

7.8 Ohau

Urban Form

Ohau has a traditional village form with a collective of school, church and reserve at the main road intersection. A now unused post office is located opposite on SH1. Prior to SH1 becoming a very busy road the village would have been more clearly clustered at the intersection with Muhunua East Road. The residential pattern is relatively low density and although smaller lots are seen close in, the periphery extends into larger lot sizes. A new residential area at Bishops Farm between Muhunua East Road and the Ohau River will further extend the village form to the south.

Street Pattern

The original street pattern is orthogonal around SH1 and Muhunua East Road. New development appears to be following a cul-de-sac pattern due in part to the size of lots being generated as well as the parcel by parcel approach.

Local Centres

The centre of the village is situated around the school and reserve. There are no retail shops here however there are some of a service nature located on the main road. An underpass connects across the highway to

create a safe crossing for children moving to and from the school and other areas.

Open Space/Ecology













The reserve open space is a strong feature of the village and the relatively open pattern of development has enabled larger gardens and trees to be integrated. Ecologically the nearby Ohau River is an important feature and the presence of the Tararua Ranges is strong also. The totara forest and Lake Papaitonga to the west is also significant.

Built Quality

The buildings are a mix of older houses dating from more original settlement to new houses. The relatively modest original houses are well integrated into the landscape. The newer houses are built well, but some replicate standard suburban styles (brick and tile) rather than fitting the existing rural character.

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

Heritage

The original name was Awa-iti, but was renamed Ohau 'the river of Hau' after Haunui-A Nania who renamed rivers on his way south to Wellington. The area was always well travelled by people moving north and south along the west coastal strip. Cobb and Co had an accommodation house at the Ohau River. The opening of the railway line in 1886 brought settlers to the district and at Ohau a school was built in 1891 to serve children of settlers. In 1894 Ohau had a railway station, post office, butcher, sawmills, flaxmills, bakery, store, church, boot makers and later, several dairy factories. The remnants of some of these are still evident today. The revived interest in rural living in the District promises to repopulate small villages like Ohau.

Identity

The identity of Ohau is strong at the village centre. The river, hills and totara forest remnants in the area promote a context which is special. Care will be required to ensure that new development does not replicate a standard urban pattern.

Growth Issues:

- Limited available vacant residential land
- Increasing demand for residential development (infill and greenfield)
- Increasing demand for rural-residential development

- Limited current demand for business/industrial land
- Reticulated water supply in village is connected to Levin supply network. (See section on Levin for water constraints). As the town is unable to meet its existing fire fighting demands there appears to be supply capacity issues.
- No reticulated wastewater system. Significant further development may require connection to Levin wastewater system.
- Localised topographical constraints limit some areas for growth
- Preservation of traditional village form of town centre

Commercial Land Use

Given the size of Ohau, there is limited demand for commercial land. Most of the local community needs are provided for by services and facilities in Levin. However, as the residential population continues to grow, which is also projected to continue in the future, demand may increase for further commercial enterprises, in particular, the re-establishment of a local grocery outlet.

At this time, no preferred location has been identified for concentrating commercial activities. However, it is anticipated they would establish in a central location, near the school and domain.

Industrial Land Use

No provision has been made for industrial land in Ohau, as it is considered more appropriate to locate this type of activity in Levin.

Residential Land Use

Ohau has experienced increasing levels of new dwellings recently, with a number of rural-residential properties in the surrounding area. It is anticipated there will be continued demand for residential development at Ohau, both in the form of standard residential and rural-residential development.

In terms of standard and low-density residential development, the following areas have been identified.

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 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 –Existing Urban Area -Wairiri Street, State Highway 1, Muhunoa West Road, Kebble Terrace: Standard Residential-22.3ha

This area is effectively the existing footprint of the main urban area of Ohau. It is proposed to allow the existing residential area to be slightly intensified, with infill subdivision of existing properties. 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	Consolidates the existing residential area, efficiently utilising the land resource and infrastructure.
Proximity to key transport networks	The existing road network has good connections to the State Highway. Localised upgrading of some streets may be required for the increase in traffic movements.
Proximity to reticulated infrastructure	Limited water supply network may need strategic and local upgrades. 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	Ohau Domain and Ohau School on opposite side of State Highway 1, with access via pedestrian underpass.
Location of natural hazards, such as flooding, ponding and erosion	Some low lying areas subject to ponding. Avoid development or adopt mitigation measures for ponding in these areas.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Not located within outstanding landscape.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known.
Topographical limitations	Some areas have steeply sloping land, and are low lying, which is not suitable for development.
Location of highly versatile soils	Area already urbanised.

