

5.6 URBAN AREAS OF THE TOWNS AND TOWNSHIPS

5.6.1 BACKGROUND

(1) PURPOSE

- (a) The purpose of this section of the District Plan is to provide an overview of the sustainable management approach for urban areas of the District. Each of the individual zones within urban areas (eg Residential, Town Centre, Industrial) has a specific planning framework that sets out the purpose, objectives and policies for each zone to explain and manage the urban resource in a sustainable manner. This section of the Plan will provide an overview of the interrelationship between these various urban zones within each town or township itself, as well as an outline of the relationship between each of these towns or townships with one another in the District.

(2) GENERAL

- (a) The function, shape and character of each of the urban areas within the District have developed as a result of historical factors coupled with existing trends/demand factors. 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, in conjunction with other methods including: development and implementation of asset management plans, town centre plans and community outcomes.
- (b) The various zones have been identified on the Planning Maps in locations that not only reflect the existing development patterns, but also potential development and growth 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, natural hazards and the effects of climate change, urban design considerations, analysis of previous resource consents, analysis of complaints or compliance problems associated with particular activities and land availability for various activities (amongst other factors).

(3) SUSTAINABLE MANAGEMENT

- (a) The sustainable management of 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 resources.
- (b) Sustainable management of urban areas is implemented in the District Plan by:
- (i) Providing for Waihi, Paeroa and Ngatea as the main urban centres of commerce, industry, residential, community, cultural and civic activities.
- (ii) Accommodating urban growth in the main towns of Ngatea, Paeroa and Waihi generally within defined urban boundaries to provide for foreseeable demands within and beyond the ten year planning period.

- (iii) Confining townships (apart from residential and industrial expansion in Kerepehi, and some residential expansion in Turua, Mackaytown/Karangahake and Waikino) to existing urban boundaries. Also, in some cases, recognising restrictions or constraints on development due to servicing, instability and natural hazards which have resulted in a minor reduction of some urban area township boundaries (eg. Waitakaruru).
- (iv) Placing urban areas into a "hierarchy", depending on the function or servicing capability, as follows:
 - (1) **Major Serviced Urban Towns**
 - a. **Waihi** – Commercial and industrial service centre for the Waihi Ward supported by a large residential population, and a tourist destination focused around the mining heritage and active mining activities of the town.
 - b. **Paeroa** – Civic, commercial and transport node of the District supported by a large residential and rural population.
 - c. **Ngatea** – Service centre for the Plains Ward supported by a strong residential community and rural population.
 - (2) **Major Serviced Urban Townships**
 - a. **Kerepehi** – Industrial and service hub and community focus centre.
 - b. **Turua** – Residential and community focus centre.
 - (3) **Secondary Rural Partly Serviced Townships**
 - a. **Waitakaruru** – Small residential community and community focus centre for northern part of the District.
 - b. **Waikino/Mackaytown/Karangahake** – Low density, well vegetated 'hamlet style' Karangahake Gorge residential communities.
 - (4) **Coastal Partly Serviced Townships**
 - a. **Whiritoa** – Coastal residential settlement.
- (v) Using the Low Density Residential Zone to provide variety of living choice and to create a buffer between some parts of the urban areas and the adjoining Rural Zone, and to direct low density residential living to locations where it can support the major serviced urban towns.
- (vi) Encouraging an urban form and development that minimises a reliance on fossil fuel use, protecting areas/sites with significant natural/built quality, and greater attention given to areas/sites with particular physical characteristics such as susceptibility to natural hazards, stability or slope issues which may require extensive earthworks or protection to enable development (Environmental Sustainable Design).

5.6.2 RESOURCE MANAGEMENT ISSUES

- (1) Integration of the various natural and physical resources within urban areas to ensure that they are used and developed in a sustainable manner, that results in achieving quality urban design outcomes and amenity standards that ensure urban areas are developed to recognise their distinctive character, so that they are interesting, convenient, accessible environments to live in and visit.
- (2) 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 and the role of each urban area can be used as criteria in the assessment of activities requiring resource consent (discretionary and non complying) and for future changes of urban zoning.

5.6.3 OBJECTIVES AND POLICIES – ALL URBAN AREAS

(1) OBJECTIVE 1

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

(a) Policies

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

- (i) Determine the extent of urban areas based on the function they serve, the ability to provide public services to each urban area, and natural and physical constraints.
- (ii) Zone sufficient land for urban activities (eg residential, town centre, industrial, township and recreation) to provide for the existing and potential needs for the next 10 year planning period.
- (iii) Provide services appropriate to existing and potential demand.
- (iv) Develop structure plans to manage and ensure a well planned and integrated approach to the development of new growth areas including the provision of alternative modes of transport where appropriate.
- (v) Enable residents to access urban amenities within easy reach.

(2) OBJECTIVE 2

To achieve an urban form for each urban area that maintains and enhances existing character and identity, minimises reliance on fossil fuel use, protects areas with significant natural quality, ecological, heritage and cultural values and does not create or increase natural hazard risks.

