NZTA
Grade separated crossing at Railway Road/Roberts Line																NZTA; Kiwirail
Safety upgrades at Roberts Line South, Kelvin Grove Road & Stoney Creek Road																
Freight ring road upgrades to Roberts Line & Newbury Line																
Stormwater reserves																Rangitāne o Manawatū
Extension of wastewater network																
Extension of water supply network																
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	
New 33kV circuit and substation (Powerco)																

²⁶ 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 0-3 years			Medium term 3-10 years						Long term 10-30 years (in 5-year blocks)				Key Partners
	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	
160 Napier Road														
Critical Enablers				180										Rangitāne o Manawatū NZTA
<ul style="list-style-type: none"> Rezoning (Private plan change) Stormwater management Highly productive land assessment 	Estimated timing (homes):													
Bunnythorpe Business Park (109 & 125 Kairanga Bunnythorpe Road)														
Critical Enablers				20										Rangitāne o Manawatū Kiwirail NZTA
<ul style="list-style-type: none"> Rezoning (Private plan change) Flood risk management Highly productive land assessment 	Estimated timing (hectares):													
813-815 Roberts Line														
Critical Enablers				5.5										
<ul style="list-style-type: none"> Rezoning Flood risk management Highly productive land assessment 	Estimated timing (hectares):													
129 Richardsons Line														
Critical Enablers				1.6										
<ul style="list-style-type: none"> Rezoning Flood risk management Highly productive land assessment 	Estimated timing (hectares):													
Braeburn Industrial Area (2263B State Highway 56)														
Critical Enablers				Unknown (33.5 ha)										Fonterra
<ul style="list-style-type: none"> Rezoning 	Estimated timing (hectares)													

See Section D of the Future Development Strategy	Short term 0-3 years			Medium term 3-10 years						Long term 10-30 years (in 5-year blocks)				Key Partners	
	24	25/	26/	27/	28/	29/	30/	31/	32/	33/	34-	40-	46-		51-
	/25	26	27	28	29	30	31	32	33	34	39	45	50		54
Massey University housing															
Critical Enablers	Estimated timing			Unknown										Massey University	
<ul style="list-style-type: none"> Rezoning Campus masterplan 	(homes):														
Repurposed Industrial Pockets (See Figs 8-13 of the Future Development Strategy)															
Critical Enablers	Estimated timing			Unknown (Approx. 239 homes)											
<ul style="list-style-type: none"> Rezoning Business/Industrial Zones review 	(homes):														
Tremaine Avenue Railway Yards															
Critical Enablers	Estimated timing			Unknown (Approx. 563 homes or 25 ha of business land)										Kiwirail	
<ul style="list-style-type: none"> Rezoning Kiwirail development plan Industrial Zone review 	(homes/hectares):														
Works Road Industrial Area (1, 5 and 43 Works Road)															
Critical Enablers	Estimated timing			Unknown (additional 6.6 ha)											
<ul style="list-style-type: none"> Rezoning Highly productive land assessment Network service upgrades 	(hectares):														
Inner-city living (Inner and Outer Business Zones)²⁷															
Critical Enablers	Estimated timing			Unknown										Palmy BID	
<ul style="list-style-type: none"> Business Zones review (2024-27) 	(homes):														

²⁷ 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