

Memo

Waikanae North Development – Urban Design s53 Response

Project	Waikanae North Development
Application reference	FTAA-2603-1194
Site	169-171 Peka Peka Road, Waikanae, Kapiti Coast
Document	Response to comments received under section 53 of the Fast-track Approvals Act 2024
Prepared by	Matthew Wenden, McIndoe Urban Ltd
Date	10 August 2026
Revision	Final

10 August 2026
Ref: Job No. 2268

This response has been prepared by Matthew Wenden. I am a UDIA registered Urban Designer and hold the qualifications of MArch (Prof), MA UD (Dist), BAS (Arch), LEED AP ND.

I have extensive experience in large scale masterplanning, campus planning, institutional and civic building development as well as providing urban design assessment and review. I am sufficiently qualified to provide expert comment of this kind.

Although this document has not been written as a statement of expert evidence, I confirm that at all times I have complied with the Environment Court’s Code of Conduct for Expert Witnesses contained in its Practice Note 2023 as well as the UDIA Code of Ethics.

1. Purpose and scope

This report responds to the comments received under section 53 of the Fast-track Approvals Act 2024 (FTAA) on the Waikanae North Development substantive application (FTAA-2603-1194) that fall within the urban design discipline. It forms part of a set comprising a covering note addressing planning, legal, conditions and other matters, individual subject area reports, and a tabulated response covering every comment received.

Comments are grouped by topic. Individual comment numbers and commenters are tagged against each topic.

2. Topic responses

U1 Lot sizes and density relative to the rural context

Comments: 11.1 | Commenters: 11 Kevin & Karen Baker

Comment. Mr and Mrs Baker submit that approximately 1,200 lots at an average of approximately 490 square metres, some under 300 square metres, is an urban densification level inconsistent with the surrounding rural and lifestyle area, and submits that minimum lot sizes should be approximately 1,000 square metres if the application is approved.

Urban Design response. The proposal is a comprehensively masterplanned residential development advanced under the FTAA as a project of regional importance and is not an incremental rural subdivision. It provides a range of housing types at different densities, identifying four distinct character areas relating to location, topography, and activity. The most dense areas of Medium density development are located within the centre of the Site, around the proposed local centre and areas of significant amenity such as wetlands and watercourses. Density throughout the remainder of the site is managed through lot sizes identified in the subdivision scheme plan, with conditions limiting development to a single dwelling on each lot.

While the proposal introduces a density of housing that is not anticipated by the current zoning (which is almost invariably the case for FTAA urban development applications), it aligns with the historical pattern of coastal urbanization and acts as a logical northern "bookend" to Waikanae's urban area. The surrounding context is already fragmented by SH1, the Peka Peka settlement, and small-scale lifestyle blocks, and Council's growth strategy contemplates future urban growth east of SH1 at Peka Peka.

The suggested minimum lot size of approximately 1,000 square metres across the site would reduce yield to approximately one-half of that proposed and would defeat the housing supply purpose for which the project was referred. Instead, the proposal manages the transition to the surrounding rural and lifestyle environment by applying rural zone building standards specifically at the rural interface alongside landscape-based controls and larger lots in some places. These targeted interface controls and targeted planting buffers provide appropriate mitigation for adjacent rural-residential neighbours while allowing for a consolidated urban form internally.

I consider that the proposed density and distribution of lots is an appropriate response for the site and alongside the mitigation discussed will not result in significant levels of adverse effect to the wider area.

U2 Reverse sensitivity and the eastern rural interface

Comments: 1.1, 1.8, 17.3, 17.1 | Commenters: 1 Sally & John Killick; 17 Dean & Miriam Lewin

Comment. Mr and Mrs Killick at [REDACTED] are concerned that seven residential lots, five of them between their property and the Te Harakeke Wetland, are proposed adjacent to their five-acre rural lifestyle block, and that new residents will cause reverse sensitivity effects in response to otherwise lawfully established rural activities (such as rabbit shooting and bonfires to burn rubbish). They consider the proposed buffer inadequate and seek that the Panel decline the residential lots at the eastern rear end of their and their neighbours' properties, submitting these destroy rural character and outlook, risk restrictions on rural activities, and leave their property 'sandwiched' between two residential areas.

