

Waitārere Beach Master Plan



Prepared for
Horowhenua District Council

Prepared by
Local Landscape Architecture Collective
McIndoe Urban Ltd.

Document Issue
2nd March 2021



Background

The Waitāre Beach Master Plan is a blueprint for future growth at Waitāre Beach. Waitāre Beach is experiencing rapid growth, consistent with the high level of growth occurring throughout the district.

The Master Plan identifies the future location of key roads and pedestrian/ cycle connections, parks, residential density and supporting commercial land. It will help to ensure new development is well designed, co-ordinated and connected to the existing settlement and future growth areas, recognising the importance of the character of the existing community. The Master Plan includes key design principles, design descriptions and spatial maps.

Location

The area covered by the Waitāre Beach Master Plan is located directly to the east of the existing settlement. The area is over 100 hectares in size, covering an area both to the north and south of Waitāre Beach Road, including the Forest Road area.

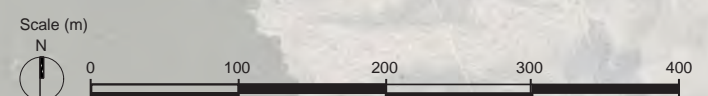
Land characteristics

The Waitāre Beach Master Plan area has a number of natural features consistent with the coastal landscape it is located within. It is a dune landscape, with the Wairarawa Stream running east-west through the area, and contains the Wairarawa Lagoon.

Implementation and delivery

The Waitāre Beach Master Plan area contains privately owned properties of a range of sizes. The key aspects of the Master Plan will be incorporated into the Horowhenua District Plan through a plan change process. Landowners will then be able to deliver developments in accordance with the framework identified in the district plan.

The Plan



Design Principles

These are the aspirations for Waitārere Beach that have informed the development of the master plan.

Ecology and Sustainability

- 1. Apply principles of water sensitive urban design throughout the development.
- 2. Open spaces will provide positive recreational and ecological outcomes for the neighborhood and downstream environments.
- 3. Restore and protect ecological features within the area.

Culture and heritage

- 4. Respect and reflect the region’s rich heritage including matters and sites of mana whenua significance.
- 5. Maintain important cultural and archaeological sites.

Quality

- 6. Develop Waitārere Beach to the highest standards, building upon the existing character and ensuring local community needs and aspirations are met.
- 7. Encourage a landscape-sensitive approach to housing within appropriate areas.

Capacity

- 8. Achieve the development capacity and patterns appropriate to Waitārere Beach.
- 9. Enable limited destination commercial development that does not compromise the existing village centre.

Choice

- 10. Create a neighborhood that offers variation and choice in housing types.

Affordability

- 11. Infrastructure and public open space is affordable and feasible.
- 12. A variety of housing is available at all budget levels.

Adaptability

- 13. Build flexibility into the design.
- 14. Consider expected impacts of climate change on designs.

Relationship with Waitārere Beach

- 15. Integrate with Waitārere Beach and adjacent rural residential areas.
- 16. Optimise connections to the beach and commercial centre.
- 17. Develop a logical and coherent interconnected network of streets and movement links.
- 18. Encourage people to walk or cycle.

Connections

- 19. Ensure good pedestrian and cycle access to public amenities - shops, beaches, forests and lakes.
- 20. Create safe slow streets for people to live on and use.
- 21. Provide a movement network well integrated with the open space network.

Distinctive Identity

- 22. Ensure the area feels like “Waitārere Beach” and offers a clear sense of community and a safe environment.
- 23. Ensure development integrates and builds upon the strong coastal character of the area.

Relationship to wider landscape

- 24. Link to wider coastal landscape visually and ecologically.

Open space provision & distribution

- 25. Provide a variety of open spaces to serve the new community.

Recreational amenity

- 26. Cater for diverse activities - walking, cycling, dog walking, fishing.
- 27. Open space located to provide ecological benefits.
- 28. Provide amenities for both residents and visitors.
- 29. Provide for easy navigation and wayfinding.
- 30. Ensure public accessibility and safety.

Design Description

The attributes below are coded to the plan at left. All location-specific attributes are identified on the plan. General attributes and qualities that apply right across the master plan area (for example 1, 2 and others) are identified only once or twice in order to illustrate an example of their application.

Urban Structure and Connections

Essential structural characteristics and qualities are described below. Further detail including type and location of streets and the location of shared paths is shown on the accompanying diagrams.

