



Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

**Te Mahere Whakawhanake Anamata
2024-2054
Tairāwhiti Future Development Strategy
2024-2054**





Ripanga Ihirangi

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Kupu Whakataki a Te Koromatua

Mayor's Foreword

Kia ora,

It is with immense pride that I present to you our Future Development Strategy for Tairāwhiti. The strategy identifies areas most suitable to accommodate growth over the next 30 years. This vision marks a significant milestone in our journey towards a flourishing, sustainable, and inclusive future for all who call Tairāwhiti home.

Together, we have been through some very tough times where severe weather events have impacted our communities. We want a future that epitomises our resilience and the strength of our spirit. Our region has a rich history, rooted in the traditions and values of tangata whenua.

We all agree that we need more homes, and alongside that we must consider the wellbeing of our environment. The Government is also encouraging intensification across our cities to help meet the challenges of climate change and well-functioning urban environments. We need to reduce outward growth, focusing growth on existing urban areas which allows efficient use of infrastructure. We should strike a balance between progress and conservation, ensuring that future generations inherit a pristine and vibrant environment.

The Future Development Strategy is the first step in our efforts in reviewing elements like zoning provisions in the Tairāwhiti Resource Management Plan, which aims to significantly improve how we regulate development across the urban area.

The Council has prepared this strategy to reflect the aspirations of our people of the Tairāwhiti we all want and deserve.

Ngā mihi nui,

Rehette Stoltz - Mayor of Gisborne



Mihi



Rere whakarunga ō tātau hiahiatanga

Let our thoughts and aspirations soar

Kia maringi tiketike ai ōna hua

Spilling forth the bounty of our efforts

Whakatairangatia ngā manakotanga o te iwi

Uphold too the dreams and wishes of the people

Kia rangatira ai to tātau tū

That we may stand with pride

Tū whakaihi, tū whakawehi

With purpose, with awe

Tū wananawana

And excitement

Kia haumī, kia tāiki

We together joined and united

To tātau Tairāwhiti e!

Our home, our place, Te Tairāwhiti!





He aha he Rautaki Whakawhanake ki Mua

What is a Future Development Strategy?

The Future Development Strategy (**FDS**) is a strategic tool to assist with the integration of planning decisions under the Resource Management Act 1991 (**RMA**) with infrastructure planning and funding decisions. It allows us to:

- Identify broad spatial areas that can support future growth over 30 years.
- Indicate the key infrastructure (down to sites and corridors) to support future growth.

It is developed under the National Policy Statement on Urban Development 2020 (**NPSUD**), which sets out the requirements for an FDS. The NPSUD states that the purpose of the FDS is to promote long term strategic planning by setting out how the Council intends to:

- Achieve well-functioning urban environments in existing and future urban areas; and
- Provide at least sufficient development capacity over the next 30 years to meet expected demand.

Where the FDS fits into our existing policies and plans

The FDS will inform the Tairāwhiti Resource Management Plan (**TRMP**), Long Term Plan (**LTP**), Infrastructure Strategy, Regional Land Transport Plan (**RLTP**) and other relevant strategies and plans. Figure 1 shows where the FDS fits with national legislation, national direction and council strategies and plans.

How does the FDS influence the TRMP?

The FDS provides Council with a plan to accommodate future growth. The FDS signals changes needed to the Regional Policy Statement and District Plan to support urban growth and development in Tairāwhiti. The FDS is adopted, it does not change the current TRMP but informs it. Council will have regard to the FDS and other related Council policies and strategies when reviewing the TRMP.

To be detailed in the FDS Implementation Plan changes to the TRMP will be required to reflect how Council will accommodate future growth. This may include rezoning of areas and rules that allow different types of development, including more intensive development.



Figure 1: Legislative Framework for implementing the RMA 1991



Why do we need an FDS?

We are faced with a housing shortage, infrastructural challenges and a population that faces affordability decisions regularly. We wanted a “birds eye view” of the issues and to develop a plan to improve our urban environments and our use of the current city footprint here in Gisborne.

What has informed the FDS?

The FDS has been informed by a wide range of information and analysis to form a strong understanding of challenges facing the rohe and opportunities for growth. A key piece of information is the Housing and Business Assessment (HBA) which is an in-depth analysis into our region's growth forecasts.

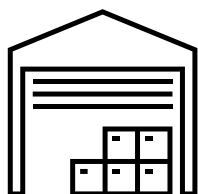
The key findings of the HBA:



8700 more residents



5000 + homes



Business land okay Affordability a concern

Further detail on the background information that informed the development of the FDS is included in the Appendices and in the supporting technical report (the Technical Report).

Where is the focus area of the Future Development Strategy?

The FDS focuses on the existing urban area and immediate surrounds of Gisborne City. The city is where most of the future growth is predicted to happen. There is a strong focus on the Gisborne-Tūranga urban area and nearby rural towns such as Manutūkē, Pātūtahi and Ormond East.

Our coastal and rural towns have been assessed to understand any constraints they may face for future growth. They have enough zoned land in the current operative TRMP to meet expected levels of growth outlined in the HBA.

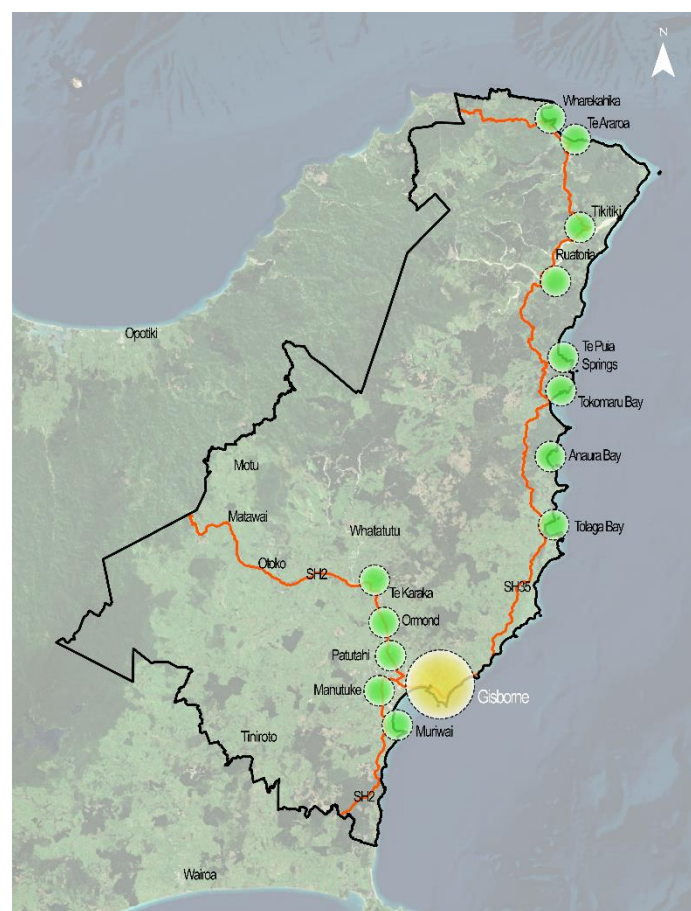


Figure 2: Coastal and rural township in Tairāwhiti



Ngā uara me ngā wawata o ngā iwi me ngā hapū

Iwi and hapū values and aspirations

The FDS has been prepared by Council in collaboration with Tairāwhiti iwi and hapū who expressed an interest. Council has taken into account the principles of Te Tiriti o Waitangi throughout the development of the FDS.

Our approach has included early and ongoing kōrero, engagement and hui with iwi and hapū who expressed an interest in the FDS.

Several hui were held at key stages to discuss the background of the FDS, specific criteria for iwi and hapū values as part of the assessment of potential growth areas, site selection, and iwi and hapū aspirations over the next 30 years.

Further background detail is outlined in Section 5 of the Technical Report.

Overarching framework of values

Council has worked with tangata whenua and the Iwi Technicians¹ on the FDS focus areas. We have developed a shared values framework that may be shared between one or more iwi/ hapū individual iwi and aspirational statements towards future urban development. We respect tangata whenua and their individual values and goals towards their future urban development aspirations.

Individual iwi and hapū aspirational statements

Iwi and hapū were presented the opportunity to share their individual aspirational views towards urban development and growth:

Te Aitanga a Mahaki – Te Aitanga a Mahaki Trust

Toitu te marae a Tane, Toitu te marae a Tangaroa, Toitu te iwi.

If the domain of Tane Mahuta survives and prospers, if the domain of Tangaroa survives and prospers – then so too will the people.

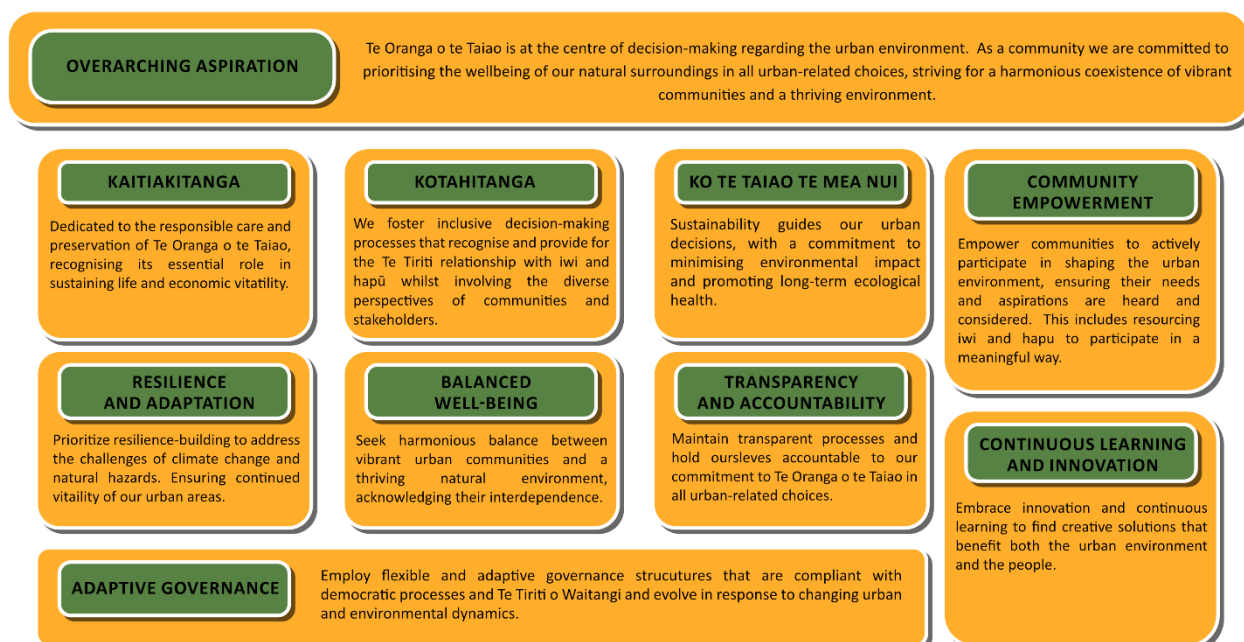


Figure 3: Tangata whenua overarching aspirations and values framework

¹ Iwi Technicians were engaged via the Iwi Technical Trial (ITT) More information outlined in Section 5 of the Technical Report.



Nga here me nga whai waahi

Constraints and opportunities

Tairāwhiti and the Gisborne City urban environment have a wide range of potential development constraints. Some may make any form of development or growth inappropriate (such as an area subject to significant natural hazard risks). Alternatively, a development constraint may signal the need for more detailed investigation before developing an area or increase the cost (and viability) of future development in that location. Coastal areas around the existing urban environment, especially to the south-west and west, are particularly constrained by several factors. Flood risks and productive land are generally present throughout the Waipaoa River valley. Land stability, coastal inundation and wetlands are also notable constraints immediately adjacent to much of the existing urban environment. Areas to the north-west are notably less constrained.

Figure 4 highlights the main urban area which provided the areas least constrained, with areas west of Elgin being most constrained.

Cyclone Gabrielle highlighted the risk of flooding and land movement to the urban area. In addition to the constraints mapping, we have accessed the destructive impacts left behind because of Cyclone Gabrielle. We looked at properties that had building assessments done after the cyclone to see if they were in the proposed growth areas. Most of the proposed growth areas did not have issues with buildings being damaged due to flooding or land movement. We removed one area and refined the areas that were along the river. The interim Future of Severely Affected Land (FOSAL) categories will continue to assess areas that have an element of risk, which will be incorporated in the TRMP review.

Refer to Appendix 1 for more detailed opportunities and constraints mapping.

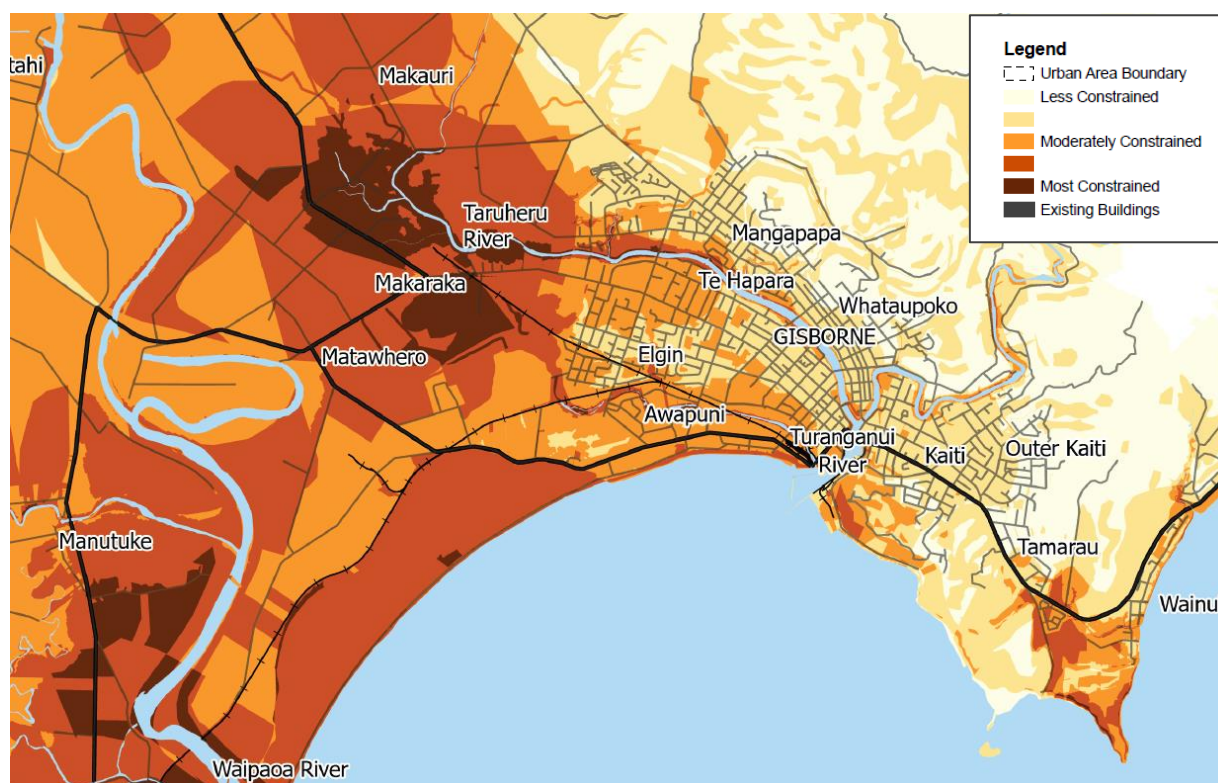


Figure 4: Opportunities and Constraints summary map



Ngā hoaketanga e arahi ana i te rautaki

Objectives guiding this strategy

The FDS aims to create an environment that provides homes in a way that communities can prosper. To achieve this, we are guided by aspirational objectives that say how we want to provide for growth and what we are aiming to achieve to deliver future growth. The objectives were developed with community and stakeholder engagement, national policy direction, tangata whenua values and elected members.