Urban Design response. Management of effects at the rural interface has been carefully addressed in the Urban Design Assessment. This report concludes that privacy and visual effects on the Paetawa Road properties (Including [REDACTED]) are not significant. Consent conditions, secured by consent notice, apply to identified lots at the rural interface (Appendix 33, Conditions 102-104, 122-123) and address interface controls and building requirements.

Rural Lifestyle Zone setback and height in relation to boundary standards do not apply to the lots closest to [REDACTED] (Lots 3-7) due to them not sharing a direct boundary. However, the boundary of the [REDACTED] property is separated from the closest residential lots by approximately 23.5m. This space accommodates a planted buffer, walkway and road access for the proposed lots 1-7. This separation distance is considered sufficient to mitigate boundary interface issues in this location and that no further change is required. I finally note that the house on [REDACTED] is set back further from the proposed lots than the boundary.

Further, activities resulting in nuisance across the boundary such as open-air fires or firearms are not necessarily lawfully established rural activities and are subject to other controls beyond those that may arise from residential activity on nearby property. The district plan controls relative to reverse sensitivity are focused on intensive farming activities and rural production. This matter is further considered in the Planning report.

U3 Building height, privacy and outlook at [REDACTED]

Comments: 12.2 | Commenters: 12 Bryan & Debbie Edwards

Comment. Mr and Mrs Edwards submit that 8 metre high dwellings on lots 955-958 proposed directly behind their 2.14 hectare rural lifestyle property would affect outlook, privacy and rural character and potentially resale value, and request that the two-storey homes adjacent to [REDACTED] with single-level dwellings. They note they plan to build a larger home on the elevated portion of their site near the boundary.

Urban Design response. In response to initial engagement with Kapiti Coast District Council, including the Boffa Miskell peer review, the lot layout along this north-eastern interface was adjusted. The rural zone boundary standards apply (5 metre setback, 2.1 metre plus 45 degree height in relation to boundary, 8 metre height limit), together with controls limiting the number of standalone dwellings, a low light reflectance value requirement, and rural-style fencing and planting.

The Urban Design Assessment records that [REDACTED] has a dwelling close to the site boundary but at a higher level than the proposed adjacent lots. All lots sharing a boundary with the General Rural Zone will be subject to building height, setback and HIRB standards adopted from the General Rural Zone (see section 3.1 of the Urban Design Assessment report for more detail on these standards). In addition, proposed standards also control fencing and planting to ensure that residential dwellings will be well-screened from the neighbour. Proposed planting standards allow for buffer planting with breaks at each lot to enable views out for the residential properties. Also mitigating effects on [REDACTED] is the elevated topography of these neighbours and limited south-facing window conditions that will reduce adverse privacy effects.

Overall, privacy and visual effects for [REDACTED] were assessed as being Negligible.

These effects could be further reduced by imposing a specific control on lots 944-945 and 955-963 limiting height to 4.5m to enable single storey development only in this location as requested by the submitter. WNDL proposes to make that adjustment.

Additionally, Mr and Mrs Edwards note that the existing dwelling on their property [REDACTED] has not been accurately reflected on the application plans. We note that the footprint of the existing dwelling is not shown highlighted on all plans,

notably in Appendix D of the Masterplan Design Report. I confirm that this would not materially change any assessment of effects or neighbour assessments and the presence of the dwelling has been noted and considered.

The submitters' from [REDACTED] have stated an intention to build on the elevated portion of their property near the boundary. However, as this future dwelling is not consented or constructed it is not considered material to the assessment of effects. Any assessment of the property needs to consider the existing (or consented and likely to eventuate) environment. To this end, the area of 'developable' land closer to the boundary has been considered in assessment, however possible activity at this part of the site would not usually carry as much weight as an existing dwelling, or a consented second dwelling coupled with evidence that construction is imminent.

It is also worth noting that if such a dwelling is to be constructed in the future, it can be designed and oriented in a way that minimizes the outlook towards the proposed dwellings on the WNDL site. These dwellings are located to the south and the commenter's property enjoys a good northern aspect as well as wetland views towards the east.

The proposal will not affect the ability of the submitters to build on their property closer to the boundary. They will retain full flexibility to alter the outlook and orientation of future buildings.

The proposed interface controls (setbacks, planting etc.) together with applicant's proposal to limit buildings to one storey at this location should further ameliorate the submitter's concerns.

Conditions. The applicant offers to impose a specific control on lots 944-945 and 955-963 limiting height to 4.5m to enable only single storey development in this location.