AREA 2 –Muhunoa West Road – south side: Low Density Residential-13.9ha

This area is located immediately to the south of the existing residential area, on the southern side of Muhunoa West Road. It is bordered by rural land to (future greenbelt residential) the south and west, and State Highway 1 to the east. It is proposed that this area be developed as “Low Density Residential”. 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	Well connected to the existing urban area of Ohau. Logical expansion of the residential area to the south. Flat land would be suitable to continue existing development pattern, with regular grid configuration.
Proximity to key transport networks	Located in a central position, it has good connections to the main access to Ohau. No access from State Highway 1, with all access from Muhunoa West Road.
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	Ohau Domain and Ohau School on opposite side of State Highway 1, with access via pedestrian underpass.
Location of natural hazards, such as flooding, ponding and erosion	Flat area, with some low lying areas subject to ponding. Avoid development or implement mitigation measures in these low lying areas.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Not located within an outstanding landscape.
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 3 –Railway Terrace: Low Density Residential-22.8ha

This area is located on the eastern side of Ohau, with an established residential neighbourhood. It is bordered by Muhunoa East Road to the south which has some existing residential development, North Island Main Trunk Railway Line to the west, recent rural-residential subdivision to the east and south. It is proposed that this area be developed as "Low Density Residential". 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	Part of the eastern residential area in Ohau. Disconnected from main urban area by railway line and State Highway 1. However, good accessibility to school and reserve. Intensification of this area would efficiently utilise existing residential land resource.
Proximity to key transport networks	Located to the east of the main urban area, it has good connections to the main access to Ohau. Limited alternative access points available due to railway line and neighbouring land use patterns.
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	Near Ohau Domain and Ohau School.
Location of natural hazards, such as flooding, ponding and erosion	No natural hazards are known in this area.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Not located within an outstanding landscape.
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	Northern part contains highly versatile soils.

AREA 4 – Muhunoa East Road – south side: Low Density Residential-10.6ha

This option is located in the south-east corner of Ohau and has a total area of approximately 10 hectares. It is bordered by rural land to the south and east, North Island Main Trunk Railway Line to the west and residential development to the north. It is proposed that this area be developed as “Low Density Residential”. 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	Extension to the south-east corner of Ohau. Completes four areas of residential focused around the school and reserve. Disconnected from existing main urban area by railway line and State Highway 1. However, good accessibility to school and reserve.
Proximity to key transport networks	Located to the east of the main urban area, it has good connections to the main access to Ohau. May require upgrading to State Highway 1 intersection.
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	Near Ohau Domain and Ohau School.
Location of natural hazards, such as flooding, ponding and erosion	Low lying areas are subject to ponding. Avoid development or implement mitigation measures in these low lying areas.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Not located within an outstanding landscape.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known.
Topographical limitations	Some low lying areas may not be suitable for low density residential development.
Location of highly versatile soils	Not located in an area with highly versatile soils.

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

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).

The establishment of a Green Belt Residential zone would provide for a specific location for rural living. This form of development would be supported by the establishment of a greenbelt area. The key reasons to provide for this type of development are to limit the continued expansion into rural land by urban development to recognise the importance of rural land for the production of crops and other produce that are vital to the district's economy. It can also provide a passive recreational resource for the town residents and visitors for use for walking, and cycling and other non-motorised vehicle use.

AREA 5 – Muhunua West Road south side: Green Belt Residential-55ha

This area is to the south-west of Ohau and would be around the periphery of the new low density residential development area. The area is bordered by rural land to the west, Muhunua West Road (residential development) to the north, State Highway 1 to the east, and the Ohau River 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.

Criteria	Evaluation
Urban Form	Forms greenbelt along south-west side of Ohau, providing a transition area between main residential area and rural environments.
Proximity to key transport networks	Located to the south-west of Ohau, it has relatively good connections. No access would be available from State Highway 1, with all access from Muhunua West Road.
Proximity to reticulated infrastructure	Currently no reticulated infrastructure. Long term, the area may be serviced by the Levin reticulated wastewater and water supply systems. Interim measure would be on-site servicing.
Proximity to activity centres and community facilities	Near to Ohau Primary School and Ohau Domain, accessible by the pedestrian underpass.
Location of natural hazards, such as flooding, ponding and erosion	Lower river terraces near Ohau River subject to flooding. Avoid development in these areas, as well as low lying areas subject to ponding.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Adjacent to Ohau River and area contains remnant totara forest. Development in this growth area would need to protect these features.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known within the area.
Topographical limitations	No topographical limitations, apart from avoiding development in low lying areas and river terraces.
Location of highly versatile soils	No areas of highly versatile soils.

