

## WAIKANAE BEACH CHARACTER STUDY



Prepared for Kapiti Coast District Council by Urban Perspectives Ltd | October 2017



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# 1 INTRODUCTION

## CONTEXT AND BACKGROUND

To help support the Waikanae Beach community respond proactively and positively to the potential impacts of the Expressway with its nearby Te Moana Road interchange, Kapiti Coast District Council (Council) is facilitating a 'community futures' process with the local community.

A community vision and action plan for Waikanae Beach was completed in March 2017. The vision document demonstrates there is strong community interest in managing and protecting the distinctive local character and built characteristics of Waikanae Beach. To further support this process, Council engaged Urban Perspectives to undertake a character assessment of Waikanae Beach so that appropriate guidance and District Plan provisions for that area can be developed (and ultimately progressed via a future RMA Schedule 1 process).

## PURPOSE & OBJECTIVES

The purpose of the assessment is to:

- help ensure that District Plan policies and rules provide an adequate framework to achieve local community aspirations in regards to Waikanae Beach's unique characteristics, sense of place, built heritage and landform and to manage the impact of new buildings and structures on the local environment; and
- support the development of specific design guidance (where appropriate) to respond to local character issues.

The key objectives of the assessment are:

- assess the present character of Waikanae Beach and identify its essential character attributes;
- review the effectiveness of District Plan (with a focus on the Proposed District Plan) provisions to maintain these identified character attributes; and
- recommend relevant 'character' management provisions for new development which could be considered as part of the development of a future District Plan change for Waikanae Beach.

## **STUDY AREA & SCOPE OF THE ASSESSMENT**

The study area covers the residentially zoned land between the Waikanae River, Pharazyn Reserve and the new Expressway. The boundaries of the study area are indicated on the Map on the following page. The map also indicates the location of the Old Beach Area, which, due to its history of urban development, has been analysed separately as well as in relation to the remaining parts of the study area<sup>1</sup>. For context purposes only, the map also incorporates the immediately adjacent 'rural dunes' areas.

### **Character Assessment**

'Character' includes both built and natural elements and is largely determined by the relationship and the unique combination between these elements. With this in mind, the assessment identifies typical features and predominant underlying patterns relating to landform and open space; spatial structure; grain of development and subdivision patterns, density and site coverage; and building character and local streetscape characteristics.

The key characteristics of Waikanae Beach Area investigated in the study include:

- Natural character (landform, topography, vegetation patterns)
- Spatial form and character (block structure, street patterns and open space network)
- Subdivision age
- Building age
- Building height
- Site coverage
- Lot size and shape
- Frontage setbacks/front yards and separation distances/side yards
- Streetscape characteristics and building character

### **District Plan Analysis**

The Proposed District Plan (PDP) provisions applicable to the study area were analysed in relation to the characteristic patterns identified by the character assessment. This was to identify the level of 'alignment' between the existing character of Waikanae Beach and the anticipated character under the PDP.

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<sup>1</sup> The boundary of the Old Beach Area has been generated from the Proposed District Plan Submissions regarding the character of the Old Beach Area.



## **METHODOLOGY/RESEARCH METHODS**

The character assessment is based on a combination of the following research methods:

- Streetscape Appraisal - an expert field study of the area identifying important and consistent streetscape characteristics. The streetscape analysis also identifies any notable 'local streetscapes' that for whatever reason might have a higher amenity/character value.
- Use of Council's Data and GIS Information - patterns of subdivision and building age, site coverage, lot size and building height have been determined based on records and information from the Council's database and GIS and Land Information NZ (LINZ). A series of maps, all to a single scale, have been composed to show the distribution of buildings with similar characteristics.
- Measurements - measuring typical block size and front yards within a sample of selected blocks (from aerial photographs 1:500 with marked cadastral boundaries) to establish predominant yard patterns.
- Interpretation of Results - the information from Council's records and GIS databases has been analysed and recorded in relation to the study area as a whole, but also includes a separate analysis/record for the Old Beach Area. This analysis was then verified against and integrated with the results from the streetscape appraisal.

The collective use of the identified research methods allows an objective assessment of the area's character and helps to inform recommendations for any changes to the current planning provisions.

There are some gaps in the database and it is acknowledged that its accuracy is not absolute. However, the information derived from the database is considered to be sufficiently accurate for the purpose of this study - which is to identify important patterns of development within the study area that underpin its collective character.

## **ACKNOWLEDGEMENTS**

Urban Perspectives are grateful for the assistance of Stefan Ziaja and Naomi Hughes from the KCDC who sourced information from the Council's database and produced all the maps, and Sherilyn Hinton who helped with obtaining background information and reviewing the assessment.

## 2 EXECUTIVE SUMMARY

### CHARACTER ASSESSMENT SUMMARY

**Sense of place** - Waikanae Beach (the study area) is a linear coastal settlement developed around the original Old Beach settlement. Stretching approximately 3.5km along the coast between Pharazyn Reserve to the north and Waikanae River to the south, the study area has a memorable natural setting with a strong sense of place derived from:

- undulating landform that has been largely maintained and enhanced by existing vegetation
- strong association with the beach
- sense of openness and expansive views to the surrounding landscape, Waikanae River, the wider coastal setting and more distant features such as Kapiti Island, Akatarawa Ranges and the Tararua Ranges
- open, green character enhanced by a range of public open spaces and frequent links to the beach

**Predominant development patterns across the study area as whole** - the collective character of the study area as a whole is underpinned by the following patterns and features, some of which are similar to the other Beach Residential Areas along the coast:

- street character influenced by the topography creating a variety of spatial patterns and streetscape conditions
- general sense of openness and low density character based on stand-alone dwellings on individual lots with a predominant low site coverage (30% or less)
- original subdivision patterns of the early stages of development that have been largely maintained (e.g. in the Old Beach Area)
- predominance of medium size lots of 600-900m<sup>2</sup>
- buildings that generally fit in with the landform
- mature front yard planting that enhances the green character of the area and aids the integration of buildings into the streetscape
- informal building arrangement based on variable, but mostly generous frontage setbacks
- diverse building character (mixture of building ages and a range of building forms and styles)
- limited number of non-residential buildings, most of which are clustered within the small commercial centre in the Old Beach Area

**Local character variations across the study area** - the historic stages of urban development (extending from the Old Beach Area to the north and south respectively), combined with variations in topography/landscape character, have created three identifiable sub-areas - the original centrally located Old Beach Area, where subdivision was completed prior to 1950, and the areas to the north and south of the Old Beach Area (northern and southern sub-areas respectively), subdivided subsequently and largely developed during the 1950-1990 period (see map on the next page).<sup>2</sup>

Northern and southern sub-areas - compared to the northern sub-area, the southern sub-area is larger and has a more pronounced landform and natural character. The concentration of public open spaces in the southern sub-area, and the proximity of the Waikanae River, increase its significance as a public destination compared to the northern sub-area.

Developed during the same time period and shaped by the coastal landform, the northern and southern sub-areas have a similar spatial layout - wider streets with footpaths and berms on either side of the road and larger blocks subdivided by cul-de-sacs that limit connectivity. More recent developments have created streetscapes typical for suburban areas elsewhere. Overall, the built character in the southern and northern sub-areas is diverse and does not display any consistent or special townscape characteristics.

The Old Beach Area - compared to the northern and southern sub-areas, the compact structure of the Old Beach Area stands out as a distinctive entity with unique qualities. These are based on:

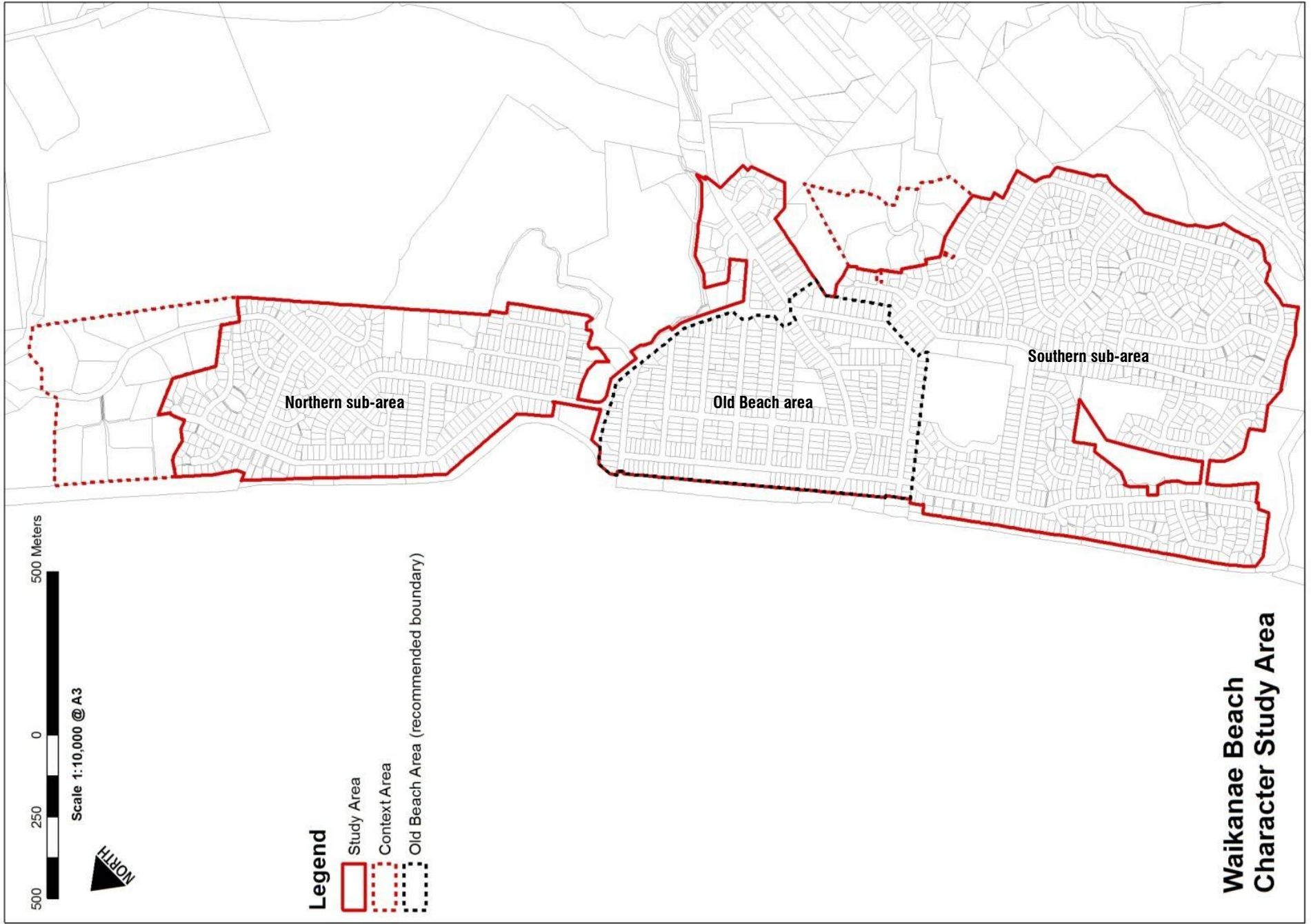
- original/historic subdivision pattern that appears to have been comprehensively planned and largely maintained
- small and similar in size blocks creating a walkable settlement contained within approximately 5 minute walking distance from the centre to its periphery
- streets with an informal character (no kerb and channel and relatively narrow carriageways)
- linear green reserves (lanes) providing pedestrian access through some of the longer blocks
- high level of connectivity and frequent links to the beach
- consistent pattern of 'front' lots with similar proportions (very few 'rear' lots)
- higher level of consistency of building age compared to the northern and southern sub-areas
- generally consistent pattern of small-scale incrementally developed dwellings and a higher number of older batch-like dwellings (relative to the northern and southern sub-areas) contributing to the informal 'beachy' character of the area
- presence of an identifiable cluster of low-scale non-residential buildings close to the beach providing a social focus and 'village-like' atmosphere enhanced by a historic beach-front park

Given its central location supported by a small commercial core, the Old Beach Area has become a local destination giving identity to the study area as a whole. The character of the Old Beach Area is significant because the original development patterns of the historic Old Beach settlement have been largely maintained contributing to a distinctive sense of place. Relative to the northern and southern sub-areas, its distinctive local character warrants recognition and management, as it is more sensitive to change.

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<sup>2</sup> Note: The 'recommended boundary' for the Old Beach Area (as indicated on the map on the next page) has emerged as a result of the detailed character assessment (section 3 of this report). The 'recommended boundary' extends the boundaries shown on the Study Area map on page 3 to the north, south and south-east to include all areas with similar spatial character and subdivision and building age patterns. The 'recommended boundary' defines the area subject to possible changes to the PDP provisions as per the recommendations on pages 8/9.





