

PROPOSED KAPITI COAST DISTRICT PLAN

Variation 2 - Waikanae Beach Rezoning: Questions & Answers

Q1: What changes to rules and standards are proposed in response to the feedback provided by affected residents in June-July 2018?

A: Changes are proposed to the maximum standards for fence height and site coverage as summarised below:

Fence heights: The June 2018 proposal was to limit maximum permitted fence height to 800 mm (or 1.8 metres where the fence is 50% visually permeable).

Many residents expressed concern that the maximum 800mm permitted fence height was too limiting, and did not provide for a secure fence for children and dogs. In response to these concerns, the Council is proposing to raise the 800mm height limit to 1.2 metres. The June 2018 proposal was that higher fence heights be permitted (to a maximum of 1.8 metres) where the fence is 50% visually permeable and this provision is to be retained.

Site coverage: The June 2018 proposal was to reduce the site coverage from 40% to a maximum of 30%.

Although the majority of residents supported the 30% site coverage standard, some raised concern this would be too restrictive. They suggested 35% or 40% would be more reasonable, particularly for sites which already have 30% coverage. Some concern was raised that the 30% site coverage limit would encourage two-storey dwellings. The Council agrees that raising site coverage to 35% would provide greater flexibility for building options. A site coverage maximum of 35% would also be consistent with the other Beach Residential zones in the District.

Q2: Which Waikanae Beach properties are to be rezoned?

A: The area to be rezoned is shown on the map attached to this document. Feedback in 2018 from a small number of property owners suggested alterations to the boundaries of the area to be rezoned. These suggestions have been checked by the Council's urban design advisor Deyana Popova of Urban Perspectives. Urban Perspectives advises the boundaries accurately identify the area with respect to the special character, and no boundary changes are recommended.

Q3: What is the basis for the proposed rezoning and new rules and standards and why is my property included?

A: The proposed rezoning follows extensive consultation with the Waikanae Beach community which demonstrated a strong desire for the Council to recognise and help maintain the special character of the 'Olde Beach' area through District Plan provisions. More information on the consultation process can be found at: <https://www.kapiticoast.govt.nz/Our-District/Our-Community/Waikanae-beach>.

A: In October 2017, in response to the Waikanae Beach community vision and action plan (found on the link above), a detailed character assessment was completed for the Waikanae Beach Residential area (<https://www.kapiticoast.govt.nz/globalassets/our-district/our-community/kcdc-waikanae-beach-character-study-october--2017.pdf>). This study recommended that the Waikanae 'Olde

Beach' area has a distinctive local character which warrants recognition and management due to its sensitivity to change. To maintain the important elements of the special character of this area, a change in zoning and site specific standards were recommended for the 'Olde Beach' area. Your property is located within the area identified as having special 'Olde Beach' character.

Q4: What will the rezoning and new rules and standards mean for the potential subdivision and development of my property?

A: The Beach Residential Zone provisions include rules and standards that seek to retain the building setbacks and overall built density that are important to the special character of the area as identified in the Waikanae Beach character assessment. The table below identifies the key differences in rules and standards between the current Proposed District Plan rules and the proposed changes:

