

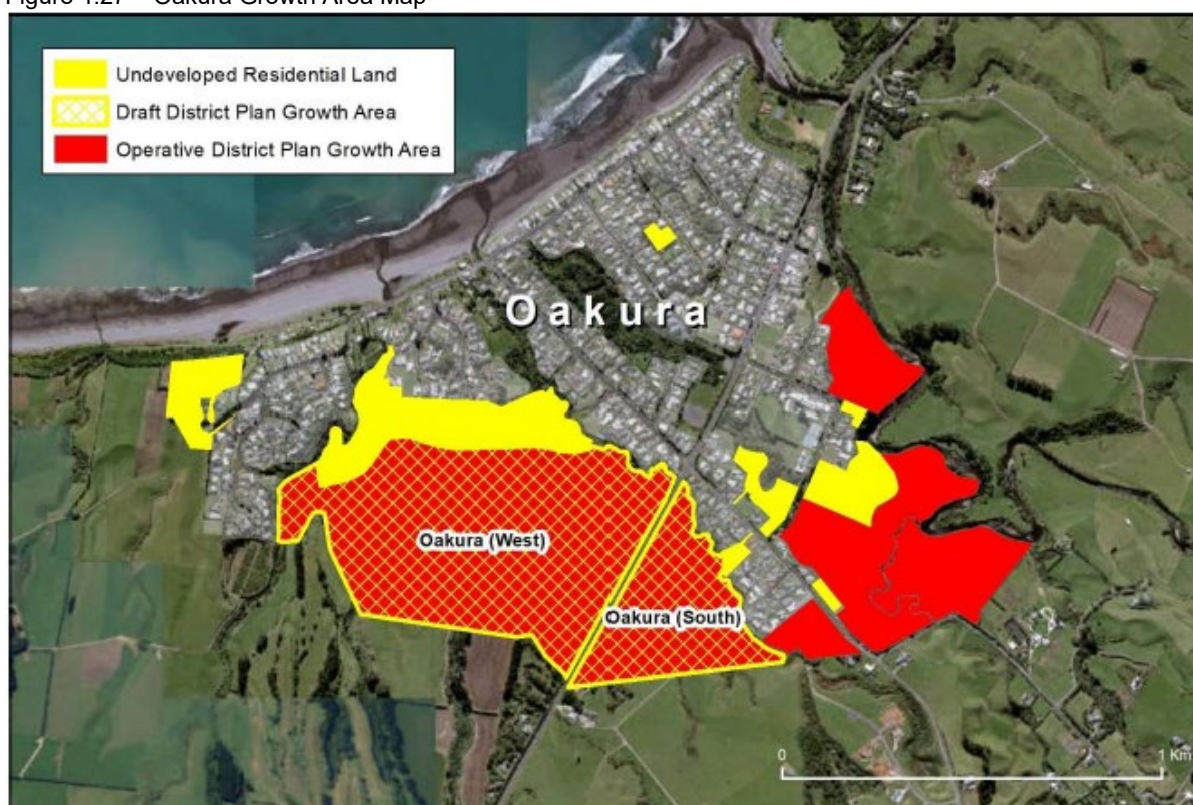
# Appendix 9: NPS-UDC housing capacity information for Oakura

## NPS-UDC Housing and Business Capacity Assessment for New Plymouth - Oakura

### Oakura

Oakura has capacity for 629 feasible lots, totalling 70.6 hectares of land. This is a mixture of undeveloped residential land (18.1 hectares) plus two growth areas totalling 52.5 hectares. Land in the Oakura (South) growth area that would be challenging to develop for residential use has been removed under the Draft District Plan.

Figure 4.27 – Oakura Growth Area Map



	Zone under current DP	Total Area (ha)	Future Yield (lots)	Proposed Start Year	Grade	Feasibility	Feasible future yield
Undeveloped Residential Land Oakura	Res	18.1	158	2018	2	99%	157
Oakura South	Rural/FUD	13.0	117	2020	3	100%	117
Oakura West	Rural/FUD	39.5	355	2032	3	100%	355
<b>Total</b>		<b>70.6</b>	<b>630</b>		<b>2.5</b>	<b>100%</b>	<b>629</b>

Table 4.8 – Oakura Growth Area Yield

Identified growth areas in Oakura are currently zoned rural, but are enabled by the Operative District Plan as Future Urban Development (FUD) overlays and are adequately serviced by infrastructure. The Draft District Plan will classify these as Urban Growth Areas (UGAs), but they will not be zoned as residential in the short to medium term.

An application for a Private Plan Change to the Operative District Plan was lodged in 2018. This application seeks to rezone approximately 58 hectares of Rural Environment Area land to mainly residential land just south of Oakura (part of Oakura South Growth Area). The submissions for this application closed on Monday 15 October 2018.

	Projected Household Growth	Total Increase Between Growth Time Periods	NPS-UDC Margin	Projected household growth	Total Increase between years
2018	549			549	
Short Term (2018 – 2021)	599	50	20%	609	60
Medium Term (2021 – 2028)	662	63	20%	685	76
Long Term (2028 – 2048)	759	97	15%	796	112
<b>TOTAL</b>		<b>210</b>			<b>247</b>

Areas	Previous Yield Supplied	HBCA Yield	Difference	Notes
Infill Sections Available	127	0	127	Not included in the HBCA due to no feasibility analysis completed yet
Undeveloped Residential Zoned Land	175	157	18	Feasibility and yeild redefined
Oakura South	117	117	0	No Change
Oakura West	355	355	0	No Change
	<b>774</b>	<b>629</b>	<b>145</b>	