AREA 6 –Muhunoa West Road: Green belt residential-27.6ha

This area is to the north west of Ohau and has been an area experiencing a high degree of recent rural-residential development. The area is bordered by rural land to the north and west, Kebble Terrace (residential development) to the east, and Muhunoa West Road (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. There is a mix of size in existing landholdings.

Criteria	Evaluation
Urban Form	Forms greenbelt along western side of Ohau, providing a transition area between main residential area and rural environments. Requires connection to growth area to the north.
Proximity to key transport networks	Located to the west of Ohau, it has relatively good connections back to the main residential area.
Proximity to reticulated infrastructure	Currently no reticulated infrastructure. Long term, the area may be serviced by the Levin reticulated wastewater and water supply systems. Interim measure would be on-site servicing.
Proximity to activity centres and community facilities	Ohau Primary School is the closest school. No nearby local reserve.
Location of natural hazards, such as flooding, ponding and erosion	No natural hazards have been identified for this area.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Not within an outstanding landscape.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known within the area. However, Lake Papaitonga is a significant cultural resource, therefore, further investigations may identify important sites.
Topographical limitations	No topographical limitations, apart from avoiding development in low lying areas.
Location of highly versatile soils	No areas of highly versatile soils.

AREA 7 – Bishops Vineyard (Muhunoa East Road – south side): Green Belt Residential-61.6ha

This area is to the east of Ohau and has been an area experiencing a high degree of recent rural-residential development. The area is bordered by rural land to the north and east, Railway Terrace (residential development) to the west, and Muhunoa West Road (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.

Criteria	Evaluation
Urban Form	Forms greenbelt along south-east side of Ohau, providing a transition area between main residential area and rural environments.
Proximity to key transport networks	Located to the east of Ohau, it has relatively good connections back to the main residential area. Opportunity to re-route Bishops Road intersection with Muhunoa East Road and State Highway 1.
Proximity to reticulated infrastructure	Currently no reticulated infrastructure. Long term, the area may be serviced by the Levin reticulated wastewater and water supply systems. Interim measure would be on-site servicing.
Proximity to activity centres and community facilities	Near to Ohau Primary School and Ohau Domain.
Location of natural hazards, such as flooding, ponding and erosion	Southern edge of area adjacent to Ohau River with lower river terraces subject to flooding and river bank erosion.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Adjacent to Ohau River and area contains remnant totara forest. Development in this growth area would need to protect these features.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known within the area.
Topographical limitations	No topographical limitations, apart from avoiding development on sloping river terrace edges.
Location of highly versatile soils	No areas of highly versatile soils.

AREA 8 – Ohau Terraces (Muhunoa East Road – north side): Green Belt Residential-20.6ha

This area is to the east of Ohau and has been an area experiencing a high degree of recent rural-residential development. The area is bordered by rural land to the north and east, Railway Terrace (residential development) to the west, and Muhunoa West Road (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.

Criteria	Evaluation
Urban Form	Forms greenbelt along north-east side of Ohau, providing a transition area between main residential area and rural environments.
Proximity to key transport networks	Located to the east of Ohau, it has relatively good connections back to the main residential area. Limited ability to connect with surrounding area due to neighbouring land fragmentation.
Proximity to reticulated infrastructure	Currently no reticulated infrastructure. Long term, the area may be serviced by the Levin reticulated wastewater and water supply systems. Interim measure would be on-site servicing.
Proximity to activity centres and community facilities	Near to Ohau Primary School and Ohau Domain.
Location of natural hazards, such as flooding, ponding and erosion	Lower river terraces near Ohau River subject to flooding. Avoid development in these areas, as well as low lying areas subject to ponding.
Proximity to incompatible land uses	Concrete batching and processing plant on western boundary. Requires setback for minimise reverse sensitivity effects.
Proximity to outstanding landscapes or natural features	No outstanding landscapes or natural features in this area.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known within the area.
Topographical limitations	No topographical limitations, apart from avoiding development in low lying areas and river terraces.
Location of highly versatile soils	No areas of highly versatile soils.