

Attachment 1: Draft Waikanae ‘Olde Beach’ Rezoning Provisions

Note: draft additions to text are underlined and deletions ~~struck-out~~. For completeness provisions which are specific to the Beach Residential zone but are not proposed for amendments are also shown.

Chapter 5: Living Zones

1. Amend section 5.1 Living Zone Provisions as set out below:

Beach Residential Zone

The Beach Residential *Zone* extends across the ~~three~~four coastal settlements of Ōtaki Beach, Waikanae Beach, Raumati and Paekākāriki. These settlements have a linear layout, low key ‘beach’ character and expressive topography enhanced by prominent mature vegetation. Their memorable natural setting contributes to a strong sense of place. While each of the ~~three~~four settlements has its own ambience and individuality, they share a range of common features derived from similarities in their coastal location, topography and history of land *subdivision*. Common patterns that underpin their ‘beach’ character include:

...

2. Amend section 5.1.1 Policy 5.4 as set out below:

Policy 5.4 – Special Character Areas

Development, use and subdivision in special character areas, identified in the District Plan Maps, will recognise the distinct identity and valued character of the area and will be compatible with the valued character of the area.

The District’s special character areas are the:

- a) Beach Residential *Zone* at:
 - i. Paekākāriki;
 - ii. Raumati;
 - iii. Waikanae Beach; and
 - iv. Ōtaki Beach.
- b) Waikanae Garden Precinct.

Note: Special Character Area Guidelines are included in Appendix 5.2, but only apply to the Beach Residential *Zone*.

3. Policy 5.5 – No changes.

Policy 5.5 – Beach Residential Zone

Subdivision, use and development in the Beach Residential *Zone* will be undertaken in a manner that protects the valued character and qualities of these areas in accordance with Appendix 5.2 Special Character Areas Design Guidelines.

Where new *subdivision* or *development* is proposed in the Beach Residential *Zone*, specific consideration will be given to the extent to which the proposal:

- a) contributes to the collective identity of the local *environment*;
- b) reinforces an attractive, defined and coherent streetscape character and is responsive to specific local conditions;

- c) is sympathetic to and maintains the integrity of the existing landscape, landform and vegetation;
- d) is compatible in scale with its built context;
- e) is coherently designed and of good design quality; and
- f) retains mature vegetation, reinforces existing planting patterns and integrates *buildings* into the existing landscape setting.

Policy 5.5A – Waikanae Beach

Subdivision, use and development in the Beach residential zone at Waikanae Beach will be undertaken in a manner that respects and recognises the cultural context and history of the area, including through:

- a) **limiting subdivision, use and development that affects the dune system in the area;**
- b) **limiting the density of subdivision in the area; and**
- c) **maintaining the natural character of vegetation in the area.**

4. Amend Rule 5A.1.3 (Fences and walls), standard 1 as set out below:

- 1. The maximum *height* of any fence or wall on a *boundary* shall be 2 metres, except:
 - a) in the front yard, where the maximum *height* shall be 1.8 metres; and
 - b) in the front yard in the Beach Residential Zone at Waikanae Beach where the maximum *height* shall be 1.8 metres if it is at least 50% visually permeable otherwise the maximum *height* shall be 1.2 metres;
 - c) along any *boundary* which adjoins any *Open Space Zone*, *esplanade* or any *access strip*, where the maximum *height* shall be 1.8 metres.

5. Amend Rule 5A.1.6 (New *buildings*, and any minor works, *additions* or *alterations* to any *building*, excluding any listed *historic heritage building*), Standard 5 as set out below:

Coverage

- 5. The maximum *coverage* of any *lot* shall be 40% in the Residential Zone, except and 35% in the Beach Residential Zone where it shall be 35%.

6. Rule 5A.1.6 (New *buildings*, and any minor works, *additions* or *alterations* to any *building*, excluding any listed *historic heritage building*), Standards 7(c) and 9 – no changes:

Height

- 7. The maximum *height* of any *building* shall be 8 metres except:
 - (a) ...
 - (b) ...
 - (c) any *building* in the Beach Residential Zone, except for any *accessory building* or *minor flat* (excluding a *minor flat* contained within the *primary residential building*), shall have a maximum *height* of 8 metres and no more than two storeys;
 - (d) ...

