KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Mangawhai Town Plan

Growth and Development Outlook

Draft

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RB/MK:yh

1   Introduction

Mangawhai is a coastal settlement 100 kilometres north of Auckland, which, for the past 20 years has been an attractive locational choice for persons wanting to live permanently there or wanting to holiday on this part of the Northland coast.

Mangawhai has experienced the typical challenges facing growing settlements like itself, as they move from being small isolated clusters of holiday homes to the point where the scale of development and the growing resident and holiday community demand more and more sophisticated infrastructure and community services. In the absence of a town plan, the current form of the town has largely been a response to development initiatives as they occur, these in turn a response to market demands by persons to locate at Mangawhai.

2   Purpose

The purpose of this growth outlook is to understand the way in which urban Mangawhai and its near rural hinterland has grown in recent years and how it might continue to grow in the future. This outlook provides a range of dwelling and population growth estimates and then considers where in Mangawhai this growth might occur in the next 10-15 years based on known development intentions and other key influences. One of the primary influences on the pattern of growth is the extent of the MCWWS reticulation network and how this might be extended in the future. While growth might be expected to follow the current extent of the network and any extensions to it over time, the costs of connection to the network and the complex issues surrounding the MCWWS remain. They raise the possibility that Mangawhai, as it has already, will continue to grow outside of its urban limits into the rural hinterland where rural subdivision may be seen as the simpler, least cost option.

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3   History

Mangawhai and Mangawhai Heads Census Area Units, which include the MCWWS area and some of its rural hinterland have shown strong steady growth in dwellings for well over a decade, in spite of the global financial crisis starting in 2008. In total, these CAUs grew from having 1,391 dwellings in 2001 to 2,429 dwellings in 2013 and based on building consent activity since 2013, to an estimated 2,693 dwellings by January 2016. Mangawhai has almost doubled in size in the 15 years since 2001.

There has also been strong growth in the surrounding Rehia-Oneriri and Cape Rodney CAUs. Without detailed analysis of these two CAUs down to meshblock level, it is expected that a considerable amount of growth that may have gone to Mangawhai has gone to the rural surrounds.

4   Distribution of development to date (and pipeline)

Map 1 shows where residential development activity has been occurring at Mangawhai since 2014 through the issue of building consents[1] and subdivision activity.

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[1] *20160220 Alpha BC data filtered.xlsx* provides building consent data for Mangawhai from June 2014 to February 2016.

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MAP 1 – Mangawhai building consent and subdivision consenting activity from 2014

Mangawhai Town Plan - Map 5
Subdivision and Building Consent Growth Trends
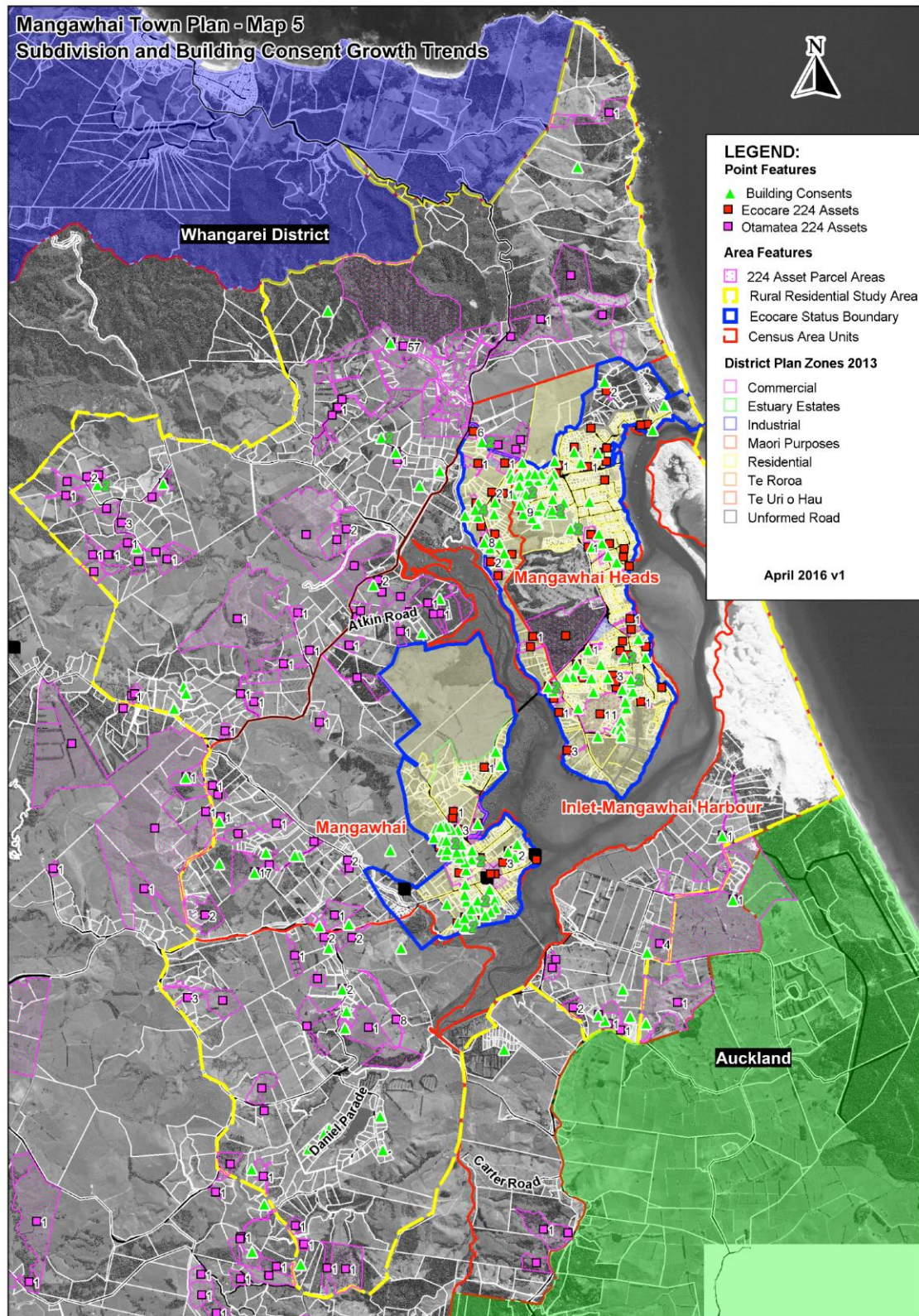
While parts of urban Mangawhai (Heads West, Heads South and Village) have been active, it is notable that high levels of subdivision activity and building consenting have been occurring in the rural fringe.

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5   Development modelling

With differing amounts of development coming to Mangawhai, under various growth scenarios, a *dwelling distribution model*[2] has been set up to enable testing of the effects of various planning and infrastructure interventions, including but not limited to:

- Approved developments and developments in the planning pipeline;

- Extensions to the MCWWS reticulation network once an extension programme is determined;

- Allowances for more intensive development at certain locations to widen residential choices, potentially making development more attractive to some sectors of the market;

- Limiting or liberalising rules for rural subdivision in the surrounding rural hinterland;

- Extending the limits of urban zonings beyond those in the operative District Plan.

