

9.0 ACTIONS TO IMPLEMENT THE STRATEGY

Joint Investigation

The Strategy recommends that the Council investigate with Te Runanga o Ngāti Awa development of new areas identified on the Ngāti Awa Farm Land for residential development.

Provide for Urban Growth

- An estimated additional 200ha of residential land is required to accommodate growth to a population of 25,000.
- This is based on the existing residential zoned land being taken up, a future average density of 12 - 15 dwellings per hectare, and an average household occupancy between 2.4 - 2.5.
- The quantum of additional residential zoned land could be over or underestimated depending on a variety of factors. The only way to ensure that Council is keeping ahead of development is to monitor population growth and uptake of residential land.
- Providing choice to the market in terms of where additional land is zoned, requires a number of options to be put forward for public consultation.
- Employment is provided by an increased service sector plus a significant manufacturing sector to provide work for new arrivals.

Services and Infrastructure

For some areas, there will be a negligible effect on services and infrastructure. However, the cumulative provision of residential growth in the Strategy will result in some significant upgrades in the future. The specifics of what and when depend on the priority given to each area and the population growth of those areas and the activities they support.

Existing Residential Zoned Land

- Existing Residential zoned land is spread across the urban area and would continue to provide for low density development, but also for medium density development in the Town Centre and Kopeopeo areas, and with some mixed use in the Town Centre.
- Continue to enable infill development across urban Whakatane and Ohope.
- Develop urban design guidelines for incorporation into the District Plan to enhance the amenity of housing, particularly where densities increase.
- Provide for intensification in the Town Centre and Kopeopeo areas and consider rezoning land through District Plan review to allow for medium density.
- Consider providing for further residential development in Town Centre and Kopeopeo through private plan changes or resource consent applications.

- Work with private sector to achieve intensification in a strategic way to get 'win-win' outcomes.
- Further investigation of infrastructure capacity and update Asset Management Plans and LTCCP to reflect necessary upgrades to cope with increased population.

Reasons

- To encourage medium density development in existing residential areas that have infrastructure in place.
- To ensure high amenity outcomes for infill development.
- There is a strong body of national and international work that supports intensification as providing sustainable lifestyles and development costs.

The following section sets out more detailed actions for each area:

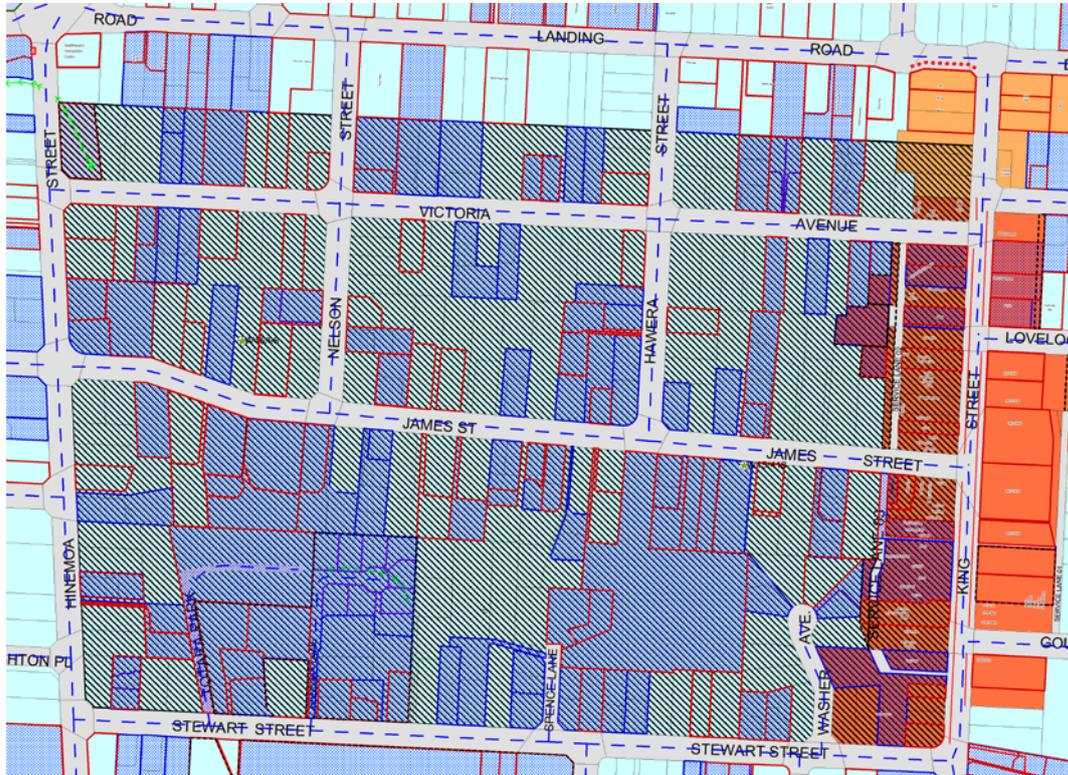
- Kopeopeo Intensification
- Whakatane Town Centre Mixed Use
- Infill in Urban Area
- Wairaka
- Piripai (Council-owned land)
- Port Ohope (Council-owned land)
- Ohope Extension
- Hillcrest Extension
- Otawairere Extension
- Whakatane Hills
- Maraetotara
- Piripai/Paroa – west of Keepa Road

Services and Infrastructure

Note: The following sections include requirements of services and infrastructure provision based on all areas being developed so that the effect is cumulative.



KOPEOPEO INTENSIFICATION



Area definition:

- Bounded by Hinemoa, Stewart, King Street and the row of houses between Victoria Avenue and Landing Road.
The area does not include houses along Landing Road.
- The area of Kopeopeo Intensification is 34.4ha.
- There are approximately 270 sections in the area at present, this represents approximately 8 du/ha.

