

## 5.4 URBAN AREAS OF THE TOWNS AND TOWNSHIPS

### 5.4.1 BACKGROUND

#### Purpose

The purpose of this section of the Plan is to provide an overview in terms of the sustainable management of the urban areas of the District. Each of the individual zones in the urban areas (eg residential, town centre, industrial) have specific purposes, objectives and policies within the zone itself to explain and manage the urban resource in a sustainable manner. In addition, it is also helpful to provide an overview of the interrelationship between the various urban zones within each town or township itself, and the relationship between one town or township and the other towns and townships of the District.

#### General

Each of the urban areas has developed and changed as a result of historical factors, which in conjunction with present and future trends, will determine its function, shape and character. The provisions of the District Plan (zones and rules) also have an important part to play in directing and guiding the development of the urban areas.

The various zones have been identified on the Planning Maps in locations that not only reflect the existing development patterns, but also the potential development opportunities. These opportunities are based upon the research that was undertaken as part of the Review process. This research included demographics, land capabilities, servicing constraints and potentials, natural and physical constraints, analysis of previous resource consents, analysis of complaints or compliance problems associated with particular activities and land availability for various activities (amongst other factors).

#### Sustainable Management

The sustainable management of the urban areas can be summarised as:

... developing the potential of the urban areas consistent with the demands of the community and the protection of the natural and physical environment.

This summary is implemented in the District Plan by:

1. Providing for Waihi, Paeroa and Ngatea as the main urban centres of commerce, industry, residential, community and civic activities.
2. Accommodating residential growth in the main urban areas generally within the existing urban boundaries (held to mean the area zoned for urban purposes in the Transitional District Plan).
3. Confining the townships (apart from residential expansion in Turua and Whiritoa) to the existing boundaries (defined as in 2. above). In some cases, minor reductions in the urban area boundaries has occurred to recognise either the existing land uses or a restriction or constraint on development (eg servicing, instability).
4. Zoning land within the urban areas to provide for demands within and beyond the ten year planning period.
5. Placing urban areas into a "hierarchy", depending on the function or servicing capability, as follows:

#### *Major Serviced Urban Towns*

Waihi  
Paeroa  
Ngatea

#### *Major Serviced Urban Townships*

Kerepehi  
Turua

#### *Secondary Rural Partly Serviced Townships*

Waikino  
Waitakaruru  
Mackaytown/Karangahake  
Patetonga

#### *Coastal Partly Serviced Townships*

Whiritoa

#### *Unserviced Rural Focal Centres*

Netherton  
Orongo Corner  
Kaihere  
Kopuarahi  
Mangatarata

6. Using the Rural Residential zone to provide a buffer between some parts of the urban areas and the adjoining rural zone, and to direct such low density residential living to locations where it can support the major serviced urban towns.

### 5.4.2 RESOURCE MANAGEMENT ISSUES

Integration of the various natural and physical resources within the urban areas to ensure that they are used and developed in a sustainable manner.

The role that each urban area plays, needs to be clearly identified in order that expenditure on services can be rationalised and development can be guided to appropriately serviced areas. The urban areas sustainable management summary can be used as one of the criteria in the assessment of activities requiring a resource consent (discretionary and non complying).

### 5.4.3 ANTICIPATED ENVIRONMENTAL RESULTS

That the urban areas of the District develop in a manner that:

1. Makes optimum use of the urban servicing infrastructure physical resource;
2. Does not expand onto land of high productive potential where this can be avoided;
3. Avoids natural hazards or identified natural and physical resources of significance; and
4. Uses the least resources to keep the urban areas functioning effectively.

In this way, urban development will be undertaken in a manner which sustains the potential of natural and physical resources to meet the reasonably foreseeable needs of the future generations.

