Urban Growth Strategy

Planning for Growth to 2043
Prepared for Carterton District Council
20 September 2017

40184

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Executive Summary

The Carterton District Council has prepared this Growth Strategy for the District to inform a planned approach for directing where and how to accommodate future residential growth in the District.

Accordingly, this Growth Strategy:

- Identifies a projected residential growth demand using known trends;
- Considers development in and around the existing Carterton urban boundary including any new 'greenfield' areas required to meet projected demand;
- Provides for infrastructure to be provided in an efficient, affordable, and timely manner;
- Recognises and provides for the quality of the natural and built environments; and
- Supports the growth of the local economy through signalling growth opportunities and proactively providing land areas that are attractive to development stakeholders.

Current and Projected Population

Statistics New Zealand (SNZ) data combined with building and subdivision consents data has been used to make a projection as to District population and household growth. In turn, these data will assist the planning and policy considerations and decisions related urban growth and the service needs of the community.

Statistics NZ Data

The current population of the Carterton District is approximately 8,900. The Subnational Population Projections provided by SNZ for Carterton District for the period between 2013 and 2043 show an increase of 1,710 people (up 20%). This projection is the 'Medium' projection scenario. Under the 'High' population projection scenario, the District could expect an increase of 3,360 people (up 40%) by 2043 (refer to Figure 1).

Of the projected growth, the 65+ age group proportion of the total population is the only cohort that increases. This age group is projected to increase to 34% of the total population in 2043 (refer to

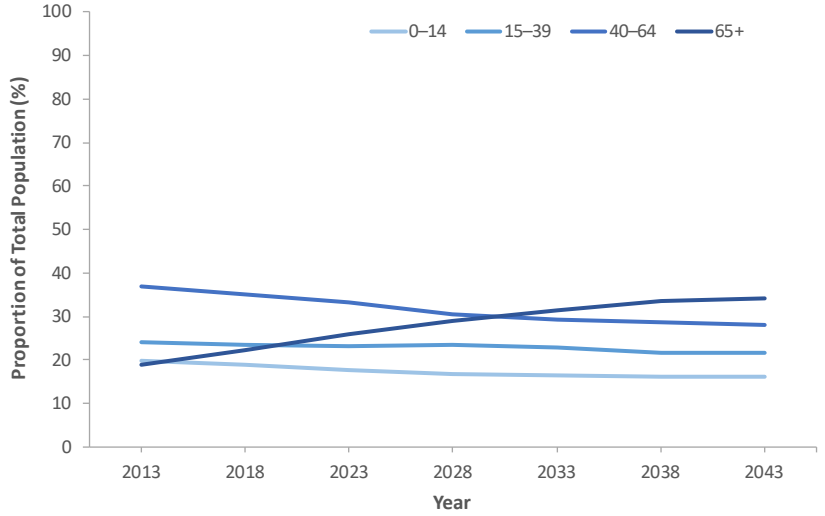


Figure 2).

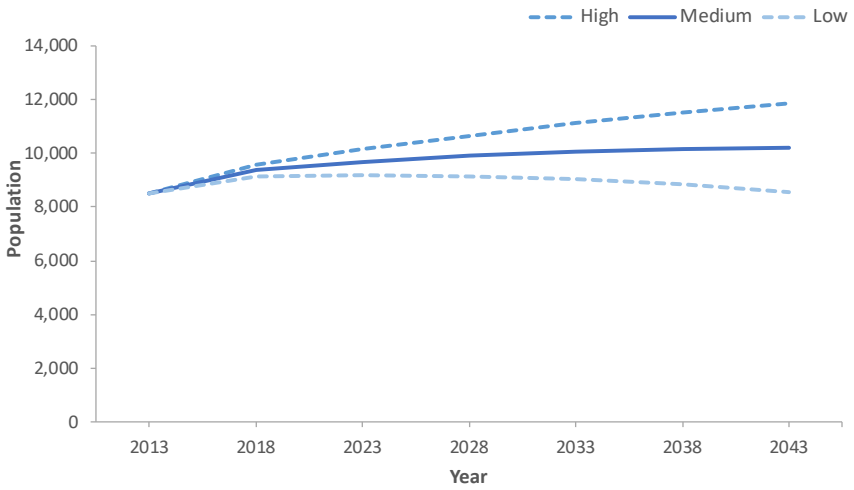


Figure 1 Carterton District Population Projections, 2013-2043

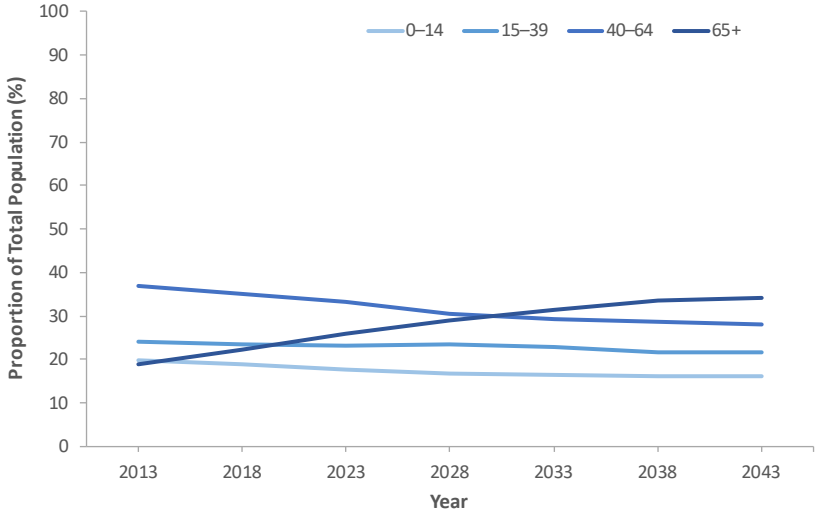


Figure 2 Carterton District – Age Distribution Projections, 2013-2043

To calculate the number of houses required to accomodate Carterton District's projected growth the current household size has been used.

The average household size for the Carterton District is 2.4 people per house. This equates to 712 new houses being required under the Medium Projection and 1,400 new houses under the High Projection. This projection is an increase from 3,294 to 4,006 households (up 22%) (2013 to 2043) under the Medium Projection, and to 4,694 under the High Projection.

Annualised, the additional houses required equates to some 24 (medium projection) or 46 (high projection) additional houses required per year if the growth assumption is spread evenly across the 30-year period.

District Consents Data

Building and subdivision consents have also been used as an alternative point of reference for projections of growth for the District. Over the past 10 years, there has been an average of 55 houses built per year (32 and 23 houses urban area and rural area respectively). Using these actual growth data and projecting these over 30 years equates to a total of 1,650 houses for the District. For urban and rural areas this equates to 960 and 690 houses respectively. This data suggests a higher projected growth scenario than the medium scenario from SNZ data. This difference in projected SNZ trends from actual trends may be a factor of the age of the SNZ data.

It is noted that SNZ are currently updating their Subnational Population Projections and these will be released in September 2017. At this time the Growth Strategy can be reviewed to cross check any variability. It is good planning practice to monitor growth models and policy when updated data becomes available to ensure that land supply is appropriately calibrated.

Current Capacity to Accommodate Growth

The 'current capacity' means the area of already zoned, but vacant residential land (refer Table 1).

Carterton Township Residential Land Area		
Zone	**Total Land Area (ha)**	**Available Land Capacity (ha)**
Residential Zone	289.7	41.6
Low Density area	219.1	51.5
Total Residential Zones	508.8	93.1

Table 1 Carterton current residential land capacity

Using the high growth scenario at this time (this will be reviewed with new SNZ data) Carterton Township will need to accommodate an additional 960 houses by 2043.The table below shows the area of residential zoned land capacity at 2043 after take-up.

Carterton Township Residential Land Capacity				
Zone	**Available Land Area (ha)**	**Projected Houses Required**	**Projected Land Required (ha)**	**Additional Land Required at 2043 (ha)**
Residential Zone (400m^2)	41.6	780	40.4	1.2
Low Density area (2,000m^2)	51.5	180	51.5	0
Total Residential Zones	93.1	960	91.9	1.2

Table 2 Carterton residential land capacity

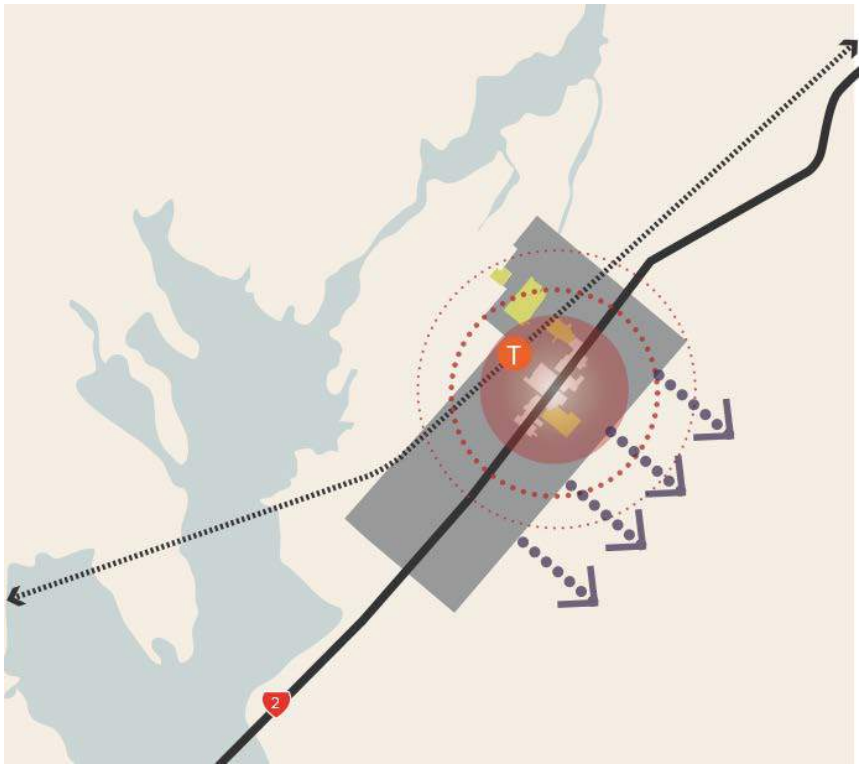
The scenario in the Table 2 above assumes that available land within the Low Density Area will be will be fully taken-up or developed out to 2043.