Purpose of intensifying the Kopeopeo area:

- Due to smaller units and sections, the area is able to provide an entry point for more elderly, new homeowners and young families to enter the housing market.
- Smaller sections and units will be increasingly desirable by an older population. Their families may have left home and they wish to live in smaller houses to reduce costs associated with larger housing.
- The area is in close proximity to the hospital and business area of Kopeopeo. It is well located in terms of public transport routes with easy access to schools.

Proposed Actions for the area:

- Attached housing (e.g. duplexes, triplexes and quadplexes), cluster housing and unit development with some single dwellings on smaller sections.
- The District Plan to set minimum or maximum lot sizes, as well as clear design criteria to be complied with as ways of controlling intensification. Comprehensively planned medium density developments could achieve a smaller area per unit, depending on fulfilling District Plan requirements.
- Maximum heights of 9m to allow 3 storey dwellings.
- Controls on daylight requirements and light planes.
- Controls on amenity and living conditions e.g. small gardens would be required.
- Controls on stormwater retention and 'self-containment', discourage increased area of hard surfaces e.g. paving and concrete and encourage increased permeable surfaces.
- Additional population growth in Kopeopeo will require additional open space. Set aside 2 hectares of land for parks and playgrounds.
- District Plan to consider the links between the Kopeopeo Intensification area and the Mixed Use zone.



Services

- The Kopeopeo Substation is located within Kopeopeo. There is potential for reverse sensitivities, but could be addressed through technology.

Water

- Upgrades to the existing pipes and treatment plant and additional storage required.

Sewer

- Upgrades to the existing pipes, pump stations and treatment plant required.

Stormwater

- Upgrades to the existing pipes, pump stations and reviewing of existing overland flow paths required.

Transport

- Increased pressure on collector roads like King Street and Hinemoa Street, and also on connecting local roads.
- Also increased pressure on arterial routes such as Landing Road / Domain Road, and also the Landing Road bridge.
- Will increase the demand and shorten the timeframe for capacity upgrades to arterial routes and key intersections.
- Densities of 20 du/ha could achieve the thresholds required to support a bus route.

Possible Yield

Takeup of Land within Kopeopeo Intensification. This area could accommodate a potential 650 dwelling units and a potential population increase of 1,561 people at a density of 20 dwelling units per hectare.

Alternatively this area could accommodate a potential 808 dwelling units and a potential population increase of 1,771 people at a density of 25 dwelling units per hectare.



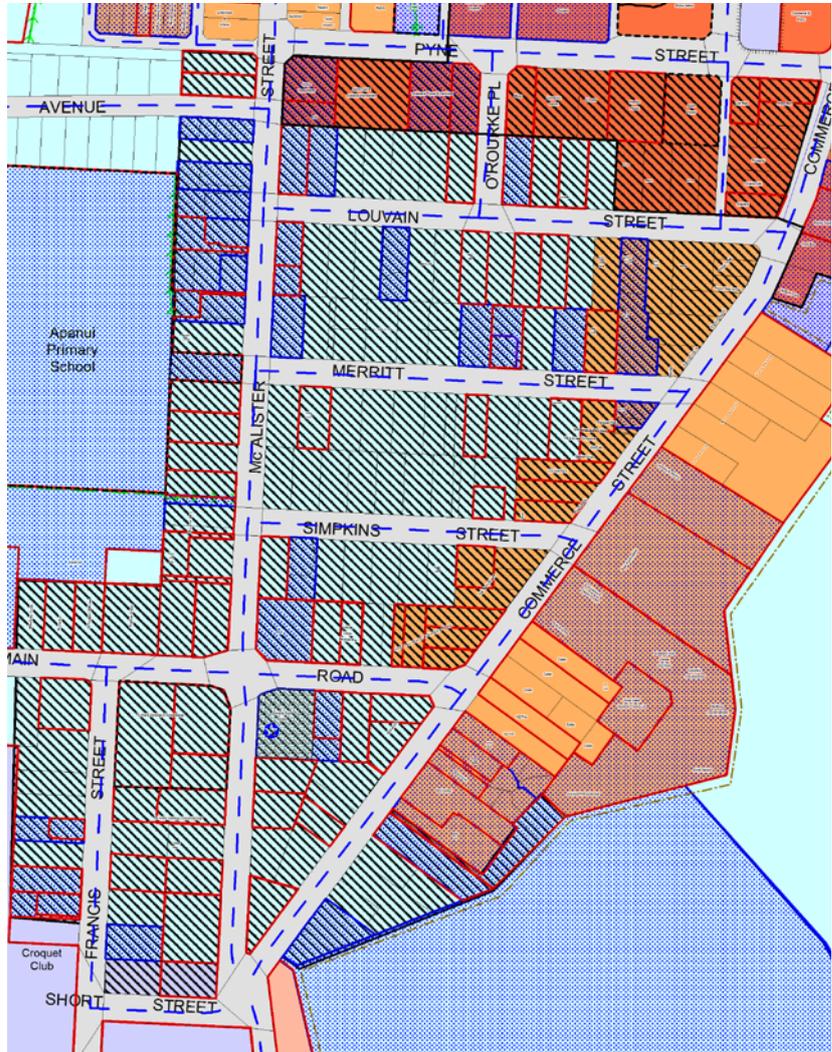
WHAKATANE TOWN CENTRE MIXED USE

Area definition:

- Bounded by Pyne Street, McAlister Street, Commerce Street, Short Street a portion of Domain Road.
- It also lies underneath the escarpment and has Apanui Primary School located on its western perimeter.
- The area of Whakatane Town Centre Mixed Use is 22 ha.
- There are approximately 200 sections in the area at present, representing a density of approximately 9 units per hectare.

