

7.6 Waitarere

Urban Form

Waitarere Beach has developed incrementally in a manner which is typical for older coastal settlements where bach or holiday homes are the predominant residences. Recently more substantial homes have been constructed on new subdivisions or on redeveloped existing lots. Recent development to the north has introduced a more suburban model of streets and house types. More sensitive forms of development where the natural topography has been largely retained, have also occurred, although this is not the norm.

Street Pattern

The linear parallel street pattern reflects the historical development patterns. Recent cul-de-sac developments may create difficulties for connecting future urban areas with the current developed areas. Where there are remnants of the older 'loose' or informal streets these feel most appropriate in this coastal location. Where there has been some care in the forming of streets that follow the dune landforms the fit with the location works best. Newer standard subdivision types and buildings have tended to flatten the landscape and created a more typical suburban built environment which is not reflective of the typically smaller informal streets and buildings which are traditionally associated with these locations.

Local Centres

At several locations on the main road towards the beach, there are a few shops although they have limited amenity associated with them. The local provision of some services such as daily requirements is positive. However, there is an absence of a heart to the settlement.

Open Space/Ecology

The coastal foredunes provide an informal edge between the urban area and the sea. The dunes have ecological significance and are an important feature of the local character.

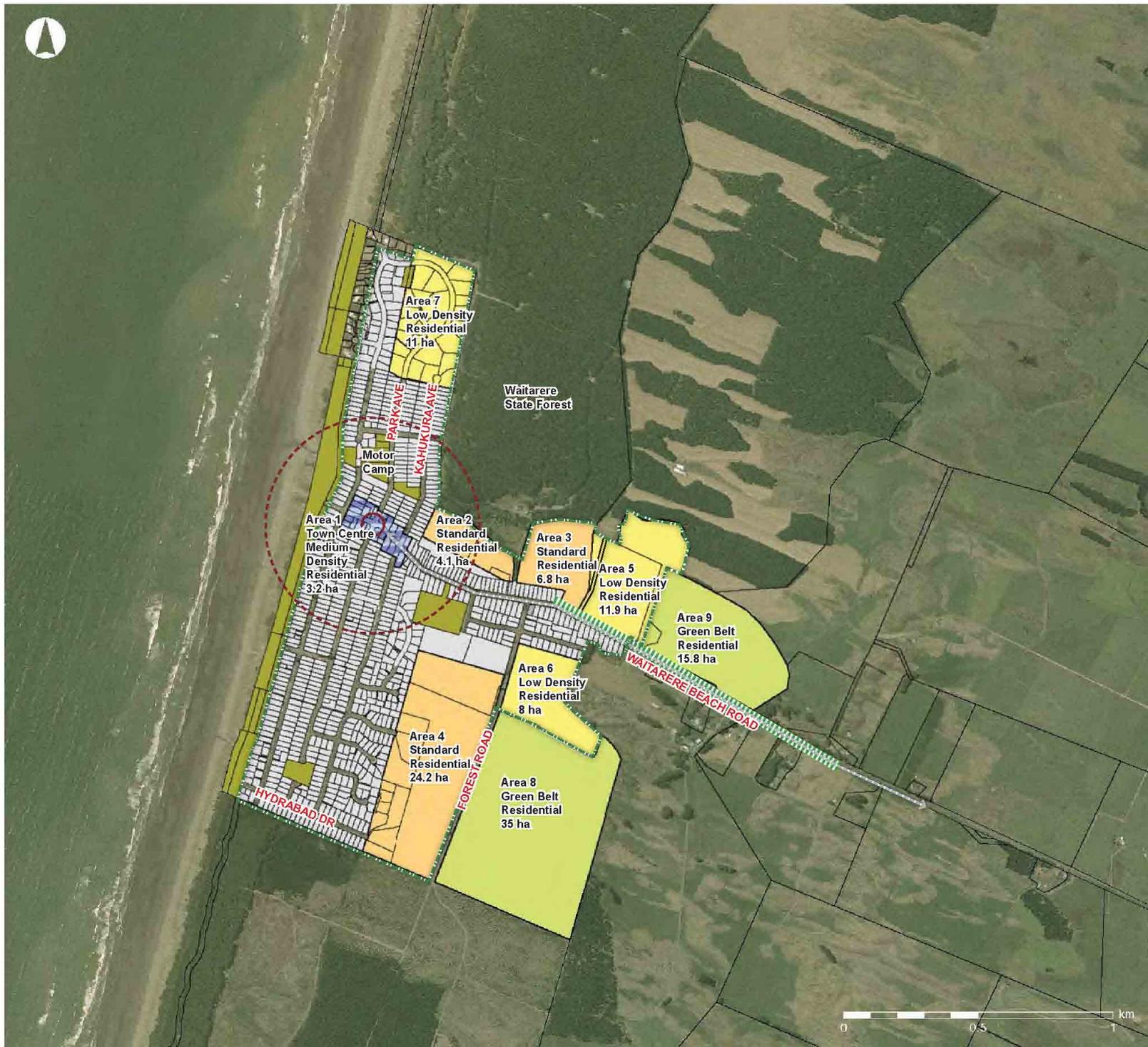
Built Quality

There are many older, poor condition, but 'bachy' buildings. The older ones that remain have some interest. The older homes - classic baches - should be considered for their heritage value. The least valuable are those built of poor material and are of a more recent vintage where they are larger, less well sited and poorly maintained. As noted above there are few examples of newer buildings where the materials, form, siting and scale of the building fits comfortably in this coastal environment.

LEGEND

URBAN DESIGN ANALYSIS

-  Visual Amenity Corridor - Protect Setting Along Movement Routes.
-  Reserve
-  Existing Zoning To Be Removed
-  Town Centre Invitation Point
-  Town Centre Focus
-  Neighbourhood Centre
-  Walking Catchment
-  Urban Edge
-  Main Movement Route
-  Key Movement / View Corridor
-  Proposed Bypass Options
-  Wildlife/Natural Corridor



LEGEND

GROWTH OPTIONS

-  Proposed Town Centre Mixed Use
-  Proposed Medium Density Town Houses or Terraced Typically 150 - 350m² lots
-  Proposed Standard Residential Suburban House Typically 500 - 1000m² lots
-  Proposed Low Density Residential Large Suburban House Typically 1000- 2000m² lots
-  Proposed Green Belt Residential Typically > 2000m² lots
