

Waikanae North

Proposed Residential & Neighbourhood Centre Development

URBAN DESIGN ASSESSMENT

for

Waikanae North Developments Limited

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Mr Burns and Mr Wenden are both qualified and experienced urban designers. Mr Burns holds the qualifications and professional memberships of MA UD (Dist), BArch, MRTPI, FRSA, and is an UDIA Registered Urban Designer. Mr Wenden holds the qualifications of MArch (Prof), MA UD (Dist), LEED AP ND.

Both Mr Burns and Mr Wenden have extensive experience in large scale masterplanning, campus planning, institutional and civic building development as well as providing urban design assessment and review and are considered to be sufficiently qualified to undertake an assessment of this kind.

Although this document has not been written as a statement of expert evidence, we confirm that at all times we 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. No part of this report has been authored by an AI or other software.

We declare that in relation to our role in providing expert urban design assessment and advice for this project we are not, to the best of our knowledge, subject to any real or perceived conflicts of interest.

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1 Introduction

The Proposal is for a new residential neighbourhood and local centre on 141 hectares of land at 169-171 Peka Peka Road & 107 Paetawa Road. A total of 1,181 to 1,201 residential dwellings at various densities and types are proposed supported by 3,500sq.m (GFA) of commercial and community activity. An extensive public realm of streets and open spaces will be created including wetlands, recreational areas and natural dune ridges.

The project is further described in the application documents including the Masterplan prepared jointly by McIndoe Urban Ltd (MUL) and Local. The Masterplan – referred to in this assessment as the ‘Reference Design’ – contains public realm, street and open space design by Local. Those design drawings are captured in the Masterplan Design Report (MDR), which identifies masterplan outcomes and their design rationale.

Site context and analysis of the existing environment are provided in the MDR and are not reproduced here.



Figure 1.1: The Site
(refer Masterplan Design Report for full-size images)

1.1 Scope

The urban design assessment starts with an overview at the ‘neighbourhood’ level. This addresses four key topics (see below). These are derived from urban design best practice and cross-referenced against relevant District Plan provisions and Objectives and Policies from the National Policy Statement on Urban Development (NPS-UD):

- Well-Functioning Urban Environment
- Activity
- Spatial Structure, Movement and Character
- Public Realm

This overview supplements the more detailed urban design assessment relative to the KCDC District Plan Residential and Centres Design Guides and relevant zone provisions.

Assessment at the ‘whole of neighbourhood’ scale is important because the KCDC guides are principally focussed at the level of individual lot development and do not easily invite wider scrutiny of conditions.

The assessment applies to the following:

- Reference Design and Block Plans for general neighbourhood and site planning approach.
- Typical dwellings and local centre built-form outcomes (provided for illustration and as proof of concept).
- Public realm design by Local (when public open space and landscape assessment is relevant).

Sometimes, KCDC guidelines raise matters of detail that will not be determined until later in the design process. In these cases, reference is made to the standards and guidelines for the zone.

2 The Proposal

2.1 Overview

The Proposal is shown in the illustrative masterplan sheet LA 1.01 (Reference Design). The MDR provides a detailed description of the Proposal.



Figure 2.1: Reference Design

The Plan below identifies four different areas, which are based on topographical and geographical location and activity. The naming system assists identification and allows the Proposal to be cross-referenced with typological design.



Figure 2.2: Character Area Plan

Development Yield:

1,181-1,201 residential dwellings

Commercial: 3,500sqm
GFA local centre

Community: 210sqm
community space

Ecological:

174,500sqm Te Harakeke

9,950 Peka Peka Rd
Swamp

Wetland Restoration

136,900sqm

Local Purpose (stormwater):

90,500sqm

Recreation Reserve:

Central reserve: 5,100sqm

Dog Park: 11,500sqm

Dune Ridges:

167,200sqm

Western dunes

Natural dune ridges, steeply sloping land, lagoon, coastal lifestyle properties.

Yield: 270 Lots

Dune foothills east

Gently rolling hills, flat-ish

Wetlands interface

Yield: 331 Lots

Eastern flats

Flat land, wetlands interface

Yield: 445 Lots

Local Centre

Flat land, local centre

Recreational, wetlands

Yield: 3,500sq.m GFA

3 Design Approach

3.1 General Approach

Design Requirements

Design Requirements are measurable quantitative descriptions of what is possible on each proposed block. The following types of activity are sought:

- a. General residential activity limited to 1 dwelling per lot for the majority of the plan area.
- b. Medium density residential activity aligning with General Residential Zone standards and subject to a 14m height standard, in identified areas.
- c. Local Centre activity aligning with Local Centre Zone standards.
- d. Designated opens spaces for ecological, recreational and stormwater management purposes.

The Design Requirements address the following subjects:

- a. Lot subdivision Scheme Plan (2911-ALL-P-1)
- b. Typology Reference Plan (sheet UD2.01).
- c. Local Centre Precinct Plans (sheets UD3.01, 3.02) identifying lot areas, activity, access and servicing, carparking and frontage orientation, verandas.
- d. Land use (MDR section 3.3 and sheet UD1.01)
- e. Indicative Staging plan (2911-ALL-P-2)
- f. Street and open space plans (refer landscape sheets LA1 – LA8).
- g. Specific Lot Mitigation (sheet LA9.00)

Design Approval

The approach to finalising building designs for medium density housing and local centre buildings will require application to the Design Review Panel (the Panel) and certification by Council before construction. For this FTAA application, housing typologies have been developed as 'proof of concept'. Subsequent specific architectural designs will need to demonstrate compliance with KCDC residential and, where applicable, centres standards and guidelines.

Proposed controls

In certain instances, the residential (GRZ) and local centre (LCZ) standards are recommended to be modified. The mechanism for applying these changes is addressed in the application document prepared by Building Block Planning, and in the proposed conditions.

The following requirement is more enabling than the equivalent District Plan standard:

- a. Outdoor living for ground floor apartments to have an 8m² / 1.8m dimension patio rather than a 20m² space at ground.
Reason for change: To provide consistency with apartment types, enable apartment buildings to locate closer to the street edge, to better utilise apartment lots, and to give greater flexibility on outdoor living space provision. (refer LCZ-R4, 4 and GRZ-R33 6 a, b of the District Plan).

The following requirements are less enabling than the equivalent District Plan standards, or are new standards that are proposed for the development:

Rural and Rural Lifestyle Interface properties

- b. 8m maximum building height for proposed lots at the rural and rural lifestyle interface rather than 11m.
Reason for change: To align with the operative General Rural Zone and Rural Lifestyle Zone standards and provide better mitigation for neighbouring rural and rural lifestyle properties.
- c. 2.1m + 45deg height in relation to boundary (HIRB) for proposed lot boundaries at the rural and rural lifestyle interface rather than 4m + 60deg for the General Residential Zone.
Reason for change: To align with the operative General Rural Zone and Rural Lifestyle Zone standards and provide mitigation for neighbouring rural and rural lifestyle properties.
- d. 5m minimum setback from a rural or rural lifestyle boundary rather than 1m (refer GRZ-Table 1 of the District Plan).
Reason for change: To align with the operative General Rural Zone and Rural Lifestyle Zone standards and provide appropriate mitigation for neighbouring rural and rural lifestyle properties.
- e. Boundary buffer planting, minimum 50% of boundary to a height of 4m and depth of 2m with species from the approved landscape plan.
Reason for standard: To provide appropriate visual screening and mitigation for neighbouring rural properties, while allowing for views onto the rural landscape from within the site.
- f. Fencing at the rural interface to be maximum 1.5m post and rail or post and wire.
Reason for standard: To provide appropriate visual mitigation for neighbouring rural properties.

Expressway Interface properties

- g. Boundary buffer planting, minimum 50% of boundary to a height of 4m and depth of 2m with species from the approved landscape plan.
Reason for standard: To provide visual buffering from the expressway and shared use path and consistency with the rural interface boundary.
- h. Fencing to be maximum 1.5m post and rail or post and wire.
Reason for standard: To provide a consistent visual outcome along the length of the expressway and shared use path and alignment with the rural interface boundary.

Medium Density Area

- i. 5.5m minimum setback for garages.
Reason for change: To mitigate impact of garages at street frontages, provide for additional parking on-lot and to avoid conflict between cars parked over pedestrian access and footpath.
- j. At least one specimen tree capable of growing to a minimum height of four metres after ten years must be provided for each ground floor residential unit.
Reason for standard: to provide for shading and visual amenity with the residential lots to supplement street tree planting.
- k. Bin storage - when located within front yards these are to be screened with a standalone structure or integrated with fencing.
Reason for standard: To mitigate visual impact of bins on the streetscape where these are not able to be located in the side or rear yards (eg. For mid-terrace units)/
- l. Washing lines must be located in side or rear yards and are not permitted within front yards except for apartment balconies.
Reason for standard: To mitigate visual impact of washing lines on streetscape amenity and outlook
- m. Fencing within front yards of medium density area should be 1.2m max height for the length of the site boundary where that boundary is located between the front of a principal building and a road.

Open Space, Reserve and Dog Park Fencing

- n. Fencing at any street, public space or reserve boundary, including interface with private lots shall be maximum 1.2m height. The Fencing Plan (sheet LA3.02) indicates areas where consistent fence design is required to avoid fragmentation and lack of cohesion.
Reason for standard: To provide for consistency of fencing in sensitive locations such as at open space interfaces. Providing for visual connection between open spaces and private lots at critical interfaces.
- o. Fencing to wetlands where indicated and required to control cats. 1.5m height with Oscillot (or similar) mounted at top. Close boarded fencing or open rail / with non-climbable mesh on development side.
- p. Fencing for the dog park boundaries to be 1.8m high close boarded fencing at private lot boundaries and 1.5m high open rail / mesh at other public boundaries.
Reason for standard: To provide for consistency of fencing and to allow for security of the dog park and surrounding lots.

Western Dunes

- q. All lots in the Western Dunes area have a maximum building height of 8m except for identified lots where maximum building height is restricted to 4.5m (sheet LA9.00).
Reason for change: The more restrictive 4.5m height is required to mitigate visual effects on the dune ridges based on visual assessment testing by Local. 4.5m enables a single storey dwelling with pitched roof form. Elsewhere in this area a maximum height of 8m is established to generally suppress height and mitigate any potential visual effects.
- r. Light reflective value restriction of 30% for lots identified on sheet LA9.00.
Reason for standard: To mitigate the visual impact of development on the dune landscape by controlling the reflectivity (glare) of buildings, particularly roofs.

Planting (plan-wide)

- s. Application of the planting palette for the respective ‘planting zone’ is required to public open spaces, reserves, streets and the dune tops. The palette must be applied within a 30m setback of wetlands.
Reason for standard: To ensure consistency of landscape treatment across the public realm and to avoid invasive species infiltrating into ecologically sensitive areas.

Water tanks

- t. On-lot water tanks must not be located within front yards. Lots should provide for tanks in rear or side yards only. All linear tanks located against a fence should be at or below the permitted fence height for that location. Location of tanks should ensure that they are not visually prominent from within the public realm.
Reason for change: Visual impact of on-lot water tanks on the public realm including public open spaces, reserves, and streets will be impacted by large bulky tanks.

KCDC Design Guidelines and typology reference designs

KCDC residential and centres design guidelines (District Plan App 24 and App 25) apply to all multi-unit development within the medium density housing area and to all buildings and spaces in the local centre. The guidelines are implemented through a process of expert qualitative design review by a Design Review Panel (see section 3.2 Implementation below).

The Proposal includes a large number of individual lots and buildings which will be delivered in stages by different developers. As a result, it is impractical to assess each and every building. Instead, reference typology designs have been developed that provide ‘proof of concept’ and illustrate the intended outcomes. These typology designs are evaluated using the KCDC Operative Residential Design Guide and Centres Design Guide at sections 4.3 and 4.4 of this report.

Conclusion

Assessment relating to medium density housing and the local centre is based on the District Plan GRZ and LCZ standards, specific controls proposed for this development (refer above a - r), and KCDC guidelines. These provide a high degree of certainty for the overall form and quality of development.

3.2 Implementation

The Reference Design and underlying Subdivision Scheme Plan prescribe street and block layouts, built form types and the distribution of activities. They provide quantitative and qualitative parameters for development on each block, within which proposals will be assessed by a Design Review Panel in a formal review process.

Design review and approval process

1. Each development proposal must demonstrate compliance with the Design Requirements along with a satisfactory response to relevant KCDC Guidelines. The Design Review Panel will review these matters and confirm consistency of the application with the applicable standards and guidelines.
2. The Design Review Panel [the Panel] should have a quorum of three professionals who collectively possess urban design, architectural and landscape architecture expertise.
 - All panellists should be senior and established professionals with extensive experience in design review.
 - Panel membership will be agreed by the developer (in this case WNDL) and the Council (in this case KCDC).
3. The Panel has discretion to:
 - Determine that an application is consistent with the Design Requirements and Guidelines; and,
 - approve minor variations from the Design Requirements and Guidelines, subject to consistency with identified design criteria (see below: 'Variations from Design Requirements').
4. The Panel must provide a rationale for its assessment including any design recommendations. The Panel should provide a statement of consistency with the Requirements and Guidelines. The Panel should also identify any departures from the Requirements and Guidelines, giving a justification for these departures along with references to relevant design criteria.
5. Confirming design review certification decisions:
 - When a proposal is not approved by the Panel, the applicant will receive formal feedback identifying the reasons for the decision. If they wish, applicants may submit a revised proposal for further review.
 - When a proposal is approved, the Panel will advise KCDC compliance officers of its rationale and any recommendations.

Confirmation of consistency by the 'Applicant'

To ensure compliance, the Applicant must demonstrate and confirm adherence to all relevant Requirements and Guidelines. This improves the efficiency and effectiveness of the process. It also ensures that the applicant's designers look carefully at all Requirements and Guidelines and respond formally to these. The designers are well-placed to perform this task, because they will have the best understanding of the proposal and its characteristics.

