

6.11 TAKAKA-EASTERN GOLDEN BAY

Refer to Policy set 10.1.

6.11.1 Issues

C8 7/07
Op 10/10

The Takaka-Eastern Golden Bay Area is defined as the Takaka Valley lowland area from Tata Beach in the east to Rangihaeata in the west, and south to Upper Takaka at the base of the Takaka Hill. It includes the settlement areas of Ligar Bay, Pohara, Motupipi and Takaka.

Key issues for residential settlement planning in the Takaka-Eastern Golden Bay Area are:

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| 6.11.1.1 | How to ensure that land of high productive value (especially Class A or B lands) <u>are</u> retained for current or future use in rural production. | C8 7/07
Op 10/10 |
| 6.11.1.2 | How to discourage dispersed settlement and ribbon development along roads (including State Highway 60) and/or the coastline. | C8 7/07
Op 10/10 |
| 6.11.1.3 | How to avoid risks associated with development in areas that are flood prone or low lying. | C8 7/07
Op 10/10 |
| 6.11.1.4 | How to make sure that coastal values, including natural, landscape and heritage values, are not adversely affected by settlement. | C8 7/07
Op 10/10 |
| 6.11.1.5 | How to protect rural open space, green space areas and rural landscapes from expanding settlement. | C8 7/07
Op 10/10 |

The key issues specifically for Pohara and environs, which has experienced rapid growth in recent years, are:

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| 6.11.1.6 | The need for a coherent pattern of development that includes additional land for residential and rural residential purposes and that is adequately separated from the effects of industrial development. |
| 6.11.1.7 | Provision for commercial activities within the development pattern. |
| 6.11.1.8 | Recognition of high quality landscape setting and the protection of special features. |
| 6.11.1.9 | Rationalisation of industrial activities at Tarakohe and enhanced amenity. |
| 6.11.1.10 | The need to improve services, including formation of a comprehensive roading pattern between Pohara and Ligar Bay. |