Purpose of encouraging mixed uses in this area:

- Build on the high speed internet available within this area and encourage innovation technologies. The area has the potential to become an “innovation precinct” in the longer term.
- Formalise the activities occurring here - there are about 145 Residential zoned sections, of which about 60% hold resource consents for other uses. There are 22 sites zoned Business 1 and 27 zoned Business 2. Within this area are fast food outlets, health services, car sales yards, offices, residential, retail, services and educational activities.
- Landing and Domain Roads have seen an upsurge in business intrusion, to the extent that the residential amenity of the area has been compromised. Zoning this area a Mixed Use zone would provide a more appropriate receiving area for businesses wanting to relocate away from the town centre.
- Landing and Domain Roads are arterial roads and increased business activity along the road would negatively impact on the long-term functioning of the road. Concentrating business activities adjacent to the Whakatane Town Centre manages the impact on the arterial road.
- Provide land for the future commercial growth and support services of the urban area, and higher density residential.



Proposed Actions for the area:

- The area of land required for commercial growth is 21 ha. The area has available 22 ha and at least 1 ha of land should be set aside for open space. Furthermore, calculations will need to exclude Te Whare Wananga o Awanuiarangi. Of the 21 ha remaining, at least 5 ha will be required to be multi-storey development.
- Residential accommodation to be mostly provided above commercial uses and depending on land availability, duplexes, triplexes and quadplexes could occur. An estimated 2 ha of land would be required for residential.
- District Plan to set height limits.
- District Plan to set out clear design criteria to control intensification.
- Ability to have zero lot boundaries.

- Specific design controls, such as the Strand Character Guidelines along Commerce Street to improve integration with the Town Centre e.g. verandahs would be required.
- Controls on daylight requirements and light planes.
- Controls on amenity and living conditions e.g. small gardens would be required.
- Controls on stormwater retention and 'self-containment', discourage increased area of hard surfaces e.g. paving and concrete and encourage increased permeable surfaces.
- Set aside 1 hectare of land for open space.

Services

A high speed internet cable has recently been installed through this area.

Water

Upgrades to the existing pipes and treatment plant and additional storage required.

Sewer

Upgrades to the existing pipes, pump stations and treatment plant required.

Stormwater

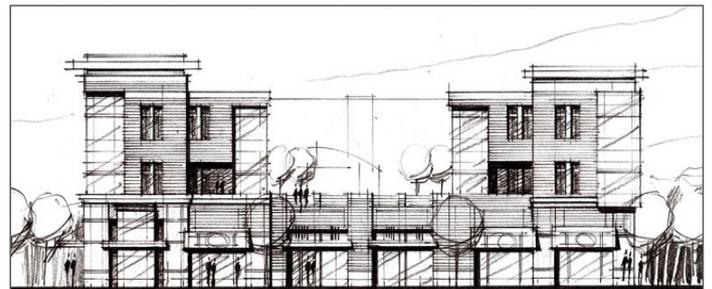
Upgrades to the existing pipes, pump stations and reviewing of existing overland flow paths required.

Transport

- Increased pressure on the perimeter arterial roads of Commerce Street and McAlister Street as well as the connecting local roads.
- The Peace Street collector will also experience increased traffic as will the Landing / Domain arterial roads and the Landing Road bridge.
- Will increase the demand and shorten the timeframe for capacity upgrades to arterial routes and key intersections.
- Densities greater than 20 units per hectare could achieve the thresholds required to support public transport.

Residential Yield

- Estimated 2ha of residential area required would be at higher intensity than Kopeopeo, namely 25 du/ha. This would result in 50 dwelling units and approximately 110 additional people. However, should additional residential be provided above commercial uses and a greater area than 2ha, then the residential capacity could be increased.



Estimated Number of Employees ⁷

Employee Growth	Communication	Property, Business Services & Finance	Health	Government	Other	Total
2008-2031	114	283	-18	57	146	582
2031 - 2046	58	214	148	101	194	715
2008 - 2046	172	498	130	157	340	1,297

⁷ In order to calculate floor space requirements, employee growth is calculated. The number of employees is provided to inform asset management planning for the area. (Source: Whakatane Commercial Land Assessment, November 2009, Property Economics)

INFILL IN THE URBAN AREA

Area definition:

- The urban area includes the Coastlands Development, Whakatane urban area and Ohope.

Purpose of encouraging infill:

- Provide for a range of different accommodation needs over the next 40 years.
- Formalise and improve the current processes of infill currently underway, which are having a negative impact on residential amenity.

Proposed Actions

- District Plan to establish minimum lot sizes for future subdivision, confirm height and design standards for infill.

Services

Water

Upgrades to the existing pipes and treatment plant and additional storage may be required.

Sewer

Upgrades to the existing pipes, pump stations and treatment plant required.

Stormwater

Upgrades to the existing pipes, pump stations and reviewing of existing overland flow paths required.

Transport

- Increased pressure on the roading networks serving the growth areas.
- Increased pressure on arterial links, including Pohutukawa Ave, Ohope Road, Landing Road and the Landing Road bridge.
- Will increase the demand and shorten the timeframe for capacity upgrades to arterial routes and key intersections.
- Higher densities could achieve the thresholds required to support a public transport system.

Possible Yield in Whakatane Infill

There could be 600 potential dwelling units and a potential population increase of 1,330 people based on 50% take up of subdividable and vacant sections as identified in 'Review of Whakatane and Ohope Residential Growth Strategy 2009'

Possible Yield in Ohope Infill

There could be 180 potential dwelling units and a potential population increase of 430 people based on 50% uptake of subdividable sections which is approximately 180.

WAIRAKA



Area definition:

- Bounded by Muriwai Drive and the escarpment behind.

Purpose:

- Wairaka is an important cultural area to Māori and is experiencing gentrification. Land values are rising, and increasing costs are pushing Māori families out of the area.
- There are a number of conflicting and competing uses and requires an overall community plan.
- District Plan to consider ways of limiting the gentrification process in the area as there are cultural and transportation issues (entry/egress is severely constrained).

Proposed Actions for the Area

- District Plan to consider defining the Wairaka area as a cultural heritage area or overlay.
- The Whakatane District Council to consult with landowners and Te Runanga o Ngāti Awa to consider all proposed uses so as to prepare a community plan.