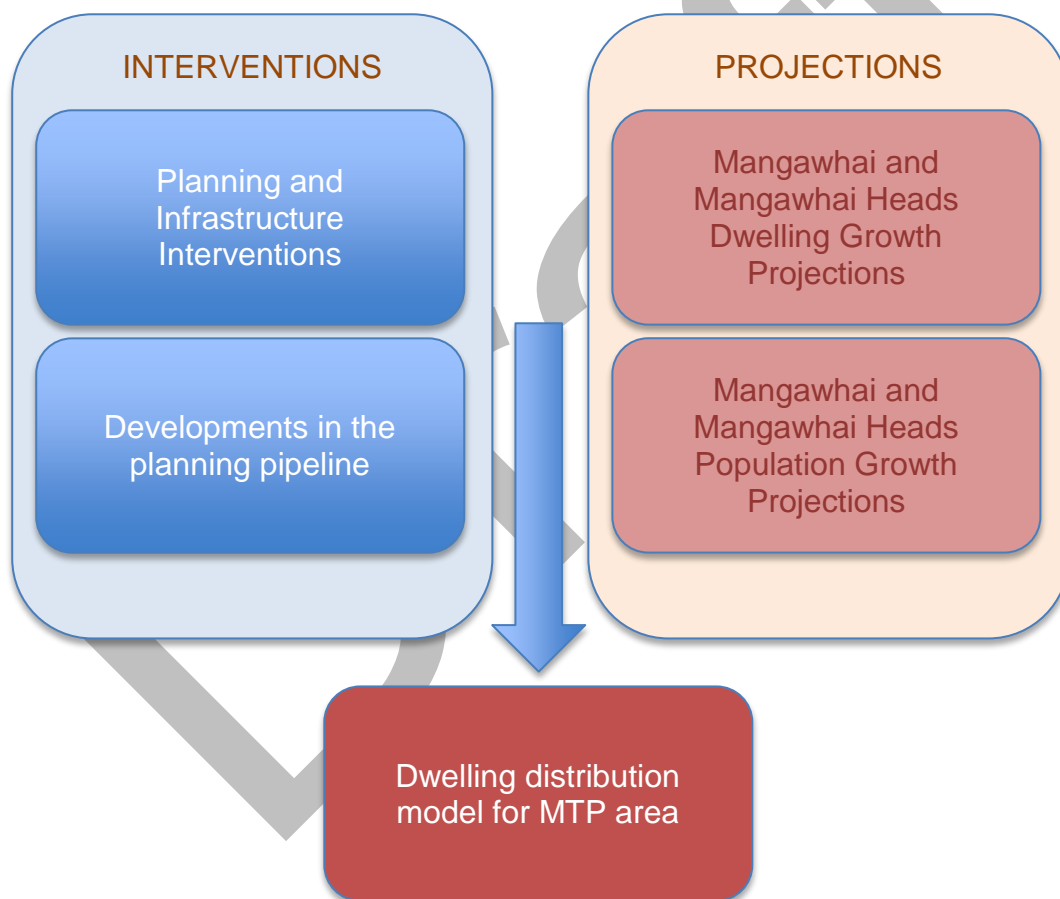| INTERVENTIONS	PROJECTIONS
Planning and Infrastructure Interventions	Mangawhai and Mangawhai Heads Dwelling Growth Projections
Developments in the planning pipeline	Mangawhai and Mangawhai Heads Population Growth Projections

Dwelling distribution model for MTP area

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[2] *20151204 MCWWS Land Delivery Outlook INT MTP* – This is a derivation of the MCWWS Model with base data to enable various policy intentions to be tested. **Note:** The MCWWS reticulation extension modelling is still being developed and reviewed. Its outputs cannot yet be compared to the outputs from this MTP model. MCWWS modelling gives numbers of *new connections* to the MCWWS, including those from existing dwellings. The MTP modelling distributes estimated *new dwellings* to a wider area than the MCWWS, including surrounding rural lan

d. Outcomes of the MCWWS work, once finalised, will however influence the MTP work. As reticulation extensions to the MCWWS are decided upon, they will directly influence new dwelling distribution in the MTP area and MTP modelling may need to be reviewed.

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The distribution model contains details of all properties in the Mangawhai urban area and surrounding rural fringe at September 2015. It distributes dwelling growth under the various growth scenarios using:

· property information such as land area, development status (vacant or with existing dwelling) wastewater servicing status and current zoning, enabling an assessment of attractiveness/ likelihood of development; and

· zoning changes and changes to minimum lot sizes that could be applied to properties under various planning scenarios.

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6 Projections

6.1 Dwelling growth projections

Baseline, high, medium and low growth scenarios[3] have been prepared for Mangawhai and Mangawhai Heads Census Area Units (CAUs) by considering past growth between Census years since 2001 and trends in building consents between 2013 and the end of 2015. The four scenarios used are:

·   Baseline – average annual dwelling growth between Census 2001 and Census 2013 straight line projected to 2030;

·   High - average annual dwelling growth between Census 2001 and Census 2013 *plus 25%*, straight line projected to 2030;

·   Medium - average annual dwelling growth between Census 2006 and Census 2013 (higher than the 2001-2013 average annual growth), straight line projected to 2030; and

·   Low - average annual dwelling growth between Census 2001 and Census 2013 *less 25%*, straight line projected to 2030.

Note: These are the same scenarios being used for the MCWWS work. However they cover a larger area than the MCWWS, taking in rural parts of the CAUs such as at Tara Road, Cove Road, Mangawhai Heads Road etcetera.

Importantly for modelling purposes it is expected that development of Mangawhai for the foreseeable future will be influenced/driven by the demand for holiday or retirement homes from Auckland and beyond. With no other known key economic drivers at Mangawhai, other than a small service sector, the demand for dwellings has to be considered finite (not unlimited) and will always temper the rates of development at Mangawhai. Any attempts to use higher growth scenarios than those suggested have to be treated with caution.

Modelling indicates that the number of dwellings at Mangawhai will rise from an estimated 2,693 dwellings in January 2016 to between 3,600 and 4,300 dwellings by 2030. Even under the low growth scenario, almost 1,000 additional dwellings could be expected to be built in Mangawhai over the next 15 years.

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[3] *20160304 Dwelling Model MTP area.xlsx* – Includes separate projections available for each of Mangawhai and Mangawhai Heads CAUs.

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Mangawhai dwelling growth under various scenarios to 2030
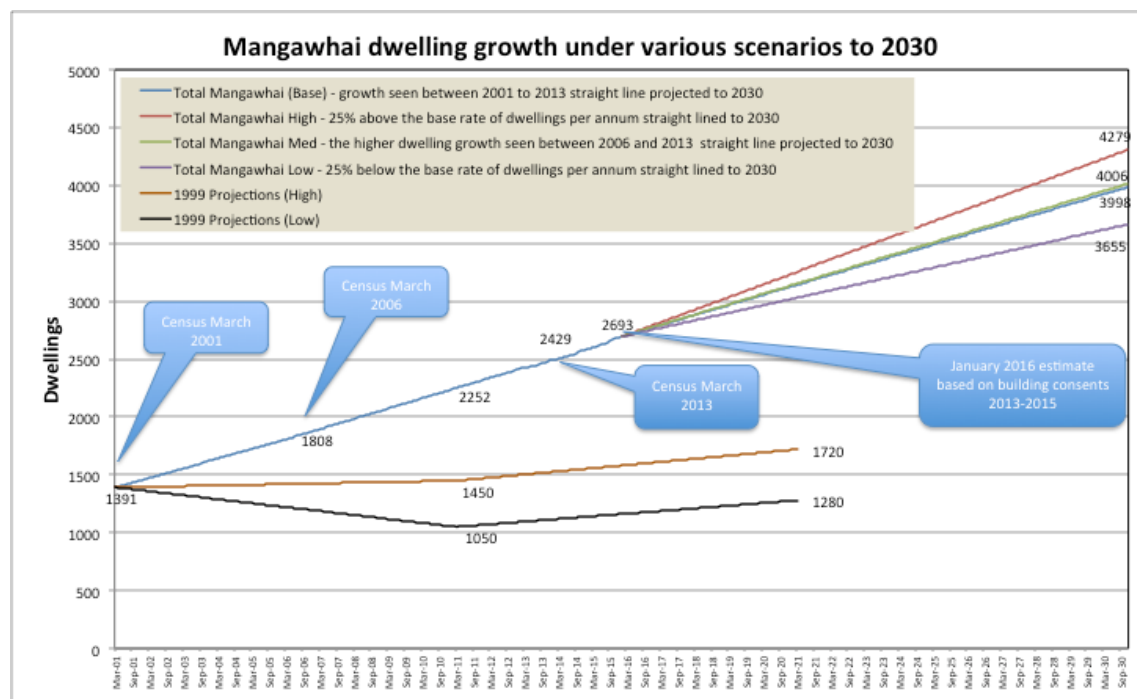
6.2 Population growth projections

At the time of the 2013 Census, Mangawhai had a reasonably sized permanent resident population of 2,415 persons living in 1,143 occupied dwellings, giving an average of 2.11 persons per dwelling (ppd). This is lower than 2.88 ppd for Kaipara district, reflecting the relatively high component of retiree households in the Mangawhai community. Dwelling occupancy rose between 2001 and 2006 to 2.19 ppd in 2006 and dropped again to 2.11 in 2013.

Table 1

Census	Total dwellings	Unoccupied dwellings	Occupied dwellings	% Occupied dwellings	Usual resident population	Persons per dwelling
2001	1391	746	645	46.4%	1398	2.17
2006	1808	998	810	44.8%	1770	2.19
2013	2429	1286	1143	47.1%	2415	2.11
Average				46.1%		2.16

The percentage of occupied dwellings dropped between 2001 and 2006 but rose again to 47.1% in 2013. For population modelling purposes:

· average occupancy over the three Census periods of 2.16 ppd is used; and

· average occupied dwellings over the three Census periods of 46.1% is used.