Activity	Current Rules	Proposed Rules
Fence or wall on front boundary	1.8 metres maximum height	Reduced to 1.2 metres maximum if the fence is not visually permeable (e.g. a solid timber fence that you can't see through); or 1.8 metres maximum height if at least 50% of the fence is visually permeable.
Coverage of property by buildings	Maximum 40% site coverage	Reduced to maximum 35% site coverage
Floor area ratio This is the gross floor area (GFA) of all buildings on a property divided by the total property area (PA), expressed as a ratio GFA : PA)	No standard currently except in Beach Residential Zone.	The floor area ratio rule of the Beach Residential Zone will apply: maximum ratio 0.6 : 1 For example, on a 1,000 square metre site, the maximum permitted combined gross floor area of all floors of all buildings would be 600 square metres gross floor area.
Front yard setback	Any <i>building</i> or above ground tank must be set back at least 4.5 metres from any legal road boundary, except that any <i>primary residential building</i> (the largest residential building on a site used as a residence e.g. a dwelling) may be located within a distance no closer than 3 metres from any road boundary provided that any part of the primary residential building located within 4.5 metres of the road boundary is not used as a garage, carport or other covered vehicle storage area.	As proposed in June 2018, this will be increased for the <i>primary residential building</i> . It is proposed to be 4.5 metres from any road boundary for <u>all</u> buildings.
Building height	Maximum building height 8 metres except: <ul style="list-style-type: none"> • Accessory buildings and minor flats 	The Beach Residential Zone standard will apply: Maximum building height 8 metres except that:

Activity	Current Rules	Proposed Rules
	are limited to 4.5 metres in height.	<ul style="list-style-type: none"> – no building may be more than two storeys; and – accessory buildings, and minor flats are limited to 4.5 metres in height.
Subdivision	Controlled Activity - Minimum lot size of 450m ² (<u>inclusive</u> of access).	Will be Restricted Discretionary Activity - minimum lot size increased to 550m ² (<u>exclusive</u> of access).
Maximum access width (for new development)	Minimum width 3.5 metres Maximum width 9 metres	Minimum width no change (3.5 metres) but maximum width reduced to 6 metres

Q5: What is gross floor area?

A: The Proposed District Plan definition of gross floor area is:

***Gross Floor Area** means the sum of the gross area of all floors of all buildings on a property, measured from the exterior faces of the exterior walls or from the centre lines of walls separating two buildings. Gross floor area also includes covered yards and areas covered by a roof but not enclosed by walls. The gross floor area of a building shall not include:*

1. *uncovered stairways;*
2. *floor space in terraces (open or roofed), external balconies, breezeways, or porches;*
3. *roof car parking, lift towers, and machinery rooms on the roof having a floor area of not more than 200m²;*
4. *car parking areas; and*
5. *floor space of interior balconies and mezzanines not used by the public.*

Q6: What is a primary residential building?

A: The primary residential building is the largest residential building on a property which is capable of being used as a residence, for example a house, a minor flat or mobile home.

Q7: What is the difference between a controlled activity and a restricted discretionary activity resource consent?

A: Controlled activity:

An application for resource consent is required which the Council must grant unless there is a significant risk from natural hazards or sufficient legal and physical access to each allotment has not been created. Conditions may be imposed to address the matters of control specified in the proposed district plan.

Restricted Discretionary Activity:

A resource consent is required for the activity and the Council's power to grant or decline consent and to impose conditions on the consent, is limited to the matters over which discretion is restricted

as specified in the proposed district plan.

Q8: Why is it proposed to require fences on the front boundary to be 50% visually permeable if they are higher than 1.2 metres?

A: The character assessment (<https://www.kapiticoast.govt.nz/globalassets/our-district/our-community/kcdc-waikanae-beach-character-study-october--2017.pdf>) found that many properties that front the street within the 'Olde Beach' area either have no fences or low-height fences. The character assessment notes that fences built to the current permitted level of 1.8m in height present a visual barrier to the street. The character assessment recommended a lower fence height to avoid properties 'fencing themselves' off from the community. Low fence height and visually permeable fences also promote informal surveillance. Please note hedges and other vegetation are not classed as fences so are not subject to the maximum fence height rule.

Q9: What are the next steps?

A: The key next steps and estimated dates are:

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| After September 2019 | Summarise all submissions and publicly notify the summary enabling anyone to make further submissions in support or in opposition to any submissions made. |
| After October 2019 | Consider all submissions and further submissions, prepare a hearing report and hold a hearing. Submitters may speak at the hearing in support of their submissions. |
| 2020 | Release decisions on the submissions, submitters are able to appeal decisions to the Environment Court. |
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