

## ATTACHMENT 6

### UPDATED SECTION 5: FINAL RECOMMENDATIONS TO THE HEARINGS PANEL ON SUBMISSIONS AND FURTHER SUBMISSIONS – VARIATION 2

Sub. No.	Submitter	Support/oppose/seek amendment	Submission Summary	Decision sought	S.42A Officer's Recommendation	S.42A Officer's Reasons	Recommend Amendments to Provisions?
1	Andrew Hazelton	Support	I support the entirety of Variation 2 as proposed. I agree with the landscape study and consultation the Council has engaged in. Variation 2 is a sensible compromise between private property rights and environmental effects.	That Variation 2 be accepted as proposed.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No
<i>FS2 – John Valentine</i>			<i>Oppose</i>		<i>Reject</i>		<i>No</i>
2	Mical and Sarah Treadwell	Support	I support the entirety of Variation 2 as proposed. I agree with the compromise between property rights and environmental effects.	That Variation 2 be accepted as proposed.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to	No

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						submissions 17 and 18.	
3	Stephen Cunningham	Support	I support the content of Variation 2 as proposed. I also agree with the subsequent landscape study and the consultation the Council has engaged in.	That Variation 2 be accepted as proposed.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No
4	Zachary Jordan	Support	I support the whole of Variation 2 as proposed. Further, Variation 2 provides for a balance between private property rights and any potential environmental effects.	That Variation 2 be accepted as proposed.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No
5	Karen Tate & Rob Cashman	Support	We totally support the proposed variation to rezone this area. As a resident who has purchased in this area specifically because of its 'Kiwiana' charm, we are increasingly concerned at the numbers of new developments that have received approval where the original bach has been bowled in favour of a boundary to boundary building with high fences. Effectively new suburb, dramatically changing the feel of the area.	Approve the proposed rezoning.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No

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6	Rachel Brown	Support	I support the Olde Beach area at Waikanae Beach being Beach Residential similar to Paekakariki. The idea that 'McMansions' could go up at Waikanae Beach in the Olde Beach area is abhorrent. Actually the zoning should apply to all of Waikanae.	Not specifically stated, however the submission supports the variation without seeking any amendments.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No
7	Angela Lee	Support	I support the proposal to rezone Waikanae "Olde Beach" from Residential to Beach Residential to align it with other local beach settlements. This will help to preserve the special character of Waikanae Beach which under the present zoning is gradually being lost.	That Waikanae "Olde Beach" be rezoned from Residential Zone to Beach Residential Zone.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No
8	William Wiggs	Support	I support the proposal to rezone the "Olde Beach" from Residential to Beach Residential. I also support the amendment to the setback margin. I request that consideration be given to also rezoning North & South Waikanae Beach in	To adopt Variation 2 to rezone the "Olde Beach" as	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in	No

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			accordance with the character assessment recommendations.	Beach Residential.		response to submissions 17 and 18.	
9	Kay Wiggs	Support	To adopt the rezoning of the "Olde Beach" to Beach Residential.	Adoption of Variation 2.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No
10	Pat Duignan & Sally Munro	Support	<p>We support the provisions in Variation 2 such that the character of Waikanae Beach is maintained as identified in the Character studies of Waikanae Beach and the Waikanae Beach Futures Document.</p> <p>We believe the subsequent beach character studies correctly identified the existence of a specific beach character justifying a special Beach Residential zoning.</p> <p>We believe Variation 2 is a sensible compromise between private property rights and long term public good and environmental effects.</p> <p>We also consider that in the longer term the whole of the Waikanae Beach area should be zoned as Beach Residential.</p>	That Variation 2 be accepted.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No

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			<p>Since the Expressway was completed there has been a significant growth in permanent residents in the full beach area and with this growth in residents there has also been a significant building boon.</p> <p>Many of these new buildings would not meet the new variation for sight coverage and height. We sincerely hope the Council will commence zone changes for the wider area in the near future.</p> <p>(See submission for full reasons).</p>				
11	AA & LK Fraser	Support	We support the rezoning to Beach Residential Zone.	Not specifically stated, however the submission supports the variation without seeking any amendments.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No

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12	Scott Family Trust – DC & RJ Scott	Support	We support the proposed rezoning.	Not specifically stated, however the submission supports the variation without seeking any amendments.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No
13	Penelope Eames	Support	<p>I support the provisions in Variation 2 such that the character of Waikanae Beach is maintained as identified in the Character studies of Waikanae Beach and the Waikanae Beach Futures Document.</p> <p>Variation 2 is a sensible compromise between private property rights and long term public good and environmental effects. Since the Expressway was completed there has been a significant growth in permanent residents in the full beach area and with this growth in residents there has also been a significant building boon. Many of these new buildings would not meet the new variation for sight coverage and height.</p>	That Variation 2 be accepted.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No