1. Interconnected street network
- Interconnection ensures easy access within and around the neighbourhood, minimises the need for rear lots and is particularly important to facilitate walking and cycling.
2. Key cross-connecting streets are aligned for easy access
- This ensures easy wayfinding and ready access along the major streets through the neighbourhood. Conversely offsets of minor local roads are to discourage through traffic and will also further restrict vehicle speeds.
3. Cul-de-sac use is minimised
- Cul-de-sacs are acceptable only where necessary at the end of the roading hierarchy and, depending on the number of lots served, might be treated as private lanes.
4. Connection to areas around
- This means connecting to existing streets and roads and providing for future connections where these may not yet exist. Streets at the periphery are designed and terminated to allow for future extension if/as required.
5. Connection to the beach
- Direct connections into existing streets leading towards the beach are essential to integrate new residential areas into Waitārerere Beach.
6. Connection to the town centre
- Direct and convenient connection allows ready access on foot or by cycle, contributes to minimising the need for vehicle use and also enhances connection to the beach.
7. Interconnected shared path network
- This provides a recreational circuit as well as for safe off-road cycle access.
8. Integration of appropriate commercial development
- Mixed use commercial area for small scale destination use that does not compromise or compete with the village centre.

Residential Lot Layout

The lots shown are indicative, but are sized in accordance with the ‘Density, Land Use and Housing Diversity’ plan. It is anticipated that as detailed site investigation is undertaken and development planned in any part of the master plan area that the lot boundaries may change as sizes are adjusted and/or landform or archaeological features are responded to.

9. Higher residential intensity around The Lakes and public reserves/ spaces in the Master Plan area.
- The amenity benefit of these features is maximised with highest levels of development intensity around and close to these. At the same time, adjoining residential lots are to provide a positive frontage and visually connect to these spaces.
10. Otororoa Ridge recognised as a significant landform
- The cultural significance of the Otororoa Ridge is recognised. Residential development is not provided for as part of the Master Plan.
11. Development sensitive to the natural landform and archaeological risk
- Lot variation is anticipated as an outcome of allowing landform, and archaeologically responsive development and offers the benefits of residential diversity and choice.

Street Design and Streetscape

Street design and streetscape contributes to a combination of movement and access; a positive sense of place and address for residents; comfort and amenity for street users; and wayfinding.

12. Streets located and aligned to maintain dune form
- Street placement and curvatures relate to dune form. Their precise location and geometry may be refined as detailed site investigation is undertaken in specific locations which may reveal archaeological sites and/or lead to further insights as to how to optimally address dune form there.
13. Roading and street hierarchy is expressed in streetscape and tree planting
- This includes strong expression of avenue planting along key connectors, single sided planting, intermittent and clustered planting.
14. Consistent streetscape treatment along any street
- This gives visual coherence and contributes to wayfinding.
15. Variation in streetscape treatment between streets
- Differentiation between different types of streets allows for a local sense of place and will also assist with wayfinding. However certain streets will, as indicated, have the same streetscape treatment, and this relationship between streets is desirable to deliver aesthetic coherence.