Floor area ratio – Beach Residential Zone

- 9. Any *lot* in the Beach Residential Zone shall have a maximum *floor area ratio* of 0.6 :1.0.

7. Amend Rule 5A.1.6 standard 11 b) as follows:

Yards and building location

11. Any *lot* must meet the following minimum *yard* requirements:

...

b) for any front *yard* in the Beach Residential *Zone*:

- i. ~~the front façade of any primary residential building must be located within the beach character setback margin, and must be no closer to the road boundary than 3 metres;~~
- ii. any ~~other~~ *building* or above ground water tank must be set back at least 4.5 metres from any *road boundary*; and
- iii. any eave which intrudes into the front *yard* by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement;

...

8. Amend Rule 5A.3.3 (Any *subdivision* of land, excluding land within a Focused Infill Precinct, which is not a *controlled activity* under Rule 5A.2.1 or 5A.2.3), Standard 2 as set out below:

2. Each *lot* must meet the following minimum requirements:

...

- h) for land in the Beach Residential *Zone* at Waikanae Beach, the minimum *lot* area shall be 550m² (exclusive of access);
- i) for all other land in the Residential *Zone* or Beach Residential *Zone* where the land to be subdivided is less than 3,000m² in area:
 - i. the minimum *lot* area shall be 450m² (exclusive of access); and
 - ii. the minimum average *lot* area for the entire *subdivision* shall be 600m² (exclusive of access);
- ii) for all other land in the Residential *Zone* or Beach Residential *Zone* where the land to be subdivided is greater than 3,000m² in size:
 - i. at least 50% of all front *lots* in the *subdivision* shall have a minimum *lot* area of 550m² and at least 25% of all front *lots* in the *subdivision* shall have a minimum *lot* area of 700m²; and
 - ii. at least 50% of all rear *lots* in the *subdivision* shall have a minimum *lot* area of 650m² (exclusive of access) and at least 25% of all rear *lots* in the *subdivision* shall have a minimum *lot* area of 800m² (exclusive of access);
- ii) k) in addition to the minimum *lot* area requirements in standards (h) and (ii) above, the following overall average *lot* sizes (exclusive of access) shall be achieved: ...

9. Add the following Matter of Control to Rule 5A.2.2 (visitor accommodation) as set out below:

10. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 5.2.

10. Add a new restricted discretionary rule (Rule 5A.3.7) in Chapter 5 as set out below:

7. Any building, and any additions or alterations to any building (excluding any listed historic heritage building) in the Beach Residential Zone that does not comply with the permitted activity standards for yard setbacks.

Matters over which Council will restrict its discretion:

1. The consideration of effects with regard to Council's Subdivision and Development Principles and Requirements 2012 and Streetscape Strategy and Guideline.
2. Compatibility with adjacent development.
3. The imposition of conditions to manage visual, character, amenity and cumulative effects.
4. Landscaping.
5. The imposition of financial contributions in accordance with Chapter 12. **Note:** other contributions may be applicable under the provisions of the Local Government Act 2002.
6. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 5.2.

11. As a consequential amendment, amend Rule 5A.4.2 to exclude the activities provided for in new restricted discretionary rule 5A.3.7 (above) as set out below:

2. Any building, ~~minor works,~~ and any additions or alterations to any building, which does not comply with one or more of the permitted activity standards under Rule 5A.1.6 and is not provided for as a restricted discretionary activity under Rule 5A.3.7.

12. As a consequential amendment, change the name of the Appendix 5.2 design guidelines referred to in the Matters of Discretion in Rules 5A.2.1, 5A.3.3 and 5A.3.5 as follows:

The Ōtaki Beach, Waikanae Beach, Raumati, Paekakariki Special Character Areas Design Guidelines in Appendix 5.2.

13. As a consequential amendment, change the name of the Appendix 5.2 design guidelines referred to in the list of Living Zones Appendices at the end of Chapter 5 as follows:

Living Zones Appendices (in Volume 2)

The following *Living Zones* appendices can be found in Volume 2 of this Plan.

1. **Appendix 5.1** - Medium Density Housing Design Guide
2. **Appendix 5.2** - Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines
3.