## DISTRICT PLAN PROVISIONS VERSUS CHARACTER ASSESSMENT FINDINGS

In relation to the basic 'bulk and location' provisions, a comparison between the Proposed District Plan (PDP) provisions and the findings of the character assessment for Waikanae Beach Area shows that:

- predominant site coverage is significantly lower than the current 'permitted activity' standard of 40%. In the total study area 72% of all lots have a site coverage below 30%, with 38% being below 20%. In the Old Beach Area 78% of all lots have a site coverage below 30%, with 41% being below 20%;
- building height patterns are predominantly single-storey (79.1% of buildings in the total study area are single storey, and 86.1% in the Old Beach Area); and
- minimum lot size provisions (450m<sup>2</sup>) under the PDP provisions are lower than the predominant lot size pattern which is 600m<sup>2</sup>-899m<sup>2</sup>, with 72% of all lots in the total study area falling within this range, 73% in the Old Beach Area.

The above comparison highlights that the PDP anticipates changes to the existing character by allowing a greater density of development than what exists at present. Currently, the growth and development in the Waikanae Beach area are managed through the above District Plan provisions applicable to the area as a whole. The distinctive character differences between the Old Beach Area and the northern and southern sub-areas suggest that provisions that apply to the Old Beach Area should in some way differ from those that apply across the wider study area and that those provisions should be more in line with the existing patterns of development if the essential characteristics of the Old Beach Area are to be maintained. .

## POTENTIAL CHANGES TO EXISTING CHARACTER RESULTING FROM NEW DEVELOPMENT UNDER THE PDP

New permitted 'private' development (under the PDP provisions) could potentially change some of the existing built form characteristics - e.g. increase the density of development as the permitted site coverage and building height provisions are greater than what exists at present, and allow for lots that are smaller than the predominant pattern. This could alter the existing scale and pattern of development and reduce the sense of openness that is typical for the area. Managing such changes (through possible amendments to the PDP) is particularly important for the Old Beach Area where consistency of original subdivision patterns and low building density are most pronounced.

'Public' projects, such as street/road upgrades and/or streetscape improvements, if approached in a standard way, could potentially change one of the Old Beach Area's signature elements - informal streets with no kerb and channel. Managing these character elements is an initiative that sits outside the District Plan and can be best achieved through amendments to the relevant Council policies for roadwork/street upgrades and/or other non-statutory documents.

## SUMMARY RECOMMENDATIONS

**District Plan** - that the Proposed District Plan Residential Zone provisions for the Waikanae Beach Area be amended as follows:

1. Amend the following permitted activity rule provisions:
  - a. reduce the site coverage in the Old Beach Area from 40% to 30%. The use of a plot ratio to reduce the bulky appearance of buildings (as proposed for the Beach Residential Zone areas under the PDP) could also be considered;
  - b. amend the existing 8m permitted building height in the Old Beach Area to also limit the number of storeys to two; and

- c. consider reducing the height of the front fence in the entire study area to 800mm or require that a minimum of 50% of the front fence is permeable.
2. Increase the minimum lot size for subdivisions (lots less than 3000m<sup>2</sup>) to 550m<sup>2</sup> and make subdivision creating lots of less than 550m<sup>2</sup> a Non-Complying Activity in the entire study area.

**Design Provisions** - consider introducing design provisions for the Old Beach Area (e.g.design guidelines similar to those for the Beach Residential Zone or alternatively assessment design criteria for development subject to a resource consent) to reinforce the District Plan rules and promote enhancement of local character.

The main focus of any design provisions should be on integration of new development to the existing setting and enhancing its character. Key matters to be addressed include:

- building location (siting of dwellings and garages) - with a particular emphasis on frontage setbacks relative to neighbouring buildings, building relationship to existing landform and vegetation, and reducing the impact of garages on the streetscape
- building bulk, form and scale - manage building bulk of larger dwellings to ensure new building forms fit in with the scale of existing buildings and do not dominate the surrounding environment
- building design & materials - encourage the use of sustainable building materials that create a positive relationship between old and new and reflect the coastal location of the area
- landscaping - provide advice on landscaping and promote retention of existing vegetation and compliance with the 'permeable surfaces' standard
- building relationship to the street - encourage the use of planting and/or low or permeable 'front yard' fencing to enhance the open/green character of the area

**Local Street Character/Street Upgrades** - to retain the existing informal character of the Old Beach Area review the policy on upgrading and retrofitting of streets which have no kerb and channel or only one footpath and which are an integral part of the area's character.

### 3 DETAILED CHARACTER ASSESSMENT

## NATURAL CHARACTER

Waikanae Beach (the study area) is a linear coastal settlement located on the western side of the Expressway. Developed around the original Old Beach settlement, the study area stretches approximately 3.5km along the coast between the 'rural dunes' zone and Pharazyn Reserve to the north and Waikanae River to the south. To the east, the study area borders (from north to south) Ngarara Zone, the Waikanae Golf Course and existing 'rural dunes' development.

Land use within the study area was originally farming, with a small settlement at the Old Beach Area. This has changed over time with the land being used for residential development extending further to the north and south of the Old Beach Area.



The area's coastal setting is one of its main character attributes



Existing vegetation patterns enhance the natural landform

### LANDFORM/TOPOGRAPHY/LANDSCAPE SETTING

- The landscape of the study area is part of a coastal plain comprising a low undulating dune system running along the west side of the lower North Island. The original land formed a complex pattern of natural waterways and wetlands with wooded areas. Much of this coastal area has been heavily modified through settlement over many years. The dune system within the study area has a relatively mild undulation along the coastal edge, but it becomes greater to the east of the coast with some larger dune outcrops. This is most pronounced in the south-east part of the study area.
- The landscape has been continually modified since early human settlement thus altering vegetation patterns. Draining of wetlands for farming and settlement sites would have further shaped and altered the topography. Early settlement would have had smaller impacts on the topography when larger equipment wasn't readily available to shape the land.
- While urban development has altered and continues to shape the topography in most parts of the study area, the underlying patterns of the natural landform can still be observed throughout the area. In many locations houses built on top of dunes accentuate the undulating landform in views from the street. The open spaces in the southern part of the study area around the wildlife refuge and wetlands (Victor Weggery Reserve) provide an indication of the original topography. Visual evidence of the natural landform also remains in the very northern part of the study area where sections within the 'rural dunes' zone are larger.
- The landscape setting of the study area is one of its main character attributes. The openness of the area to the coast on the western side and the enclosure of the Akatarawa Ranges to the east contribute to a strong sense of place and identity. This is further enhanced by the Waikanae River and Waimanu Lagoon (southern part of the study area), the Waikanae Golf Course and Waimeha Stream (to the north of the Old Beach Area) and the 'rural dunes' context of the study area.
- The location and topography of the study area enable multiple views to the sea, Kapiti Island and across the Waikanae River to the wider coastal setting. Views further inland to the Tararua Ranges are also possible from certain locations.



Mature vegetation enhances the undulating topography of the study area



Mature vegetation is found within both residential sections as well in public parks and reserves

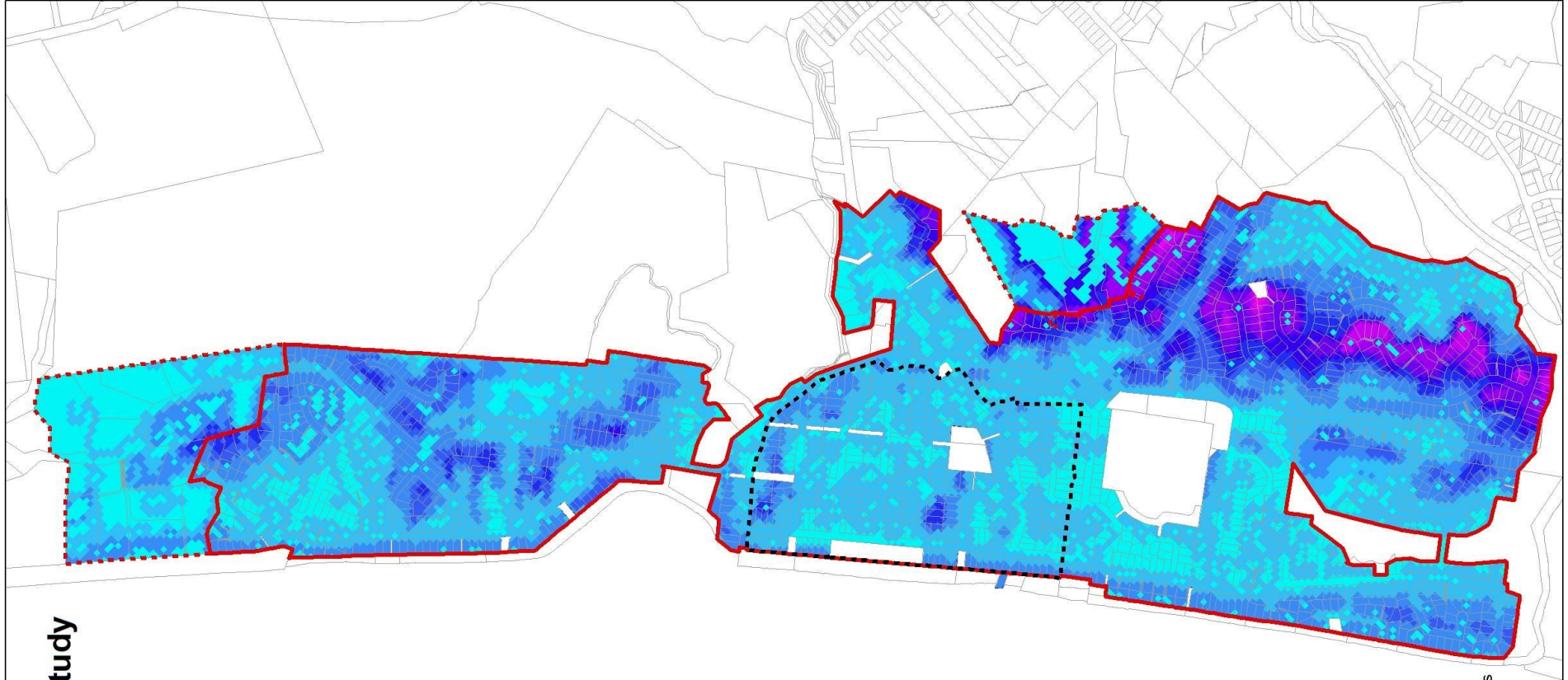
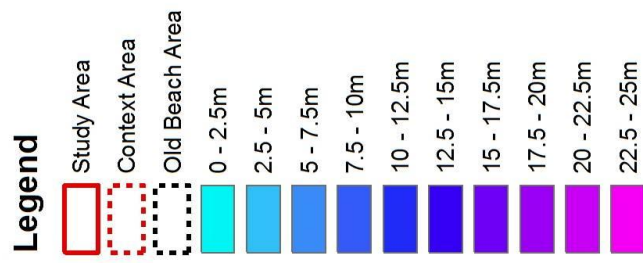
## SLOPE ANALYSIS

- The study area as a whole has a variety of different gradients based on the underlying dune structure. The foredune system running along the coastal edge builds up from 2 to 7 metres along the beach. Residential dwellings sit along this edge for the most of the foredune. The slope lowers to the east of the dune frontage along the length of Tutere Street and Field Way, with the land gradually sloping upward towards the east. (Slope and Contour maps attached on next page).
- The northern part of the study area (to the north of Waimeha Stream) has relatively flat levels. There are some slightly higher areas, up to 8-9m within the vicinity of Williams Street and Rutherford Drive and around the northern boundary of the study area.
- The Old Beach Area is relatively flat with only small areas of dune that reach the 7-9m height (vicinity of Heperi and Tiata Streets).
- The southern part of the study area is characterised by a linear secondary dune system which creates slopes building up into a ridge that runs almost parallel and to the east of Hicks Crescent. Running off Hicks Crescent the slope increases up to 20m. The expressive undulation of the land creates a distinctive sub-area with small valleys and microclimates. This variation in the landscape also enables a range of views out to the east (to the Tararua Ranges) and to the west (sea and Kapiti Island). To the east of this ridge the slopes drop away rapidly back to 4-5m along Weggery Drive.

## SIGNIFICANT VEGETATION






- The Waikanae landscape would have originally been covered by indigenous vegetation. Settlement of the area by both Maori and Europeans has transformed the landscape from coastal forest, to agricultural focused landscapes and into what are now mainly residential areas. The general vegetation of the overall study area is a mixture of both indigenous and exotic species which vary in age from juvenile to very mature. Overall, there are no pronounced original areas of indigenous vegetation.
- Mature vegetation within both residential sections and reserves tend to be a mix of *Metrosideros* (*Pohutakawa* sp.), *Araucaria heterophylla* (Norfolk Pine), and a variety of larger *Cupressus* and *Pinus* (*Macracarpa*/Pine sp). The Norfolk Pines can be seen in the distance from many streets and vantage points providing character and scale to the local residential neighbourhoods. A variety of differing sized *Cupressus* (*Macracarpa*) hedges running along the street boundary of private lots are a characteristic feature of the study area.
- Vegetation patterns usually follow the topography and are generally most intense within the elevated parts of the study area and within the two larger public open spaces - Waimea Domain and Victor Weggery Reserve.
- Sited along the beach, Waimea Domain on Tutere Street is characterised by a grouping of prominent mature vegetation. The eastern frontage of Victor Weggery Reserve is marked by a prominent row of Norfolk Pines, while the adjacent Wildlife Refuge provides a large area of native wetland vegetation that links to Waimanu Lagoon. The vegetation within the lagoon includes *Pohutakawas* and more immature Norfolk Pines.
- Vegetation becomes sparser with less growth around the northern and southern ends of the study area, particularly close to the coastal edge. Vegetation along the coastal edge reflects the toughness of the predominant northerly winds and includes species of plants that are able survive such a harsh environment. Trees along the coast edge that are of larger scale are most often of the *Pinus* species.

