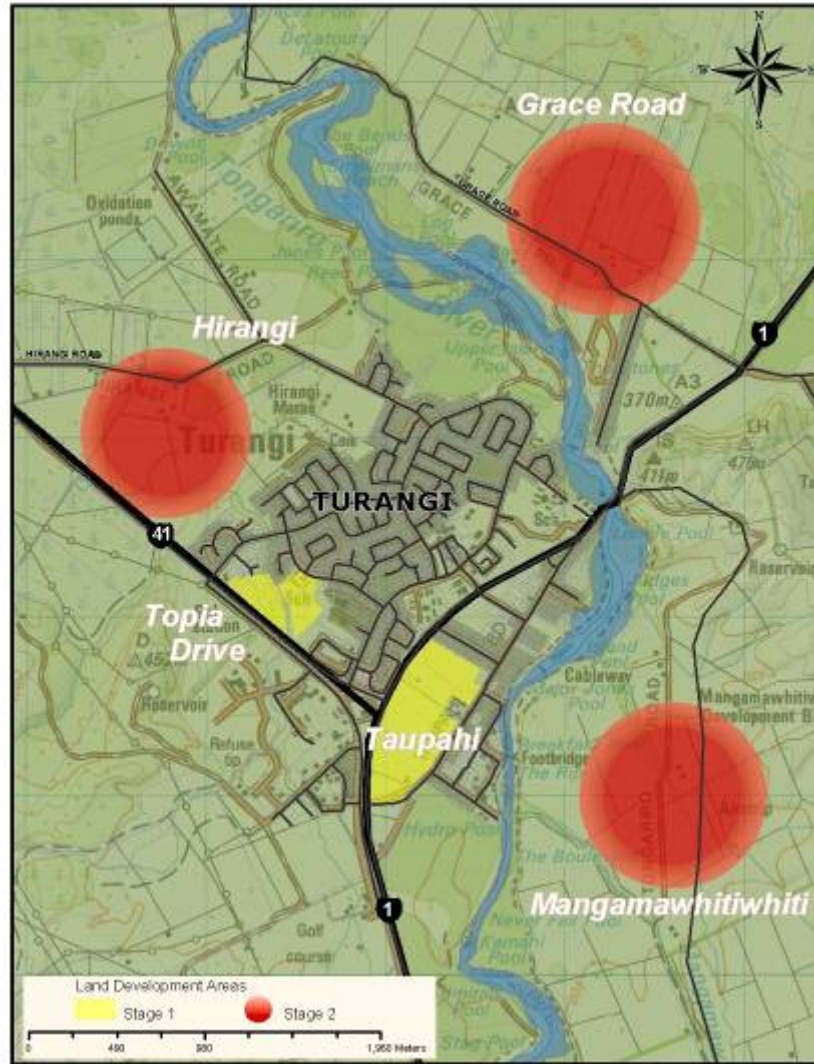


## 9.5 Southern Growth Area

Figure 11 Southern Growth Area



The southern growth area, centred on Turangi, is likely to continue to grow at a relatively slow rate over the initial 20 year planning period. The area is showing economic growth partly based on a greater focus on tourism and the role of the area as a gateway. However, population growth continues to be slow and this trend is not likely to change dramatically. The area around Turangi is likely to experience about 5% of the anticipated growth for the District. This equates to approximately 340 new residential lots or around 38 hectares. However, this land area is likely to increase with more low density development being planned for.

In addition to residential growth, consideration needs to be given to the potential for future light industrial expansion and commercial accommodation related to the growing tourism industry.

Another important consideration in the assessment of growth is the proximity of the south western and south eastern lakeshore settlements. These areas provide accessible alternatives for residential living in high amenity surroundings.

The vacant land adjacent to Taupahi Road and the area around Topia Drive are considered adequate to cater for demand until 2026. However there is a need to provide a variety of residential densities to meet different lifestyle choices.

The Mangamawhitiwhiti block, Hiranui Road and Grace Road areas have all been identified to ensure that there are opportunities in this southern area for future expansion. Hiranui Road and Grace Road are more likely to suit residential and low density residential development. The Mangamawhitiwhiti block is seen as more appropriate for more lifestyle and rural residential development.

The areas around Taupahi Road, Topia Drive, Grace Road and Hirangi Road offer significant advantages over the other potential growth areas because the close proximity of existing service networks reduces the costs of future development. Close proximity builds well on the existing critical mass of population and enhances opportunities to link well with social services, the existing activity centre in the Central Business District and those areas which offer employment opportunities.