Transport

- Increased development in this area will place congestion pressure on the current access in and out of this area.
- A review of the form and function of the existing roading network would be beneficial to help guide and assist any growth proposals for this area.

COUNCIL PROPERTY

PIRIPAI

Area definition:

- Bounded by Bunyan Road and the Piripai beach.
- The area of the Piripai Mixed Use zone is 32 ha.
- A structure plan has been prepared for the area, but due to its sensitivity, cannot be included in the Strategy.

Purpose of encouraging higher density residential uses in this area:

- Consolidate urban development in specific areas rather than expansive sprawl.
- Provide for residential development on the coast which is known to be popular.
- Provide greater access to the coastal environment for more people.
- Provide suitable business/commercial zoned land for the greater Piripai area.
- Encourage medium density residential with business activities.

Proposed Actions for the area:

- Attached housing (e.g. duplexes, triplexes and quadplexes), housing above residential and low-rise apartments rather than single dwellings on smaller sections.
- District Plan to set out clear design criteria to control intensification.
- Ability to have zero lot boundaries.
- Specific design controls to provide good integration with the surrounding area.
- Controls on daylight requirements and light planes.
- Controls on amenity and living conditions e.g. small gardens would be required.
- Controls on stormwater retention and 'self-containment', discourage increased area of hard surfaces e.g. paving and concrete and encourage increased permeable surfaces.
- Set aside 1 hectare of land for parks and playgrounds.
- Maintain coastal front / sand dunes.

Services

Water

- Extension to the existing water reticulation required.
- Upgrading of the treatment plant and additional storage required.
- Existing reticulation system has been upgraded.

Sewer

- Sewer trunk main has been extended and connected to the system.

Stormwater

- Possible ring banking, reticulation system and new pump station/stations required.

Transport

- Any growth west of the river will put further congestion on the bridge and routes into town.
- 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.
- Increased densities will increase the threshold to support public transport.
- A development in this area and of this magnitude would benefit from some form of river crossing across the Whakatane River. This could provide easy access from the Whakatane Town Centre to the coast and establish a circuit/loop with interconnectivity between the Town Centre, Piripai, the Hub, the Walkway and back to the Town Centre.
- Care would have to be taken to ensure such a structure did not inhibit expected future river traffic movements, i.e. in and out of a Marina or other berthage facilities. Any new bridge structure should be upstream of any proposed marina facilities.

Possible Yield

This area could accommodate 550 potential dwelling units and a potential population increase of 1,321 people.

PORT OHOPE

Area definition:

- Bounded by Harbour Road and the Ohope Beach.
- The area is 2.4ha.
- A concept plan has been prepared for the area (see attached Appendix 3: Port Ohope Concept Plan).

Purpose of encouraging higher density residential uses in this area:

- Consolidate urban development in specific areas rather than expansive sprawl.
- Provide for residential development on the coast which is known to be popular.
- Provide greater access to the coastal environment for more people.

Proposed Actions for the area:

- Attached housing (e.g. duplexes, triplexes and quadplexes), and low-rise apartments rather than single dwellings on smaller sections.
- District Plan to set out clear design criteria to control intensification.
- Ability to have zero lot boundaries.
- Specific design controls to provide good integration with the surrounding area.
- Strict controls on daylight requirements and light planes.
- Strict controls on amenity and living conditions e.g. small gardens would be required.
- Strict controls on stormwater retention and 'self-containment', discourage increased area of hard surfaces e.g. paving and concrete and encourage increased permeable surfaces.
- Set aside 1 hectare of land for parks and playgrounds.

Services

Water

- Extension required to/from Ohope reticulation and additional reservoir required at a higher elevation.

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.

Stormwater

- Upgrades to the stormwater system required.

Transport

- Increased pressure on the roading networks serving the growth areas.
- Increased pressure on arterial links, including Pohutukawa Ave, Ohope Road, Landing Road and the Landing Road bridge.
- Will increase the demand and shorten the timeframe for capacity upgrades to arterial routes and key intersections.
- 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.
- Serious consideration will have to be given to reopening and upgrading Maraetotara Road as a permanent, reliable and safe secondary route into Ohope.
- Higher densities could achieve the thresholds required to support a public transport system.

Possible Yield

This area could accommodate 36 potential dwelling units and a potential population increase of 73 people based on a density of 15 dwelling units per hectare and a household size of 2.1 persons per household.



FUTURE RESIDENTIAL EXPANSION

NGĀTI AWA FARM LAND

Area definition:

These areas are currently zoned Rural and were suggested by Te Runanga o Ngāti Awa for inclusion:

- An area referred to as Hillcrest Extension on the map. The area of this extension is 6.5ha.
- An area referred to as Otarawairere Extension on the map.
- An area referred to as Ohope Extension on the map.

General Actions for the areas

- The Council to undertake consultation with Te Runanga o Ngāti Awa to investigate the timing and character / nature of developments.



HILLCREST EXTENSION



Purpose

- This is an area of Ngāti Awa Farm Land adjacent to the existing residential area of Hillcrest.
- Consolidates existing residential development adjacent and can be easily connected to the network and utility systems.
- Based on a calculation of 12 dwelling units per hectare, the area could accommodate approximately 80 dwelling units. However, this has not been finalised with Te Runanga o Ngāti Awa.

Proposed Action for the Area:

- The Council to further discuss with Te Runanga o Ngāti Awa the timing of the Hillcrest extension and anticipated development.
- The Council to investigate the rating implications of rezoning land identified in the Strategy and whether amendments to the Rates Remission and Postponement Policies of the LTCCP are required.
- District Plan to consider controls with the stream running past the site and stormwater off the road above the site.
- District Plan to consider controls on the keeping of dogs and cats due to the Kiwi habitat adjacent the site.

Services

Water

- No significant issues other than extension to existing water lines and additional storage.