Chapter 11: Infrastructure, Services and Associated Resource Use

14. Amend permitted activity Rule 11E.1.3 standard 3 (property access) as set out below:

Rule 11E.1.3

3. Property access and loading for vehicles.

Standards:

...

3. Access - all accesses must meet the following:

- a) be a minimum of 3.5 metres wide, except for as set out in the following table:

Activity	Minimum width	Minimum unobstructed height
<i>Commercial activities</i>	6 metres	2.8 metres
<i>Habitable buildings in Rural Zones (except for the Paraparaumu North Rural Precinct)</i>	3.5 metres	4 metres
<i>Plantation forestry activities in Rural Zones</i>	2.5 metres	2.8 metres
<i>District Centre Zone, Outer Business Centre Zone, Town Centre Zone, Local Centre Zone, Civic and Community Zone, Industrial/Service Zone, Airport Zone</i>	3.5 metres	2.8 metres

- b) be a maximum of 9 metres wide, except in the Beach Residential Zone at Waikanae Beach where the maximum shall be 6 metres wide.

Chapter 1 Definitions

15. Delete the definition of 'Beach Character Setback Margin' in Chapter 1 as set out below due to workability and unintended consequences during its implementation:

Beach Character Setback Margin means the for any property in the Beach Residential Zone in which the front façade of a proposed *primary residential building* is to be located in order to maintain streetscape rhythm. The *beach character setback margin* for a property is calculated by:

- deriving the average setback distance (x) from the road boundary for the *primary residential building* on the two closest adjoining lots located either side of the application site and on the same side of the road, where:

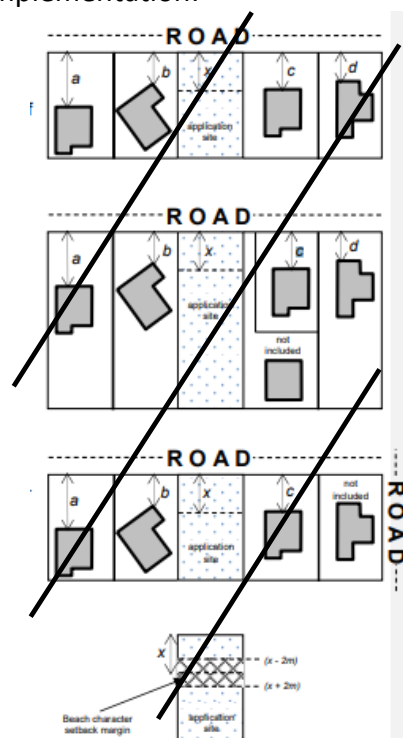
$$x = (a + b + c + d) / 4 ; \text{ or}$$

Where any of the four immediately adjacent lots are rear lots, the rear lots shall not be considered and the next most adjacent lot shall be included in the average calculation:

Where any of the four immediately adjacent lots are corner lots, the corner lot shall not be considered and the remaining three lots (or two where the application site directly adjoins the corner lot) shall be included in the average calculation.

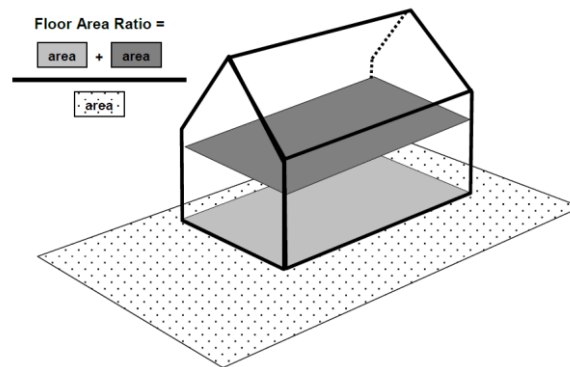
- starting with a line that runs parallel to the road and across the site distance ' x ', and extending a plane 2 metres closer to the road and 2 metres further from the road

For the purposes of determining a *beach character setback margin* where the application site is a corner property (i.e. has frontage to two roads), the margin applies only to one road frontage.