These assumptions have been applied to the baseline, high, medium and low growth dwelling scenarios to estimate the resident population under each scenario.

Mangawhai resident population growth under various scenarios to 2030
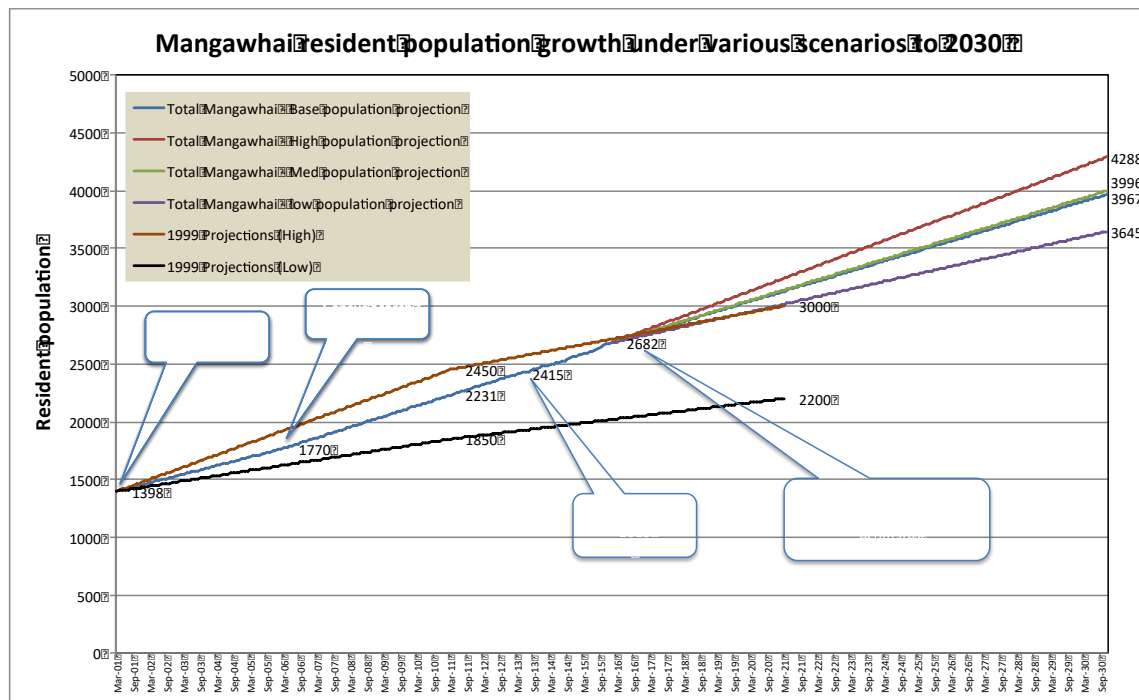
Resident population at January 2016 is estimated at 2,682 persons, up from 2,415 at the 2013 Census. Under the baseline and medium scenarios the permanent resident population would move close to 4,000 persons by 2030. Any upturn in development toward a high growth scenario would see population exceeding 4,000 persons by 2030.

6.3   1999 BECA Steven Projections – cross-check on long term outlook

The 1999 BECA Steven study[4] contains population and dwelling growth projections out to 2021 for the Mangawhai Study Area, an area somewhat larger than that covered by the Mangawhai and Mangawhai Heads CAUs but close enough to be useful for comparison. The study using trend data back to 1986 assumed continued high growth of Mangawhai after 2000, similar to strong growth that had already been occurring between 1986 and 1996 with:

· Total dwellings increasing to 1,250+/-200 in 2011 and 1,500+/-220 dwellings in 2021;

· Population increasing to 2,050+/-300 persons in 2011 and 2,500+/-400 persons in 2021.

In terms of dwelling projections - from 6.1 above; total dwellings in 2011 (based on 2006 and 2013 Census data) was 2,252 and two years later at the time of the 2013 Census, 2,429 dwellings, well in excess of the higher BECA estimate of 1,450. The BECA 2021 high estimate of 1,720 dwellings is also well below the estimated 3,143 dwellings in March 2021 under the base scenario in the new dwelling model.

In terms of population projections - from 6.2 above; resident population in 2011 was 2,231 persons and two years later at the time of the 2013 Census was 2,415. This was above the low growth BECA projection but below the BECA high growth projection, although the BECA high growth then moderates downward to align with the low growth scenario in the new population model.

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[4] Mangawhai Infrastructural Assets Study, BECA Steven for Kaipara District Council, August 1999. Study Area includes some additional rural land outside the two Mangawhai CAUs.

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The overall conclusion is that Mangawhai has showed strong sustained growth since 2001, above earlier projections, possibly, as indicated in the BECA study, as locations north of Auckland such as Whangaparaoa, Snells Beach and Algies Bay have changed from being holiday settlements to becoming permanent residential suburbs of greater Auckland and places like Omaha and Mangawhai have become more attractive holiday and retirement destinations.

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7   Interventions affecting development

With strong steady growth expected to continue at Mangawhai, even under a medium growth scenario with around 1,300 additional dwellings built over the next 15 years, a range of factors will influence its distribution.

Usefully, there is a good stock of vacant, serviceable, ready-to-develop residential sections across Mangawhai, which provides a relatively easy option for dwelling construction. There are also a number of developments in the planning pipeline identifiable from consenting data.

Both the existing vacant stock and the pipeline give good indications of where growth will occur in a 5-10 year outlook. Beyond this, the most significant determinants of growth distribution at Mangawhai are likely to be:

·   Decisions taken on the way in which the MCWWS reticulation network is extended;

·   Planning decisions on the extent of urban zoning and policies on urban and rural subdivision that may either encourage or restrict development in certain areas. Examples of this are:

    o   the encouragement of medium density living around key nodes in Mangawhai;

    o   the imposition of an urban limit;

    o   the use of a limited rural residential lifestyle belt around Mangawhai to prevent ongoing rural-residential sprawl into productive farmland.

The *dwelling distribution model* explores all of these interventions and influences.

7.1   Planning and infrastructure interventions

The property database in the model[5] divides properties into five separate catchments shown on Map 2. Within each catchment, land is separated into the following property categories on the basis of wastewater serviceability to assist with distributing dwelling growth. The categories are consistent with those used in the MCWWS modelling with a new Category N – Non-connectable (rural) added for properties in the database but outside the MCWWS area.

B-Connectable property with no dwelling
Z-Connected property with dwelling
A-Connectable property with existing dwelling
N-Non-connectable (outside MCWWS)
D-Future connectable with no dwelling
C-Future connectable property with existing dwelling

This part of the model is expected to be refined as proposed extensions to the MCWWS reticulation network are decided upon and more properties can be moved from *future connectable*, up into the *connectable* categories.

Based on its land area and the planning policy option applied to it, each property in the database is then assessed for its capacity to take additional dwelling growth. Its service status is used initially to determine the time at which development of new dwellings can commence and the timeframe over which it could develop.

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[5] The property database us that used in the MCWWS extension modeling and is dated September 2015.

7.2   Planning Option 1 – Medium growth scenario

Under Planning Option 1, one of the following planning assumptions is applied to each property in the database:

· Subdivision down to a 1,000m² minimum lot size in the existing Residential (H) and (EC) areas;

· Subdivision down to a 400m² minimum in two nodes around Mangawhai Village and Wood Street;

· Estuary Estates subdivision in accordance with the applicable rules for the Estuary Estates Structure Plan;

· An urban limit not exceeding the current urban zonings;

· Subdivision down to 4,000m² in a rural residential lifestyle buffer around the urban limit;

· No dwelling growth assigned to Council coastal properties, esplanade and other reserve land, school land, the golf course and utility sites.

Table 2 shows the calculated additional dwelling capacity and its distribution between the five catchments making up the MTP area. The model assigns new dwelling growth proportionate to the capacity of each catchment. The model finds capacity for 5,325 additional dwellings in the area after applying Planning Option 1.

Table 2

MTP Dwelling Capacity - based on Planning Option 1 and share of annual dwelling growth	Capacity Additional Dwellings	Capacity Share
Catchment 1- Heads North	988	18.6%
Catchment 2 - Heads West	885	16.6%
Catchment 3 - Heads South	720	13.5%
Catchment 4 - Village	2300	43.2%
Catchment 5 - Rural	432	8.1%
Total	**5325**	**100%**

The model has been run initially under the *medium* dwelling growth scenario that sees growth of around 1,300 dwellings over 15 years from an estimated 2,693 dwellings in 2016 to 4006 dwellings in 2030[6]. Results are shown in Appendix 1 for the combined catchments and Appendix 2 for each catchment. Significantly:

· In the 2014/2015 rating year there were known to be 441 Category B Connectable residential properties with no dwellings at Mangawhai. These provide a relatively simple solution for any person wishing to build a new dwelling and are expected to take a good proportion of new development in the early years;

· Medium density policy interventions for the 400m² minimum lot size around nodes, creates significant additional capacity in Catchments 1 and 4;

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[6] Model contains projections out to 2050 and distributes dwellings to 2050.