U4 Land Parcel 5124 and boundary setback dimensions

Comments: 12.5 | Commenters: 12 Bryan & Debbie Edwards

Comment. Mr and Mrs Edwards query the purpose of Parcel 5124 and whether structures are proposed there, and seek confirmation of the setback distance between the rear boundary and new dwellings, understood by them to be approximately 6 to 10 metres in the rural residential zone.

Urban Design response. The purpose of Lot 5124 is as Stormwater Reserve to be vested with Kāpiti Coast District Council. This area is intended as a stormwater treatment area, as shown on Appendix 7C Stormwater Management Plan (2911-ALL-SW-400 & 2911-ALL-SW-413) with Treatment REF:11_1. These areas are bioretention basins, with a typical visual representation shown in Appendix 7A – Stormwater Concept Details (2911-ALL-SW-480).

No structures are proposed for this lot.

Where interfacing with a rural property, the proposal adopts bulk and location standards on that shared boundary from the Rural Lifestyle Zone of the Kāpiti Coast District Plan. The zone standards relating to buildings and structures (including habitable buildings and accessory buildings on any allotment) are found at Rule RLZ-R3. These standards include a minimum yard (setback) requirement for any subject site (RLZ-R3 5. b.):

- b. side and rear yards
 - i. all buildings and structures (excluding minor buildings and intensive farming buildings) must be set back at least 5 metres from a side or rear yard boundary; and
 - ii. intrusions of eaves up to 0.6 metres are excluded.

In addition to this yard standard, buildings in the Rural Lifestyle Zone are subject to a Height in Relation to Boundary Standard of $2.1\text{m} + 45^\circ$ and a maximum height of 8m.

For the proposed lots adjoining a neighbouring rural property, a consent notice is applied which requires buildings to adopt the RLZ-R3 5. b. yard standard and the height in relation to boundary standard of the rural zone. As such buildings will be required to be set back 5m from the shared boundary with 153 Peka Peka Road.

I consider that these proposed bulk and location standards, in conjunction with other planned landscape controls, are sufficient to protect the privacy and amenity across the rural interface boundaries.

U5 Rural lifestyle character change

Comments: 12.6 | Commenters: 12 Bryan & Debbie Edwards

Comment. Mr and Mrs Edwards dispute the statement that the rural-lifestyle character of the [REDACTED] cluster will transition to a more residential nature over time, considering it an unproven assumption, and seek the evidence, analysis and planning rationale supporting it.

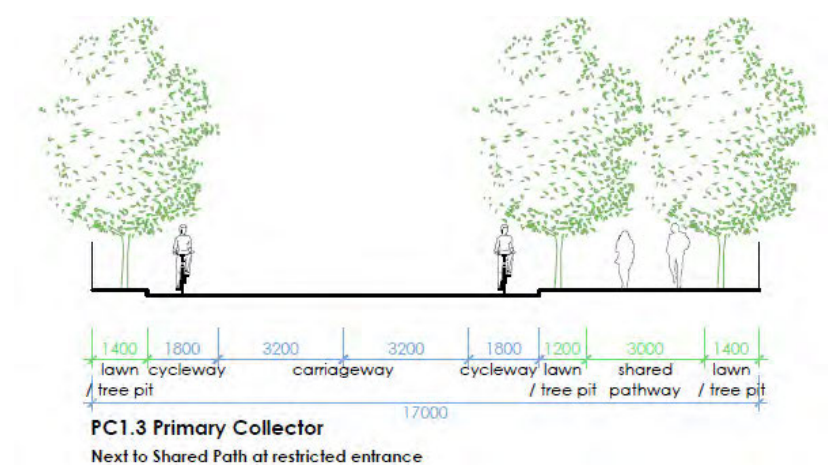
Urban Design response. This is primarily a planning matter and is addressed in the Planning response. From an urban design perspective, the assessment of effects on these properties does not depend on the assumed future character change: the effects from an Urban Design perspective, on [REDACTED] are assessed against the existing environment, applying the proposed standards in reference to the General Rural Zone yard, height in relation to boundary and height standards.