The FDS proposes a growth strategy that achieves the objectives in a balanced way, guided by an overarching objective to ensure growth and development revitalises and enhances te oranga o te taiao - the wellbeing the environment. In support of the overarching objective, three focus areas aim to first protect te taiao, then shape growth and development around community functions.

Informing the objectives is a series of key indicators that will demonstrate whether the objective has been achieved. We will use the objectives to monitor our progress, keep us on track and be adaptive to change.

Overarching Objective

Growth and development must strive towards achieving a harmonious co-existence of vibrant communities and a thriving environment.



Te Taiao

Supports protection of te taiao, including its capacity to sustain life

Supports restoration of indigenous biodiversity and manages the impact on biodiversity, including minimising further loss

Occurs in accordance with Te Mana o te Wai

Tairāwhiti urban environment supports reduction in greenhouse gas emissions



He Tangata

Growth and Development encourages and where possible, facilitates the delivery of houses of a size and form, including adaptively reusing existing housing stock or buildings, that meet the diverse requirements of the people of Tairāwhiti

Communities are resilient to and can adapt to the current and future effects of climate change

Communities are resilient to current and future risks from natural hazards

Communities grow in areas accessible by active and public transport to jobs, services and amenities



Development

Supply of land for housing and business exceeds projected demand

Growth and development supports the delivery of business land that meets the diverse needs of the Tairāwhiti economy

Infrastructure is planned so that it supports resilience, integrates with and supports infill, intensification and greenfield and business growth areas

Growth does not occur on productive land

Figure 5: Future Development Strategy Objectives



Te Rautaki

The Strategy

The FDS provides capacity for 5,400 new houses in Gisborne City over the next 30 years. The existing zoned business land provides sufficient capacity to support forecast business growth over the next 30 years. Outside of the city, capacity for an additional 2,235 new houses is provided for in the existing zoned land across the settlements and villages in Tairāwhiti.

The FDS provides for both intensification growth areas and some greenfield development opportunities. These areas will provide the number of new houses we need to meet the demand over the short, medium, and long term. The FDS aims to provide opportunities for a diverse range of housing choices to meet the needs of our current and future communities.

The FDS enables and encourages:

- A combination of residential and commercial activities within the Gisborne city centre.
- Apartments and more intensive urban form of housing to be concentrated within and around the city centre. This area has a lot of employment opportunities and the highest access to amenities, community facilities and quality public open space.
- More intensified housing in highly accessible neighbourhoods across Gisborne where we are likely to see a range of housing types delivered over 30 years.
- Greenfield growth in areas close to the existing urban area but remain clear of our fertile agriculture areas. They can more easily connect to our existing movement networks and infrastructure. It is important that the greenfield land is used efficiently for diverse land uses to reduce pressure on further greenfield expansion in the long term.

- Opportunities for intensified rural residential lifestyle development in existing rural lifestyle zoned areas west of Gisborne around McLaurin Road and in nearby townships of Patutahi, Manutuke and Ormond.
- Residential development in coastal and rural settlements happens in existing neighbourhoods and zoned land.
- Commercial, business and industry activities to grow within our existing business zoned land. More activities can be located within the land available and be in locations which have good access to the city centre, and good transport options to the airport and port.

The key part of the FDS is providing for our future housing growth through increasing the density of houses in our existing urban area. A compact city footprint offers a range of benefits for people, including easier access to goods and services, greater housing choices and lower long term infrastructure costs. It also provides more opportunities to move towards a more carbon neutral urban environment, protect our fertile soils, and revitalise and enhance te taiao.

Directing future growth to these locations and managing how development occurs will happen through the TRMP. The TRMP rules will be focused on growth and development revitalising and enhancing our taiao as we grow, and making sure our communities are resilient to the effects of natural hazards and climate change.

To reach this point, we have considered a range of different options for how we accommodate growth in the future through spatial scenarios. The different spatial scenarios, and further analysis is included in the FDS Technical Report.

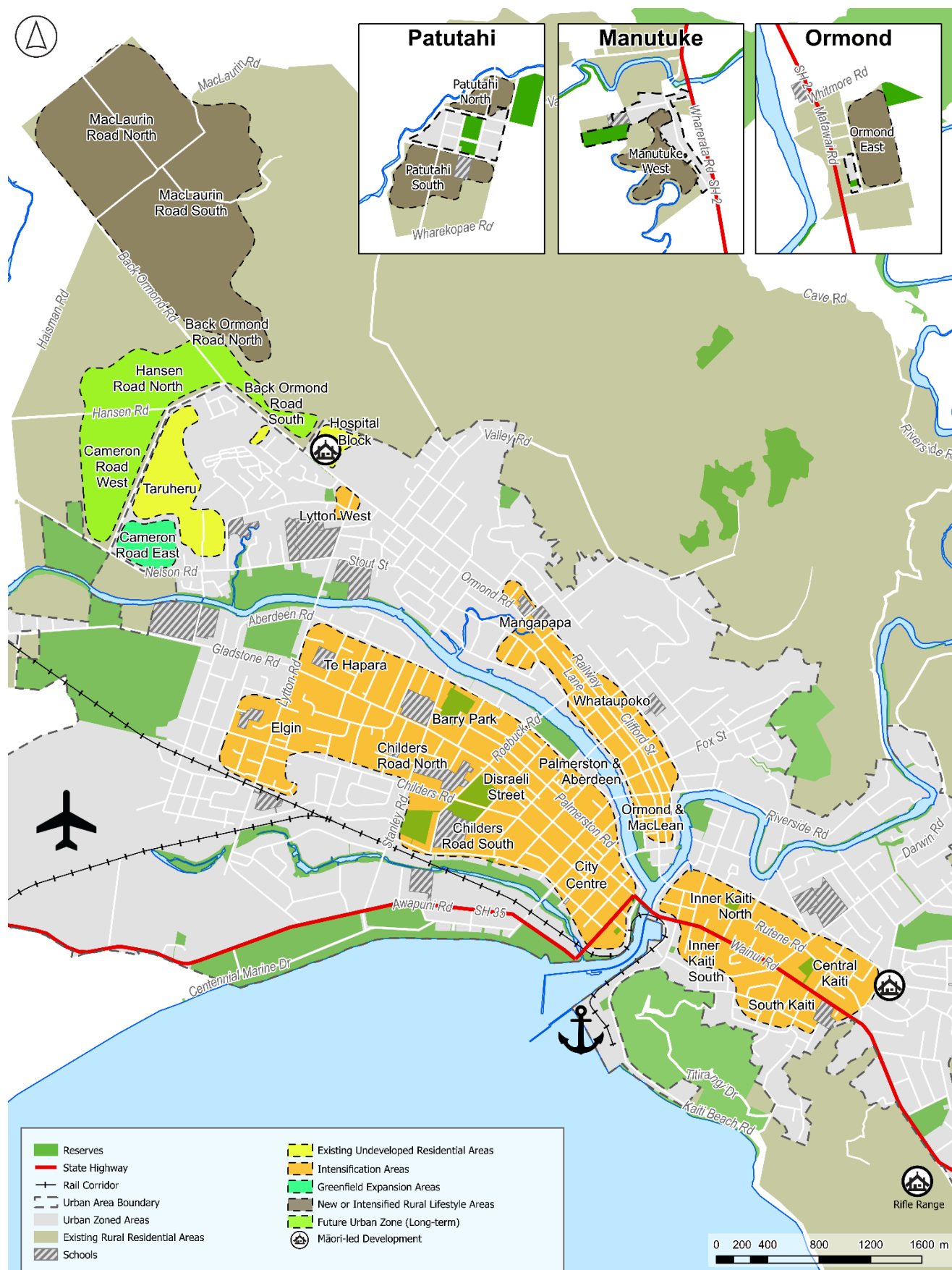


Figure 6: The Strategy - Growth areas



Residential Capacity

The FDS provides potential capacity for about 5400 new houses in and around Gisborne. This is more than the projected demand and shortfall of 2800 houses that is required to accommodate demand for growth over the next 30 years.

As such, it is unlikely that the full 5400 would be realised over the life of this FDS. However, we have provided additional capacity over and above the project demand – this is to help create competition in the market to deliver affordable housing; and due to uncertainties on how the market will respond to intensification opportunities, uncertainties on the densities of new greenfield development and the uptake of intensified rural lifestyle development.

We estimate that the FDS will provide for capacity for new houses across Gisborne through a mix of housing choices:

- 4050 homes delivered through some intensification in the existing urban environment (75.5% of growth)
- 780 homes delivered through new greenfield development (14.4%)
- 570 homes delivered through intensification of existing rural residential/lifestyle (10.1%)

Business land – BAU

There is sufficient capacity to cater for projected business growth over the short, medium and long term.

Māori-led development

Māori-led developments are key to delivering the aspirations of tangata whenua in a way that supports developments that meet iwi and hapū needs. Developments such as papakāinga and other urban residential developments that prioritise the needs of whanau and strengthen access to mahinga kai and kai moana.

Through our engagements with Māori-led social housing providers and iwi developers, three large growth areas have been included in the FDS. These do not preclude other housing projects of a smaller scale that housing providers continue to deliver within the Tūranga-Gisborne urban area.

Toitu Tairāwhiti are assisting the development of the Tūranga Tangata Rite papakāinga and health precinct on land owned by Te Aitanga a Māhaki. The development adjacent the Gisborne Hospital has potential for various housing opportunities and a health precinct within the development. The development is currently at a pre-resource consent and master planning level and implementation of the initial phases are planning for the short term.

Te Runanganui o Ngāti Porou (TRONPnui) shared their short-term intentions to develop their 75 Huxley Road site with a mixed housing development. This housing development is anticipated to begin in the short term.

Towards the medium-long term, TRONPnui are leading the development of the ex-Rifle Range site in Sponge Bay. The site was evaluated through the development of the FDS, however did not meet or possess suitable conditions at present to facilitate growth. However, TRONPnui are committed to provide a Māori-led solution through undertaking detailed assessments which will provide a greater level of detail in shaping how mitigating the effects of natural hazards on-site can help deliver a suitable housing outcome.

The Council will provide further support to tangata whenua who seek benefit from strategic spatial planning delivered under the FDS to facilitate growing aspirations for whanau. Such support can also be provided once treaty settled land is under the ownership of a respective iwi trust in an urban setting which can trigger a review of the FDS.

Growth Areas

This section of the FDS has a more detailed picture of the growth strategy. Amendments to the TRMP will be needed to implement the strategy through changes to the zoning and rule frameworks.

Intensification

The growth strategy encourages 4,050 (75%) of growth within and close to existing neighbourhoods that can support intensification over the next 30 years. This will place the majority of growth in these areas accessible by active and public transport (particularly in the future) to jobs, services and amenities. Critical to delivering positive intensification outcomes will be how intensification can be approached that aligns with the objectives.

What is intensification?

Intensification is the process of building more homes within our existing urban areas thereby protecting expansion of housing into our non-urban areas that are important for their fertile soils and biodiversity. It seeks to encourage and enable more housing to be created at a more affordable price through the replacement or adaptation of existing buildings or through more well managed development of underutilised land.

Intensification can be achieved through the following development approaches, which potential approaches are illustrated in Figure 6 below:

• Infill (A)

Is a typical form of intensification across Aotearoa New Zealand where a section is subdivided, the existing home is retained, and an additional dwelling is added which is often at the rear of the site.

• Comprehensive Redevelopment (B)

A form of intensification where all buildings are removed from the site and is replaced with a number of new homes which are either detached or attached, with open spaces and communal access routes. This process often includes the consolidation of sections and the removal of multiple dwellings for redevelopment.

• Adaptive Reuse (C)

A creative form of redevelopment where upgrades and renovations are made to reinvent a building for it to respond to new use demands. Many older buildings have character and identity of place which through adaptive reuse can be retained and restored.