Sewer

- Extension to existing sewerage, upgrade of existing wastewater pumping stations and pipes may be required.

Stormwater

- An analysis of down stream effects and upgrades to the existing stormwater system may be required.
- Upgrades to the existing treatment system required.

Transport

- The roading network to service this block would be a cost to the subdivision.
- The roading costs per dwelling unit may be high and this will impact on the ultimate viability of this area for residential growth.
- Would result in increased traffic on Hillcrest Road, and Mokorua Gorge Road. Also Commerce Street, Town Centre, Landing / Domain Roads, and Landing Road Bridge.

Possible Yield

Calculations have not been provided in relation to possible yields as these should be done in conjunction with Te Runanga o Ngāti Awa.

OTARAWAIRERE EXTENSION



Purpose

- This is an area of Ngāti Awa Farm Land adjacent to the existing residential area of Otarawairere and can be connected to the network and utility systems.
- Based on a calculation of 12 dwelling units per hectare, the area could accommodate approximately 14 dwelling units. However, this has not been finalised with Te Runanga o Ngāti Awa.

Proposed Action for the Area

- The Council to further discuss with Te Runanga o Ngati Awa the timing of the Otarawairere Extension and anticipated development.
- The Council to investigate the rating implications of rezoning land identified in the Strategy and whether amendments to the Rates Remission and Postponement Policies of the LTCCP are required.
- District Plan to consider controls with the effects on West End, particularly stormwater.
- District Plan to consider controls on the keeping of dogs and cats due to the Kiwi habitat adjacent the site.

Services

The following services are based on an assumption of no more than 15 units:

Water

- Depending on the elevation of the site a small reservoir required with a small pump station.

Sewer

- Extension to existing sewer system in Otarawairere required.

Stormwater

- Possible connection to existing stormwater system in Otarawairere.

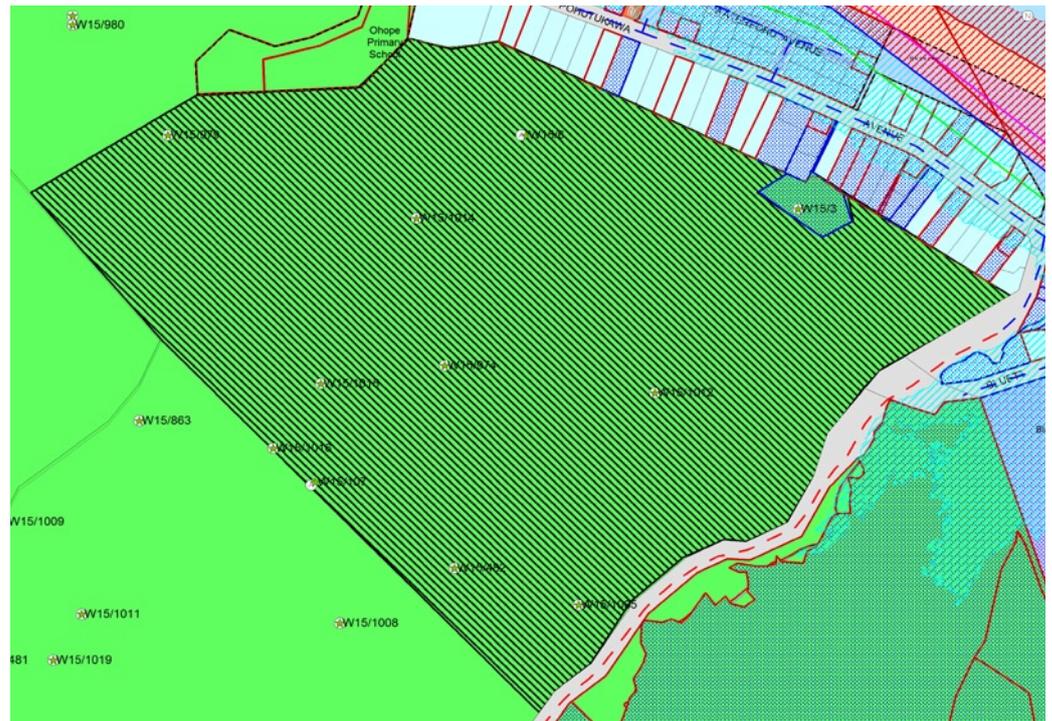
Transport

- Limited road upgrading would be needed.
- Would result in medium increase in pressure on routes into and through Whakatane and Ohope including Landing Road Bridge.

Possible Yield

Calculations have not been provided in relation to possible yields as these should be done in conjunction with Te Runanga o Ngāti Awa.

OHOPE EXTENSION



Purpose

- This is an area of Ngāti Awa Farm Land located above the existing residential area of Ohope along Pohutukawa Avenue.
- It is in close proximity to existing residential development and can be connected to the network and utility systems.
- Due to its elevation, will have little effect on the landscape values.
- Based on a calculation of 12 dwelling units per hectare, the area could accommodate approximately 450 dwelling units. However, this has not been finalised with Te Runanga o Ngāti Awa.

Proposed Action for the Area

- The Council to further discuss with Te Runanga o Ngāti Awa the timing of the Ohope Extension and anticipated development.
- The Council to investigate the rating implications of rezoning land identified in the Strategy and whether amendments to the Rates Remission and Postponement Policies of the LTCCP are required.
- District Plan to consider careful controls to deal with the Significant Natural Area and cultural sites in the area.
- District Plan to consider careful controls on the keeping of dogs and cats due to the Kiwi habitat adjacent the site. To be furthered through the District Plan Review.
- Seek opportunities to acquire land to provide for future reserves etc.

Services

Water

- Extension required to/from Ohope reticulation and additional reservoir required at a higher elevation.

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.

Stormwater

- A new stormwater system required.