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MAP 2 – Mangawhai – wastewater serviceability categories

Mangawhai Community Wastewater Status Map October 2015

1 – Heads North
2 – Heads West
3 – Heads South
4 – Village

LEGEND:
- - - - - - 100 m, 200 m and 300 m Buffer Zones

MCWWS

- Outside
- A - Existing Connectable with an Existing Dwelling
- B - Existing Connectable without a Dwelling
- C - Future Connectable with an Existing Dwelling
- D - Future Connectable without a Dwelling
- Z - Connected
- Reserve

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- Estuary Estates provides capacity for just over 500 dwellings in Catchment 4 – Village. For this reason and with possibilities for intensification around the village node this catchment has capacity for 2,300 additional dwellings the largest capacity catchment with 43% of capacity

- There are significant parcels of vacant residentially zoned land which, although not all yet wastewater serviced, are each capable of delivering significant capacity even at the 1,000m² minimum. If these areas are reticulated they will strongly influence dwelling distribution. They include:

  o Catchment 1 – Heads North - Mangawhai Heads Road; and

  o Catchment 3 – Heads South - with nine properties capable of adding 15 or more dwellings each, the largest two properties each capable of accommodating around 88 new dwellings.

The overall finding is that under Planning Option 1 with the medium growth scenario, delivering only 87-90 dwellings per annum, the wide choice of already serviced and serviceable land and large overall capacity means that growth in individual catchments is quite moderate and new subdivisions may experience slow take-up even over the long term. More detail on the catchment findings is in Appendix 2.

7.3 Planning Option 2 – Medium growth scenario

The model is then used to test a second planning option with one of the following planning assumptions applied to each property in the database:

- Subdivision down to a 750m² minimum lot size in the existing Residential (H) and (EC) areas;

- Subdivision down to a 500m² minimum in two nodes around Mangawhai Village and Wood Street;

- Estuary Estates subdivision in accordance with the applicable rules for the Estuary Estates Structure Plan;

- An urban limit not exceeding the current urban zonings;

- Subdivision down to 4,000m² in a rural residential lifestyle buffer around the urban limit;

- No dwelling growth assigned to Council coastal properties, esplanade and other reserve land, school land, the golf course and utility sites.

Table 3 shows that by applying the Planning Option 2:

- Overall dwelling capacity increases by around 450 from 5,325 under Planning Option 1 to 5,788 dwellings;

- Catchment 1 – Heads North capacity drops from 988 to 921, losing capacity around the Wood Street node with the increased minimum lot size on 500m² and not gaining significantly from the 750m² allowance elsewhere due to the high proportion of already subdivided urban sections;

- Catchment 2 – Heads West capacity increases significantly from 885 to 1,140 with the 750m² minimum in the wider residential zone;

- Catchment 3 – Heads South capacity increases significantly from 720 to 975 dwellings;

- Catchment 4 – Village capacity increases by just 20 dwellings but still retains over 40% of overall capacity; and

- Catchment 5 – Rural capacity remains virtually unchanged, gaining just 18 dwellings.

Under Planning Option 2 is there is little discernible change in the way in which overall dwelling growth is distributed between the different categories of property other than slightly more growth going to Category B, Z and A connected and connectable properties.
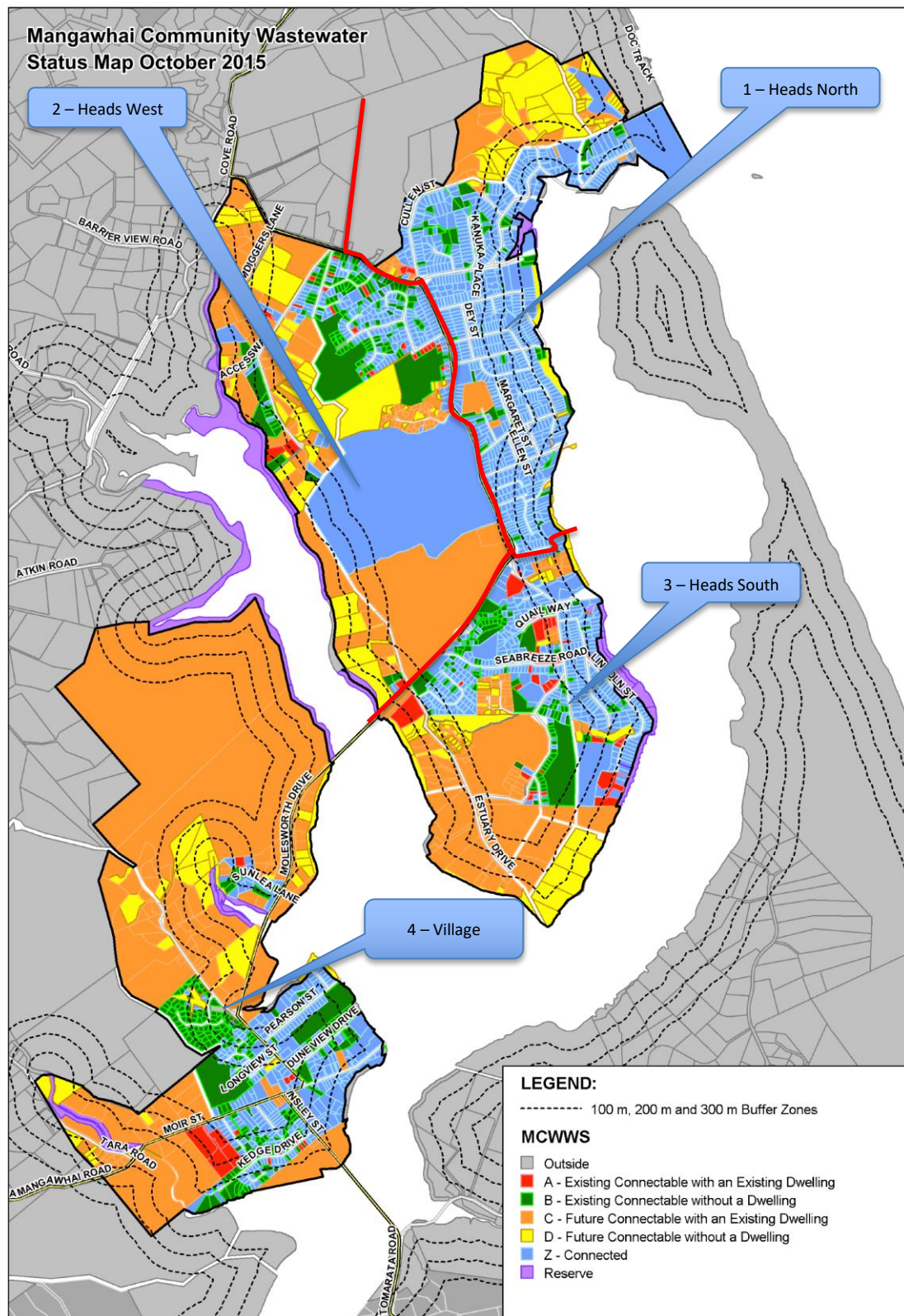
Table 3

MTP Dwelling Capacity - based on Planning Option 2 and share of annual dwelling growth	Capacity Additional Dwellings	Capacity Share
Catchment 1- Heads North	921	15.9%
Catchment 2 - Heads West	1140	19.7%
Catchment 3 - Heads South	975	16.8%
Catchment 4 - Village	2320	40.1%
Catchment 5 - Rural	432	7.5%
Total	**5788**	**100%**

7.4   Adjustment based on recent consenting activity

Under Planning Options 1 and 2, the distribution model distributes dwelling growth according to the capacity of each catchment, giving Catchment 4 – Village the largest share of growth. Initial results from the modelling need to take account of recent subdivision activity, which, as section 224(c) certificates are issued and new titles are created, adds to the available stock of vacant Category B sections which are most easily able to be developed. The levels of subdivision activity may also give indications of areas of market preference that may see faster dwelling growth in one area over another, than is predicted by simple capacity-based distribution by the model.

Table 4 shows a number of subdivisions carried out since February 2014 creating two or more sections in and around Mangawhai, that will add 149 sections to the area, 116 of those in the MCWWS area and 33 outside of it.