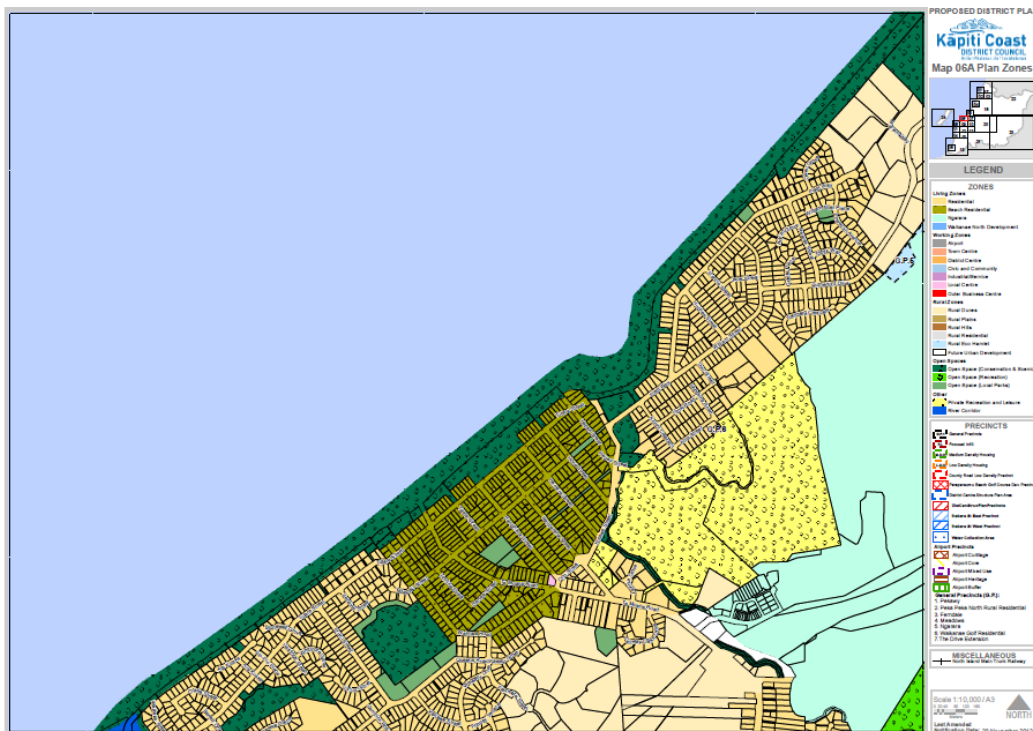
16. Definition for Floor Area Ratio – no changes:

Floor Area Ratio means the relationship derived from dividing the total *gross floor area* (“GFA”) by the total *property area* (“PA”); expressed rationally as (GFA : PA).



Proposed District Plan Maps (Volume 3)

17. Amend Plan Map 06A (Plan Zones) to show the part of Waikanae Beach rezoned to Beach Residential Zone as shown below:



Appendix 5.2: Ōtaki Beach, Raumati, Paekākāriki Special Character Areas: Design Guidelines

18. Amend the title of Appendix 5.2 to add reference to Waikanae Beach as set out below:

Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas
Design Guidelines

19. Amend section 1 ‘Introduction’ as set out below:

1.1 BACKGROUND

In January 2011, KCDC completed a Character Review of the residential areas of Ōtaki Beach, Raumati and Paekākāriki. The Review outlined the local character attributes of each area and found that current District Plan provisions were not robust enough to manage the effect of new development on the character of these areas.

The Review recommended design guidelines, along with a wider District Plan review, as a suitable planning tool to help manage the character and identity of the local residential areas.

In October 2017, in response to the Waikanae Beach community vision and action plan, a detailed character assessment was completed for Council for the Waikanae Beach residential area. It recommended the identification of the Waikanae 'Old Beach' area as a special character area on the basis of its distinctive local character and sensitivity to change.

This document provides the recommended urban design guidelines (guidelines). The guidelines are focused on and apply only to the specifically identified 'special character' areas within Ōtaki Beach, Waikanae Beach, Raumati and Paekākāriki.

The 'boundaries of the special character areas' are indicated on the maps on pages 3 and 4.

...