The Applicant is required to:

- Show building forms and lot boundaries on plans, sections and elevations.
- Include measurements for any quantitative Requirements.
- Provide a tabulated design review against all relevant Requirements and Guidelines.
- Identify any non-compliances describing their extent, effect and justification.
- Confirm compliance with required building dimensions and the consented building envelope.

Variation from Design Requirements

In some circumstances, an application may depart from certain Requirements and Guidelines. The conditions for such departures are described as follows:

Requirements must be adhered to unless there is approval for minor departures from the Panel. There may be minor departures from a requirement only if the Panel considers this will:

- a. either maintain or be an enhanced design and public amenity outcome;*
- b. be an enhanced design and amenity outcome on the particular site;*
- c. have no adverse effect on the amenity of adjoining or nearby dwellings; and*
- d. remain consistent with the resource consent approval.*

The Panel assesses whether or not a variation is acceptable. When making this assessment, the Panel will refer to relevant design criteria.

Some design flexibility is desirable because the masterplan takes a whole-of-neighbourhood approach. This perspective may not account for the complexities and opportunities that arise when a development or a location is considered in detail. Typical variations include: the precise depth of frontage setback; the precise location of a vehicle crossing and entry; the extent of frontage glazing; and provision for a utilitarian feature to project beyond the permitted building envelope.

4 Urban Design Assessment

4.1 Assessment Approach

Although the development is located in the General Rural Zone (GRUZ) the development is predicated on the adoption of District Plan provisions for the General Residential and Local Centre zones. This assessment considers the objectives, policies, development standards of those zones along with the associated design guides. These represent an appropriate framework for the assessment of urban design outcomes. Where relevant, the Urban Design Assessment also refers to the objectives and policies of the General Rural Zone. This is important, when considering the existing context and addressing any effects development may have on neighbouring rural zoned properties.

Given the size and make up of this development, an **additional topic covering Neighbourhood Design** has been introduced, aligned with urban design best practice. This topic also covers some of the wider objectives, and policies of the General Residential, Local Centre and General Rural zones.

The Kāpiti Coast Residential Design Guide (Appendix 24 of the Operative Kāpiti Coast District Plan 2021) and Centres Design Guide (Appendix 25) form the basis for the assessment framework for this report. Main headings / topics from the guides are taken across to structure the assessment. These headings are denoted in *blue italics*. The following provisions and documents are also considered relevant:

- Objectives and Policies for the General Residential Zone in the Operative Kāpiti Coast District Plan 2021.
- Objectives and Policies for the Local Centre Zone in the Operative Kāpiti Coast District Plan 2021.
- National Policy Statement on Urban Development 2020 (amended 2022)
- Objectives for Subdivision in Residential Zones in the Operative Kāpiti Coast District Plan 2021 Part 2, District-Wide Matters_Subdivision.
- Appendix 6 of the Operative Plan - Crime Prevention Through Environmental Design Guidelines (CPTED).
- Te Tupu Pai Growing Well – KCDC growth strategy to 2051.

Relevant extracts from the above documents are reproduced in *blue italics* within the following assessment. References to objectives, policies and guidelines are included in the margin alongside relevant sections of text. The guidelines for the General Residential Zone and Local Centre Zone are covered within the structure of the document.

4.2 Neighbourhood Design

4.2.1 Well-Functioning Urban Environment

Policy 1 of the NPS-UD describes a well-functioning environment as a planned environment that as a minimum have or enable a variety of homes that serve a range of functions:

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- a) have or enable a variety of homes that:
 - i) meet the needs, in terms of type, price and location of different households; and
 - ii) enable Māori to express their cultural traditions and norms; and
- b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and,
- d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- e) support reductions in greenhouse gas emissions; and,
- f) are resilient to the likely current and future effects of climate change.

Additional attributes of a well-functioning neighbourhood-scale environment from an urban design best practice are¹:

- *Good connections for easy access to other people, activities, services*
- *Concentrations of population around well-serviced centres*
- *High quality public realm and streetscape*
- *Access to nature and green open space*
- *Safety in the public realm*
- *Walkability, linked to health benefits and reduced vehicle dependence*

The site offers good strategic access with the former SH1, Peka Peka Link Road and bus stop approximately 1km from the site's main entrance. The Kāpiti Expressway adjoins the site's southern boundary. The expressway corridor offers a cycleway connection to Waikanae's town centre, which lies approximately 3km to the south. A proposed pedestrian connection across the Harakeke Wetland provides pedestrian and active mode connection to the beach. The relevant neighbourhood context includes Harrisons Country Gardenworld and café, Peka Peka Road community as well as the Paetawa Road community and beach front.

Complementing these strategic and local amenities, the Proposal will establish sufficient residential catchment to support a new local centre with a range of services and facilities. These include a 'superette' (small supermarket), shops, cafes, restaurant and community building. This approach is fundamental to achieving a well-functioning environment and ensure the Waikanae North development will create a desirable living environment. Local services are complemented by the very high-quality public realm that includes extensive reserves, trails and wetlands.

These facilities will add to the amenity of the wider district. Residents beyond the site will enjoy benefits such as enhanced walkability and availability of local services. Commercial development is internal to the site. This ensures that non-residential activities will have no material impact on the character and amenity of neighbouring properties.

Accordingly, the site is an appropriate location for residential development and a good place to accommodate population growth.

Zones: GRUZ, LCZ and GRZ

DO-03: Development Management - consolidated urban form.

DO-08: Strong Communities – easy access to quality public places and services, active living and health.

DO-011: Character and Amenity Values – unique character, presence of vegetation and land form, variety of densities, local centres with high amenity.

DO-020: Well-functioning Urban Environments - enable communities to provide for their well-being.

Part 2 – District-Wide, Subdivision

DO-03 To maintain a consolidated urban form .. and to provide for the development of new urban areas. And,

Higher residential densities in locations that are close to centres and public open spaces, with good access to public transport (also DO-022). And,

Management of the location and effects of potentially incompatible land uses including any interface between such uses.

¹ Research by McIndoe Urban Ltd. for PNCC Plan Change 'I' for new medium density zones.

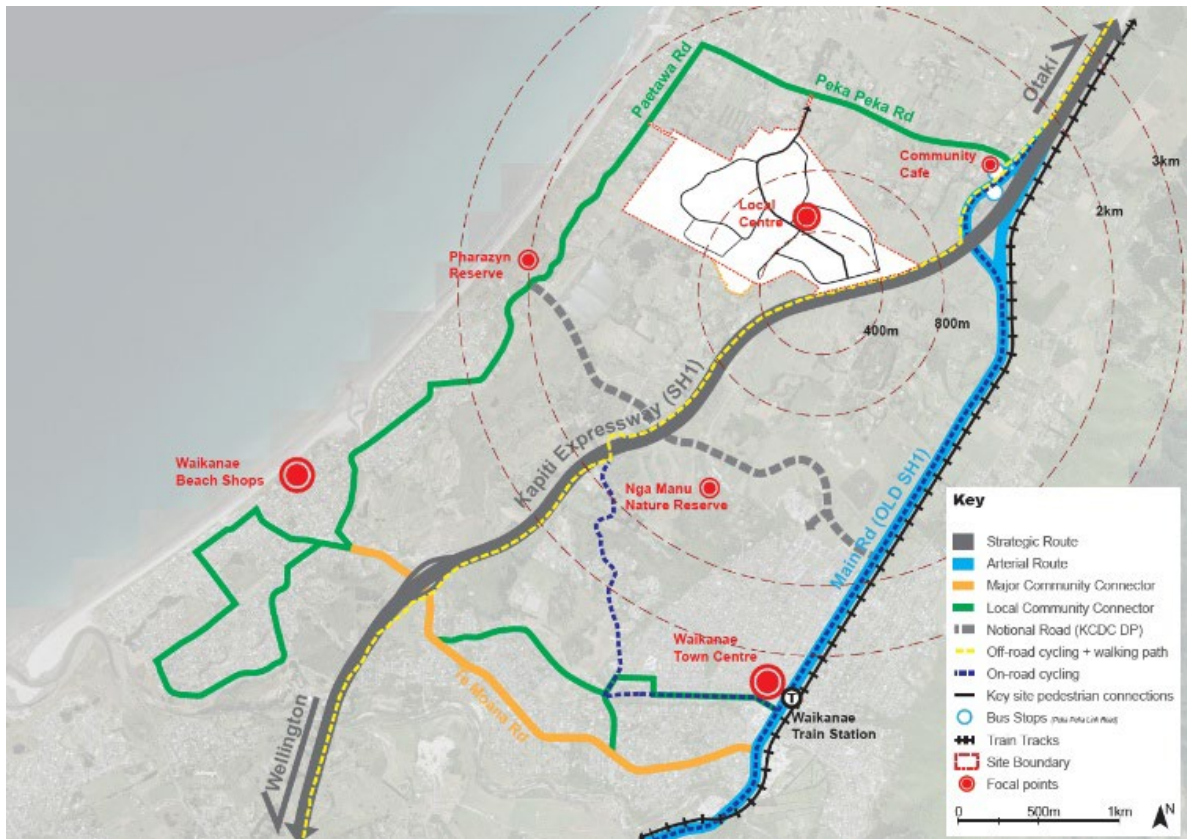


Figure 4.1: Wider context (refer MDR page 8 for larger image)

4.2.2 Activity

The National Policy Statement on Urban Development 2020 is a relevant urban design consideration. The Proposal aligns with this national policy for the following reasons:

- The Proposal provides a range of housing options with good strategic access to highway networks and the township of Waikanae.
- The Proposal includes a new local centre and community building in an accessible, central location.
- The Proposal provides active and passive recreation opportunities including open spaces and off-road recreational walkways.
- The Proposal provides a diversity of housing typologies, including walk-up apartments, terraced, semi-detached, detached dwellings, and coastal lifestyle properties.
- The range of dwellings extends the district’s housing offer, providing variation on price point and a choice of lifestyles.
- The Proposal applies best practice stormwater management to improve local ecology and reduce flood risk.

Strategic growth

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. Instead, it establishes a new neighbourhood north of the Waikanae conurbation, a location not anticipated in KCDC’s growth strategy *Te Tupu Pai - Growing Well’*. However, 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. 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.

NPS UD 2020 Obj 1, Policy 1: well-functioning urban environments.

Zones: GRUZ, LCZ and GRZ

DO-012: Housing Choice and Affordability

RPROZ P9: Residential Units and Buildings – limit to one per lot, manage location and scale.



Figure 4.2: District Plan zones around the site

KCDC growth strategy principles (Te Tupu Pai, page 6) identify:

- *supporting Mana Whenua aspirations*
- *valuing our environment*
- *fostering strong communities*
- *encouraging low-carbon living*
- *embracing the opportunities of growth, and*
- *enabling choice.*

These principles align well with the Waikanae North proposal where: a) mana whenua have guided cultural outcomes; b) significant landscape features are maintained and enhanced; c) housing is configured with connected networks and centralised with higher density around a new local centre; and d) housing choice and walkability is delivered by the proposed plan.

It is noted that the proposed diversity of housing supports objective DO-012 Housing Choice and Affordability.

General Rural Zone (GRUZ)

The objectives and policies P1 and P2 for the GRUZ anticipate primary production activities and where subdivision and use is provided for “in a manner that maintains or enhances the District’s rural character, including:

- the general sense of openness;
- natural landforms;
- overall low density of development; and
- the predominance of primary production activities.”

GRUZ-P7 seeks to ‘avoid’ land for urban development or rural lifestyle where where such a proposal would:

- compromise the use and productive potential of land for primary production activities;
- compromise the District’s ability to maintain a consolidated urban form in existing urban areas;
- compromise the distinctiveness of existing settlements or reduce rural character values between and around settlements;
- adversely affect the vitality of the District’s Centre Zones;
- make inefficient use of the transport network; or
- increase pressure for public services and infrastructure (including transport and community infrastructure) beyond existing capacity.

GRUZ-P5 Managing of Conflicting Uses applies to ensure that the “interface between activities on adjoining sites in the Rural Zones in order to avoid, remedy or mitigate adverse effects on amenity values and on the effective and efficient operation of rural activities.”

It is acknowledged that local centre outcomes and more intense forms of housing and infrastructure do not align with the rural zone provisions. However, the subject land “... is fragmented by SH1, the Peka Peka settlement and small-scale lifestyle blocks along Peka Peka Road, Te Harekeke and Peka Peka Road Swamps. As a result, it is considered that the proposal will not fragment any surrounding areas of HPL” (Agfirst report pg24).

Further, Agfirst conclude that “that the loss of the modelled output from land based primary production on the effective area of the HPL will not result in a material loss of the district’s productive capacity.”(ibid.)

A remaining key issue therefore focuses on the management of effects at the rural interface. In these areas the rural zone standards have been applied and have been assessed as providing appropriate mitigation for rural residential neighbours. This matter is addressed in detail later in this report (section 5).

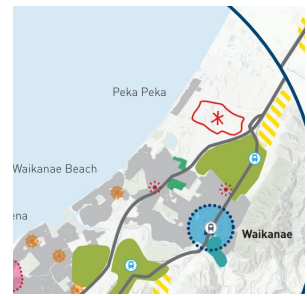


Figure 4.3: Growing Well showing proposed site (red).

Te Tupu Pai - Growing Well – KCDC growth strategy to 2051.Growth Principles (pg 6).

Zones: GRUZ

DO-03 Development Management. Also O6, O8, O11, O12, O14, O17.

GRUZ P2: Rural Character – maintain or enhance rural character including openness, natural landforms, low density, primary production.

GRUZ P5: Management of Conflicting Uses – manage the interface to mitigate adverse effects.

GRUZ P7: Growth Management – avoid land for urban development...

GRUZ P9 Residential buildings re effects on productive potential...

And Rules particularly R3.



