

southern settlements

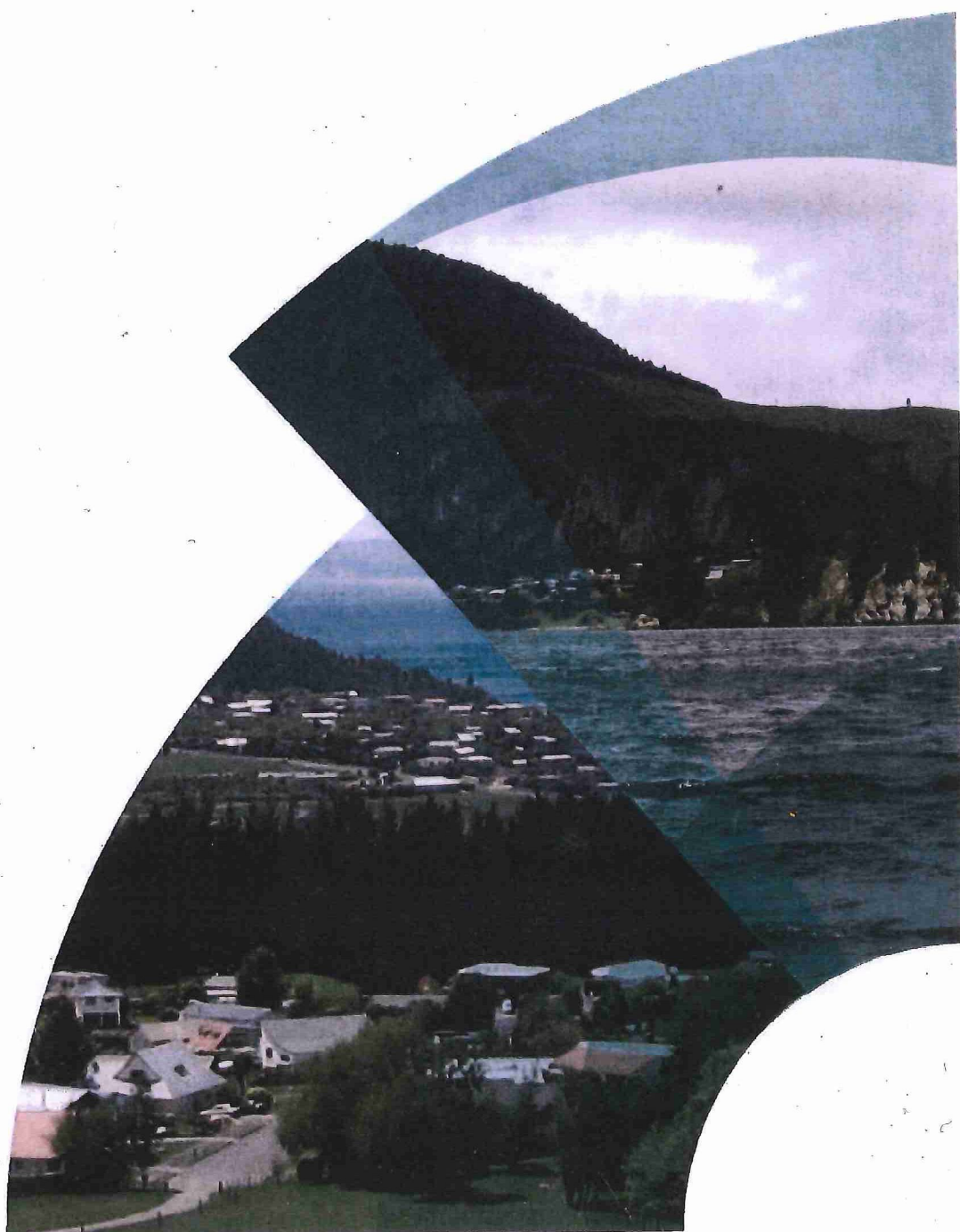
structure plan

MAY 2013



GREAT LAKE TAUPŌ
Taupō District Council

Southern Settlements Structure Plan



WHAREROA NORTH

Similar to Omori and Kuratau, Whareroa is a prime location for expansion in residential holiday home accommodation. Over the timeframe 2004-2010, there were 39 lots created in Whareroa and with the current rate of new dwelling completions, the current stock of vacant lots will cater for demand for 20+ years. However, whilst a number of vacant lots currently exist within Whareroa, Council has received notice of the intention of the landowners to the north of the existing development to undertake a private plan change in the area to enable more growth.



Part of the Whareroa future growth area (distant pasture area) viewed from the existing Whareroa settlement.

The area identified for future growth has been the subject of a number of technical investigations undertaken by the landowners, in consultation with TDC staff, over the last 10 years. These investigations include engineering assessments (including geotechnical and servicing assessments), archaeological investigations and assessments with regard to the potential ecological and landscape impacts of development in this growth area. However, it must be noted that whilst TDC staff (and consultants) have reviewed these reports, they have not been part of any formal planning application or process and the inclusion of this growth area within the Structure Plan does not lessen the requirement for a formal plan change process to occur before this site is potentially rezoned, subdivided and developed. There are also issues that will be required to be addressed and resolved as part of any plan change process and these are detailed in the text below.