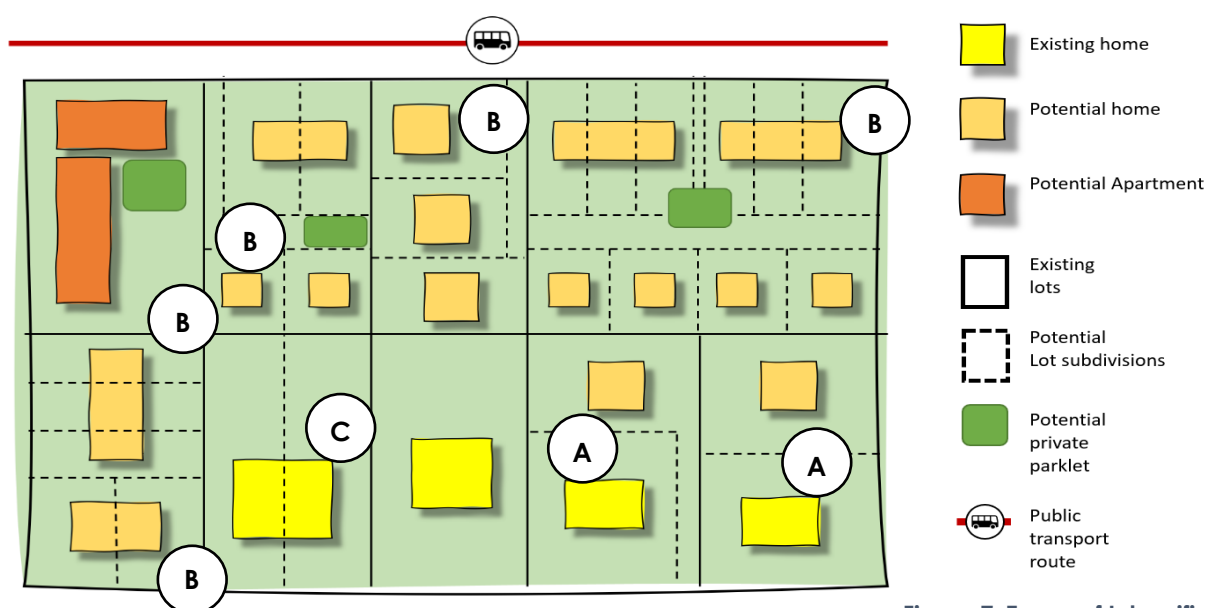


Figure 7: Types of Intensification



Benefits of Intensification

Common perceptions are often that medium density is low quality housing or social housing. Benefits of intensification are perceived to be mostly environmental and sustainable management, which are less tangible and less recognised than the community benefits.

Medium density housing is a more efficient use of developable land which is currently underutilised within the traditional detached housing type. Intensifying the urban area will provide dwellings at a higher density and free up land for community spaces or to manage existing issues (such as flooding). These can combine to provide a cumulative benefit of higher amenity values for both existing and future residents.

Other benefits may include:

- The infrastructure and build costs are lower per dwelling due to more efficient use and naturally smaller dwellings, therefore affordable housing is more easily achieved.
- Passenger transport becomes more frequent and affordable.
- Reduces reliance on the private motor vehicle to support movement choices.
- Walking and cycling promote public health benefit.
- Increase in neighbourhood interactions and social cohesion.
- Stronger local economies and business viability associated with increased population densities within particular market catchment areas, and
- Better utilised (and upgraded) public open spaces and opportunity for indigenous biodiversity.

Improvements to local areas, public transport, new cafes, retail, services, supermarkets, and infrastructure are all benefits of an area with higher population. Council and business owners are incentivised as a concentration of people to support, and a higher demand for local amenities. Intensifying appropriate areas will also mean there is less population and growth pressure on areas that should be retained as low-density suburban areas or at risk to natural hazards. Medium density housing works with the city's strengths rather than spreading the need for community resources over an ever-expanding area.

Areas that can support intensification

Intensification is enabled in the City Centre, eastwards along Childers Road, Gladstone Road and Aberdeen Road, as well as in Kaiti, Elgin, Whataupoko, Mangapapa and Lytton West which are close to the city centre.

We anticipate new homes delivered via intensification to be located in:

Growth Area	Potential homes
City Centre and surrounds	1,200
Elgin	660
Te Hapara and Barry Park	870
Lytton West	50
Whataupoko and Mangapapa	670
Kaiti	600

Table 1: Anticipated intensification provision



Intensification principles to enable well-functioning urban environments.

We outline below a high-level principles-based approach on how intensification can be implemented recognising that a 'blanket' application of intensification is not suitable to deliver the outcomes sought by the strategy:

1. Higher density and mixed-use developments within the inner city and surrounds that supports the revitalisation of the city centre.

The city centre is the heart of Gisborne City, and we want to see significant consolidation and growth here over the next 30 years. This includes a higher density of buildings in the same area and a mixed-use (residential housing and business premises) environment.

2. Strengthen neighbourhood commercial centres through improved density and a mix of land uses.

Elgin will become an increasingly important neighbourhood centre that supports intensification towards the western side of Gisborne's urban area. Future growth in Elgin and surrounding areas can be supported by a potential expansion of current commercial or mixed-use zoning, and public investment in public spaces working closely with key stakeholders including Kāinga Ora.

3. Encouraging density along primary public transport corridors linking the inner city and highly accessible neighbourhoods.

Locating denser developments withing highly accessible neighbourhoods that are within walking distance to a public transport corridor, cycle lanes and other active movement networks are encouraged. More compact forms of development are encouraged promoting walkable neighbourhoods and reducing the reliance on private motor vehicles.

4. Recognising current growth constraints with potential for growth.

Growth in Kaiti is limited, provision is made for 600 new households based on the capacity within the existing infrastructure network. Additional capacity could be created in Kaiti and further east in the Gisborne urban area in the future through significant infrastructure upgrades including the provision of a new wastewater treatment plant or a new northwest interceptor. Further details on the key infrastructure required to enable intensification is outlined in the supporting infrastructure section.

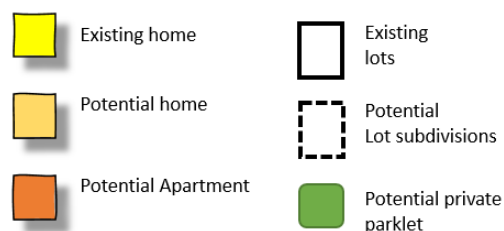


How is intensification anticipated to occur?

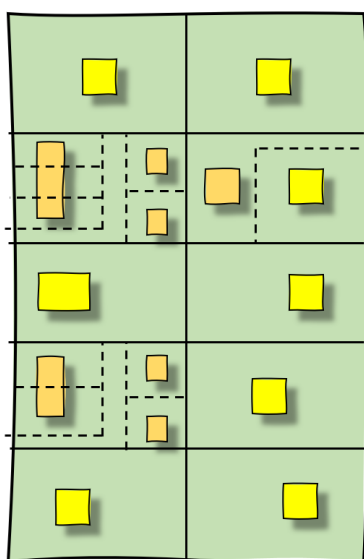
Intensification of the city will not happen all at once; it will increase over the next 30 years. Not everyone will want to redevelop, and for those that do it could take some time to find the right type of site. Not everyone will want to live in higher density housing either and it will take time for this demand to grow. It is likely that the scale of intensification in the short-to-medium term will remain relatively modest with a lot of new houses being built in

smaller-scale infill development at the rear of existing dwellings. Some more comprehensively designed schemes at heights of multiple storeys.

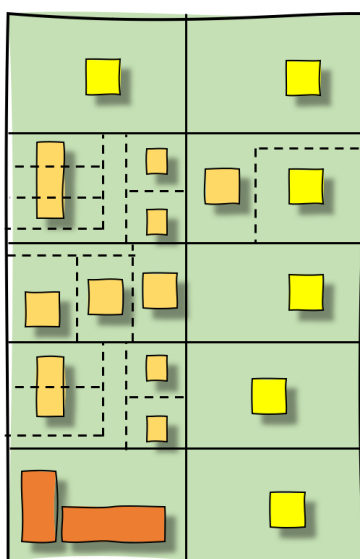
Council will focus on ways to encourage and enable a greater uptake of intensification. This will include changes to the TRMP, introduction of residential urban design guidelines and masterplans to ensure quality urban development.



Short term 1-3 years



Medium term 4-10 years



Long term 11-30 years

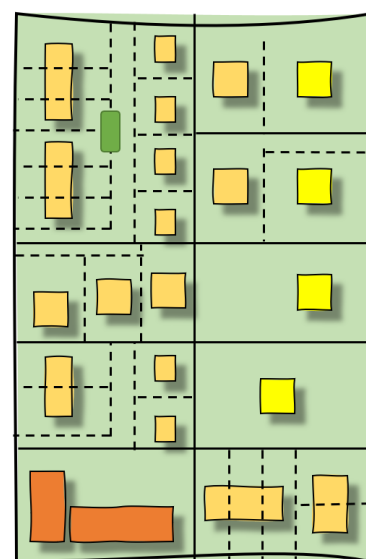


Figure 8: How intensification can be delivered over the short, medium and long term



Residential Greenfield and Future Urban

Gisborne has significant constraints that limit opportunities for new greenfield development close to the urban area, including productive land and natural hazard risks (such as flooding, coastal inundation and land stability). The FDS includes some greenfield expansion on the western edge of Gisborne's urban area. Greenfield growth will mostly occur through development of already zoned (but still currently undeveloped) land at the Taruheru Block and adjacent to Gisborne Hospital. Additional new Future Urban residential areas west of Gisborne near Hansen Road and Cameron Road are also included.

Collectively, these areas can accommodate around 2,380 new homes (780 through the existing zoned land and 1,600 through new Future Urban land). The location of greenfield areas on the immediate edge of the urban area is reflective of a natural extension for future growth. These Future Urban Zone expansion areas are close to existing infrastructure around the Taruheru Block and the nearby 'future urban' and provides the most cost-effective approach to enabling growth in Tairāwhiti. It also utilises land zoned rural residential to avoid future urban development on rural land still in productive uses.

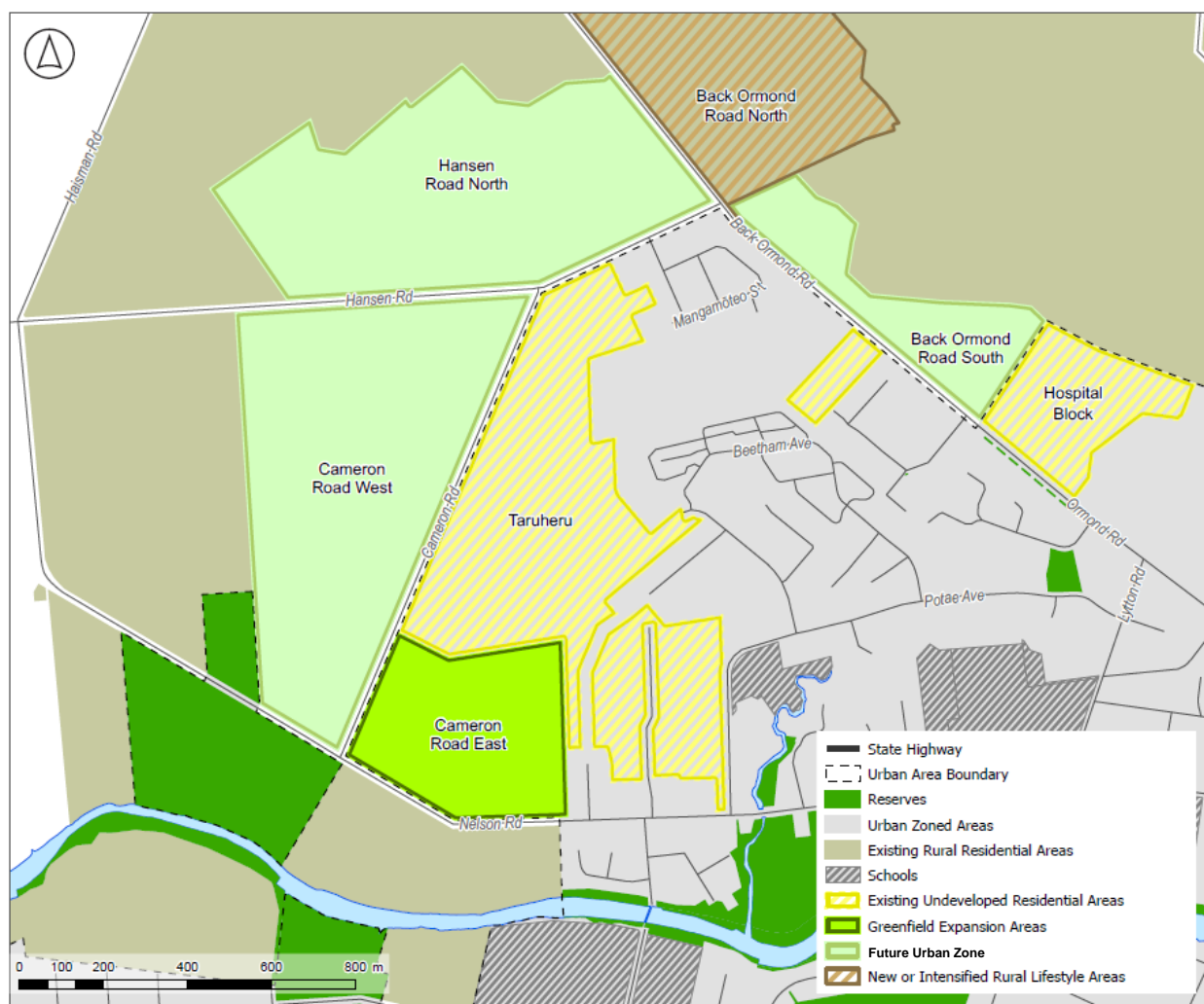


Figure 9: Residential greenfield opportunities



Rural Residential / Lifestyle

The FDS plans for intensified rural residential lifestyle in areas west of Gisborne around McLaurin Road, and in nearby townships of Patutahi, Manutuke and Ormond. These areas could see an additional 570 homes built over the next 30 years. Intensified future lifestyle development will require amendments to the rule framework in the TRMP as they are not currently zoned rural lifestyle.

The significant rural residential opportunities remain clear of productive land, providing suitable locations for residents seeking rural lifestyle living.

The continued provision of rural residential lifestyle opportunities is important to ensure productive land is protected from rural lifestyle development but provides different housing types to support a diverse market.

These forms of lower density development can help to free up existing sites within Gisborne's urban area for intensification by ensuring there are more options for existing residents to move to within the wider area that promotes choice.