Landscape and Open Space

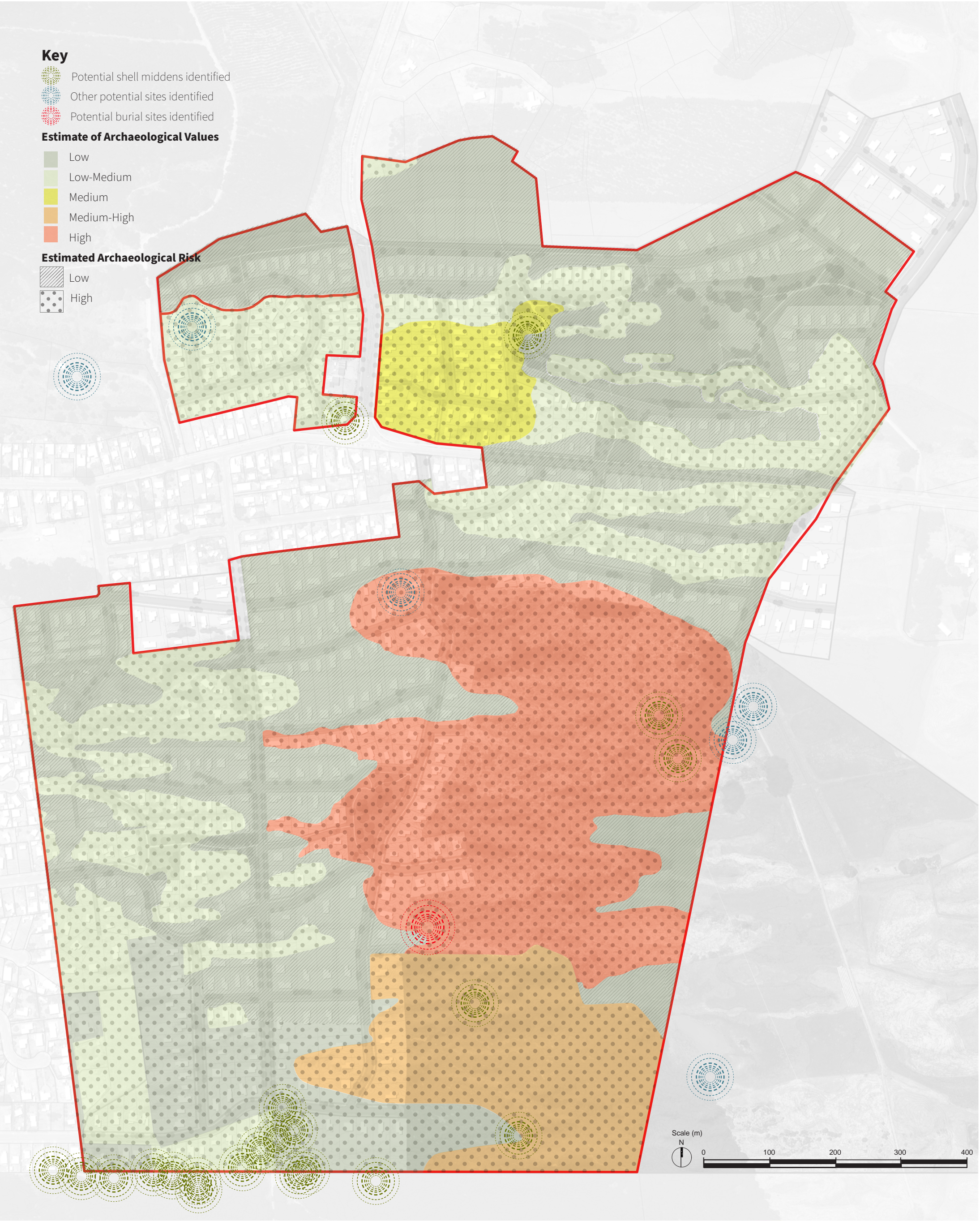
The attributes below describe aspirations and intentions for landscape and public open spaces. All open spaces will be subject to future design development to a brief determined by HDC.

16. Pocket parks distributed around the neighbourhood to provide for recreational amenity and a focus for local community
- The majority of lots are within 400m of a recreational space. Each will be developed to the standards required by HDC and will variously include green open space for kick-about play, and a landscape treatment that provides visual amenity and a distinctive sense of place.
17. The Lakes as a public amenity feature for Waitārerere Beach
- Publicly accessible and connected with streets and walkways this is a prime feature of the master plan. The design and layout shown is indicative, however it signals sensitive stormwater management, habitat and biodiversity enhancement and public recreational use. ‘The Lakes’ is a working title, pending future work on naming this area.
18. Street frontage and view connections into the Lakes
- View connections ensure the public can both see and access the lakes. A combination of a street edge and residential boundaries to The Lakes reserve also ensures the area is overlooked, and its amenity is maximised.
19. Naturalisation of Wairarawa Stream .
- The Wairarawa Stream, and related watercourses in The Lakes area, have a critical drainage function and are currently treated as drains. The Wairarawa Stream is currently maintained via machine. Long term development and maintenance solutions will need to be found. Landscape design will develop these as features that add visual and recreational amenity to this part of the neighbourhood; include planting for ecological repair; allow for informal surveillance and safe public access along; and have a width that allows for required waterflow with a cross section and access that allows for necessary maintenance.
20. Low fence heights for any boundary fence adjoining the Lakes, the Wairarawa Stream reserve and any pocket park or fronting across the street to these spaces.
- A maximum height of 1200mm to these fences will ensure that these public open spaces have a ‘front of house’ character, and that there is informal surveillance from the houses around.