The Whareroa North area is considered a logical area to develop as it is adjacent to an existing developed area, it has connections available to existing services and historically it has been proposed for development through the zonings as detailed in the Taumarunui Plan (although these zonings were not carried into the Taupō District Plan).

The area identified for future growth is detailed on the plan below and comprises three distinct areas:

- i. The upper plateau, being an open grazed pasture area with flat to gently undulating topography and a natural 'bowl' landform (WFG1);

- ii. The upper plateau area with regenerating bush (WFG2); and
- iii. The steep river corridor and lake escarpment with regenerating bush.

In addition, the growth area is bordered by the Poukura Marae lands to the north, open pasture to the west, Te Kokomiko Point significant natural area to the south and Western Lake Taupō Bays outstanding landscape area and Lake Taupō to the east. Specifically the development site is subject to Significant Natural (SNA) and Outstanding Landscape Area (OLA) notations; SNA 062 and OLA 60 respectively.

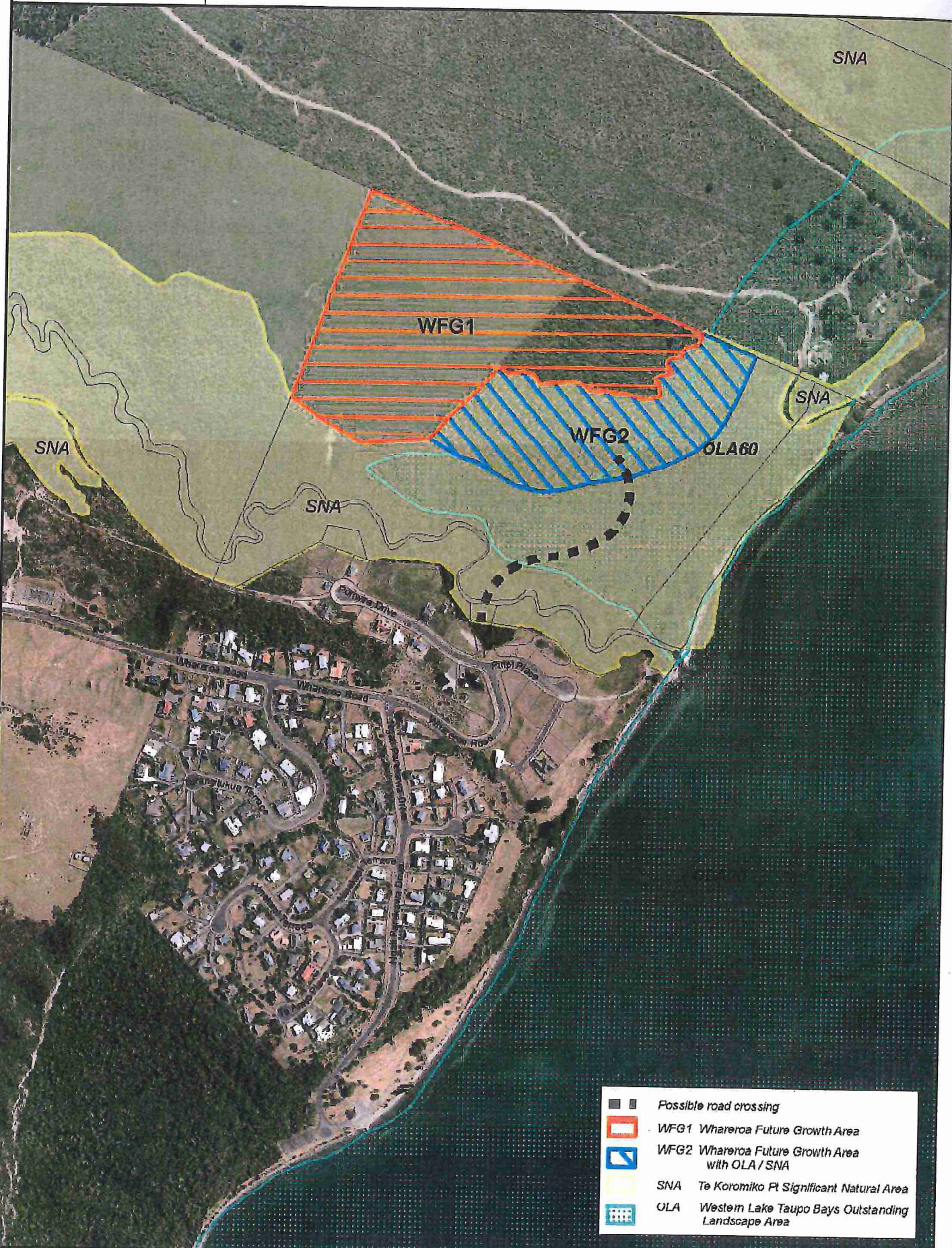
SNA 062 is an ecological area around the Lake edge and Whareroa Stream. Its ecological features include the site of a large tract of native forest which is habitat for two threatened bird species; karearea (NZ bush falcon) and kereru (native wood pigeon). Development that results in indigenous vegetation clearance within the SNA will need to ensure the objectives, policies and implementation methods in section 3i of the District Plan are met. This may require particular attention by a suitably qualified and experienced ecologist.