Spatial Strategy for Growth

The spatial strategy for where additional land areas are to be rezoned to provide for growth is described in (Figure 3: Carterton Township growth strategy

The rationale for this strategy is:

- to avoid growth areas prone to flooding (west of town);
- to locate new growth areas relative to school accessability (east side of SH2); and
- to locate growth areas as close as posisble to the town centre and avoid further elongation of the urban area.



urban area
green open space
residential growth option
industrial zone options
flood hazard area
school
urban growth
SH2
consolidate urban area
town centre
railway station
railway line

Figure 3: Carterton Township growth strategy

1.0 Introduction

1.1 Outcomes Sought

Carterton District is located 14 kilometres south of Masterton and approximately 83 kilometres from Wellington. Covering an area of 117,985 hectares (1,180km²) and stretching from the Tararua Ranges to the coastline, it is a district with an attractive natural environment of plains, ranges, rivers, and coastline. It is valued for its relaxed living, sunny climate, rich soils, and recreational opportunities.

With respect to this Carterton Urban Growth Strategy (the "Growth Strategy"), the Community Outcomes sought by the Carterton District Council are:

- A vibrant and prosperous economy
- A safe district
- A healthy district
- A district that values and protects its natural environment, and
- A district that promotes sustainable infrastructure and services.

These outcomes have been recognised in the Development Assessment Criteria (Section 6.4) that guide growth planning in the district.

1.2 Purpose

The Carterton District population is expected to grow over the next 25 years. The Carterton District Council (the "council") is taking a proactive approach to growth in order to retain the good things about the District and enable the economic benefits to be realised by planning ahead.

Accordingly, this Growth Strategy:

- Identifies a projected residential growth demand using known trends;
- Considers development in and around the existing Carterton urban boundary including any new 'greenfield' areas required to meet projected demand;
- Provides for infrastructure to be provided in an efficient, affordable, and timely manner;
- Recognises and provides for the quality of the natural and built environments; and
- Supports the growth of the local economy through signalling growth opportunities and proactively providing land areas that are both suitable and attractive to development stakeholders.

1.3 Relationship with Key Planning Documents

The Carterton District's long term planning must have regard to the influences from wider national and regional government.

Central government and regional policies need to be taken into account as they guide decision making, influence funding resources, and effect regulation. As well as this, they provide a point of reference for local government, businesses, and communities.

1.3.1 Central Government

In regard to this Growth Strategy, the most relevant central government policy is:

- Resource Management Act 1991
- National Policy Statement on Urban Development Capacity
- New Zealand Urban Design Protocol
- Sustainable Development of New Zealand
- National Land Transport Programme
- New Zealand Positive Aging Strategy

1.3.2 Regional

The current regional policies and strategies related to growth in the Carterton District are:

- Proposed Natural Resources Plan
- Existing Regional Management Plans
- Regional Land Transport Programme, and
- Regional Policy Statement.

1.3.3 Carterton District

The Growth Strategy has a number of Council managed processes, plans, and strategies that it can be given effect to. These are:

- Asset Management Plans
- Long Term Plan 2015-2025
- Annual Plan 2017/18
- Wairarapa Combined District plan
- Infrastructure Strategy 2015-2045
- Reserve management Plan
- Wairarapa Arts, Culture, and Heritage Strategy
- Wairarapa Tourism Strategy, and
- Walking and Cycling Strategy for Carterton.

2.0 Community Engagement

As part of the development of this Growth Strategy, targeted engagement with development professionals, including real estate agents and surveyors, was carried out to understand the development

industry's perspective on constraints and opportunities for the District's growth provision.

Two community workshops were held to gain an understanding of the community's perspective on how and where people would like to see growth provided for.

3.0 Determining Future Growth

In order to provide an informed basis on which to manage and respond to future urban growth in the Carterton District the extent of this growth needs to be quantified.

3.1 Demographics and Population Projections

Statistics New Zealand (SNZ) data combined with Council data on building and subdivision consents can be used to determine a projected future population. With this population projection the areas of land needed to accommodate the growth can be estimated.

3.1.1 Population Estimate

Carterton District's current estimated population is 8,900 (up 1,960 since 2006 (22%)). On average, Carterton District's population has grown by 2% per annum since 2006, albeit with a lower rate over recent years. The graph below (Figure 4) shows Carterton District's population growth over time.

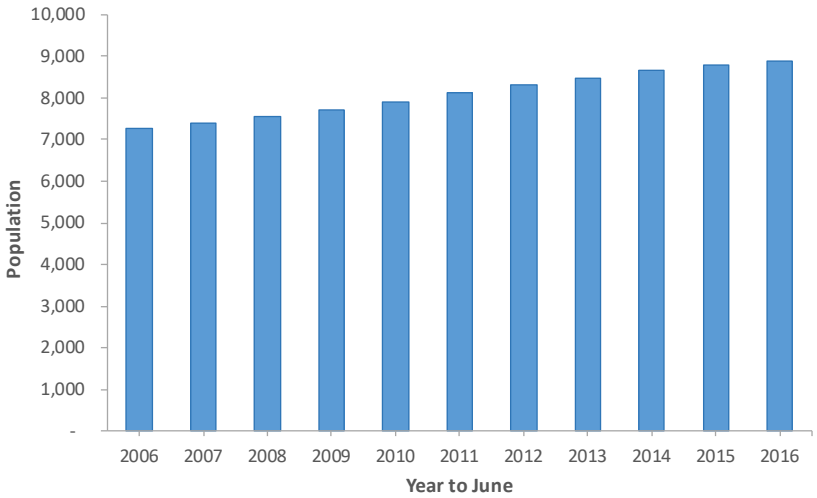


Figure 4 Carterton District – Population Estimates, 2006-2016[1]

3.1.2 Demographics

As of 2016, the male and female population of Carterton District was 4,310 (48%) and 4,600 (52%), respectively. Since 2006, the male and female population has increased by 730 and 920 from 3,580 and 3,680 (up 20% and 25%), respectively. Since 2006, Carterton District has had a greater proportion of females to males, with the proportion being consistently 51% of the population. Although, between 2015 and 2016 this proportion increased to 52% of the population.

Figure 5 below shows the population structure of Carterton District as of 2016. Throughout the age groups, there is a greater number of females to males, approximately 52% across the 15-39, 40-65, and 65+ age

[1] Source: Statistics New Zealand Subnational Population Estimates (TA, AU) by age and sex, at 30 June1996, 2001, 2006-16 (2017 boundaries)

groups. The 0-14 age group is the only group weighted towards males at 51%.

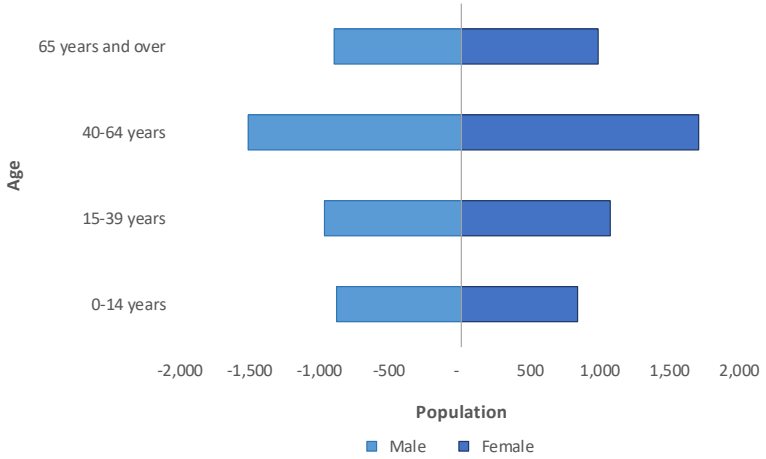


Figure 5 Carterton District – Population Pyramid, 2016[2]

In terms of the long-term trends in age group populations, the 0-14 and 15-39 age groups have proportionately been declining since 2006. In 2006 these age groups made up 21% and 27% of the Carterton District population, declining to 19% and 23%, respectively, in 2016. The 40-65 year age group has remained relatively stable from 2006 to 2016. While the 65+ age group has increased from 15% of the population in 2006 to 21% in 2016.

Figure 6 below illustrates these long-term trends.

[2] Source: Statistics New Zealand Subnational Population Estimates (TA, AU) by age and sex, at 30 June1996, 2001, 2006-16 (2017 boundaries).

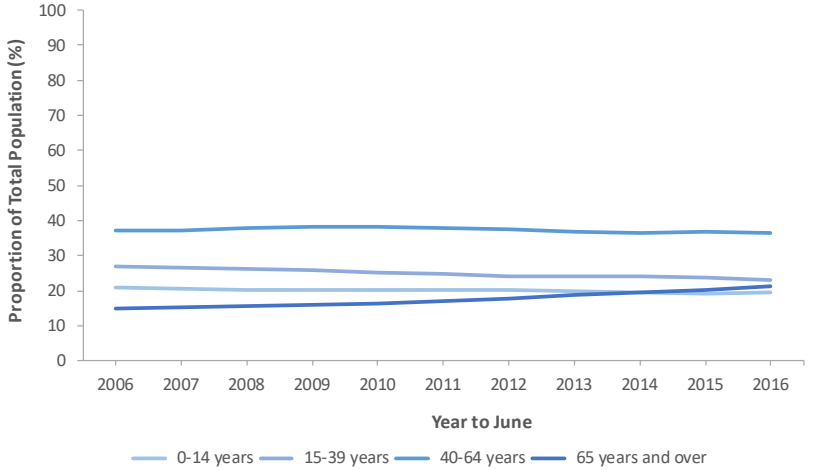


Figure 6 Carterton District – Population Proportions by Age, 2006-2016[3]

3.1.3 Household Composition

In 2013, Carterton District had 3,294 households, up 684 or 26% since 2001. Table 1 below shows the change in household composition in the Carterton District between census periods[4]. Generally, between 2001 and 2013 there has been an increase in all household types in the Carterton District. One-Person Households and Couple Only Households have experienced the greatest increase in numbers with 222 (up 35%) and 318 (up 41%) households, respectively.