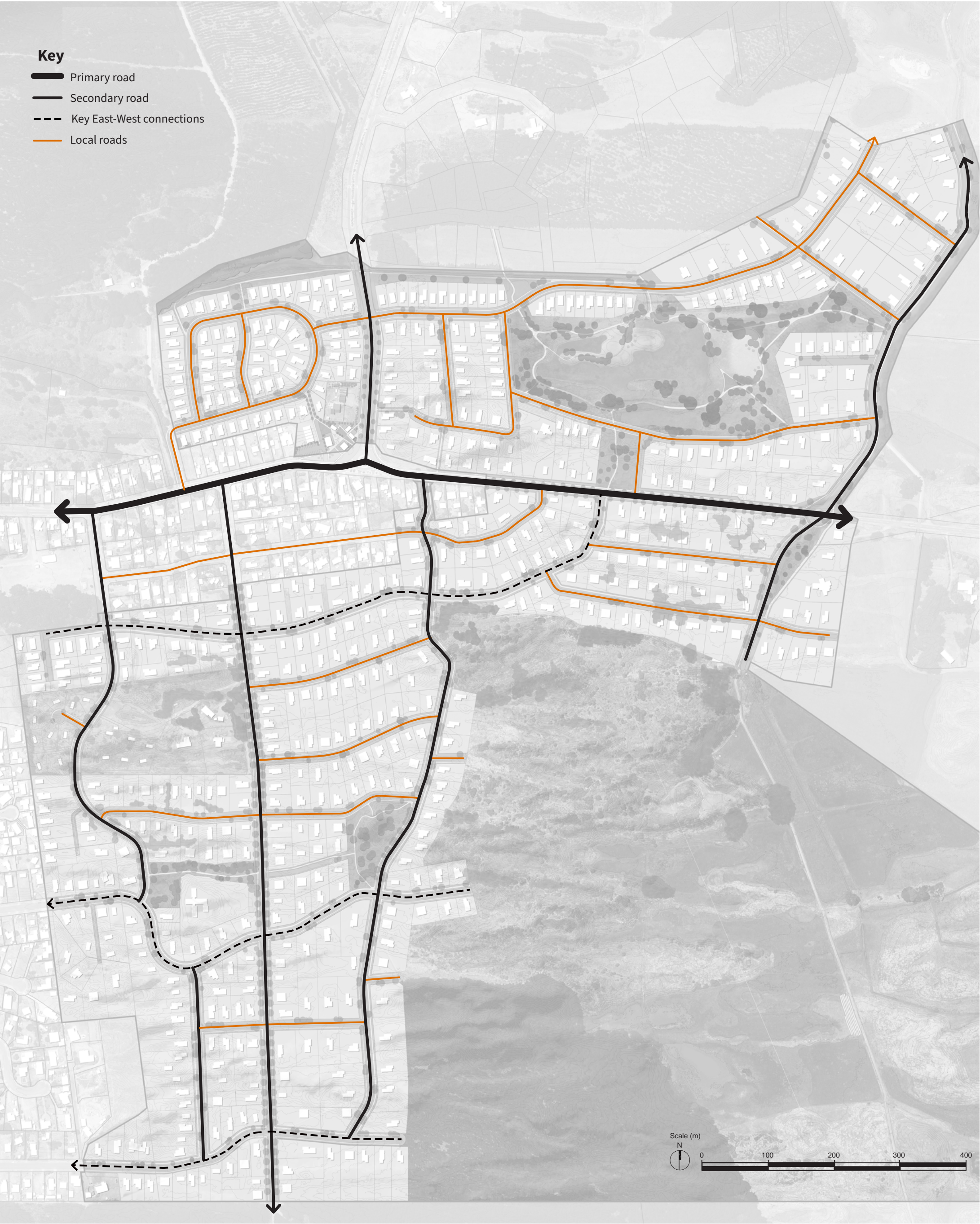


Archaeology

Archaeological spatial information drawn from “Waitarere Beach Master Plan: An Overview of Archaeological Risk” - inSite Archaeology, 2019.