# Residential Character Study Waikanae Beach: Elevation



# Residential Character Study Waikanae Beach: Contours and Building Footprints

## Legend

-  Study Area
-  Context Area
-  Old Beach Area
-  Building Footprints
-  2.5m Contours





## SPATIAL STRUCTURE: STREET/BLOCK PATTERNS<sup>3</sup>

The spatial structure of the study area is underpinned by the street and block layout.

The roading network is comprised of several local connector roads ('local community collectors' as defined by the PDP) running in a north-south direction. The connector roads are relatively straight or gently curving and link to the local streets.

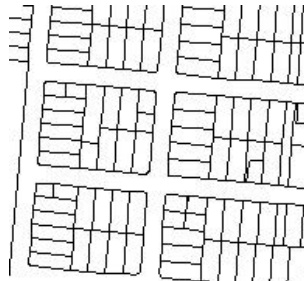
The main collector road within the northern part of the study area branches off Te Moana Road (at the intersection with Rauparaha Street) and runs along Huiawa Street, Williams Drive and Rutherford Drive extending further to the north into Paetawa Road. The connector roads within the southern part of the study area are linked together to form a 'loop' connecting Tutere Road, Eruini Street, Queens Road and Weggery Drive.

The street layout is influenced by the topography with a large number of the local streets within the southern and northern ends of the study area being developed as cul-de-sacs.

### STREET/BLOCK PATTERNS

The study area was developed in several stages starting from the Old Beach Area (developed prior to 1950) and followed by development extending progressively to the north, south and south/east. The study area exhibits three basic spatial patterns underpinned by a different block/street layout. The different layouts are determined by variation in topography and reflect building patterns typical for the respective stages of urban development throughout the study area. These include (see map on next page):

- a. Street grid with generally small and regular in shape blocks and good connectivity - this pattern is typical for the Old Beach Area and its immediate surrounds. Its main characteristics are:
  - relatively flat topography
  - elongated, mostly rectangular blocks with east-west orientation and a consistent width (80m)
  - block length is varied with the longer blocks 'subdivided' via mid-block north-south oriented informal green lanes. This creates a consistent block length of 125m for most of the area except for the blocks at the periphery of the Old Beach Area (vicinity of Heperi Street and Te Moana Road) which are larger and differently shaped. A large green space sits in the centre of the large block between Te Moana Road and Rangihiroa Street
  - high level of connectivity derived from a street grid of regularly spaced east-west oriented streets connecting to the beach, frequent pedestrian links to the beach
  - streets with a straight layout and informal character (no kerb and channel/no formally defined footpath, relatively narrow carriageway)
  - compact and walkable structure with a centrally located focal 'beach front' park supported by a small cluster of commercial buildings (cafes and art gallery)



Small regularly shaped blocks are typical for the Old Beach Area



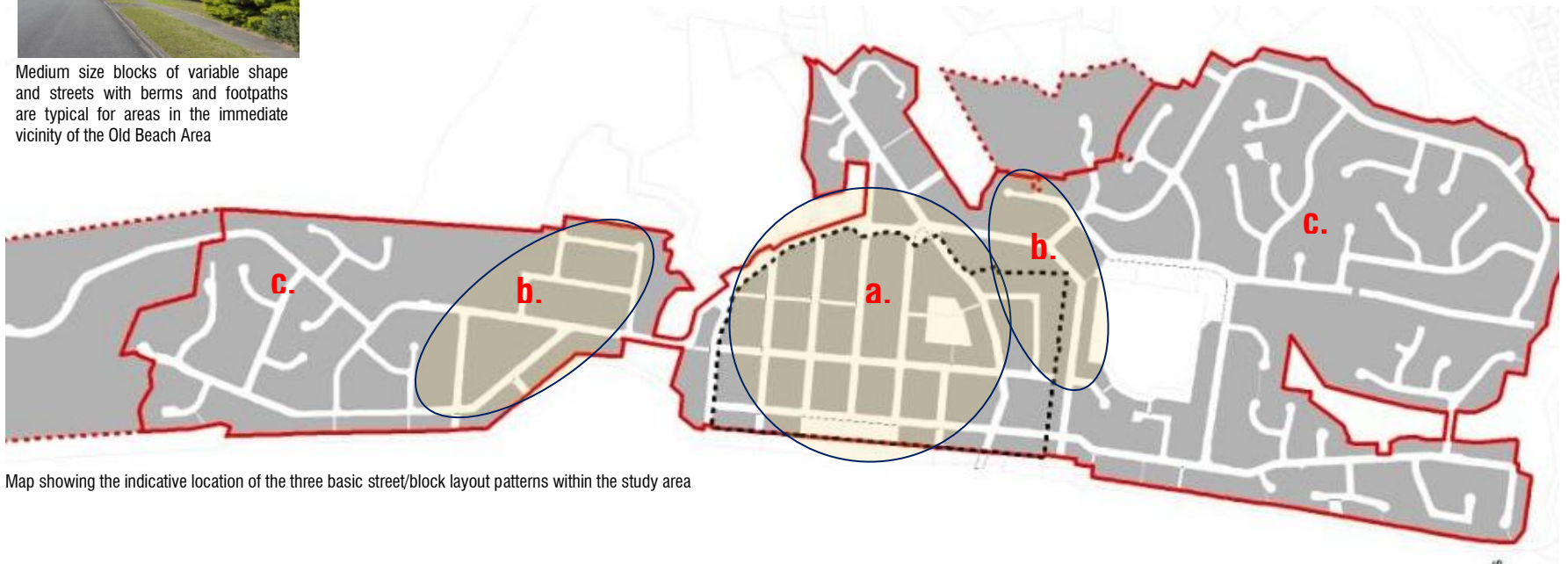
Streets in the Old Beach Area have informal character with no kerb and channel

<sup>3</sup> The analysis of the area's spatial structure is based on field work, analysis of aerial photographs and measurements of block dimensions taken from cadastral maps scale 1:5000.



Medium size blocks of variable shape and streets with berms and footpaths are typical for areas in the immediate vicinity of the Old Beach Area

- b. Street grid with medium size blocks of variable shape - this pattern is typical for the areas immediately to north and south of the Old Beach Area (vicinity of Waimea Stream/William Street/Toru Streets and Te Moana/Waimea and Queens Roads respectively). These areas are characterised by:
- mixture of flatter and undulating topography
  - blocks of varying size, shape and orientation that are larger and less regular in shape compared to the Old Beach Area (block length up to 250m)
  - lower level of connectivity compared to the Old Beach Area
  - combination of straight and some slightly curving streets. Streets have berms and footpaths on either side
  - area to the east of William Street characterised by an enhanced sense of openness due to proximity to the Golf Course and Waimeha Stream
  - pedestrian connections to the beach less frequent compared to the Old Beach Area
  - no commercial buildings



Map showing the indicative location of the three basic street/block layout patterns within the study area



Large blocks, system of cul-de-sacs and streets with berms and footpaths are typical for the southern and northern ends of the study area

- c. Street system based on large irregular in shape blocks subdivided by cul-de-sacs - this pattern is typical for the areas to the north of William Street and to the south of Waimea Road respectively. Its main characteristics are:
- pronounced variation in topography at the southern end (southern end of study area)
  - large irregular in shape blocks (up to 575m long and between 200 and 375m wide) subdivided by cul-de-sacs
  - large blocks, cul-de-sacs and steep topography limiting direct east-west routes to the beach (this pattern is more pronounced at the southern end)
  - wider curving streets, most of which are cul-de-sacs, with berms and footpaths on either side of the street
  - area to the south of Waimea Road developed around natural features and large open spaces
  - elevated areas to the east of Queens Road enabling views to the sea
  - direct pedestrian connections to the beach from the south-eastern side of the study area hindered by topography/street layout

## OPEN SPACE & GREEN NETWORK

The open space structure comprises street corridors and verges, the beach and adjacent dunes and public open space areas (local parks and ecological areas).

The green network includes planting on public land (streets, parks and reserves) as well as planting occurring on private land within the individual residential lots. Open space structure and the green network are fundamental elements of an area's character.



Except for the Old Beach Area the majority of streets in the study area have formal character with berms and footpaths on either side



Steep vegetated banks with dwelling sitting on top are typical along streets with undulating topography

### STREET CORRIDORS

- The main connecting roads - Huiawa Street, Williams Drive, Rutherford Drive Tutere Road, Queens Road and Weggery Drive - run in a north-south direction. They have generous width (approximately 20m wide) with footpaths and berms on either side.
- The local streets in the study area, apart from the Old Beach Area, all have berms and footpaths on both sides. The typical width of local streets varies between 15m and 18m.
- The majority of the streets in the Old Beach Area have an informal character with no formal footpath/no kerb and channel. The width of the carriageway along most of the streets is narrow which creates very wide berms (up to 7m). Series of approximately 10m wide north-south oriented 'green lanes' run through the longer blocks area providing mid-block pedestrian access. The 'green lanes' are a unique feature of the Old Beach Area.
- There is no pronounced continuity of street trees throughout the study area as whole. Street trees are generally less common within the Old Beach Area and its vicinity. However, most of the 'newer' subdivisions at both the southern and northern parts of the study area accommodate street trees, albeit of variable type and size. Street trees tend to be more established along some of the cul-de-sacs at the southern half of the study area.
- Street character along most streets, regardless of street trees, is dominated by existing mature planting within the front yards.
- Because of topography, certain streets are dominated, at least on one side, by steep vegetated banks/escarpments with buildings sitting on top. This pattern is particularly pronounced along the northern end of Weggery Drive and the south/east end of the study area.



Views of Waimanu Lagoon



View towards the Queens Road Reserve

## PUBLIC OPEN SPACES AND RESERVES

There is a reasonable amount of open green space within the study area as a whole; however, this tends to be located within its middle and southern parts where large public reserves, with open water areas and a wildlife refuge can be found. The public open spaces include (see map on next page):





- a. **Waimea Domain** - centrally located in the Old Beach Area, Waimea Domain is a large 'beach front' park providing a distinctive recreational green focus for the area enhanced by mature vegetation.
- b. **Victor Weggery Reserve** - this reserve is the largest open green open space within the study area located to the south of the Old Beach Area fronting Queens Road and partly Eruini Street. The majority of the space (zoned Conservation and Scenic by the PDP) sits within undulating dunes forming a wildlife reserve. Recreational spaces are provided along the Queens Road edge of the reserve with a distinctive row of Norfolk Pines delineating the road frontage.
- c. **Waimanu Lagoon** - the lagoon provides a recreational area as well as a setting to the adjacent residential development and extends to the area around the Waikanae River estuary. Opening views to the south towards the wider coastal landscape, it defines the southern and south-eastern boundaries of the study area and provides a transition between the residential building edge and the river. The large undeveloped area immediately to the north-east of the lagoon, although with no vegetation cover at present, adds to the open character of this locality.
- d. **Local Parks** - these include from north to south Pharazyn Avenue Park; a mid-block reserve, block bounded by Rangihiora Street and Te Moana Road/ Old Beach Area; Trig Hill Terrace reserve providing an elevated viewing point.
- e. **The Beach** and public reserves providing pedestrian access to the beach - the beach provides a continuous recreational open space along the entire length of the study area that is accessed by public walkways within designated reserve areas. The beach reserve extends to the east along Waimeha Stream providing an open space area integrated into the Golf Course.

## GREEN NETWORK

Well established vegetation on private land, including a significant number of large mature trees, is a recurring feature for most of the study area (except for some of the more recent subdivisions). The planting within the public open spaces and the street corridors, together with the private planting within the individual lots, creates an extensive green network. Experienced when moving throughout the study area, the green network accounts for the overall 'green image' of the study area as a whole.