#### 5.4.4 OBJECTIVES AND POLICIES

##### **Objective 1**

*To manage the development of the urban areas in a way that maintains and enhances the physical infrastructure resource and uses the least amount of natural and physical resources (including land and energy resources).*

##### **Policies**

Objective 1 will be achieved by implementation of the following policies:

1. Determine the extent of urban areas based on the function they serve and the ability to provide public services to each urban area.
2. Zoning sufficient land for urban activities (eg residential, township, industrial) to provide for the existing and potential needs for the next 10 year planning period.
3. Providing services appropriate to existing and potential demand.

##### **Objective 2 - Waihi**

*To enable the people and community of Waihi to provide for its service town role to the surrounding rural area, as well as its role in the mining and tourist industries, at the same time as maintaining an attractive residential environment.*

##### **Policies**

Objective 2 will be achieved by implementation of the following policies:

1. Make adequate provision for Waihi Township and its role as a service town to the surrounding rural areas as well as its role in the mining and tourist industries.
2. Recognise the significance of the Martha Mining project on the social and economic wellbeing of the residents of Waihi, and provide for its on-going development subject to the maintenance of the amenity values of Waihi.
3. Protect the amenity of adjoining environments from adverse effects of commercial, mining and industrial activities.
4. Recognising and protecting the Goldfields Steam Train complex, protecting buildings and sites for their archaeological and historic importance, and seeking to promote the retention and enhancement of other heritage features of Waihi.
5. Maintaining the amenities of the residential environment in the Residential and Rural Residential zones.
6. Using the natural features around Waihi to define the boundaries of the urban area (eg the Ohinemuri River, the Waitete Stream, the hills to the north and west).
7. Provide a buffer between the rural and urban areas in some parts of Waihi, and exclude residential expansion from areas which are difficult and/or expensive to service to an "urban" standard.
8. Recognising the location of existing industrial activities and providing for the location of new industrial activities.
9. Restricting administrative, commercial and business activities to the Central Business Area.

##### **Objective 3 - Paeroa**

*To enable the people and community of Paeroa to provide the resources and infrastructure to meet the demands that Paeroa faces as the "central" urban area of the District, due to its location at the intersection of transport routes, the location of administration and civic activities (central, regional and local government), substantial industrial, recreation and residential activities in the town and its importance to tangata whenua.*

##### **Policies**

Objective 3 will be achieved by implementation of the following policies:

1. Restricting administrative, commercial and business activities to the Central Business Area.
2. Recognising the location of existing industrial activities and providing for the location of new industrial activities.
3. Providing for recreational activities, particularly on the Paeroa Domain and the Paeroa Racecourse to proceed and expand.
4. Providing for the development of the four marae in the immediate vicinity of Paeroa.
5. Using the natural features of the Ohinemuri River, the hills to the east and the lower lying land to the north-west as the boundaries to the town. The good quality soils to the north also act as a limiting factor to urban expansion in this direction.

##### **Objective 4 - Ngatea**

*To enable the people and community of Ngatea to provide for its service town role to the surrounding rural areas, and its role as a residential and recreation centre.*

##### **Policies**

Objective 4 will be achieved by implementation of the following policies:

1. Encourage the development of a compact Central Business Area.
2. Recognising the active recreation activities that occur on the Ngatea Domain.
3. Recognise that current and presently anticipated residential growth rates require accommodation within the constraints of natural hazards and residual risks.
4. Use the natural feature of the Piako River to form the eastern boundary of the town.
5. Restricting administrative, commercial and business activities to the Central Business Area.

##### **Objective 5 - Kerepehi**

*To enable the people and community of Kerepehi to provide for the changes that have occurred in Kerepehi as a result of the dairy factory closure and the subsequent establishment of other industrial activities, as well as maintaining an attractive residential environment and recognising the role that the Kerepehi Marae plays for tangata whenua.*

## Policies

Objective 5 will be achieved by implementation of the following policies:

1. Providing for the timber operations that have established and other industrial activities that are likely to establish on the dairy factory site.
2. Cater for the existing mixture of commercial, light service industrial and residential activities in some parts of the town.
3. Recognising that current and presently anticipated growth rates do not justify town boundary extensions.
4. Recognising and providing for the development of the Kerepehi Marae.