[3] Statistics New Zealand Subnational Population Estimates (TA, AU) by age and sex, at 30 June1996, 2001, 2006-16 (2017 boundaries).

[4] Source: Statistics New Zealand, Household Composition for Households in Occupied Private Dwellings, 2001, 2006, and 2013 Censuses.

Table 1: Carterton District Household Composition 2001-2013			
Household Type	Census Period		
	2001	2006	2013
One-Person Household	630	657	852
Couple Only Household	774	885	1,092
One Family Household	1,086	1,077	1,164
Two Family Household	27	24	45
Three or More Family Household	0	0	0
Other Multi-Person Household	69	66	81
Household Composition Unidentifiable	27	51	63
Total Households Stated	2,583	2,706	3,234
Total Households	2,610	2,754	3,294

Proportionately, the Carterton District is experiencing a trend toward more One-Person and Couple Only households, away from One Family households. In 2013, One-Person and Couple Only households made up 26% and 33% of total households in the Carterton District, up from 24% and 30% in 2006. Family Households decreased from 42% of the total households in 2006 to 35% in 2013.

In terms of dwellings, Carterton District had a total of 3,741 dwellings in 2013. This consists of 3,333 (89%) Occupied Dwellings and 369 (10%) Unoccupied Dwellings. The remaining 39 or 1% are those dwellings under construction at the time of the 2013 Census. Unoccupied Dwellings are those that are 'empty' or 'residents away'. Typically, they are a measure of holiday homes.

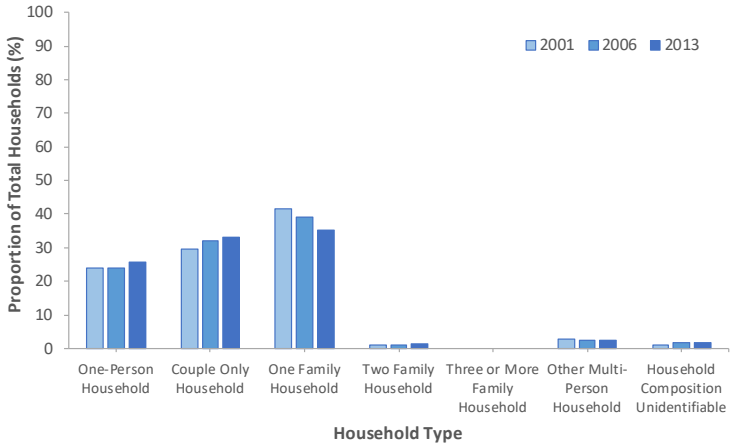


Figure 7 Carterton District – Household Composition, 2001-2013

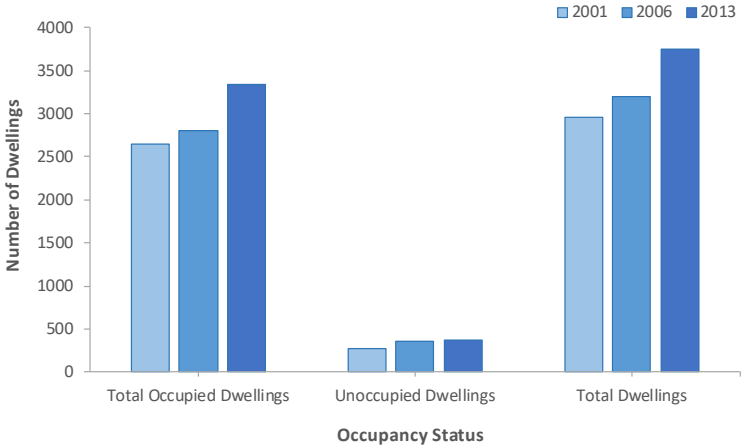


Figure 8 Carterton District – Number of Dwellings, 2001-2013

3.1.4 Population Projections

SNZ provide projected populations of regional council and territorial authority areas based on combinations of fertility, mortality, and migration assumptions. While the projection assumptions carried out by SNZ are formulated from an assessment of short-term and long-term demographic trends, there is no certainty that any assumptions will be realised.

It is important to note that projections are neither predictions nor forecasts. Rather, they provide an indication of *possible* future changes in the size and composition of the population and can be used to guide planning and policy decisions, such as those relating to the service needs of a community.

SNZ use the 2013 as the most recent data from which to project population. The three projections for the Carterton District (low, medium, and high) illustrate a range of possible demographic scenarios. The terms 'low', 'medium' and 'high' do not correspond to probabilities, but merely indicate the combination of assumptions. The medium projection series uses medium fertility, medium mortality and medium net migration for each area. The medium series is consistent with median projection (50th percentile) of the National Population Projections.

The low and high projections allow Carterton District Council to assess the impact on population size and structure resulting from lower growth and higher growth scenarios, respectively. The low projection uses low fertility, high mortality, and low net migration for each area. The high projection uses high fertility, low mortality, and high net migration for Carterton District.

Figure 9 and Table 2 below show Carterton District's population projections from SNZ 2013 to 2043.

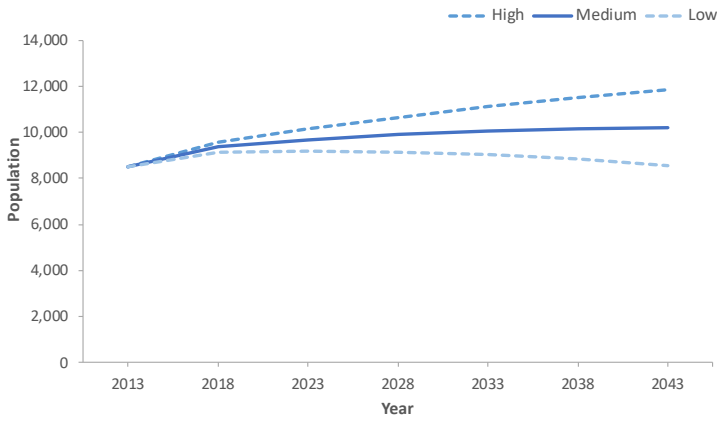


Figure 9 Carterton District – Population Projections, 2013-2043[5]

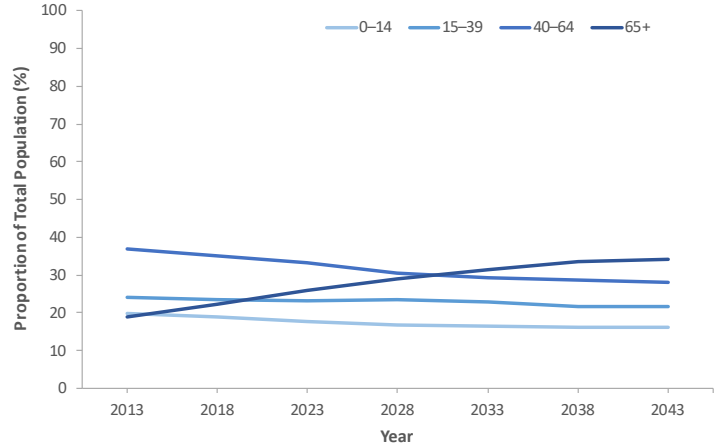


Figure 10 Carterton District – Population Projections by Age, 2013-2043[6]

[5] Source: Statistics New Zealand Subnational Population Projections, 2013-2043.

[6] Source: Statistics New Zealand Subnational Population Projections, 2013-2043.

Table 2: Carterton District Population Projections 2013 – 2043							
Scenario	2013	2018	2023	2028	2033	2038	2043
High	8,490	9,590	10,150	10,650	11,100	11,500	11,850
Medium	**8,490**	**9,360**	**9,650**	**9,900**	**10,050**	**10,150**	**10,200**
Low	8,490	9,130	9,160	9,140	9,030	8,830	8,560

Between 2013 to 2043, Carterton District's population is projected to increase by 1,710 (up 20%) under the the 'Medium' population projection. Under the 'High' population projection, the district may potentially increase by 3,360 people (up 40%).

Of this projected growth, the 65+ age group proportion of the total population is the only age that increases. This age group is projected to increase from 19% of the total population in 2013 to 34% of the total population in 2043.

To calculate Carterton District's how many houses are needed to accommodate the additional popuation the average household size for Carterton District is used.

With an average household size for the Carterton District of 2.4, the projected household growth is for an additional 712 households under the Medium Projection scenario and 1,400 under the High Projection scenario.

Added to current household numbers this means that Carterton District's households will grow from 3,294 to 4,006 households (up 22%) between 2013 and 2043 under the Medium Projection, and to 4,694 under the High Projection.

Annualising the growth projections equates to the need for an additional 24 or 46 houses (medium and high projection scenarios respectively) per year for 30 years.

3.2 Carterton Urban Development Trends

3.2.1 Subdivision and Building Consents

The annual trends from the number of consents issued for new subdivision lots and new dwellings provide an alternative method for determining future growth needs. With an assumption that, over time, the future growth will reflect this consent data provided a point of reference against which to compared SNZ projections.

The two graphs below show the proportional share of consents issued for new subdivision lots and new dwellings in urban (i.e. Carterton Township) and rural areas of the Carterton District. Table 3 below shows the number of consents for new subdivision lots and for new dwellings in urban and rural areas of Carterton.