While more separated by the Tongariro River the Mangamawhitiwhiti block does offer the potential for lifestyle and rural residential development over time. This density of development better reflects the likelihood that this area will need to be self sufficient with regard to servicing. The one major concern with this block is access. At present the access onto the State Highway is problematic and will need to be addressed as part of any future development. However future structure planning for this block will also need to be cognisant of the Mangamawhitiwhiti Stream which runs through the area and its ecological value especially in terms of the trout fishery.

Many of the other potential growth locations are adversely affected to varying degrees by floodplains or swamp prone land. The Council is working with Environment Waikato and Mighty River Power on a study to investigate flood and erosion prone land. Once completed, the results of the study will provide direct input into structure planning for the area.

The Taupahi Road area provides excellent opportunities for commercial accommodation, although multiple Maori ownership of the area may influence the timing of development. If the area is partly developed for commercial accommodation this may accelerate the need to look at Grace Road as a potential location for future residential development. These

elements can be further explored through subsequent structure planning for the town and ongoing monitoring.

In terms of future industrial growth, it is anticipated there will be continued utilisation of the existing industrial area to the south of the town, adjacent to the state highways. Future expansion of this area is promoted to the northwest on the same side of the State Highway, thereby maintaining the efficiencies of having industrial activities in close proximity to each other.

### Summary

- The southern growth area will accommodate an estimated 5% of the District's growth over the coming 20 years – approximately 340 residential lots.
- Future residential growth will continue to be focused around Turangi in Taupahi Road, around Topia Drive with expansion into the Grace Road area if required.
- Development in the Hirangi and Grace Road areas will need to be the subject of future structure planning but is likely to be suitable for residential and low density residential development.
- The Mangamawhitiwhiti block is likely to offer lifestyle and rural residential 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.



## Future directions

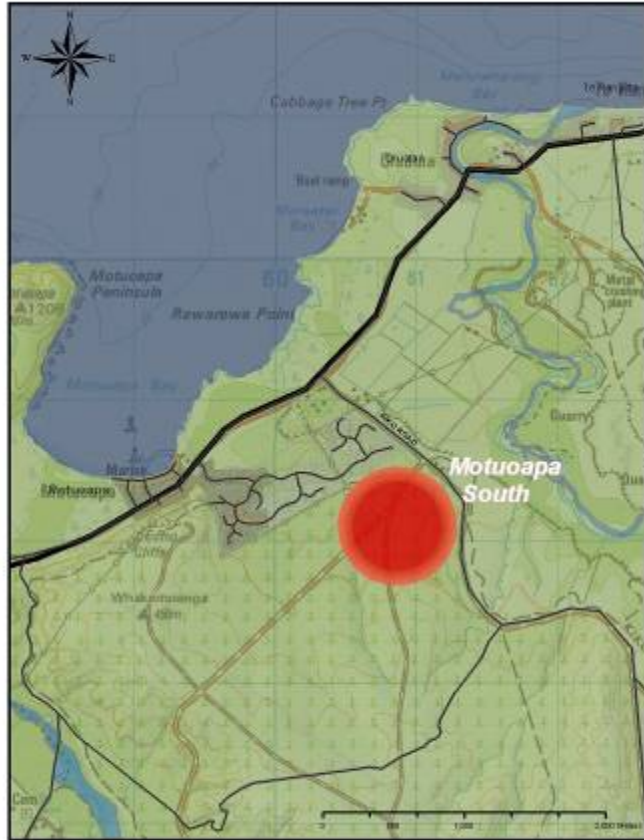
Development is already being planned for the Topia Drive area and this is likely to continue in the short to medium term. Development may also take place in Taupahi Road. The timing is less certain given the multiple Maori ownership.

Both the Hirangi Road and Grace Road areas will take longer to develop given the need to prepare structure plans and asset management responses.

The development of the Mangamawhitiwhiti block will also need to be directed by structure planning although it is a low priority. However because this block will be developed in a comprehensive manner it is more likely that it will be the subject of a private residential development plan.

## 9.6 South Eastern and South Western Growth Areas

Figure 12 South Eastern Growth Area



The south eastern and south western lakeshore settlements have been assessed together given the similar niches which they fill within the real estate market. In the context of this assessment, restrictions on the

development of land in the south eastern lakeshore area are likely to result in increased demand in the south west.

The location of these settlements in close proximity to Turangi town has meant they are not only able to cater for the traditional holiday homes that characterise the area, but increasingly they are becoming home to more permanent residents. These areas offer higher amenity values while the Te Puke Road area to the west of Kuratau offers low density residential living which is not currently available in close proximity to Turangi town.

With 10% of the District's growth anticipated for these areas there will be a need to plan for approximately 680 new residential lots, requiring about 76 hectares of land.