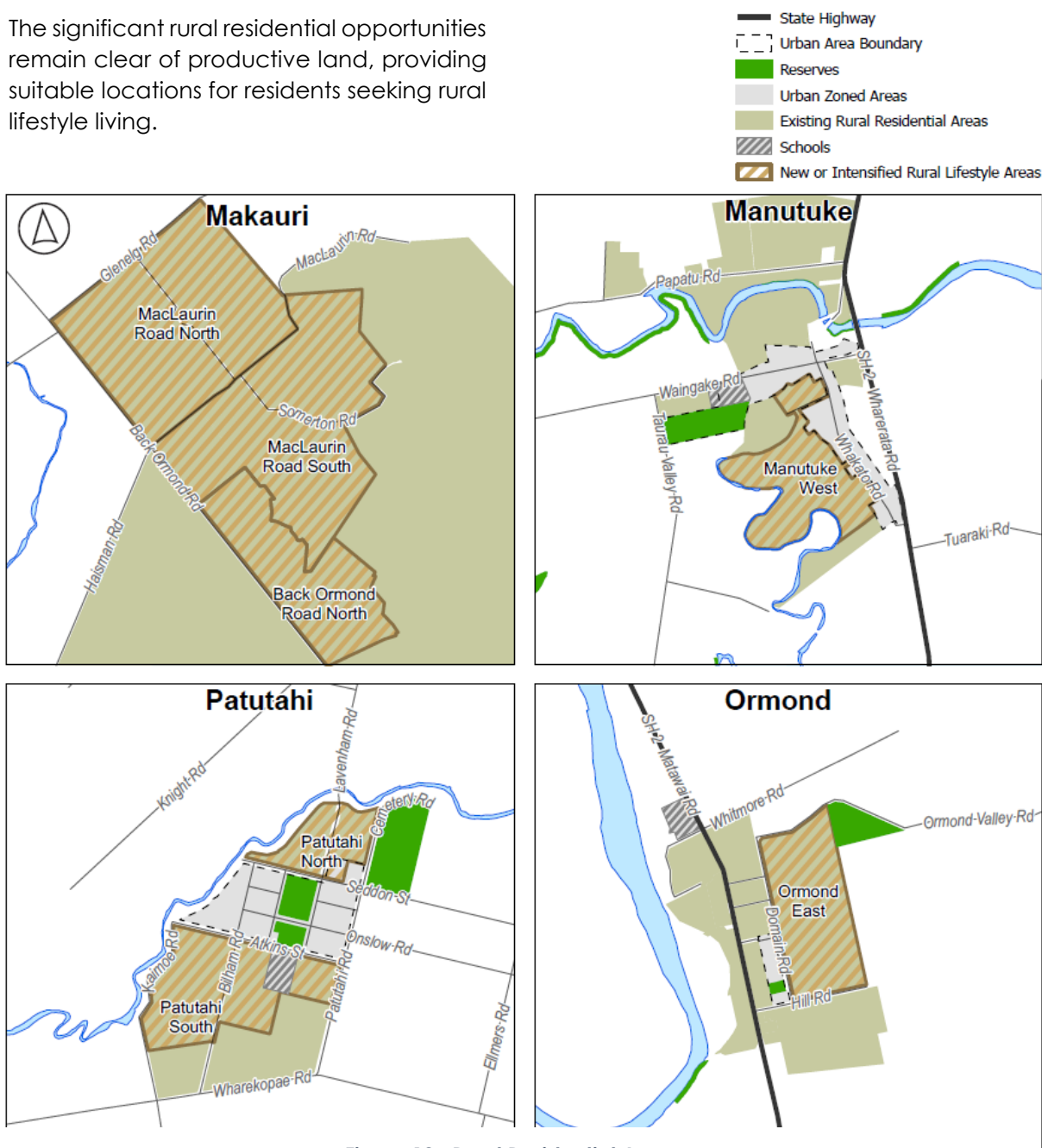


Figure 10: Rural Residential Areas



Urban Settlements – Coastal and Rural Areas

Around 1,000 additional homes will be required across the following urban settlements outside Gisborne's main urban area over the next 30 years to meet anticipated demand. Table 1 below sets out the capacity enabled in each of the minor urban areas in Tairāwhiti.

Table 2 - Coastal and Rural Areas Capacity

Urban Settlement (Coastal and Urban)	Capacity Potential
Tolaga Bay	285
Te Karaka	350*
Matawai	60
Tokomaru Bay	385
Ruatoria	595
Te Puia Springs	430
Patutahi	25
Muriwai	20

Urban Settlement (Coastal and Urban)	Capacity Potential
Manutuke	60
Ormond	25

*The housing capacity shown for Te Karaka was assessed pre-Cyclone Gabrielle and will be re-assessed in the Future of Severely Affected Land (FOSAL) categorization.

The largest concentration of capacity is in Ruatoria, Te Puia Springs and Tokomaru Bay. Across these settlements the current capacity enabled through the TRMP exceeds demand. The level of growth anticipated in these areas is expected to be very modest, and the projected demand can be met through existing zoned capacity. An additional 2,235 houses would also be available over the next 30 years to respond to any unexpected demand not forecast in the HBA.

Most new homes developed are anticipated to be stand-alone dwellings, with attached dwelling types not typical of smaller settlements such as these. The TRMP will continue to enable and support housing choice.

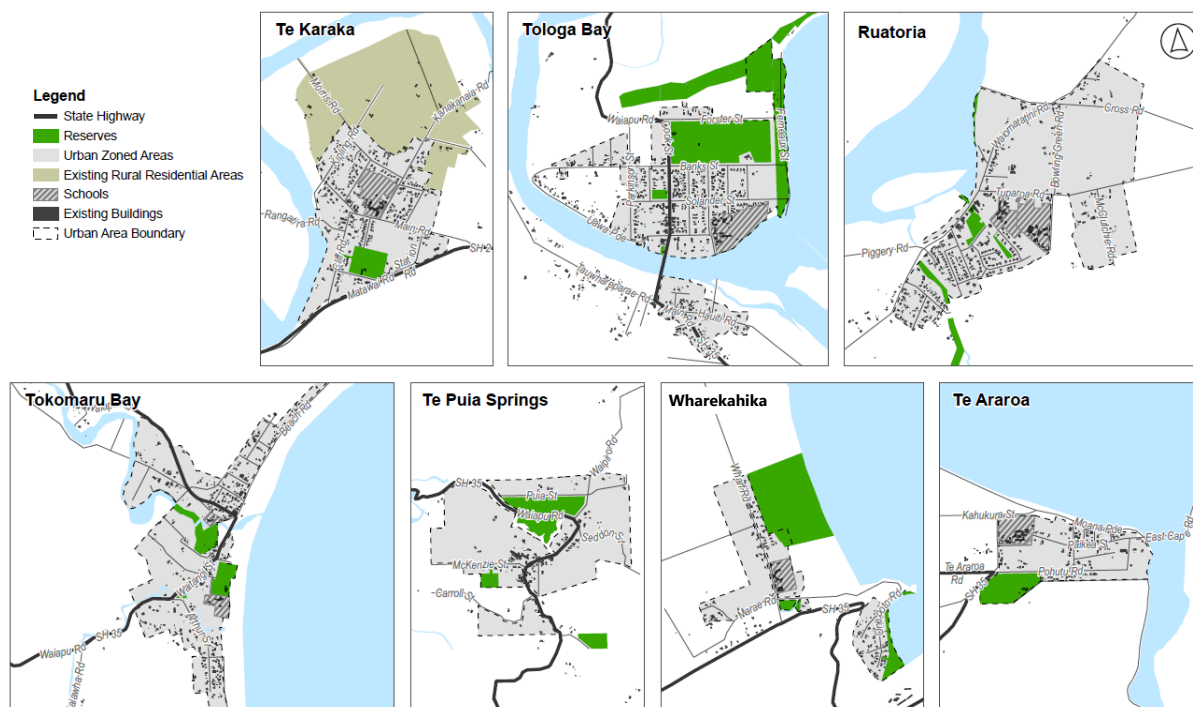


Figure 11: Rural & Coastal Towns Developable Land



Supporting Infrastructure

Council and other infrastructure providers will need to plan for, and help to fund, supporting development infrastructure. We need safe, resilient, well-planned and integrated strategic infrastructure to support more houses over the next 30 years. Upgrades have been identified to existing infrastructure as well as new infrastructure that would be required over the next 30 years to support growth. Our current infrastructure network has limited capacity which constrains the number of additional houses it can service. We will need to undertake upgrades to our core strategic infrastructure to ensure we can address our housing capacity shortfall. Infrastructure required to enable growth areas:

Intensification

Intensification in and around the city centre of Gisborne will need to be supported by several infrastructure improvements. The proposed level of intensification requires wastewater pump station upgrades in Stafford and Grey Street. There will be sufficient provision of drinking water infrastructure in the short to medium term. This will be increased in the long term through a local water main bulk supply and new reservoirs at Knob Hill and Taumata. Stormwater upgrades will be needed in the southern catchment neighbourhoods of Elgin, Te Hapara, Barry Park, Childers Road and the city centre to enable future growth. The upgrades are needed to treat, attenuate, and appropriately discharge grey water. The provision of key road upgrades, more frequent public transport connections, and network wide enhancements to pedestrian and cycling infrastructure to increase the number of trips via active modes of travel will also be needed.

Greenfield opportunities

Supporting upgrades to the existing infrastructure network as well as new infrastructure will be needed to enable the proposed greenfield growth. A new northwest interceptor and associated pump station will be required for wastewater

provision, while upgraded ring mains for water will be required alongside water treatment plant upgrades to Waingake and Waipaoa. The level of growth anticipated would be supported through provision of future public transport routes and shared cycling and walking networks.

Rural Lifestyle

Growth in the rural residential lifestyle areas will be in non-reticulated areas and will be serviced through onsite septic systems for wastewater, private water supply via roof water, tank and trickle feed where it is existing. Municipal town supply for both water and wastewater for rural residential areas is not part of implementing the FDS.

Urban Settlements - Coastal and rural towns

Outside Gisborne's main urban environment, infrastructure will continue to be provided 'business as usual' at source, meaning rainwater retention and use, septic wastewater systems with discharge to ground or tank and stormwater to existing ground catchments i.e., soakage and greenfield swale systems. Significant infrastructure upgrades are not anticipated in the rural townships and coastal settlements in the growth strategy and any required upgrades can be considered on a case-by-case basis through the TRMP or future reviews of the FDS.

Key infrastructure corridors

The maps below identify the general location for key supporting strategic infrastructure. These are conceptual and the exact location and land required for this infrastructure will be determined through future planning processes. Some of this infrastructure is already planned for, through the Long Term Plan and Infrastructure Strategy. Some of the medium and long term signalled upgrades fall outside the current LTP cycle and may require additional funding tools and initiatives through central government. The maps outline the current and future water, wastewater, stormwater, transport and electricity network infrastructure requirements to deliver the growth strategy.



Major FDS Infrastructure - Water



Figure 12: Major FDS Infrastructure – Water



Major FDS Infrastructure - Wastewater

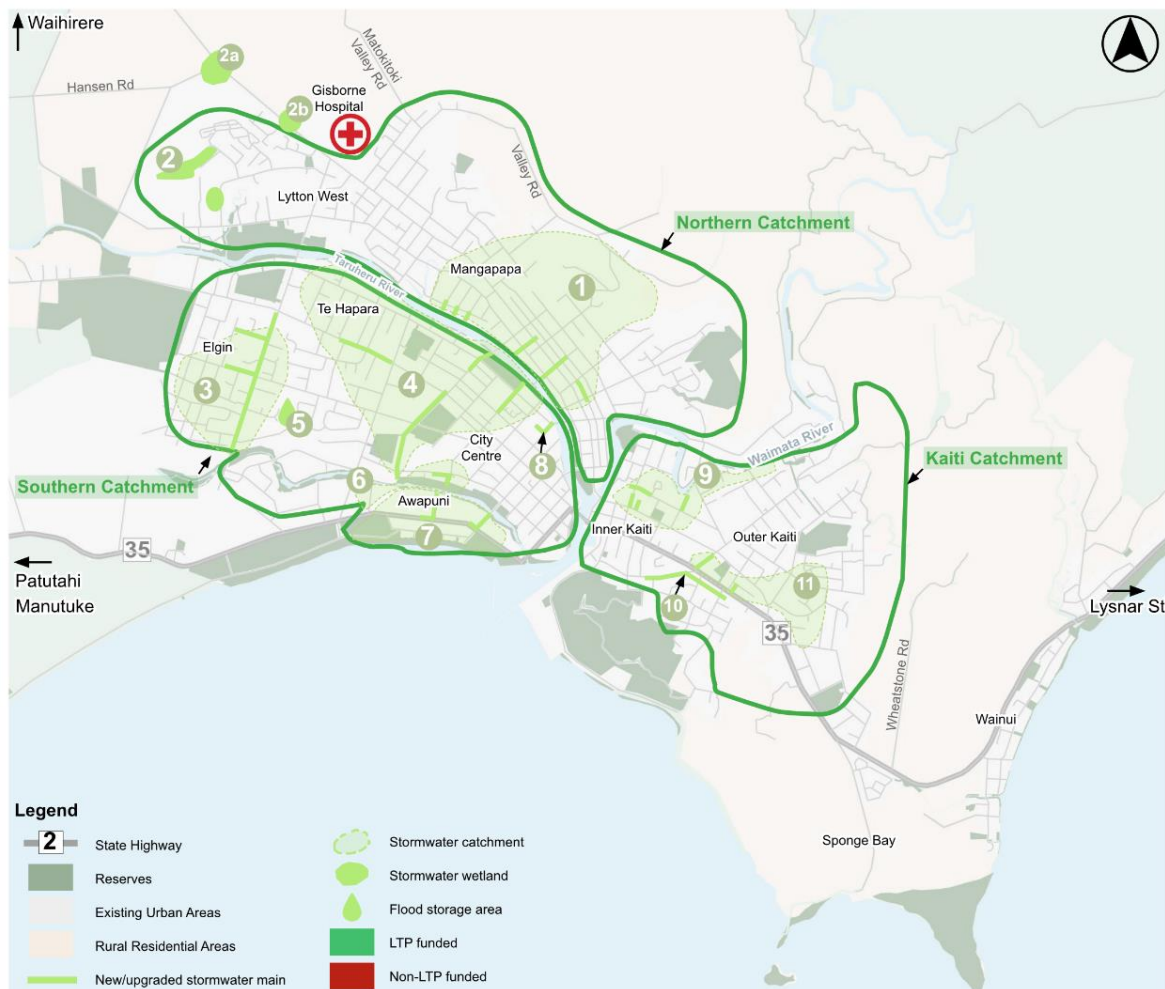


ID	Project Description	Est. Cost	Implementation		
			Short term	Medium term	Long term
1	Kaiti Pump station and Rising Main	\$12m			
2	Grey Street upgrade, pump station and emergency storage	\$6m			
3	Stafford Street pump station and rising main	\$11m			
4	North West Interceptor and Taruheru Pump station	\$18m			
5	New Wastewater Treatment Plant	\$65m			
Existing Key Infrastructures					
6	Existing Wastewater Treatment Plant				
7	Existing treated wastewater outfall				

