

## GOAL 2: Encourage a range of housing and lifestyle choices

Our population is changing. By 2036 well over 1/3 of our population will be over the age of 60 and around 2/3 of our households will be couple-only or single-person. Different styles of housing will be needed in response to these changes. Currently only 16% of our housing is made up of townhouses, units and retirement housing which are all in high demand. The state goal is for multi-unit housing to represent 40% of all new housing.

The diverse range of lifestyles on offer attracts people to live and stay in the Manning Valley. We need to build upon these choices so that people can live at our beautiful beaches, in our country towns or villages, in rural settings or nestled amongst the mountains and valleys.

The four key directions are:

### **1. Provide a high level of housing choice in Taree**

Town centres thrive when supported by CBD living. More units both in and neighbouring the Taree CBD will provide more housing in walking distance to services, shops, transport and health facilities. CBD living will be accommodated in both the commercial core and extending north-east towards Browns Creek.

### **2. Diversify housing choice in our coastal towns and villages**

Based on current population data, Harrington, Old Bar and Hallidays Point combined will house 80% of the future residents in the Manning Valley. Each settlement offers a great lifestyle, community facilities and a beautiful setting not only for future residents, but also visitors.



Along the NSW coast, seaside villages such as South West Rocks and Crescent Head have grown into coastal destinations with a range of accommodation, food outlets, shops, activities and experiences. Increasing the diversity of experiences in our coastal towns will make them more resilient and drive growth into the future.

Working with local communities, a new vision and plan is required to embrace the natural environment and the unique coastal lifestyles on offer. More detailed planning will involve urban design and height analysis to ensure that built form outcomes are of a high quality so as to enhance the character of our settlements.

### **3. *Maintain sustainable growth in Wingham***

To remain a resilient community, Wingham needs to maintain and promote its heritage, support local businesses and provide a variety of housing choice. Housing choice in Wingham is minimal with detached housing representing 90% of the housing supply. Locations suitable for a range of units, townhouses and retirement living will be identified, along with locations where the historical residential character (larger lots) needs to be retained to keep the heritage look and feel of Wingham.

### **4. *Embrace our Valley of villages***

Each village needs to be more flexible, allowing a greater range of uses to meet the needs of residents or tourists (e.g. cafes or an art studio). Expansion beyond the current village boundaries will enable the villages to grow and accommodate more residents. This lifestyle choice is an important feature of the Manning Valley that must continue to be supported.