U6 Amenity of the new public road interface at [REDACTED]

Comments: 14.3, 14.4 | Commenters: 14 Jo Gilpin & John Urquhart

Comment. Ms Gilpin and Mr Urquhart submit that the proposal will result in their properties changing from adjoining a lightly used private access to bordering the principal public road, with consequential effects on privacy, visual amenity, glare and lighting, and seek boundary fencing and landscape screening designed in consultation with them, to be established before the road becomes operational.

Urban Design response. The existing site access is approximately 17m wide along the length of the access. The typical cross sections for the Primary Collector at the restricted entrance (PC1.3) are shown on the Landscape Drawings LA8.02. These drawings demonstrate the provision of cycleways in addition to a 3m wide shared pathway, providing appropriate provision for pedestrian and cyclists along the length of the constrained access.



Extract from LA8.02 showing provision of cycle-lanes on both sides of carriageway in addition to 3m wide shared pathway.

Street trees and streetscape planting adjacent to public roads are provided for by a Streetscape Planting, Maintenance and Management Plan (SPMMP) required by condition (Appendix 33, Conditions 74-80), with planting to be completed by defined triggers and maintained for a specified period. The SPMMP must be certified prior to roading construction commencement and planting for each stage must be completed by whichever occurs first:

- the next planting season (April to September inclusive), or
- within 6 months of completion of the civil works for that stage.

All planting must be established in accordance with the approved SPMMP prior to approval of s224(c) subdivision certification. This road is the primary access to the development and indicated to be undertaken as part of phase 1B of the civil construction phasing (Appendix-04A-Scheme Overview, 2911-ALL-P-2). These conditions will ensure that planting is appropriately established as the development progresses.



View looking north along the existing access, showing [REDACTED] in relation to the access road (Left image) and View looking south along existing access showing access to [REDACTED] on the right, and [REDACTED] visible on the left of the image (Right image).

Existing properties are set back from the access road and the level of planting is considered sufficient to provide a good level of amenity at the road and property interface.

U7 Privacy effects of ground floor apartment units

Comments: 21.21 | Commenters: 21 Kapiti Coast District Council

Comment. Kapiti Coast District Council seeks that the Urban Design Assessment be updated to clarify the design approach to mitigate the privacy effects of ground floor apartment units adopting the 1.8 metre by 8 square metre balcony standards, so that there can be confidence this will not result in adverse privacy effects for those units. The reviewer does not challenge the appropriateness of the quantum of outdoor space under the proposed standard, but seeks clarification of any impact of this on the public/private interface condition.

Urban Design response. The intention behind the reduction of the outdoor living space at ground level for apartment (compared with usual District Plan standard for outdoor living spaces where provided in the form of a balcony, patio, or roof terrace) is to enable greater flexibility in the siting of apartment type buildings, without introducing large setbacks from the street. The proposed apartment buildings are located in an area proximate to the proposed centre, where large setbacks are not considered appropriate. The current General Residential Zone standard would require outdoor space for ground floor units to be a minimum area of 20m² and have no dimension less than 3m. The proposed standard would reduce this requirement to 8m² with a minimum width of 1.8m (where provided in the form of a balcony, patio, or

roof terrace), As such, the proposed standard means that provision of outdoor space for ground level units will reflect that of the upper-level units.

The KCDC reviewer raises concerns that this approach will locate private outdoor living space directly at the street front, allowing views directly into the apartment unit in an area expected to have high pedestrian activity.

Residential at ground level with minimal separation from the street is a common condition across the world, with multiple ways to design for a level of privacy or 'threshold' between the public street and private living spaces. Additionally, as the KCDC reviewer identifies approaches such as provision of communal space to offset loss of private outdoor space are methods by which consent can be sought where applications are in breach of these standards.

The primary method to address concerns around the detailed design of the interface between private spaces and public pedestrian environments is through the proposed Design Review Panel certification process. This process will require review of all multi-unit proposals including the apartment typologies.

The specific control proposed is appropriate in the context of these two apartment building given their proximity to the proposed centre and the street environment around each. The quantum of space provided is in line with other units within the same building (and is not challenged by the KCDC reviewer).

The Design Review Panel will consider proposals against the proposed controls (including the outdoor space $8\text{m}^2 / 1.8\text{m}$ dimension standard) and the Residential Design Guide. This guidance includes multiple guidance points (6.1.3, 6.1.24, 6.3.82, 6.3.83, 6.3.85) that will give the Design Review Panel scope to consider how this interface is dealt with at detailed design stage.

