

**SUBMISSION TO THE HEARING PANEL
CONSIDERING PROPOSED VARIATION 2 TO THE PROPOSED DISTRICT PLAN
BY KAY AND GLEN WIGGS**

1. This submission is by Kay and Glen Wiggs of 38 Ngapaki St, Waikanae Beach in response to the invitation by the Hearing Panel to consider submissions on the rezoning of Waikanae Olde Beach to Beach Residential.

2. We have owned the property for over 50 years and for most of that time it was a holiday home of 74.8m². The land size is 815.9m² which is a standard size in the Olde Beach area. In a staged development we added 43.9m² to the rear of house in 2012 and moved into the property as a permanent home. A further 38m² was added to the front of the house in 2016 with provision for a carport of 38m². We now have a single level home of 182.5m² which along with outbuildings and provision for a carport total 218.5m² – 26.8% of the site.

The result is a comfortable good-sized home that is low rise and of low density character that is in keeping with the ambiance of the Olde Beach.

We believe we are typical of the changes the Olde Beach is currently undergoing as mentioned in paragraph 165 of Mr Muspratt's report.

2. We support Variation 2 to rezone the Olde Beach as Beach Residential.

3. We note there is discussion about some of the detailed provisions. We support the following

- Although Waikanae Olde Beach Residential is a preferred name, we support Mr Muspratt's recommendation of 'Beach Residential Zone at Waikanae Beach' as it is consistent with other areas. It also would be applicable to North and South Waikanae when/if rezoned.
- There are varying views on site coverage including a late change of view by Mr Muspratt. We favour 30% coverage.
- With regard to the Floor Area Ratio we have had the advantage of reading Sarah Poff's expert evidence and agree with her recommendation that if the site coverage was 35% then the ratio should be 0.4:1.0. If this recommendation is adopted, then we agree that the site coverage should be 35%.
- With regard to fence height we agree with Mr Muspratt's recommendation.
- With regard to maximum access width we agree with Mr Muspratt's recommendation.
- With regard to the restricting of kerbing, channelling and footpaths in certain streets we support Mr Poole's recommendation but recognize that this may not be within the ambit of these proceedings.
- With regard to the geographical extent of the area to be rezoned we support that it should include North and South Waikanae Beach in accordance with the recommendation in the 2017 Character Assessment. However, we recognize that these proceedings are the result of an appeal to the Environment Court and

therefore extending the geographical extent may not be within the jurisdiction of the Panel.

We therefore recommend that the Council take the necessary steps to implement the recommendation of the 2017 Character Assessment study to adopt Beach Residential zoning for both North and South Waikanae Beach. We note that at the November 2017 meeting of the Waikanae Community Board that it accepted the Character Assessment and its recommendations. It also recommended to the Council that it be adopted, and the recommendations implemented with urgency.

4. There has been huge community support to rezone the Olde Beach to Beach Residential over a number of years. There has been extensive consultation with the community including a Working Group of 27 local residents, well attended community meetings, two Character Assessment reports, the 'Our Future Waikanae Beach' report and a survey by the Waikanae Beach Residents Society. All supported the rezoning of the Olde Beach to Beach Residential.

The rezoning would preserve the unique character of the Olde Beach. Paekakariki, Raumati Beach and Otaki Beach are zoned Beach Residential, and all three areas have their unique and quite attractive character. It is an anomaly that the Olde Waikanae Beach does not enjoy the same protection.