



Report

Whakatane and Ohope Residential Growth Strategy

Prepared for
Whakatane District Council

September 2000

6 Assessment of Future Growth Options

6.1 Introduction

In Section 5 it was considered that between 20 and 30 hectares of rural land is needed for urban expansion (greenfield development).

6.2 Assessment Criteria

The following criteria were adopted to enable a comparative assessment of possible future growth options available to provide for new greenfield residential areas. The criteria largely reflect the constraints identified in Section 4 of this report, and relevant sections of the Resource Management Act are repeated after each criteria below. An additional criteria listed recognises the need for new growth areas to maintain and enhance the town character of Whakatane. Reserves are not listed as a criteria as development within reserves is not considered to be an option.

1. **Infrastructure.** It is important that future housing does not compromise the safe, efficient, cost effective and timely development of existing and proposed infrastructure (e.g. roading, sewerage and water supply). It is also important that greenfield areas can be practically serviced (Sections 5(2) and 7(b) and (c)).
2. **Environmental.** Avoiding potential adverse effects on the environmental constraints identified in Section 4.3:
 - **Landscape** (Sections 6(b), (d) and 7(c))
 - **Natural Heritage** (Sections 6(a), (c) and 7(d))
 - **Versatile Soils** (Sections 7(b) and (g))
 - **Natural Hazards** (Sections 5(2) and 31).
3. **Social and Cultural.** Providing for the matters identified in Section 4.4:
 - **Cultural Heritage** (Sections 6(e), 7(a)(e) and 8). This includes Tangata Whenua matters.
 - **Land Use Incompatibility** (Sections 5(2) and 7(c)). This criteria is to assess the potential for conflict between existing uses and proposed housing areas (i.e. industrial, horticultural, sewage treatment plant, arterial roads, airport).
4. **Town Character.** This criteria seeks to enhance existing community/village character by providing contiguous development and linkages between key elements (e.g. town centre, schools, reserves, harbour and employment centres) (Sections 5(2) and 7(c) and (f)).

6.3 Future Urban Growth Options

Eight areas around Whakatane were identified as options to provide for future urban growth. The options were chosen by identifying areas without significant constraints discussed in Section 4. Options suggested through consultation were also considered. Please note that the numbers for each area do not refer to any particular order or priority. These are listed below and shown on Figure 6.1.

1. Piripai West
2. Keepa Road
3. Board Mill West
4. Trident South
5. Mokorua East
6. Kohi Point South
7. Maraetotara/Bluett Road
8. Pohutukawa Avenue East

Consideration was briefly given to the concept of allowing the market to freely subdivide to residential densities in any location. This would then mean that the developer would pay for the provision of infrastructure services to their desired location and this would be the principal constraint to development location. In our view, development would take on a leap-frogging effect which would increase the potential for land use conflicts with adjacent rural activities and with separation from the community facilities in the town. Urban sprawl would be evident and the preference by some in the community for consolidation of the township would not be achieved.

