

7.10 Manakau

Urban Form

Manakau is a clearly defined village set within the rural landscape. The village is centred around the church, school, memorial reserve and pub and has clear connections back to SH1. The built environment is largely contained to one side of SH1 although there is some development opposite. The railway also plays an important part in the village centre arrangement reflecting the basis for its establishment. This is an 'intact' village on the east side, undisrupted by busy roads cutting through its centre. The village is largely low-density residential.

Street Pattern

Due to a lack of new development the existing street pattern is largely unchanged in layout and scale. The grid of streets has created a set of tree-lined almost lane scale public places unique to the region and highly valued in an urban planning sense. The informal nature of the residential streets with no kerb or channel and narrow seal provides the sense of a rural setting and is appropriate for the level of traffic here.

Local Centres

The village has many of the key elements that define a functional small settlement - local hotel, old post office (disused), memorial, school and church. These are all that is required to service the basic requirements of

the village and its centre and give the village a social and recognisable focus.

Open Space/Ecology

The open spaces within the village are the memorial area which is generally formed by rail and road reserve. The school and church also have open space settings and these are used by the community. The wide berms along the narrow streets create a relatively 'green' feel and the landscape setting is never far from view.

Built Quality

The buildings are predominantly original or older style dwellings. In most cases these have been carefully restored and new buildings have been sensitively designed with heritage and context in mind.

Heritage



Strong yet subtle heritage portrayed through sensitivity to building quality and context. Several heritage listed buildings are located around the village centre.