Figure 13: Major FDS Infrastructure - Wastewater



Major FDS Infrastructure - Stormwater



ID	Project Description	Est. Cost	Implementation
1	Whataupoko & Eastern Mangapapa upgrades - Total pipe length 1250m	\$1.5m	Short term
2	Cameron Road Wetlands		
	All flows getting there from greenfield sites (incl. Cameron Road East)	\$2.5m	Short term
	Only flows south-east of Cameron Road (no retrofit)	\$2m	Medium term
	All flows from greenfield site plus retrofit treatment (note potential area west of Cameron)	\$3.5m	Medium term
2a	Back Ormond East Wetland - All flows getting there from that development site	\$1m	Medium term
2b	Hospital Development Wetland - All flows getting there from that development site	\$0.75m	Medium term
3	Elgin upgrades - Total pipe length 2000m	\$2.75m	Medium term
4	Roebuck & Te Hapara upgrades - Total pipe length 2500m	\$3.5m	Medium term
5	Blackpool Reserve flood storage area in park Downstream houses flooded. 'dry pond' established (flooding of park area during extreme events)	\$200k	Medium term
6	Anzac & Kahuka Street upgrades - Total pipe length 700m	\$1.1m	Medium term
7	Awapuni Block Industrial area upgrades - Total pipe length 600m	\$0.95m	Medium term
8	City Centre upgrade (Derby Street) - Total pipe length 300m	\$0.4m	Medium term
9	Kaiti between Hinaki & Waimata - Total pipe length 650m	\$0.8m	Medium term
10	Outer Kaiti bulk SW main along stream - Total pipe length 950m	\$4m	Medium term
11	Outer Kaiti - Total pipe length 250m	\$0.4m	Medium term

Figure 14: Major FDS Infrastructure - Stormwater



Major FDS Infrastructure - Access and Mobility

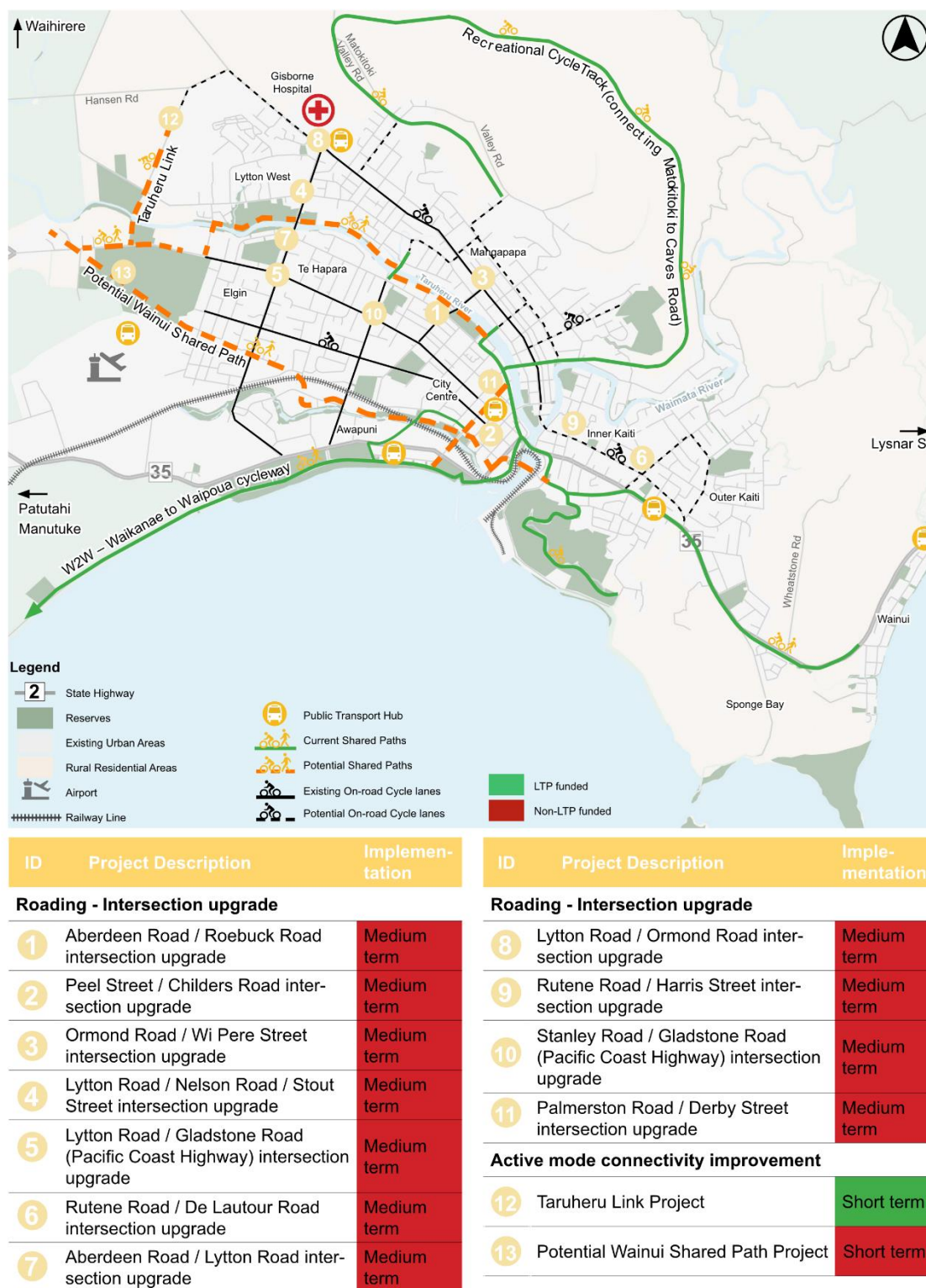


Figure 15: Major FDS Infrastructure - Access and Mobility



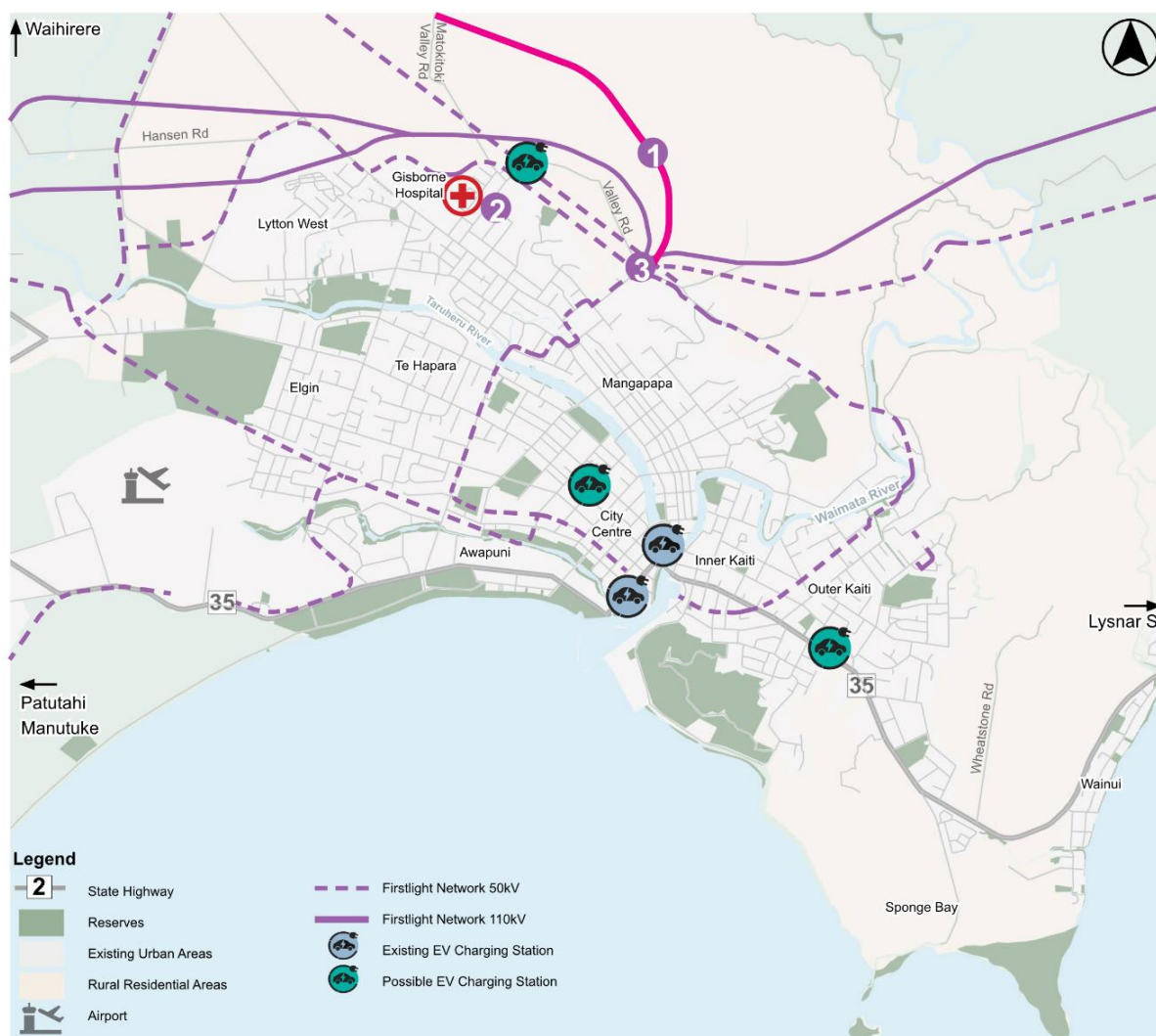
Major FDS Infrastructure - Buses and Train



Route	Description	Route	Description
Proposed Bus Routes		Proposed Bus Routes	
A	Awapuni	E2	Kaiti South
B	Elgin	E2	Kaiti North
C1	Lytton Road / Nelson Road / Stout Street intersection upgrade	Existing Bus Routes	
C2	Lytton Road / Gladstone Road (Pacific Coast Highway) intersection upgrade	1A	City - Hospital - Te Hapara - City
D	Hospital	1B	City - Elgin - City
D	Okitu	2A	City - Kaiti - Tamarau - City
E1	Kaiti Mall	2B	City - Elgin - Hospital - City

Figure 16: Major FDS Infrastructure - Buses and Train

Major FDS Infrastructure - Transmission Lines



ID	Project Description	Implementation		
		Short term	Medium term	Long term
1	Long term option for a potential 3rd 110kV line			
2	Potential new substation			
Existing Infrastructure				
3	Firstlight Substation			

Figure 17: Major FDS Infrastructure - Transmission Lines



Achieving the objectives

The section below sets out how the FDS achieves the objectives described in Objectives section. The growth strategy is intended to achieve the objectives as a whole. A balance is required, acknowledging the sometimes-competing objectives.

Growth and development must strive towards achieving a harmonious co-existence of vibrant communities and a thriving environment.

The FDS seeks to achieve this overarching objective by working towards the other objectives as a whole, combined these will support the revitalisation and enhancement of the health of the environment whilst balancing the need for vibrant communities. Many other plans and strategies outside of the FDS are also required to fully achieve this objective.

Te Taiao

- The growth strategy does not include expansion into areas of known biodiversity value, including indigenous biodiversity. The growth strategy supports the NPSIB which has a strong focus on protecting indigenous biodiversity and increasing biodiversity across the region.
- Similarly with respect to Te Mana o te Wai, growth areas where there are known wetlands have been avoided, and infrastructure upgrades planned to accommodate future growth will assist in managing effects on freshwater with respect to water, wastewater and stormwater.
- By providing for growth in areas that are accessible to jobs and services and expanding public transport services in the future, will support a reduction in greenhouse gas emissions.

He Tangata

- While the FDS itself cannot deliver houses or require houses of different sizes and forms, it helps deliver on this outcome by identifying sufficient development capacity and growth areas that can

accommodate a range of housing typologies, from greenfield single residential, to apartment buildings.

- The strategy assists in building resilience to the future effects of climate change by supporting a compact and accessible urban environment where the need to travel by private car is reduced, which in turn reduces greenhouse gas emissions.
- In terms risk from natural hazards, including those that are increased by the effects of climate change, the growth strategy seeks to avoid areas that are or may be subject to significant risk from natural hazards in the future, including avoiding known natural hazard areas where the risk cannot be mitigated.

Development

- The growth strategy provides for more capacity than is required to meet projected growth over the next 30 years. The FDS itself does not zone land however, this will be undertaken via changes to the TRMP, and may be undertaken in a staged manner, i.e., zoning for 30 years of growth is unlikely to be released at once. It is the intention however that at all times the TRMP provides enough land supply to exceed demand.
- The business capacity assessment that underpins this FDS indicates that there is sufficient existing business zoned land to meet demand, including for a diverse range of uses.
- The proposed growth strategy does not include any expansion on to productive land. This is deliberate as there is sufficient capacity to be found elsewhere, and in acknowledgement of the importance of productive land to the region.
- The preparation of the FDS has involved working closely with Council's infrastructure team, to ensure that the growth areas can be supported by efficient infrastructure delivery. This has influenced the distribution of growth spatially, with less growth occurring in



and towards Kaiti given the extensive stormwater and wastewater constraints east of the city.

Te Whakatutukinga Implementation

Overview

The FDS is a long-term strategic document and cannot be delivered all at once and in itself will not result in immediate change. To achieve the FDS objectives and increase the number of houses in our growth areas, we need to take actions over a long period of time.

The FDS will not be delivered by Council alone. Council will need to partner with iwi and hapū, the Government, non-government organisations, businesses, and community groups to achieve it. The FDS provides direction, gives confidence to, and helps all our partners deliver growth and development opportunities for our region. The delivery of many of the actions will require planning and engagement through other Council processes, such as the TRMP review.

The NPSUD requires us to regularly review, and if necessary, update the FDS.

Delivering the FDS

We will prepare a supporting Implementation Plan² that will sit alongside the FDS. This will be a live document that we will review and update annually with our partners, as required by the NPSUD.