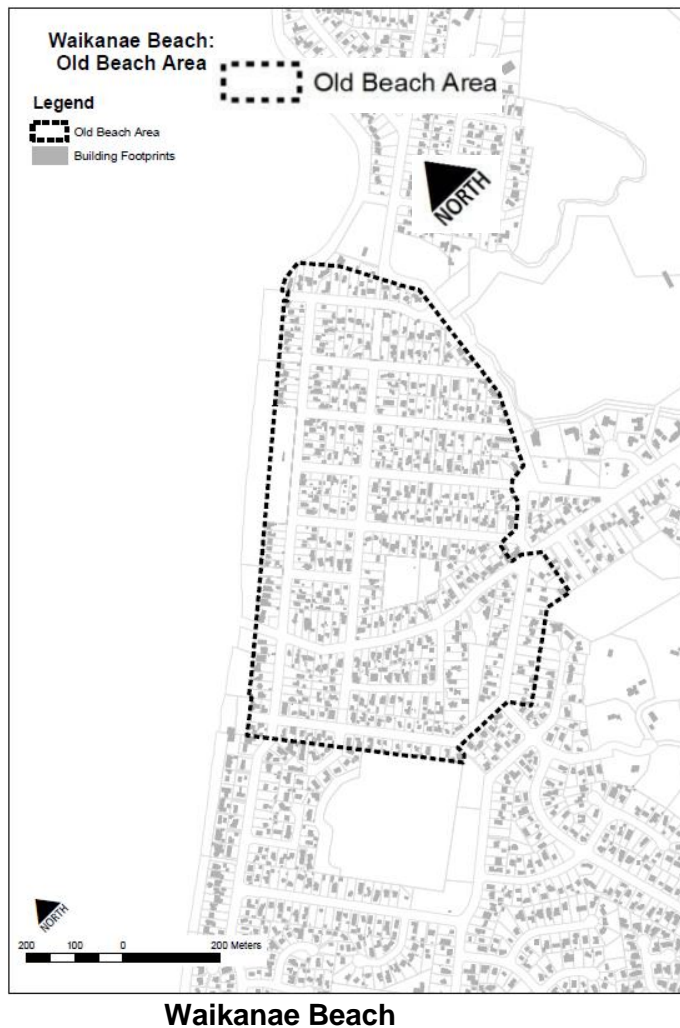
1.4 STRUCTURE OF THE GUIDELINES

The guidelines are structured around five headings relating to matters such as: frontage setbacks and building relationship to the street; built form and landscape setting; building bulk, form and scale; building image and facade treatment; and landscaping. Detailed objectives are set out in each section. While the guidelines are applicable to all ~~three~~four areas, they need to be interpreted in relation to the site-specific conditions of each site and its local context.

To help implement the guidelines a character overview of the common patterns in the ~~three~~four areas, they need to be interpreted in relation to the site-specific conditions of each site areas is provided in Section 3 of this document. Further to this, a summary of the common features of the local areas supplemented by examples of building types/styles found in each individual area is attached in Appendix 1.

The illustrations included in this document aim to further clarify and explain the design principles behind the guidelines and are not intended to represent actual design solutions.

- 20.** Amend the 'Special Character Area Boundaries' diagrams (on page 3) to insert a Waikanae Beach diagram on page 4 as follows:



21. Amend section 2 'Significance of the Special Character Areas' as set out below:

2 Significance of the Special Character Areas

The identified local areas and their coastal location have important recreational and tourist value to the wider Wellington region. Their relaxed beach atmosphere and memorable landscape contribute to the local sense of place of each community, as well as to the collective identity of the wider Kāpiti Coast setting, while providing an important visual amenity to local residents and the public. In this sense, the local environments of the four ~~three~~ areas are public assets with a region-wide significance.

While local character variations between the four ~~three~~ areas exist, there are a number of common patterns that underpin their coastal character. These include: ...

22. Amend section 3 'Character Overview of the Three Local Areas' as set out below:

3 CHARACTER OVERVIEW OF THE ~~THREE~~ FOUR LOCAL AREAS

SUMMARY OF COMMON DEVELOPMENT PATTERNS

3.1 BUILDING LOCATION, FRONTAGE SETBACKS, BUILDING RELATIONSHIP TO THE STREET

- The areas are characterised by variable frontage setbacks, often determined by the changing topography. However, small groupings of dwellings with consistent setbacks can be found throughout the areas, usually within the same block.
- ...