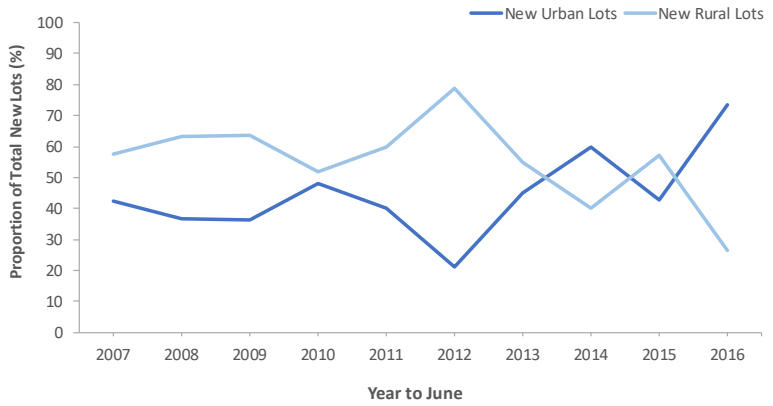


Figure 11 Carterton District – Percentage of Consents Issued for New Subdivisions, 2007-2016

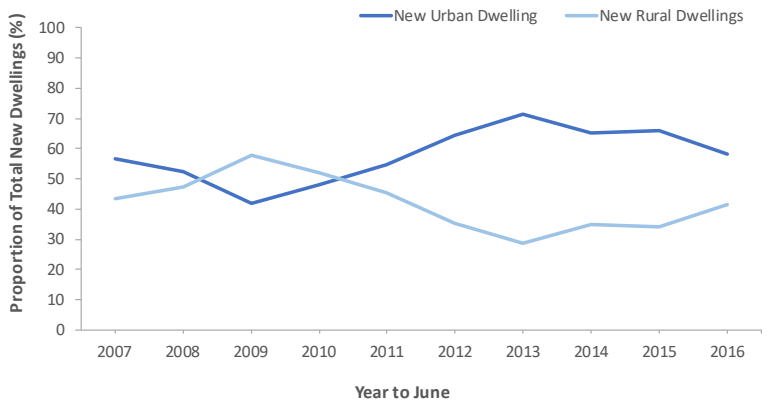


Figure 12 Carterton District – Percentage of Consents Issued for New Dwellings, 2007-2016

Table 3: Carterton number of consents issued for new subdivision lots and dwellings 2007 – 2016

	New Subdivision Lots		New Dwellings	
Year	Urban	Rural	Urban	Rural
2007	80	109	47	36
2008	35	60	31	28
2009	21	37	21	29
2010	51	55	25	27
2011	14	21	24	20
2012	8	30	42	23
2013	41	50	50	20
2014	42	28	47	25
2015	32	43	27	14
2016	33	12	7	5
Total Since 2007	357	445	321	227

Proportionately, consents issued for new subdivision lots have fluctuated over recent years for both urban and rural areas – interestingly, when there is a peak in one area, the other experiences a drop.

On average, between 2007 and 2016, the proportional share of consents issued for new subdivision lots has been weighted towards urban subdivisions at 55%, and 45% for rural subdivisions. In regard to consents issued for new dwellings in the same period, the share of consents has also been weighted towards urban dwellings at 58%, and 42% for rural dwellings.

Comparing the trends for houses developed (assuming the buildings consents transfer to actual developed houses) to the SNZ projections (medium 24 or high 46 houses per year), it is evident that there is a relatively high level of development activity in the District.

Over the 10 years of development activity described in Table 3, there has been an average of 55 houses built per year. This translates into an average of 32 and 23 houses consented per year in the urban area and rural area, respectively. Projecting these figures out 30 years equates to a total of 1,650 houses for the Carterton District. For urban and rural areas, this equates to 960 and 690 houses, respectively.

3.3 Choosing the Growth Scenario

The proposal at this time is to use the higher growth scenario described in Section 3.2.1 above, that being a projected household growth of 1,650 over the next 30 years, for planning for growth in Carterton District. The reasons for choosing this projection are:

- The District's development trends of the past 10 years equate more closely to the high SNZ projections for growth. It is

reasonable to anticipate the continuation of this trend into the future.

- The SNZ projections are expected to be updated later in 2017 - at this time the areas required to be rezoned for growth can be recalibrated if required.
- Typically, the area of land required for growth is related to the period of time in which it will be needed. Identifying the *direction* for growth to generate the spatial form outcomes sought is important. The settings to regulate the land supply (ie how much of the overall amount allowed for is available at any time) can be used to ensure that infrastructure provision does not out run the demand resulting in unnecessary investment too early.
- There is 'area attrition' that occurs when the statutory process is followed to rezone land – some landowners do not want to have land zoned and so this is removed from provision, or some landowners do not want to develop zoned land and so it does not become available to the market. Accordingly, some 'over supply' of land at the start of the rezoning process can assist to ensure there is a sufficiency of provision once the statutory process is complete.

3.4 District Economic Indicators

The following economic indicators aim to provide a high level understanding of the health and direction of the Carterton District economy.

3.4.1 Businesses

As of 2015, Carterton District had a total of 1,191 business units, up 243 or 26% since 2001. Between 2001 and 2009, Carterton District experienced a stable increase in business units, averaging approximately 3% per annum. This was followed by retrenchment to 2014 after which business picked up to approximate a 2% increase in business units (up from 1,167)[7].

In 2015, the five broad industry sectors that had the highest share of business units in Carterton District were:

- Agriculture
- Forestry and Fishing
- Rental
- Hiring and Real Estate
- Construction
- Professional
- Scientific
- Technical Services
- Manufacturing

The "All Other Industry Types" category includes: Retail Trade (2%); Wholesale Trade (2%); Transport, Posting and Warehousing (2%); Education and Training (2%); Arts and Recreation Services (2%); Public Administration and Safety (1%); Information Media and Telecommunications (1%); and Other (3%).

Figures 13 and 14 illustrate these trends.

[7] Source: Statistics New Zealand Geographic Units by Employee Count Size and Industry, 2000-2015.

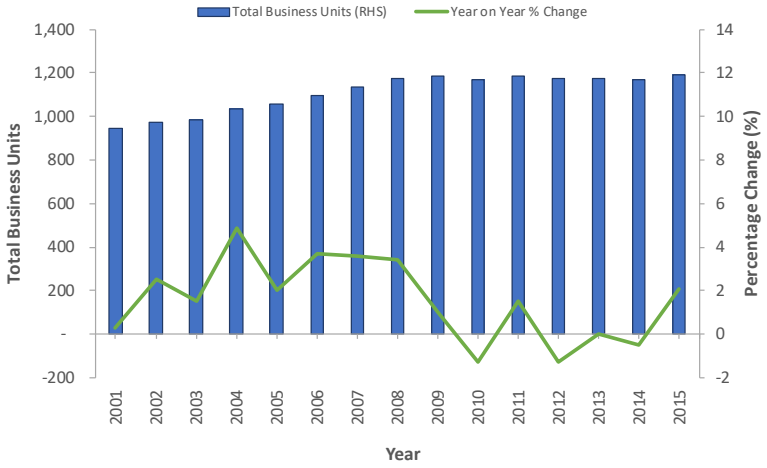


Figure 13 Carterton District – Change in Number of Business Units, 2001-2015[8]

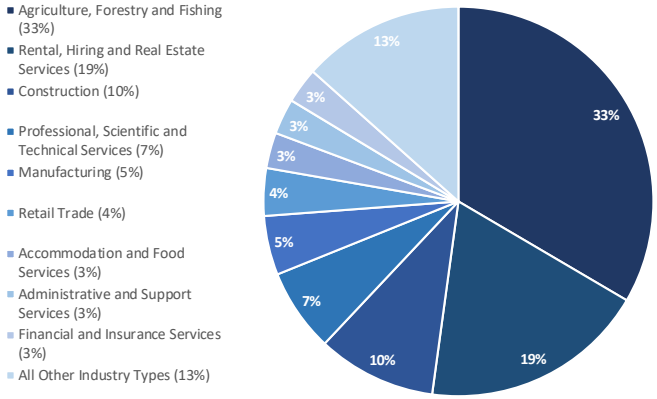


Figure 14 Carterton District – Industry Share of Business Units, 2001-2015[9]

Table 4 below shows the percentage change in industry types from 2000 to 2015 in the Carterton District. Financial and Insurance Services increased the most, up 500% from 6 business units to 36. Agricultural, Forestry and Fishing industry type was the only industry to experience a decline in business units, down 18% from 486 business units to 399.

Table 4: Carterton District Change in Business Units Since 2000

ANZSIC06 Types	Number of Business Units 2015	Percentage Change Since 2000 (%)
Agriculture, Forestry and Fishing	399	-18
Mining	Confidential[10]	N/A
Manufacturing	57	0
Electricity, Gas, Water and Waste Services	3	300
Construction	123	116
Wholesale Trade	24	100
Retail Trade	48	0
Accommodation and Food Services	30	43
Transport, Postal and Warehousing	18	0
Information Media and Telecommunications	6	100
Financial and Insurance Services	36	500
Rental, Hiring and Real Estate Services	225	79
Professional, Scientific and Technical Services	84	211
Administrative and Support Services	30	233
Public Administration and Safety	9	0
Education and Training	18	20
Health Care and Social Assistance	24	33
Arts and Recreation Services	24	100
Other Services	36	50

[8] Note: "RHS" means 'Right Hand Side', in that the axis related to this data is on the Right Hand Side.

[9] Note: "RHS" means 'Right Hand Side', in that the axis related to this data is on the Right Hand Side.

[10] Confidentiality rules are applied by Statistics New Zealand to avoid divulging the characteristics of individual respondents as a consequence of publishing characteristics of small identifiable subgroups.

3.4.2 Employees

As of 2015, Carterton District had a total of 2,720 employees, up 200 or 20% since 2001. Between 2001 and 2015, the total number of employees has fluctuated, with the peaks of change in 2001 of 10% and 2008 of 4%. In 2003 and 2005, the Carterton District experienced the biggest loss in employees, a drop of 2.3%.[11].

In 2015, the five broad industry sectors that had the highest share of employees in Carterton District were: Manufacturing; Agriculture, Forestry and Fishing; Education and Training; Retail Trade; Construction; and Accommodation and Food Services.

The "All Other Industry Types" category includes: Wholesale Trade (2%); Rental, Hiring and Real Estate (1%); Administrative and Support Services (1%); Public Administration and Safety (1%); Arts and Recreation Services (1%); Other Industry Types (2%).