Fragmented HPL land (Agfirst soil and land use assessment).

Local centre / mixed-use offer

The proposed local centre is located centrally within the development. Its position optimises walkable catchments and places centre activities 'online' to primary and secondary connector routes. The centre also benefits from its adjacency to amenity landscapes.

A range of commercial, community and residential functions are proposed for the centre. This activity mix and overall GFA are informed by an initial economic assessment, which identifies a likely demand for circa 3,200sq.m of floor space.

Anticipated activities included the following:

- 1,000-1,200sq.m supermarket
- Restaurants
- Fast food outlets
- Cafes
- Liquor store
- Chemist
- Hair/beauty services
- Real estate office
- Medical/health services
- Professional services
- Community centre

A community marketplace adjoins the proposed community building. The market occupies a sheltered space, which faces west towards the main recreation reserve.

Commercial / community frontages all have zero setback and face connector routes. This arrangement gives businesses the best conditions for success. The centre is laid out to provide double-loaded commercial streets that create the degree of enclosure, intensity and activation traditionally found on local high streets.

To encourage longer activity periods, the centre includes the potential for a small amount of above-ground level residential accommodation. This comprises some 9 apartments above professional offices.

Centre activities will attract people from the surrounding area, helping to integrate the Waikanae North development with the wider locality. Assessment of retail spend in relation to existing centres at Waikanae and Otaki has been addressed in the aforementioned economic report. This concludes that the proposed centre offers a different local convenience function and the larger supermarkets at Waikanae and Otaki will continue to capture spend. The proposed residential population (circa 3,200-3,600) "...would generate \$99 million in additional retail spending (2024 dollars), mostly in the proposed WN centre, Waikanae and Paraparaumu".

4.2.3 Spatial Structure, Movement and Character

Spatial Structure and Movement

The overall structure of the proposed development is influenced by:

- The available connection point on Peka Peka Road.
- Irregular site boundaries, requiring multiple street and block alignments.
- Complex landform / topography - particularly the western dunes - where contours require a more organic urban structure.
- The location and retention of sensitive wetlands and creation of large areas for stormwater management purposes.
- The position, alignment and setbacks from overhead powerlines.

Zones: LCZ and GRZ

GRZ DO-O20: Well-functioning Urban Environments

GRZ-P19: Non-Residential Activities – minimise need to travel, resilience, service function to local neighbourhood.

LCZ DO-03: Development Management – a variety of living and working areas reinforces vitality and function of centres

LCZ DO-014 Access and Transport – integrates with land use and urban form...

LCZ DO-015 Economic Vitality – encouraging business activities in appropriate locations

LCZ DO-016 Centres – Focus for social and community, Support cohesion and sense of place, serve local convenience

LCZ-P2 Centres Hierarchy – type, scale and design appropriate to position in hierarchy.

Zones: GRUZ, LCZ and GRZ

DO-017: Open Spaces / Active Communities – a rich and diverse network of spaces

DO-014 Access and Transport – integrates with land use and urban form

DO-O22 Higher Density Housing in Residential Zones

- Access from Paetawa Road allows for 7 coastal lifestyle type lots that facilitate pedestrian connection across Te Harakeke Wetland to the rest of the proposal.

The roading hierarchy includes Primary and Secondary Connector Roads, Local Streets and shared/private lanes. Roading is arranged to achieve a highly connected and permeable grid-like network. An exception is the western dunes where topography dictates some cul-de-sacs. This network is complemented by off-road paths through the dunes, wetlands and other open spaces. A primary shared path / cycleway traverses the site and connects to the Expressway CWB.

The Primary Connector denotes a single route, which acts as Waikanae North’s ‘spine’. It runs from Peka Peka Road through the local centre to the Site’s south-eastern boundary. Measuring 21m legal road width, the Primary Connector is wider than other streets and has a more notable landscape treatment. Public transport and shared paths are provided along this route.

The Secondary Connector classification applies to several loop roads within the western dunes, the eastern flats and an area north of the local centre. All Secondary Connector roads feed into the Primary Connector. Measuring 18m across, the loop roads are wide enough to enable public transport, shared paths, planting and on-street parking.

Local Roads comprise the majority of the Proposal’s streets, enabling residential access to lot frontages. These legal roads are 16m wide and provide footpaths, planting and car parking.

Where block sizes require, or within the local centre, private access lanes (JOALs) will occur. These may be shared spaces or dedicated to secured service access for commercial areas.

Wherever possible, cul-de-sac streets are avoided. However, within the sensitive environment of the western dunes, the need to minimise earthworks and other impacts results in a series of short-run cul-de-sacs. The longest of these are roughly 180m in length. The cul-de-sacs have pedestrian connections to recreational paths within the adjoining dune landscape.

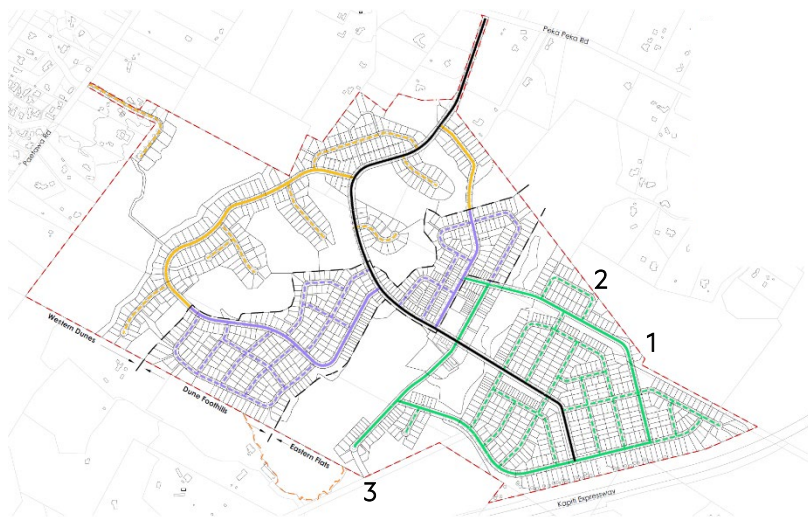


Figure 4.4: Movement network showing proposed street hierarchy. The colour coding refers to streetscape / street tree planting associated with the different character areas.

As well as the primary Peka Peka Road site connection, other opportunities have been considered to connect beyond the site. These connection opportunities are (refer Fig. 4.4):

1. Local Road connection to the eastern end of the development adjoining the northern site boundary.

GRUZ P2: Rural Character – natural landforms

DO-021 Housing – planned urban built character.

DO-08: Strong Communities – easy access to quality public places and services

DO-011: Character and Amenity Values – unique character, presence of vegetation and landform

KCDC District Plan CPTED Design Guide – Principle 2: Layout: Clear and logical orientation

KCDC District Plan CPTED Design Guide - Principle 1: Access: Safe movement and connections

2. Secondary Connector Road connection along the northern boundary of the eastern part of the development.
3. Secondary Connector Road connection to a paper road leading to Ngārara Road to the southwest.

Streets are set out to achieve a permeable neighbourhood with walkable conditions. Blocks are generally 100-130m long and 60m deep. By enabling back-to-back lots, these dimensions ensure that most lots front onto streets. The need for rear lots is minimised. Joined-up thoroughfares with street-facing dwellings produce good CPTED outcomes.

Most streets are double-loaded i.e., lots occur along both sides of the route. Sometimes, it is preferable for thoroughfares to define the edges of open spaces. In this case, the single-loaded street denotes publicness and provides direct physical and visual access to the adjoining ecological and amenity spaces.

Wetlands, stormwater management areas, recreational reserves and the western dunes provide a system of diverse open spaces, which are woven through the development. The qualities of these open spaces are described further below (see Character and Public Realm).

Neighbourhood Character

A number of key KCDC Operative District Plan provisions relate to the general issue of character. These include consideration of natural character.

The proposed development is located within a landscape setting that includes pronounced dune and wetland features. These are identified as Ecological Sites and Special Amenity Landscapes. Ponding and flood storage areas also occur. (Note: For SAL19, refer also to the landscape assessment by Local Landscape Architecture Collective.)

The proposal responds to the existing natural environment by creating four differentiated character areas as follows:

1. *Western Dunes* (Block ref area WD)
Dune-scape ridgelines are maintained to ensure a dominant landscape outcome in views from the east, northeast and south. Te Harakeke wetland ecological area is preserved adding to an overall dune-wetland area character. Proposed development is heavily influenced by topography and dune slopes retain a strong presence. Landform modification occurs to enable housing. However, this has been moderated to achieve a balanced outcome and avoid visually intrusive cuts / retained slopes. Only single detached dwellings are permitted in this area. Lower-density development outcomes offer more opportunity for on-site planting. The 7 proposed lots off Paetawa Road are contained to the northwestern boundary of the Site and will have a similar relationship to the wetland-dunescape environment as the western dunes housing, including setback, planted buffers and restrictive building controls.
2. *Dune Foothills East* (Block ref areas W, N)
Immediately east of the dunes, flatter areas are contained by extensive wetlands, open spaces and stormwater detention areas. Very high-amenity locations will emerge around the primary wetlands and linear open space corridors. These have been utilised for higher-density housing, which benefits from expansive outlooks and adjacent open space.
3. *Local Centre and adjoining medium density residential* (Block ref areas C, N)
Sitting at the heart of the development, this area provides a strong community focus and point of arrival at 'the centre'. The primary

Zones: GRUZ, LCZ and GRZ

District-Wide Matter / Natural Environment / Natural Features and Landscapes.

NFL-P2: Special Amenity Landscapes – maintains or enhances values of the landscape in Schedule 5 (SAL19 – Ngārara Dunes)

DO-O4: Coastal Environment – natural character, vegetation, habitats, public access facilitated

DO-O11: Character and Amenity Values

DO-O21: Housing – a variety of housing types and sizes that respond to planned urban built character

GRUZ P2: Rural Character

GRZ-P7: Development and Landforms – sited and designed to integrate with natural topography and to minimise effects...

GRZ-P9: Residential Activities – effects on natural systems, planned character, access, housing types...

5,000sq.m recreation space adjoins the wetlands and the Local Centre. Surrounding the centre, higher-density housing contributes to intensity.

4. *Eastern Flats* (Block ref area E)

The Eastern Flats is bounded by the expressway – to the south-east – and by overhead high-voltage power lines – to the west. These edges bracket an expanse of flat land, which is receptive to uniform street grids and visually coherent neighbourhoods. The Flats' regularity is accented by the primary east-west waterway and open space corridor as well as the southern wetlands and the expressway CWB links. The area also contains a well-located neighbourhood park.

The Site's external interfaces relate to existing rural landscape character to the north, south and east. These relationships are characterised as follows:

- The western interface generally maintains the established Te Harakeke wetland ecological area.
- 7 Proposed lots accessed from Paetawa Road form a new edge to the northwestern side of Te Harakeke wetland adjacent to 109 and 121 Paetawa Road. Planted buffers and deep setbacks mitigate the impact of proposed housing on existing properties in this area.
- It is proposed that some building standards adapted from the General Rural Zone and Lifestyle Rural Zone apply along the northeastern and southwestern boundaries, where proposed lots adjoin rural or lifestyle properties. These standards require a maximum height of 8m, a 5m setback along the shared boundary and a height in relation to boundary of 2.1m plus 45° at the rural boundary. Other provisions require planting to achieve screening and better visual integration with neighbouring properties. See sheets LA3.02 and LA9.00 for a detailed breakdown of the location of lots effected by these standards.
- Wetlands and waterways occur along parts of the northeastern and southwestern boundaries. These green corridors contribute to mitigation at the rural interface.
- The Kāpiti Expressway interface includes deeper lots (circa 50m) to accommodate acoustic setback requirements. Specific fencing and planting outcomes are sought at this boundary and extended rear yards help to achieve on-site amenity and screening of the Expressway. Intensive planting on private lots is also visually consistent with the Expressway's landscaped edge.

Within residential areas, a variety of housing types and sizes are provided. Single dwellings on individual lots are provided for with reference to District Plan standards. Medium-density housing is controlled by block reference plans and a prescribed typology, which ensure a variety of quality dwellings is achieved. Specifically, block plans and typology control:

- Subdivision patterns including the size and shape of lots
- The form and location of dwellings
- Access patterns including the location of car parks
- On-site amenity including outdoor living spaces

The quality of architectural design and on-site landscape is controlled by applying KCDC's Residential and Centres Design Guides and by referring designs to a Design Panel. Residential design is assessed utilising the reference design material at section 4.3. This process achieves the outcomes that would occur should the site be zoned for residential purposes and a medium density proposal be proposed through a resource consent process. It has been developed in conjunction with Council.

Within the Local Centre, the requirements for built form and open space are set out by a Precinct Plan. Reference designs for centre buildings are proposed using

a typological approach. A coherent design language is sought through consistent streetscape treatment designed by Local. For key spaces and street cross-sections, this design language includes a palette of materials and planting strategy, (refer MDR pages 36, 37 and Sheets LA5.01 – LA5.12). Building arrangement and form will be controlled by the Precinct Plans (UD3.01, UD3.02) in combination with KCDC’s Centres Design Guide. Intended built-form outcomes are indicated by 3D modelling and other illustrative material within the typology designs. This is assessed at section 4.4.

