

7.9 Waikawa Beach

Urban Form

Waikawa 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. Recent development of a lower rural-residential density has occurred to the south of the settlement. The urban area has extended along the eastern side of the Waikawa Stream.

Street Pattern

The original street pattern follows the alignment of the Waikawa Stream with a parallel road system and a couple of cul-de-sacs.

Open Space/Ecology

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

Commercial Land Use

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

Industrial Land Use

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

Growth Issues:

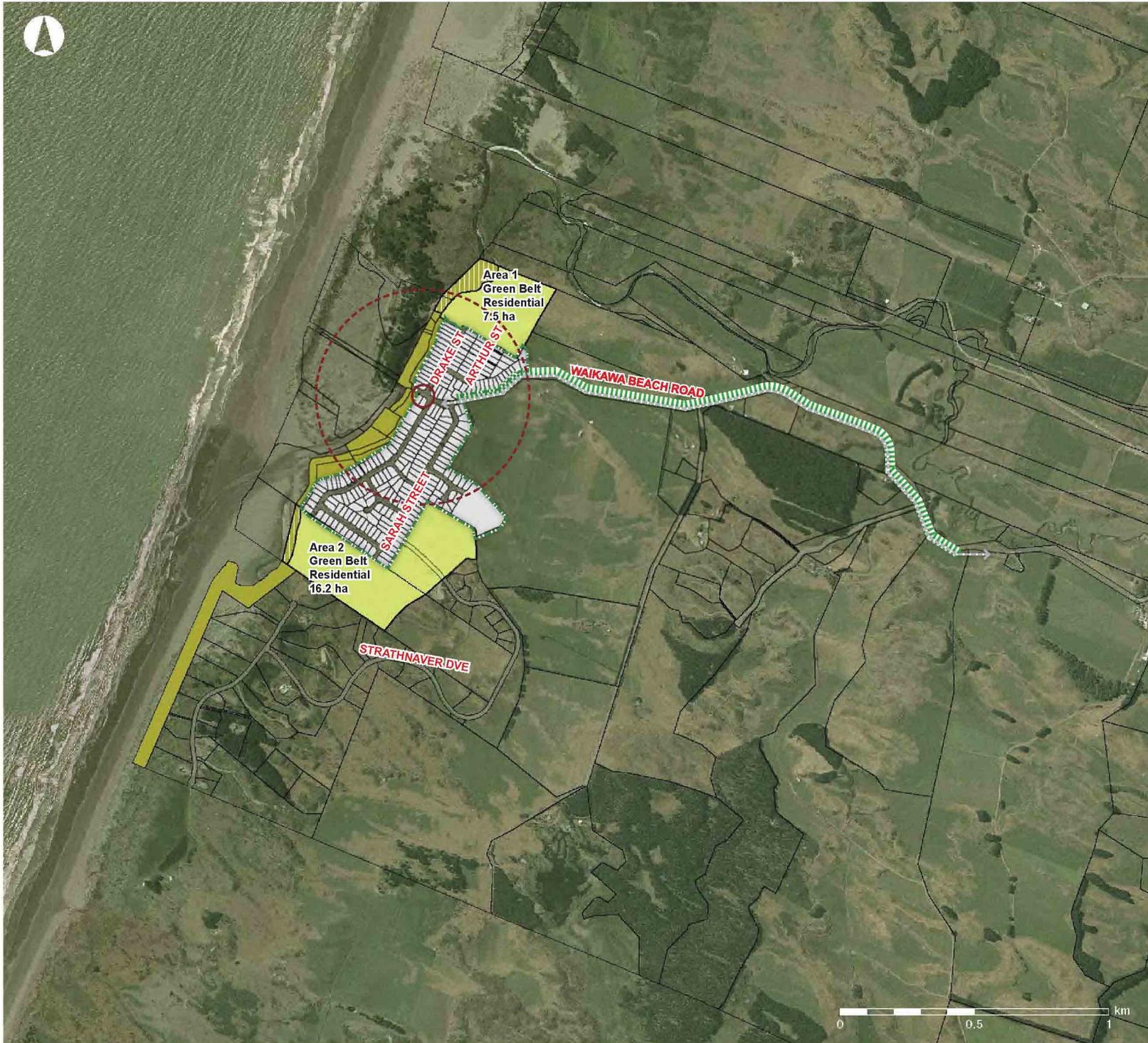
- Limited available vacant residential land
- Increasing demand for residential development (infill and greenfield)
- No defined central point for local purposes
- No reticulated infrastructure
- Some areas surrounding the urban area are subject to natural hazards (ponding, tsunami, wind erosion)

The following are the areas for the Waikawa Beach development plan:

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
-  Future reserve



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

Waikawa Beach



Residential Land Use

Waikawa Beach 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. However, it is anticipated pressure for coastal development would continue for the foreseeable future, with demand for additional residential land at Waikawa Beach required. As there is no reticulated wastewater system at Waikawa Beach, the disposal of wastewater is on-site. There are currently no plans to install a reticulated wastewater system for Waikawa Beach, therefore, standard and low density subdivision is not proposed, due to the small lot sizes of these types of subdivision, and the limitations on effectively disposing of wastewater on-site.

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

There is increasing demand for rural or larger lot living in the Horowhenua. The strategic direction for the rural environment in the Development Plan is to manage the location of larger residential lots. There has been some recent development at or near Waikawa Beach of this type.

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 and or open spaces can be provided for.

AREA 1 – Drake Street/Arthur Street : Green Belt Residential-7.5ha

This area is to the north of Waikawa Beach. The area is bordered by the Waikawa Stream to the west (future esplanade reserve), rural land to the north and east, and residential land to the south. New development would be serviced on-site, with no current plans to install reticulated infrastructure.

Criteria	Evaluation
Urban Form	Forms greenbelt along northern side of Waikawa Beach, providing a transition area between main residential area and rural environments.
Proximity to key transport networks	Located to the north of Waikawa Beach settlement, it has good connections to the main access road.
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 proximity to beach. No school at Waikawa Beach.
Location of natural hazards, such as flooding, ponding and erosion	Low lying areas immediately adjacent to Waikawa Stream subject to flooding and bank erosion. Also, wind erosion of sandy soils. Avoid development or implement mitigation measure to manage tsunami, flooding and erosion risks.
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 and coastal wetlands.
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	Some low lying areas, where development should be avoided.
Location of highly versatile soils	No areas of highly versatile soils.

AREA 2 – Strathnaver Drive/Sarah Street: Green Belt Residential-16.2ha

This area is to the south of Waikawa Beach and part of it has experienced recent rural-residential subdivision. The area is bordered by the Waikawa Stream/Tasman Sea to the west (future esplanade reserve), residential development to the north, and rural land to the east and south. 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 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 Waikawa Beach, 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 Waikawa Beach settlement, it has relatively good connections to the existing street network. However, all access is via Sarah Street, through an existing residential street, which would experience an increase in vehicle movements.
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	No school at Waikawa Beach. Close proximity to beach. No neighbourhood reserve.
Location of natural hazards, such as flooding, ponding and erosion	Close proximity to coast, potential risk from tsunami. Low lying areas subject to ponding and erosion of sandy soils. Avoid development or implement mitigation measure to manage tsunami, ponding and erosion risks.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Adjacent to Tasman Sea. 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 and coastal wetlands.
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	Sand dune features, with some steeply sloping land and low lying areas, where development should be avoided.
Location of highly versatile soils	No areas of highly versatile soils.