Table 4

Val No.	RM	224 issued	Address	Catchment	AHUE	AHUE MCWWS	AHUE Otamatea
122011327	RM120112	14/02/2014	64 Jack Boyd Drive	2	8	8	
	RM110096A	18/03/14 stage 1	105 Devich Road	5	5		5
122183919	RM050273B	30/04/2014	60 Moir Point Road	3	8	8	
123100700	2	16/09/2014	213 Black Swamp Road	5	14		14
122011648	5c	10/11/2014	Thelma Road South (Northcoast)	2	11	11	
122009300	RM120063A	24/11/2014	470 Tara Road	5	4		4
122188714	RM100046	4/03/2015	Dune View Drive	4	2	2	
122183702	RM120048A	2/06/2015	Molesworth Drive (corner Esturay Drive)	3	4	4	
122184205	RM140066	27/08/2015	26 Old Waipu Road	4	3	3	
122011648	RM060131C	Stage 5b 19/09/15	Thelma Road South (Northcoast)	2	12	12	
122011648	RM100139	5/10/2015	Thelma Road South (Northcoast)	2	5	5	
122183701	RM140146	22/10/2015	Estuary Drive (Parkview Waters)	3	11	11	
122001350	RM120061A	16/12/2015	45 Jack Boyd Drive	2	3	3	
122183602	RM110146	11/01/2016	26 Estuary Drive	3	6	6	
	RM100139 Stage 7	Stage 7 9/02/2016	Thelma Road South (Northcoast)	2	12	12	
122011303	RM060074A	Stages 2&3 2/03/2016	Jack Boyd Drive (Clemway Holdings)	2	9	9	
122183800	RM110148A	18/03/2016	Nautical Heights	3	6	6	
122011648	RM100139	Stage 8 23/03/16	Thelma Road South (Northcoast)	2	9	9	
122009500	RM140065A	Stage 2 14/04/2016	381 King Road	5	10		10
122183913	RM150174	Stage 2 14/04/2016	7-11 Quail Way	3	7	7	
					149	116	33

RB/MK:yh

From Table 5, Catchment 2 – Heads West and Catchment 3 - Heads South have seen the greatest share of subdivision activity since 2014. Catchment 4 – Village, in spite of being the single largest catchment in terms of capacity has only seen around 3% of activity. Activity in the rural hinterland Catchment 5, outside the MCWWS area, continues steadily.

Table 5

Catchment	Additional sections	% of activity
1	0	0%
2	69	46%
3	42	28%
4	5	3%
5	33	22%
TOTAL	**149**	**100%**

On the basis of these findings, the dwelling distribution model has been adjusted to give a larger share of new dwelling growth (8% each) to Catchments 2 and 3 and less (16%) to Catchment 4 – Village[7].

7.5   Planning Option 2 – Medium growth scenario – Adjusted to recent s224(c) activity

The adjusted run of the model makes Catchment 2 – Heads West and Catchment 3 Heads South more attractive for new dwelling construction and Catchment 4 – Village less attractive, while keeping their capacity the same as Planning Option 2. See Table 6.

Table 6

MTP Dwelling Capacity – based on Planning Option 2 and share of annual dwelling growth (adjusted)	Capacity additional dwellings	Capacity share (adjusted per s224s)
Catchment 1 – Heads North	921	15.9%
Catchment 2 – Heads West	1,140	27.7%
Catchment 3 – Heads South	975	24.7%
Catchment 4 –Village	2,320	24.1%
Catchment 5 –Rural	432	7.5%
Total	**5,788**	**100%**

The overall finding is that even when the model is adjusted to take account of recent subdivision activity, the higher capacity offered by Planning Option 2, combined with the higher attractiveness of Catchments 2 and 3 has little effect on the overall pattern of growth. The catchment-by-catchment findings under the adjusted scenario are more significant.

7.6   Catchment-by-catchment findings

Appendix 2 sets out catchment-by-catchment findings under Planning Options 1 and 2, Planning Option 2 adjusted for recent subdivision activity and a third Planning Option 3 also adjusted for recent subdivision activity

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7 Note: The adjusted model run is carried out under Planning Option 2 and the medium dwelling growth scenario.

7.7   Longer term growth

The findings in Appendix 1 and 2 show dwelling delivery under the various scenarios out to 2030. The model has been run to 2051. These results are not shown in this report but in summary they show the following:

- Under Planning Option 1 and the medium growth scenario, dwelling capacity in all property categories for the whole study area, except the relatively low numbers of Category A connectable properties, is sufficient to 2051.

- Categories B, Z and A connected and connectable properties start to run out of capacity in Catchments 1, 2 and 3 from 2041 but Catchment 4 – Village has sufficient capacity to accommodate dwelling growth in Category B, Z, C, and D category properties well after 2041.

- Planning Option 2 with higher dwelling capacity (5788 dwellings) offers even longer-term capacity than Planning Option 1 (5325 dwellings).

- Under Planning Option 2, adjusted to take account of recent subdivision activity, Catchment 2 – Heads West and Catchment 3, Heads South start to see capacity fully consumed in Categories B and Z before 2040, earlier than other scenarios.

- However, even in these catchments Category C and D future connectable properties, still show long-term capacity out to 2051.

7.8   High growth scenario

The dwelling distribution model has also been run using the high dwelling growth scenario applied to both Planning Option 1 and Planning Option 2 and Planning Option 2 – Adjusted.

In summary, the high growth scenario results show the following:

- At the combined catchments level, Mangawhai as a whole has dwelling capacity until after 2051, even under the high growth scenario of 106 dwellings per annum and under all planning options.

- Under Planning Options 1 and 2 and Planning Option 2 – Adjusted, Category B, Z and A connected and connectable properties are consumed earlier than under the medium growth scenario but again, large-scale capacity in Categories C and D properties (particularly in Catchment 4 – Village) means that growth simply shifts to these categories and no catchments are shown to run out of capacity by 2051.

7.9   Planning Option 3 – Medium growth scenario – Adjusted to recent s224(c) activity

The model has been used to test a third planning option with one of the following planning assumptions applied to each property in the database:

- Subdivision down to a 1000m2 minimum lot size in the existing Residential (H) and (EC) areas other than for integrated development subdivisions;

- Integrated subdivision down to 750m2 the existing Residential (H) and (EC) areas – the assumption being that 7% of the zoned land area is taken up by this type of development;

- Rezoning of additional rural properties north of Mangawhai Heads Road to Residential (H);

- Subdivision down to a 500m2 minimum in two nodes around Mangawhai Village and Wood Street;

- Estuary Estates subdivision in accordance with the applicable rules for the Estuary Estates Structure Plan;

- An urban limit not exceeding the current urban zonings with the exception of the rezoning of properties in the Mangawhai Heads Road area;

- Subdivision down to 4000m2 in a rural residential lifestyle buffer around the urban limit;

- No dwelling growth assigned to Council coastal properties, esplanade and other reserve land, school land, the golf course and utility sites.

The additional dwelling capacity of Planning Option 3 is shown in Table 7.

Table 7

MTP Dwelling Capacity – based on Planning Option 3 and share of annual dwelling growth (adjusted)	Capacity additional dwellings	Capacity share (adjusted per s224s)
Catchment 1 – Heads North	758	14.9%
Catchment 2 – Heads West	1,088	27.7%
Catchment 3 – Heads South	738	24.7%
Catchment 4 –Village	2,078	24.1%
Catchment 5 –Rural	432	8.5%
Total	**5,094**	**100%**

A comparison of Tables 2, 3, 6 and 7 combined below, shows that under Planning Option 3:

- Overall dwelling capacity drops to 5,094 additional dwellings, down from 5,325 and 5,788 under Planning Options 1 and 2 respectively, due to a combined lower yield in the two centres and across the bulk of the Residential (H) and (EC) zones;

Tables 2, 3, 6 and 7 combined

MTP Dwelling Capacity – based on Planning Option 1 and share of annual dwelling growth	Capacity additional dwellings	Capacity share
Catchment 1 – Heads North	988	18.6%
Catchment 2 – Heads West	885	16.6%
Catchment 3 – Heads South	720	13.5%
Catchment 4 –Village	2,300	43.2%
Catchment 5 –Rural	432	8.1%
Total	**5,325**	**100%**
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MTP Dwelling Capacity – based on Planning Option 3 and share of annual dwelling growth (adjusted)	**Capacity additional dwellings**	**Capacity share (adjusted per s224s)**
Catchment 1 – Heads North	758	14.9%
Catchment 2 – Heads West	1,088	27.7%
Catchment 3 – Heads South	738	24.7%
Catchment 4 –Village	2,078	24.1%
Catchment 5 –Rural	432	8.5%
Total	**5,094**	**100%**

