

Waihi Beach



Town Centre

Analysis, Assessment,
Design Concepts
& Final Plan

November 2008

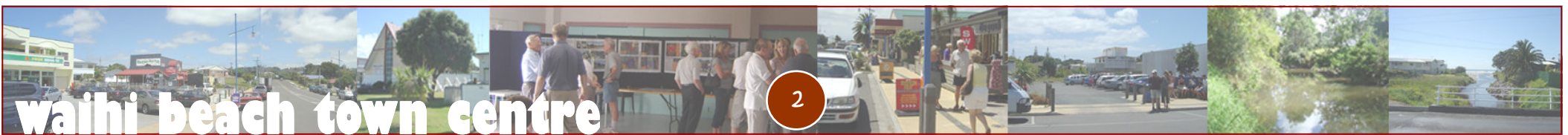


Western Bay of Plenty
District Council

URBAN Initiatives

Supported by:

Mc Cormick Ranking Cagney, Golder Associates (NZ), Dr Stephen Saunders, Owen Taylor



waihi beach town centre

Preamble

The Waihi Beach Town Centre Plan, which follows this preamble, was open for public consultation during September 2008. One hundred and seven submissions were received. As a result of the submissions, the Western Bay of Plenty District Council resolved to make certain amendments to the Plan.

Due to the technical nature of the Plan, it was decided to incorporate the resolution taken by the Council in the preamble, rather than changing the Plan that follows the preamble. Where the content of the Plan is not consistent with the content of this preamble, the content of the preamble prevails. Footnotes have been included in the sections of the Plan where the resolution by Council, included in the preamble, overrides the Plan.

Currently there are limited development guidelines for the Waihi Beach town centre. The rules in the current District Plan are generic and allow for the development of buildings with a height limit of nine metres. The Waihi Beach community made it clear that a nine metre high “box type” building might have a negative impact on the character of the Waihi Beach town centre. The Waihi Beach Town Centre Plan identifies the strengths and opportunities in and around the town centre to guide future development. The Plan will inform the District Plan, currently under review, to ensure that future development takes the village feel and character of Waihi Beach into consideration.

1. BUILDING DESIGN AND DEVELOPMENT GUIDELINES

To retain the village feel and character, buildings along Wilson Road in the Waihi Beach town centre should:

- Have a continuous shop frontage.
- Have commercial/retail activities with displays facing the street and/or Creek.
- Have a variety of cladding materials and limit glass surfaces to not more than 60%.
- Buildings should not have advertising displays above a level of 4.5m above street level.
- All new development should have some form of pitched roof with large overhangs to make the roof appear light and reduce the impact of bulk of the building.

The District Plan should allow buildings to be developed to a **maximum height of 10.5 metres**** as a Discretionary Activity, provided that the following criteria are met:

- The development covers more than 1 section or a developer can prove to Council that an agreement exists with an adjoining Wilson Road land owner regarding the

- development of a shared access way and on-site parking arrangement.
- Continuous shop front is retained.
- Underground or semi-underground parking is provided.
- Ground floor of the proposed building has a minimum stud height of 2.9 metres.
- The building has a setback of at least 5m from the southern bank of Two Mile Creek to allow for a public walkway along the Creek.
- The building has no overshadowing impact on properties to the south between 11am and 2pm as a result of the increase in height.
- The third floor has a set back of 3m from the street boundary and the proposed walkway along Two Mile Creek
- The building has a pitched roof (mono or double pitched gable roof).
- The top 1.0m (between 9.5m & 10.5) should not be habitable.

Note

** The Waihi Beach Town Centre Plan that went out for public consultation proposed a maximum building height of 12.5 metres. As a result of the public submissions, the Western Bay of Plenty District Council resolved that the proposed maximum building height be **reduced from 12.5 metres to 10.5 metres**. Although the Plan that follows still reflects 12.5 metres, it should read 10.5 metres.

2. PROPOSED WALKWAY ALONG TWO MILE CREEK

Two Mile Creek has the potential to become an asset to the town centre by providing:

- an additional amenity level to the town centre;
- an attractive pedestrian link between the beach and the town centre;
- additional shop front space in the town centre.

Two Mile Creek is managed by Environment Bay of Plenty and Council has consent under strict conditions to remove logs and debris that block the flow of water in the Creek.

Most of the rear boundaries of properties between Edinburgh Street and Wilson Road are in the Creek and as development occurs along the Creek it might become difficult and costly for Council to obtain access to the Creek for maintenance work. By developing a walkway along the Creek, the Western Bay of Plenty District Council and Environment Bay of Plenty will retain access to undertake maintenance work along the Creek.

Apart from providing access the aim is to heal the connection between the town centre, Two Mile Creek and the beach.



An attractive environment can be created by cleaning the Creek, including both banks, improved planting and stream-edge landscaping. As it will take time for the commercial activities along the Creek to utilise the opportunity, it might be necessary to screen the current activities from the walkway along the Creek.

3. MEDIUM DENSITY HOUSING AROUND THE TOWN CENTRE

The Waihi Beach Town Centre Plan encourages the development of higher density residential development around the town centre. The following is seen as higher density residential of an appropriate scale:

Density: 30 independent dwelling units per hectare (approximately 250m² net land area per dwelling)

Type of dwellings: Town houses, terrace housing and 2 storey apartments in the area surrounding the town centre, excluding the proposed focal areas, where rules regarding building height will be similar to land zoned Commercial.