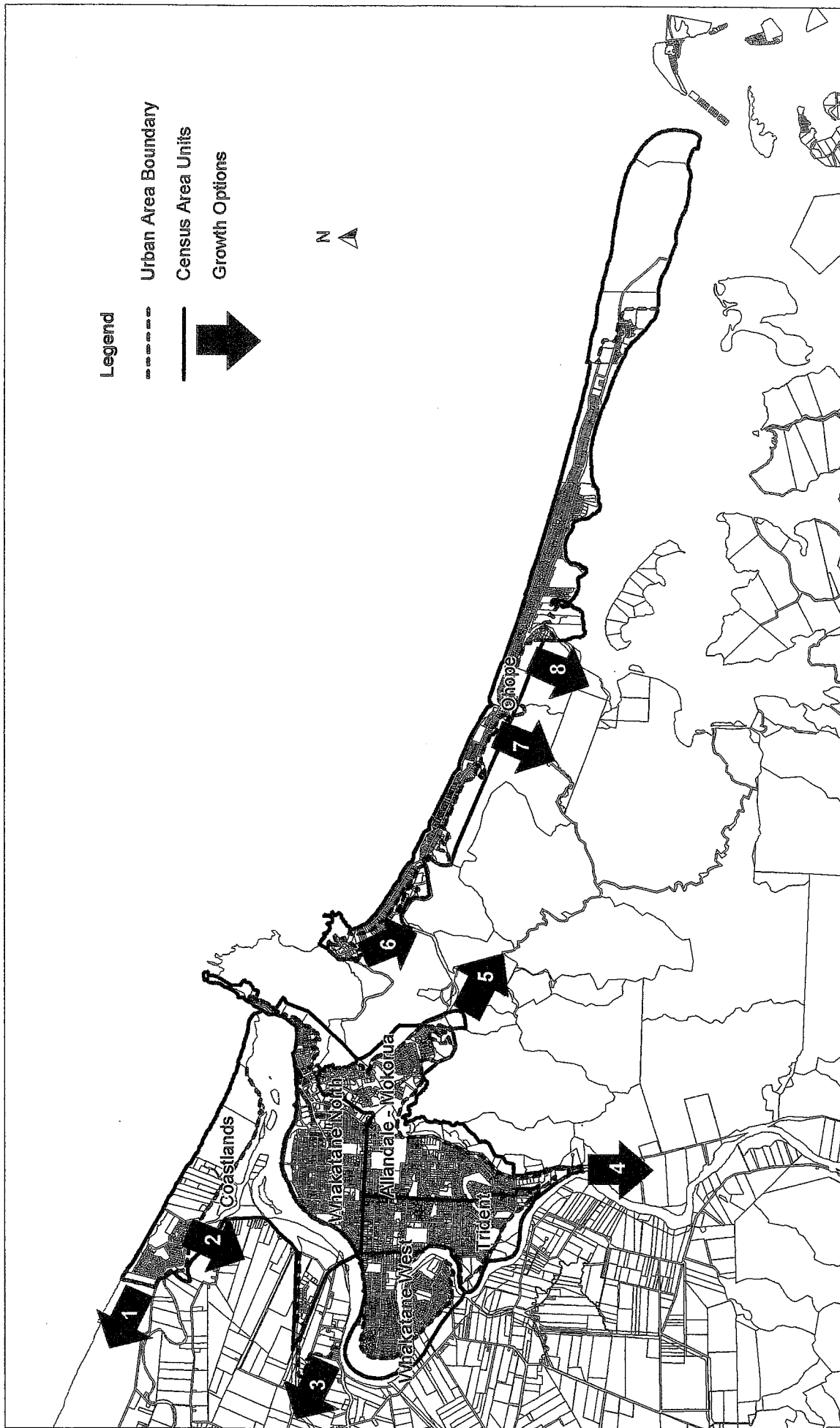


Figure 6.1 Greenfield Options

6.4 Comparative Assessment of Options

The study team in a December 1999 workshop undertook the evaluation of the eight greenfield options. The options have been ranked against the above criteria with a scoring range of 1 (worst performer) to 5 (best performer).

The comparative assessment of the options is summarised in Table 6.1. No weighting was applied.

Table 6.1 Comparative Assessment of Greenfield Options

Assessment Criteria	1. Piripai West	2. Keepa Road	3. Board Mills West	4. Whakatane South	5. Mokorua East	6. Kohi Point South	7. Maraetotara/ Bluett Road	8. Pohutukawa Avenue East
Infrastructure	4	3	1	2	3	2	3	5
Landscape	3	4	5	5	3	3	4	4
Natural Heritage	3	2	4	4	3	2	4	4
Versatile Soils	4	3	2	4	4	4	3	3
Natural hazards	4	2	3	2	3	3	2	3
Cultural Heritage	3		2	4	4	3	3	3
Incompatible Activities	5	5	1	3	3	5	4	3
Town Character	4	4	2	3	3	4	5	5
Total	30	27	20	27	26	26	28	30
Ranking	1 st =	3 rd =	5 th	3 rd =	4 th =	4 th =	2 nd	1 st =

Note: 5 = Most consistent with criteria or high benefits.
1 = Least consistent with criteria or high costs.

Although some options identified are subject to significant constraints discussed in Section 4 of this report, (e.g. Whakatane South (flooding); Mokorua East (instability), any development would need to be subject to such constraints being avoided, remedied or mitigated. **A more detailed assessment of each option, including a discussion of costs and benefits, is contained in Appendix G.**

Also contained within Appendix G is a sensitivity test of the options by weighting the assessment criteria according to their importance under Part II of the Resource Management Act.