Street network



Street Typologies

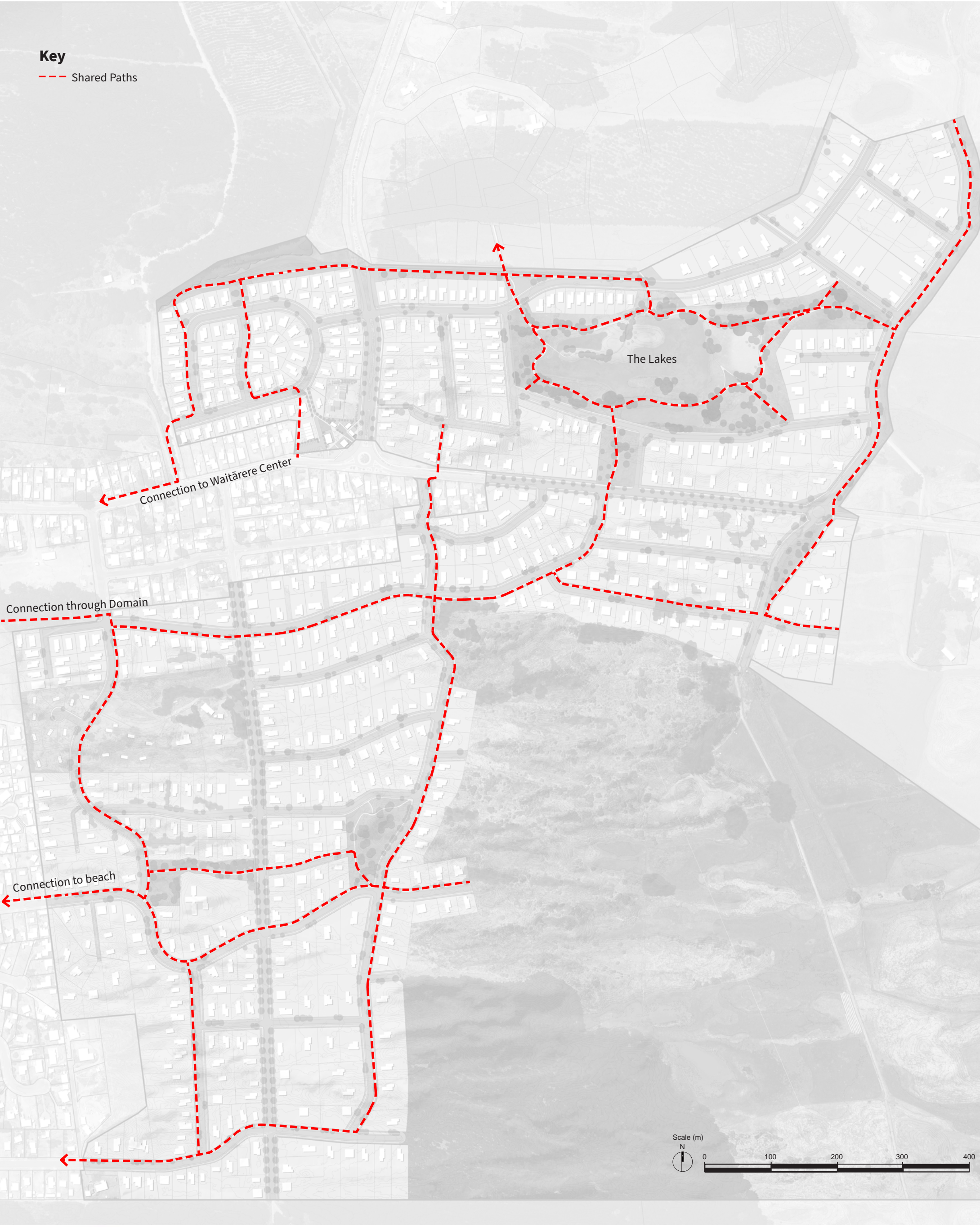
Secondary Road



Local Road



Shared Path Network



Vegetation and Open Space



Suggested Tree Species

The unique coastal environment provides opportunities to build upon the existing local character of Waitārere Beach and also reintegrate species that historically grew in the area.

Waitārere Beach Road and Forest Road

Trees need to be robust enough to thrive in coastal environments and of a scale appropriate to these large streets.

Species may include:



Pohutukawa

Informal street and open space planting

These trees need to occupy a wide variety of environmental conditions, with varied amounts of shelter, available water and soil conditions. They may be used individually where conditions permit or in small informal groupings.