- Catchment 1 – Heads North capacity drops to 758 dwellings from over 900 under other options, losing capacity around the Wood Street node with the increased minimum lot size of 750m^2 and further yield loss from the 1,000m^2 minimum in the residential zones;

- Catchment 2 – Heads West capacity increases to 1,088, higher than Planning Option 1 due to rezoning of properties north of Mangawhai Heads Road but lower than Planning Option 2 due to the 1,000m^2 minimum lot size for subdivision in the residential zones;

- Catchment 3 – Heads South has additional capacity of 738, higher than under Planning Option 1 due to the allowance for some 750m^2 integrated development subdivisions but lower than Planning Option 2 which has the general allowance for a 750m^2 minimum lot size;

- Catchment 4 – Village capacity drops to 2,078 additional dwellings, down from 2,300 dwellings under Planning Options 1 and 2, losing capacity around the Village node with the increased minimum lot size of 750m^2 and further yield loss from the 1,000m^2 minimum in the residential zones; and

- Catchment 5 – Rural capacity remains virtually unchanged from Planning Option 2.

Planning Option 3 is tested through the dwelling distribution model, using the medium dwelling growth scenario, adjusted to take account of recent subdivision activity. The results are shown in Appendix 1 and Appendix 2.

The most notable finding is that under the medium growth scenario, Catchment 3 – Heads South, with additional capacity of only 738 dwellings under the more restrictive rules, runs out of land by 2049 and by 2044 in the high growth scenario. Despite this, the town as a whole still has considerable long term growth potential, with additional dwelling capacity not fully consumed even by 2050 in all other catchments.

Appendix 1 – Findings – Combined Catchments

1.1   Combined catchment findings

Findings under Planning Option 1 and the *medium* dwelling growth scenario show:

·   Early dwelling growth until 2018 focused on Category B (green) vacant connectable properties;

·   An ongoing attraction, particularly in the early years, to Category N (grey) rural properties for persons seeking a rural residential choice as an alternative option to issues facing urban servicing;

·   Demand for rural properties moderating once Category C (orange) and D (yellow) future connectable properties become serviced;

·   Category Z (blue) connected properties (with dwellings) able to be further subdivided, coming online by 2018, again a relatively simple option with the land zoned and servicing immediately available;

·   The relatively low numbers of Category A (red) connectable properties (with sewer available) able to be further subdivided, coming on-stream from 2018, following a consenting lead time;

·   Future connectable properties C and D only being developed after wastewater servicing is extended to them. Assumptions are for these properties to start being reticulated from 2020. This assumption needs to be validated by the MCWWS work.

Planning Option 1 – Medium growth scenario

Combined catchments	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	946	47	47	22	22	22	22	22	22	22	22	22	22	25	25	25
Z-Connected property with dwelling	Z	1665	895	0	0	19	19	19	19	19	19	19	19	19	19	16	16	16
A-Connectable property with existing dwelling	A	63	122	0	0	9	9	6	6	6	6	6	6	6	6	6	6	6
N-Non-connectable (outside MCWWS)	N	163	688	42	42	36	36	10	10	10	10	10	10	10	10	10	10	10
D-Future connectable with no dwelling	D	0	695	0	0	0	0	10	10	10	10	10	10	10	10	10	10	10
C-Future connectable property with existing dwelling	C	307	1979	0	0	0	0	22	22	22	22	22	22	22	22	22	22	22
Total		2198	5325	89	89	87	87	90	90	90	90	90	90	90	90	90	90	90

·   Under Planning Option 2 there is little discernible change in the way in which overall dwelling growth is distributed between the different categories of property other than slightly more growth going to Category B, Z and A connected or connectable properties.

·   Even when the model is adjusted to take account of recent subdivision activity, the higher capacity offered by Planning Option 2, combined with the higher attractiveness of Catchments 2 and 3 has little effect on the overall pattern of growth. The catchment-by-catchment findings in Appendix 2 are more significant.

Planning Option 2 – Medium growth scenario

Combined catchments	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	936	49	49	22	22	22	22	22	22	22	22	22	22	26	26	26
Z-Connected property with dwelling	Z	1665	646	0	0	18	18	18	18	18	18	18	18	18	18	13	13	13
A-Connectable property with existing dwelling	A	63	120	0	0	10	10	6	6	6	6	6	6	6	6	6	6	6
N-Non-connectable (outside MCWWS)	N	163	711	41	41	38	38	10	10	10	10	10	10	10	10	11	11	11
D-Future connectable with no dwelling	D	0	882	0	0	0	0	13	13	13	13	13	13	13	13	13	13	13
C-Future connectable property with existing dwelling	C	307	2493	0	0	0	0	22	22	22	22	22	22	22	22	22	22	22
Total		2198	5788	90	90	88	88	90	90	90	90	90	90	90	90	90	90	90

Planning Option 2 – Medium growth scenario – Adjusted to recent s224(c) activity

Combined catchments	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	936	52	52	22	22	22	22	22	22	22	22	22	22	29	29	29
Z-Connected property with dwelling	Z	1665	646	0	0	16	16	16	16	16	16	16	16	16	16	12	12	12
A-Connectable property with existing dwelling	A	63	120	0	0	10	10	6	6	6	6	6	6	6	6	6	6	6
N-Non-connectable (outside MCWWS)	N	163	711	37	37	32	32	14	14	14	14	14	14	14	14	11	11	11
D-Future connectable with no dwelling	D	0	882	0	0	0	0	13	13	13	13	13	13	13	13	13	13	13
C-Future connectable property with existing dwelling	C	307	2493	0	0	0	0	18	18	18	18	18	18	18	18	18	18	18
Total		2198	5788	89	89	80	80	89	89	89	89	89	89	89	89	89	89	89

- Under all options, development of Category N – Non-connectable properties outside the MCWWS continues strongly, particularly in the early years before reticulation extensions enable more Category C and D - Future connectable properties to be developed.

Planning Option 3 – Medium growth scenario – Adjusted to recent s224(c) activity

Combined catchments	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	856	52	52	29	29	23	23	23	23	23	23	23	23	31	31	31
Z-Connected property with dwelling	Z	1665	538	0	0	16	16	16	16	16	16	16	16	16	16	13	13	13
A-Connectable property with existing dwelling	A	63	103	0	0	8	8	5	5	5	5	5	5	5	5	5	5	5
N-Non-connectable (outside MCWWS)	N	163	867	38	38	36	36	20	20	20	20	20	20	20	20	15	15	15
D-Future connectable with no dwelling	D	0	704	0	0	0	0	11	11	11	11	11	11	11	11	11	11	11
C-Future connectable property with existing dwelling	C	307	2026	0	0	0	0	14	14	14	14	14	14	14	14	14	14	14
Total		2198	5094	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89

- The lower dwelling capacity offered by Planning Option 3 shows no discernible difference from higher capacity options in the early years to 2030 although, as will be seen from the catchment-by-catchment analysis, Catchment 3 – Heads South starts to run out of capacity after 2040 under both medium and high growth scenarios.

Appendix 2 – Findings - Catchment-by-catchment

Findings for **Catchment 1 – Heads North:**

· It has relatively large additional capacity of 988 dwellings under Planning Option 1 and 921 under Planning Option 2 but still less than half that of Catchment 4 – Village;

· It is a well-reticulated area, dominated by smaller connected and connectable properties but with a good number capable of further subdivision, particularly under the proposed 400m^2 Wood Street node provisions;

· The connected Fagan Street property in Category Z (subject to the 400m^2 rule under Planning Option 1) could see reasonable uptake if consented after 2018;

· The catchment loses dwelling capacity under Planning Option 2 mainly from Category Z – Connected properties around Wood Street node as a result of the revised 500m^2 minimum;

· The absence of large tracts of zoned serviced land means that the catchment will be subject to the decisions of many individual owners to subdivide and develop smaller properties and this is likely to see relatively slow take-up in most categories for many years under any scenario;

· Planning Options 2 and 3 adjusted to take account of the s224(c) activity in Catchments 2 and 3, do not favour this catchment and discourage growth in Category Z - Connected properties. These options show a small increase in take-up of Category N – non-connectable properties outside the MCWWS;

· Large zoned but un-serviced future connectable Category C and D properties and Category N – non-connectable properties in the Mangawhai Heads Road and Cullen Street area offer some of the only prospects for any largescale development in this catchment (around 380 dwellings);

· However, the model attributes relatively low numbers of dwellings to these categories (only six dwellings per annum under any scenario) because of the lack of services and projected low demand for dwellings in this catchment.