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			<p>I sincerely hope the Council will commence zone changes for the wider area in the near future.</p> <p>(See submission for full reasons).</p>				
14	Gerald Rys on behalf of the Waikanae Beach Residents Society Incorporated	Support	<p>The Society who has 86 member living in the old beach area supports the provisions in Variation 2 such that the character of Waikanae Beach is maintained as identified in the Character studies of Waikanae Beach and the Waikanae Beach Futures Document.</p> <p>The Society agrees with the subsequent beach character studies and consultation the council has engaged in. Variation 2 is a sensible compromise between private property rights and long term public good and environmental benefits for Waikanae Beach. The Society considers that in the longer term the whole of the Waikanae Beach area should be considered as Beach Residential in keeping with the provisions of the Waikanae Beach Futures document. The Society notes that it is 7 years since the initial submissions were provided to Council on this proposal.</p> <p>(see submission for full reasons)</p>	That Variation 2 be accepted.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No

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15	John Valentine	Oppose	<p>That Variation 2 proposing to amend the Waikanae Beach zoning rules should not proceed.</p> <p>Specific provisions opposed are fence height, permeability and site coverage.</p> <p>I oppose Variation 2 because:</p> <ol style="list-style-type: none"> <li>1. There is little if any evidence available or offered in the material provided by KCDC that there is a need to amend the zoning rules.</li> <li>2. There has been no case validly made that there is a need to change the zoning rules.</li> <li>3. The eclectic character of 'Olde Beach Waikanae' has evolved over time under the present zoning rules so they should remain.</li> <li>4. The proposed zoning changes place an unnecessary restriction on the property rights of residents.</li> <li>5. The proposed changes rather than preserve the character of Olde Beach Waikanae, will force negative change.</li> </ol>	That Variation 2, Waikanae Beach re-zoning be discarded and the status quo remain.	Reject	See reasons contained in section 3.4 of this report.	No



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	<i>FS2 – Gerald Rys of the Waikanae Beach Residents Society Inc.</i>		<i>Oppose</i>		<i>Accept</i>		
	<i>FS4 - Pat Duignan &amp; Sally Munro</i>		<i>Oppose</i>		<i>Accept</i>		
16	Graeme Yager	Support	<p>I support the provisions in Variation 2 such that the character of Waikanae Beach is maintained as identified in the Character studies of Waikanae Beach and the Waikanae Beach Futures Document. I agree with the subsequent beach character studies and consultation the Council has engaged in Variation 2 is a sensible compromise between private property rights and long term public good and environmental effects. I believe that in the longer term the whole of the Waikanae Beach area should be considered as Beach Residential.</p> <p>(see submission for full reasons)</p>	That Variation 2 be accepted.	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No
17	Quentin Poole	Support and seek amendments	<p>1. I agree that Variation 2 should proceed to create a new zone of Waikanae Old Beach Residential as there are specific differences from the proposed Waikanae Beach Residential zone compared with the other three existing Beach residential zones.</p>	Not specifically stated, however the submission supports and seeks amendment	Accept in part	<p>Do not agree with requested amendment of site area to 30%.</p> <p>Agree with floor area ratio amendment to 0.5 : 1.0.</p>	Yes – amend floor area ratio for the Beach Residential Zone to 0.5:1.0.

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			<p>2. That the zone shall be called "Waikanae Old Beach Residential".</p> <p>3. Replace all of the usages of OLDE with OLD throughout the variation.</p> <p>4. Plan Map 06A needs to be amended to reflect the W H Field Waikanae Beach subdivision.</p> <p>(see submission for full details and reasons).</p> <p>5. Amend proposed Policy 5.5A – Waikanae Beach to add the following text:</p> <p><u>The following roads will not ever have constructed kerbs, channelling and footpaths and that the carriageway shall remain at its current maximum width of up to 5 metres:</u></p> <ul style="list-style-type: none"> <li>a <u>Hona Street</u></li> <li>b <u>Hemara Street</u></li> <li>c <u>Rangihiroa Street from Tutere to Ngapaki Streets</u></li> <li>d <u>Taiata Street</u></li> <li>e <u>Ngapaki Street</u></li> </ul>	s to Variation 2.		<p>Do not agree with request to increase maximum access width to 9.0 metres – recommend this is retained as the proposed 6.0 metres maximum width.</p> <p>Disagree with remaining requested relief for the reasons given in section 3.0 of this report.</p>	

