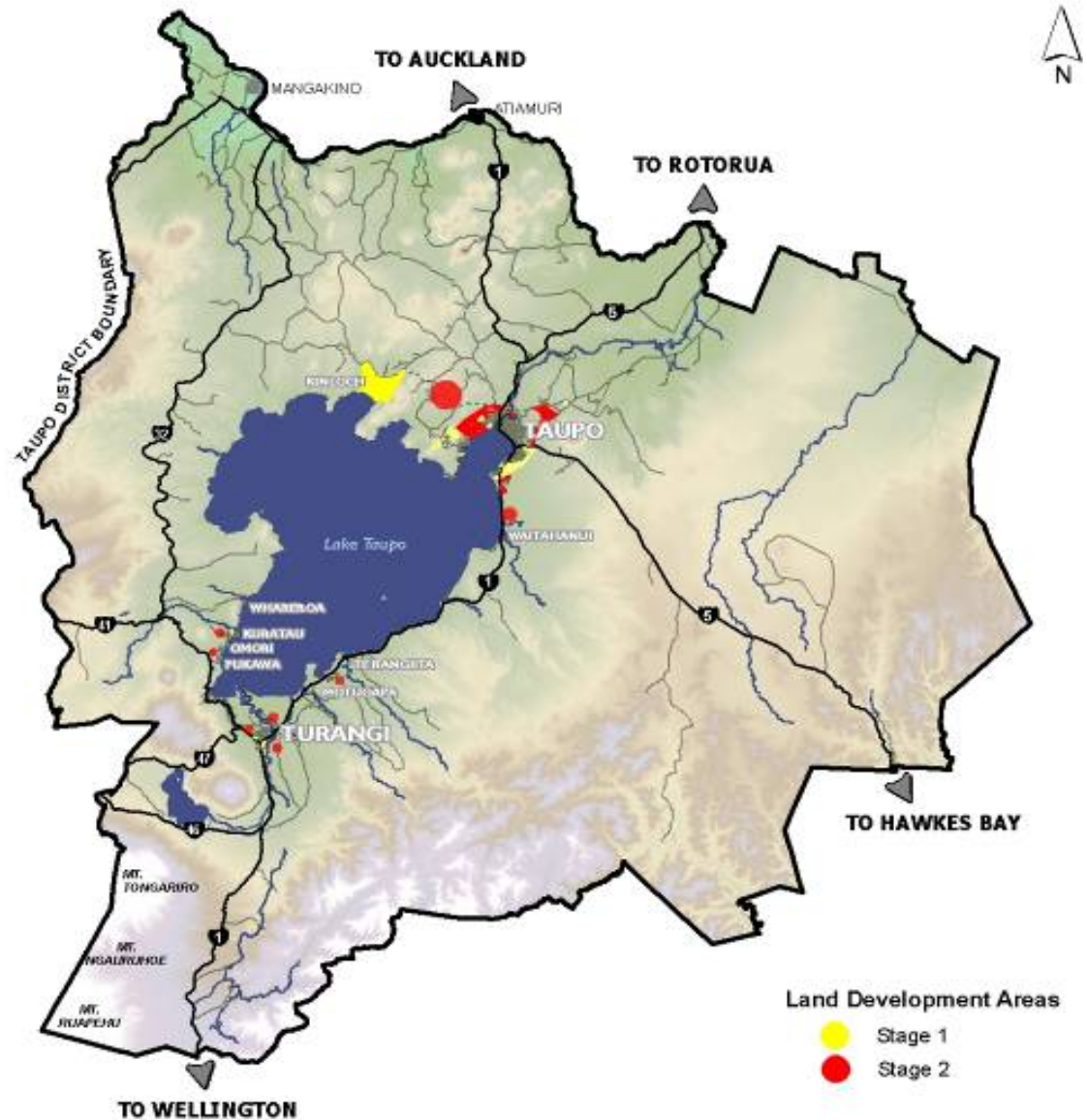




1.3 The Future Development Pattern

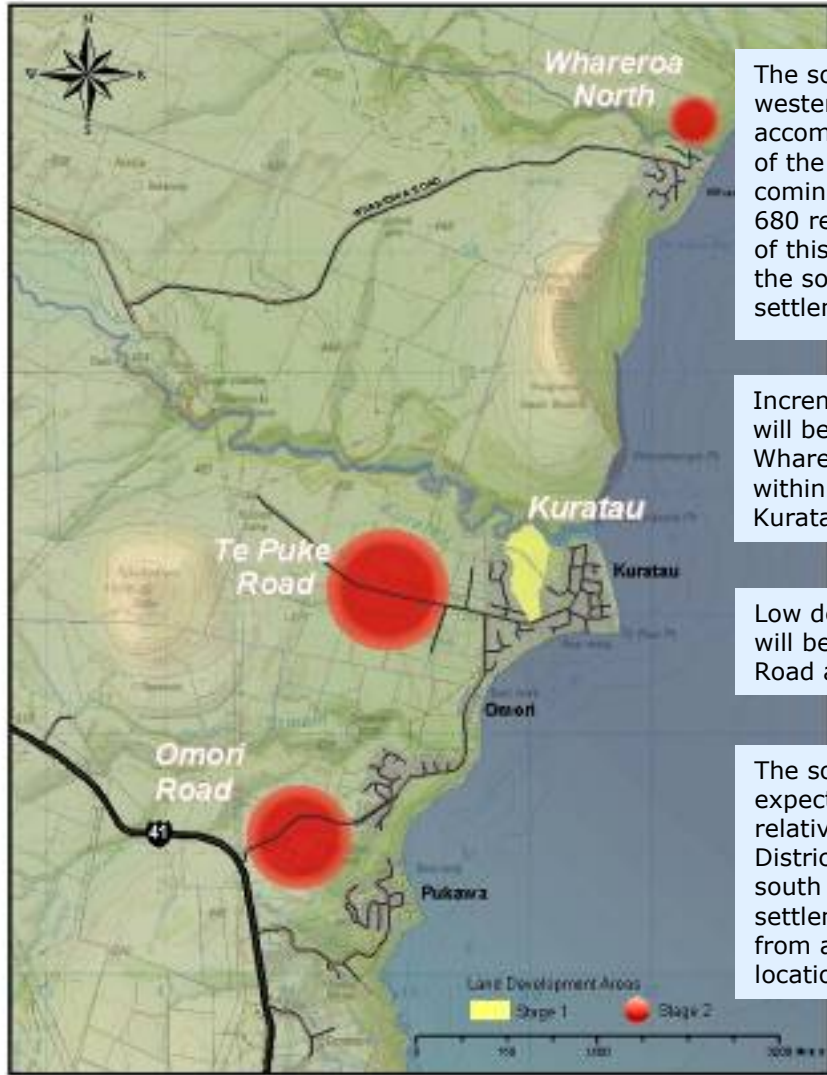
The Strategic Directions identified above will be realised over time through the gradual development of an identified pattern for the future growth of the District. That pattern reflects the balancing of the policies of each of the Strategic Directions. With such a varied district, the pattern of future growth will be articulated in different ways for different urban and rural areas.

Figure 1 Taupo District Growth Areas



South Western Growth Area

Figure 3 South Western Growth Area



The south eastern and south western growth areas will accommodate an estimated 10% of the District's growth over the coming 20 years – approximately 680 residential lots. The majority of this growth will be focused on the south western lakeshore settlements.