# Residential Character Study Waikanae Beach: Parks and Reserves

## Legend

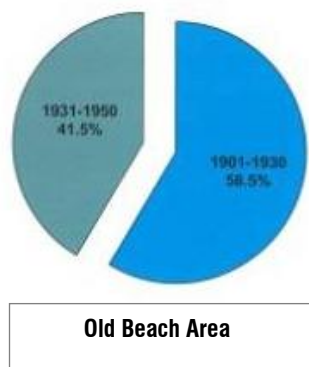
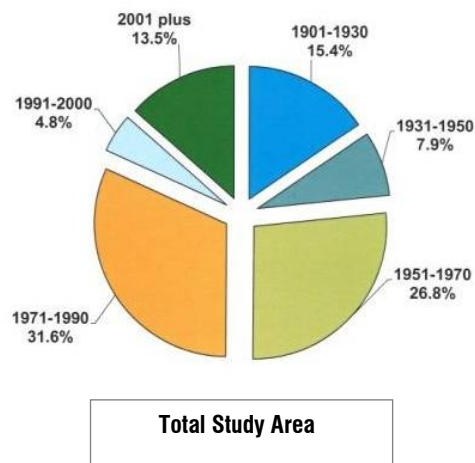
-  Study Area
-  Context Area
-  Old Beach Area
-  Parks and Reserves



## SUBDIVISION AGE

Information on subdivision age was derived from data collected in the Council's 'Subdivision Age Project' conducted in 2007 by Council's historian Ron Prockter. Six subdivision age categories were identified (within 20 year periods). Percentages of lots within these categories were recorded for the total study area and separately for the Old Beach Area. The 'Subdivision Age' map (next page) shows the geographic distribution of lots within the same age category.

Figures show that approximately half of the lots within the total study area were subdivided prior 1970, with approximately half of those subdivided prior to 1950. Most of the remaining lots were subdivided during 1970-1990, with a relatively low number developed in the following two decades. Subdivision started to increase after 2000. In comparison, the subdivision age profile of the Old Beach Area is different and more consistent. More than half of the lots there were developed prior to 1930, with the remaining lots subdivided prior to 1950. The figures (in percentages of the total number of lots) are:



Subdivision Age	Total Study Area	Old Beach Area
1901-1930	15.4%	58.5%
1931-1950	7.9%	41.5%
1951-1970	26.8%	-
1971-1990	31.6%	-
1991-2000 +	4.8%	-
2001 +	13.5%	-

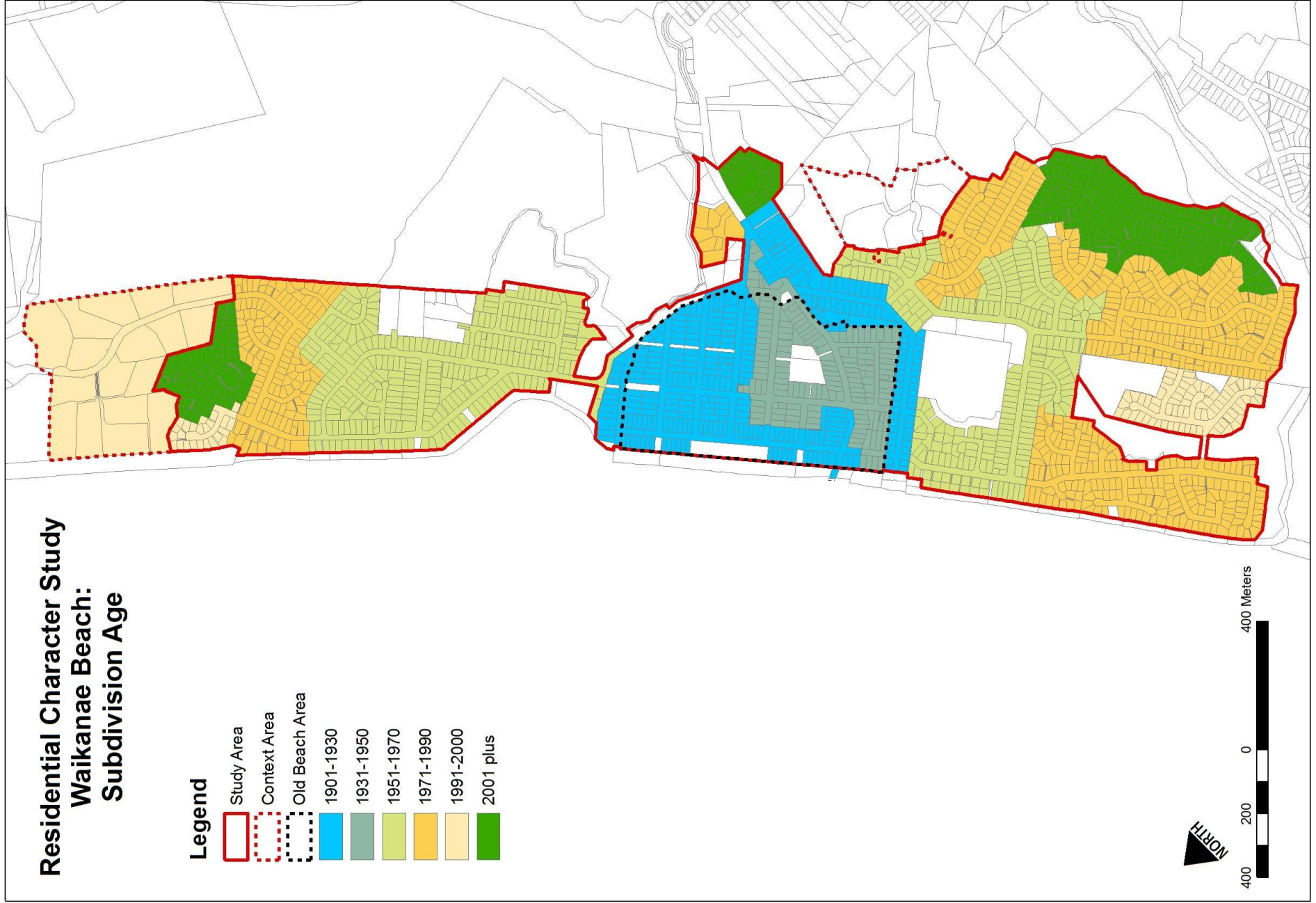
### SUBDIVISION AGE AND STAGES OF DEVELOPMENT

- The graphic and numerical information on subdivision age for the study area indicates that subdivision started from the Old Beach Area with further subdivision extending progressively to the north and south with the northern-most and south-eastern ends of the area developed last.
- The subdivision in the Old Beach Area was undertaken in two basic stages, starting from early 1900 and completed by 1950 with most of the area subdivided prior to 1930. It appears that the Old Beach area (or a large part of it) was planned comprehensively to include open space features such as the beach-front park (Waimea Domain), the linear cross-block green reserves/links and the mid-block reserve at the south/east end of the area. Compared to the rest of the study area, the subdivision age/pattern of the Old Beach Area is more consistent and contained within a defined area with smaller blocks and a high level of connectivity.
- The areas subdivided in the second stage (1951-1970) sit to the north and south of the Old Beach Area (e.g. areas to the south of William Street and around and to the north of Eruini Street respectively). Compared to that of the Old Beach Area these areas exhibit a slightly different subdivision pattern based on differences in topography, block size, and street layout.
- The areas subdivided during the 1971-1990 period cover relatively large parts of the study area located to the north, south or south-east of the parts developed at the previous stages.
- The areas subdivided from 1991 onwards are concentrated largely along the northern-most and south-eastern most ends of the study area. In terms of lots size and arrangement they display the typical characteristics of more recent suburban development.

# Residential Character Study Waikanae Beach: Subdivision Age

## Legend

- Study Area
- Context Area
- Old Beach Area
- 1901-1930
- 1931-1950
- 1951-1970
- 1971-1990
- 1991-2000
- 2001 plus





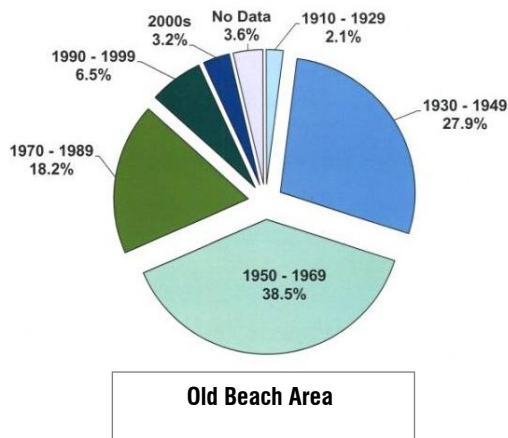
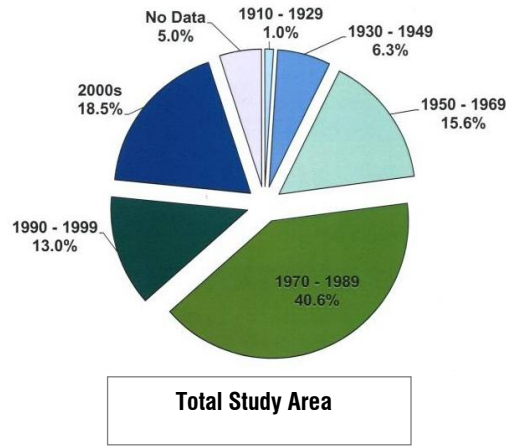
## BUILDING AGE

Information on building age was derived from QV Property Category Codes sourced from KCDC database.<sup>4</sup> Six building age categories were identified within twenty year periods. The 'Building Age' map (page 25) shows the geographic distribution of buildings within the same age category.

The graphic and numerical information shows that the total study area's building age profile differs from that of the Old Beach Area. In the total study area building development prior to 1950 was slow but started to increase in the next decades with 1970-1989 being the most intense period of construction. In comparison, approximately 30% of the buildings in the Old Beach Area were constructed prior to 1950 followed by another intense period during the 1950-1970 period. This was followed by progressively lower rates of development from 1970 onwards.

The figures (percentage of the total) are:

Building Age Categories	Total Study Area	Old Beach Area
1910-1929	1.0%	2.1%
1930-1949	6.3%	27.9%
1950-1969	15.6%	38.5%
1970-1989	40.6%	18.2%
1990-1999	13.0%	6.5%
2001+	18.5%	3.2%
No data	4.5%	3.5%













### BUILDING AGE AND CHARACTER

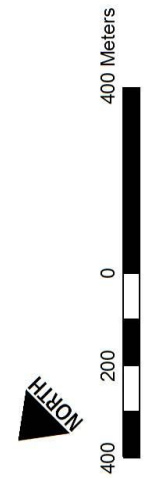
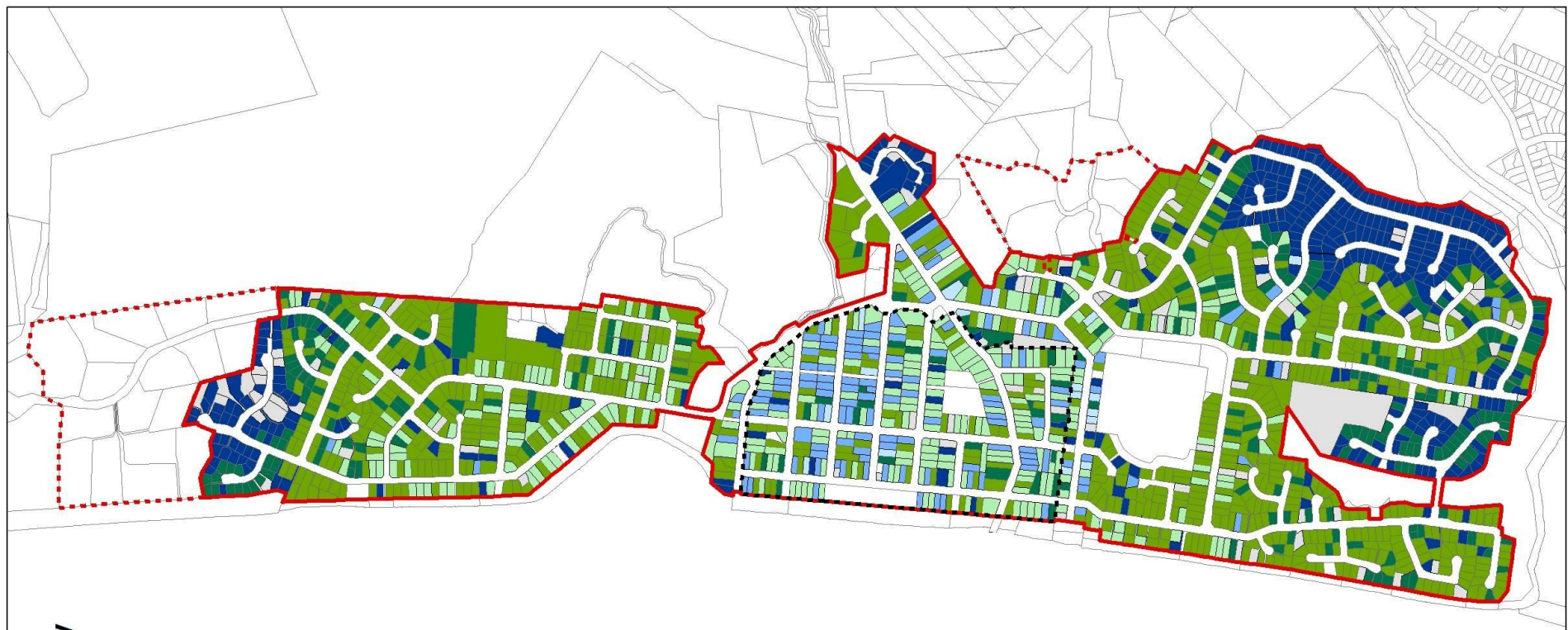
- The data records the period of construction of each dwelling. Many dwellings have been modified over time or replaced with new dwellings. However, knowledge of the original construction date offers useful information about the built/architectural character of the study area and the stages of its development.
- Consistency of age can be correlated with consistency of style and building type, particularly for construction prior to 1940. This is because up till this point there was a relatively limited range of construction techniques and materials. The number of buildings in the total study area constructed prior to 1940 is relatively low, and most of them are concentrated within the Old Beach Area. As a result, in relative terms, the Old Beach Area shows a higher level of consistency of original building character compared to the remaining parts of the study area.