-  Proposed Large Format Retail
-  Proposed Large Format Wholesale
-  Proposed Industrial

EXISTING SITUATION

-  Existing School
-  Existing Hospital
-  Existing Reserve
-  Existing Commercial
-  Existing Residential
-  Existing Industrial

Waitarere

Growth Issues:

- Limited vacant residential land
- Increasing demand for residential development (infill and greenfield)
- No defined town centre
- Reticulated wastewater system constraints. Significant population increases will require extensions to the wastewater treatment works.
- No reticulated water supply. A significant population increase may require investigations to be undertaken into water supply infrastructure provision in the future.
- Areas are subject to natural hazards (ponding, tsunamis, wind erosion)

The following are the components for the Waitarere development plan:

Town Centre

Waitarere has a small cluster of commercial activities on the south-east corner of Waitarere Beach Road and Kahukura Avenue. Historically, further commercial activities extended towards the beach along Waitarere Beach Road. As Waitarere has a relatively stable permanent resident population, but increasing seasonal visitors during the summer months, there is increasing pressure for seasonal commercial activities. Therefore, it is proposed to provide for commercial activities along Waitarere Beach

Road between the existing commercial activities at Kahukura Avenue through to Rua Avenue.

Recognising the seasonal nature of the commercial activities, it is proposed to allow the first and second storey of buildings in this area to be used for residential purposes. This apartment form of residential living would cater for the holiday or second-home residents, who use their residential unit on a temporary basis. These new buildings have the potential to change the character in this part of Waitarere, therefore, a new design guide would be prepared to manage the size, scale and nature of the new buildings.

Industrial Land Use

No provision has been made for industrial land in Waitarere, as it is considered more appropriate to locate this type of activity in Levin to service the local community needs.

Residential Land Use

Waitarere is projected to be one of the main growth areas in the Horowhenua for residential development. The type of residential development is anticipated to be in a range of densities to offer housing choice.

The release of “new” residential land will be required to be planned in advance to recognise market indications, infrastructure planning and community/landowner aspirations. It is proposed that Council in consultation with landowners will prepare an overall structure plan for the main greenfield areas in advance of rezoning to establish the spatial arrangement of key streets, open spaces and linkages, densities, infrastructure and enable financial contributions to be determined such that the costs of development are appropriately equated between developers and existing ratepayers.