Design responses could include raising the finished floor level of the building to create a minor level separation between the street and patio or deck space. Strategic planting or location of planter boxes can signal a differentiation between public and private realms as well as visually screen or interrupt direct views from the footpath into living spaces. The KCDC reviewer suggests that: "One possible mitigation measure would be to flip the design at the ground level and provide balconies for internal units on the other side, fronting the internal pedestrian area to minimise pedestrian views into the unit and increase the planting buffer...".

We agree that this measure could provide for a level of privacy away from the street edge, however, it would also reduce the frontage and overlooking of the public realm from within the building. We are confident that whatever the design response to address privacy and interface between public and private at the street edge, the proposal incorporates an appropriate mechanism by which consideration of this issue is ensured.

We also note only two apartment buildings are proposed, such that the effect of this adjusted rule (if any) would be limited.

U8 Boundary lot sizes and transition at the rural/urban interface

Comments: 21.22, 21.15 | Commenters: 21 Kapiti Coast District Council;

Comment. Kapiti Coast District Council's urban design reviewer recommends increasing the lot size of boundary lots - proposed lots 837 to 845 and 846 to 853 along the northern boundary, and lots 204-211 in the vicinity of End Farm Road on the southern boundary - to provide a clearer and more appropriate transition between adjacent rural properties and the boundary lots on the site. This aligns with the landscape reviewer's call for design-led interface measures.

Urban Design response.

Lots 204-211 directly adjoin [REDACTED]. The property owners of this property have submitted as part of the s53 comment process and have noted that they "...are supportive of the scheme layout and proposed boundary activities including earthworks and landscaping." I also note that Kim Schwass ([REDACTED]) has also provided a submission in support of the application and note that the owners "...see no issue with the scheme layout and boundary activities.". Additionally, both the Landscape and Visual Assessment (LVA) and Urban Design Assessment (UDA) find that the design and layout of lots in this location to be appropriate to the context and boundary condition.

For lots 837 to 845 and 846 to 853 along the northern interface the lot layout incorporates deliberate variation in lot widths to reduce the level of repetition when viewed from external vantage points—a design refinement previously made in response to initial feedback from Kāpiti Coast District Council in November 2025. This design refinement significantly reduced the number of lots that have a direct boundary with the adjacent rural environment from an earlier variation of the proposal. Within the lot ranges identified by the KCDC reviewer, only 9 lots have a

common boundary with the rural lot adjacent. These lot widths vary from 16m to 55m with an average width around 36m. This is noticeably different than the average residential lot width within the development of around 15m. When viewed from adjacent and neighbouring properties the variation of width would result in the perception of decreased density due to the reduction in frequency of dwellings along the boundary.

This variation in width and perceived reduction in density is further reinforced by the assessment of the visual impact of the development on the rural boundary interface outlined in the LVA. This assessment confirms that the proposed landscape mitigation planting and screen planting will successfully limit the visibility and visual prominence of residential dwellings from surrounding external properties.

The urban form of the receiving environment further supports the proposed layout. The adjoining parcel held by the NZ Transport Agency Waka Kotahi (NZTA) constitutes an isolated rural pocket rather than a contiguous, highly functional rural landscape, while the remainder of the land positioned between the application site and Peka Peka Road is predominantly rural residential in nature.

It is relevant to highlight that NZTA, as the directly adjoining landowner along the edge shared with lots 837 to 845 and 846 to 853, did not raise any submission points or adverse interface concerns regarding the proposed lot layout or built boundary conditions as part of its section 53 comments.

When viewed across the wider context, the development successfully delivers a logical urban transect model, appropriately stepping down density and built form between the proposed local centre and the bounding public road corridor at Peka Peka Road.

We note that the Northern boundary is made up of large areas of open space and wetland corridors that will contribute to the perception of reduced density of dwellings along this edge and reducing perceived visual effects.

An important distinction regarding the appropriateness of the lot sizes and the rural interface is between what is viewed locally by neighbouring properties, and what is perceived as part of a wider urban form. At the local scale, the combination of the wider lot widths and associated variation in widths alongside the proposed visual mitigation planting will result in a perception of decreased density and a stepped transition from the neighbouring Rural Lifestyle zoned properties. From a wider urban form standpoint, the stepped transition that the KCDC reviewer comments on is

achieved through medium density (small lots) at the centre of the development, transitioning to standard residential lots for the majority of the development, on to targeted wider lots at the interface and further out towards existing rural residential lots.