Transport

- Increased pressure on arterial links, including Pohutukawa Ave, Ohope Road, Landing Road and the Landing Road bridge.
- Will increase the demand and shorten the timeframe for capacity upgrades to arterial routes and key intersections.
- Particular pressure on Pohutukawa Avenue may result in amenity issues, and increased school congestion. Maraetotara Road would require upgrade.
- 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.
- Serious consideration will have to be given to reopening and upgrading Maraetotara Road as a permanent, reliable and safe secondary route into Ohope.
- It is likely that an upgraded Maraetotara Road would be the route of preference for this subdivision to access Whakatane.
- Higher densities would support improved public transport service to the area.

Possible Yield

- Calculations have not been provided in relation to possible yields as these should be done in conjunction with Te Runanga o Ngāti Awa.



WHAKATANE HILLS EXTENSION



Area definition:

- The area is adjacent to Ohope Road, opposite the Whakatane Cemetery and is approximately 6.3 ha.

Purpose

- Submissions to the Draft Strategy suggested that a wider area, the Whakatane Hills, be considered for inclusion. Whilst most of the Whakatane Hills is unsuitable for residential development, a portion adjacent Ohope Road and opposite the cemetery has potential to provide residential accommodation opportunities.
- Development of this area would provide greater choice in accommodation options and improve the linkage between Ohope and Whakatane.

Proposed Actions for the Area

- Hydrological investigations may be required.
- Confirm subsoil and geotechnical requirements (e.g. diversion bund).
- Whakatane District Council to consult with the landowners the possible rezoning of this land.
- The District Plan to consider rezoning the area from Rural to Residential.
- The Council to investigate the rating implications of rezoning land identified in the Strategy and whether amendments to the Rates Remission and Postponement Policies of the LTCCP are required.

Services

Water

- Extension to existing Whakatane reticulated system required.
- Additional storage required.

Sewer

- Extension of sewer system, upgrades of existing pump stations and pipes may be required.
- A new pump station or tunnelling required.

Stormwater

- An analysis of down stream effects and upgrades to the existing stormwater system may be required.
- Upgrades to the existing treatment system required.

Transport

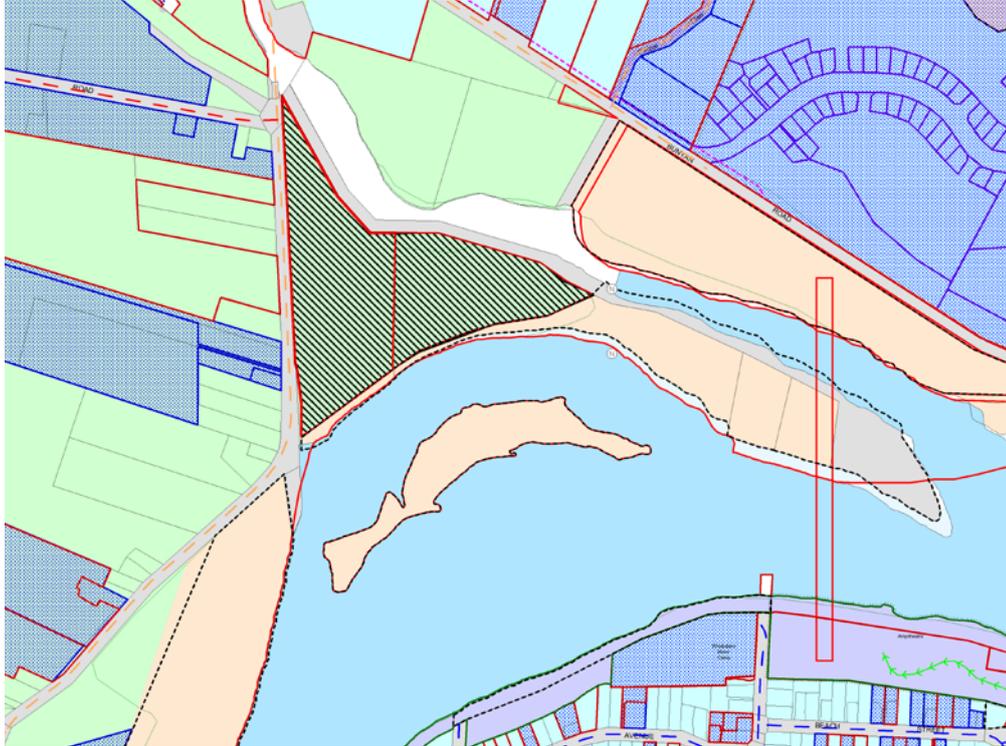
- The roading network can easily be extended, and would be a cost to the subdivision.
- However the costs per dwelling unit may be high and this will impact on the viability of this area for residential growth.
- Would result in increased traffic on Ohope Road, Hillcrest Road, and Mokorua Gorge Road. Also Commerce Street, Whakatane Town Centre, Landing / Domain Roads, and Landing Road Bridge.
- Opens potential for improved connectivity between Hillcrest/Ohope and Whakatane.

Possible Yield

This area could accommodate 75 potential dwelling units and a potential population increase of 192 people based on a density of 12 dwelling units per hectare.



KEEPA ROAD ORCHARD



Area Definition:

The area is currently zoned Rural and is defined as the orchard area on a peninsula of land along Keepa Road. It is 8.7ha.

Purpose:

- Provide for residential development adjacent to the Coastlands development.
- Densities expected here are in the order of 12 dwelling units per hectare, or 104 dwelling units.
- It is located in close proximity to network utilities and services and can be easily connected to the system.

Proposed Action for the Area:

- Whakatane District Council to further discuss the proposed rezoning through the District Plan Review.
- Provide for future development through District Plan Review.
- Consider linkages with proposed marina development on land opposite off Bunyan Road.
- Finalise flooding mitigation measures required.
- Finalise minimum floor levels.
- The Council to investigate the rating implications of rezoning land identified in the Strategy and whether amendments to the Rates Remission and Postponement Policies of the LTCCP are required.

Services

Water

- Extension to the existing water reticulation required.
- Upgrading of the treatment plant and additional storage required.