AREA 1 –Waitarere Beach Road: Town Centre Medium Density Residential-3.2ha

This area is located in the centre of Waitarere on Waitarere Beach Road. It is an extension of the existing commercial activities at Kahukura Avenue through to Rua Avenue. The ground floor of new buildings could be commercial with residential holiday apartments above. New development would be connected to the existing reticulated infrastructure networks and established local roading patterns. There is a mix of size in existing landholdings.

Criteria	Evaluation
Urban Form	Development would intensify an existing developed area.
Proximity to key transport networks	Located in the central part of the urban area, it has good connections to the main access roads and the beach for pedestrians.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure, however strategic and localised improvements will be required. Significant increases in population will require extensions to the wastewater treatment works. No reticulated water supply at Waitarere Beach, therefore, source from rainwater collection.
Proximity to activity centres and community facilities	Located near beach and in the commercial centre. No school at Waitarere Beach.
Location of natural hazards, such as flooding, ponding and erosion	No known natural hazards.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	No outstanding landscapes or natural features.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known.
Topographical limitations	No topographical limitations
Location of highly versatile soils	Not located in an area with highly versatile soils.

AREA 2 – Kahukura Avenue/Waitarere Beach Road: Standard Residential-4.1ha

This area is located on the central area of Waitarere Beach, behind existing residential development on Kahukura Avenue and Waitarere Beach Road, and has a total area of approximately 4 hectares. It is bordered by the Waitarere State Forest on the northern side. It is proposed that this area be developed as “Standard Residential”. Development in the growth area would be connected to the existing reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Area is contiguous with the central and eastern parts of the existing residential area. The area is a logical extension of the existing residential area.
Proximity to key transport networks	Located in a central position, it has good connections to the main access to Waitarere Beach. May need to be developed in conjunction with an adjoining property to gain suitable access.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure, however strategic and localised improvements will be required. Significant increases in population will require extensions to the wastewater treatment works. No reticulated water supply at Waitarere Beach, therefore, source from rainwater collection.
Proximity to activity centres and community facilities	Close to Waitarere Beach Domain and commercial area. No school at Waitarere Beach.
Location of natural hazards, such as flooding, ponding and erosion	Potential instability of sandy soils. Mitigation measures would need to be implemented as part of development.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Located in the “coastal environment” Outstanding Landscape. Any development would need to recognise and protect the key coastal landscape characteristics, such as high sand dune ridges.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, coastal environment has a number of significant sites which may be identified following further investigations.
Topographical limitations	Slightly modified dune landscape, with some steeply sloping dunes. Development pattern would need to integrate with existing topography.
Location of highly versatile soils	Not located in an area with highly versatile soils.

AREA 3 –Waitarere Beach Road: Standard Residential-6.8ha

This area is located on the eastern side of Waitarere Beach and has a total area of approximately 7 hectares. It is bordered by Waitarere Beach Road to the south which has some existing residential development, Waitarere State Forest to the north, and rural land to the east. It is proposed that this area be developed as "Standard Residential." Development in the growth area would be connected to the existing reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Area is contiguous with the central and eastern parts of the existing residential area. The area is a logical extension of the existing residential area.
Proximity to key transport networks	Located on the eastern edge, it has good connections to the main access to Waitarere Beach Road.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure, however strategic and localised improvements will be required. Significant increases in population will require extensions to the wastewater treatment works. No reticulated water supply at Waitarere Beach, therefore, source from rainwater collection.
Proximity to activity centres and community facilities	Short distance to Waitarere Beach Domain and commercial area. No school at Waitarere Beach.
Location of natural hazards, such as flooding, ponding and erosion	Low lying areas are subject to ponding, and potential instability of sandy soils. Mitigation measures for instability would need to be implemented as part of development.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Located in the "coastal environment" Outstanding Landscape. Any development would need to recognise and protect the key coastal landscape characteristics, such as high sand dune ridges.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, coastal environment has a number of significant sites which may be identified following further investigations.
Topographical limitations	Slightly modified dune landscape, with some low lying areas. Development pattern would need to integrate with existing topography.
Location of highly versatile soils	Not located in an area with highly versatile soils.