### Objective 6 - Turua

*To recognise and protect the attractiveness of Turua as a residential environment in its own right, and eliminate the adverse effects resulting from the mixture of commercial, service and industrial activities in parts of the township.*

## Policies

Objective 6 will be achieved by implementation of the following policies:

1. Extending the location of residential activities to the vacant land to the south-west of the town.
2. Seeking to rationalise land use on the western side of Hauraki Road in favour of residential activities.
3. Confining the mixture of residential, commercial and industrial activities to the area located on the eastern side of Hauraki Road.

### Objective 7 - Secondary Rural Partly Serviced Townships

*To enable the people and communities of these Townships to provide for their wellbeing, while recognising the "special" characteristics and restrictions to development in Waitakaruru, Mackaytown, Karangahake, Waikino and Patetonga.*

## Policies

Objective 7 will be achieved by implementation of the following policies:

1. Provide for the mixture of residential, commercial and industrial activities that presently exist in Waitakaruru.
2. Providing for residential activities over all of the areas presently used as such in Mackaytown, Karangahake and Waikino, while taking into account the unserviced nature of the Townships (particularly for effluent disposal), as well as the instability of some of the land. (Note: Council does not consider expansion of these townships to be desirable, at least while servicing constraints exist).
3. Providing for the activities in the small service centre at Patetonga, rather than relying on existing use rights.

### Objective 8 - Whiritoa

*To enable the people and community of Whiritoa to provide for residential development in a manner which encourages residential amenity, protects important natural features (eg coast, lagoons), recognises natural hazards (coastal erosion) and does not adversely affect the safe and efficient operation of State Highway No. 25.*

## Policies

Objective 8 will be achieved by implementation of the following policies:

1. Restricting the area for residential activities to existing areas and those that can be adequately serviced (particularly with respect to both stormwater and wastewater disposal), whilst giving careful regard to adverse effects on the environment, and reverse sensitivity issues between the residential areas and State Highway 25.
2. Protecting the coastal and wetland/estuary margins from activities that have an adverse effect on those environments.
3. Restricting the extent and type of activities and developments that can occur in areas of coastal erosion hazard potential.
4. Recognising the existing commercial activities, but not providing for any extension of these activities.
5. Recognise that different parts of Whiritoa have their own residential character and amenity values that may require restriction on the intensity of residential development and management of subdivision layout to protect those values and character.

### Objective 9 - Unserviced Rural Focal Centres

*To enable the people and communities of these rural focal centres to change and develop the activities necessary to meet the needs and wellbeing of the community.*

## Policy

Objective 9 will be achieved by implementation of the following policy:

1. Recognising that "existing use rights" may apply to existing activities and that specific provision for these centres is not provided.

### Reasons for All Objectives and Policies

1. Urban areas generate significant demands for energy and other resources in their day-to-day functioning and development. "Unplanned" expansion can lead to wasteful use of resources and the loss of rural land for productive purposes.
2. Each town and township has a role to play in the development and ongoing functioning of the District, as well as having social, cultural, civic and spiritual components that contribute to the wellbeing of the community. As such, each town and township needs to be appropriately catered for under the District Plan.

## 5.4.5 METHODS TO IMPLEMENT OBJECTIVES AND POLICIES

The use of zones and rules (especially performance standards) are the primary methods used to implement the objectives and policies of the District Plan. Other methods outside the District Plan can also influence and direct the manner and direction of development of the towns and townships.

In particular, Council's programme of providing and upgrading public services can directly determine development options.

Programmes such as "Mainstreet" and "Freshlook" will contribute to the attractiveness of commercial areas.

Education and community initiatives such as the "Beachcare" programme at Whiritoa raise awareness of the adverse effects activities can have on sensitive environments and the actions that can be undertaken to avoid, remedy or mitigate those effects.

The objectives and policies will be monitored and reviewed. This will be undertaken having particular regard to the requests for plan changes to rezone land, and resource consent applications that seek to establish activities "out of zone".