OLA 60 is a lake margin area surrounding the western Lake Taupō Bays from Whakaroa Peninsula in the north to Waihi village in the south. Its attributes include a high level of uniqueness, natural character, amenity and scenic qualities. It is noted as being highly picturesque with pockets of native vegetation, shelter trees, and distinctive white pumice rocky outcrops. Development within this area will need to ensure the objectives and policies are met in section 3h of the District Plan. This includes reference to relevant design guidelines, and the Taupō District Council Design Guide for Rural Subdivision Amenity and Character provides visual guidance for OLA objectives, policies, and rules. These matters may require particular attention by a landscape expert in the preparation of any plan change application.

There are some flooding issues associated with the river, but because of the elevation of the site above the river this is not considered to be of particular concern, except for the design of bridging of the river to provide road access.

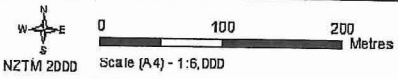
As a result of this Structure Plan assessment, any plan change proposing future development in **Whareroa** future growth area shall consider (but not be limited to) the following:

- Potential effects of development on the significant natural area (SNA) including assessment against the relevant objectives, policies, and implementation methods of the Taupō District Plan, Waikato Regional Policy Statement and Region Plan;
- Potential effects of development on the Outstanding Landscape Area (OLA) including assessment against the relevant objectives, policies, and implementation methods of the Taupō District Plan, Waikato Regional Policy Statement and Regional Plan;
- Ecological effects of the removal of indigenous vegetation (if any) and potential for new ecological corridors and connections to be made;
- Landscape effects of built structures and visible infrastructure including roads, retaining structures and the bridge within sensitive landscape areas;
- Any need for potential erosion control;
- Potential conflict that may arise between the desire for views and new vegetation planting;
- The opportunity to create new recreation areas within the site and connections to other recreation corridors and the Lake;
- Retaining buffer vegetation between the built environment and remaining farm land; and
- The visual effects of new development when viewed from the existing settlement and from the Lake.



-  Possible road crossing
-  WFG1 Whareroa Future Growth Area
-  WFG2 Whareroa Future Growth Area with OLA / SNA
-  SNA Te Koromiko Pt Significant Natural Area
-  OLA Western Lake Taupo Bays Outstanding Landscape Area

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Photography flown 2010
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Map: 13D7572_Growth areas.mxd
Author: traceym

Servicing

Whareroa is serviced by a reticulated water supply and currently there is enough capacity to supply existing assessed demand. The area is also serviced with reticulated wastewater which has had some operational issues, but these are generally resolved now. A new consent for the wastewater treatment plant has been applied for, with allowance included for the future Whareroa North development.

In terms of stormwater, some allowance would need to be made for any new development, but it is not considered that there are any constraints in this respect.

Like all other growth areas assessed, there are concerns regarding the availability of community services in Whareroa, particularly boating facilities. This is a particular issue for growth in this settlement, because the currently undeveloped sections, coupled with the potential new development will result in a large percentage increase in development in the immediate area. Therefore planning for the provision of these services will be necessary and will need to be co-ordinated with any new development.

On-going Development

The settlements of Motuoapa and Turangi both contain significant existing capacity in terms of vacant lots, consented but undeveloped lots and residentially zoned but undeveloped and unconsented land. These areas, while not considered as 'new growth areas' are nonetheless commented on, because of the capacity they hold and the necessity to appropriately consider their development in the context of the Southern Settlements.

MOTUOAPA

The settlement of Motuoapa is split in two by State Highway 1, is predominantly residential, with a significant proportion of holiday homes. Some commercial activities in terms of accommodation, tourist operations and retail and food outlets exist within Motuoapa and the wider area, however the bulk of day to day retail outlets supporting Motuoapa and nearby holiday settlements are located in Turangi.

A significant amount of residential development has occurred within Motuoapa over recent times, but with growth slowing following significant subdivision development, the stock of vacant lots in Motuoapa is expected to supply the residential market for some time to come. Consultation feedback does not support providing for new growth areas within Motuoapa, except for the ability to undertake infill subdivision in the older, established area of Motuoapa, on the lake side of State Highway 1.

Currently there are 147 vacant lots within Motuoapa with consent for a further 26 lots. Because of the existing capacity and subject to some of the limitations detailed below, despite being identified as an Urban Growth Area in the TD 2050 document, this Structure Plan will not detail any new growth areas in or around Motuoapa. Rather the Structure Plan will concentrate on detailing what is necessary to ensure that the existing residentially zoned land can be appropriately serviced and developed.

Some services are reaching capacity and the more recent development on the southern side of State Highway 1 has not been designed in a manner enabling it to readily link with the surrounding area.

The 'new' residential areas accessing off Rangimoana Avenue have connections to a public water supply. While adequate treatment plant capacity and resource consent capacity is available to service all lots with a right to connect, there is no spare capacity for additional growth under the current resource consent.

5 Excerpt from Taupo District Plan