Planning Option 1 – Medium growth scenario

Catchment No: 1-Heads North	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	91	9	9	3	3	3	3	3	3	3	3	3	3	3	3	3
Z-Connected property with dwelling	Z	741	410	0	0	7	7	7	7	7	7	7	7	7	7	7	7	7
A-Connectable property with existing dwelling	A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	2	53	9	9	7	7	1	1	1	1	1	1	1	1	1	1	1
D-Future connectable with no dwelling	D	0	108	0	0	0	0	2	2	2	2	2	2	2	2	2	2	2
C-Future connectable property with existing dwelling	C	29	326	0	0	0	0	4	4	4	4	4	4	4	4	4	4	4
Total		772	988	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17

Planning Option 2 – Medium growth scenario

Catchment No: 1-Heads North	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	89	7	7	3	3	3	3	3	3	3	3	3	3	3	3	3
Z-Connected property with dwelling	Z	741	229	0	0	4	4	4	4	4	4	4	4	4	4	4	4	4
A-Connectable property with existing dwelling	A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	2	72	7	7	7	7	2	2	2	2	2	2	2	2	2	2	2
D-Future connectable with no dwelling	D	0	116	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
C-Future connectable property with existing dwelling	C	29	417	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
Total		772	921	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14

Planning Option 2 – Medium growth scenario – Adjusted for recent s224(c) activity

Catchment No: 1-Heads North	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	89	7	7	3	3	3	3	3	3	3	3	3	3	3	3	3
Z-Connected property with dwelling	Z	741	229	0	0	4	4	4	4	4	4	4	4	4	4	4	4	4
A-Connectable property with existing dwelling	A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	2	72	7	7	7	7	2	2	2	2	2	2	2	2	2	2	2
D-Future connectable with no dwelling	D	0	116	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
C-Future connectable property with existing dwelling	C	29	417	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
Total		772	921	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14

Planning Option 3 – Medium growth scenario – Adjusted to recent s224(c) activity

Catchment No: 1-Heads North	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	81	7	7	3	3	3	3	3	3	3	3	3	3	3	3	3
Z-Connected property with dwelling	Z	741	193	0	0	4	4	4	4	4	4	4	4	4	4	4	4	4
A-Connectable property with existing dwelling	A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	2	53	7	7	7	7	1	1	1	1	1	1	1	1	1	1	1
D-Future connectable with no dwelling	D	0	112	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
C-Future connectable property with existing dwelling	C	29	319	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
Total		772	758	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13

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Findings for **Catchment 2 – Heads West**:

- The catchment offers capacity for 885 additional dwellings under Planning Option 1, 1,140 dwellings under Planning Option 2 and 1,108 dwellings under Planning Option 3 which, in spite of the limiting effect of the larger 1,000m^2 minimum lot size, gains additional zonings in the Mangawhai Heads Road area;

- The catchment is only partly reticulated offering capacity for just 218 Category B vacant connectable properties, 260 dwellings under Planning Option 2 and 218 under Planning Option 3, to which the model assigns early dwelling uptake;

- Depending on the planning option, there are between 540 and 740 units of additional capacity in un-serviced future connectable Category C and D properties in the Gumdiggers Lane and Jack Boyd Drive area and in large residentially zoned properties in the Thelma Road, Sailrock Drive and Marram Place area in Categories B, C and D;

- The Category B connectable properties can be developed now and the model allocates dwellings to them but at a relatively limited rate of around 4 and 8 dwellings per annum because of the low dwelling demand predicted for this catchment under Planning Option 1;

Planning Option 1 – Medium growth scenario

Catchment No: 2-Heads West	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	218	8	8	4	4	4	4	4	4	4	4	4	4	8	8	8
Z-Connected property with dwelling	Z	219	35	0	0	3	3	3	3	3	3	3	3	3	0	0	0	0
A-Connectable property with existing dwelling	A	18	6	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	18	84	8	8	4	4	1	1	1	1	1	1	1	1	1	1	1
D-Future connectable with no dwelling	D	0	256	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
C-Future connectable property with existing dwelling	C	110	286	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
Total		**365**	**885**	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15

Planning Option 2 – Medium growth scenario

Catchment No: 2-Heads West	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	260	9	9	5	5	5	5	5	5	5	5	5	5	9	9	9
Z-Connected property with dwelling	Z	219	44	0	0	4	4	4	4	4	4	4	4	4	0	0	0	0
A-Connectable property with existing dwelling	A	18	8	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	18	88	9	9	4	4	1	1	1	1	1	1	1	1	1	1	1
D-Future connectable with no dwelling	D	0	340	0	0	0	0	4	4	4	4	4	4	4	4	4	4	4
C-Future connectable property with existing dwelling	C	110	400	0	0	0	0	4	4	4	4	4	4	4	4	4	4	4
Total		**365**	**1140**	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18

- The additional capacity offered by Planning Option 2 sees only a marginally higher take-up of Category B – vacant connectable properties. This is because there is an early supply of Category N properties outside the MCWWS and the policy change has the effect of increasing the capacity of Category C and D properties to which the model assigns growth of around 8 units per annum, once these are reticulated from 2020;

- When capacity of the catchment is adjusted to take account of recent subdivision activity, Category C and D properties take a greater share of growth, with take-up increasing from 8 to 11 units per annum for these two categories.

Planning Option 2 – Medium growth scenario – Adjusted for recent s224(c) activity

Catchment No: 2-Heads West	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	260	13	13	5	5	5	5	5	5	5	5	5	5	13	13	13
Z-Connected property with dwelling	Z	219	44	0	0	4	4	4	4	4	4	4	4	4	4	0	0	0
A-Connectable property with existing dwelling	A	18	8	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	18	88	13	13	11	11	4	4	4	4	4	4	4	4	1	1	1
D-Future connectable with no dwelling	D	0	340	0	0	0	0	5	5	5	5	5	5	5	5	5	5	5
C-Future connectable property with existing dwelling	C	110	400	0	0	0	0	6	6	6	6	6	6	6	6	6	6	6
Total		**365**	**1140**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**

- Catchment 2 runs out of any additional dwelling capacity in Category Z connected properties by 2027 and the small capacity in Category A connectable properties by 2019.

Planning Option 3 – Medium growth scenario – Adjusted to recent s224(c) activity

Catchment No: 2-Heads West	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	218	13	13	4	4	4	4	4	4	4	4	4	4	13	13	13
Z-Connected property with dwelling	Z	219	33	0	0	3	3	3	3	3	3	3	3	3	3	0	0	0
A-Connectable property with existing dwelling	A	18	6	0	0	3	3	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	18	263	13	13	14	14	9	9	9	9	9	9	9	9	4	4	4
D-Future connectable with no dwelling	D	0	259	0	0	0	0	4	4	4	4	4	4	4	4	4	4	4
C-Future connectable property with existing dwelling	C	110	310	0	0	0	0	5	5	5	5	5	5	5	5	5	5	5
Total		**365**	**1088**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**

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Findings for **Catchment 3 – Heads South**:

- While partly reticulated, large parts in the Estuary Drive and Moir Point Road area are un-serviced Category C and D properties to which the model allocates little dwelling demand under Planning Options 1 and 2 in favour of a good supply of Category B connectable properties which can easily be developed;

- Adjusted for recent subdivision activity under Planning Options 2 and 3, Category C and D properties deliver more strongly at around 7 to 9 dwellings per annum.

- The catchment has no Category Z rural land supply outside of the MCWWS.