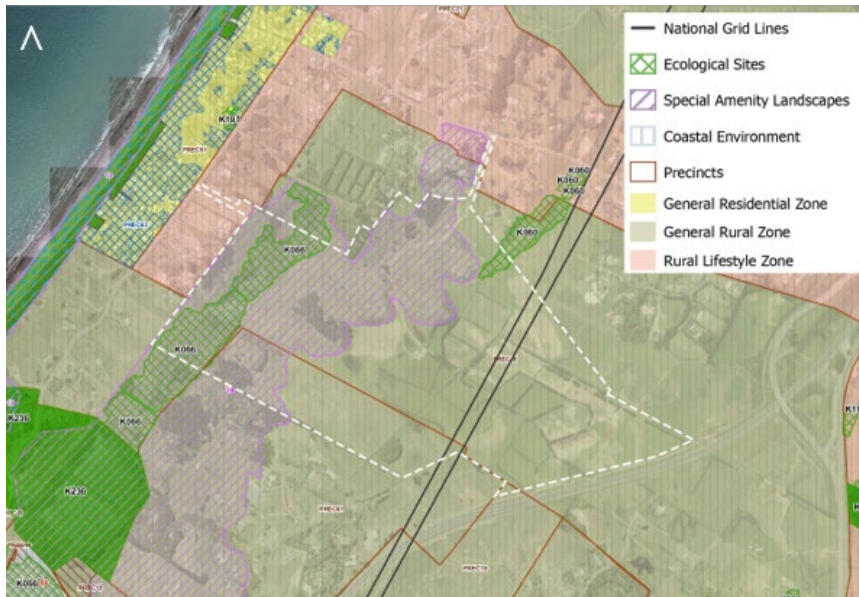


Figure 4.5: KCDC District Plan Map showing SAL overlay in the context of the application boundary (purple hatch identifies SAL / dunes)

4.2.4 Public Realm

Public and private open space

Three categories of open space are provided as follows:

- *Publicly accessible open spaces* - including recreational reserves, a dedicated dog-walking area, wetlands, stream and riparian corridors, stormwater detention and drainage areas, dunes ridges, streets, shared lanes and off-road trails/walkways. These are distributed throughout the development and are available to residents and the general public.
- *Communal private open space* – these open spaces are contiguous with groups of dwelling units in apartments or mixed-use buildings. The spaces are able to be used by residents and their guests.
- *Private open space* on-lot dedicated to each dwelling.

The proposed landscape design for public and publicly-accessible open spaces retains the valued ridge and elevated rising land structure of the western dunes. The design for this area and its logic is addressed in detail in the Landscape and Visual Assessment (LVA) prepared by Local. The Te Harakeke wetland ecological areas are retained along with other wetlands identified by RMA Ecology. The existing watercourse is integrated into a new riparian corridor with public access. This corridor forms part of the stormwater management system across the site (refer landscape plan LA4.00).

Communal and private open spaces are described in the typology drawings. These outline on-lot landscape intentions as reference design. These include outcomes sought for the apartments, mixed-use buildings and Local Centre areas. The assessment of these private and communal open spaces is addressed later at sections 4.3 and 4.4. This assessment refers to typical lot configurations

Zones: GRUZ, LCZ and GRZ

GRZ-P11: Residential Streetscape – enhance amenity, functionality, safety...

GRZ-P12 Landscaping – enhance amenity, biodiversity, natural filtration of surface water, screening of service areas and visual impact...

ADD ref to KCDC Open Space Strategy 'Determining open space' pg 70 and 58.

for each housing type including apartments and mixed-use buildings within the Local Centre.

The configuration of private outdoor spaces on all lots and for all apartment and mixed-use buildings have been carefully considered at a plan-wide level. These show levels of spaciousness, outlook, boundary definition, access to internal living and exposure to sun that are consistent with successful, high amenity outcomes. Balconies and patios for the two apartment buildings and two mixed-use buildings are oriented to the north and overlook public streets. Communal private space for these four buildings is provided at the rear, where access and car parking are accommodated in a landscaped setting. For security / CPTED and to achieve public-private clarity, these rear spaces are secured to prevent public access.

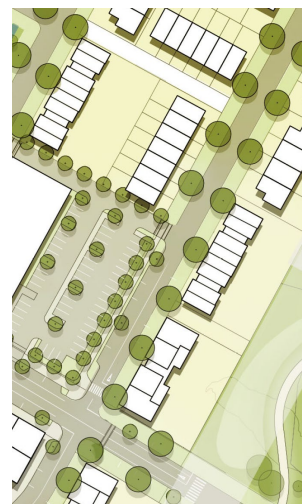


Figure 4.6: Design of communal open space on apartment and mixed-use lots is provided in the typology drawings.

Toitū Kāpiti – Kāpiti Coast Open Space Strategy ‘Open Space Categories’ (E. Neighbourhood) pg 58 & ‘Determining open space catchments’ pg 70

Recreational open space provision and access

The provision of recreational open space has been developed and agreed with input from KCDC. Of relevance is Council’s Open Space Strategy that provides guidance on the quantum and distribution of space to service residential areas.

A primary recreation reserve of 5,000sq.m is proposed in a centralised location, adjacent to the Local Centre and with direct connection to Primary and Secondary Connector routes. Complementing this primary space is a Town Square and an extensive network of off-road recreational trails along waterways, around wetlands and through the western dunes system. This can be seen on sheet LA1.01 – Illustrative Masterplan and LA4.00 – Open Spaces Key Plan.

In general, all proposed dwellings benefit from walkable proximity to one or more public open spaces of various types. This provides a very high level of recreational amenity for future residents. The provision and location of the primary neighbourhood reserve is aligned with KCDC expectations.

The open space system is described further in the MDR (pages 32, 33) and includes concept landscape designs prepared by Local (Sheets LA 4.01 – 4.05).



Sheet LA4.00

Street Design

All public streets have been designed to achieve coordination and coherence through a typological approach, applying specific street cross-sections. The streets are a key part of creating an attractive and liveable urban setting with provision for pedestrians, cyclists and as a setting for residential and Local Centre activities. The plan proposes:

- A hierarchy of street types (LA8.01 – 07), including Primary Connector, Secondary Connector, Local Access Roads. These types have varying functions within the movement network that is further described in the transport assessment by Stantec.
- Street cross-sections show integration of carriageways, footpaths, cycleways, carparking, and street trees. In each case, the combination of elements is appropriate to the role of the street its place in the movement network.
- Private / shared lanes (JOALs) as proposed in low-speed locations have a ‘place’ function. These provide for low-speed vehicle access, pedestrian access and reduce the necessity for vehicle crossings onto public streets, enabling greater streetscape amenity.

GRZ-P11: Residential Streetscape

Primary Connector – the main vehicle throughfare has a legal road cross-sectional width of 21m and provides for the greatest levels of vehicle movement (3.2m carriageways). This street accommodates public transport (bus); dedicated 1.8m cycle lanes either side; a 3m shared path to one side and a 1.8m footpath to the other side. Intermittent carparking/planting is provided to both sides.



Figure 4.7: Primary Connector (21m)

Secondary Connector – three secondary loops are provided, connecting with the Primary Connector and collecting movement from all local streets. These have a cross-sectional width of 18m and also enable public transport (bus) provision with 3.2m carriageways. Cycling is integrated into the carriageway, footpaths and intermittent carparking/tree planting occur on both sides.



Figure 4.8: Secondary Connector (18m)

Local Access Roads – these comprise the majority of streets across the proposed development and have a legal road width of 16m. Carriageways are reduced from 3.2m to 3m and street-edge berms removed. Intermittent carparking/tree planting to both sides.

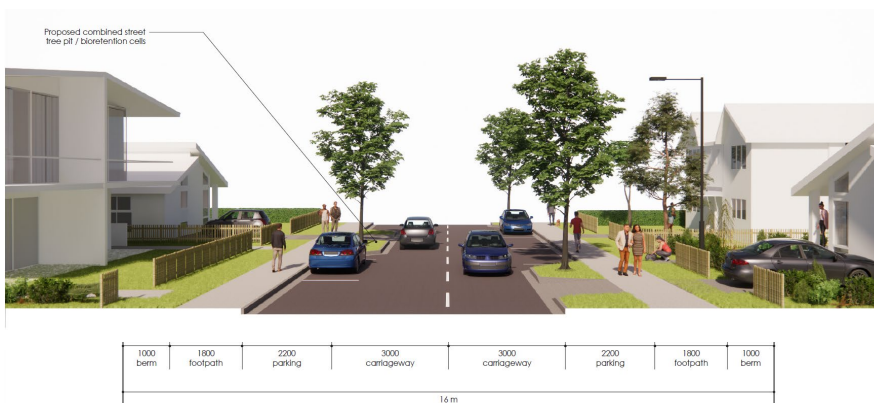


Figure 4.9: Local Street (16m)

4.2.5 Infrastructure

Specifics of infrastructure design are covered in supporting documentation by Landlink and Stantec.

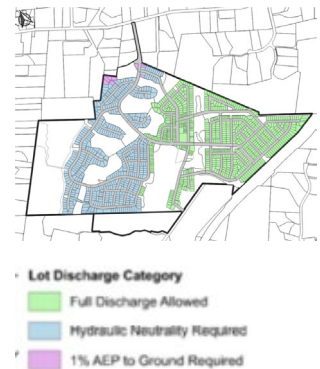
DO-O13: Infrastructure

In general terms the proposal will provide serviced dwellings and commercial development that efficiently utilises infrastructure and meet the needs of the community and region.

Stormwater infrastructure is provided across the site and is integrated into the wider street design and open space network.

Water collection tanks have been proposed alongside water reduction measures and limiting of outdoor water usage in order to minimise the impact on existing reticulated water supplies. The design and placement of these tanks and associated infrastructure is subject to a proposed standard that avoids placement of stormwater tanks within front yards as these are utility elements with low amenity.

Proposed lot discharge categories allow for direct discharge for some lots. For Hydraulic neutrality lots modelling has been undertaken based on a 70% permeable lot. Where lots do not achieve this level of permeability then design of attenuation systems will need to take this into account. No additional standards are proposed regarding permeable surface.



4.2.6 Conclusions: Neighbourhood Design

1. The proposal site has good strategic access relative to the former SH1 and Peka Peka Link. The Expressway CWB links to Waikanae 3km away. The Paetawa community and beachfront is close to the site, with proposed pedestrian and active mode connections across Te Harakeke wetland to Paetawa Road linking the Site to the beach.
2. In addition to the proposed primary connection with Peka Peka Road, several other opportunities to link into the surrounding area are allowed for in the design of the street network.
3. The proposed Local Centre will ensure walkable local services and facilities also benefitting communities around the site.
4. The proposal provides a range of housing types at different densities, allowing diversity of housing offer for a broader demographic.
5. A street hierarchy is introduced that will positively contribute to a sense of local character as well as legibility of the network.
6. Street design will create an attractive and liveable urban setting with provision for pedestrians, cyclists and as a setting for residential and Local Centre activities.
7. The proposal identifies 4 distinct character areas that relate to the location, topography, density of development and activity. While coherency across the plan is achieved these specific character areas will aid legibility and sense of place.
8. The proposal site will be serviced with 3 water infrastructure. Stormwater management is integrated into the open space framework. Stormwater will also be addressed at the level of individual lots and dwellings (refer landscape and stormwater assessments).
9. At the neighbourhood level the proposal is appropriate for residential and local centre development.
10. With regard to rural zone provisions, the soil land use report by Agfirst conclude that *the proposal will not result in a material loss of the district's productive capacity.*
11. Management of effects at the rural interface have been addressed through adoption of the rural zone standards along these boundaries. Refer to section 5 for detailed assessment of neighbour effects.

4.3 Residential Design Guide Assessment (KCDC APP24)

The following assessment applies to the medium density housing area identified on the Activity Plan (Sheet UD1.01) and the Typology Reference Plan (Sheet UD2.01) and section 3.4 pages 56 – 75 of the MDR that sets out the proposed housing typologies as proof-of-concept with associated outcomes sought for each type.

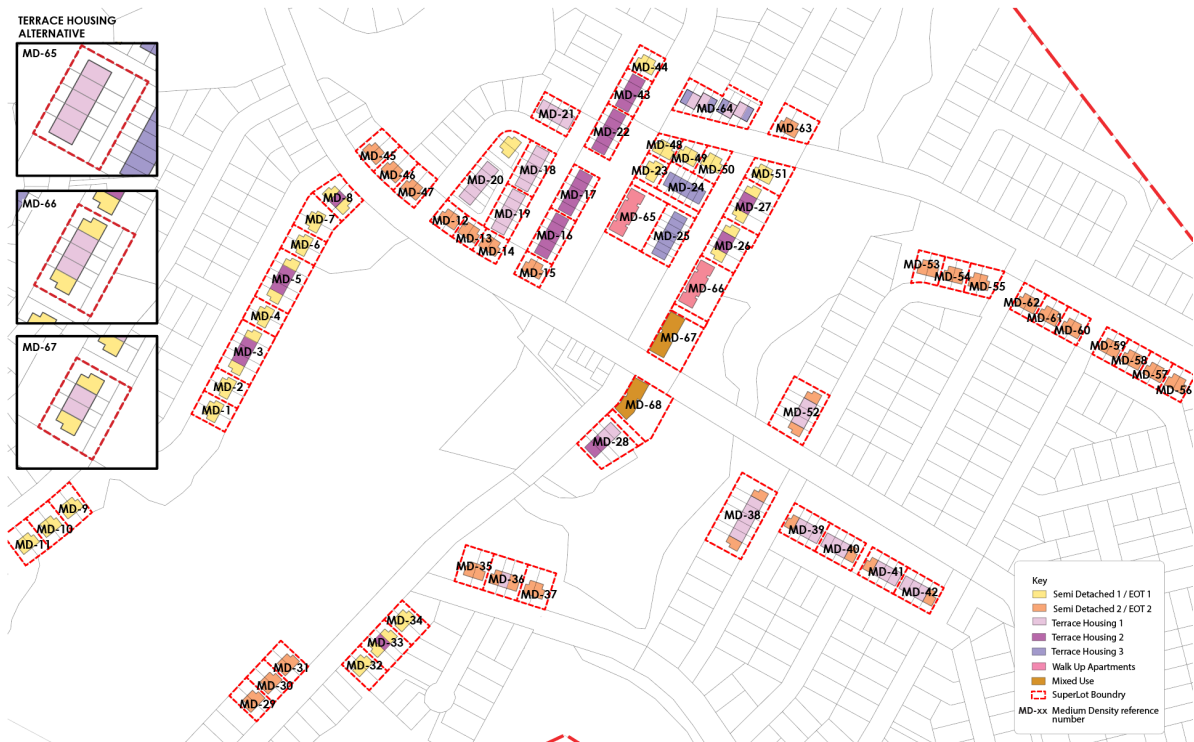


Figure 4.10: Medium Density Typology Reference Plan (Sheet UD2.01)

4.3.1 Site Layout

KCDC Guidelines focus on design issues associated with individual lots and buildings including on-lot open spaces. Individual lot and dwelling types are assessed based on the proposed Medium Density Typology Reference Plan and associated housing types (refer section 3.4 of the MDR).

