

APPENDIX 2: ASSESSMENT OF OPTIONS IDENTIFIED IN CONSULTATION PROCESS

Growth Option	State Highway 30 Area ⁸	Corner of Thornton & Golf Links Road	Hillcrest Extension	Ohope Extension	Otarawairere Extension	Whakatane Hills Extension	Whakatane Hills A Extension	Piripai / Paroa Area west of Keepa Road (bounded by Keepa Road, Golf Links Road, SH30) ⁹	Intensification in Kopeopeo and Mixed Use in town centre
Area	Area: 21 ha	Area: 105 ha	Area: 25 ha	Area: 65 ha	Area: 1.2 ha	Area: 240 ha Geotechnical assessments indicate that 6.3 ha along Ohope Road, opposite the cemetery and adjacent to Foxglove Estate is developable for 76 dwelling units	Area: 90 ha	Area: 700 ha +	Area: 56 ha
Land Ownership	General land, privately owned by 11 owners	General land, made up of approx. 30 titles	Ngāti Awa Farm Land	Ngāti Awa Farm Land	Ngāti Awa Farm Land	General land, privately owned by 6 owners	General land, privately owned by 5 owners Land also vested in Council ownership	Many owners - Multiply owned Māori Land and some land in General Title	Multiple landowners in existing residential titles.
Cultural Heritage	General land No recorded sites. Adjacent Māori land	General and Māori owned land No recorded sites	Māori land Two recorded sites	Māori land Approx. 27 recorded sites	Māori land Approx. 9 recorded sites	Approx. 9 recorded sites	Approx. 5 recorded sites	Māori land Many recorded sites	Sites unknown but possible finds in construction phase
Natural Heritage	No significant ecological values	No significant ecological values	Adjacent significant ecological values Kiwi habitat adjacent the site	Significant Natural Area present Kiwi habitat within the site and adjacent	Adjacent Significant Natural Area Kiwi habitat adjacent	Surrounded by Significant Natural Areas to the west (Mokorua Scenic Reserve), south and east (Ohope Scenic Reserve) QEII covenant located within the area Kiwi habitat adjacent Most of the area is used for pastoral farming	Mokorua Bush Scenic Reserve to the west and Significant Natural Area to the south Kiwi habitat adjacent Council Reserve to the north and north east, adjacent Valley Road Some forestry is located within the site	Most of the area is used for pastoral farming and residential development A number of streams bisect the area Significant natural heritage present in dune vegetation and wetlands	Unlikely to be any sites of natural heritage due to extensive development having already taken place.

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Landscape Features	Need to avoid effects on dune landscapes	Need to avoid effects on dune landscapes	Stream bisects the site Adjacent significant landscape feature, Kohi Point	Adjacent/behind Ohope escarpment, a significant landscape feature	Adjacent Kohi Point, significant landscape feature	No significant landscape features found A number of streams are found in the area	The site is located on the escarpment overlooking Valley Road, Whakatane. There could be negative visual impacts Four streams are located within the site	Need to avoid effects on dune landscape Canal bisects the site	Unlikely to be any landscape features due to extensive development having already taken place.
Socially and Physically Contiguous	Isolated - Creating a new residential area. Not reinforcing existing town character	Isolated - Creating a new residential area. Not reinforcing existing town character	Would extend existing development	Contiguous with and reinforces existing residential development	Contiguous with and reinforces existing residential development	Contiguous with existing residential development. Extending residential development between Hillcrest and south Whakatane	Contiguous with existing residential development, reinforce residential development	Contiguous with and reinforces existing residential development	In keeping with existing town character
Versatile Soils/ land Contamination	14ha versatile soil No known waste disposal	Highly versatile soils lost to housing. No known waste disposal, contaminated site at edge of site in Golf Links Road	Loss of pastoral activities to farming	Loss of pastoral activities to farming	Loss of pastoral activities to farming	Loss of pastoral activities to farming No versatile soils present No contaminated sites present	Loss of forestry activities No versatile soils present No contaminated sites present	Much of the area has versatile soils present Many contaminated sites are present	Extensive residential / urban development already taken place. Minor likelihood of contamination.
Social and Land use Incompatibility	No incompatible uses nearby	Near edge of possible flight path and 60Ldn noise contour. Contour as per Whakatane airport master plan	No incompatible uses nearby	No incompatible uses nearby. Pohutukawa Avenue, below, a district arterial road. Potential for reverse sensitivity (traffic noise from the road)	No incompatible uses nearby.	No incompatible uses nearby	Overlooking water treatment works, intake supply within the area	The oxidation ponds are located within the area The industrial area is located to the south of the area Near edge of possible flight path and 60Ldn noise contour. Contour as per Whakatane airport master plan	Extensive residential / urban development already taken place. Kope Substation located within Kope infill option. Potential for reverse sensitivities, but could be addressed through technology.