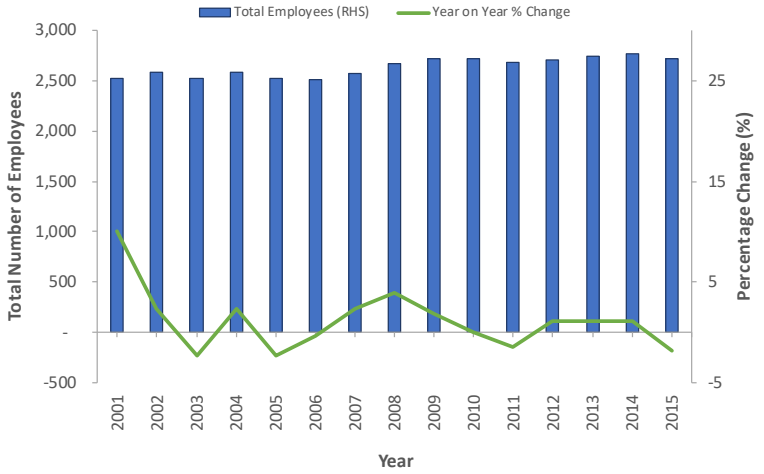


Figure 15 Carterton District – Change in Number of employees, 2001-2015

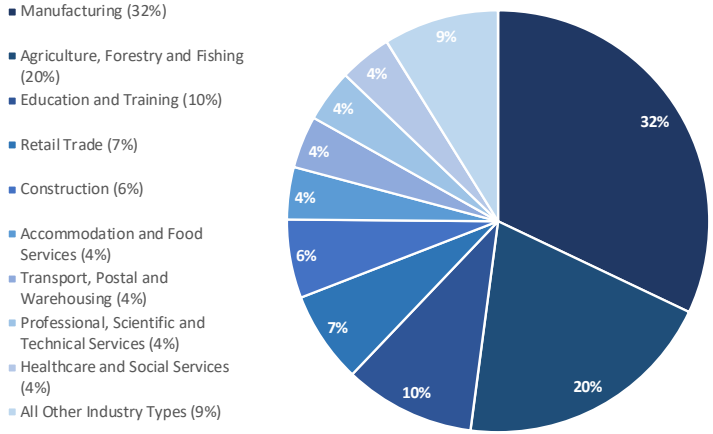


Figure 16
Carterton District – Industry Share of Employees, 2001-2015

Table 5 below shows the percentage change in industry types since from 2000 to 2015 in the Carterton District. Wholesale Trade increased

[11] Source: Statistics New Zealand Geographic Units by Employee Count Size and Industry, 2000-2015.

the most, up 267% from 15 business units to 55. Administrative and Support Services industry type had the greatest decline in employees, down 42% from 60 business units to 35. In terms of numerical increase, the Education and Training industry type had the greatest increase in number of employees, with 150 additional people.

Table 5: Carterton District Change in Employees Since 2000		
ANZSIC06 Types	**Number of Employees 2015**	**Percentage Change Since 2000 (%)**
Agriculture, Forestry and Fishing	540	17
Mining	Confidential	N/A
Manufacturing	850	4
Electricity, Gas, Water and Waste Services	Confidential	N/A
Construction	170	162
Wholesale Trade	55	267
Retail Trade	200	-9
Accommodation and Food Services	100	43
Transport, Postal and Warehousing	100	67
Information Media and Telecommunications	Confidential	N/A
Financial and Insurance Services	Confidential	N/A
Rental, Hiring and Real Estate Services	35	75
Professional, Scientific and Technical Services	100	150
Administrative and Support Services	35	-42
Public Administration and Safety	40	33
Education and Training	280	115
Health Care and Social Assistance	110	-15
Arts and Recreation Services	15	0
Other Services	60	-50

3.4.3 Working Age Population

The working age population is defined as those aged 15-64 and those aged under 15 and over 64 are classified as the dependent population.

In 2016, the working age population of Carterton District was 59% of the total population, with the dependent population being 41%. By 2043, both the working age population and dependent population will be an even split at 50%.

The graph below shows this trend over time.

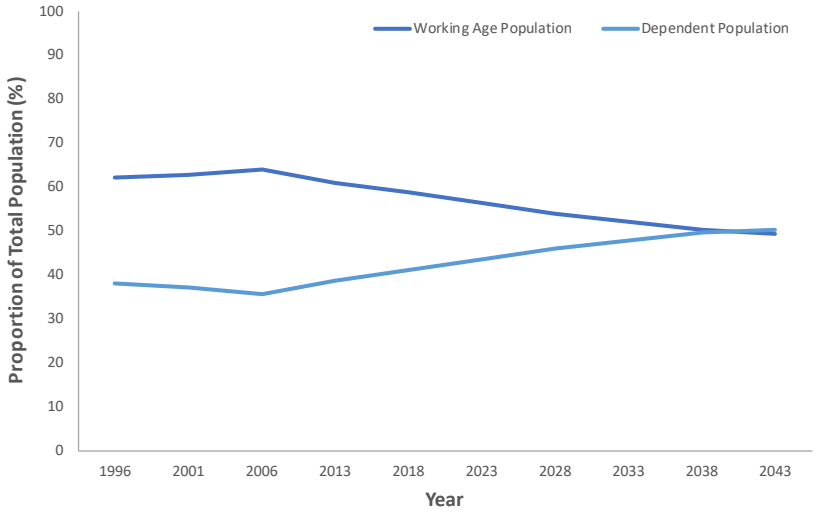


Figure 17 Carterton District – Working Age Population, 1996-2043

3.4.4 Workplace Travel

In 2013, 1,803, or 44.4% of the Carterton District's working residents travelled outside of the area to work. However, the majority of those who do leave the district for work requirements stay within the Wairarapa. Table 6 below shows the number and percentage of Carterton District resident's place of work.

Table 6: Top 10 areas of employment (2013)		
Local Government Area	**Number who work outside the District**	**% of Carterton District population**
Masterton District	999	24.6
South Wairarapa District	294	7.2
Wellington City	291	7.2
Lower Hutt City	102	2.5
Upper Hutt City	72	1.8
Porirua City	15	0.4
Auckland City	15	0.4

4.0 Urban Form

Covering an area of 512 hectares (3,723m long and 1,246m wide at the middle), Carterton township is the primary urban settlement in the Carterton District. Its form is derived from a combination of the size, scale, and extent of the town's footprint, buildings (also age, and character), section sizes, block sizes, street patterns, and land uses.

It is important for this Growth Strategy to consider the urban form. It is instructive to the future to know how Carterton has grown and developed over time, but also allow the characteristics of the town that are valued by the community to be factored into decisions about growth and its effects.

4.1 Zoning Provisions

The zoning provisions for Carterton District are set out in the Wairarapa Combined District Plan (the "District Plan"). The principal zones are, Rural, Residential, Commercial, and Industrial. The zones provide for certain types of activities, giving them each a distinct character and type of amenity derived from land-use and development patterns.

4.1.1 Rural Zone

The majority of Carterton District is rural in character. The rural environment is used for primary production or conservation purposes. Under the District Plan, the rural environment is managed under a single Rural Zone, although this zone's management policies recognise key differences in predominant land use patterns and environmental factors.

In the Wairarapa region, rural land is a significant resource due to the economic value of primary production activities, and the associated processing and service industries. The use of this resource is constantly changing in response to economic demands and conditions. The continued prosperity of the Wairarapa as a whole is largely dependent on the use of rural resources adapting to changing economic opportunities.

A wide range of land uses occur within Wairarapa's productive rural environment, the distribution of which is largely determined by natural patterns of landform, climate and soil type, as well as accessibility to markets and processing facilities. While the interaction of natural elements and differing human activities has resulted in a range of distinctive landscapes, there is still, nevertheless, a recognised rural character throughout this environment. In the Carterton District, the

rural environment ranges from the extensive pastoral farming through to the intensively settled farming areas that fringe the versatile soils around town. The character of the rural environment is shaped by the different forms of primary production that occur there but also by the range of other activities that rely on a location in the rural area and which contribute to the economic and social fabric of the district.

While rural properties vary in size and ownership, the rural environment is typically characterised by the following elements:

- Open space, natural landscapes, and vegetation predominate over the built environment
- Working productive landscape, with a wide range of agricultural, horticultural and forestry purposes
- Large areas of exotic and indigenous vegetation, including pasture, crops, forest and scrublands
- Range of built forms, from reasonably large utilitarian buildings associated with primary production, through to small utility buildings
- Place where people live and work, with low population density
- A road network ranging from unsealed local roads with low traffic volumes to busy State Highways, and
- Allotments self-serviced in terms of water supply and wastewater disposal.

The Carterton District's rural environment is increasingly being seen as attractive place to reside, primarily due to its commuting distance to Wellington and Masterton, but also due to the many opportunities for people to enjoy the benefits of a rural lifestyle and a small holding of land. This source of development pressure has been a main driver for growth in the Wairarapa. The additional number of dwellings that have arisen does not equally infer an increase in population given the number of 'holiday' or second homes being developed in this part of the region. There is a need to recognise that in providing such lifestyle opportunities that without some planning the rural character people are seeking and the primary production value that comes from rural land could be incrementally eroded over time.

4.1.2 Residential Zone

The Carterton Township (residential area) makes up only 0.4% of the total land area of Carterton District and is managed by a Residential Zone and a Low Density Residential Character Area as defined in the Wairarapa Combined District Plan. The township has an amenity value which derives from its 'rural town' character.

The character of residential areas has changed over time so as to meet a wider range of urban residential lifestyles. An increasingly aging population, and a demand for lower maintenance properties, is likely to increase the demand for houses that are smaller and on lots which are less extensive. The desire to be closer to the town centre and the amenities it provides as a place for social interaction amongst people living alone or in smaller houses will increase. Residential development needs good design to ensure it respects the positive characteristics of existing areas. Housing which is designed with smaller lots or as part of a comprehensive development where open spaces may be shared or buildings are joined together (such as town houses) need careful design to ensure a quality living environment results.

The current minimum lots areas for the Residential Zone and Low Density Residential Character Area are outlined in Table 6 below.

Table 7: Carterton Residential Minimum Lot Areas		
Zone	**Minimum Lot Area**	**Minimum Average Lot Area**
Residential Serviced	400m²	500m²
Residential Un-serviced	1,000m²	N/A
Low Density Residential Character Area - Serviced	2,000m²	N/A

4.2 Urban Character and Heritage

The urban character of an area is a reflection of an area's history, and therefore a reflection of its distinctiveness and identity. The characteristics that make up an urban area (buildings, street patterns, open spaces, town centres) strengthen a community's sense of place and feelings of belonging. The identity of a place can vary in scale, in that it can apply to a street, a neighbourhood, or a whole urban area.