Species may include:



Cabbage trees



Ngaio



Akeake



Akiraho



Nikau



Lancewood



Kanuka



Manuka



Mahoe



Pohutukawa x rata hybrids



Norfolk pine



Rewarewa



Puriri



Kowhai



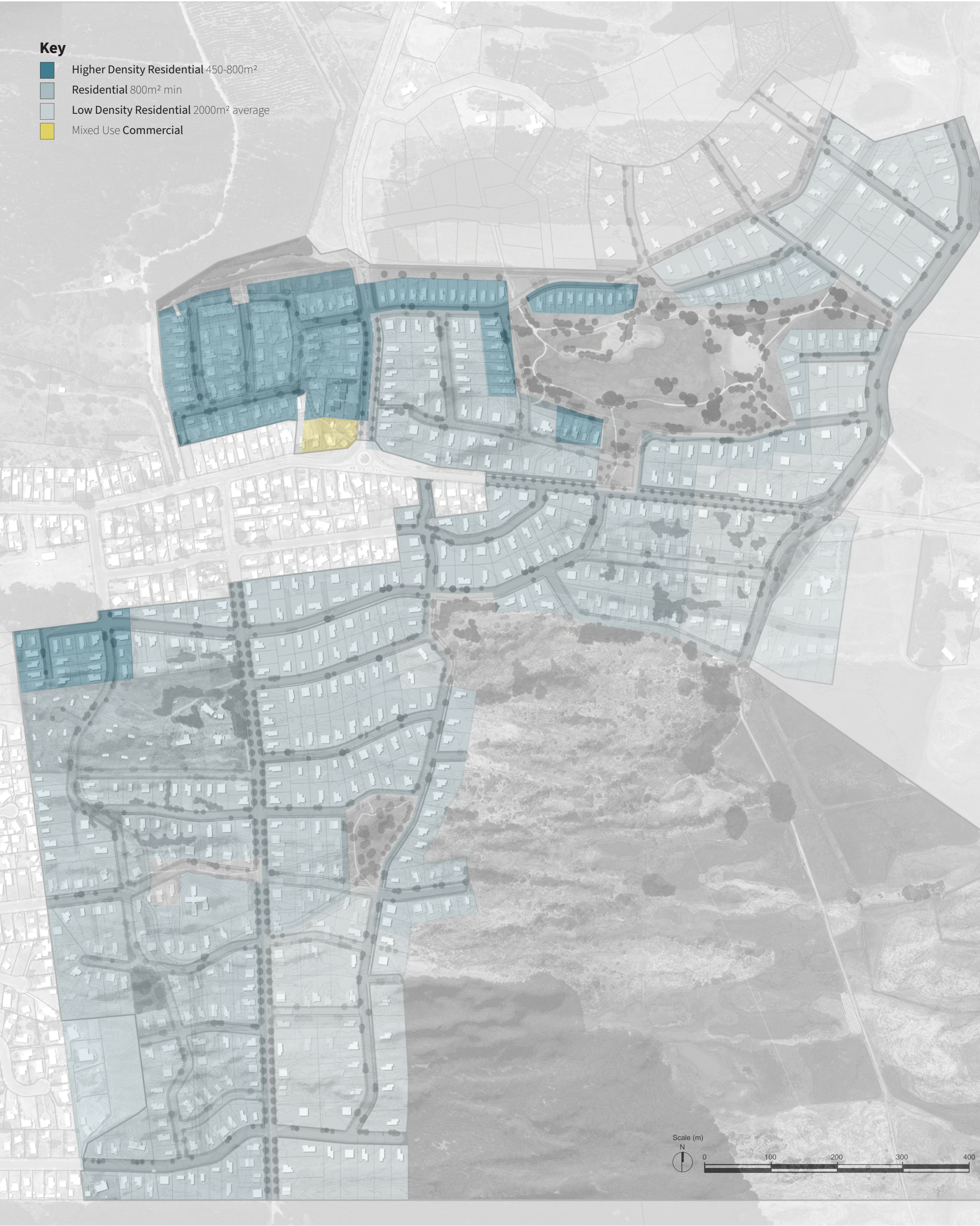
Pigeonwood

Conceptual Ideas for The Lakes Reserve

- Key
 - A - Potential parking
 - B - Opportunities for picnic areas
 - C - Bird Hide
 - D - Decking areas
 - E - Viewpoint



Density, Land Use and Housing Diversity



Anticipated Staging of Development