Siting and street frontage

Guideline 1 relates to building orientation. To support this guideline, the masterplan’s streets and blocks have been laid out and dimensioned so that almost all lots provide a street-fronting condition.² On these lots, proposed dwellings will orient their primary frontages towards the adjacent street.

Some lots have dual-frontages onto streets and public open spaces. To address these and other conditions the plan proposes bespoke fencing controls.³ These maintain overlooking and visual connections towards any adjoining public open realm. In the western dunes area, fencing on common boundaries is also controlled with bespoke standards. In general, fencing design ensures that street boundary and public open space fences (except to the dog park) are 1.2m max in height. If greater privacy is required, this may be achieved through taller planting.

KCDC Guidelines 1-5 (note, no 4 storey buildings are proposed per guideline 6).

KCDC District Plan CPTED Design Guide - Principle 3: Activity mix: Eyes on the street

KCDC District Plan CPTED Design Guide - Principle 4: Sense of ownership: Showing a place is cared for.

² 39 lots occur in rear / mid-block locations.

³ Proposed standard: Max 1.2m to all street or public open space common lot boundaries (Sheet LA3.02).

Rear-lots are avoided wherever possible. However, circa 50 rear lots occur (circa 4% of the overall yield) where topography influences street location, requiring a private lane (JOAL). Anomalous lot positions also occur in a few locations where the plan's overall geometry or topography dictates irregular block and lot outcomes. (e.g. Lots 345, 387, 642, 664, 791, 232, 236, 238, 453, 479 etc.). In other locations, shared lanes (JOALs⁴) are introduced to improve permeability or because full public street vesting is not logical (e.g. JOAL at Lot 4066 provides access to four dwellings). In these cases, lots and dwellings front onto the lanes, thereby ensuring safe, overlooked shared streets.



Some lots and dwellings have dual-frontages over streets and public open spaces.

The illustrative medium density residential dwelling types are designed to have legible entries, visible shelter and street-facing habitable rooms. These features are complemented by landscape features and direct paths to create a threshold between public and private spaces.

In some locations, the need for a northern aspect requires outdoor living areas to adjoin a street or publicly accessible open space. In this case, frontages are required to have low (1.2m max height) fencing. (refer landscape sheet LA3.02). Proposed lot types have been designed to cater for the different permutations of vehicle access and outdoor space relative to sunlight access and street frontage.

Public outdoor spaces such as reserves, wetlands and stream corridors are provided with visually permeable rural-style fencing (LA3.03) to address Guideline 4. This approach is also deployed in the dog park. However, here min fence height is 1.5m and mesh is added to provide containment.

Lots and associated illustrative dwelling type layouts are orientated and configured to provide optimal sunlight access to private outdoor space i.e., to N, W or E. The orientation of the lot, dwelling and private outdoor space is described on Sheet UD2.01 and associated housing / lot types at section 3.4 of the MDR.

Refer image below – two large lots have been proposed that can either accommodate two Apartment Buildings (Plan A) or, if the market does not support this type, then the large lots can revert to terraced housing (Plan B) as shown in the MDR and on Sheet UD2.01 Lots MD-64 and MD-65. Additionally, within the local centre, lots for Mixed-use Buildings contain upper-level apartments, again with a terraced alternative for one of these lots (Lot MD-66). The illustrative typologies for these future apartments all have northwest-facing balconies or patios. Communal front entrances are shown to open directly onto the adjoining street. A secured area of rear parking and vehicle access is shown to the southeast of each building. This arrangement produces a clearly defined public/private boundary.

⁴ Joint Owned Access Lot (JOAL) Lots 3000, 3001, 3002, 3003, 4043, 4063.



Figure 4.11: Apartment and Mixed-use Building frontages and balconies address the street (Plan A options for Lots MD-65 and MD-66 shown).

Access and (bi)cycle parking

Vehicle access and active mode infrastructure

The development creates an extensive, highly-permeable network of publicly-vested connector roads, local streets, lanes and pedestrian/cycle routes. A connection to Peka Peka Road is provided as well as the limited access to Paetawa Road. However, three future connections are provided for: one to the southwest (Ngārara Road) and two to the northeast (Figure 4.4).

A 3m wide (min.) dedicated shared path runs north-to-south through the development from Peka Peka Road to the expressway CWB and a second CWB link is located at the northern end of the Expressway site edge proximate to the Peka Peka Link Road and bus top (as recommended through KCDC feedback). The shared path has been aligned to minimise conflict from side roads and vehicle access to private lots. To this end, the shared path utilises linear green corridors and Connector Road positions (Guideline 9). Throughout the proposed plan, all vested roads (Figures 4.7-4.9) include footpaths to both sides of the street and cycle lanes (except in very few instances where topographical constraints limit road width). These elements are tailored to reflect the status of any given street within the proposed road hierarchy. Pedestrian routes are universally accessible. However, this is more challenging in the western dunes, where off-road recreational trails cross steep and undulating natural topography.

Carparking

Vehicle parking is proposed to occur in collectivised formats for apartment and mixed-use buildings. These areas are confined to the rear of the sites i.e., away from publicly visible street edges. At the street edge, pedestrian access is prioritised in line with Guideline 11.

For individual dwellings (both detached and attached), vehicle accommodation follows the traditional arrangement of curb crossing, driveway / on-site car pad and – where relevant – integral garage. These elements are located at the front of the site. For medium density lots, the proposed on-lot landscape standard of 1 specimen tree in the front yard reduces the visual impact of vehicle accommodation on the streetscape.

Cohesive designs are achieved because garages are integral to the dwelling. Garaging for medium-density housing is to be set back a minimum of 5.5m from the front boundary. This reduces the visual impact of garage doors. It also prevents the obstruction of footpaths when cars are parked in driveways. Forecourt / front yard planting provides

KCDC Guidelines 9, 11, 13, 14-17, 18/19



Screened parking integrated into frontages, Hobsonville Point, Auckland. This approach is designed into the housing typologies for MD housing areas.

mitigation and enhanced visual amenity for the streetscape as indicated in generic plans for each of the various housing types. All these matters will be further scrutinised because medium-density housing is proposed to be subject to design panel review and certification.

Dwelling entrances and access

Access to the front door of individual dwellings is visible and identifiable through the design of hardscape (paving/paths) and planting as illustrated by the medium density housing typologies. These landscape features satisfy Guideline 14. For apartment-style housing, the illustrative types show communal pedestrian access occurring at both the front and rear of the building. A single vehicle access point leads to an area of collectivised carparking. An accessible route is provided from the street to the ground floor apartment dwellings.

Few mid-block or rear lanes are proposed across the development (JOAL Lots 3000-3004, 4043, 4063). Adjacent to the Local Centre, the two apartment lots are shown to be able to accommodate vehicle access and parking at the rear. This arrangement gives pedestrians safe, dedicated routes from car-to-building and from building-to-public street.



Figure 4.12: On-lot landscape design for housing typologies (examples).



Figure 4.13: On-lot landscape design and parking for apartment types.

Bicycle storage

Bicycle parking is a matter raised for review at Guidelines 7 and 8. For medium-density terraced housing, the illustrative typology designs show cycle storage occurring in private garages or in secure, on-lot storage structures. This approach is consistent with the RDG and is an important outcome established by the housing types. This would be required for future design panel review and KCDC certification.

For apartment and mixed-use buildings, cycle storage is shown occurring in secure structures, which are located within communal rear courtyards. This arrangement aligns with the guidelines’ recommended approach. The cycle storage facilities are directly accessed from the ‘shared common space’. the facilities are visually accessible and overlooked by nearby apartments. This relationship enables good CPTED outcomes.

KCDC Guidelines 7, 8 bicycle storage.



Option for on-lot cycle storage.

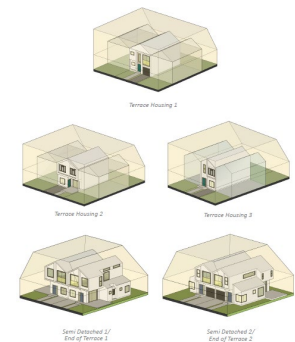
Outdoor Living Space

Outdoor living spaces are set out in the medium density housing typology plans provided at section 3.4 of the MDR and MDR Appendix B for the standard single detached dwellings. These are assessed below:

Standard single detached dwellings

Design testing of typical lots shows that the District Plan standard for the General Residential Zone (see GRZ-R33 6, Outdoor Living Space) is readily achievable. At ground level, the standard requires an area of at least 20m² with a minimum dimension of 3m, ‘accessible from the residential unit’ and with direct connection to internal living spaces. Lot testing shows that each outdoor living space can have a north, east or west aspect with good sunlight access. This includes lots on sloping sites in the ‘Western Dunes’ (e.g. Lot 520).

KCDC Guidelines 21 – 30.



Medium density attached housing typologies.

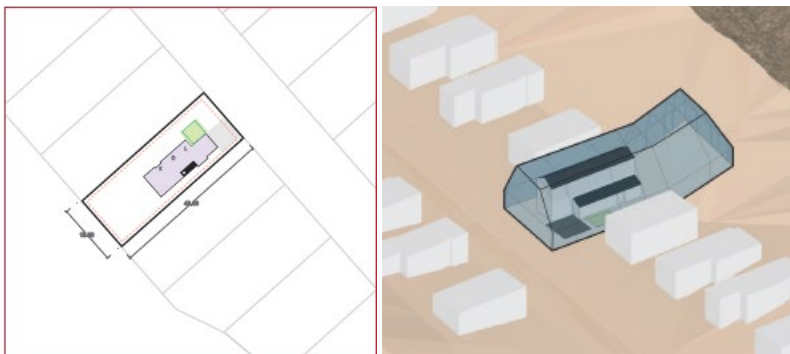


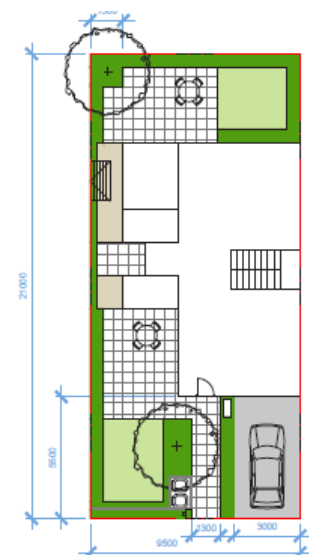
Figure 4.14: Western Dunes Lots testing (Lot 520 shown above)

The larger lots accessed from Paetawa Road will follow the same standards and approach as the rest of the single detached dwellings throughout the development. These larger lots will easily accommodate a single dwelling as well as the additional setback and HIRB requirements (see Appendix B of the MDR).

Attached townhouses

Refer to MDR typology section 3.4, pages 59 – 75.

Five attached house types (SD1, SD2, TH1, TH2, TH3) have been developed and are located on the Typology Reference Plan (UD2.01). These provide terrace development and semi-detached dwellings in the medium density housing area. These units are within a 5 minute / 400m walk from the Local



Landscape plans describe outdoor living spaces for each typology.

Centre, reserves and wetland amenity areas. This level of proximity complements the on-lot open spaces described below.

All town house types have an outdoor living space that complies with the outdoor living space standard for the General Residential Zone (GRZ-R33 (6, Outdoor Living Space)). These spaces are all oriented to the north, east, or west of the dwelling. All lot layouts accommodate outdoor living areas that are optimised for privacy and sun. All dwellings provide access to the outdoor living space from a principal indoor living area.

Landscape designs (refer typology plans) indicate the approach to boundary treatment for lots/dwellings with street-facing outdoor spaces (e.g. SD1, TH2). In these cases, sunlight access dictates that indoor and outdoor living spaces are located on the more public side of the dwelling. However, for the sake of flexibility, both front and rear outdoor living spaces are provided. In these instances, landscape design provides reasonable privacy, and ODP minimum areas and dimensions have been achieved.

Summer shade has been considered per Guideline 25 and the Landscape Area standard for the General Residential Zone (GRZ-R33, 10) through the placement of specimen trees (minimum 1 per lot) in the front yard. This will allow for additional visual amenity within the streetscape.

Where lots front a street or have a 'dual frontage', either to a street or to an adjacent open space, fencing height is set at a maximum 1.2m. These dwellings must find a balance between achieving privacy (e.g., through planting) and activating a public edge.

Apartment typologies

Two illustrative apartment types have been prepared as proof of concept (Apartment Types 1 and 2). These apartment types provide for a three-storey walk-up (APT1) and a four-storey type (APT2) within the 14m height standard. Each includes ground-level and above-ground units. All above-ground apartments have balconies that satisfy the minimum dimensions prescribed by District Plan standards (8m² area/ 1.8m width). Apartment Type 2 has duplex units occupying the top two floors, and these two-storey apartments have larger decks measuring 20-25m². However, a revised standard is proposed for ground-floor apartments (refer section 3.1). Here, the suggested outdoor living spaces match those of upper-level balconies. Therefore, all dwelling units within the illustrative types meet either the ODP standard or the proposed revision as appropriate.

To complement private balcony or patio spaces, the illustrative apartment type (APT1) includes communal open space. This is located in a private zone at the rear of the building. The landscape treatment allows a range of uses including social interaction and toddler play.