Sewer

- New reticulation pipes, pump stations and upgrades to the existing treatment plant required.

Stormwater

- Possible ring banking, reticulation system and new pump station required.

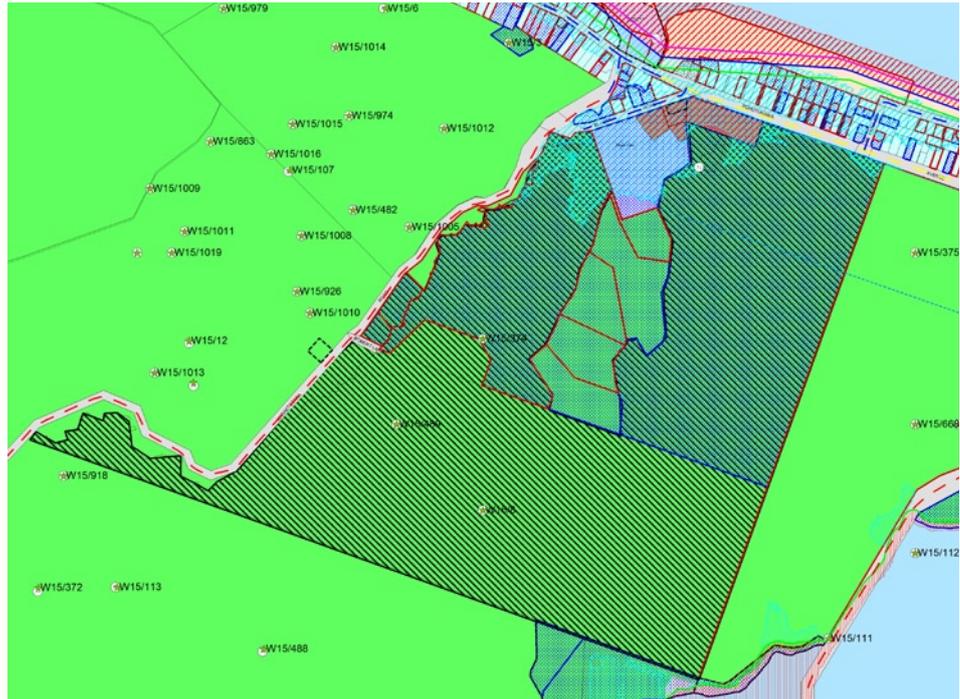
Transport

- Any growth west of the river will put further congestion on the bridge and routes into town.
- Increases the exposure to route security issues as there is only one bridge across the river to link town and Town Centre to any growth in this area.
- Increased densities will increase the threshold to support public transport.

Possible Yield

This area could accommodate 104 potential dwelling units and a potential population increase of 248 people based on a density of 15 dwelling units per hectare and a household size of 2.1 persons per household.

MARAETOTARA



Area definition:

- Bounded by Maraetotara Road, Pohutukawa Avenue and Merito Trust block.
- It does not include private land in the middle of the area.
- The area is approximately 100ha.

Purpose:

- The provision of land in this area is to ensure a choice of accommodation opportunities and to consolidate the urban residential development in Ohope.
- To provide an alternative residential location that has proximity to an existing urban serviced area.
- To provide housing choice for future home buyers.
- Based on 12 dwelling units per hectare, the site could yield approximately 1,000 dwelling units.

Proposed Actions

- The owners of this land indicated some support for the idea, but wish to discuss any proposed rezoning with Whakatane District Council.
- The Council to investigate the rating implications of rezoning land identified in the Strategy and whether amendments to the Rates Remission and Postponement Policies of the LTCCP are required.

Due to the size of the area, it is recommended that a structure plan is prepared to ensure an integrated approach to the provision of infrastructure and network services. Develop criteria through the District Plan Review to guide the preparation of a structure plan to help integrate the area with the rest of the Ohope area. Ensure that sites of cultural heritage are provided for.

- Further investigate the flooding mitigation measures required.
- Investigate and rezone land through the District Plan review.

- Consider the Ohope Extension and Maraetotara to establish open space requirements. Seek opportunities to acquire land to provide for future reserves etc.
- Investigate expansion of 0.7ha of commercial zone in Ohope.

Services

Water

- Extension required to/from Ohope reticulation and additional reservoir required at a higher elevation.

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.

Stormwater

- A new stormwater system is required.