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			<p>The following roads will retain only one footpath on one side of the Road:</p> <ul style="list-style-type: none"> <li>a <u>Heperi Street</u></li> <li>b <u>Tutere Street</u></li> <li>c <u>Rauparaha Street</u></li> <li>d <u>Ono Street</u></li> <li>e <u>Rangihiroa Street from Ngapaki to Ono Streets</u></li> <li>f <u>Te Moana Road</u></li> <li>g <u>Waimea Road</u></li> </ul> <p><u>Angle parking on Tutere Street on the western side of the Waimea Domain and on the eastern side from the Rangihiroa Street intersection to the southern side of the Waikanae Beach 4 Square shop.</u></p> <p>(see submission for full details and reasons).</p> <p>6. Amend Rule 5A.1.3 (Fences and Walls), Standard 1 to delete the 50% visually permeable – 1.2m maximum height requirement, and leave the maximum height as 1.8 metres.</p> <p>(see submission for full details and reasons).</p>				

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			<p>7. Amend Rule 5A.1.6 – reduce the proposed maximum site coverage in the Old Waikanae Beach Residential Zone from 35% to 25%.</p> <p>(see submission for full details and reasons).</p> <p>8. Amend Rule 5A1.6 – Standard 9 - Floor area ratio. Change from 0.6:1.0 to 0.5:1.0 for the Old Waikanae Beach Residential Zone.</p> <p>(see submission for full detail and reasons).</p> <p>9. Amend Rule 11E.1.3 – Standard 3 a) so the proposed maximum access width within the Waikanae Beach Residential Zone is 9 metres instead of the proposed 6 metres.</p> <p>(see submission for full details and reasons).</p>				
FS3 – Quentin Poole	<p><i>Does not specifically state support or opposition but:</i></p> <ul style="list-style-type: none"> <li>– <i>seeks additional text not contained in the original submission;</i></li> <li>– <i>appears to oppose relief sought with respect to Submission 17's requested</i></li> </ul>	N/A	<i>Reject – the further submission does not clearly refer to the floor area ratio amendment</i>	<i>The additional text sought to 5.5A regarding the retention of staff and institutional knowledge is</i>	No		

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			<p><i>relief to reduce site coverage to 25% - the further submission appears to seek 30% site coverage.</i></p>		<p><i>requested by submission 17.</i></p>	<p><i>beyond the scope of the variation. It is also not referred to in Submission 17, therefore failing to comply with Clause 8(2) of Schedule 1 of the RMA.</i></p> <p><i>Do not agree with the requested amendment to site coverage from 35% figure to 30% and the corresponding floor area ratio.</i></p> <p><i>Do not agree with requested change to the name of the zone or the requested change from the term 'olde' to 'old' throughout the variation.</i></p> <p><i>Retaining the term 'olde' better reflects the intent of the variation – i.e. to identify special character.</i></p>	

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18	Poole Family Trust	Support and seek amendments	See submission summary above for submission no. 17 – Quentin Poole (duplicated submission).  See submission for full details and reasons.	Not specifically stated, however the submission supports and seeks amendments to Variation 2.	Accept in part	Do not agree with requested amendment of site area to 30%.  Agree with floor area ratio amendment to 0.5 : 1.0.  Do not agree with request to increase maximum access width to 9.0 metres – recommend this is retained as the proposed 6.0 metres maximum width.  Disagree with remaining requested relief for the reasons given in section 3.0 of this report.	Yes – amend floor area ratio for the Beach Residential Zone to 0.5:1.0.
FS3 – Quentin Poole			<i>Does not specifically state support or opposition but: – seeks additional text not contained in the original submission;</i>	N/A	<i>Reject – the further submission does not clearly refer to the floor area ratio amendment</i>	<i>The additional text sought to 5.5A regarding the retention of staff and institutional</i>	No

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			<p>– appears to oppose relief sought with respect to Submission 17's requested relief to reduce site coverage to 25% - the further submission appears to seek 30% site coverage.</p>		<p>requested by submission 18.</p>	<p>knowledge is beyond the scope of the variation. It is also not referred to in Submission 17, therefore failing to comply with Clause 8(2) of Schedule 1 of the RMA.</p> <p>Do not agree with the requested amendment to site coverage from 35% figure to 30% and the corresponding floor area ratio.</p> <p>Do not agree with requested change to the name of the zone or the requested change from the term 'olde' to 'old' throughout the variation. Retaining the term 'olde' better reflects the intent of the variation – i.e. to</p>	

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						<i>identify special character.</i>	
19	Anthony George	Support	All proposed provisions supported.	The proposed Waikanae "Olde Beach" rezoning provisions are approved in full	Accept in part	Support is noted however an amendment is recommended to the floor area ratio standard in response to submissions 17 and 18.	No