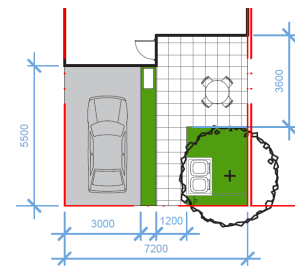
All private open spaces (balconies) are immediately connected to the living area of each apartment unit. All spaces are oriented northwest for good sun access.

Balconies and patios are partially recessed to promote privacy and assist with summer shade. The recesses also contribute to visual interest through the modulation of facades.

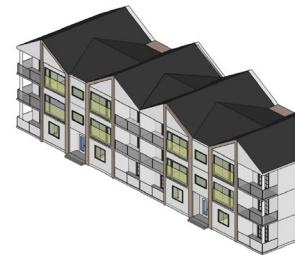
Mixed-use apartment types

Refer also to assessment at Section 4.4 'Centres Design Principles'.

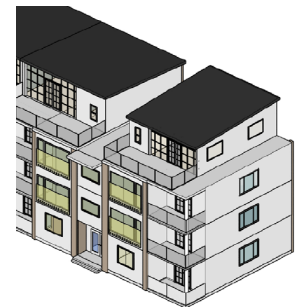
Two lots for mixed-use buildings (Lots 66 and 67) are proposed within the local centre. These two or three-storey structures include apartments on their upper levels. As with Apartment Types 1 and 2, all above-ground units are shown with balconies that satisfy minimum dimensions (8m² area /



Outdoor spaces located towards the street (TH2).



Apartment 1



Apartment 2

Apartment balconies and patios are semi-recessed for privacy, shade and face northwest for sun.

1.8m width) and connect directly to the indoor living areas. Balconies face northwest for sun and have views over the adjacent street.

Once again, balconies are partially recessed to promote privacy and assist with summer shade. The recesses also contribute to visual interest through the modulation of facades for these illustrative types.

Storage, waste and service areas

KCDC Guidelines 31 - 37.

The Guidelines seek integrated design and management solutions for a range of storage needs including general storage, outdoor equipment, rubbish and recycling. Cycle storage is addressed elsewhere in this report.

End of terrace (EOT) and semi-detached housing types occupy larger lots that can accommodate storage sheds within side or rear yards. For **mid-terrace** housing types – with no external access to rear yards – storage and cycle sheds can be located at the front of the lot alongside the entrance pathway. Because a shed's footprint is small (say 5m²), it has little impact on achieving the requisite minimum areas for outdoor living (20m²) and planting (20% coverage). For clarity, the landscaped areas associated with different house types range from 23% to 29% coverage.

For dwellings with internal garages, rubbish and recycling bins can be stored out-of-sight. If there is no garage, bins can occupy front yards of mid-terrace units or the side yards of EOT units. In the former case, bin screening is important to meet Guidelines 35 and 36 regarding visibility from a public street. This is a straightforward matter to satisfy as part of a future certification process especially as the Design Panel process requires alignment with the KCDC Guide.

Reference designs for **Apartment Types 1 and 2** consider the location, size and form of waste and recycling bins (refer landscape drawings). In each case, a communal outdoor area is positioned behind the building i.e., in a location hidden from the street. The communal area includes bin storage, which is readily accessible for residents but screened and separated from the sensitive rear facades of ground floor apartments.

The ground floors of **Mixed-use Buildings** provide for commercial accommodation such as professional offices, retail tenancies or food & beverage outlets. Residential apartments would occupy the upper levels. The reference design for these buildings manages potential adverse effects from waste storage and collection as well as other forms of servicing. These activities are sensitively located to avoid detracting from the levels of amenity required in attractive residential environments. The design approach for the illustrative types provides residents with a 'dignified' main entrance facing a public street. This is complemented by a rear access route from the communal carpark. As set out in the landscape plans, separate waste storage and access arrangements are provided for commercial and residential activities. This is effective strategy for dealing with the complex needs of mixed-use developments. Certification of future detailed proposals must demonstrate alignment with this strategy or provide an alternative solution that satisfies the Design Review Panel.

Conclusions: Site Layout

The proposal, as illustrated through the proposed subdivision layout and illustrative medium density typologies aligns with the guidelines for 'Site Layout'. The illustrative types show that the development layout and proposed subdivision will enable a high degree of amenity for a range of housing types including:

- i. An extensive system of public roads, local streets, lanes and shared paths that creates a highly permeable network for the development.
- ii. With few exceptions, dwellings will address streets and lot frontages will have low (1.2m) fences and planting. Where lots have a secondary frontage to either a lower order street / lane or public open space, bespoke fencing controls require low 1.2m tall fencing to these boundaries to maintain positive visual connections.
- iii. Legible, direct connections to the front door from the street and from on-site carparking are to be achieved as shown in the illustrative types.
- iv. Bicycle storage for apartments and mixed-use buildings is set out in the illustrative types. Townhouse development enables either garages or provision for secure, external bike storage.
- v. At least one car parking space per dwelling with scope for additional parking on driveways or within tandem garages. Double garages for permitted 'standard' housing. Integral garages contribute to cohesive design.
- vi. Good quality outdoor living spaces are enabled for all dwellings, complying with GRZ-R33 standards. An alternative standard is proposed for ground-level apartments. New public open spaces are located within a 5-minute walk of all medium density housing.
- vii. Apartments are able to be provided with 8m² balconies or patios in addition to enabling access to on-site communal open spaces.
- viii. Waste bins storage and service areas are located at the rear of apartments and mixed-use buildings i.e., away from the street edge. For terrace development, any bins within front yards are screened.
- ix. Outdoor living spaces have a northerly orientation for sunlight access. Reasonable privacy from the street and adjoining dwellings is achieved.

4.3.2 *Built Form and Appearance*

Building mass and height

Building Height

Maximum building height for the demonstrated typologies complies with KCDC standards and is set out in the housing typology plans provided at section 3.4 of the MDR. These are assessed below.

The proposed maximum height for standard residential lots is 11m+1m in line with GRZ-R33 (2)(a). For medium density housing areas, the proposed maximum height is 14m in line with GRZ-R33 (2)(b). This 14m height would allow for up to 4 storey development, while 11m allows for 3 storey development.

Standard detached dwellings

Refer to Appendix B of the MDR.

Sample standard lot testing for permitted development indicates the District Plan height standard GRZ-R33 (2)(a) of 11m+1m is readily complied with. Standard detached dwellings tend to favour single or two storey buildings rather than three storey volumes.

With the separation of building forms between these lots, and generally lower than anticipated height, this will not create adverse visual dominance effects. As these forms will be stand-alone, height will not contribute to a loss of visual interest.

Lot testing indicates that all building forms fall well-within the building massing and height standards including height in relation to boundary and will not have any significant shading effects on neighbouring dwellings beyond those anticipated by the residential standards.

RPROZ-R3: Buildings and Structures Standards

Attached townhouses

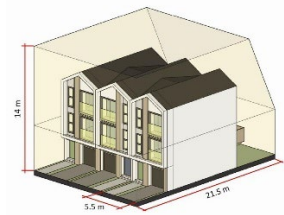
Refer to MDR section 3.4.

The attached terrace and semi-detached housing types all fall well within the proposed 14m maximum height standard. The types illustrated here are two-storey with a range of integrated garaging or car parking in front.

Given the predominance of two storey medium density housing across Kāpiti Coast, the typologies outlined in the MDR follow this model as the most likely outcome for this site. The 14m height limit for the medium density lots would allow for three storey terrace houses. The diagram opposite illustrates that a three-storey terrace type would still be able to comply with the height and massing controls. As such there would be no shading or privacy effects beyond those anticipated for housing in this (proposed) area.

The proposed lot sizes enable a range of townhouse sizes and types to be built within the boundary controls of height, height in relation to boundary, and setback.

Two or three storey development creates positive visual outcomes and street enclosure for the public realm. All townhouse lots are located within the Eastern Flats, Local Centre and Dune Foothills East character areas. These areas are predominantly flat or gently sloping, and the scale of proposed medium density dwellings is appropriate for these areas.



Testing for three storey terrace type to demonstrate compliance with height and massing controls.

Apartments

Refer to MDR section 3.4.

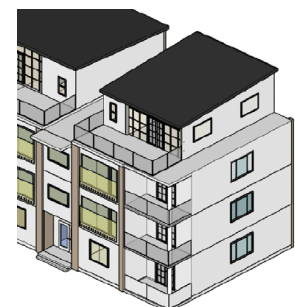
Two illustrative apartment types have been developed to demonstrate a 3-storey walk-up and 4 storey apartment building.

These apartments have been located in close proximity to the Local Centre, and the scale of these building will be in keeping with the activity in this location.

The 3-storey walk-up apartment illustrated here avoids the perception of visual dominance through articulation of the façade and roof form (see assessment below on roof form).

Balconies for upper-level apartments provide for projection and recession in the façade of the building and creates effective shadow lines to visually break down the scale of the building.

The 4-storey type retains the building façade at the lot line through to the third storey. At the upper level (fourth storey) the building form steps back 3m from the floors below.



Apartment 2

Upper level of four storey apartment is set back from the street edge.

Rural interface lots

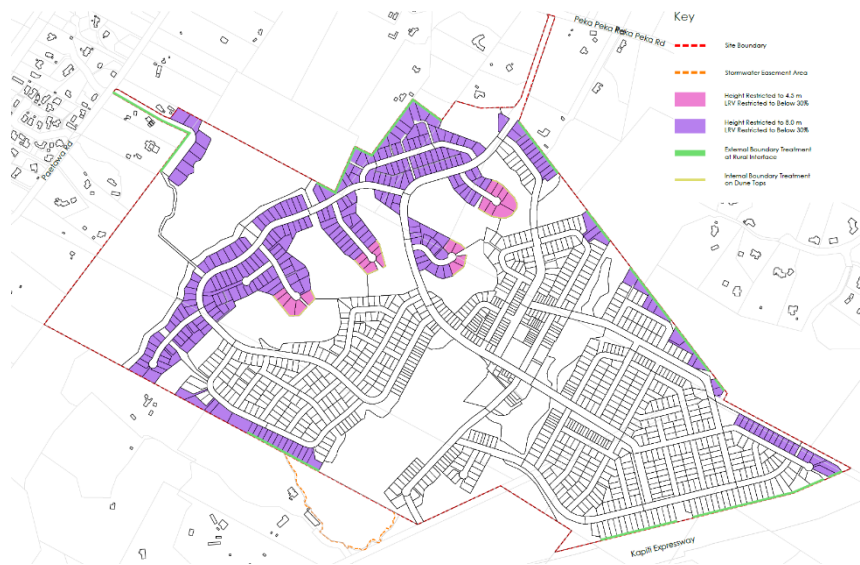


Figure 4.15: Rural interface Lots (Sheet LA9.00 LVA Mitigation Measures)

Residential lots adjoining neighbouring rural boundaries have been identified (LA9.00). Where these occur, specific standards are proposed to apply as set out at section 3.1 of this report. Height is restricted to 8m, setback 5m and a recession plane of 2.1m and 45deg applies along with 5m boundary planting in some instances. These standards have been adapted from the General Rural Zone and Rural Lifestyle Zones.

The potential effects of these lots are assessed in detail at section 5 of this report.

Western Dunes and dune top control lots

Lots located within the western dunes system are proposed to be subject to specific controls, largely to address visual sensitivity matters. These lots are identified on LA9.00 and assessed in the LVA prepared by Local.

Proposed controls include a general height restriction of 8m with a further limitation to 4.5m for Lots shown on LA9.00, as well as light reflective value restriction of 30%.

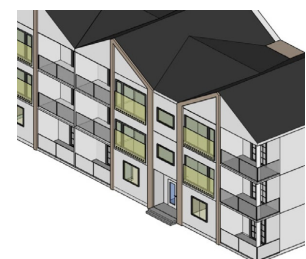
Articulation of form

The illustrative typology designs demonstrate that the lots that have been proposed via subdivision will allow for an appropriate level of form, massing and articulation to be 'designed in'.

Terrace blocks have generally been subdivided to runs of 5 or less, with 2 exceptions where runs of 7 are proposed. These blocks create edges to the open space corridor under the transmission lines and along a street edge to the rear of one of the apartment blocks.

Runs of 5 terrace units will avoid monotony and visual dominance, with the split in building forms reducing the impacts on streetscape. For the 7-unit runs, modulation and articulation will be appropriately addressed through the proposed certification process.

The design of the illustrative apartment typologies incorporates variations in façade treatment including projection and recession through the use of balconies and recessed elements. While specific assessment of the final designs will be undertaken by the design panel, the illustrative types demonstrate that this is able to be achieved within the proposed subdivision layout. The footprint of these buildings is relatively large in comparison to other medium density typologies. The specific location of the apartments in



Apartment 1

Balcony articulation of building mass and form

and around the local centre will mean that these larger building will be appropriate in the context of the larger commercial and mixed-use buildings.

Roof forms

Roof forms perform an important role in reducing the effect of building mass. The illustrative attached town house units are shown with individual gable end roof forms to differentiate individual units and to break down the overall massing of the run of terraces.

The individual building designs will be subject to the design review panel certification process, and design of roof forms should be addressed at individual building level. There are several ways that roof designs can be integrated into the design of upper levels and provide variation in the roof line.

Given the relatively long runs of terrace units in some locations, the articulation of roof forms will be important to avoid the perception of overly dominant building massing. This is a matter addressed in the KCDC residential design guide.

Apartment buildings will also need to provide for a level of articulation and variation in the treatment of roof forms. The illustrative types achieve this in different ways. For Apartment 1 (three storey) the design has two stair cores and 4 apartments at each level. The roof form articulates this horizontal breakdown within the building, with a gable roof form over each unit. A secondary roof form differentiates the stair cores.