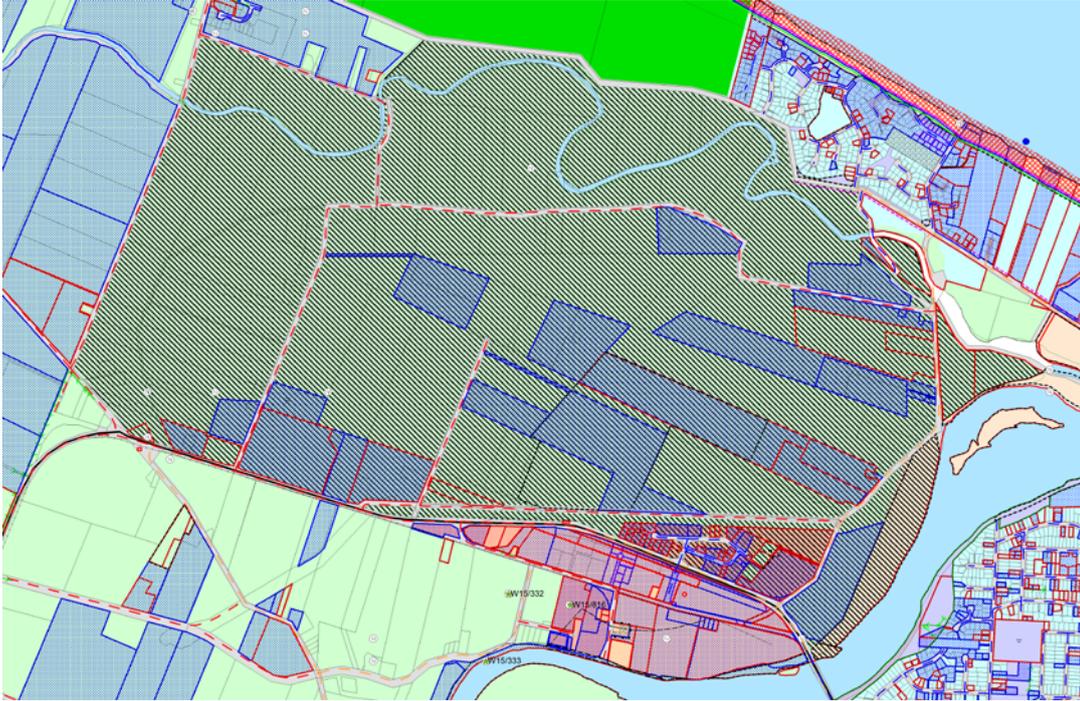
Transport

- Would result in increased pressure on local roads, and links into and through Whakatane (Ohope Road, Gorge Road, Commerce Street, Domain / Landing Roads etc and the Landing Road Bridge).
- Particular pressure on Pohutukawa Avenue may result in amenity issues, and increased school congestion. Maraetotara Road would require an upgrade.

Possible Yield

This area could accommodate 300 potential dwelling units and a potential population increase of 320 people based on a density of 12 dwelling units per hectare.

PIRIPAI/PAROA – WEST OF KEEPA ROAD



The Council recognises there are constraints associated with this land, but that equally there are a number of development opportunities that could be explored in particular areas.

Area definition:

The area is currently zoned Rural and is defined as:

- An area bounded by the Whakatane River, the Keepa Road Orchard, the Coastlands Development, Taiwhakaea land, Golf Links Road and State Highway 2. The area is approximately 700 ha.
- There are a wide range of activities occurring in this area: the sewerage ponds are located here (with a resource consent until 2026), farming activities, sports and recreation, orcharding, industrial, Marae and residential.

However the Council is considering development in specific areas within these boundaries

Purpose:

- This area is in close proximity to services and utilities, which could be phased depending on proposed developments.
- The underlying zone of this area could remain Rural, but with a Transition Overlay, which recognises the wide range of activities characterising the area as well as allowing for Potential Māori Economic Development to occur.
- The overlay also recognises the different aspirations of landowners in the area – some landowners are unwilling to develop, whereas others do.

The Transition Overlay could give landowners choice within fixed parameters and for some, assist landowners unlock development potential whilst retaining ownership and connection with their whenua.

- To provide opportunities for Māori to develop multiple-owned Māori land.

The Piripai/Paroa area could provide for:

- More intense residential development in some areas - the provision of housing for Māori returning from overseas:
 - a canal development;
 - sport and recreation facilities;
 - land-based aquaculture; or
 - retirement villages.
- It could give recognition to the pilot housing project adjacent Huna Road.
- It could also provide for residential development in Shaw Road.
- The entire Piripai area is located in very close proximity to network utilities and services and can be easily connected to the system in a phased manner, depending on the aspirations of landowners.
- Generally, densities expected here would be very low as in all likelihood any housing provided would be for whanau.
- Future development would probably be of an ad hoc nature and variable, due to minimum floor level requirements, stormwater control, flooding mitigation, etc.

However there are constraints associated with this land which means that development opportunities can only be explored in particular areas:

- The sewerage ponds are located here - Any development would have to be located on the other side of 300 metre wide buffer areas.
- The Board Mills are located in close proximity to the area. This activity generates noise and light, with occasional issues related to odour.
- The State Highway abuts the Piripai area which means that buffer zones would be required to reduce noise. Limited entry and egress points would be allowed.
- There are a number of contaminated sites throughout the area that would need to be remediated.
- The area is very low-lying and is mostly peat with sandy ridges in parts. The implication of this is that the houses would have to be built above minimum floor levels and fill would be required to increase the height of the area. Houses on peaty soils would also have to be piled.
- The area is flood-prone in parts and the stop banks have been designed so that in extreme flooding events, the Whakatane River could breach the stop banks on this side of the river and overflow here, rather than the more densely developed Whakatane side.
- Many Māori land owners do not want Residential or Industrial development to occur in this area on Māori land.

Whilst many of these problems can be addressed, should the Council rezone some parts of the area without resolving the issues, this could lead to reverse sensitivity issues. Flooding mitigation measures in some parts of this land could prove to be financially draining on the Council and residents, particularly if flooding events increase.

Proposed Actions for the areas

- The Council to undertake detailed consultation with all landowners, as this area has NOT been consulted on.
- Undertake assessment of flooding mitigation measures required. Environment Bay of Plenty Regional Council has indicated that development of this area would require more investigation into the requirements.
- Investigate and rezone 1 hectare of land that is required to be rezoned, to provide a local shopping centre for Coastlands residents through the District Plan Review (refer to Section 7.0).
- Seek opportunities to acquire land to provide for future reserves.
- Consider providing more development options for multiple-owned, Rural zoned Māori land through the District Plan Review e.g. allow more dwelling units for whanau.
- The Council to investigate the rating implications of rezoning land identified in the Strategy and whether amendments to the Rates Remission and Postponement Policies of the LTCCP are required.

Services

If this option is required, the Council to consult with landowners in the area about potential future developments requiring service provision through Annual Plan and Long Term Council Community Planning processes.

Water

- Extension to the existing water reticulation required.
- Upgrading of the treatment plant and additional storage required.

Sewer

- New reticulation pipes, pump stations and upgrades to the existing treatment plant required.
- Consider in the long term the viability of the sewerage ponds in their location.

Stormwater

- Possible ring banking, reticulation system and new pump station/stations required.

Transport

- Any growth west of the river will put further congestion on the bridge and routes into town.
- 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.
- Increased densities will increase the threshold to support public transport.

Possible Yield

Unknown at this stage.