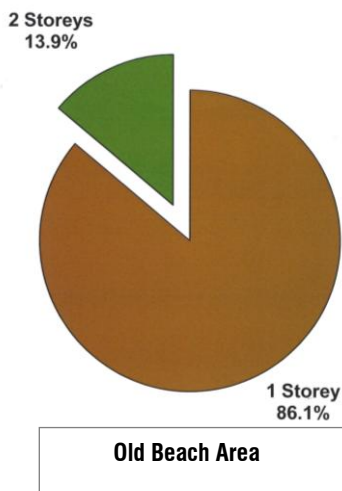
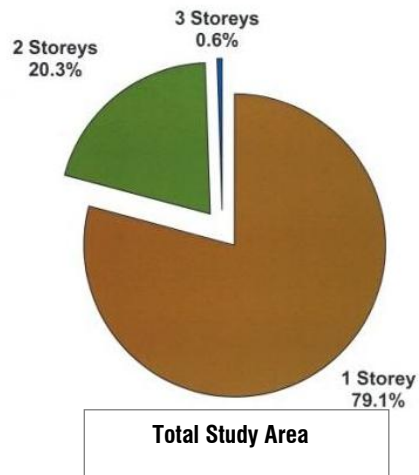
<sup>4</sup> The data on building age is incomplete with gaps in information for 5% of the buildings in the study area. This gap of information is considered insignificant for the intent of the study which focuses on general and typical patterns of development.

- There two listed heritage buildings within the study area - St Michael's Church at Rangihiroa Street and the Methodist Church at 9 Taiata Street- both of which are located in the Old Beach Area.
- Large areas at the northern and southern ends of study area built after 1990 exhibit similarity of building form, scale and style (typical for suburban settings elsewhere). This is particularly evident within the most recently developed areas such as Weggery Drive.

# Residential Character Study Waikanae Beach: Building Age

- Legend**
-  Context Area
  -  Old Beach Area
  -  Study Area
  -  No Data
  -  1910 - 1929
  -  1930 - 1949
  -  1950 - 1969
  -  1970 - 1989
  -  1990 - 1999
  -  2000s





## BUILDING HEIGHT

Information on building height (measured as number of storeys) was derived from QV data (2010-2013)<sup>5</sup> and recorded under four height categories corresponding to one, two, three and four storeys or higher. The 'Building Height' map (next page) shows the geographic distribution of buildings corresponding to one, two, three or more storeys.

The information shows that the study area as a whole is comprised primarily of single storey dwellings. The Old Beach Area has a slightly higher percentage of single storey buildings compared to the total area.

The figures (percentage of the total number for each category) are:

Building height/No of storeys	Total Study Area	Old Beach Area
1 storey	79.1%	86.1%
2 storeys	20.3%	13.9%
3 storeys	0.6%	-
above 3 storeys	-	-

## DISTRIBUTION OF BUILDING HEIGHT

- The single storey dwellings are spread almost evenly throughout the study area. At various locations relatively long sections of the same street are occupied almost exclusively by single storey buildings (e.g. streets in the northern-most and south-eastern parts of the study area).
- The two storey dwellings, while dispersed throughout the study area, tend to appear more often on elevated sites. In some locations, two storey buildings are found in close proximity to each other. In some cases the two storey buildings have a half storey on one level as they tend to follow the slope of the land.
- Three storey buildings are very limited in number. They are located on sloping sites and appear to be two and a half storeys following the slope of the land.
- Perception of building height is influenced by the topography. This happens in different ways - firstly variation in topography can create a height difference between adjacent dwellings of the similar height. Secondly, the topography can accentuate the perception of height when buildings are located on higher or visually prominent sites.

<sup>5</sup>A total number of 1958 buildings for the study area were surveyed from which no data was found for 51 of them. The calculations exclude the number of buildings with no data. Building height (recorded as number of storeys) was calculated as a ratio of the total floor area and the building footprint area. An assumption was made that a ratio of 1.09 = 1 storey; 1.1 to 2.09 = 2 storeys, 2.1 to 3.09 = 3 storeys.

# Residential Character Study Waikanae Beach: Building Height

- Legend**
- Study Area
  - Context Area
  - Old Beach Area
- Storeys**
- 1
  - 2
  - 3



## SITE COVERAGE

Site coverage has been calculated as a ratio of lot/parcel area and building footprint area, using parcel data from Land Information New Zealand. Building footprint data was captured from aerial photographs.

The information was recorded within five 'site coverage' categories. The 'Site Coverage' map (next page) shows the geographic distribution of the lots within the same category.

The predominant site coverage pattern for the study area as whole is below 30%, with more than half of those having site coverage of below 20%.

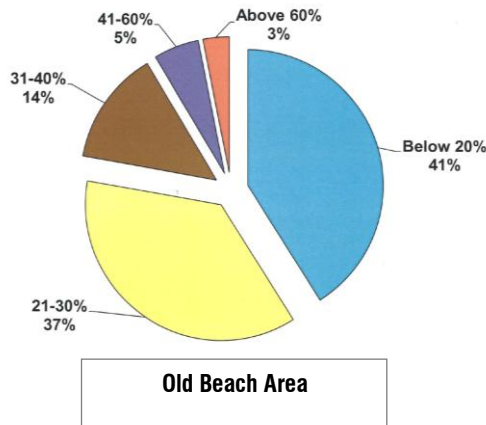
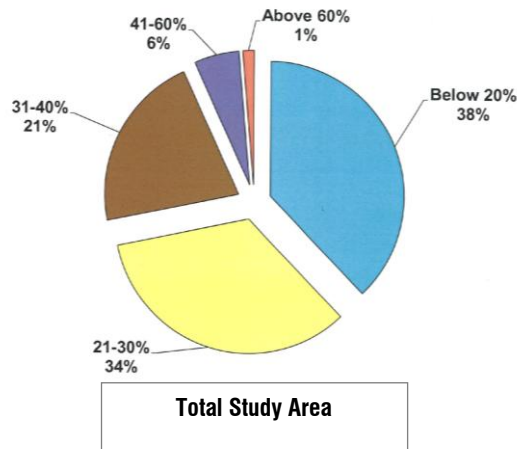
Site coverage patterns in the total study area are similar to those in the Old Beach Area, except that for the Old Beach Area the percentages of lots with low site coverage (below 20% - up to 30%) is slightly higher.

The figures (percentage of total) are:

Site coverage	Total Area	Old Beach Area
Below 20%	38.0%	41.0%
20% - 30%	34.0%	37.0%
30% - 40%	21.0%	14.0%
40-60%	6.0%	5.0%
above 60%	1.0%	3.0%

### SITE COVERAGE AND PRIVATE OPEN SPACE

- The Site Coverage map shows that lots with low site coverage (30% or below) tend to be clustered around the same locations. In some cases the lowest site coverage occurs within the larger lots or within areas with steeper topography. The low site coverage can be partly explained by the landform and the original 'beachy' character of the Old Beach settlement.
- Lots with site coverage above 30% tend to be associated with more recent development occurring at the northern and south-eastern edges of the study area.
- Site coverage is an indicator of density and as such reflects the amount of open space on the individual lots and the ability for on-site planting. The predominant pattern of generous front and rear yards and mature private planting is a reflection of the low site coverage within the area which contributes to a characteristic sense of openness. In views from the street, this is further enhanced by the wide streets and planted berms and the range of public open spaces throughout the area.



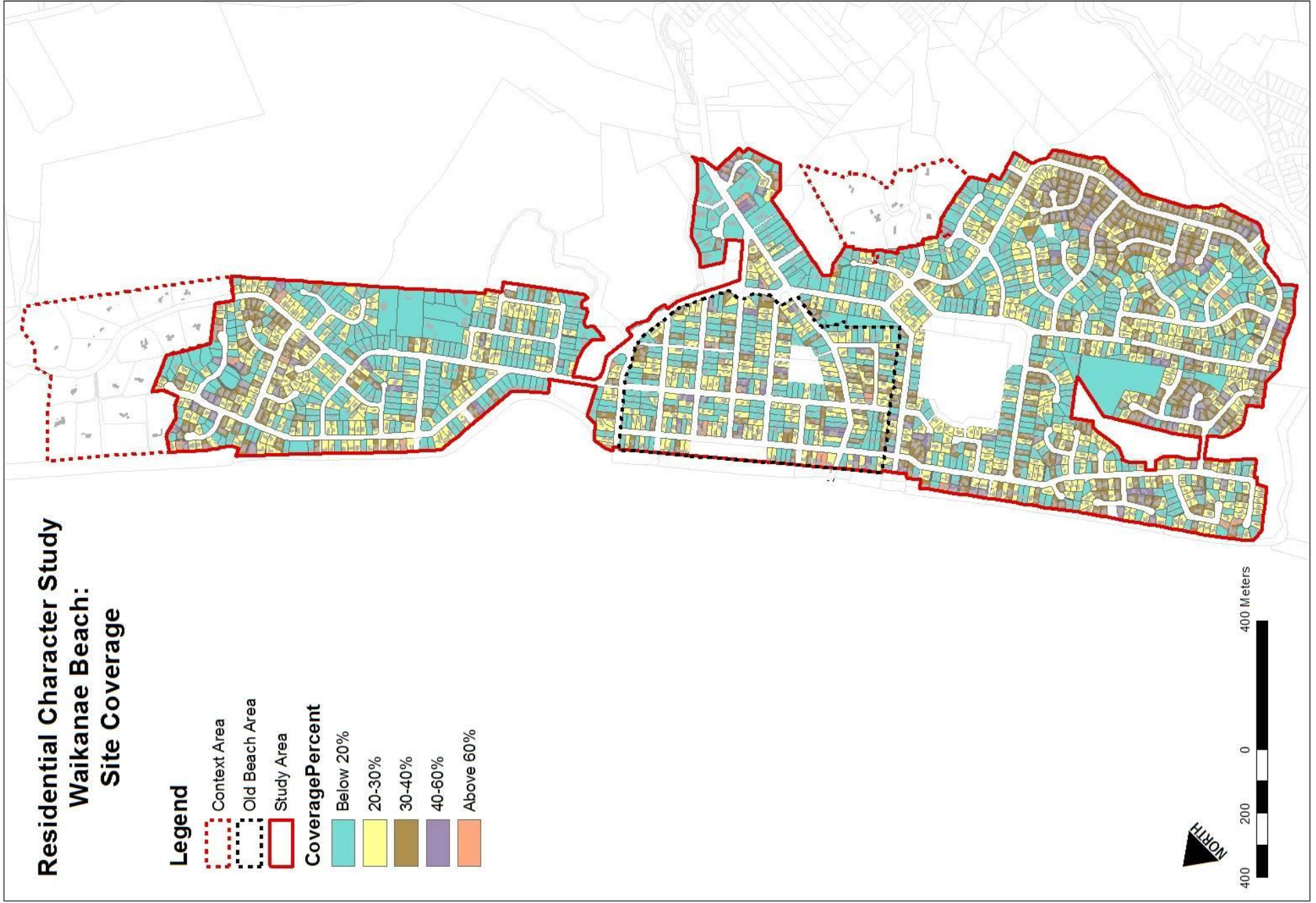
# Residential Character Study Waikanae Beach: Site Coverage

## Legend

- Context Area
- Old Beach Area
- Study Area

## Coverage Percent

- Below 20%
- 20-30%
- 30-40%
- 40-60%
- Above 60%



## LOT PATTERNS

Information on lot size was sourced from Land Information New Zealand. Five lot size categories were identified. The 'Lot Size' map (next page) shows the distribution of lots within each category.