For Apartment 2 (four storey), the building similarly has 4 units at each level. However, at the upper level this floor area is reduced to allow for setback from the street. The result is a 'broken down' form with gaps between units. A simple mono-pitch roof is shown as the majority of articulation and variation is provided for by the building form at this upper level. The result is that of a visually interesting outcome that will lessen the effects of the building mass.

While the final architectural design of these forms may differ, the illustrative types demonstrate that the proposed layout and masterplan design can achieve the controls in, and will not preclude the outcomes sought by, the KCDC Guidelines.

Legibility and Focal Points

Design at this stage in the consenting process is focused on a typological approach to illustrate the suitability of the overall masterplan design and lot subdivision. As such, it does not explicitly address localised issues such as increasing building height on corner sites.

The height and HIRB standards addressed earlier in this assessment highlight that the illustrative typologies fall well within the standards that are proposed. This will allow for specific design to create taller building forms (whether at two storey or three) at the corners to create focal points. In particular this would be of benefit at the corners of C_A, C_B01, L_N04, C_B03, and C_B04 (streets references identified on LA8.00).

Materials and façade articulation

Materials

This matter will be addressed at a later stage of design and be assessed through the design panel certification process. Material choice should reflect the character area context in which the building is located (MDR pages 42 – 51).

Within the proposed medium density areas there are a variety of contexts and settings ranging from local centre street frontage to the edge of wetland restoration areas and stream corridors. Specific design of dwellings should



Corners where additional height may be appropriate around the local centre.

acknowledge these conditions and result in differing architectural design approaches across the site.

In the western dunes the proposed 30% reflectivity standard addresses those dwellings in visually prominent locations (Sheet LA9.00)

Façade Articulation

The level to which building features and elements are integrated into the whole and considered as a part of a coherent final design will be addressed at a later stage of design and be assessed through the design panel certification process.

The illustrative types demonstrate that within the bounds of the General Residential Zone standards, Residential Design Guide guidance and the proposed subdivision layout, it is possible to achieve a good level of coherence and overall design quality.

Within the medium density areas of the plan the approach to ‘terrace runs’ varies depending on location and context. Within the centralised blocks around the town centre, terraces are identified in the MD Typology Reference Plan (UD2.01) as a single typology along the run. The footprint of the terrace units does not change, however provision can be made at later stages of design to allow for additional windows or material treatment to the end (side) facades at the end of a terrace run. Within these more intensive areas, where the character of the place will largely be defined by medium density development, this approach to side facades will be appropriate.

In other parts of the site, runs of terrace units identify an ‘end of terrace’ type at either end of the run to further articulate the mass of the run and ‘step down’ the form of the terraces. This proposes a wider lot at the end of the terrace run to allow for an articulated, secondary form to visually break down the end of these runs. This additional secondary form will increase the separation of runs of terraces and ease the transition between terrace runs and single detached housing areas.

Semi-detached units will have a greater level of visibility of side facades and have all been designed to incorporate the secondary forms.

Glazing Percentages

Rule GRZ-R33 (9) requires that *any residential unit or retirement unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.*

This particular standard will be addressed at a later stage of design and be assessed through the design panel certification process. The illustrative typologies demonstrate that this standard can be easily achieved across all types, including where integrated garages are present.

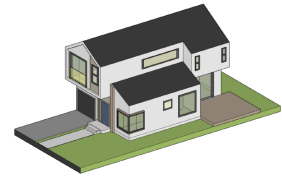
Glazing percentage calculations for the types are provided in the tables below.

| | | m ² | % |
|------|---------|----------------|-----|
| TH1* | Total | 50.68 | 22% |
| | Glazing | 11.16 | |
| TH2 | Total | 52.86 | 21% |
| | Glazing | 11.13 | |
| TH3 | Total | 37.37 | 23% |
| | Glazing | 8.85 | |
| SD1 | Total | 51.98 | 22% |
| | Glazing | 11.82 | |
| SD2* | Total | 41.82 | 21% |
| | Glazing | 9.1 | |

* Integrated garage

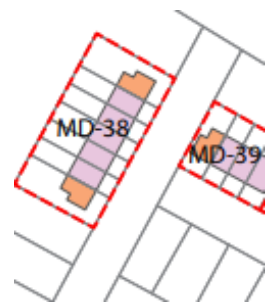
| | | m ² | % |
|------|---------|----------------|-----|
| APT1 | Total | 413.79 | 23% |
| | Glazing | 96.2 | |
| APT2 | Total | 443.27 | 33% |
| | Glazing | 147.72 | |
| MU | Total* | 297 | 42% |
| | Glazing | 125.21 | |

+ Calculated based on residential portion of building only (excludes commercial ground floor)



End of Terrace (EOT2) and Semi-detached (SD2)

Articulated building form of end of terrace run and semi-detached forms.



Identification of end of terrace (EOT) types (ref MD Typology Reference Plan)

GRZ-R33 (9): ...minimum of 20% of the street-facing façade in glazing....

Entrances

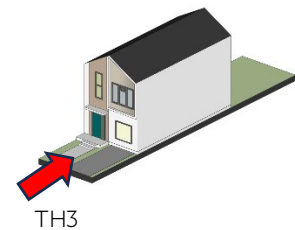
The majority of future lots will accommodate single detached houses that will be individually designed and built. Variation in building design and landscape will provide for individuality and variation across the development for these types.

Similarly, the illustrative medium density typologies will be developed by a range of developers over the staged implementation of the development. The variation and individuality of development of any significant number of dwellings by a single designer or developer will be addressed at a later stage of design and be assessed through the design panel certification process.

Attached town houses

The illustrative townhouse types all feature entrances that are clearly defined and directly visible from the street. The following specific assessments refer to illustrative typologies and how they have addressed the guidance point. Subsequent final designs would need to either follow a similar approach or demonstrate consistency with the guidance point.

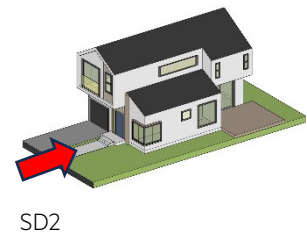
TH1 has an integrated garage, with a front door located next to the garage door entry. The pedestrian entrance is clearly defined from the vehicular space through a strip of landscape planting. The doorway is slightly recessed with a small canopy to provide shelter at the entrance.



TH2 has external parking in the form of a car pad, and outdoor living space (patio) facing towards the street. The pedestrian pathway is clearly defined to the front door. Although the front door is turned 90° to the street, the overhang of the upper level and pathway with stair access that is clearly visible from the street adequately signals the entrance to the dwelling. This overhang also provides for shelter for the entrance.

TH3 has external parking in the form of a car pad facing towards the street. The pedestrian pathway to the entrance is clearly defined from the vehicular space through a strip of landscape planting. The doorway is slightly recessed with a small canopy to provide shelter at the entrance.

SD1 has external parking in the form of a car pad facing towards the street, with outdoor living spaces to the front and side of the dwelling. The pedestrian pathway to the entrance is clearly defined from the vehicular space through a strip of landscape planting. The doorway is slightly recessed with a small canopy to provide shelter at the entrance.



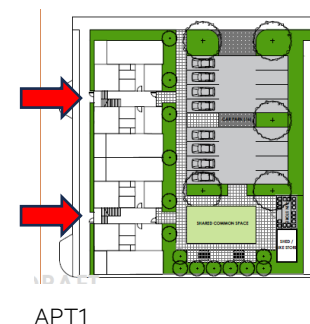
SD2 has an integrated garage, with a front door located next to the garage door entry. Outdoor living spaces are located to the front and side of the dwelling. The pedestrian entrance is clearly defined from the vehicular space through a strip of landscape planting. The upper-level bedrooms overhang the doorway and provide for shelter to the front door.

Apartment typologies

The illustrative apartment and mixed-use types all feature residential entrances that are clearly defined and directly visible from the street.

APT1 features 2 stair cores serving 6 units each. Each of the stair cores has a separate residential entrance from the street. These entrances are located at the back edge of pavement along the street. They are set back within the building providing reception and shelter. A separate rear entrance into the stair core is provided to serve the parking and shared communal space.

APT2 also has 2 stair cores serving 6 units each. These stair cores have separate residential entrances from the street, located at the back edge of pavement. They are set back within the building providing shelter at the



entrance. A separate rear entrance into the stair core is provided to serve as entrance from the parking to the rear of the building.

The internal entrance / lobby space for these units allows for communal mail and potentially storage facilities. Due to the small number of units and therefore occupants, internal communal gathering spaces are not considered to be appropriate for this type.

The **Mixed-Use** (MU) building features a commercial ground floor. The residential entrance to the building is differentiated from the commercial entrances by a set back from the rest of the façade. Entrances within the centres environment should be signed to differentiate them from commercial uses adjacent. For this illustrative type, as a single entrance is provided to both stair cores serving the 10 units in the development, a more generous entrance hall is provided. This will accommodate shared mail and storage facilities as well as ability to gather in smaller groups in the entrance. A separate rear entrance into the stair core lobby is provided to serve as entrance from the parking to the rear of the building.

Separate service accesses for the commercial units will be provided from the rear of the building.

Building Diversity

The proposed range of lot sizes and identification of medium density types enables a range of dwelling sizes and building design outcomes. These types range from single detached dwellings, Terrace and Semi-Detached dwellings (SD1, SD2, TH-1, TH-2, TH-3), and Apartment dwellings (APT1, APT2, Mixed-Use Building). This variation is distributed throughout the site and will therefore provide variety and choice at a plan-wide scale. Medium density typologies are located in a variety of settings around the local centre and various high amenity spaces such as the ecological restoration zone and stream corridors.

With a predominance of detached dwellings on individual lots, flexibility around re-development and adaptation is provided for. While buildings of this type might not be best suited for adaptive re-use, the ability to reconfigure, renovate, or add onto dwellings, or to change typologies and therefore densities over time is provided for.

The NPS-UD 2022 additionally deals with diversity in offer for housing. [Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:](#)

- a. *have or enable a variety of homes that:*
 - i. *meet the needs, in terms of type, price, and location, of different households; and*
 - ii. *enable Māori to express their cultural traditions and norms;*

Reasonable sized lots for detached dwellings will enable a variety of housing types to be built, with the GRZ standards allowing for a mixture of one and two storey buildings.

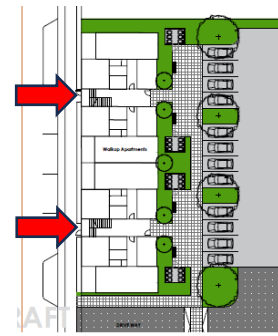
The masterplan layout for the development provides a range of character areas that will further add to the variety of homes that will be available to the market. Landscape planting zones reinforce character areas.

Responding to context

Wider Context

The Residential Design Guide identifies unique characteristics that contribute to a local sense of place within the wider region. The general characteristics that we consider to be relevant to development are;

- *the positioning of Kāpiti's urban environments between the Tararua Ranges and the sea;*



APT2

NPS UD 2020 O-2 P1 (a)

- *the underlying dune and wetland landscape, the Tararua Range, and other prominent landforms;*
- *a network of waterways;*
- the presence and adjacency to the Kāpiti Expressway; and,
- the predominantly rural landscape, landform character and rural lifestyle patterns of the area.

These characteristics have been identified and have informed the proposal from the outset. The importance of the dune landscape, particularly in the context of the Ngārara Dunes Special Amenity Landscape overlay has been a key driver for the masterplan layout to minimise alteration to the natural landform. The design, siting, and scaling of the development retains these key relationships and views in the western dunes.

Existing established dunescape ridges have been retained. A specific focus has been given to the visual impact of development within and around these landscape features. Development in the western dunes is generally located within valleys or ‘folds’ in the dunes that reduces the amount of earthworks required to achieve a developable outcome. Development sites have been located below the ridges to avoid roof lines being visible above the natural landscape. In the instances where development is not hidden behind the ridge, additional controls (height and reflectivity) have been applied to reduce the visual impact of this development and lots in some prominent locations are larger to provide site flexibility for building location.

Boundary definition

Amenity of private open spaces around houses and management of private vehicle parking will be achieved with clear boundaries.

- a. The typology landscape outcome drawings (MDR section 3.4) describe an approach to low fencing at the street and open space boundaries of medium density properties. These further describe how low planting may be used for boundary definition.
- b. Low fences at the street frontage will maintain an overall sense of openness and avoid risk of compartmentalisation. By allowing informal surveillance through the retention of views between dwellings and the street, this will contribute to good CPTED outcomes.
- c. For single detached dwelling types, the same approach of requiring 1.2m tall (max) fences to street and open space boundaries.

The approach to boundary definition for the medium density residential lots is described in the MDR, and this suitably addresses matters of territorial definition, liveability and privacy raised by KCDC’s Residential Design Guide.

Conclusions: Built Form and Character

For the reasons provided in the foregoing assessment, the proposal achieves close alignment with the guidelines for ‘*Built Form and Character*’. We note that multiple guidelines in this section will be reliant on the Design Panel certification process to assess the final architectural design of individual buildings. The assessment above demonstrates that the illustrative typologies result in a high-level of residential amenity and do not preclude detailed architectural design reaching similar or better outcomes:

- i. All illustrative typologies comply with a maximum building height of 14m for medium density areas.
- ii. Building forms and heights will create an anticipated planned form for the residential environment.
- iii. Variation in height and roof form provide for a varied and visually interesting skyline.

Appendix 6: Crime Prevention through Environmental Design Guidelines

- iv. Distribution of unit typologies around the local centre and high amenity landscape locations provides for good levels of amenity for higher density dwellings.
- v. The illustrative typologies demonstrate that dwellings will be able to achieve the District Plan standard for 20% (minimum) street-facing façade glazing.
- vi. In conjunction with cohesive landscape design of building frontages and fencing limited to 1.2m max height, the medium density dwellings will achieve a high level of visual interest, overlooking and activation of the street.
- vii. Entrances are proposed to be readily identifiable, with direct connections to the street for all types. Setbacks to emphasise entry are provided for apartment and mixed-use buildings.