(a) Policies

Objective 2 will be achieved by implementation of the objectives and policies set out for each of the urban areas below and the urban zones, in addition to the following policies:

- (i) Strategic and spatial growth analysis will be used to assist in setting the function, direction and form of urban growth for each urban area.
- (ii) Promote Environmental Sustainable Design (ESD) to ensure the wellbeing of residents and users is enhanced and adverse impacts on the environment minimised.
- (iii) Ensure the location and development of residential and business activities is free from natural hazard constraints and minimises adverse effects on natural character, ecological, heritage and cultural values.

(3) OBJECTIVE 3

Urban areas and towns recognised and maintained as hubs for community, cultural, economic and education purposes and continue to be a desirable place to 'live, work and play'.

(a) Policies

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

- (i) Ensure activities located in urban areas do not detract from the vitality of the town centres.
- (ii) Ensure development occurs in a scale and form appropriate to and compatible with the character of the established urban environs.
- (iii) Ensure the built environment, including subdivision design, is well planned, integrates with the existing infrastructure, and encourages the use of alternative modes of transport to the car in its integration with the transport network.
- (iv) Maintain key residential amenity attributes such as privacy and access to sunlight, and minimise nuisance effects such as noise, dust, smell and vibration.
- (v) Restrict residential and business activities in inappropriate locations where such activities have the potential to give rise to adverse effects on sensitive receiving environments.
- (vi) Concentrate administrative, commercial and business activities to the urban areas and towns, while recognising the wider public benefits of an appropriately located and well designed travellers' service centre (outside the urban areas and towns) on that length of State Highway 25 crossing the Hauraki Plains.

5.6.4 OBJECTIVES AND POLICIES - WAIHI**(1) OBJECTIVE 1**

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.

(a) Policies

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

- (i)** Make adequate provision for Waihi Town and its role as a service town to the surrounding rural areas as well as its role in the mining and tourist industries.
- (ii)** Recognise the significance of mining and the ongoing associated developments to the social and economic wellbeing of the residents of Waihi, subject to maintaining the amenity values of Waihi.
- (iii)** Recognise and protect the Goldfields Steam Train complex, protect buildings and sites for their historic importance, and seek to retain and enhance other heritage features (eg. group of historic "Miners Cottages").
- (iv)** Provide some low density residential areas at the edge of Waihi as an alternative living choice.
- (v)** Recognise the location of existing industrial activities and provide for the location of new industrial activities.
- (vi)** Protect the amenity of residential environments from adverse effects of commercial, mining and industrial activities.

(2) OBJECTIVE 2

To enable and encourage development that responds to and enhances the distinctive natural and built character of Waihi.

(a) Policies

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

- (i)** Enhance the mainstreet historic mining character of the central area in respect of the form, scale, bulk, location, heritage and architecture of buildings and infrastructure.
- (ii)** Respect the existing townscape character of Waihi (street layout, existing residential character, cottages) in new development and encourage visual and physical linkages to local features such as the Pumphouse, Waitete Stream, Ohinemuri River, and hills of the Coromandel Range (to the north of Waihi).
- (iii)** Enhance the presence of town centre heritage/character buildings and local landmarks through streetscape design and any redevelopment/development initiatives that may affect the viewing quality and appreciation of these buildings/features.

- (iv) Use 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).
- (v) Concentrate administrative, commercial and business activities in the Central Business Area in a manner that does not detract from the amenities of the town and the state highway frontage, while recognising the economic benefit of appropriately located and well designed large format retail developments outside of this area, in a manner that does not adversely affect the efficient functioning and community focus of the town centre.
- (vi) Maintain and enhance the amenity of the residential environment in the Residential and Low Density Residential Zones.

5.6.5 OBJECTIVES AND POLICIES - PAEROA

(1) OBJECTIVE 1

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.

(a) Policies

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

- (i) Concentrate administrative, commercial and business activities in the Central Business Area in a manner that does not detract from the amenities of the town and the state highway frontage, while recognising the economic benefit of appropriately located and well designed large format retail developments outside of this area, in a manner that does not adversely affect the efficient functioning and community focus of the town centre.
- (ii) Recognise the location of existing industrial activities and seek to direct future industrial growth to the land between Coronation Street and State Highway 2.
- (iii) Provide some low density residential areas on the hills to the north and east of Paeroa as an alternative living choice.
- (iv) Provide for recreational activities, particularly on the Paeroa Domain and Centennial Park, to proceed and expand.
- (v) Provide for the development of the four marae in the immediate vicinity of Paeroa.
- (vi) Use the natural features of the Ohinemuri River, the hills to the east and the lower lying land to the north-west and south 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.

(2) OBJECTIVE 2

To ensure land use and development occurs in an integrated manner that recognises the constraints of natural conditions and enhances the built environment.