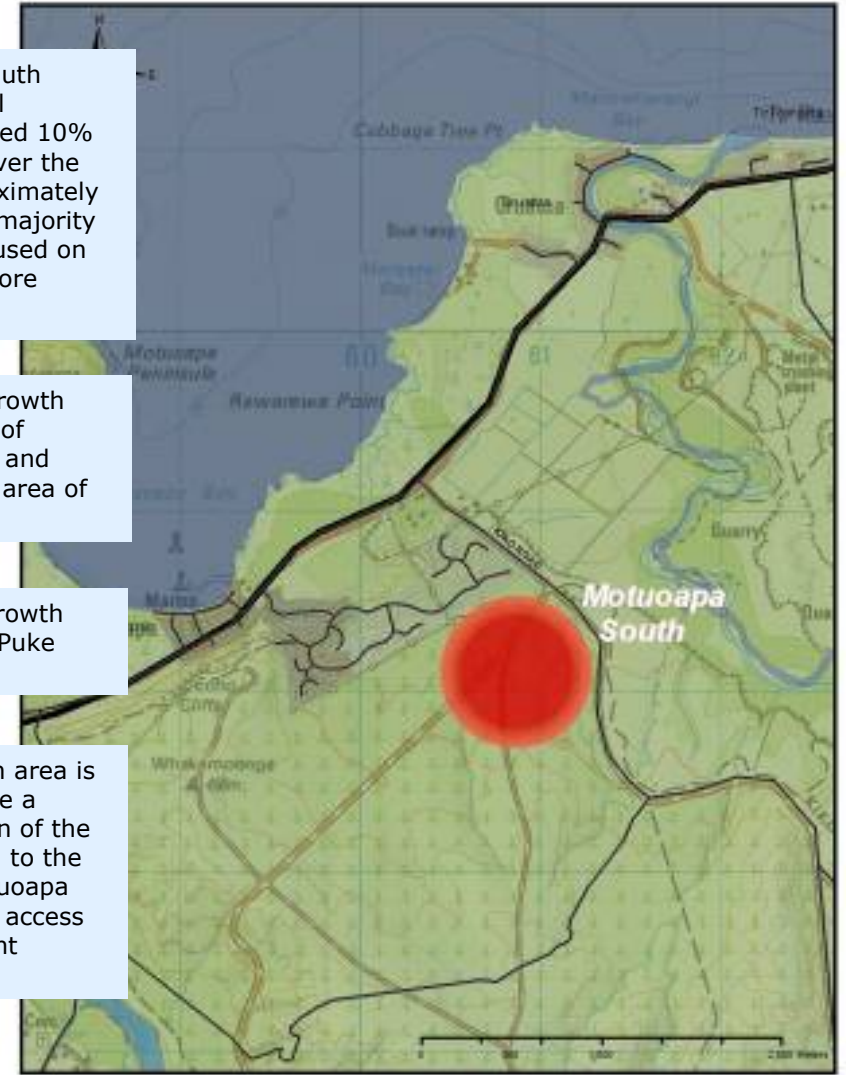
Incremental residential growth will be encouraged north of Whareroa, west of Omori and within the existing urban area of Kuratau.

Low density residential growth will be encouraged in Te Puke Road area.

The south eastern growth area is expected to accommodate a relatively small proportion of the District's growth, focused to the south of the existing Motuoapa settlement with potential access from a number of different locations.