The following sections describe Carterton Township's urban character.

4.2.1 Land-use

The predominant land-use in Carterton Township is residential. A central core of commercial activity is located in the town centre, with isolated pockets of commercial and industrial use located throughout the town. Residential development is most dense in the northern part of the township, with low density and semi-rural land-use prevalent south of Brooklyn Road. For the most part, residential, commercial, and open space activity is located north of Brooklyn Road.

The township has two north-south road connections that link the town. The first being High Street (also known as SH2) and the second being Lincoln Road. High Street is predominantly urban, whereas Lincoln Road's adjacent land-uses are predominantly rural or rural-residential.

4.2.2 Housing Typologies

There is a range of housing types and designs in the town which reflect the social needs and styles prevalent in the different eras they were constructed.

The degree of variation does not support a common character definition being possible for the whole township. There are some 'traditional' housing areas with Victorian era buildings. Infill has impacted on these established residential characters in some places.

The traditional housing may be able to be identified where it is sufficiently intact to provide a precinct and so managed more carefully to protect the contribution these make to Carterton's character. These types of clusters are located around the town centre and the northern part of the township. In other areas, the local character is created by a combination of historical housing types and density, such as areas along Brooklyn Road and Hornby Street.

Above, from left to right: Belvedere Road, Park Road, and Pembroke Street.

Above: Brooklyn Road.

Above: Hornby Street.

Above: Armstrong Avenue.

Figure 18 Carterton Township – Housing Typologies

4.2.3 Density

There are variations in the density of residential development across the Carterton Township. Notwithstanding minor variations, there are generally three principal types of residential development. The 'common' residential of lots are relatively low density (compared to a larger town or city) at between 400m² to 1500m². Large-lot residential lots of around 1500m² to 4000m² provide the middle range, and 'lifestyle' blocks at the lowest density over 4000m² complete the range Although many of the 1500m² to 4000m² lots are often called 'lifestyle', they tend to have more in common with urban residential lots with larger gardens rather than small paddocks and livestock.

Examples of 'common' residential development is primarily in the north, and the 'Poletown' (Charles-Frederick Street) cluster in the south. The southern end of Carterton Township that is made up of the Low Density Residential Character Area consists of a mix of 'large lot' and 'lifestyle blocks'. These types of lots are also evident on the periphery of the township.

4.2.4 Streetscape

The form and appearance of streets influences community interaction and plays an important role in the quality and character of any urban environment. The Carterton Township has a diversity of streetscapes, often related to the age of the residential area or subdivision. There are a mixture of wide streets and narrow streets, and they are typically long and straight which reflect the relatively flat landform and the era when most subdivision was undertaken. Streets tend not to be tree lined, rather only having a grassed verge.

Pedestrians are well catered for in Carterton Township with footpaths throughout the northern part of the township. However, the southern part of the township and the periphery, often do not have footpaths. In the southern part of the township and in new subdivisions, there is a relative lack of connectivity in street networks to adjacent areas so compromising the ease of getting around.

4.2.5 Heritage

One of the most commonly identified features associated with character and identity of a place, are its heritage features. Such features can provide an understanding and appreciation for the histories and cultures of a place, and provide insights to the way communities have and settlements have developed over time.

Carterton Township has a number of well know heritage features, with the most notable being the Carterton Public Library, Carrington House, and the old Rail Station. There are various other heritage features dispersed around Carterton Township, with a concentration of features in the town centre.

4.3 Infrastructure

A restraining factor for future land developments is the availability of infrastructure or the ability to provide new infrastructure and essential services, such as stormwater disposal, water supply, waste water reticulation, roads, and reserves. It is important for this Growth Strategy to consider infrastructure and essential services requirements so that there is an understanding of whether the current systems can accommodate increases in demand and/or at what point in the future would systems need to be upgraded to accommodate increases in demand.

The following sections describe the current state of Carterton Township's infrastructure and essential services, and capacity limits.

4.3.1 Transport

Transport for those who work outside of the region can be undertaken through the Wairarapa rail network, Metlink bus service or through private transport.

4.3.2 Private vehicles

Vehicle telemetry gathered by NZTA indicates an approximate 12% increase in traffic flow on State Highway 2 (measured at Clareville) from 2011 to 2016. It is also estimated that 10% of the average daily traffic are heavy vehicles.

In 2014 the Ministry of Transport released a report examining the previous ten years data of road vehicle usage across the country observing a recent flattening, or reduction in the total amount of car travel. Whether this continues to hold true or will be reflected in the number of vehicles traveling through State Highway 2 remains to be seen.

4.3.3 Train use

Patrons using the Wairarapa train line have steadily increased. In the 2005-06 financial year just over 586,000 people had use the line. In 2015-16 that number had increased by over 25% to 734,529.

The upturn in use has placed pressure onto the service that has ageing tracks subjecting trains to speed restrictions resulting in delays to the service. The number of services provided along with the capacity of each service has been the subject of numerous complaints. Greater Wellington Regional Council does not have any current plans to increase services.

4.3.4 Walking and cycling

Despite the relatively flat terrain, cycling or walking as a means to commute to or from work within the Wairarapa has a low percentage of uptake. Data from the 2013 census shows only 1.4% of those within the Carterton District biked to work while slightly more, 3.7% walked.

Data on recreational cycling is sparse but anecdotal information points to both walking and cycling as being a popular recreational activity.

New development needs to provide access ways that make it safe and inviting for walking and cycling both as a commuting option as well as recreationally.

4.3.5 Water Supply

The main fresh water supply for the urban area of Carterton comes from the Kaipatangata Stream. The catchment area for the stream is to the west of the district within the Tararua State Forest Park. A supplementary supply is obtained from a bore field in the southwest part of Carterton situated along Lincoln Road.

Current use averages approximately 2000m^3 per day although there is a peak summer use of 2,300m^3 per day. Water supplies are rain affected which means peak demand over summer coincides with reduced rainfall and daily usage at times over summer needs to be conserved.

Climate changes or changes to the consented allowable water take in the future may see the need for alternative supplementary sites being considered however, there is sufficient supply availability to cater for the foreseeable future for the District under current growth demands.

Current development is supplemented through financial and development contributions however, any proposed future development would need upfront capital investment for delivery of water to urban areas outside the existing urban zone.

4.3.6 Waste Water

In 2012, the Council purchased the 65.7-hectare Daleton Farm next to the District's waste water treatment plant. The purchase was to enable treated wastewater effluent to be irrigated direct to land so as to reduce the discharge of effluent to the Mangatārere stream.

Wastewater goes through a number of clarification and filter processes, including UV treatment, prior to discharge and Council has invested in upgrading the treatment plant with more planned in the latest 35 year term resource consent application. The application includes measures to further reduce discharge to the Mangatārere stream to a point that, outside high water events, the downstream water is clean enough to swim.

The wastewater catchment area is limited to the Carterton residential zone and is forecast to cope with any urban growth well into the future. As per the provision of water however, any proposed future development would need upfront capital investment (later recovered through financial and development contributions) of wastewater reticulation to pipe wastewater to the existing wastewater treatment plant in the southern end of Carterton township.

4.3.7 Stormwater

Carterton has a limited reticulated drainage system to drain rainwater from residencies, commercial/industrial properties and surrounding land. The service is focused predominantly on the urban area where the

density of buildings and urban infrastructure disrupt the natural flow-paths and soakage of surface water.

The District has areas prone to surface water flooding on the western and north-western side of Lincoln road from reaches of the Waikākāriki and Mangatārere stream.

Figure 19 below identifies the 1 in 50 year flood hazard zones based on our current knowledge of the area. However, Greater Wellington Regional Council are currently working on a more detailed model of the flood hazard area providing a 1 in 100 year event (1%) plus the additive consequences of climate change.

The outcome is likely to see a more wide spread flow path of the existing modelling with water flow largely confined to the west of Lincoln road.

Increased urban development within the current residential zone would likely exacerbate known surface water issues and a more extensive stormwater drainage network may become a necessity particularly where ground soakage is not feasible.

Any proposed development is encouraged to use the New Zealand Standards low impact design strategies to mitigate surface water flow away from residential buildings regardless where in the district the proposal is for.

Figure 19 Mangatārere Stream 1 in 50 year flood hazard zone

4.3.8 Hazards

Climate change predictions suggest increases in both extreme rainfall events as well as extreme dry periods. Increased extreme weather events would more than likely impact on all three of Council's water services. Considerations to additional sources of water supply, as well as considered expansion of the urban zone and associated stormwater infrastructure to areas that are best suited to above ground water flow are already in the forefront of Councils decision making. As predictive models provide greater certainty of outcome, Council will be able to provide a more detailed planned response.

4.3.9 Community Facilities

Council provides numerous parks and reserves along with community facilities such as the swimming baths, library, and event centre for public use.

As and when opportunity arises to purchase land that may enhance the character of Carterton, Council will consider the purchase of that land. However, the current number of community facilities provided by Council is considered to meet growth levels well into the future.

Facilities outside of Council's control such as schools and medical facilities will need to be carefully managed as will be aged care facilities as the district's 65+ age group is projected to increase to 34% of the total population by 2043.

5.0 Residential Capacity

This section of the Growth Strategy considers the existing urban growth capacity of Carterton Township to determine whether sufficient land is available to meet the projected demand for housing. The 'current capacity' is the area of vacant residential zoned land that is available for development, in that vacant land is any residential zoned land that is not built on, or subdivided.

Using GIS layers (parcels boundaries, and the Residential Zone and Low Density Area boundaries) and aerial photography, available land was identified within the residential zones across the township.

The current provision of zoned land and available land is provided in Table 7 below.

Table 8: Carterton Township Residential Land Area

Zone	Total Land Area (ha)	Current Capacity Area (ha)
Residential Zone	289.7	41.6
Low Density area	219.1	51.5
Total Residential Zones	508.8	93.1

Figure 19 shows the areas identified as vacant land within the existing urban boundaries of Carterton Township.

Carterton Township will need to accommodate an additional 960 houses by 2043 assuming the higher growth scenario as described (with the rural areas accommodating an additional 690).