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Natural Hazards/ land Stability/ Flooding inundation	<p>Low lying area with potential foundation and flooding problems.</p> <p>Relatively stable contours. Some earthquake risk in high water table areas.</p> <p>Some areas of higher land may be suitable for development.</p> <p>May need to raise land to required building platform levels and stop bank treatment</p>	<p>Relatively stable contours. Some earthquake risk in high water table areas.</p> <p>Some areas of higher land may be suitable for development.</p> <p>Low lying area with potential foundation and flooding problems.</p> <p>Undertake hydrological study. May need to raise land to required building platform levels and stop bank treatment</p>	<p>Possible land stability issues</p> <p>Stream may present flooding problem – investigations to determine</p>	<p>Possible land stability issues</p> <p>Three streams may present flooding problems – investigations to determine</p>	<p>Possible land stability and stormwater issues, particularly for residents in West End</p>	<p>Possible land stability and geotechnical issues</p> <p>A number of streams could present flooding problems</p>	<p>Possible land stability and geotechnical issues</p> <p>The streams could present flooding problems downstream, particularly in Whakatane urban area</p>	<p>Relatively stable contours. Some earthquake risk in high water table areas.</p> <p>Some areas of higher land may be suitable for development.</p> <p>Low lying area with potential foundation and flooding problems.</p> <p>Undertake hydrological study. Need to raise land to required building platform levels and stop bank treatment</p>	<p>Whakatane River stop banks provide protection to urban area</p>
Services (Water, wastewater, Stormwater)	<p>Water – Extension and upgrade of existing reticulation system required. Additional storage required.</p> <p>Sewer – New sewer reticulation and a pump station required. Upgrades to the existing treatment system required.</p> <p>Stormwater – Reticulation pipes and pump station may be required.</p>	<p>Water – Extension to the existing water reticulation required. Upgrading of the treatment plant and additional storage required.</p> <p>Sewer – New reticulation pipes, pump stations and upgrades to the existing treatment plant required.</p> <p>Stormwater – Possible ring banking, reticulation system and new pump station/stations required.</p>	<p>Water – No significant issues other than extension to existing water lines and additional storage</p> <p>Sewer - Extension to existing sewerage, upgrade of existing wastewater pumping stations and pipes may be required.</p> <p>Stormwater – An analysis of down stream affects and upgrades to the existing stormwater system may be required. Upgrades to the existing treatment system required.</p>	<p>Water - Extension required to/from Ohope reticulation and additional reservoir required at a higher elevation.</p> <p>Sewer – Extension of sewer system, upgrades of existing pump stations and pipes may be required. A new pump station or tunnelling required. Upgrades to the existing treatment system required.</p> <p>Stormwater – A new stormwater system required.</p>	<p>Assumption – No more than 15 units</p> <p>Water – Depending on the elevation of the site a small reservoir required with a small pump station.</p> <p>Sewer – Extension to existing sewer system in Otawairere required.</p> <p>Stormwater – Possible connection to existing stormwater system in Otawairere</p>	<p>Water – Extension to existing Whakatane reticulated system required. Additional storage required.</p> <p>Sewer – Extension of sewer system, upgrades of existing pump stations and pipes may be required. A new pump station or tunnelling required.</p> <p>Stormwater – An analysis of down stream affects and upgrades to the existing stormwater system may be required. Upgrades to the existing treatment system required.</p>	<p>Water – Extension to existing Whakatane reticulated system required. Additional storage required.</p> <p>Sewer – A new reticulated system with pump station/stations required. Upgrades to the existing treatment systems required.</p> <p>Stormwater – No significant infrastructure required closer to the beach. A new stormwater disposal systems required in other areas.</p>	<p>Water – Upgrades to the existing pipes and treatment plant and additional storage required.</p> <p>Sewer – Upgrades to the existing pipes, pump stations and treatment plant required</p> <p>Stormwater – Upgrades to the existing pipes, pump stations and reviewing of existing overland flow paths required.</p>	