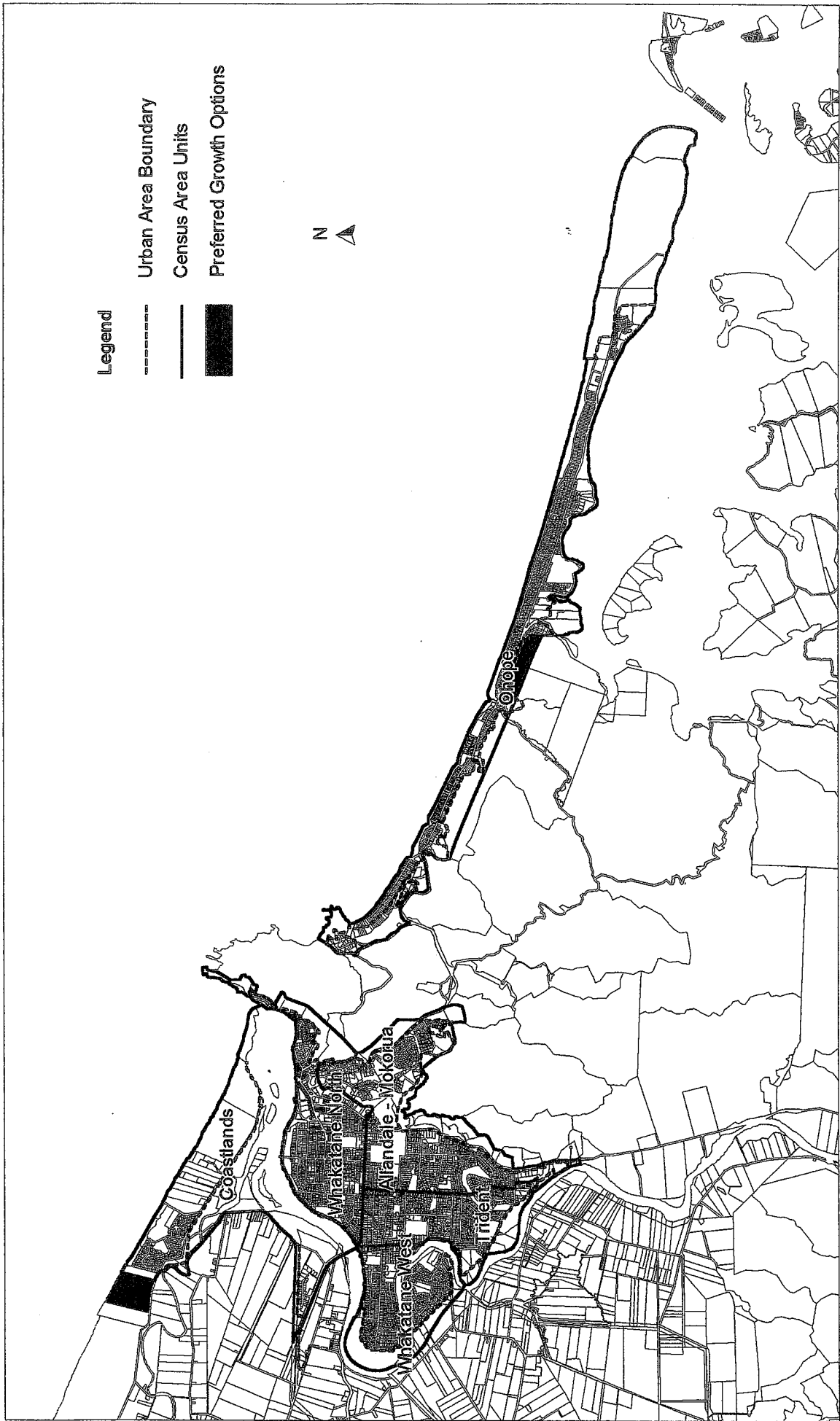


Figure 6.2 Location of Preferred Growth Options

6.5 Preferred Options

Based on the scoring of options in Table 6.1, the following two options were selected as potential greenfield residential sites:

- Piripai West
- Pohutukawa Avenue East

In the event that the landowners of the above two sites do not want an urban zoning, it is recommended that consultation with landowners of other high ranking sites be undertaken.

The location of the preferred growth options is shown in Figure 6.2. It should be noted that the extent of residential development within these areas will need to be subject to a structure plan process (e.g. avoiding intensive development on or within natural hazards).

6.6 Summary

Based on an infill rate of 30% and the uptake of existing land within Trident and Whakatane (North and West), it is estimated that 20 to 30 hectares of new residential greenfield areas will be needed to support housing growth in Whakatane and Ohope.

Eight residential greenfield options were assessed against a list of criteria that relates to community feedback and the constraints discussed in Section 4. This resulted in two options being selected as preferred options to provide for future housing being:

- Option 1 - Piripai West
- Option 8 - Pohutukawa Avenue East

Applying a Resource Management Act weighting produced a similar ranking of options.