Some 180 houses can be accommodated in existing zoned land areas based on the minimum lot size of 400m², accommodating 780 houses in the Residential Zone would require 40.4ha of land (assuming 30%

additional land required for roads and reserves). This would leave approximately 1ha of land for any changes towards greater demand in residential housing during this time. Table 8 below provides a summary of Carterton Township's residential land capacity.

Table 9: Carterton Township Residential Land Capacity				
Zone	**Available Land Area (ha)**	**Additional Growth**	**Land Required (ha)**	**Land Capacity at 2043 (ha)**
Residential Zone	41.6	780	40.4	1.2
Low Density area	51.5	180	51.5	0
Total Residential Zones	93.1	960	91.9	1.2

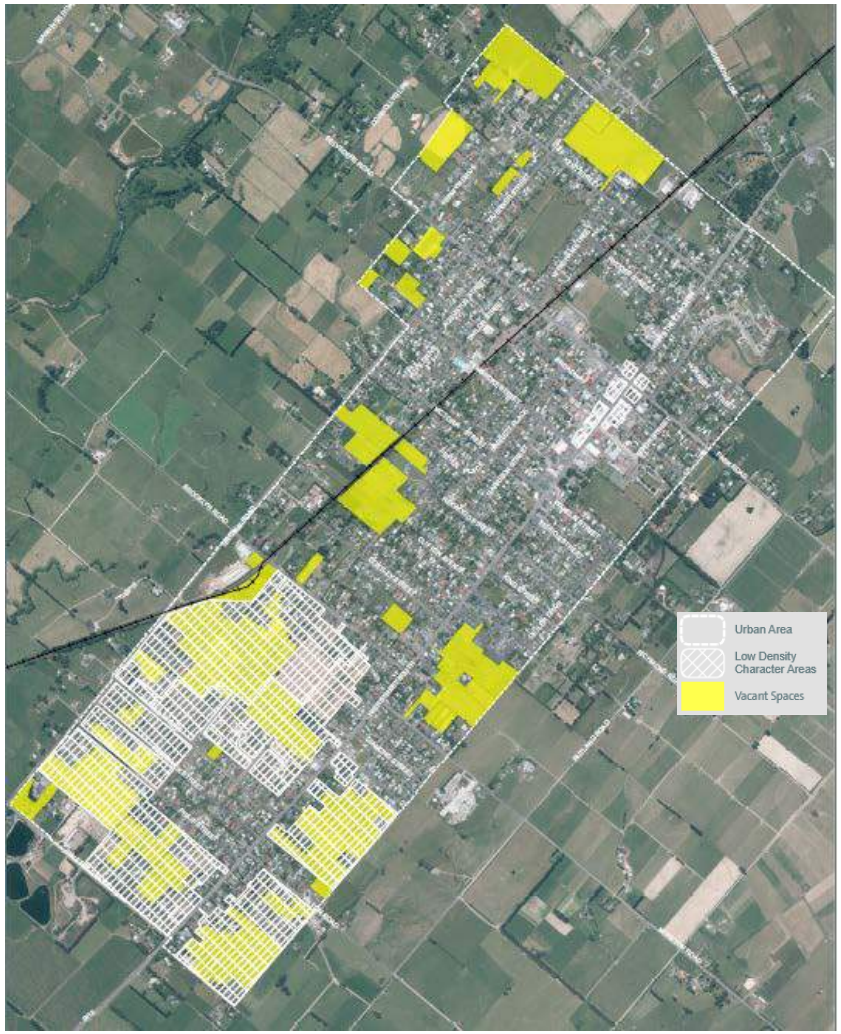


Figure 20 Carterton District – Area of Vacant Residential Land

The evaluation of available zoned land relative to the number of houses required by 2043 shows that there is sufficient land already zoned within Carterton to provide for projected growth. However, it is proposed that Carterton plans for a supplementary area for residential growth for the following reasons:

- Although there is capacity for residential growth under current population projections, land capacity in 2043 would only be 1.2 hectares. The urban growth strategy is aimed beyond the current data availability of 2043. Given a longer projection timeframe for growth, the 1.2ha would not provide enough available land for any further development within the urban area. Council are obligated to ensure that there is sufficient development capacity in respect of housing land to meet the expected demands of the district. Increases in population projections would not allow Council to meet those obligations without re-zoning.
- Limited land availability may restrict those who choose to live with Council provided services. With limited supply, urban land values may increase to a point that makes the district unattractive and impedes long term growth.
- It is important to signal to the market that there is a growth spatial strategy direction which the community and Council favours – in this way any proposals for private plan changes to rezone land can be considered relative to this spatial plan direction.
- The develop-ability or interest of current land holders in the existing urban area will vary. There is further research Council can undertake to understand development intentions as well as any constraints to the use of this currently zoned vacant residential land. This research may assist to enable release of some of these areas or potentially they could be removed from the calculations of the 'available' land for development if there is no intention to use it over the planning period.
- If all the land available is contained within the existing urban area and people are interested in living more rurally then providing a choice that is close to the centre but still in a rural setting would help to satisfy that demand. Guidance as to the form of the development in these 'greenfield' areas needs to be developed to ensure the characteristics people are seeking are retained with urbanisation. These may take the form of clusters of development with shared open space between or variable densities that seek to retain a semi-rural character in parts.

6.0 Spatial Strategy for Growth

The Carterton District's population is spread over a large, predominantly rural area with 58% of the population residing in the Carterton Township. Over time, the Township has grown along SH2 giving it an elongated urban form. This type of urban form creates inefficiencies and limitations for infrastructure and service provision, accessibility, and community service provision.

Drawing on the demographic and economic profile of Carterton District, the urban character and heritage of Carterton Township, and the infrastructure constraints and issues for the Township, the following section outlines the proposed spatial strategy for Carterton.

6.1 Urban Growth

The projected growth scenarios proposed to be used to guide the provision of residential land is described in section 3. Determining the primary spatial direction for growth of Carterton's urban area could be

considered on the basis that up to 960 houses will need to be provided for in the next 30 years. In determining the primary spatial direction for growth, it is important to consider the location, extent, and age of existing services and infrastructure so that future demand for additional or upgraded services and infrastructure can be planned and provided in an efficient and coordinated manner.

6.2 Rural Growth

In rural areas the growth distribution is typically more dispersed and less reliant on the provision of services. Some of the dwellings in rural areas can be expected to be to support rural land uses. However, it is expected many will be more for rural residential purposes. Council may wish to consider a more planned approach to rural residential development. Considering the effects of houses on the rural landscape, productive land, groundwater (septic tank discharges), water takes (bores) and roading is recommended as part of the growth strategy.

6.3 Light Service Industry Growth

Throughout the process of preparing this Growth Strategy, it has been identified that there is also a need to identify options for additional Industrial Zone land to accommodate growth and demand in light industrial/service activities. The strategy for light industrial growth is to maintain a proximity to the existing urban area to enable ease of access for workers and for the services these provide to the urban area. Two areas are considered as potentially suitable – one towards the Clareville and the other to the south end of town across from the Beehive Bacon factory on Moreton Road

Ideally, any light service area should sighted further enough away from residential areas as to not create noise pollution and be sheltered by transitional plantings to reduce any adverse visual pollution.

6.4 Cycleways and walkways

It is recognised that walking or cycling is not a popular means for commuting in the Carterton District. Although data is sparse, anecdotal evidence would suggest that recreational walking and cycling is far more popular. Regardless of current popularity, encouraging walking and cycling activity would be beneficial to the Carterton Community. As such, any future development should include open spaces, walkways and cycleways.

A transitional planting arrangement between any light service area and neighbouring residential locations would not only prevent adverse noise and visual pollution but the buffer area could be incorporated into the walk way or cycle way around the urban zone.

6.5 Changes and rating impacts

Altering the zoning of an area may have rating implications and this is recognised by the Council. If changes were to take place, these changes would not impact on current rate settings (outside of the norm) unless the area was subdivided or sold. For example, if rates were set under a rural zone and that zoning was to change, the rates would remain as rural until that property was sold or subdivided for development.

6.6 Growth Option Assessment Criteria

To assist in determining the suitability of growth areas for residential development, a set of assessment criteria has been developed to evaluate growth area options.

The criteria are linked to the outcomes sought by the Council and objectives of this Growth Strategy set out in Section 1.

Table 10: Growth Option Assessment Criteria

Assessment Criteria	Description
Proximity and availability of services and infrastructure	The proximity to and ability to connect easily with reticulated infrastructure and local services can reduce the economic and environmental costs of new development. Infrastructure and services include: • Water supply • Waste water • Stormwater • Local roads • Telecommunications, power, gas
Suitability of land	Some areas are potentially subject to natural hazards that could result in significant risks associated with occupation of the land. These effects cannot easily be mitigated, so growth areas that avoid hazards are favoured over those that are potentially affected. The influence of climate change on the nature of these hazards also needs to be considered. Growth areas should avoid adversely impacting on heritage buildings or places of cultural significance. New urban development should aim to avoid: • Natural hazards (such as, flooding) • Versatile soils (where alternatives exist) • Re-contouring land and large earthworks • Cultural and heritage features
Accessibility and connectivity to town centre	A town centre or activity centre is where people shop, work, and socialise. It provides the focus for services and social interaction. The proximity of potential growth areas to activity centres is important in ensuring social cohesion, reduced vehicle trips, and stronger communities. Consideration should be given to: • Walking distance to town centre • Cycle and walkway patterns across Carterton • Ability to provide an efficient street pattern • Reserves and open spaces
Proximity to community	Similar to town centre accessibility and connectivity, the proximity of potential growth

Table 10: Growth Option Assessment Criteria	
Assessment Criteria	**Description**
facilities and amenities	areas to community facilities is important in ensuring social cohesion, reduced vehicle trips, and stronger communities. Community facilities include libraries, community halls, schools, hospitals, bus stops, neighbourhood shops, and recreation (parks, playgrounds, sport facilities).
Relationship to main transport linkages	Transport networks are important for enabling people to move within and between urban areas to schools, work, commercial centres, and other activities. They are likely to become more important in the future as more of the population seeks to utilise public transport within their town and to travel to other towns. For these reasons transport corridors can be seen as a crucial factor in shaping urban areas. New growth areas located adjacent to existing urban areas or along key transport corridors have the potential to link well with existing urban areas. In contrast, new growth areas that may be greater distances away or poorly connected to transport corridors tend to undermine social cohesion, make infrastructure provision more expensive, and reduce the sustainability of urban areas.
Proximity to incompatible land-uses	As urban areas grow there are increasing instances where relatively sensitive residential areas come into contact with incompatible land uses, such as, factories, meatworks or wastewater

Table 10: Growth Option Assessment Criteria	
Assessment Criteria	**Description**

	treatment plants. This results in residents raising concerns about noise, air emissions, odour, and/or traffic. These land uses that are incompatible with residential living are often vital to the functioning of the urban area and district economy, and are often limited in where they can locate. As a result, it is considered more desirable to direct residential growth away from these types of land uses.