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Transport	<p>Any growth west of the river will put further congestion on the bridge and routes into town.</p> <p>Increases the exposure to route security issues as there is only one bridge across the river to link town and the CBD to the westward growth.</p>	<p>Any growth west of the river will put further congestion on the bridge and routes into town.</p> <p>Increases the exposure to route security issues as there is only one bridge across the river to link town and the CBD to the westward growth.</p>	<p>The roading network to service this block would be a cost to the subdivision.</p> <p>The roading costs per dwelling unit may be high and this will impact on the ultimate viability of this area for residential growth.</p> <p>Would result in increased traffic on Hillcrest Road, and Mokorua Gorge Road. Also Commerce Street, Town Centre, Landing / Domain Roads, and Landing Road Bridge.</p>	<p>Increased pressure on arterial links, including Pohutukawa Ave, Ohope Road, Landing Road and the Landing Road bridge.</p> <p>Would increase the demand and shorten the timeframe for capacity upgrades to arterial routes and key intersections.</p> <p>Particular pressure on Pohutukawa Avenue may result in amenity issues, and increased school congestion. Maraetotara Road would require upgrade.</p> <p>Population increases in Ohope will eventually trigger a need for its own retail service centre and this will in turn add to the existing network pressures.</p> <p>Serious consideration will have to be given to reopening and upgrading Maraetotara Road as a permanent, reliable and safe secondary route into Ohope.</p> <p>It is likely that an upgraded Maraetotara Road would be the route of preference for this subdivision to access Whakatane.</p> <p>Higher densities would support improved public transport service to the area.</p>	<p>Limited road upgrading would be needed.</p> <p>Would result in medium increase in pressure on routes into and through Whakatane and Ohope including Landing Road Bridge.</p>	<p>The roading network can easily be extended, and would be a cost to the subdivision.</p> <p>However the costs per dwelling unit may be high and this will impact on the viability of this area for residential growth.</p> <p>Would result in increased traffic on Ohope Road, Hillcrest Road, and Mokorua Gorge Road. Also Commerce Street, CBD, Landing / Domain Roads, and Landing Road Bridge.</p> <p>Opens potential for improved connectivity between Hillcrest/ Ohope and Whakatane.</p>	<p>Any growth west of the river will put further congestion on the bridge and routes into town.</p> <p>Increases the exposure to route security issues as there is only one bridge across the river to link town and the Town Centre to the westward growth.</p> <p>Increased densities will increase the threshold to support public transport.</p>	<p>Increased pressure on collector roads like King Street and Hinemoa Street, and also on connecting local roads.</p> <p>Also increased pressure on arterial routes such as Landing Road / Domain Road, and also the Landing Road bridge.</p> <p>Will increase the demand and shorten the timeframe for capacity upgrades to arterial routes and key intersections.</p> <p>Densities of 20 du/ ha could achieve the thresholds required to support a bus route.</p> <p>Increased pressure on the perimeter arterial roads of Commerce Street and McAlister Street as well as the connecting local roads.</p> <p>The Peace Street collector will also experience increased traffic as will the Landing / Domain arterial roads and the Landing Road bridge</p> <p>Will increase the demand and shorten the timeframe for capacity upgrades to arterial routes and key intersections.</p> <p>Densities greater than 20 units per hectare could achieve the thresholds required to support public transport.</p>	

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Commercial	Fragmentation and isolation from other areas could make commercial activities unviable due to low thresholds. Could be serviced by a new commercial zone in Coastlands/Piripai	Fragmentation and isolation from other areas could make commercial activities unviable due to low thresholds. Could be serviced by a new commercial zone in Coastlands/Piripai	Depending on size of development, some commercial land may be required to provide local services	Commercial zoned land likely to be required to service new growth area, or an increase in existing commercial land in Ohope	No additional commercial land likely to be required in the area	Depending on size of development, some commercial land may be required to provide local services	No additional commercial land likely to be required in the area	Could be serviced by new commercial zone in Coastlands/Piripai	Provides for clustering of commercial uses in downtown area
Industrial	Irrespective of where residential growth is located, there is a need for further industrial land to accommodate a population of 25,000.	Irrespective of where residential growth is located, there is a need for further industrial land to accommodate a population of 25,000.	Irrespective of where residential growth is located, there is a need for further industrial land to accommodate a population of 25,000.	Irrespective of where residential growth is located, there is a need for further industrial land to accommodate a population of 25,000.	Irrespective of where residential growth is located, there is a need for further industrial land to accommodate a population of 25,000.	Irrespective of where residential growth is located, there is a need for further industrial land to accommodate a population of 25,000.	Irrespective of where residential growth is located, there is a need for further industrial land to accommodate a population of 25,000.	Irrespective of where residential growth is located, there is a need for further industrial land to accommodate a population of 25,000.	Irrespective of where residential growth is located, there is a need for further industrial land to accommodate a population of 25,000.

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