Building height: 9 Metres

Although the Waihi Beach Town Centre Plan indicates that the building height limit of 9 metres can be exceeded by up to 3.5m if a proposed development meets certain criteria, the **Western Bay of Plenty District Council has resolved that no provision be made for the development of building higher than 9 metres in the Medium Density Residential zone.**

4. FUNDING FOR THE IMPLEMENTATION OF THE WAIHI BEACH TOWN CENTRE PLAN

The development of the proposed walkway along Two Mile Creek and the link to Edinburgh Street is stage one and estimated at \$1.5 million

Note

** The Waihi Beach Town Centre Plan that went out for public consultation proposed a maximum building height of 9 metres with the option to increase the building height to 12.5 metres if certain criteria are met. As a result of the public submissions, the Western Bay of Plenty District Council resolved that the proposed maximum building height be **limited to 9 metres with no option to increase the building height.**

- . The proposed development will be funded as follow:
 - Sale of four Council owned properties in Edinburgh Street, currently undeveloped.
 - Sale of new sections to be created on the South-western corner of Broadlands Block.
 - \$360 000 from the Town Centre Development fund over the next 5 years, subject to consideration through the LTCCP 2009-19 process.



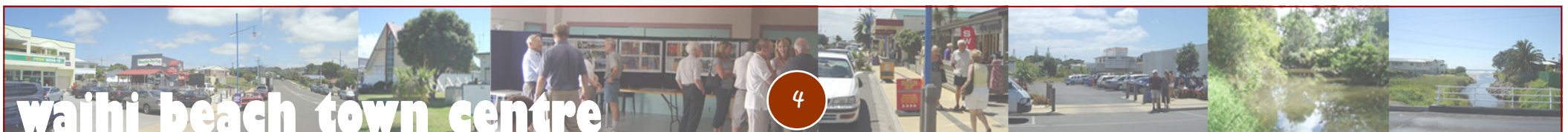
5. PARKING IN AND AROUND THE TOWN CENTRE

The provision of open space in and around the town centre that can accommodate overflow parking is an important component of the Plan.

The existing overflow car park to the back of shops no. 19 – 27 Wilson Road needs to be improved by:

- Improving accessibility to the parking area by separating the entrance and exit to and from the parking area. Although the Plan indicates that the exit be provided onto Wilson Road, the Council resolved that it might be more appropriate to exit the parking area onto Snell Crescent.
- Providing for an appropriate loading zone in the parking area.

A development plan will be undertaken for the Broadlands Block Reserve during 2009. It is the intention to include a parking area in the reserve close to Edinburgh Street that can be used by people visiting the reserve and can also act as overflow parking for the town centre.



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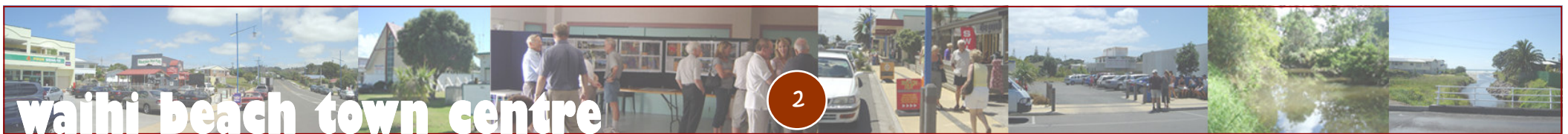


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1. Introduction



Introduction



1.1. The study area with street names



1.2. Impressions of the local "feel" of Waihi Beach

Introduction

In October 2007, Urban Initiatives, supported by Mc Cormick Ranking Cagney, Golder Associates (NZ), Dr Stephen Saunders and Owen Taylor was awarded the contract to undertake the Waihi Beach town centre study. The brief for this project is to analyse and produce a development plan with clear design guidelines to be implemented in the local District Plan.

Over the summer months a comprehensive analysis of the town centre and wider area was undertaken by the multi-disciplinary team of consultants, followed by an assessment of the current situation and its potential.

Design concepts were formulated and presented to various stakeholders, including the Business Association and the general public, during an open day in January 2008. This process has led to the Draft Plan, presented in this report.

Look and feel of Waihi Beach Town Centre

In the document, titled "Waihi Beach, Defining Our Future", the community expressed their views on the future of Waihi Beach as follows:

- "The relatively small boutique-type shops that contribute to the 'holiday feel' of the Waihi Beach town centre are important. Future development in the town centre should be an extension of these small boutique-type shops. The scale of development in the town centre is thus important and 'large box retail' should not be accommodated in the town centre.
- "As the current scale of the town centre is important, the existing height restrictions should be retained.
- "The town centre should be pedestrian and cycle friendly. The town centre should also have adequate car parking.
- "Future developments in the town centre should address the parking congestion currently experienced during the summer holidays.
- "Plans should ensure that the town centre can expand in future, possibly to Edinburgh Street or Citrus Avenue."

These views are taken as the primary base to develop the Waihi Beach town centre plan upon.

