

SECTION FIVE
STRATEGIC PLANNING CONCEPTS



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5.1 INTRODUCTION

The following broad Planning and Development Concepts have been formulated for the structure plan area:

5.2 LAND USE

- **Expand the residential component, especially in areas located within close proximity to the existing retail focus area as well as around the sports facilities.** Where it borders industrial type uses and zoning, care should be taken to avert future conflicts. A residential zone should be provided along the northern boundary of the study area in order to link up with the residential component as proposed in the Silverdale North Structure Plan.

– Motivation

A larger residential component will provide support to the existing retail and industrial focus areas. The security in the area will also be enhanced. At the same time there is a need for more affordable housing in close proximity to employment opportunities and passenger transport facilities.

- **Provide a zone for mixed rural residential and limited business adjacent to the industrial area.** Subdivisions in this area should be allowed.

– Motivation

The above zone will provide a buffer zone between the industrial and rural area. The limited business activities

will also provide additional work opportunities in the region.

- **Expand the industrial focus area to adjacent properties suitable for industrial development.**

– Motivation

Development opportunities will be provided which could contribute to the growth of Silverdale South and the region.

- **The maintaining of a central retail focus area with expansion to the south - west (including the area south - west of the Weiti River).**

– Motivation

Centralising the retail focus area will enable the Silverdale Township to develop as an effective unit. The retail area already serves a large area but lacks diversity and size in a highly competitive market. Expanding it in this way will ensure its continued viability.

- **Expansion of recreation facilities to the south of the War Memorial Park.**

– Motivation

This will ensure that the development of future commercial recreation facilities forms an effective unit with existing facilities.

- **Rural residential areas to be provided on the north - eastern and south - eastern outskirts of the study area.**



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– Motivation

The above areas are located higher and with steep slopes, which are not suitable for normal residential development or likely to be viable. Because of topographical constraints, access to these areas is also limited.

- **An integrated open space network along the Weiti River with walkways.**

– Motivation

To utilise the Weiti River and surrounding natural resources as a scenic attribute.

5.3 ROADING NETWORK AND TRAFFIC

The following roading concepts have been formulated to support the spatial land use proposals:

- **Allow for main collector routes** to proposed residential and industrial development areas.

– Motivation

Direct access from main transport routes namely State Highway 1 and the new motorway alignment (ALPURTT) are limited to these areas.

- **Allow for internal link roads** within the existing urban area.

– Motivation

The provision of link roads will alleviate the high amount of dead ends and enhance the traffic flow.

- **Allow for traffic regulators** in the form of traffic lights on State Highway 1.

– Motivation

Traffic regulators at main intersections will increase the accessibility to Silverdale and will also strengthen the link between the retail and industrial focus areas.

- **Allow for an adequate bus transfer point** and determine an effective bus route within Silverdale South.

– Motivation

The existing bus transfer point is not effective in accommodating a high volume of buses without causing traffic congestion.

- **Allow for adequate parking facilities** within the retail and industrial area.

– Motivation

The expansion of the retail and industrial areas will create an increase in the volume of traffic for which parking must be provided.