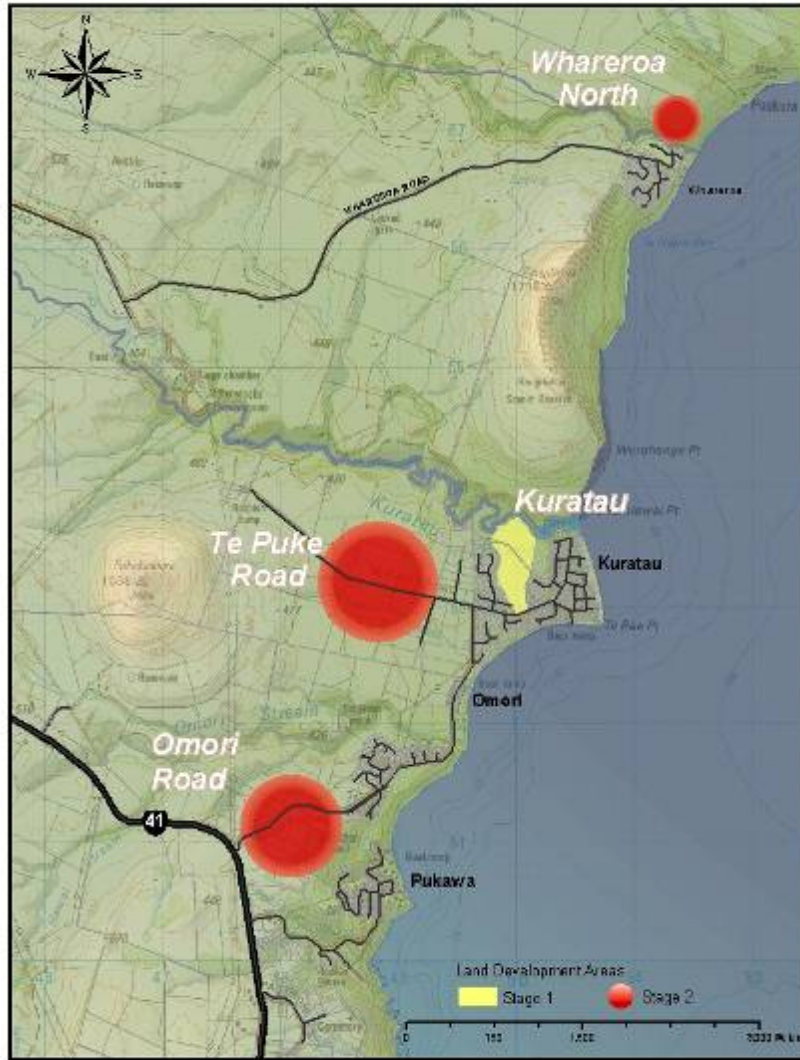
Along the south eastern side of Lake Taupo there are very limited opportunities for future residential development in close proximity to existing settlement areas. In particular the majority of potential growth locations evaluated were significantly affected by floodplains.

As a result, the area to the south of Motuoapa has been identified as the only substantial area for growth looking out to 2026. This area has the potential for linkages to the nearby reticulated networks and roading access via a number of different options.

With the area behind Motuoapa in multiple Maori ownership it is likely to be some time before it is developed. This will be exacerbated by its present land use as forestry. However, there is a significant supply of undeveloped residential lots within the existing settlement of Motuoapa which will be gradually taken up over the coming 20 years.



Figure 13 South Western Growth Area



When the take up of existing lots starts to accelerate, the land behind Motuoapa will either start to become developed or there will be a shift in focus to the south western side of the Lake.

With relatively limited opportunities in the south east, the south western lakeshore needs to be able to provide for the bulk of the 10% of growth.

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, 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 Taupo. Due to topographical constraints the future growth of Whareroa is necessarily directed northward over the Kuratau River rather than westward and away from the Lake.

This growth of Whareroa is considered desirable in the broader context of the south western settlements. Much of the character that defines these south western settlements is derived from their relatively small and compact nature. By advocating for small extensions to Omori, Kuratau and Whareroa this compact nature can be retained. If Whareroa was not permitted to grow any further there would be undue pressure on the other settlements and much larger urban areas as a result.

Concerns about the landscape effects of extending Whareroa to the north are partly mitigated by the ability to place future residential development within the context of the regenerating native bush.

It is also noted that this area was identified in the Transitional District Plan as Lakeshore Residential indicating its appropriateness for some form of future residential development.

Future structure planning for Whareroa will need to recognise and provide for the landscape values present in the area and will also need to be particularly sensitive to the regenerating native bush which helps to shape the areas character.