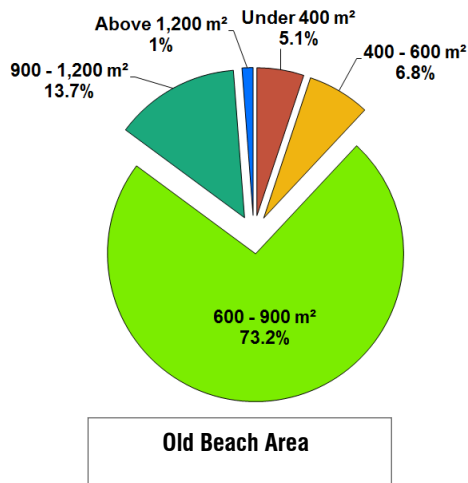
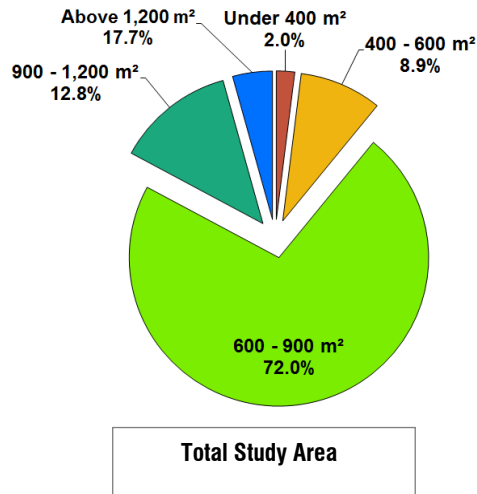
The information shows that the predominant lot size throughout the study area as a whole is 600-900m<sup>2</sup> and accounts for more than 70% of the lots. Lot size patterns within the total study area are similar to those in the Old Beach Area with the total percentages of lots below 900m<sup>2</sup> being over 83% for the total area and 85% for the Old Beach Area. Large and very large lots (above 900 -1200m<sup>2</sup> and above 1200m<sup>2</sup>) are 17% for the total area and 15% for the Old Beach Area.

The figures are as follows:

Lot size	Total Area	Old Beach Area
Under 400m <sup>2</sup>	2.0%	5.1%
400 to 599m <sup>2</sup>	8.9%	6.8%
600 to 899m <sup>2</sup>	72.0%	73.2%
900 to 1200m <sup>2</sup>	12.8%	13.7%
Above 1200m <sup>2</sup>	4.3%	1.2%

### General comments

- Overall, the study area is dominated by lots under 900m<sup>2</sup> with the vast majority of lots being between 600-900m<sup>2</sup>. The larger lots (above 900m<sup>2</sup>) tend to be appear in clusters with the most significant clusters located along Te Moana Road (adjacent to Waikanae Golf Course); at the interface with the 'rural dunes' zone and along the coast. Topography and flooding issues appear to be the key constraints for the further subdivision/redevelopment of many of those lots.
- There is a large undeveloped site at the southern end of the study area (within the block between Queens Road and Eruini Street).
- Lots with similar size/proportions tend to be clustered around the same location/street. Typically there is a repetition of common lot sizes within each block.
- Most lots have a regular shape with similar proportions typically in the order of 1:3 (lot frontage width in the range of 15-18m). This pattern is less pronounced in relation to rear lots and within the areas at the southern and northern ends of the study area where the more recent subdivision has occurred. The lots in those areas have more square proportions within the range of 1:1 to 1: 2 (lot frontage width in the range of 18-25m). There are some large/deep lots along Te Moana Road east of the Old Beach Area where the lot proportions are close to 1:4.
- Consistency of lots pattern (size, shape, proportions) is most pronounced within the Old Beach Area and its immediate surroundings. The Old Beach Area is also comprised primarily of lots with a street frontage (i.e. rear/internal lots are of limited number).
- Lot orientation varies, but is relatively consistent in the Old Beach Area and immediate vicinity to the south where the majority of lots have north/east-south/west orientation.

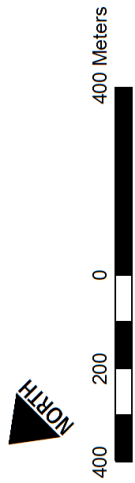
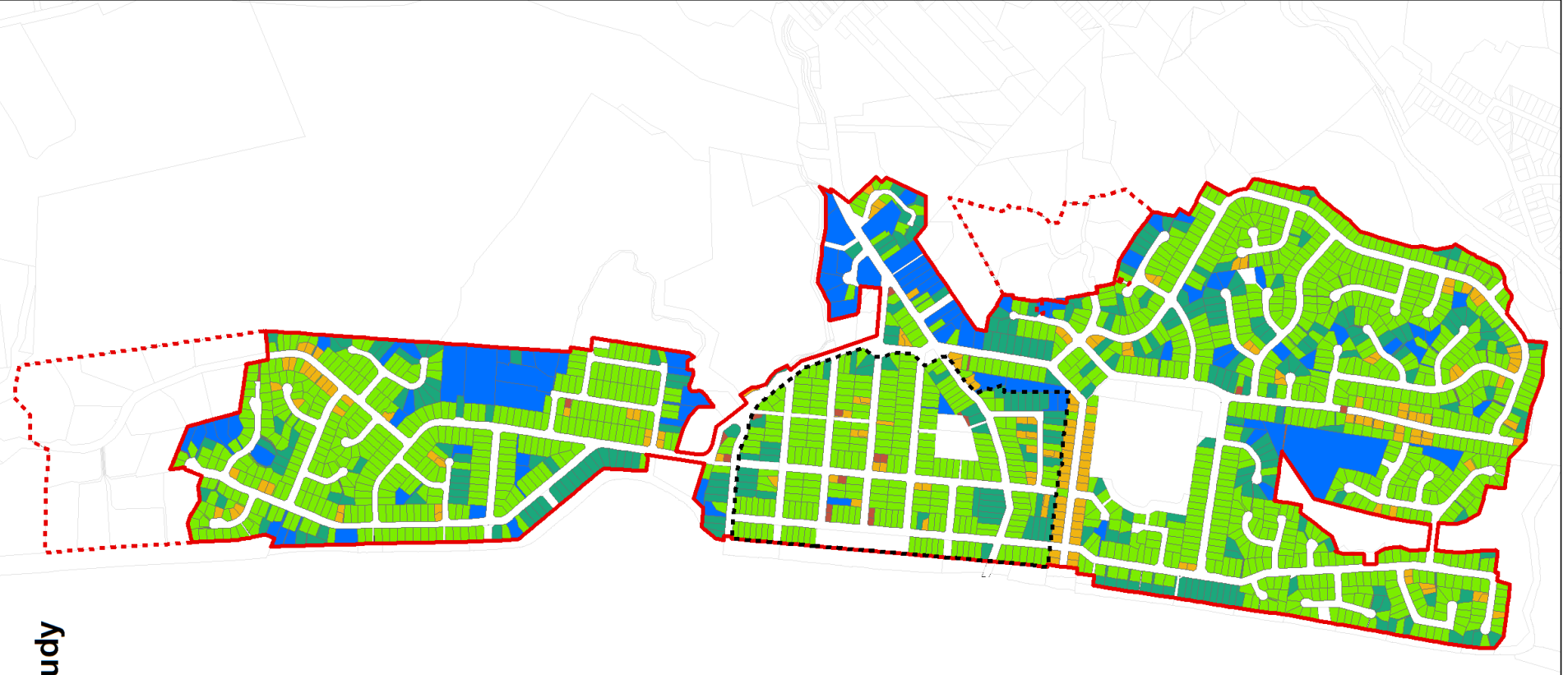




# Residential Character Study Waikanae Beach: Lot Size

## Legend

- Study Area
- Context Area
- Old Beach Area
- Under 400 sq m
- 400 to 600 sq m
- 600 to 900 sq m
- 900 to 1200 sq m
- Above 1200 sq m





Frontage setbacks within the study area are variable and influenced by the topography



Separation distances between buildings are variable and often accentuated by existing vegetation

## BUILDING LOCATION

### (FRONTAGE SETBACKS & SEPARATION DISTANCES)

Building location is determined by frontage setbacks, side/rear yards and building alignment. Building location patterns were identified through field work, analysis of contour maps and aerial photographs and measurements taken from aerial photographs (scale 1:500) of selected typical blocks.

### FRONTAGE SETBACKS

- Most buildings are located parallel to their street boundary. Frontage setbacks are variable and influenced by the topography, but overall they are generous. As a general pattern, except for some garages and a relatively small number of dwellings built close to the street boundary, frontage setbacks are most often approximately 5m. This, plus the wide berms, particularly within the Old Beach Area, enhances the general sense of openness associated with the study area.
- Relatively consistent frontage setbacks can be seen along the streets of the newer subdivisions (e.g. at the northern and south/east parts of the study area). See 'Building Footprints' map on next page.

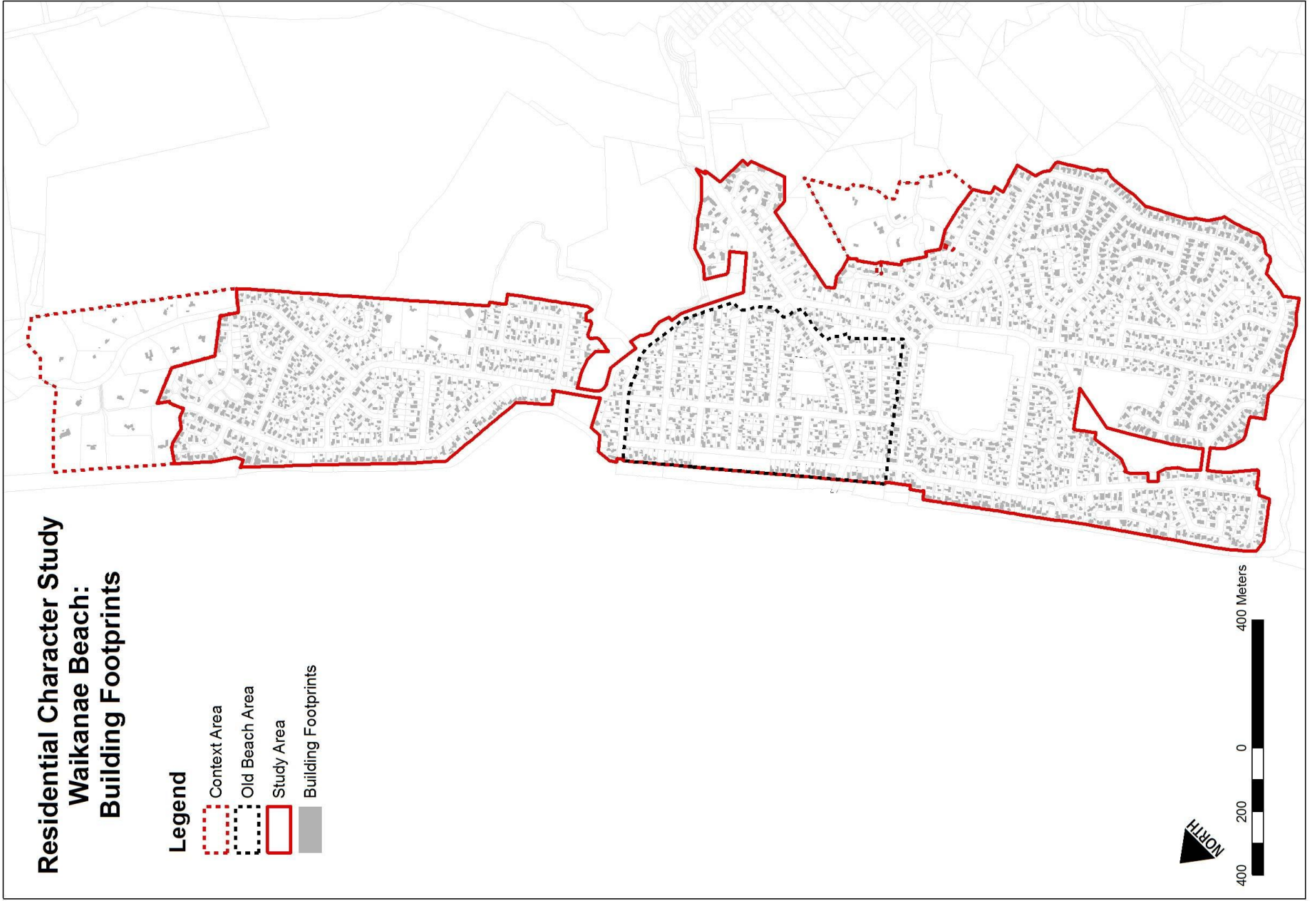
### SEPARATION DISTANCES

- As a general pattern throughout the area, separation distances between buildings are variable but for most dwellings they are in the range of 3m-5m or above. A relatively consistent pattern of separation distances is typical for dwellings within some of the newer subdivisions.

# Residential Character Study Waikanae Beach: Building Footprints

## Legend

- Context Area
- Old Beach Area
- Study Area
- Building Footprints



## STREETSCAPE CHARACTERISTICS

The streetscape character is what people experience when moving through the study area. The key streetscape characteristics were identified through field work, including walking through the area and taking into account typical views from elevated viewing points. One of the key aims of a streetscape analysis is to identify the degree of visual consistency and common building characteristics, as well as any specific buildings or groups of buildings with a special streetscape/townscape value.