I consider that the current design and sizing of lots in all locations, alongside the proposed standards and landscape mitigation will result in a condition appropriate to the boundary interface. From an urban design standpoint I confirm that no further change to the lots at the rural interface is necessary.

U9 Change of Character from Rural to Urban

Comments: 1.1, 1.8, 11.1, 12.2, 12.6, 16.1, 17.1, 17.3, 18.1, 19.1, 19.4, 21.15, 21.22 | Commenters: 1 Sally & John Killick; 11 Kevin & Karen Baker; 12 Bryan & Debbie Edwards; 16 Glynn & Jennifer Cowley; 17 Dean & Miriam Lewin; 18 Ron & Jane Woodrow; 19 Gail Inglis & Watutsi Trust;

Comment. Several submitters (specifically Submitters 1, 11, 12, 16, 17, 18, and 19) made comments regarding changes to character and amenity, noting that the proposed subdivision would result in an irreversible change from a rural/lifestyle baseline to an urbanized residential model. These submitters argue that the loss of open space, increased density, and associated infrastructure changes would permanently degrade the established rural landscape, outlook, and quiet enjoyment of the area, while also creating reverse sensitivity issues along the rural-urban boundary.

Urban Design response. This topic is primarily a FTAA/planning matter and is addressed in the Planning response.

From an urban design perspective, the proposal represents a well-integrated, masterplanned development that creates a well-functioning urban environment supported by a distinct spatial hierarchy, clear and legible movement network and well-developed open space network.

While the resulting development will constitute a change to the existing environment, the outcomes achieved in the masterplan are generally aligned with the outcomes sought for a greenfield residential environment under the Kāpiti Coast District Council (KCDC) District Plan. These outcomes include housing and economic growth, and they align with those sought by the government in relation to the National Policy Statement for Urban Development (NPSUD) 2020 and the goals of the Fast Track Approvals Act (FTAA).

Further, the KCDC District Plan objectives seek to maintain a consolidated urban form (GRUZ -P7). It is acknowledged that the Proposal is not contiguous with a large area of existing suburban development but it is contiguous/adjacent to the existing Peka Peka urban area. It consolidates the area by establishing a new neighbourhood north of the Waikanae conurbation.

This location is not currently identified in KCDC's growth strategy 'Te Tupu Pai - Growing Well' but has been considered for urban growth as part of background work undertaken by the Council that is detailed in the substantive application. Also noted is that the Council's Growth Strategy has identified an area of potential future urban growth on the eastern side of State Highway 1 at Peka Peka that will establish a developed context in the vicinity of the proposal.

Further, land between the former SH1 and the sea has generally urbanised over time. The Proposal can be seen as a continuation of this development pattern, and it will form a logical 'bookend' to growth of the urban area to the north of Waikanae.

U10 Visual, privacy and amenity questions - [REDACTED]

Comments: 30.2 | Commenters: 30 Michael Pearson

Comment. Mr Pearson of [REDACTED] asks a series of specific questions. I have reproduced urban design specific questions below (numbering is my own relative to the UD specific questions, not in relation to the submitters questions):

- a. What assurance can be given that neighbouring property values and amenity will not be adversely affected.
- b. What will I see from their homes [sic] once the development is complete?
- c. Have visual simulations been prepared?
- d. Are there proposed three-storey buildings?
- e. What building heights are proposed adjacent to existing homes?
- f. What setbacks apply along existing boundaries?
- g. What landscape buffers will be provided?
- h. How will privacy be maintained?
- i. What visual mitigation is proposed for existing homeowners?
- j. Will existing rural outlooks be lost?
- k. What measures are proposed to preserve amenity values?

Urban Design response. Most of these questions can be answered directly.