The Implementation Plan will set out the detailed actions to deliver the FDS, including those relating to strategy and statutory planning, advocacy and research, other initiatives and infrastructure investment. It will also include details of who will be responsible for delivering each action, as well as supporting agencies and organisations.

The FDS does not include detailed timing for when growth areas will be rolled out over the next 30 years, given the need to be responsive to changing market dynamics. The FDS implementation plan, which is updated annually, will identify and update the staging and roll out of growth areas, in response to market information and feedback, and annual monitoring results. This will inform the Council's Long Term (financial) Planning processes.

Table 3 outlines a series of key actions that will form a framework for the implementation plan. The Council will develop the implementation plan following adoption of the FDS.

² Requirement of the NPS UD 2020 clause 3.18



Action	Purpose	Timeframe Short 0-3, Medium 4-10 Long 11-30 years	Responsibility
Monitoring and Review			
Prepare the FDS Implementation Plan.	Required by the NPSUD	Short term. 2024	GDC
Undertake annual reporting on market uptake and development trends. This will include monitoring of the intensification uptake rates.	Required by the NPSUD and provides an up-to-date picture of market conditions to inform the implementation.	Annually	GDC
Annual update to the FDS implementation plan based on latest market and technical information.	Required by the NPSUD to regularly track progress Provides the opportunity to review and update priority areas.	Annually	GDC
Prepare an updated Housing and Business Assessment to inform the potential 2026 update to the FDS.	Required by the NPSUD to assess residential and business demand and capacity.	Three yearly	GDC
Strategic Alignment and Funding			
Align Tairāwhiti Regional Policy Statement with the FDS growth strategy.	Ensures alignment with Councils strategic regulatory planning documents to inform future plan changes.	Short term	GDC
Plan for and fund priority infrastructure through LTPs, Infrastructure Strategies and Regional Land Transport Plans.	Coordinates land development with infrastructure funding and provision.	Short term	GDC
Explore opportunities for the use of alternative funding mechanisms for strategic growth opportunities.	Provides potential alternative funding sources for infrastructure to cater for growth.	Short to medium term	GDC in partnership with developers, central Government and funding agencies
Supporting Intensification			
Undertake review of TRMP and/or progress plan change to enable intensification.	Reduce regulatory barriers to intensification that currently exist in the RMPs.	Short term. Next few years	GDC
Identify priority areas and undertake master planning in those parts of Gisborne identified for intensification	Provides a detailed framework for infrastructure planning and amendments to the RMPs.	Short term	GDC



Action	Purpose	Timeframe Short 0-3, Medium 4-10 Long 11-30 years	Responsibility
Prepare urban residential design guide.	Provides support to guide good intensification development outcomes.	Short term. 2024.	GDC
Providing Greenfield Opportunities			
Undertake structure planning in greenfield locations.	Provides a detailed framework for infrastructure planning and amendments to the TRMP.	Medium term	GDC
Infrastructure			
Explore innovative infrastructure solutions in eastern Gisborne.	To support future development opportunities and allow greater growth in Kaiti and eastern areas of Gisborne.	Short term	GDC
Partnerships			
Partner with Kāinga Ora, community housing providers and others to explore opportunities for more affordable housing.	Enables GDC to support the delivery of more affordable housing.	Short to medium term	GDC

Table 3: FDS Key Actions



Ngā Tāpiritanga Appendices

Tāpiritanga 1 - Appendix 1 – Strategic Opportunity and Constraints Sieve Maps

Accessibility – Government direction requires the FDS to support an urban environment that has good accessibility for all people between housing, jobs, community services and open spaces, including by public and active transport. An accessibility analysis indicates that areas around Gisborne City Centre are the most accessible locations in the urban environment. Suburban centres around Kaiti, Elgin, Lytton West and Mangapapa as well as areas along key arterial routes are also identified as having relatively high levels of accessibility. Where the site conditions allow, these areas should be a focus for accommodating significant portions of future growth requirements to make best use of existing services. Across the region, areas such as Tokomaru Bay and Ruatoria are also identified as having moderate levels of accessibility.

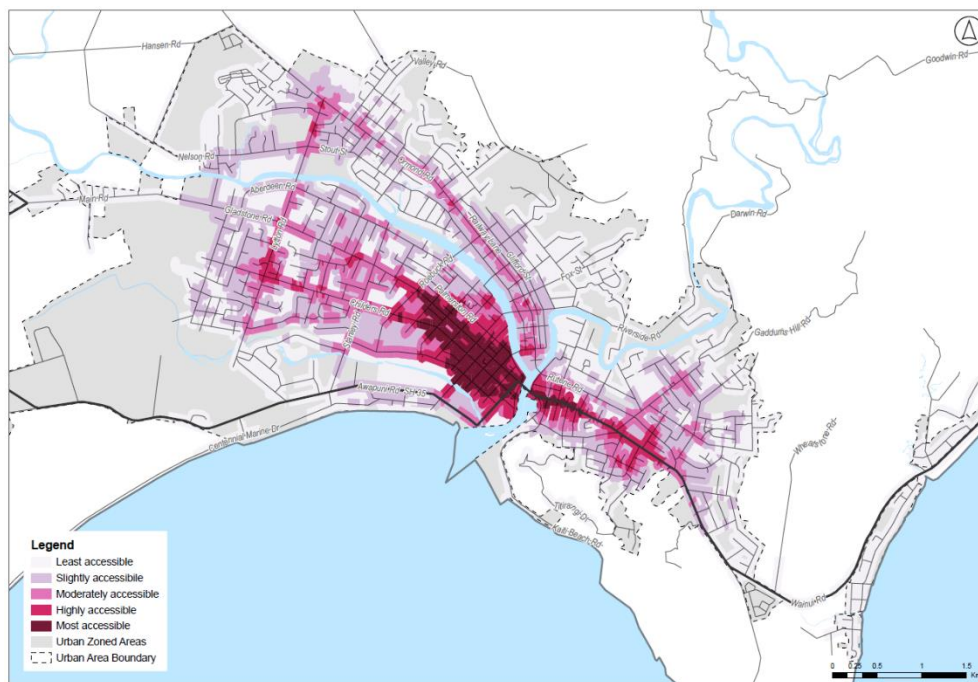


Figure 18 - Gisborne Levels of Accessibility



Figure 19 - Rural & Coastal Townships Level of Accessibility



Opportunities and Constraints

Regional map

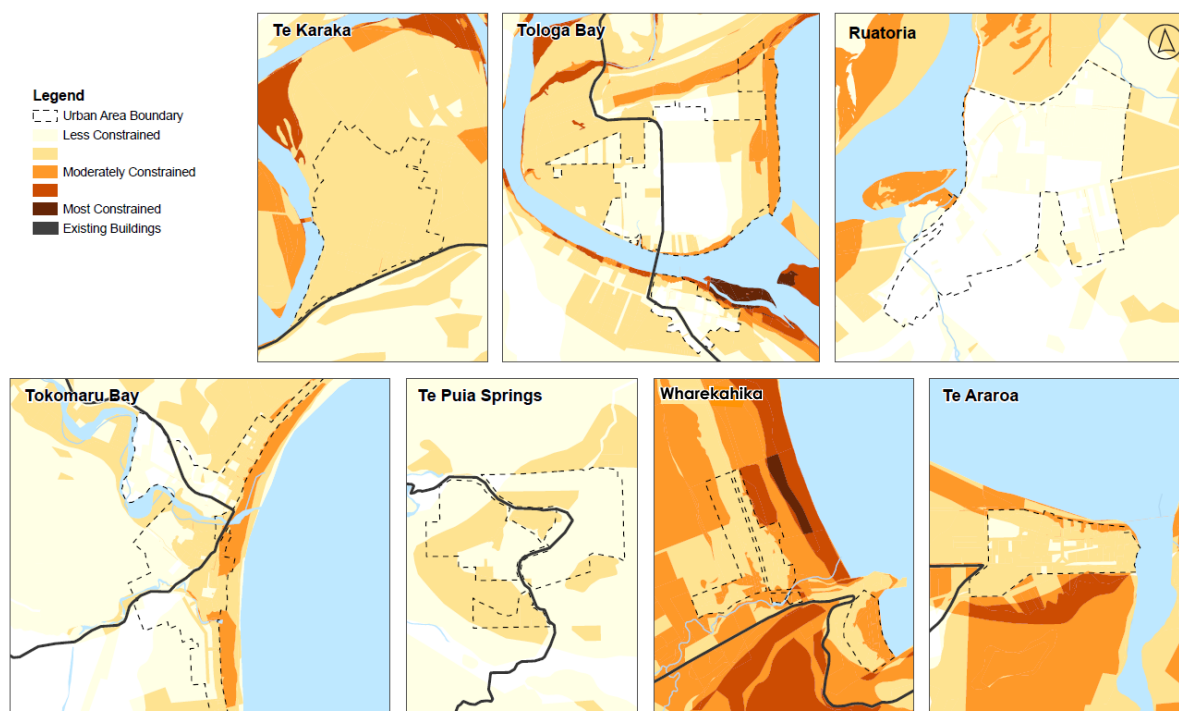


Figure 20 - Rural & Coastal Townships Constraints Summary



Productive Land – High quality soils cover a significant portion of the flatter land across Tairāwhiti, particular within the Poverty Bay flats area. Much of the land surrounding the Gisborne urban environment is currently in productive use and forms the heart of Tairāwhiti’s horticultural and agricultural economic base. This land has intrinsic life-supporting value and enables us to grow food locally and more sustainably. Productive land is a finite resource and must be protected from urban growth, subdivision and rural lifestyle development under the NPSHPL. Productive land in Gisborne is located in areas that would otherwise be suitable for greenfield development given their good accessibility to the urban area, flat terrain and limited environmental constraints (note this map is largely LUC 1-3 and provisional until HPL has been identified and confirmed in the RPS).

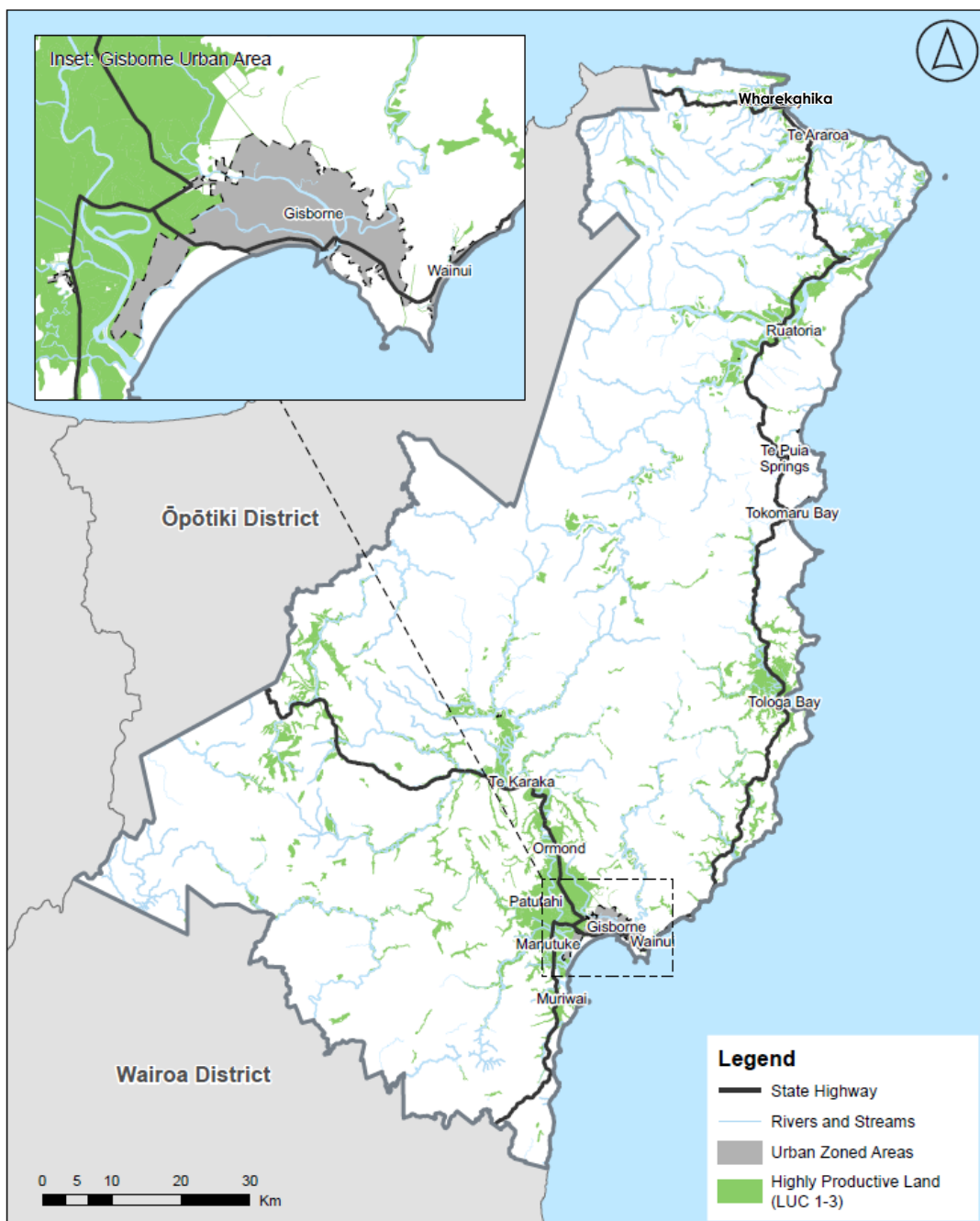


Figure 21 –Productive Land Constraints



Natural Hazards – Tairāwhiti is subject to a range of natural hazards, including coastal erosion and inundation, flooding, liquefaction, fault rupture and slope instability risk. A number of these are impacted by the effects of climate change, including sea level rise and increased rainfall. These hazards are present across large parts of the existing urban environment in Tairāwhiti, particularly Gisborne as well as greenfield areas and are a major constraint when considering the location of new growth, including potential areas for intensification. Tairāwhiti suffered severe damage from a series of weather events and Cyclone Gabrielle in February 2023 which caused widespread flooding and landslips, and significant damage to homes and infrastructure. The recovery phase is ongoing and updated technical information on natural hazards is being procured to inform the TRMP. The areas identified for growth in the FDS were checked and refined following the weather events.

