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## 7.7 Hokio Beach

### Urban Form

Hokio Beach is a small coastal settlement which has developed incrementally in a manner which is typical for older coastal settlements where bach or holiday homes are the predominant residences. The urban area has extended along the southern side of Hokio Stream.

### Street Pattern

The main street provides a connection between Levin and the coast, and is parallel to the Hokio Stream. Given the small size of the settlement there is limited connection between the existing streets. These connections could be created as part of new developments.

### Open Space/Ecology

There is a reserve open space network extending along the margins of the Hokio Stream providing a good connection to the coast. The Hokio Stream estuary and sand dunes have ecological and landscape values.

### Growth Issues:

- Limited available vacant residential land supply
- Limited current demand for residential development
- Limited capacity and extent in existing water supply system.
- No reticulated wastewater system
- Areas are subject to natural hazards (ponding, tsunami, wind erosion)

### Commercial Land Use













Given the size of Hokio Beach, there is limited demand for commercial land. The needs of the local community are provided for by Levin. Therefore, no commercial land has been identified for Hokio Beach.

### Residential Land Use

Hokio Beach has recently experienced relatively low levels of residential development. However, it is anticipated pressure for coastal development would continue for the foreseeable future, with demand for additional residential land at Hokio Beach required. As with other settlements in the coastal environment, the new residential development is expected to be similar to the existing development pattern, with a single detached dwelling on a standard sized residential lot.

**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

**Hokio Beach**

**AREA 1 – Hokio Beach Road: Standard Residential-12.4ha**

This area is located in a central position in Hokio Beach on the southern side of Hokio Beach Road, and is approximately 12 hectares. It is bordered by existing residential development on the north, west and east, and rural land to the south. In the short term, new development would be serviced on-site, and in the long term connected to the Levin reticulated infrastructure networks and established local roading patterns. There is a mix of size in existing landholdings.

Criteria	Evaluation
Urban Form	Area fills in the central section of Hokio Beach, creating a compact urban form. This area is a logical consolidation of the existing residential area.
Proximity to key transport networks	Located in a central location within Hokio Beach, it has good connections to the main access roads and the beach.
Proximity to reticulated infrastructure	Currently no reticulated infrastructure. Further expansion of the residential area would necessitate connection to the Levin reticulated wastewater system. Interim measure would be on-site servicing.
Proximity to activity centres and community facilities	No school at Hokio Beach. Short distance to foreshore reserve and beach. Most community facilities provided in Levin.
Location of natural hazards, such as flooding, ponding and erosion	Some low lying areas subject to ponding, and potential instability in sand country. Mitigation measures for instability would need to be implemented as part of development, and potentially avoiding development in low lying areas.
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. Some low lying areas and instability of sand country. Development pattern would need to integrate with existing topography.
Location of highly versatile soils	Not located in an area with highly versatile soils.

**AREA 2 – Procter Street/Broughton Street: Low density Residential-7.1ha**

This area is located in the south-east corner of Hokio Beach, to the south of the existing residential development on Ewing Street and Barclay Grove and is approximately 7 hectares. It is bordered by rural land to the east and south. In the short term, new development would be serviced on-site, and in the long term connected to the Levin reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Connected to the south-east corner of Hokio Beach. This area is a logical extension of the existing residential area.
Proximity to key transport networks	Located in a south-east part of Hokio Beach, it has good connections to the main access roads and the beach. Expect to continue existing grid street pattern in developing this area.
Proximity to reticulated infrastructure	Currently no reticulated infrastructure. Further expansion of the residential area would necessitate connection to the Levin reticulated wastewater system. Interim measure would be on-site servicing.
Proximity to activity centres and community facilities	No school at Hokio Beach. Short distance to foreshore reserve and beach. Most community facilities provided in Levin.
Location of natural hazards, such as flooding, ponding and erosion	Some low lying areas subject to ponding, and potential instability in sand country. Mitigation measures for instability would need to be implemented as part of development, and potentially avoiding development in low lying areas.
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. Some low lying areas and instability of sand country. Development pattern would need to integrate with existing topography.
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 2000m<sup>2</sup> and 5000m<sup>2</sup>) where larger gardens and green open spaces can be provided for (houses in a park).

The area around the southern periphery of Hokio Beach has been identified as being suitable for this type of residential development (Area 3). This area would connect with the future residential growth area on the southern side of Hokio Beach Road. Development in this growth area would be connected to the future extension of the reticulated infrastructure networks and established local roading patterns.

**Industrial Land Use**

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

**AREA 3 – Kingi Street: Green Belt Residential-15.1ha**

This area is located on the southern edge of Hokio Beach, and is approximately 15 hectares. It is bordered by existing residential development on the north, rural land to the south and the Tasman Sea to the west. In the short term, new development would be serviced on-site, and in the long term connected to the Levin reticulated infrastructure networks and established local roading patterns. There is a mix of size in existing landholdings.

Criteria	Evaluation
Urban Form	Area connects with the future residential growth area on the southern side of Hokio Beach Road
Proximity to key transport networks	Located in the southwestern corner of Hokio Beach, it has good connections to the main access roads and the beach.
Proximity to reticulated infrastructure	Currently no reticulated infrastructure. Further expansion of the residential area would necessitate connection to the Levin reticulated wastewater system. Interim measure would be on-site servicing.
Proximity to activity centres and community facilities	Short distance to foreshore reserve and beach. Most community facilities provided in Levin. No school at Hokio Beach.
Location of natural hazards, such as flooding, ponding and erosion	Some low lying areas subject to ponding, and potential instability in sand country. Mitigation measures for instability would need to be implemented as part of development, and potentially avoiding development in low lying areas.
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. Some low lying areas and instability of sand country. Development pattern would need to integrate with existing topography.
Location of highly versatile soils	Not located in an area with highly versatile soils.