Kuratau is a well established settlement that offers growth potential within the existing urban area. This area did not score particularly well in the formal evaluation process. This was largely because the area has been tentatively identified as a potentially significant natural area and because part of this area is adjacent to the Kuratau River.

On the positive side, this area of Kuratau is already included in the existing service catchment and therefore easily serviced. It is almost completely surrounded by existing residential development, meaning its transition to residential use is unlikely to have a significant landscape effect.

Like the area to the north of Whareroa, this area in Kuratau was also identified as Lakeshore Residential in the Transitional District Plan.

Development in this area will need to recognise and provide for the regenerating native bush and acknowledge the restrictions presented by the Kuratau River to the north.

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 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 over Parerohi Grove because of the longer term opportunities that are offered. While the area around Parerohi Grove has potential for further re-subdivision, this is likely to result in a disjointed approach given the number of landowners already in the area. In contrast, 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.

**Summary**

- ◆ 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 western lakeshore settlements.
- ◆ Whareroa will expand to the north over the Whareroa Stream, however future structure planning will need to be cognisant of the landscape and natural values in the area.
- ◆ Incremental residential growth will be encouraged to the west of Omori and within the existing urban area of Kuratau.
- ◆ Low density residential growth will be encouraged in the Te Puke Road area.



**Future directions**

On the south eastern side of Lake Taupo, the area to the south of Motuoapa was the only area identified for future growth. The timing of this areas development is unknown and is partly dependant on the uptake of vacant sections in the existing urban area of Motuoapa. It also depends on future servicing arrangements and the ability to extend existing networks.

Another factor is the interrelationship of the real estate market within the different lakeshore settlements. As land becomes available in one settlement, it affects the prices in the others. Similarly, higher prices in the south western lakeshore settlements may make development in the south east more attractive.

It is anticipated that structure planning will need to be undertaken for the area around Motuoapa before it could become available for future development.

In the south west, the growth area identified within the Kuratau urban area is the only area which is currently sitting within the existing service catchments. This effectively makes this the only area ready to accommodate growth at present.

The other growth areas around Whareroa, Omori and along Te Puke Road will all require further structure planning. This will establish servicing requirements and set out the necessary amendments to asset management plans. It will also need to set the future limits to the urban areas for the initial planning period to 2026.



## 9.7 The 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.

**Waikato Riverside Settlements**

There are a number of small settlements in close proximity to the Waikato River and associated hydro lakes. Current patterns of growth suggest that substantial new growth areas will not be required.

Collectively, these settlements have experienced decline in the usually resident population, although there is an increasing demand for holiday homes within these locations. This pattern is likely to result in a degree of substitution as permanent residents are forced out by higher land prices and are replaced by holiday accommodation. This pattern of substitution suggests that substantial new growth areas will not be required.

Another result of the decreasing permanent population in some of these smaller urban areas is a corresponding capacity for future growth. As an example Mangakino currently has approximately 150 residential Lots which are vacant but able to be readily serviced by the existing reticulated networks.

The exception to these areas of minimal incremental growth is Lake Ohakuri where there is potential for a significant new lifestyle settlement. Future development of this relatively isolated area will have a minimal impact on the overall pattern of growth of the District. Further evaluation

of this location is considered unnecessary given the relatively small scale and lack of alternative locations. Furthermore, future development in this location is likely to be assessed as a non-complying activity under the rural provisions of the Proposed District Plan.



### **Rural areas**

Council has recently introduced a minimum lot size of four hectares in the rural environment via Variation 8 to the Proposed District Plan. This was intended to provide greater guidance to development in the rural environment until such time as Taupo District 2050 was adopted and subsequent amendments to the Proposed District Plan could be made.

To further distinguish between urban and rural areas it is Council's intention to further increase the minimum lot size in the rural environment. There will also be a small number of lifestyle and rural residential environments allowing for smaller block subdivision. These new environments will be created adjacent to urban areas subject to designs set out in structure plans.

### **Industrial areas**

The majority of the District's industrial activity will be located in and around Taupo Town and Turangi. However there is a growing trend of industrial activities wanting to locate closer to energy producers, particularly geothermal energy producers.

This has a significant advantage for the industries who are able to use waste energy following the main use for electricity generation. It also provides generators with an additional source of revenue and overall makes better use of the geothermal resource.

However the issue at present is that the areas where the geothermal power stations are located are identified as rural environment in the Proposed District Plan. This provides little direction as to the suitability of industrial activity and therefore provides no certainty for industrial investors.

To address this issue it is intended that the Proposed District Plan be reviewed with the aim of extending existing industrial zonings to around the fringes of the core sites associated with the power stations. This would create a more favourable regulatory framework for industrial activity in these localities.