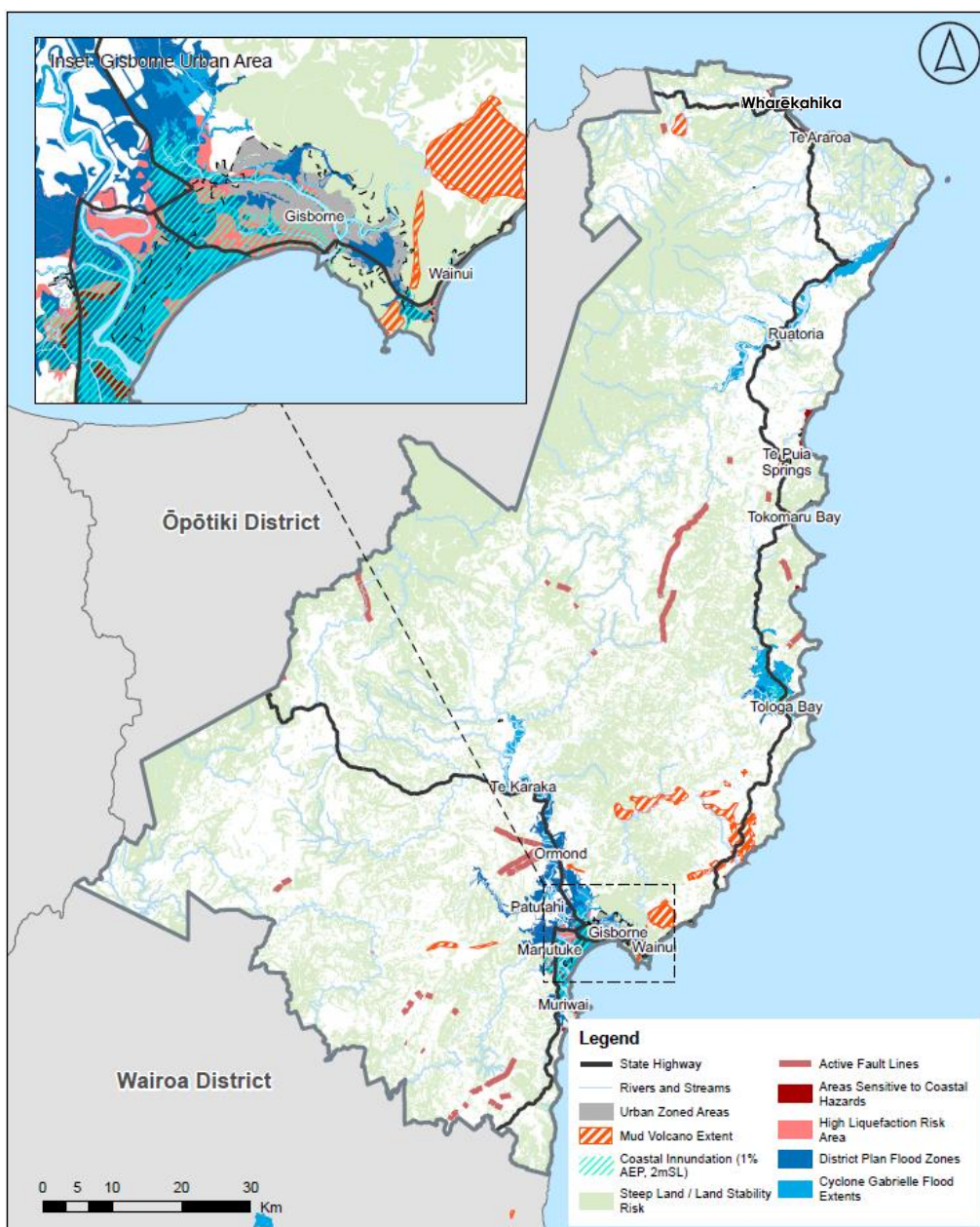


Figure 22 - Natural Hazards Constraints

Cultural – There are several features relating to mana whenua across the Tairāwhiti which are potentially sensitive to the impacts of new urban development. These include Marae, areas of waahi tapu, as well as areas with extensive archaeological evidence of Māori occupation. These features may also provide opportunities to support the development aspirations of iwi and hapū as well as the community more generally. Whenua Māori has also been identified as a potential constraint due to challenges around financing and tenure which can create practical barriers to urban development. However, it is also acknowledged that significant whenua Māori holdings in close proximity to the existing urban environment of Tairāwhiti offer opportunities to help fulfil iwi and hapū aspirations for urban development.

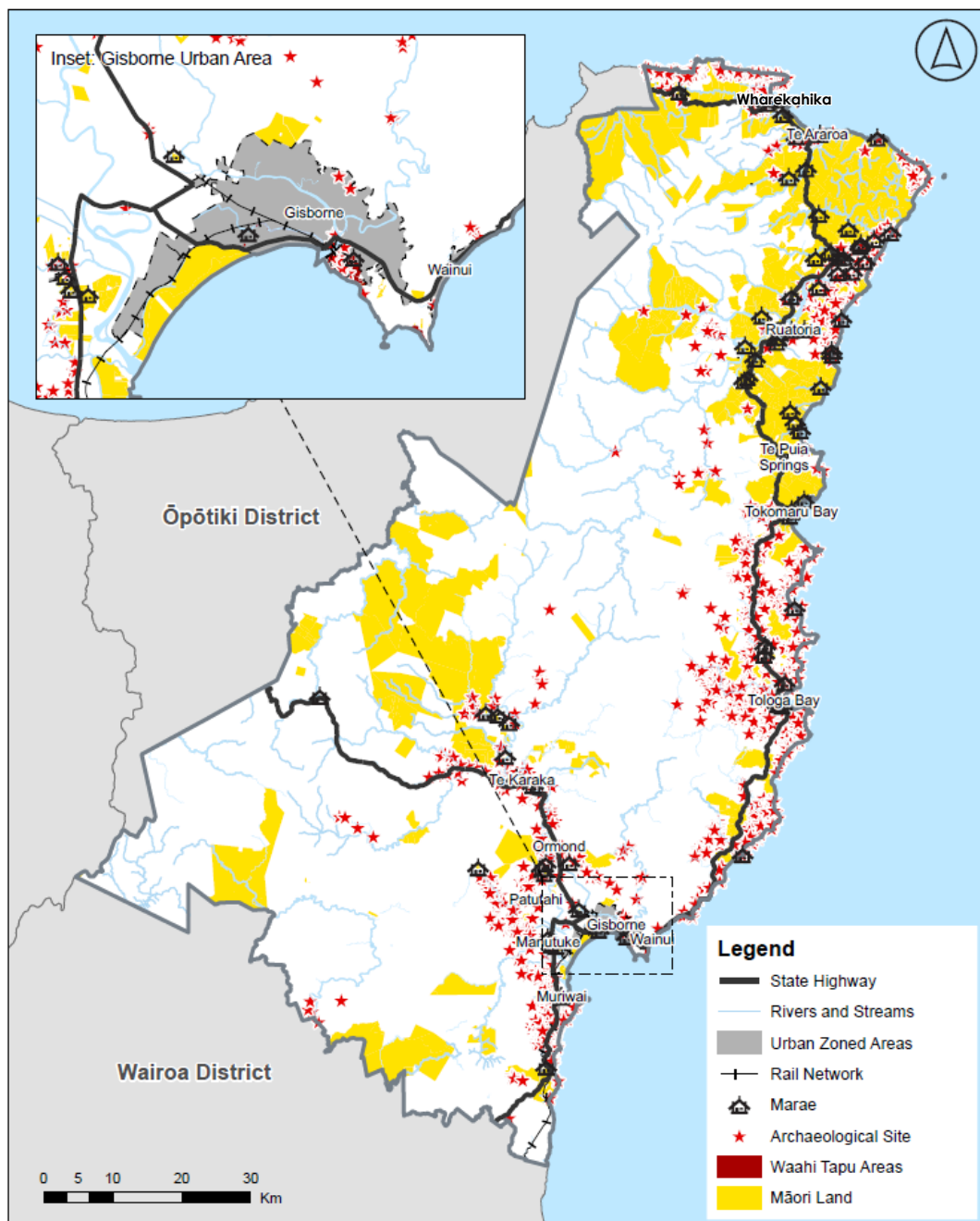


Figure 23 - Cultural Constraints & Opportunities



Natural Environment – A significant portion of Tairāwhiti's land is currently used for primary production (e.g., plantation forestry and agriculture). As such, the majority of significant environmental features, such as conservation land, are isolated from one another and concentrated in inland areas of Tairāwhiti. The extent of natural environmental constraints is limited around the existing urban environment in Tairāwhiti, with the main constraints to further growth related to watercourses, wetlands and the coastal environment. When considering the location of new growth, the presence of natural environmental features can also provide an opportunity for enhancement as well as providing natural amenity for future residents if growth is to occur.

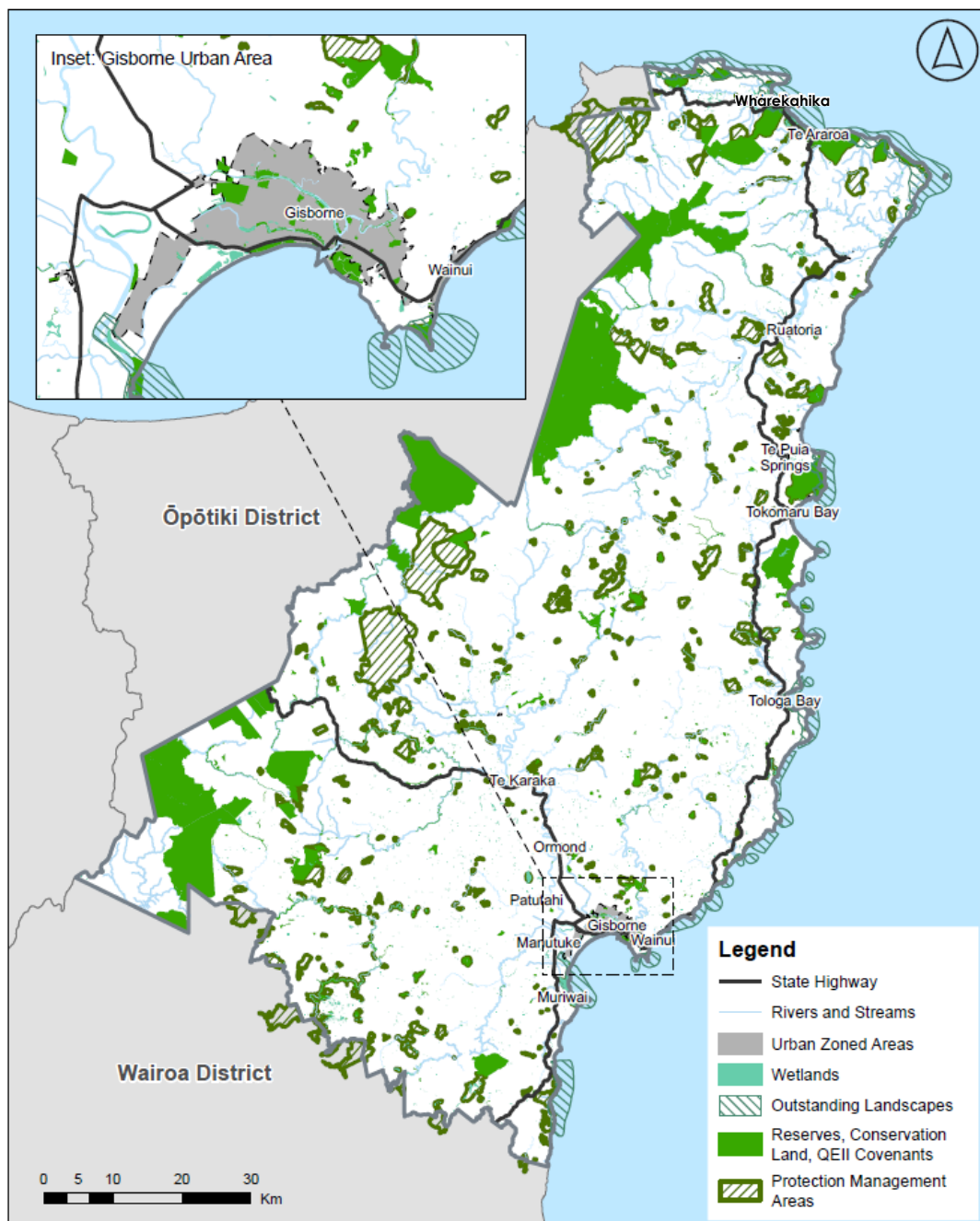


Figure 24 - Natural Environment Constraints & Opportunities



Strategic Infrastructure – Strategic infrastructure is critical in supporting the communities and economy of Tairāwhiti. This critical role means it is important to identify and protect this infrastructure from inappropriate development and ensure it is resilient from the natural hazards and the future effects of climate change. Strategic infrastructure of particular importance to Tairāwhiti includes trunk infrastructure for water and wastewater, the state highway network, and transmission corridors for electricity and gas. The airport and port are also important for the local economy and connecting Tairāwhiti with the rest of New Zealand. Enabling new growth in proximity to this infrastructure also has benefits in reducing the need for potentially costly network extensions.

