



Matatā: opportunities for limited infill and greenfield developments in the short to medium term. This depends on infrastructure and alignment with iwi and community vision. The planned reticulated wastewater scheme can enable infill and greenfield growth, including demand for new services. What should we consider if this growth happens?

Awakeri and/or Te Teko: opportunities to meet long term housing needs. If one of these areas were to develop into a larger urban area over time, how could we support the small village identity of the other? What should we consider if this growth happens?

Kawerau: infill and greenfield opportunities, recent change of Roy Stoneham Park to residential zone. Pūtauaki Industrial Zone has available business land. How do we support Kawerau as a great place to live?

Southern areas of Whakatāne district including Tāneatua, Waimana, Waiohau, Galatea, Ruatāhuna, Murupara and Minginui: areas where iwi / hapū have aspirations to enable whānau to return their whenua through housing and to improve education and employment opportunities. How can we support development for iwi, hapū and whānau aspirations?

Kawerau district

Whakatāne district

Whakatāne town: How can we best support development in the heart of Whakatāne and Kopeopeo, recognising natural constraints and hazard risks?

Ōpōtiki district

Areas along the coast from Ōpōtiki town including Waiotaha, Ōpape, Tōrere, Te Kaha, Waihau Bay and Pōtikirua: Māori communities have aspirations for housing, education, resiliency, and economic development including aquaculture and horticulture opportunities. How can we best support development for iwi, hapū and whānau aspirations?

Ōpōtiki township: opportunities for place making and infill in some parts of the town subject to stormwater management and natural hazard risks. What housing typologies are suitable for this existing urban area? How can we best support development, including papakāinga opportunities in and around the town?

Hukutaia: has begun the structure plan process and is seen to be the next greenfield growth area for the district. How does this become a larger community and a great place to live for many more people?

Waiōtaha Drifts is a recent area of development for Ōpōtiki with limited expansion options. What type of facilities would support making this a complete community?

Preliminary possibilities for growth and place making

MAP KEY

- District boundary
- Eastern Bay of Plenty sub-region
- Other council boundaries
- State highway
- Railway
- ★ Urban area
- Town, locality
- ⊙ Marae
- ▲ Waka Landing Areas