- a. I cannot comment on property values, (and I understand they are irrelevant in any event), however neighbour effects are assessed as part of the Landscape and Visual Assessment (LVA) and Urban Design Assessment (UDA) submitted with the substantive application (Appendices 22A, 22B and Appendix 13 respectively). A series of proposed controls along the General Rural and Rural Residential zoned boundaries are proposed to protect amenity values for neighbouring properties including application of the relevant zone setback (yard), maximum height, and height in relation to boundary control standards.
- b. The Landscape and Visual Assessment assessed 13 representative viewpoints and 19 adjoining private properties using Te Tangi a te Manu methodology, with viewpoint material at Appendix 22B. The Urban Design Assessment specifically addresses [REDACTED], recording that these properties are largely separated from the development by changes in level and complex topography, that [REDACTED] is set behind a tall existing hill, that [REDACTED] will be screened from the development by that hill such that no proposed lots will have visual connections with the property, and that privacy and visual effects for [REDACTED] [REDACTED] are considered to be negligible.
- c. Visual simulations have been prepared, please refer to the Landscape and Visual Assessment and LVA viewpoints (Appendices 22A and 22B). These have not been reproduced here.
- d. Yes, some three-storey buildings are enabled within the general residential lots within the development. However, lots with a direct boundary with either General Rural or Rural Residential Zoned properties will be limited to 8m (two storeys) and in some select locations 4.5m (single storey).
- e. See above.
- f. Lots with a direct boundary with either General Rural or Rural Residential zoned properties apply the yard standard from the Rural Lifestyle zone and have a minimum setback of 5m.
- g. Landscape buffers are described in the Masterplan Design Report (Appendix 12 pg 52-55) and Combined Landscape Drawings (Appendix 11)
- h. Privacy to external boundaries will be maintained through applying the Rural Lifestyle zone standards relating to setback (5m) and Height in Relation to Boundary (2.1m + 45o). This will limit upper level windows in close proximity to any external boundaries to avoid overlooking. Additionally, in sensitive areas a

landscape mitigation planting area is required to provide screening between proposed development and the semi-rural landscape beyond.

- i. See response g. above
- j. Some loss of existing rural outlook is to be expected through a development of this nature. Refer to discussion on the visual effects of the development in the LVA (Appendix 22A)
- k. See responses a. f. and h. above

U11 Future Roding Connections

Comments: 16.8, 19.2, 21.24, | Commenters: 16 Glynn and Jennifer Cowley; 19 Gail Inglis; 21 Kapiti Coast District Council; 30 Michael Pearson

Comment. Several submitters seek clarity on, or express concerns over the timing and traffic impacts of planned access links, specifically requesting that key connections - such as the Ngarara Road extension to Waikanae township - be physically constructed during the initial development phase rather than just deferred or enabled for future build. They highlight a lack of details regarding future integration with surrounding networks like Kensington Drive and broader southern/western links, while warning that inadequate connections will trigger local traffic issues like rat-running through Paetawa Road to the Waikanae Beach interchange.

Urban Design response. The masterplan explicitly establishes the spatial layout and structural provisions required to enable long-term connectivity with the wider network when opportunities arise to achieve these. To integrate with the broader movement network, the design provides specific future link opportunities, including a Secondary Connector Road aligned to a paper road leading toward Ngarara Road to the southwest, as well as three vehicle connections along the northern boundary.

These connections to the north of the site provide the opportunity for a further connection to Peka Peka Road via Kensington Drive, or a future connection to Peka Peka Link Road. These connections are dependent on the future of the surrounding properties and whether these are developed in the future.



These connections safeguard the potential to deliver a connected residential environment if surrounding sites urbanise in the future, while acknowledging that the full realisation of the connection is beyond the scope or control of this application.

Therefore, the proposal does what it can to provide for future connections, within the site that is within the control of WNDL. Future connections have been a key design consideration and the future proofing of those connections is ingrained and provided for. WNDL is however unable to control matters that are outside of its scope – it can only maximise those future opportunities and the design of the proposal has done that.

5. Conditions arising

The following condition changes are identified as a result of comments. Final drafting is a matter for the planning team.

- The applicant offers to impose a specific control on lots 944-945, & 955-963 limiting height to 4.5m to enable single storey development only in this location. This could be through condition of consent and secured by consent notice on these properties.

End.

Author:



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Connection to
Ngarara Road.

Connection to Peka Peka Link Road

Connection to Peka Peka Road
(via Kensington Dr.)

Lot 2 DP 25435

Lot 14 DP 89418

Lot 100 DP 611090

TE HARAKEKE
SWAMP COMPLEX

HILLTOP / DUNE

PEKA PEKA RD
WETLAND

DOG PARK

LOCAL CENTRE

NEIGHBOURHOOD
PARK

NGARARA
WETLAND CLUSTER

EASTERN WETLAND
CLUSTER

LOWER NGARARA
WETLAND CLUSTER