### STREET EDGE DEFINITION (FENCING, LANDSCAPING, GARAGES)

- The street edge definition/treatment varies in relation to the land form - e.g. street edges within flatter areas are defined by either fences (of variable height/style) or landscaping, while vegetated banks are typical for the steeper locations. Large retaining walls are not common. Tall fences are found along some of the major streets, but as whole they are not a constant element throughout the study area.
- Lawns and gardens are recurring features throughout the study area as a whole. In some instances front yard planting obscures views of the dwelling from the street. Tall Macrocarpa hedges at the street boundary are characteristic for parts of the Old Beach Area, but are also found in other locations throughout the total study area.



Street edge definition - examples of fencing and front yard planting



### BUILDING RELATIONSHIP TO THE STREET, RELATIONSHIP BETWEEN NEIGHBOURING BUILDINGS

- Except for a relatively small number of garages, the majority of the buildings are well setback from the street boundary. Setbacks are variable following the topography and enhance the informal character of the area.
- Typically buildings display a well-presented front elevation with entrances, windows, and porches facing the street.
- Separation distances between adjacent buildings are accentuated by topography and mature vegetation within the private yards. In views from the street, the variation of separation distances is emphasised by the variable frontage setbacks.
- Most buildings are aligned with the street boundary and with their immediate neighbours. However, this pattern is often not pronounced in views from the street due to variations in topography, frontage setbacks and in many cases by mature front yard planting.



Diversity of building forms, types and styles are typical for the study area as a whole



Different parking arrangements



Most buildings fit in well with the landform

## BUILDING CHARACTER

- The building character of the study area as a whole is diverse (see images on the next page). The area is a mixture of older and more recent dwellings in a range of building/architectural styles that reflect the era of construction. There are no pronounced groupings of buildings with a consistent or otherwise significant streetscape value that warrant protection.
- The building character in some of the newer subdivisions tends to be more repetitive, comprised of single-storey dwellings of similar form and design (e.g. Weggery Drive and its vicinity).

## BUILDING TYPE, FORM AND STYLE

- Detached single-storey dwellings are the predominant building type.
- While some typical batch-like dwellings are found within the Old Beach Area, they are not a typical feature of the study area as a whole.
- Sloping roofs are typical for the area as a whole. Roof forms include gabled, hipped, as well as mono-pitched and some flat roofs.
- Building styles, including general form, materials and detail vary depending on the period of construction. Recurring cladding materials include weatherboards (painted or stained), plaster finish and some bricks and corrugated iron. Corrugated iron and tiles are typical roofing materials.

## PARKING

Most of the newer buildings have their garages integrated or attached to the dwelling. These are most often accessed via relatively wide driveways that tend to dominate the street frontage. For many of the older buildings, garages have been added as separate structures away from the dwelling. There are a number of properties within the Old Beach Area which do not have an enclosed garage and cars can be seen parked within the front yard.

## BUILDING CONDITION/ORIGINALITY

Most buildings are in good condition. Many of the older buildings have been modified, but have retained their primary form.

## TOPOGRAPHY & BUILT FORM

Overall, most of the existing buildings relate well to the character of the landform. This is because the majority of buildings tend to be located within the flatter parts of their sites without requiring visible disturbance of the underlying landform. This is enhanced by the existing extensive mature vegetation throughout the area and particularly the prominent vegetation clusters on steeper sites.

## NON-RESIDENTIAL BUILDINGS

The study area includes a limited number of non-residential buildings located primarily within the Old Beach Area. These appear in two main clusters - along Tutere Street in the vicinity of Waimea Domain (including cafes and an art gallery), and around the corner of Te Moana Road and Rangihiroa Street (including a dairy, a bakery and a takeaway shop). The two clusters act as activity nodes and provide opportunities for social interaction.

There are also two church buildings (both listed heritage buildings) - St Michael's Church in Rangihiroa Street and the Methodist Church in Taiata Street.

The non-residential buildings are all single storey with variable age and form/character that reflects their function.



Tutere Street - Cafe and Art Gallery

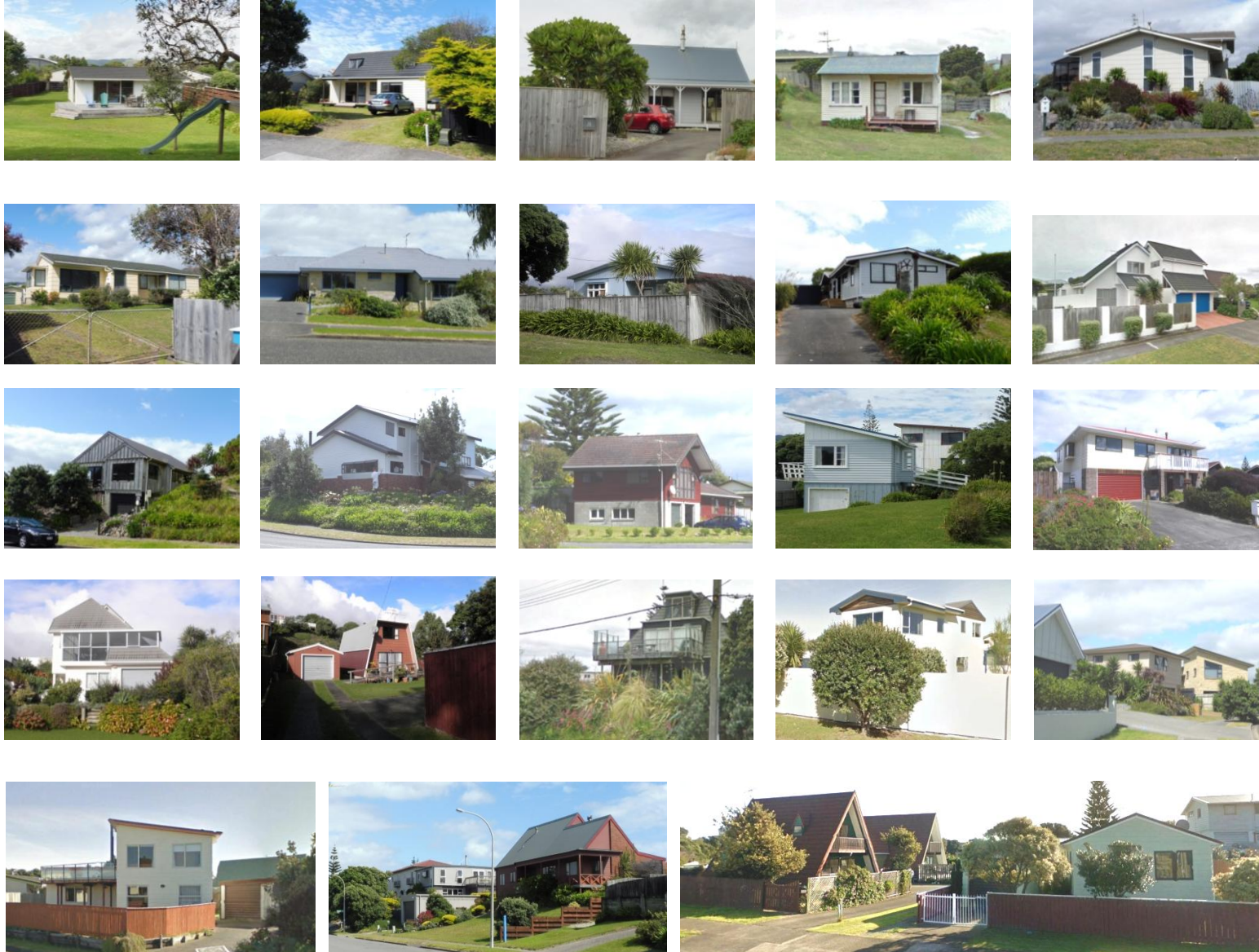


Dairy & Bakery at Te Moana Road / Rangihiroa Street corner



Methodist Church, Taiata Street

**Examples of building types and styles within the study area**



## **CHARACTER ASSESSMENT SUMMARY**

The detailed character assessment showed that:

- the study area as whole has a distinctive sense of place derived from its coastal location and natural characteristics
- there are a number of development patterns that are common to the study area as whole. These include low site coverage (30% or less), predominance of medium size lots (600-900m<sup>2</sup>), predominance of single storey buildings and generous front yards with established vegetation. Many of those development patterns are similar to those in the other Beach Residential Areas along the coast
- there are local character variations across the study area as a whole with the Old Beach Area standing out as a distinctive entity with unique characteristics that clearly differentiate it from the remaining parts of the study area. The character differences relate to history of subdivision and development, block structure, street character and connectivity and general consistency of subdivision and building age patterns. Further to this, the central location of the Old Beach Area and the small commercial core adjacent to the beach has made it a local destination and a social focus for the study area as a whole. Relative to the northern and southern sub-areas, the distinctive local character of the Old Beach Area is considered to be more sensitive to change and therefore warrants recognition and management.

## **CHARACTER ASSESSMENT AND THE DISTRICT PLAN**

The character assessment identified the key development patterns underpinning the existing character of the study area. Any new permitted development (under the District Plan) has the potential to alter that character.

Understanding what are the relevant District Plan provisions for a permitted development and how they 'measure up against' the existing character will provide an indication of potential changes resulting from new development.

To facilitate such an understanding a review of the Proposed District Plan provisions has been carried out in the next section of the report. The review has formed the basis for the recommendations for possible amendments to the Proposed District Plan provisions applicable to new development in the study area.



## 4 DISTRICT PLAN REVIEW

### RESIDENTIAL AREA PROVISIONS

Of particular relevance in assessing the character of Waikanae Beach are the District Plan provisions controlling residential development.<sup>6</sup>

Of specific relevance to this assessment are the provisions relating to the Residential Zone which comprises the majority of residential areas within the District and which is characterised by low density detached residential development.<sup>7</sup> Within the dominant low density built form there is a capacity for a variety of housing typologies.

Several District-wide objectives set the scene for the management of development within the District's residential areas, including Waikanae Beach. They include:

#### ***Objective 2.11 - Character and Amenity Values***

*To maintain and enhance the unique character and amenity values of the District's distinct communities so that residents and visitors enjoy:*

*(a) relaxed, unique and distinct village identities and predominantly low-density residential areas characterised by the presence of mature vegetation, a variety of built forms, the retention of landforms and unique community identities;*

...

#### ***Objective 2.12 - Housing Choice and Affordability***

*To meet diverse community needs by increasing the amount of housing that:*

*(a) is of densities, locations, attributes, size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations;*

*(b) is affordable and adequate for lower income households; and*

*(c) can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;*

*while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.*

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<sup>6</sup> The assessment in this section of the report is based on the provisions of the Proposed District Plan (2012). These are the most 'up to date' provisions and although they are still subject to change as a result the PDP submission and hearing process, they do nevertheless provide an appropriate framework for assessing possible effects of change on the character of Waikanae Beach.

<sup>7</sup> In addition to the "Residential Zone" there is the "Beach Residential Zone" which extends across the three coastal settlements of Otaki Beach, Raumati and Paekakariki. The Beach Residential Zones are subject to specific rules, standards and guidelines.

Two District-wide policies are also directly relevant:

**Policy 5.4 Managing Intensification**

*Residential intensification will be managed to ensure that adverse effects on local amenity and character are avoided, remedied or mitigated, including through the achievement of the following principles:*

- (a) development will complement the existing environment in terms of retaining landforms, yard setbacks and relationship to the street and open spaces; and*
- (b) building bulk and scale will be managed.*

**Policy 5.5 Residential Density**

*The density of subdivision and development will be managed through an area-specific approach to achieve an appropriate range of housing types across the District as set out below:*

....

- (d) traditional low density subdivision will be allowed within the general residential area;*
- (e) overall existing low densities will be maintained in special character areas identified in Policy 5.23*

....

