

3e.6.3 SOUTH EASTERN AND WESTERN URBAN GROWTH AREAS



Description

The potential growth locations that were evaluated in the south west tend to focus in and around the existing settlements. With a strong focus on building on the existing infrastructure and urban development, both Whareroa and Omori have been identified as the preferred locations for residential growth in the next 20 years. In Omori growth is being promoted behind the existing settlement. This reflects concerns about the effects that continued lakeshore development might have on the landscape.

In contrast, future growth to the north of Whareroa will be located closer to the margin of Lake Taupō. Due to topographical constraints the future growth of Whareroa is necessarily directed northward over the Whareroa Stream rather than westward and away from the Lake.

Substantial opportunities exist along Te Puke Road to the west of the main urban area of Kuratau. With an already established land use pattern of low density residential development it is proposed to continue this theme over the coming 20 year period. This will build on the existing character and development in the wider area as well as meet a particular demand in the market place for low density residential development.

The area around Te Puke Road is favoured as the main location for low density residential growth because of the long term opportunities that are offered. Te Puke Road offers the option of a comprehensive approach facilitating the development of the appropriate infrastructure in a more orderly and cost effective manner.