AREA 4 –Forest Road: Standard Residential-24.2ha

This option is located in the south-east corner of Waitarere Beach and has a total area of approximately 25 hectares. It is bordered by rural land to the east, residential land to the north and west, and Waitarere State Forest to the south. It is proposed that this area be developed as “Standard Residential”. Development in the growth area would be connected to the existing reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Area is contiguous with the south-east parts of the existing residential area. The area is a logical extension of the existing residential area.
Proximity to key transport networks	Located on the south-east corner, it has relatively good connections to Waitarere Beach Road. Forest Road would require upgrading. Limited connections with existing street network to the west. New roads would need to connect Forest Road with Aranui Avenue and Hyderabad Drive.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure, however strategic and localised improvements will be required. Significant increases in population will require extensions to the wastewater treatment works. No reticulated water supply at Waitarere Beach, therefore, source from rainwater collection.
Proximity to activity centres and community facilities	Short distance to Waitarere Beach Domain and commercial area. No school at Waitarere Beach.
Location of natural hazards, such as flooding, ponding and erosion	Low lying areas are subject to ponding, and potential instability of sandy soils. Mitigation measures for instability would need to be implemented as part of development.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Located in the “coastal environment” Outstanding Landscape. Any development would need to recognise and protect the key coastal landscape characteristics, such as high sand dune ridges.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, coastal environment has a number of significant sites which may be identified following further investigations.
Topographical limitations	Slightly modified dune landscape, with some steeply sloping dunes. Some low lying areas subject to ponding. Development pattern would need to integrate with existing topography.
Location of highly versatile soils	Not located in an area with highly versatile soils.

AREA 5 –Waitarere Beach Road: Low Density Residential-11.9ha

This area is located on the eastern side of Waitarere Beach and has a total area of approximately 12 hectares. It is bordered by Waitarere Beach Road to the south which has some existing residential development, Waitarere Rise Subdivision to the north, and rural land to the east. It is proposed that this area be developed as "Low Density Residential". Development in the growth area would be connected to the existing reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Area is contiguous with the central and eastern parts of the existing residential area. The area is a logical extension of the existing residential area.
Proximity to key transport networks	Located on the eastern edge, it has good connections to the main access to Waitarere Beach Road.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure. However, strategic and localised improvements will be required. Significant increases in population will require extensions to the wastewater treatment works. No reticulated water supply at Waitarere Beach so supply will need to be from rainwater collection.
Proximity to activity centres and community facilities	Some distance from commercial area. No school at Waitarere Beach.
Location of natural hazards, such as flooding, ponding and erosion	Low lying areas are subject to ponding, and potential instability of sandy soils. Mitigation measures for instability would need to be implemented as part of development.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Located in the "coastal environment" Outstanding Landscape. Any development would need to recognise and protect the key coastal landscape characteristics, such as high sand dune ridges.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, coastal environment has a number of significant sites which may be identified following further investigations.
Topographical limitations	Slightly modified dune landscape, with some low lying areas. Development pattern would need to integrate with existing topography.
Location of highly versatile soils	Not located in an area with highly versatile soils.

AREA 6 –Forest Road: Low Density Residential-8ha

This area is located on the eastern side of Waitarere Beach and has a total area of approximately 8 hectares. It is bordered by Forest Road to the west, existing residential development to the north, and rural land to the east and west. It is proposed that this area be developed as “Low Density Residential”. Development in the growth area would be connected to the existing reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Area is a logical extension of the existing residential area.
Proximity to key transport networks	Located on the eastern edge, it has good connections to the main access to Waitarere Beach Road.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure, however strategic and localised improvements will be required. Significant increases in population will require extensions to the wastewater treatment works. No reticulated water supply at Waitarere Beach, therefore, source from rainwater collection.
Proximity to activity centres and community facilities	Some distance from Waitarere Beach Domain and commercial area. No school at Waitarere Beach.
Location of natural hazards, such as flooding, ponding and erosion	Low lying areas are subject to ponding, and potential instability of sandy soils. Mitigation measures for instability would need to be implemented as part of development.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Located in the “coastal environment” Outstanding Landscape. Any development would need to recognise and protect the key coastal landscape characteristics, such as high sand dune ridges.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, coastal environment has a number of significant sites which may be identified following further investigations.

AREA 7 –Park Avenue – North end: Low Density Residential-11ha

This area is located in the northern part of Waitarere Beach and backs onto the Waitarere State Forest. This area has been subdivided at a relatively low density, with limited numbers of new dwellings constructed to date. It is proposed to allow limited intensification of this area in parts but retaining the relatively low density character of this area compared to a standard residential area. New development would be connected to the existing reticulated infrastructure networks and established local roading patterns. There is a mix of size in existing landholdings.