In addition to the District-wide policies noted above, there are Zone-specific policies that are also relevant to development in the Residential Zone, including:

**Policy 5.13 Residential Amenity**

*Subdivision, use and development in the Living Zones will be required to achieve a high level of on-site amenity for residents and neighbours in accordance with the following principles:*

- (a) building size and footprint will be proportional to the size of the lot;*
- (b) buildings and structures will be designed and located to maximise sunlight access, privacy and amenity for the property and adjoining lots;*
- (c) buildings will be designed and located to minimise visual impact and buildings and structures which are out of scale with the area's built form will be avoided;*
- (d) appropriate separation distances will be maintained;*
- (e) yards will be provided to achieve appropriate building setbacks from neighbouring areas, the street, the coast and other open spaces;*
- (f) usable and easily accessible private outdoor living courts will be provided;*
- (g) hard and impermeable surfaces will be offset by permeable areas on individual lots;*
- (h) unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided;*
- (i) non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and*
- (j) services areas for non-residential activities will be screened, and planting and landscaping will be provided.*

#### **Policy 5.15 Residential Streetscape**

*Development, use and subdivision will enhance the amenity, functionality and safety of the streetscape in the Living Zones. To achieve a positive relationship between development and the street, development will be undertaken in accordance with the Council's Streetscape Strategy and Guideline and the following principles:*

- (a) on-site vehicle parking will be provided to reduce demand for on-street vehicle parking;*
- (b) minimum distance will be maintained between vehicle access ways, and where practicable, the sharing of vehicle access ways will be encouraged;*
- (c) direct pedestrian access will be provided from the street to the front entrance of the primary residential building, where practicable;*
- (d) where practicable, at least one habitable room will be orientated towards the street;*
- (e) the safety of road users, including pedestrians and cyclists, will not be adversely affected; and*
- (f) on-site vehicle manoeuvring will be provided for rear lots, lots with significant sloping driveways and on strategic arterial routes.*

#### **Policy 5.16 Development and Landforms**

*Subdivision, use and development (including associated driveways) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:*

- (a) the visual impact, bulk and scale of buildings and structures on identified landscape values, ecological sites, geological features or areas of high natural character;*
- (b) the extent of cut and fill;*
- (c) the need for and the height of retaining walls; and*
- (d) the mass of buildings on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.*

#### **Policy 5.17 General Residential Subdivision**

*Subdivision, including for small-scale infill, will be provided for in general residential areas where it does not compromise local character and amenity. The resulting density will be higher than existing density in general residential areas but lower than the resulting density in focused infill and medium density housing areas.*

### **SUMMARY - POLICY FRAMEWORK**

Drawing on the above objectives and policies the following 'themes' can be identified. Collectively these themes establish an overall policy framework for development within the Residential Zone:

- maintenance and enhancement of character and amenity values;
- managing residential intensification;
- avoidance of buildings that are out of scale with the area's built form;
- providing for traditional low density subdivision;

- development will complement the existing environment;
- a high level of on-site residential amenity will be provided;
- enhancement of the amenity, functionality and safety of the streetscape;
- subdivision, use and development undertaken to integrate with the natural topography; and
- subdivision, including small-scale infill, provided for where it does not compromise local character and amenity.

### **BUILDING DEVELOPMENT CONTROLS**

The permitted activity standards for the Residential Zone are set out in Rule Table 5A.1 of the PDP. Under these standards it is a permitted activity to construct a building in the Residential Zone when:

- the maximum site coverage is 40%;
- the maximum height of 8m;
- compliance with the building height envelope;<sup>8</sup>
- an outdoor living area of at least 40m<sup>2</sup> is provided, screened by a fence or vegetation to provide privacy and with direct access to an internal habitable room in the primary residential building. The outdoor area must not have a grade exceeding 1:12 (vertical : horizontal) in any direction;
- at least 30% permeable surfaces on site (i.e. not buildings or paving);
- front yards: a minimum set back of 4.5m from a road boundary;<sup>9</sup>
- side and rear yards: (a) for front lots a minimum 3m rear yard, one 3m side yard, and all other yards a minimum of 1.5m; and (b) for rear sites all yards a minimum of 3m; and
- fences and walls: the maximum permitted height of a boundary fence or wall is 1.8m on road frontages and 2m on all other boundaries.

A “minor flat” no greater than 54m<sup>2</sup> may be erected as an ancillary building to a household unit on lots that meet the minimum lot size.

Up to four household units may be erected on any site provided that it can be shown that each household unit is capable of being contained within its own lot which complies with the subdivision standards.

<sup>8</sup> The building must fit within a height envelope which is made up of recession planes which commence at a point 2.1 metres above the original ground level at the property boundary and inclines inwards at an angle of 45 degrees.

<sup>9</sup> Except that any primary residential building 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 with 4.5 metres of the road boundary is not used as a garage, carport or other covered vehicle storage area.

## SUBDIVISION CONTROLS

In the Residential Zone subdivision is a Controlled Activity if the parent lot to be subdivided is less than 3,000m<sup>2</sup> in area. The minimum lot size is 450m<sup>2</sup> (inclusive of access). Each lot must be capable of accommodating an 18 metre diameter circle. Where a rear lot is created, the shape factor circle for front lots may extend over access leg for the rear lot by a distance not exceeding 3 metres.

Subdivision of parent lots greater than 3,000m<sup>2</sup> is a Restricted Discretionary Activity. The following standards apply:

- for front lots at least 50% of total lots shall be 550m<sup>2</sup> in size and at least 25% of all front lots shall have a minimum area of 700m<sup>2</sup>; and
- for rear lots at least 50% shall be 650m<sup>2</sup> (exclusive of access) and at least 25% of all rear lots shall have a minimum area of 800m<sup>2</sup> (exclusive of access).

Subdivisions (including infill)<sup>10</sup> with minimum lot sizes of at least 450m<sup>2</sup> which do not comply with the Controlled Activity standards are Discretionary Activities, so long as each site can accommodate a 15m diameter circle.

## EARTHWORKS CONTROLS

Earthworks within 2m of an approved new building are a permitted activity.

Other earthworks are a Restricted Discretionary Activity and therefore require resource consent. Two of the assessment matters are:

- the degree of compliance with the Kapiti Coast District Council "Subdivision and Development Principles and Requirements 2012"; and
- visual and amenity effects.

## NON-RESIDENTIAL ACTIVITIES

Limited provision is made for non-residential activities in the Residential Zone. The relevant policy is Policy 5.31:

*Policy 5.31- Non-residential activities other than community facilities will be allowed in the Living Zones only if the activities are compatible with residential activities and the amenity values of residential areas, and if they provide a function which:*

- (a) minimises the need to travel for daily goods and services;*
- (b) supports the resilience of the local neighbourhood;*
- (c) provides a service or function to the local neighbourhood; and*
- (d) does not detract from the vitality of centres and other Working Zones.*

Local convenience retail outlets are provided for as a Restricted Discretionary Activity (resource consent is therefore required) subject to the maximum floor area not exceeding 40m<sup>2</sup> and hours of operation not exceeding 7.00am to 11.00pm. Among the matters for assessment are:

<sup>10</sup> Infill means subdivision or development of a lot less than 3,000m<sup>2</sup> in area.

- layout, size, design and location of the building;
- suitability of the site for the proposed activity;
- imposition of conditions to manage character and amenity effects; and
- context and surroundings; and traffic effects.

Other non-residential activities, including local convenience retail outlets larger than 40m<sup>2</sup>, would require consent for a Non-complying Activity.

### **BEACH RESIDENTIAL ZONE**

Separate from the Residential Zone, which is the zoning of Waikanae Beach, is the “Beach Residential Zone”. The Beach Residential Zone extends across three coastal settlements of Otaki Beach, Raumati and Paekākāriki. The Proposed District Plan notes that:

*While each of three 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.*

The policy framework for development in the Beach Residential Zone is provided by:

*Policy 5.24 - 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 Area 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 landscapes setting.*

In the Beach Residential Zone the permitted activity site coverage standard is 35%.

**DISTRICT PLAN PROVISIONS VERSUS ‘CHARACTER ASSESSMENT’ FINDINGS: SUMMARY**

In relation to the basic ‘bulk and location’ provisions, the comparison between the Proposed District Plan provisions<sup>11</sup> and the findings of the character study for Waikanae Beach shows that:

- predominant site coverage is significantly lower than the current ‘permitted activity’ standard of 40%. In the total study area 72% of all lots have a site coverage below 30%, with 38% being below 20%. In the Old Beach Area 78% of all lots have a site coverage below 30%, with 41% being below 20%;
- building height patterns are predominantly single-storey;<sup>12</sup> and
- minimum lot size provisions (450m<sup>2</sup>) under the Proposed District Plan provisions are lower than the predominant lot size pattern which is 600m<sup>2</sup>-899m<sup>2</sup>, with 72% of all lots in the total study area falling within this range, 73% in the Old Beach Area.

Currently, the growth and development in the Waikanae Beach area are managed through District Plan provisions applicable to the area as a whole. A ‘question’ that arises is whether (or not) controls that apply to the Old Beach Area should in some way differ from those that apply across the wider Waikanae Beach area. A second ‘question’ is whether (or not) controls in wider Waikanae Beach area (i.e. the total study area) should differ from those that apply in the ‘general’ Residential Zone, or whether controls more similar to those applying in the Residential Beach Zone would be more appropriate to maintain the existing character, particularly the character of the Old Beach Area.

**ASSESSMENT**

The comparison between the Proposed District Plan provisions and the findings of the character assessment of Waikanae Beach is summarised in the following table.

Permitted Activity Rule	Observations	Recommendations
Maximum site coverage of 40%	<p>The majority (72%), of the developed lots have a site coverage of 30% or below with half of those being below 20%. The low site coverage partly explains the variability of built form and the existing low density character.</p> <p>Comment:</p> <p>Site coverage is a good indicator of density. It also determines to some extent the area available for landscape treatment and tree-planting. This partly explains the variability in built form and the existing low density</p>	<p>Reduce the maximum site coverage in the Old Beach Area from 40% to 30% and consider the use of a plot ratio (as proposed for the Beach Residential Zone areas under the PDP) to reduce the bulky appearance of buildings.</p>

<sup>11</sup> Refer Footnote 1 above

<sup>12</sup> 79.1% of buildings in the total study area are single storey (86.1% in the Old Beach Area)

Permitted Activity Rule	Observations	Recommendations
	<p>character.</p> <p>Reducing the permitted activity standard for site coverage would help to maintain the low density character. This is particularly important for the Old Beach Area where the low density character is most pronounced.</p>	
Maximum height of 8m	<p>The majority (80%) of existing dwellings are single storey.</p> <p>Comment:</p> <p>With the 8m height standard there is the potential for new dwellings to be higher and potentially out of character with the existing pattern. To retain the existing low scale 'built form' character, a limit on the number of storeys should be required.</p>	That the existing 8m maximum building height in the Old Beach Area be amended to also limit the number of storeys to two. To address potential issues of bulk, design guidelines can be an effective tool and should be considered.
Compliance with the recession plane height envelope	No concerns with meeting this standard.	No change
An outdoor living area of at least 40m <sup>2</sup> is provided, and screened by vegetation of at least 1.5m in height	No concerns with meeting this standard.	No change
At least 30% permeable surfaces on site (i.e. not buildings or paving)	No concerns with this standard, although consideration should be given to including ways of achieving this standard through a design guide.	Include landscaping examples in a design guide (for the Old Beach Area ) to encourage compliance as well as to promote retention of existing vegetation.
A minimum set back of 4.5m from a road boundary	No concerns with this standard.	Retain 4.5m setback, but allow flexibility to reduce the setback to achieve consistency with existing patterns and the character of the landform through design guidelines (for the Old Beach Area).
For front sites a minimum 3m rear yard, one 3m side yard, and all other yards a minimum of	No concerns with this standard.	No change



Permitted Activity Rule	Observations	Recommendations
1.5m		
For rear sites all yards a minimum of 3m	No concerns with this standard.	No change
Maximum permitted height of a boundary fence is 1.8m on road frontages and 2m on all other boundaries.	Many frontages have no or low height fences. Where they are built to the 1.8m height, they present a barrier to the street. A lower height limit is recommended to avoid properties 'fencing themselves' off from the community and promote informal surveillance. Privacy can be attained through planting.	Reduce the maximum height of the front fence to 800mm or require that a minimum of 50% of the front fence is permeable and apply this standard to the front yard. Encourage the use of planting as a means of delineating the front boundary instead of a hard fence.
Exemption of earthworks standard within 2.0 m beyond the foundation line of the building associated with approved building developments subject to a building consent.	No concerns with this standard	No change
<p>Lots less than 3,000m<sup>2</sup></p> <ul style="list-style-type: none"> <li>▪ Controlled Activity: lots to be a minimum of 450m<sup>2</sup></li> </ul> <p>Lots greater than 3,000m<sup>2</sup></p> <ul style="list-style-type: none"> <li>▪ Restricted Discretionary Activity:</li> </ul> <p>For <u>front lots</u> at least 50% of the lots to be a minimum of 550m<sup>2</sup> and at least 25% to have a minimum lot area of 700m<sup>2</sup>. For <u>rear lots</u> at least 50% to have a minimum area of 650m<sup>2</sup> and at least 25% to have a minimum lot area of 800m<sup>2</sup>.</p>	<p>The majority of lots (82.9%) within the study area are below 900m<sup>2</sup>. Accordingly, these lots are unlikely to be able to meet the Controlled Activity standard (i.e. two lots of 450m<sup>2</sup>).</p> <p>For lots between 900m<sup>2</sup> and 1,200m<sup>2</sup> and above (17.1% of all lots in the study area) there is the potential to subdivide into two or more lots of 450m<sup>2</sup>.</p>	<p>Increase the minimum lot size for Controlled Activity subdivisions (lots less than 3,000m<sup>2</sup>) to 550m<sup>2</sup> in the entire study area.</p> <p>Make subdivisions creating lots of less than 550m<sup>2</sup> a Non-Complying Activity.</p>

## **SUMMARY**

The recommended changes relate to site coverage and lot size. It is essentially these provisions that 'control' the density of development. If the objective is to retain the existing low density character of Waikanae Beach, adjustments to site coverage and lot size, as summarised in the above table, are recommended.

These changes, along with the introduction of design guidelines, would bring the Waikanae Beach Area more into line with the provisions applying in the Beach Residential Zone. Accordingly, consideration should also be given to changing the zoning from "Residential Zone" to "Beach Residential Zone".