Planning Option 1 – Medium growth scenario

Catchment No: 3-Heads South	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	146	12	12	5	5	5	5	5	5	5	5	5	5	5	5	5
Z-Connected property with dwelling	Z	395	88	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3
A-Connectable property with existing dwelling	A	26	31	0	0	2	2	2	2	2	2	2	2	2	2	2	2	2
N-Non-connectable (outside MCWWS)	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D-Future connectable with no dwelling	D	0	130	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1
C-Future connectable property with existing dwelling	C	82	326	0	0	0	0	2	2	2	2	2	2	2	2	2	2	2
Total		503	720	12	12	10	10	13	13	13	13	13	13	13	13	13	13	13

Planning Option 2 – Medium Growth Scenario

Catchment No: 3-Heads South	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	171	15	15	6	6	6	6	6	6	6	6	6	6	6	6	6
Z-Connected property with dwelling	Z	395	140	0	0	5	5	5	5	5	5	5	5	5	5	5	5	5
A-Connectable property with existing dwelling	A	26	45	0	0	2	2	2	2	2	2	2	2	2	2	2	2	2
N-Non-connectable (outside MCWWS)	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D-Future connectable with no dwelling	D	0	166	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1
C-Future connectable property with existing dwelling	C	82	454	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1
Total		503	975	15	15	13	13	15	15	15	15	15	15	15	15	15	15	15

Planning Option 2 – Medium growth scenario – Adjusted for recent s224(c) activity

Catchment No: 3-Heads South	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	171	22	22	6	6	6	6	6	6	6	6	6	6	6	6	6
Z-Connected property with dwelling	Z	395	140	0	0	5	5	5	5	5	5	5	5	5	5	5	5	5
A-Connectable property with existing dwelling	A	26	45	0	0	2	2	2	2	2	2	2	2	2	2	2	2	2
N-Non-connectable (outside MCWWS)	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D-Future connectable with no dwelling	D	0	166	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
C-Future connectable property with existing dwelling	C	82	454	0	0	0	0	6	6	6	6	6	6	6	6	6	6	6
Total		503	975	22	22	13	13	22	22	22	22	22	22	22	22	22	22	22

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- The most significant finding is that Planning Option 3, adjusted to recent subdivision activity, and with its more limited additional dwelling capacity, runs out of capacity in Category A, B and Z connected and connectable properties from just after 2030. After that the catchment only has capacity in Category C and D properties, which in turn start running out of capacity some time after 2040.

Planning Option 3 – Medium growth scenario – Adjusted to recent s224(c) activity

Catchment No: 3-Heads South	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	148	22	22	14	14	7	7	7	7	7	7	7	7	7	7	7
Z-Connected property with dwelling	Z	395	89	0	0	6	6	6	6	6	6	6	6	6	6	6	6	6
A-Connectable property with existing dwelling	A	26	33	0	0	2	2	2	2	2	2	2	2	2	2	2	2	2
N-Non-connectable (outside MCWWS)	N	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D-Future connectable with no dwelling	D	0	132	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
C-Future connectable property with existing dwelling	C	82	337	0	0	0	0	4	4	4	4	4	4	4	4	4	4	4
Total		503	738	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22

Findings for **Catchment 4 – Village**:

- It is the single largest catchment, offering capacity for 2300 additional dwellings under Planning Option 1, 2320 dwellings under Planning Option 2 and only 2078 dwellings under Planning Option 3;

- It has good capacity (between 400 and 500 units) of Category B vacant connectable land ready for development, under all planning options to which the model allocates good numbers of dwellings (11-19 per annum) in the early years and 8-10 dwellings per annum over the longer term;

- Category A and Z properties with existing dwellings and capable of further development, even though connected or connectable, will tend to deliver slowly over time subject to the individual decisions of many landowners;

- Until Categories C and D properties are reticulated, development will go mainly to Category B properties and Category N properties outside the MCWWS.

- When the model is adjusted under Planning Options 2 and 3 to take account of recent subdivision activity in Catchments 2 and 3, dwelling delivery in Catchment 4 drops significantly from around 37 dwellings per annum to 21 dwellings per annum.

- While Category B vacant connectable properties remain attractive, with delivery dropping from just 10 to 8 dwellings per annum, Category Z and A connected and connectable properties with existing dwellings become less attractive dropping from delivery of 10 dwellings per annum to as low as 6 per annum.

- Delivery of dwellings in Category C and D properties with their large capacity of between 1240 and 1480 dwellings (including Estuary Estates) drops steeply from 17-19 per annum under Planning Options 1 and 2 to just 5 per annum under the Planning Options 2 and 3 (adjusted) with growth going off to Catchment 2 – Heads West and Catchment 3 – Heads South.

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Planning Option 1 – Medium Growth Scenario

Catchment No: 4-Village	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	491	19	19	10	10	10	10	10	10	10	10	10	10	10	10	10
Z-Connected property with dwelling	Z	310	363	0	0	6	6	6	6	6	6	6	6	6	6	6	6	6
A-Connectable property with existing dwelling	A	19	86	0	0	4	4	4	4	4	4	4	4	4	4	4	4	4
N-Non-connectable (outside MCWWS)	N	70	119	19	19	18	18	1	1	1	1	1	1	1	1	1	1	1
D-Future connectable with no dwelling	D	0	202	0	0	0	0	4	4	4	4	4	4	4	4	4	4	4
C-Future connectable property with existing dwelling	C	86	1040	0	0	0	0	13	13	13	13	13	13	13	13	13	13	13
Total		485	2300	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38

Planning Option 2 – Medium Growth Scenario

Catchment No: 4-Village	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	417	18	18	8	8	8	8	8	8	8	8	8	8	8	8	8
Z-Connected property with dwelling	Z	310	234	0	0	5	5	5	5	5	5	5	5	5	5	5	5	5
A-Connectable property with existing dwelling	A	19	67	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3
N-Non-connectable (outside MCWWS)	N	70	119	18	18	20	20	1	1	1	1	1	1	1	1	1	1	1
D-Future connectable with no dwelling	D	0	260	0	0	0	0	5	5	5	5	5	5	5	5	5	5	5
C-Future connectable property with existing dwelling	C	86	1223	0	0	0	0	14	14	14	14	14	14	14	14	14	14	14
Total		485	2320	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36

Planning Option 2 – Medium growth scenario – Adjusted for recent s224(c) activity

Catchment No: 4-Village	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	417	11	11	8	8	8	8	8	8	8	8	8	8	8	8	8
Z-Connected property with dwelling	Z	310	234	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3
A-Connectable property with existing dwelling	A	19	67	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3
N-Non-connectable (outside MCWWS)	N	70	119	11	11	6	6	1	1	1	1	1	1	1	1	1	1	1
D-Future connectable with no dwelling	D	0	260	0	0	0	0	2	2	2	2	2	2	2	2	2	2	2
C-Future connectable property with existing dwelling	C	86	1223	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
Total		485	2320	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21

Planning Option 3 – Medium growth scenario – Adjusted to recent s224(c) activity

Catchment No: 4-Village	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	409	11	11	8	8	8	8	8	8	8	8	8	8	8	8	8
Z-Connected property with dwelling	Z	310	224	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3
A-Connectable property with existing dwelling	A	19	65	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3
N-Non-connectable (outside MCWWS)	N	70	119	11	11	6	6	2	2	2	2	2	2	2	2	2	2	2
D-Future connectable with no dwelling	D	0	202	0	0	0	0	2	2	2	2	2	2	2	2	2	2	2
C-Future connectable property with existing dwelling	C	86	1059	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3
Total		485	2078	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21

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Findings for **Catchment 5 – Rural** are that:

- The relatively small additional capacity of this catchment (432 dwellings under all scenarios) compared to the large combined capacity (over 5000 dwellings) of the other catchments sees relatively low levels of growth of around 7-8 new dwellings per annum in the this balance rural catchment outside the MCWWS under all scenarios, bearing in mind that Catchments 1,2 and 4 also offer properties in this Category.

Planning Option 1 – Medium Growth Scenario

Catchment No: 5-Rural	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Z-Connected property with dwelling	Z	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A-Connectable property with existing dwelling	A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	73	432	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
D-Future connectable with no dwelling	D	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C-Future connectable property with existing dwelling	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total		**73**	**432**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**

Planning Option 2 – Medium Growth Scenario

Catchment No: 5-Rural	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Z-Connected property with dwelling	Z	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A-Connectable property with existing dwelling	A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	73	432	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
D-Future connectable with no dwelling	D	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C-Future connectable property with existing dwelling	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total		**73**	**432**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**

Planning Option 2 – Medium growth scenario – Adjusted for recent s224(c) activity

Catchment No: 5-Rural	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Z-Connected property with dwelling	Z	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A-Connectable property with existing dwelling	A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	73	432	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
D-Future connectable with no dwelling	D	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C-Future connectable property with existing dwelling	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total		**73**	**432**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**

Planning Option 3 – Medium growth scenario – Adjusted to recent s224(c) activity

Catchment No: 5-Rural	Category	Existing dwellings	Potential additional dwellings	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B-Connectable property with no dwelling	B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Z-Connected property with dwelling	Z	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A-Connectable property with existing dwelling	A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N-Non-connectable (outside MCWWS)	N	73	432	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
D-Future connectable with no dwelling	D	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
C-Future connectable property with existing dwelling	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total		73	432	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8

Appendix 3 - Planning Option 2 – Medium Growth Scenario – Adjusted to recent s224(c) activity

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