7.0 Urban Growth Options

Using the Assessment Criteria described above, a range of residential and industrial growth area options within and surrounding Carterton Township were considered for accommodating growth.

The map below shows the general growth option areas considered for Residential and Industrial Zones.

With respect to western side of Carterton, while these options can connect to existing water supply infrastructure, main transport linkages, and compatible with surrounding land-uses, these options are situated within the Flood Hazard Area identified in the District Plan, are some distance from community services and schools. In contrast, the eastern side growth options would not require flood mitigation and provide

‘walkability’ and ‘connectivity’ to existing CBD and community facilities including the existing local schools.

All options may require additional water supply and wastewater infrastructure. Additional costs of road upgrading may be required and long term land acquisition may be needed for access ways into existing road ways.

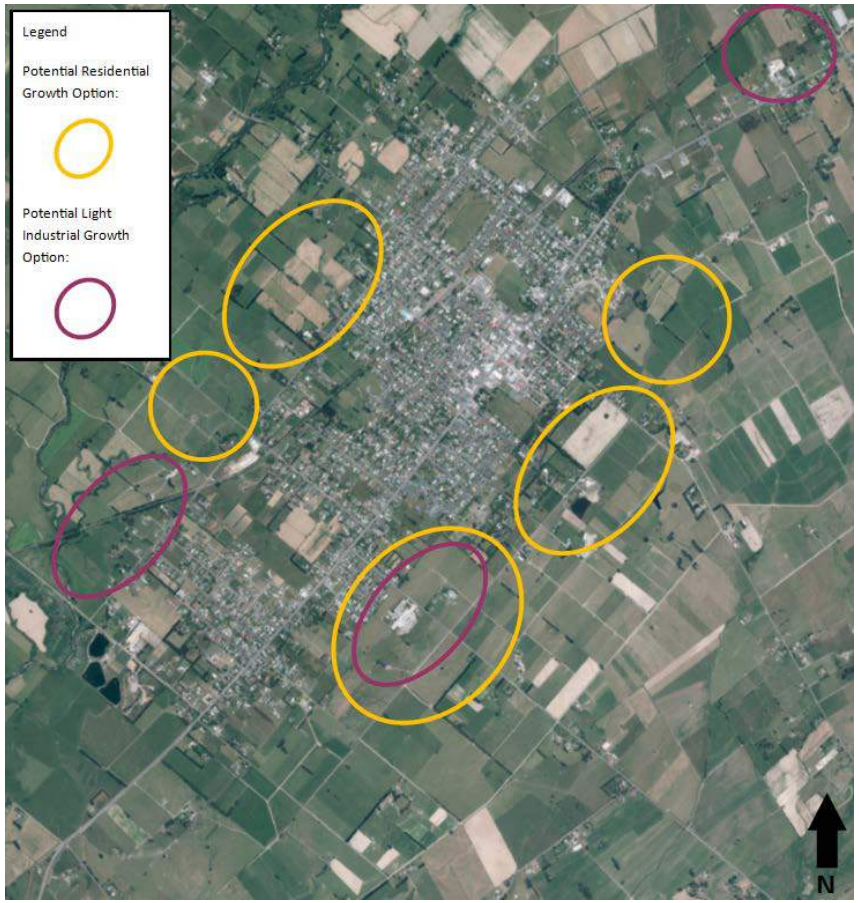


Figure 20 Carterton Potential Growth Area Options

In considering the options, the spatial strategy has been to favour an eastwards direction for future growth. This direction for growth is proposed in increments that relate to the cadastral boundaries and demand fluctuations over time. The eastwards direction in the area indicated in Figure 21 is favoured for the following reasons:

- The west side of the town is prone to flooding and this presents risks for residential development that can be avoided by the eastwards direction.
- With SH2 running through the town the highway is a barrier that makes walking/cycling movements from east to west restricted by the frequency of traffic movements. All the town's schools are located on the east side of town and the SH2. For future growth it is preferable that people can move to and from school without crossing SH2.
- The town centre of Carterton is located towards the north end of the town. The accessibaility of the centre for people in growth areas is enhanced by the proximate location to the centre.
- The elongated urban form of Caterton is ineffcient for servicing and for accesiability and also hinders SH2 traffic travel times. It is preferable that urban growth does not further extend the elongation of the town. 'Rounding out' the town to give more lateral depth is a preferred spatial strategy.
- Defining one direction for growth rather than several growth fronts makes servicing more efficient for the town. It also generates certainty for land uses in other areas of town and its edges to enable reverse sensitvity between incompatible land uses to be better managed.

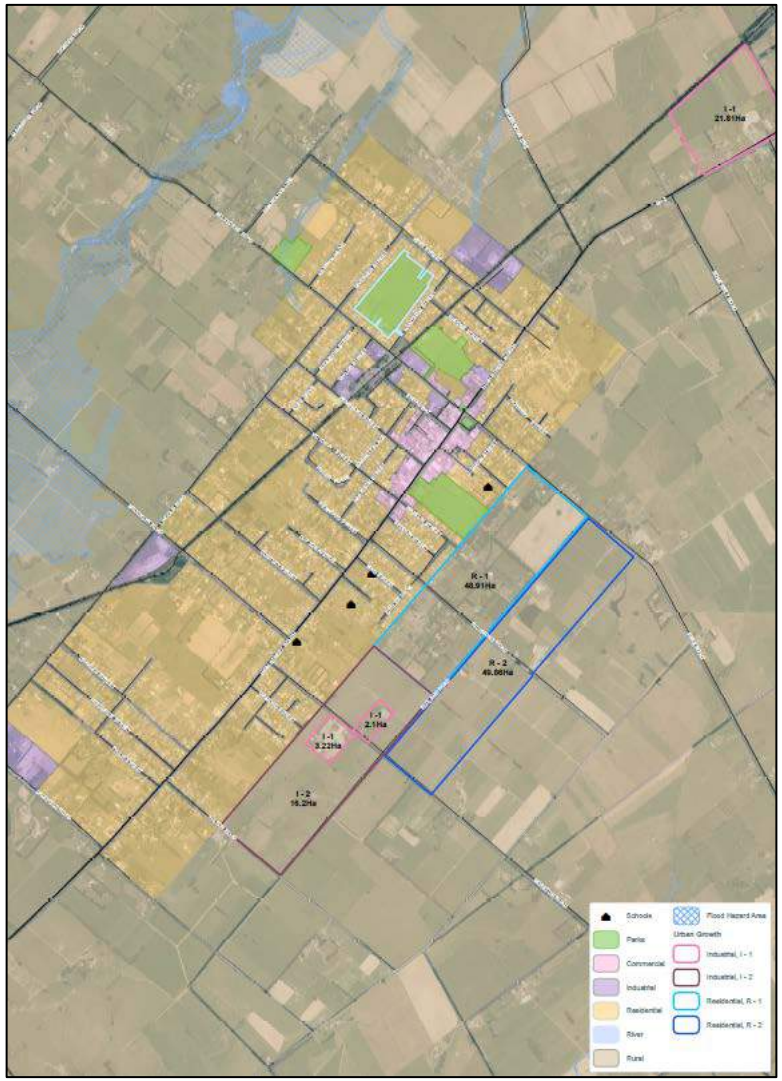


Figure 21 Carterton District – Area of Vacant Residential Land

8.0 Conclusion

Carterton District Council has prepared this Growth Strategy for the District in order to provide a proactive basis for directing where and how to accommodate future residential growth in the District.

The Carterton District is expected to grow in population over the next 25 years. Based on SNZ data and the District's development trends of the past 10 years, it is recommended a 'High' population projection scenario is planned for. Under this scenario, over 30 years it is possible that Carterton may grow by 1,650 houses. For urban and rural areas, this equates to 960 and 690 house, respectively.

As noted in Section 7 above, the spatial strategy for growth should limit the elongation of Carterton and consolidate growth around the core.

As part of the development of this Growth Strategy and the spatial strategy for growth, targeted engagement with development professionals, including real estate agents and surveyors, was carried out to understand the development industry's perspective on constraints and opportunities for the District's growth provision. Two community workshops were also held to gain an understanding of the community's perspective on how and where people would like to see growth provided for.

To both encourage a well-planned and efficient use of the resources of the District in providing growth, as well as to enable the development industry and its communities to benefit from the opportunities growth brings, Council should signal its development area intentions as clearly and expediently as practicable.

This will require a strategic approach in the prioritisation of its intended growth areas. The Council will need to identify timing of provision of services or opportunities for the private development of infrastructure if this is considered appropriate. The ability to service land within the Council's financial capacity is an important consideration.

It is also recommended that guidelines to manage the form of growth are part of any rezoning that occurs to encourage new development layouts to be efficient and to maintain attributes of charter that people value in Carterton.

A better level of understanding of current land parcels zoned for residential development should also be proposed in advance of determining the areas of land that should rezoned to provide additional area for growth.

Any preparation for plan changes for rezoning should also be preceded by an analysis of the servicing regime requirements and the methods by which this cost will be addressed.

9.0 References

Aiken, N (2008). *Carterton Urban Design Scoping Assessment: Urban Design Protocol*. Report Prepared by Opus International Consultants Limited for Carterton District Council. Report No. NP56/08.

BML (2006). *Tasman Lakes Estate Private Plan Change Request: Wildlife Survey / Kowhai Stream Mouth*. Report Prepared by Boffa Miskell Ltd for Pritchard Group Ltd. Report No. W06050-1_003.

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