3.2 BLOCK STRUCTURE AND STREET CHARACTER

- Block structure and street character are heavily influenced by the topography. Blocks' dimensions are variable reflecting the dynamic character of the landform. However, this pattern is least pronounced in Waikanae Beach where the block structure is more regular. Some blocks within the individual local areas are exceptionally long with a limited number of cross streets, thus reducing the permeability of the local environment. Existing cross-block walkways providing pedestrian access to the beach are well developed in Raumati South and Waikanae Beach and to a lesser extent in the other two areas.
- All ~~three~~ four areas have a linear structure with major streets running north/south. Cul-de-sacs are typical for locations that have steeper and/or variable topography [e.g Raumati Beach and the eastern parts of Ōtaki Beach].
- ...

3.4 VEGETATION CHARACTER

- Vegetation location often correlates to topography. Typically vegetation on sites with greater slopes and increased elevation is more pronounced creating dense clusters of mature planting.
- Local vegetation patterns include:
 - Paekākāriki - coastal forest at its southern end and exotic vegetation in the central parts. Pines and Macrocarpa are common for the area. Native vegetation includes Ti Kouka [Cabbage Trees].
 - Ōtaki Beach - mixture of indigenous and exotic species. Dense mature vegetation is most pronounced east of Ngaio St and the Maori owned land to the east of the special character area.
 - Raumati - mixture of mature exotic and indigenous species is consistently found throughout the area. Compared to the other two areas, Raumati has a much higher percentage of mature vegetation.
 - Waikanae Beach - mixture of indigenous and exotic species. A notable pattern of mature Macrocarpa hedges is found on the eastern edge of the area along Ono Street and Huiawa Street.

3.5 BUILDING FORM AND SCALE/HEIGHT

- Building height is one and two storeys with a predominance of single storey buildings in all ~~three~~ four areas.
- Perception of building height is influenced by the topography. Topography often accentuates the height of buildings making them appear taller and more prominent ~~than they actually are~~, especially when they are located on steeper elevated sites. Alternatively, buildings in low lying areas appear lower when viewed from street level. Variation in topography can also create a sense of height variation between neighbouring buildings of similar height.
- ...

3.6 BUILDING CHARACTER AND DESIGN

- Each area includes a range of building types. The variable age, scale and style of existing buildings creates a sense of visual diversity, which, in many locations is further accentuated by landform variation.
- Expressed groupings of buildings with consistent character are limited in number. Examples of such groupings are found in Raumati Beach [areas to the west of Matatua Rd and around Alexander Rd] and in the vicinity of Robertson Rd at the south/east end of Paekākāriki. In Ōtaki Beach there are examples of old dwellings of similar type [e.g. cottages and villas], however they appear to have been relocated from elsewhere.
- Building styles [including overall form, design detail and materials] in each local area vary depending on the period of construction. Building age profile varies slightly between the three local areas [e.g. the majority of buildings in Paekākāriki were built prior to 1960; most buildings in Waikanae Beach were built in the period 1925 -1970 and similarly in Raumati were built in the period 1930-1970; while in Ōtaki Beach the period between 1970-1990 was the most intense time of construction]. Many of the older buildings have been modified. The range of building types associated with each local area is attached in Appendix 1.
- Individual detached dwellings are the predominant building type in all ~~three~~four areas. Small bach-like dwellings are found in limited numbers and as a whole they are not a recurring character-defining feature in any of the local areas apart from Waikanae Beach. The presence of beach bach style accommodation largely comprising single storey dwellings on larger sections is more pronounced in the Waikanae Beach special character area. Some of these buildings would date from the earliest subdivision in the 1920's.
- Sloping roofs of variable type/form are characteristic for all ~~three~~four areas. Typical forms include gabled, hipped and mono-pitched roofs as well as some flat roofs.

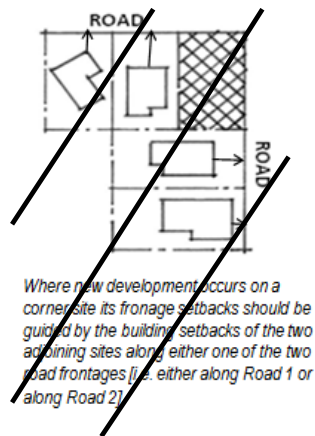
23. Amend section 4 'Objectives & Guidelines' as set out below:

4.1 BUILDING LOCATION, FRONTAGE SETBACKS AND BUILDING RELATIONSHIP TO THE STREET

Frontage setbacks

1. New development should relate to the site-specific conditions and local street patterns of frontage setbacks and building alignment. It should also recognise that variation in frontage setbacks corresponds to variations in topography [i.e. most buildings are located on the flatter parts of their site]. ~~Given the variation in frontage setbacks throughout the three areas, the setbacks of new primary residential buildings should follow the site's beach character setback margin as required by the District Plan (Rule 5A.1.6).~~
2. ~~Where new development occurs on a corner lot, the beach character setback margin should be derived from the building setbacks of the two adjoining sites along either one of the two road frontages. New development on internal lots [which do not have a direct street frontage] should refer to the general pattern of building location of the neighbouring buildings.~~

24. As a consequence of the above, delete the following image on the bottom of page 8 (located beside section 4.1) as follows:



...

25. Continue amendments to section 4 'Objectives & Guidelines' as set out below:

Street edge treatment and fencing

6. High, solid fences on the street boundary are not predominant ~~common~~ features in any of the ~~three~~ four local areas. Rather, low fences and/or planting have been widely used to delineate the street frontages of many properties, enhancing the identity of the respective dwelling. New development should follow this pattern.

...

4.4 BUILDING CHARACTER AND FACADE TREATMENT

...

Building image and local identity

19. The character of the ~~three~~ four local areas is based on visual diversity and an eclectic mix of building types and styles. Relating new to existing buildings is important, however, this does not require replication of existing building styles and/or copying design detail. The existing stylistic diversity allows design flexibility in relation to architectural treatment where reference to the existing can be done in a more abstract way by interpreting local features, facade treatments, building materials and landscape approaches. In doing so, however, any design solution needs to demonstrate a clear understanding of the local context and ensure that it fits well into its setting.

...

Exterior materials, finishes, textures and colours

...

25. The ~~three~~ four local areas are dominated by buildings with lighter and/or subdued exterior colours, although there are some individual buildings painted in distinctive bright colours. Roof colours are most often neutral and typically appear darker than the wall colours. New dwellings should generally follow the existing pattern of lighter exterior wall colours and a darker colour palette for the roofs. The use of colour can be an effective tool to manipulate judgements about the apparent size and visual dominance of buildings. [For example, the use of colours that are similar and sympathetic to the colours of the surrounding landscape can reduce visual impact

and help buildings blend into the landscape. This is especially relevant for larger and/or visually prominent buildings].

26. Amend section 5.1 'Special Character Areas: Summary of Characteristic Features' as set out below:

Overall setting & sense of place

All ~~three-four~~ special character areas - Ōtaki Beach, Waikanae Beach, Raumati and Paekākāriki - are coastal settlements with a linear structure, low key 'beachy' character and expressive topography enhanced by prominent mature vegetation. The memorable natural setting of these coastal settlements contributes to a strong sense of place.

Subdivision patterns

The development of Ōtaki Beach occurred in two stages including the 1901-1930 period with a second intensive period during 1970-1990. The subdivision of the Waikanae Beach local area was approached in a comprehensive manner with more than half of the area subdivided within a two-year period between 1923 and 1924, while the remainder of the land was subdivided and developed during the 1931-1950 period. The subdivision and development in Raumati started from the coast and moved inland (west to east) during the 1901-1930 and was largely completed prior to 1950. Similarly, most of Paekākāriki was subdivided and developed during the 1901-1930 period followed by a second stage of development 20 years later.

Most of the lots in all of the character areas are medium to large in size ranging between 600m² and 1200m². The larger lots most often relate to the first rows of 'beach' properties. The original subdivision patterns in all ~~three-four~~ areas have been largely maintained.

Common development/building patterns

While each of the special character areas has its own ambience and individuality, the ~~three-four~~ areas share a range of common features derived from similarities in their coastal location, topography and history of land subdivision. These include:

...

Building design

Diversity of building design based on a range of building types and styles is present in all ~~three-four~~ areas [refer to pages 16-19, 20 and 21 for examples of typical building styles in each area]. Nevertheless, the overall building character in the individual areas is underpinned by common elements such as:

...

27. Add a new page to the design guide following section 5.1 incorporating a montage of photos from the Waikanae Beach special character area illustrating building types and styles.
28. Any other consequential amendments to Appendix 5.2 or the plan provisions that are required to give effect to the above amendments.