Criteria	Evaluation
Urban Form	Area is contiguous with the northern part of the existing residential area. Intensify an existing developed area.
Proximity to key transport networks	Located in the northern part of the urban area, it has good connections to the main access roads and the beach for pedestrians.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure, however strategic and localised improvements will be required. Significant increases in population will require extensions to the wastewater treatment works. No reticulated water supply at Waitarere Beach, therefore, source from rainwater collection.
Proximity to activity centres and community facilities	Small local neighbourhood reserve within growth area. No school at Waitarere Beach, and some distance from commercial centre.
Location of natural hazards, such as flooding, ponding and erosion	Some low lying areas subject to ponding, and potential instability in sand country.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Located in partly established residential area, and part of the identified coastal environment. Further development to retain the undulating dune landscape.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, coastal environment has a number of significant sites which may be identified following further investigations.
Topographical limitations	Slightly modified dune landscape associated with road construction and building platform construction. Some low lying areas and instability of sand country.
Location of highly versatile soils	Not located in an area with highly versatile soils.

Rural-Residential Land Use (“Green Belt Residential”)

As noted from the State of the Play report, there is increasing demand for rural living in the Horowhenua. The strategic direction for the rural environment in the Development Plan is to manage the location of rural living.

A new Green Belt Residential form of residential development is an option at the town edges. The aim of this new form of development is to both encourage a larger lot housing opportunity (between 2000m² and 5000m²) where larger gardens and green open spaces can be provided for (houses in a park).

Two areas have been identified as being suitable for this type of residential development; the area immediately to the east of Forest Road and south of Waitarere Beach Road and the area to the northeast of Waitarere on Waitarere Beach Road (Areas 8 and 9). This area would connect with the future residential growth areas. Development in these growth areas would be connected to the existing reticulated infrastructure networks and established local roading patterns. There are no known historic or cultural values in this area, and there are no areas of highly versatile soils.

AREA 8 –Forest Road: Green Belt Residential-35ha

This area is located on the eastern side of Waitarere Beach and has a total area of approximately 35 hectares. It is bordered by Forest Road to the west, and rural land east and west. It is proposed that this area be developed as “Green Belt Residential”. Development in the growth area would be connected to the existing reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Area is a logical extension of the existing residential area.
Proximity to key transport networks	Located on the eastern edge, it has good connections to the main access to Waitarere Beach Road.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure, however strategic and localised improvements will be required. Significant increases in population will require extensions to the wastewater treatment works. No reticulated water supply at Waitarere Beach, therefore, source from rainwater collection.
Proximity to activity centres and community facilities	Short distance to Waitarere Beach Domain and commercial area. No school at Waitarere Beach.
Location of natural hazards, such as flooding, ponding and erosion	Low lying areas are subject to ponding, and potential instability of sandy soils. Mitigation measures for instability would need to be implemented as part of development.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Located in the “coastal environment” Outstanding Landscape. Any development would need to recognise and protect the key coastal landscape characteristics, such as high sand dune ridges.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, coastal environment has a number of significant sites which may be identified following further investigations.
Topographical limitations	Slightly modified dune landscape, with some low lying areas. Development pattern would need to integrate with existing topography.
Location of highly versatile soils	Not located in an area with highly versatile soils.

AREA 9 –Waitarere Beach Road: Green Belt Residential-15.8ha

This area is located on the eastern side of Waitarere Beach and has a total area of approximately 16 hectares. It is bordered by Waitarere Beach Road to the south, and rural land to the north and east. It is proposed that this area be developed as "Green Belt Residential". Development in the growth area would be connected to the existing reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Area is contiguous with the central and eastern parts of the existing residential area. The area is a logical extension of the existing residential area.
Proximity to key transport networks	Located on the eastern edge, it has good connections to the main access to Waitarere Beach Road.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure, however strategic and localised improvements will be required. Significant increases in population will require extensions to the wastewater treatment works. No reticulated water supply at Waitarere Beach, therefore, source from rainwater collection.
Proximity to activity centres and community facilities	No school at Waitarere Beach and some distance to commercial area.
Location of natural hazards, such as flooding, ponding and erosion	Low lying areas are subject to ponding, and potential instability of sandy soils. Mitigation measures for instability would need to be implemented as part of development.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Located in the "coastal environment" Outstanding Landscape. Any development would need to recognise and protect the key coastal landscape characteristics, such as high sand dune ridges. Also contains significant dune lake and wetland area.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, coastal environment has a number of significant sites which may be identified following further investigations.
Topographical limitations	Slightly modified dune landscape, with some low lying areas. Development pattern would need to integrate with existing topography.
Location of highly versatile soils	Not located in an area with highly versatile soils.