South Eastern Growth Area

Figure 4 South Eastern Growth Area



Southern Growth Area

Figure 5 Southern Growth Area



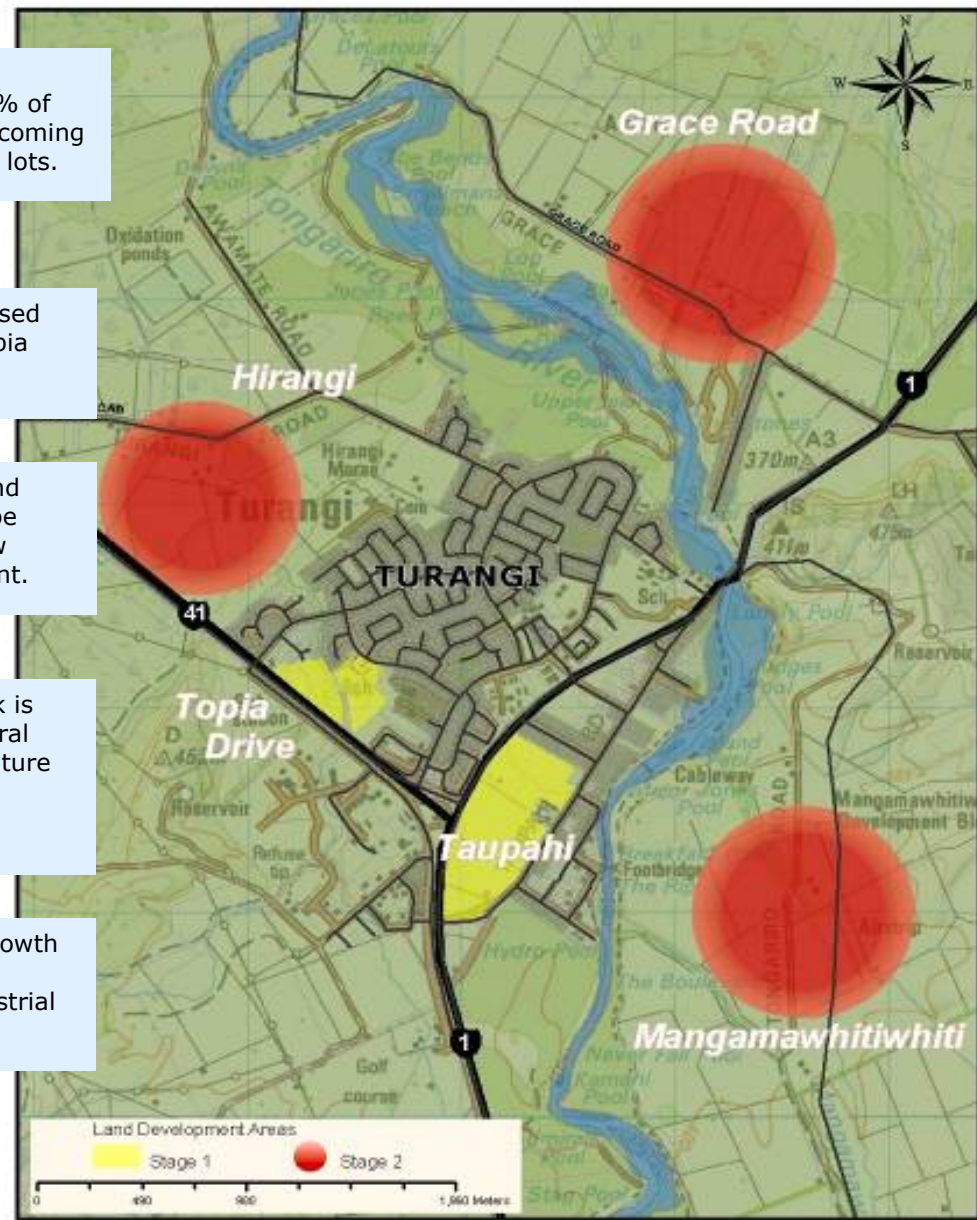
The southern growth area will accommodate an estimated 5% of the District's growth over the coming 20 years – approximately 340 lots.

Future residential growth focused around Taupahi Road, and Topia Drive.

Development in the Hirangi and Grace Road areas is likely to be suitable for residential and low density residential development.

The Mangamawhitiwhiti block is likely to offer lifestyle and rural lifestyle opportunities with future development based on a self servicing approach.

Commercial and industrial growth will be promoted within and adjacent to the existing industrial area to the south of Turangi.



Rest of the District

The remaining 5% of the expected growth is likely to be distributed around the rest of the District. While this equates to approximately 340 Lots the actual land requirements are unknown as a proportion of these will be for rural dwellings. The remainder are likely to be centered on existing settlements along the Waikato River and a new area at Lake Ohakuri

1.4 Implementation

While Taupo District 2050 is a Council document its implementation will occur through a number of different agencies. The primary tools available to the Council will include asset management plans, structure plans, and the Long Term Council Community Plan.

The Proposed District Plan will be one of the main implementation tools for anchoring the settlement pattern described in Taupo District 2050. This means that Taupo District 2050 will form a vital part of the justification for future changes to the Proposed District Plan. To reflect this, the consultation as part of Taupo District 2050's development will be used to help meet consultation requirements under section 3C of the First Schedule of the Resource Management Act 1991.