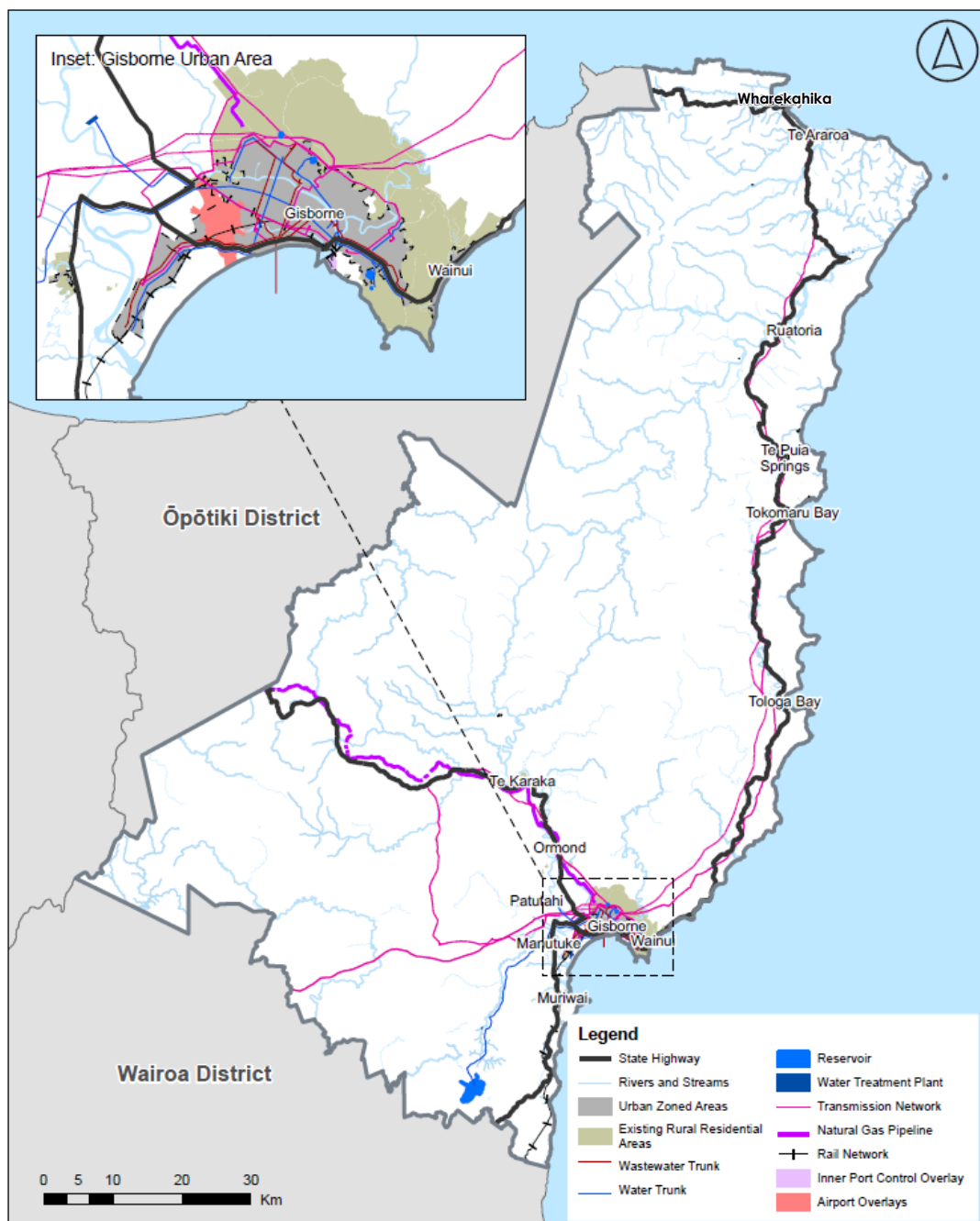


Figure 25 - Strategic Infrastructure Constraints & Opportunities



Tāpiritanga 2 - Appendix 2 – Community and Stakeholder Feedback

Community Feedback

Early engagement with the public took place the first and last quarter of 2022 to introduce the FDS, gain feedback on the overarching FDS strategic directions and for the community to put forward any potential growth sites. Council reached out across online webinars, in-person events and our FDS engagement page on the Council's website.

Key themes that we heard from our engagements:

Suggestions on intensifying existing urban areas, particularly the CBD or close to the CBD to increase the housing stock and regenerate residential areas that are becoming rundown. However, it should be targeted to appropriate areas that can support increased densities.

Support for residential growth in existing areas given the high walkability and cycling opportunities. Support for improving the cycling network, particularly alongside the river.

Comments to avoid creating satellite subdivisions which are unconnected to the city centre.

The importance of providing infrastructure and services to enable development, particularly in areas outside of the urban area such as Wainui was highlighted. A number of suggestions were made for improvements to the roading network and providing new connections to enable development.

Need to ensure accessibility to green spaces alongside new housing developments and supporting a well-connected open space network, biodiversity and canopy cover.

Support for not locating growth on highly productive land and acknowledge how an intensification focus can support protection of arable land. To contain urban sprawl and force development up rather than (out) on Greenfield land.

Young people and Youth engagement

Young people represent the largest pedestrianised portion of the community; walking, using public transport and biking. Drawing from previous work undertaken as part of the Gisborne District Council *What's up Rangatahi? Survey 2022* and a "Postcards to the Future" engagement where we met with school kids aged 8-17 across a few schools in Gisborne. Some key themes that arose from these engagements relevant to the FDS were:

A clear acknowledgement of the housing crisis and affordability were some of the larger issues expressed. Some more site-specific responses in nominating an increase in supply of housing in Kaiti. Multi-storey apartments were encouraged in the city centre where it is currently run- down and needs revitalisation.

From their perspectives, Gisborne had too much traffic and supported electric public and individual transport.

Increased supply and maintenance of public/community services and facilities – i.e., public toilets, rubbish bins, free Wi-Fi capability, library improvements, roller-skate rink, motocross facility, beach cleaning, bird sanctuary, water fountains at sportsgrounds.

Global warming, the environment and sustainability were topics front of mind particularly regarding waste / sewage being released into our awa. Increased Urban greening / biodiversity / natural habitat for native birds. Public food forests / community gardens to increase food security against climate change and reduce financial pressure for low-income households.

The need to identify sustainable freshwater supply to meet our growing residential population needs – i.e., individual dwelling rainwater collection and build capacity on wastewater and water supply infrastructure.



Increased supply and maintenance of public/community services and facilities and the opportunity to create a youth technology innovation centre.

Stakeholder Feedback

A core stakeholder group was identified in early 2022, with representatives from government agencies, iwi developers, developers, infrastructure providers, service providers, industry groups, large employers in the Tairāwhiti region and council-controlled organisations. Stakeholders engaged with included organisations or agencies with activities that influence growth in the region and those that provide development and additional infrastructure.

Key themes that emerged from the focussed discussions included:

Intensification within the CBD for mixed-use, walkable, high-density developments that could create a destination with high levels of amenity, vibrancy, and connectivity. There is both demand for higher density housing and land capacity within the CBD and surrounding areas. Stakeholders commented that there are a number of older buildings in the CBD that are not fit for purpose and could be redeveloped into high density housing. To provide for focused growth at smaller development nodes throughout the urban area that are well-connected to the CBD.

Infrastructural capacity was flagged as the most pressing constraint to development as it is insufficient for intensification. Further investment in infrastructure, particularly the wastewater network, will provide opportunities for brownfield development. The lack of capacity within the electricity network as a key constraint to

development and commented that a number of recent subdivisions have not been progressed due to this.

Protecting the waterways and surrounding areas and creating nature corridors alongside urban development to support biodiversity, walking/cycling connectivity, and water quality goals.

Housing affordability was raised as a key constraint in the Tairāwhiti region, particularly due to these barriers to development within the TRMP and other environmental issues.

Most stakeholders shared the same view that productive agricultural land should be protected for productive activities and development should be focused within existing urban areas.

Natural hazards were noted as a key constraint including flooding, sea-level rise, and earthquakes. Areas subject to these hazards were flagged as no-go areas.

The existing zoning provisions in the rural towns was also raised as a constraint, particularly as it relates to the scope of the residential zone.

Draft FDS Consultation

Council consulted on the Draft FDS which closed on 31 January 2024.

Most of the feedback supported intensification, our stated objectives and growth strategy in the FDS. Some of the bodies we received submissions from were Waka Kotahi (NZTA), Ministry for Housing and Urban Development, Ministry for Education, Kāinga Ora (Homes and Communities), Heritage NZ and local construction companies and not for profits.



Tāpiritanga 3 - Appendix 3 - Growth Picture

The FDS is informed by how much residential and business growth we are planning for over the next 30 years. We also need to understand what future communities in Tairāwhiti will look like: how old will they be? What will their income be? What is their ethnicity? This information will ensure we provide the right type of housing and business opportunities to meet their needs in the right locations.

Within the 30-year timeframe, we have looked at demand in the short term (three years), medium term (ten years) and long term (30 years). At the same time, we need to understand how much, and what type of land we need to support businesses to establish and grow. Ensuring Tairāwhiti has quality and affordable housing will also be an important factor of attracting businesses.

The NPSUD states the FDS must be informed by the latest Housing and Business Capacity Assessment (**HBA**), which was completed in 2022 (**Tairāwhiti HBA 2022**). The key outcomes of this work are summarised below.

The forecasts made for population growth and demographic change in the future may turn out differently than we expect. Economic shocks, natural disasters, pandemics, higher or lower than expected immigration, among other events may speed up or slow down the growth rate in Tairāwhiti. The FDS responds to this by providing a range of options for housing and business growth and committing to monitoring and staging development in response to up-to-date information on growth rates and changes in the market.

Housing Context

How Many Homes Do We Need?

Tairāwhiti is projected to continue to grow significantly over the next 30 years. In 2020, Tairāwhiti had 17,250 households. This is expected to increase by at least 29%, with 5,400 additional households (demand plus the competitive margin) being required over the next 30 years.

We aren't starting from scratch and the current planning rules provide capacity for around 2,600 – 3,000 additional homes over the next 30 years. This is capacity that can currently be realised on zoned land, primarily through infill and the redevelopment of sites in the existing urban area. This means that we will need to provide up to an additional 2,800 homes to address the shortfall in capacity.

Outside of Gisborne's main urban area, demand for housing is expected to remain relatively low. It is projected that around 1,000 additional houses will locate to areas outside Gisborne's main urban area in the rural and coastal settlements.

These numbers come from Tairāwhiti's HBA 2022 and are based on what we predict might happen based on historical trends. The council must be able to respond to whatever growth patterns eventuate, so the FDS allows for a long-term growth scenario. This ensures we have the flexibility to respond to growth as it actually occurs and that we have enough capacity in the pipeline if growth trends continue.

What Type of Houses Will We Need?

We will need a range of types of homes over the next 30 years to meet the needs of our communities now and into the future and contribute to a 'well-functioning urban environment' as required by the NPSUD. There are a range of factors that inform the type of homes we will need.



Like the rest of New Zealand, Tairāwhiti's population is ageing at an increasing rate and 58% of households in 2020 are 50 years or older. Related to this, a large portion of the projected growth in households is expected within one-person and couple households, accounting for 71% of total growth over the long term. Analysis also shows that growth over the next 30 years will be concentrated across lower average household income bands given the increasing number of retired people.

In terms of affordability, dwelling prices have more than doubled over the last five years and a similar pattern has occurred with rents. Less than 3% of the available housing stock would be affordable to the lower income households, despite these households forming the largest portion of total households at 4,500 or 26%.

Ensuring that the FDS provides opportunities for smaller and more affordable homes in Tairāwhiti will be important in meeting future housing needs.

Business Context

What are our business needs?

Over 55% of employment within Tairāwhiti is located outside of land zoned for business. This can be attributed to home-based occupations such as small businesses and professional services, employment based at schools and Gisborne Hospital, and agriculture and farming activities based in the rural areas. The agriculture sector is expected to experience continued growth and will continue to play a central role in the Tairāwhiti economy.

Population growth will mean that employment and demand for business land will grow over the next 30 years. There will be sufficient capacity to accommodate business growth over the short, medium, and long term through vacant land and the potential to redevelop existing commercial and industrial zoned land. Gisborne central will have on average approximately 67% of currently vacant area available to support business growth within Gisborne.

As there is sufficient land in Tairāwhiti to accommodate future demand and growth, the FDS is not proposing to identify any additional business land as it is not required over the next 30 years.



Tāpiritanga 4 - Appendix 4 – Kuputaka - Glossary

ACTIVE TRANSPORT means forms of transport that involve physical exercise, such as walking or cycling, and includes transport that may use a mobility aid such as a wheelchair (NPSUD).

DEVELOPMENT CAPACITY means the capacity of land to be developed for housing or for business use, based on the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and the provision of adequate development infrastructure to support the development of land for housing or business use.

DEVELOPMENT INFRASTRUCTURE under the NPSUD means the following, (council-controlled organisation) network infrastructure for water supply, wastewater, or stormwater and land transport.

FOSAL after Cyclone Gabrielle, the Government set up land categorisations to deal with the risks from future severe weather events. Provisional maps were developed showing which category affected properties in our region may fall under ([LINK](#)).

INTENSIFICATION intensification is an approach for urban areas into a compact, higher density, and public transportation-adapted urban form, and as the way of reducing private vehicle dependence, supporting public transport efficiency while promoting a safer and more equitable city.

IWI TECHNICIANS part of a 12-month trial to ensure the review of the Tairāwhiti Resource Management Plan (TRMP) has a hapū/iwi lens from tangata whenua in the region. The ITT consists of four technical experts appointed by four iwi trusts of (Te Aitanga a Mahaki, Te Runanganui o Ngāti Porou, Ngai Tamanuhiri and Rongowhakaata. The members contribute to the drafting of the TRMP review, of which the FDS is a strategic policy.

LONG TERM means between eleven and thirty years (NPS UD).

MASTERPLAN is a planning document that provides a conceptual design to guide future growth and development.

MEDIUM TERM is between four and ten years (NPS UD).

NPS-UD is National Policy Statement Urban Development 2020 (updated 2022) is the Government's National Direction to Councils which aims to provide development capacity to meet the diverse demands of communities of New Zealand's towns and cities, address overly restrictive rules, and encourage quality, liveable urban environments.

SHORT TERM as set out in the NPS UD within the next three years (NPS UD).

REASOURCE MANAGEMENT ACT is New Zealand's primary land use legislation that promotes the sustainable management of natural and physical resources such as land, air and water. The council to develop resource management plans that detail how we will meet these requirements.

REGIONAL POLICY STATEMENT is the highest-level resource management document for the council. It sets the policy framework for the rest of the Plan. The regional coastal plan, regional plan and district plan provisions must give effect to the provisions in the regional policy statement.

REGIONAL LAND TRANSPORT PLAN sets the direction for transport in the region for the next 10-30 years. It identifies regional priorities and includes the list of transport projects the region intends to deliver.

TAIRAWHITI RESOURCE MANAGEMENT PLAN the land use planning plan prepared under the Resource Management Act. It is a combined regional policy statement, regional coastal plan, regional plan and district plan. It is the primary document through which the council will meet its obligations under the Act.

URBAN FORM how communities are designed and structured, the type of development that is allowed and where, and how the different areas are connected. Urban form impacts the need to travel and the attractiveness of walking as a practical form of transport.



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