(a) Policies

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

- (i) Ensure new residential development supports a safe and convenient open space network (streets and walkways) of high amenity that provides connections to existing development and maximises the potential for future links to surrounding areas.
- (ii) Encourage adaptive reuse or innovative development of the vacant railway land without compromising its possible future use for transport purposes.
- (iii) Protect the amenity of adjoining residential environments from adverse effects of commercial and industrial activities.
- (iv) Maintain and enhance the amenity of the residential environment in the Residential and Low Density Residential Zones.
- (v) Enhance the presence of town centre heritage/character buildings and local landmarks through streetscape design and any redevelopment/development initiatives that may affect the viewing quality and appreciation of these buildings/features.
- (vi) Respect the existing townscape character of Paeroa (street layout, existing residential character) in new residential developments.
- (vii) Protect and enhance local vistas towards the Paeroa Post Office Building and the Karangahake Gorge and Ranges.

5.6.6 OBJECTIVES AND POLICIES - NGATEA**(1) OBJECTIVE 1**

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

(a) Policies

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

- (i) Encourage the development of a compact, high amenity Central Business Area.
- (ii) Recognise the active recreation activities that occur on the Ngatea Domain and encourage improved integration of these activities with the remainder of the Central Business Area.
- (iii) Retain the established open street frontage character within existing and new residential areas.

(2) OBJECTIVE 2

To ensure land use and development occurs in an integrated manner that recognises the constraints of natural conditions and enhances the built environment.

(a) Policies

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

- (i) Use the natural feature of the Piako River to form the eastern boundary of the town.
- (ii) Ensure new residential development supports a safe and convenient open space network (streets and walkways) of high amenity that provides connections to existing development and maximises the potential for future links to surrounding areas.
- (iii) Recognise that current and presently anticipated residential growth rates require proactive and integrated management to accommodate future residential living within the constraints of natural hazards and residual risks.
- (iv) Concentrate administrative, commercial and business activities in the Central Business Area in a manner that does not detract from the amenities of the town and the state highway frontage.

5.6.7 OBJECTIVES AND POLICIES – KEREPEHI**(1) OBJECTIVE 1**

To ensure a liveable and attractive residential environment for the community of Kerepehi while supporting the needs of existing and emerging industrial activities, and recognising the role that the Kerepehi Marae plays for tangata whenua.

(a) Policies

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

- (i) Provide for industrial activities that are likely to establish on the former dairy factory site and on the industrial land to the north of Kerepehi Town Road in a manner that does not detract from the amenities of the township and the state highway frontage.
- (ii) Manage the existing mixture of commercial, light service industrial and residential activities in some parts of the town to ensure high quality living and work environments.
- (iii) Recognise and provide for some additional residential land to support the anticipated need for additional housing associated with existing and future industrial developments within the town.
- (iv) Recognise and provide for the development of the Kerepehi Marae.

5.6.8 OBJECTIVES AND POLICIES - TURUA**(1) OBJECTIVE 1**

To recognise and protect the attractiveness of Turua as a residential environment in its own right, and manage any adverse effects that may result from the mixture of commercial, service and industrial activities in parts of the township.

(a) Policies

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

- (i) Seek to rationalise land use on the western side of Hauraki Road in favour of residential activities, with limited expansion due to the low lying nature of surrounding land and the quality of the soils for productive purposes.
- (ii) Confine the mixture of residential, commercial and industrial activities to the area located on the eastern side of Hauraki Road.
- (iii) Encourage a focus, or hub of activities, to develop around Bagnall Square that enhances the unique aspects of Turua – the Waihou River and jetty and view out towards the Coromandel-Kaimai Ranges.

5.6.9 OBJECTIVES AND POLICIES - SECONDARY RURAL PARTLY SERVICED TOWNSHIPS**(1) OBJECTIVE 1**

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

(a) Policies

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

- (i) Continue to provide for existing residential activities within 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).
- (ii) Provide for some mixed use activities in the small service centre of Waitakaruru to sustain its community focus in the locality in a manner that does not rely on existing use rights.

5.6.10 OBJECTIVES AND POLICIES - WHIRITOA

(1) OBJECTIVE 1

To enable the people and community of Whiritoa to provide for residential living in a manner which maintains 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 25.

(a) Policies

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

- (i) Restrict residential activities to existing areas.
- (ii) Protect the coastal and wetland/estuary margins from activities that have an adverse effect on those environments.
- (iii) Restrict the extent and type of activities and developments that can occur in areas of coastal erosion hazard potential.
- (iv) Limit the commercial area of Whiritoa, recognising the seasonal variation and demand for these activities.
- (v) Future development in keeping with the existing built form of generally low density and scale residential development.

5.6.11 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" development and expansion can lead to wasteful and poorly integrated use of resources and infrastructure, poor urban design, natural hazard risks, adverse impact on amenity values, 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.

5.6.12 ENVIRONMENTAL RESULTS

- (1) That the urban areas of the District develop in a manner that:
 - (a) Makes optimum use of the urban servicing infrastructure physical resource;
 - (b) Maintains the safe and efficient operation of the road transport network (including state highways);
 - (c) Does not expand onto land of high productive potential where this can be avoided;
 - (d) Minimises adverse impacts on ecological, heritage and cultural values;
 - (e) Avoids natural hazards or identified natural and physical resources of significance;

- (f) Uses the least resources to keep the urban areas functioning effectively;
 - (g) Recognises their distinctive character and makes them interesting, convenient, accessible environments to live in and visit.
- (2) 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 future generations.