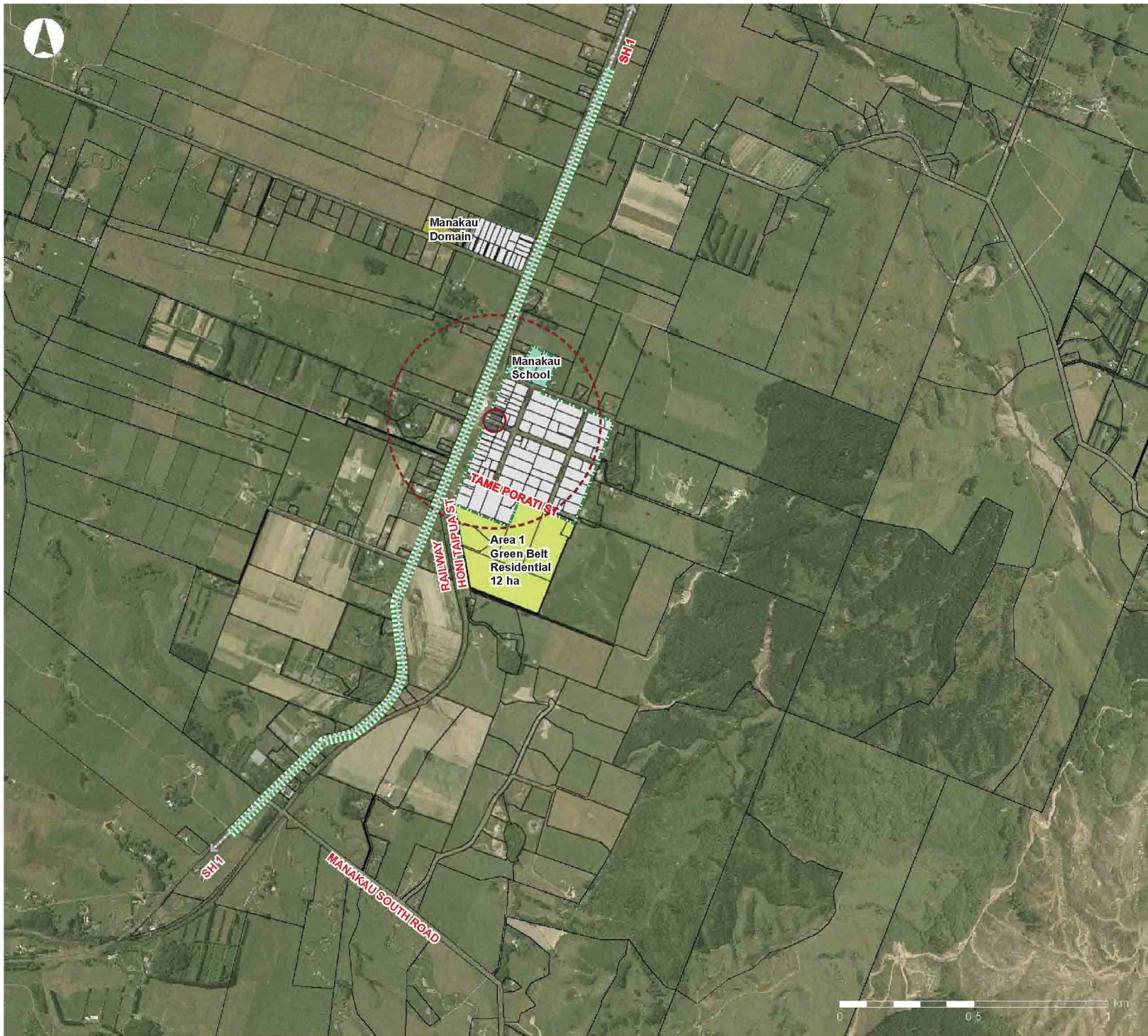
Identity

Manakau has a strong identity stemming from a mix of its unique streetscape, quality of buildings and its strong village centre.

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

Manakau

Growth Issues:

- Limited vacant residential land
- Some demand for residential land
- Variable rate of rural-residential growth
- No reticulated infrastructure
- Proximity to State Highway to railway
- Strong community interest in maintaining the existing character

A character assessment for the village would be undertaken in advance of any rezoning or advancement of the development plan initiatives described below:

Commercial Land Use

Given the size of Manakau, there is limited demand for commercial land. The needs of the local community are provided for by the existing commercial enterprises. Therefore, no additional commercial land has been identified for Manakau.

Residential Land Use

Manakau has experienced relatively low levels of residential development recently. This low level of residential development may in part, be due to the limited availability of residentially zoned land. The existing size, form and type of residential development in Manakau is highly valued by the local community. In addition, there is no reticulated wastewater system at Manakau, with all properties disposal of wastewater on-site. There are currently no plans to install a reticulated wastewater system for Manakau. Therefore, no standard and low density growth areas have been proposed for Manakau, to retain its current valued character.

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 or larger lot living.

A new Green Belt Residential form of residential development is an option at the settlement 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.

The area immediately to the south-east of Manakau urban area may be suitable for this type of residential development. The area is bordered by

Honi Taipui Street to the west, residential development to the north, and rural land to the east and south and is 12 ha in size. New development would be serviced on-site, with no current plans to install reticulated infrastructure. Identifying this area as Green Belt Residential would allow for further intensification of the current subdivision pattern. This area has variable topography, with the more elevated land suited for residential development, and the lower lying areas retained as a greenbelt landscape. It is noted the western part of this area has highly versatile soils.

AREA 1 – Honi Taipui Street: Green Belt Residential-12ha

This area is immediately to the south-east of the Manakau urban area. The area is bordered by Honi Taipua Street to the west, residential development to the north, and rural land to the east and south. Identifying this area as Green Belt Residential would allow for consolidation with partly developed area to the south of this, efficiently utilising existing land resource.

Criteria	Evaluation
Urban Form	Forms greenbelt along southern side of Manakau, providing a transition area between main residential area and rural environments. Consolidates partly developed area, efficiently utilising existing land resource.
Proximity to key transport networks	Located to the south of Manakau settlement, it has good connections to the existing street network.
Proximity to reticulated infrastructure	Currently no reticulated infrastructure, with no plans to construct new infrastructure. Therefore, all water, wastewater and stormwater to be managed on-site.
Proximity to activity centres and community facilities	Close to Manakau School and centre.
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	Variable topography, with the more elevated land suited for residential development.
Location of highly versatile soils	Western part of this area has highly versatile soils.