4.3.3 *Amenity and Sustainability*

Landscape treatment and design

Existing Vegetation

KCDC RDG Guideline 61 seeks retention and integration of existing healthy mature vegetation.

Analysis of existing vegetation across the site has been prepared by Local Landscape Architecture Collective in collaboration with McIndoe Urban. That work is captured in the MDR at page 15 and described on Sheet LA5.00.

Of note are the areas of existing vegetation around wetlands and some limited areas of dune vegetation. In general, much of the site has little or no vegetation of note. In these areas the provision of a new planted landscape is important and is described below.

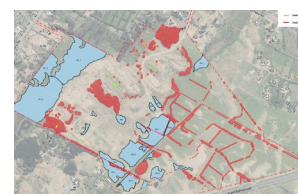
Proposed planting and visual landscape amenity

Comprehensive landscape design of streets, publicly accessible open spaces including wetlands, streams, dunes and reserves has been developed and is described in the MDR and Landscape drawings. These respond to KCDC Guidelines 62, 63 and 64. The planting approach identifies three zones with associated planting palettes (LA5.11) as follows:

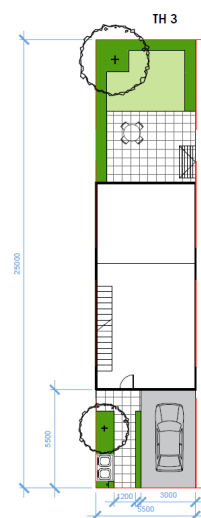
- **Western Dunes** – characterised by large, undulating sand dunes that are up to 39 metres above sea level. Species have been chosen to reflect the natural processes of the dune environment with plants such as pīngao and tarakupenga that trap sand and allow dunes to form. A range of indigenous divaricating shrubs offer visual screening and shelter while iconic coastal trees, ngaio and tī kouka, line the streets providing habitat and food for native fauna.
- **Dune Foothills East** - a transitional space between the dunes and flats so the species selected are tolerant to a range of conditions. Kānuka has been selected as the tree along primary streets as taonga and for its use as a pioneer species. Oioi, pukio and wīwī were chosen for their adaptability to both dry and wet conditions.
- **Eastern Flats** – level terrain allows water to meander and collect in several constructed wetlands and stormwater basins. Larger trees such as titoki have been selected for street trees as the ‘flats’ present an opportunity for taller trees to flourish. Within the transmission corridor, some local alteration to tree selection will need to occur due to height restrictions relative to the power lines. Kahikatea and houhi are highly suited to a wetland environment.

Individual lots and apartments

KCDC Guidelines 61 – 67.



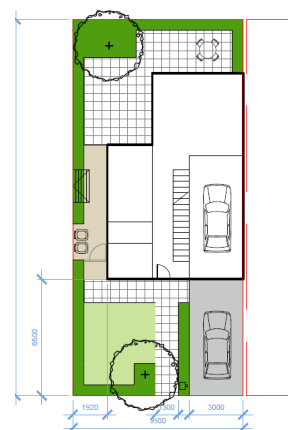
Sheet LA 5.00 Existing vegetation.



Typical narrow lot.

On-lot illustrative landscape designs are provided for the range of medium density housing typologies and for larger lots where apartments and mixed-use buildings are proposed. These designs are found at section 3.4 of the MDR. All types demonstrate that lots can achieve or exceed the minimum 20% landscape coverage requirement.

Coupled with the proposed planting zones (above) and palettes (LA5.02 – LA5.16) for which Local have prepared outline specifications, the overall outcome for housing development will be a richly planted, high-amenity environment suitable for quality living. All medium density lots are required to include a minimum of 1x specimen tree to front yards that provide vertical landscape structure and will add to streetscape amenity and summer shade. Vertical planting works to enrich building frontages and achieve higher quality development outcomes. Lower shrub planting is used to define boundaries, articulate pathways and screen utility areas.



Typical end of terrace lot.

Impermeable Surfaces and water storage

Refer to earlier assessment 'Infrastructure' section 4.2.5 and technical Infrastructure report.

Streetscape

Also refer to assessment at 'Neighbourhood Design', section 4.2 of this UDA.

Landscape drawing LA5.11 prescribes the planting approach for the hierarchy of roads across the plan. These include Pin Oak for the Primary Connector Road, Ngaio (western dunes), Pigeonwood (Dune foothills), and Titoki (Eastern Flats) for Secondary Connector Roads and Ti kōuka/kānuka (western dunes), Ribbonwood(Dune foothills), and Kōwhai (Eastern Flats) for Local Access Roads. The design intention is to reinforce roading hierarchy and identity through appropriate variety and scale of street tree.

Trees are spaced at approximately 25m intervals and intermittently located between carparking bays. This level of planting enhances visual amenity of the streetscape, improves the pedestrian environment, provides enclosure to street spaces, and reduces vehicle dominance.

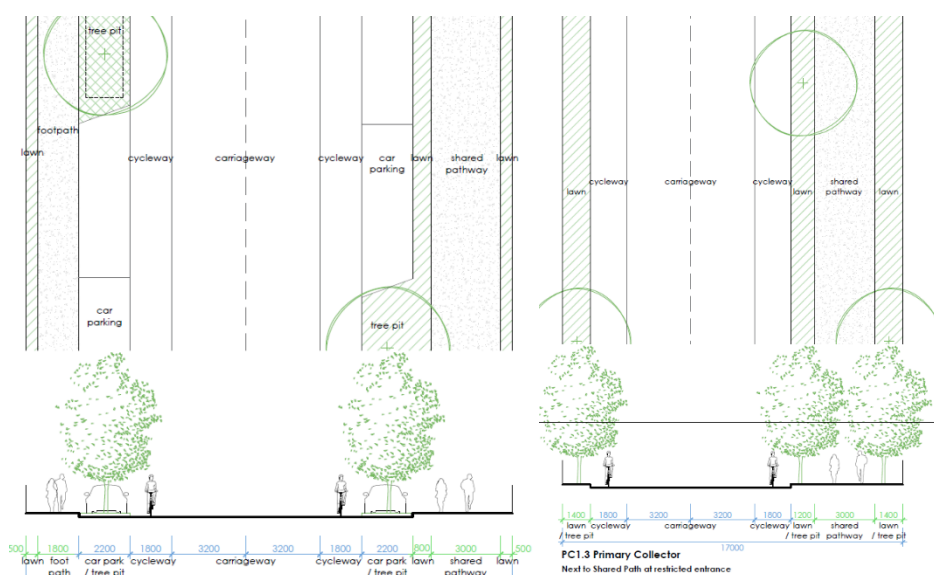


Figure 4.16: Tree structure - Primary Connector (left) and where topography constrains road width (right).

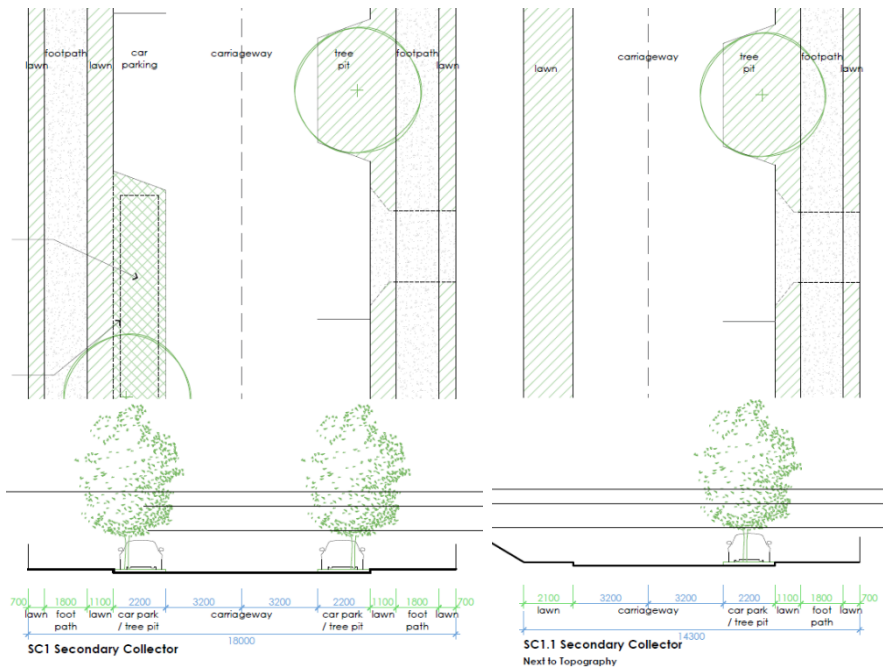


Figure 4.17: Tree structure - Secondary Connector (left) and where topography constrains road width (right).

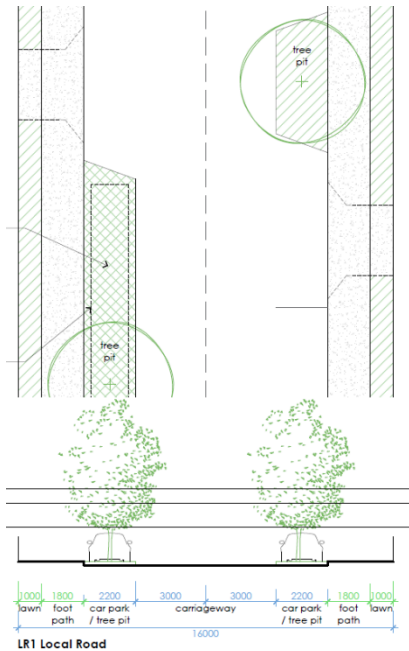


Figure 4.18: Tree structure - Local Road

Sunlight and daylight

The typology examples show that medium density dwellings can be located on site to optimise sunlight and daylight access to the primary living spaces and associate outdoor living spaces.

TH1 – 7.2m wide plot with a south-facing street frontage. Solar access dictates that the main living area faces north, towards the rear of the lot, and the associated outdoor space occupies the rear yard. Habitable rooms face north or south for outlook, natural light and ventilation.

TH2 – 7.2m wide plot with a north-facing street frontage. The dwelling's main living area and associated outdoor space front the street along with a car pad and primary entrance. Habitable rooms face north or south for outlook, natural light and ventilation.

TH3 – 5.5m wide plot with the main living area facing north, towards the rear of the lot, and the associated outdoor space occupies the rear yard. Habitable rooms face north or south for outlook, natural light and ventilation. A car pad fronts the street along with the dwelling's primary entrance.

SD1 – north-facing street frontage. The dwelling's main living area and associated outdoor space front the street along with a car pad and primary entrance.

SD2 - south-facing street frontage. Solar access dictates that the main living area faces north, towards the rear of the lot, and the associated outdoor space occupies the rear yard. There is an internal garage, which fronts the street along with the dwelling's primary entrance.

The illustrative typologies outline typical lot configurations for each building type. These typical lot configurations show siting of the building type across the most common lot arrangements throughout the site, primarily focusing on orientation and relationship of the lot to the street.

These typical arrangements demonstrate that building locations have been adjusted to orient primary habitable spaces and outdoor living to the north, east or west. Detached dwelling types accommodate outdoor living spaces at ground, located around the dwelling. Terraced and semi-detached types often accommodate the outdoor living space to the rear of the property to ensure that on-site parking does not negatively affect the amenity value of the private open space. In some locations open space is positioned to the street front where this is north or west facing. In this instance the open space will receive good levels of sunlight.

Apartment typologies are all oriented with sunny frontages and balconies/patios towards the street, and communal open spaces to the rear. The units are dual aspect and so allow for additional sunlight access through the rear or side aspects of the units.

Detached dwellings will have a range of locations and orientations. These lots are generally an average of 450m² which will allow for the buildings to be sited to allow for sufficient levels of outdoor space with access to sunlight.

Energy efficiency

Wherever possible, the layout of the subdivision provides for buildings to be oriented on an east-west axis, with the streets aligned north-south. However, due to the nature and geometry of the site, many streets are constrained to run east-west necessitating buildings on a north-south axis. This arrangement is mitigated through the design of the medium density typologies and arrangement of these illustrative types. As discussed in the sunlight and daylight section above, illustrative types are arranged to orientate open spaces and living towards the north and therefore solar gain.

Careful planting on lot and within the public realm allows for a level of shade during the summer to avoid overheating.

Although specific design of housing types has not been undertaken at this time, the use of eaves, cross ventilation and other passive environmental control design is not precluded or limited through the layout of the masterplan.

Privacy and safety

Medium Density Housing

Within the medium density area, the illustrative town house typologies show living spaces such as kitchen, dining, or lounge located to provide passive surveillance onto the street. This adds to the perception of activity within the

Appendix 6: Crime Prevention through Environmental Design Guidelines – Principle 3 Activity mix: Eyes on the street.

dwelling when viewed from the public realm. This is balanced with the need to provide for sunlight access and direct connection to outdoor living spaces. We have reviewed all of the illustrative types and are confident that a good level of passive surveillance and perception of 'eyes on the street' is able to be achieved for these types.

All multi-level units have living at ground with bedrooms above and therefore achieve a good level of interaction with the street.

A mix of low-level fencing and landscape planting is proposed at the boundary of individual lots to clearly delineate boundaries between lots and between areas of public and private access. This relationship will be further assessed through individual Design Review Panel certification processes to assess the detailed design of the architectural and landscape response in the context of the Residential Design Guide.

Apartment types

The illustrative typologies for APT1 and APT2 both feature residential frontages towards the street including residential at ground level. These units will have a strong visual relationship between primary living spaces, associated balconies and the street.

The mixed-use buildings will also have a very good relationship between the street and internal primary living spaces. The mixed-use typology focuses living spaces towards the street. In addition to providing for passive surveillance onto the street these mixed-use buildings will also contribute to increased perception of activity within the local centre over an increased activity period.

Open Spaces

Open spaces will generally have good levels of passive surveillance and will allow for good CPTED outcomes. The Neighbourhood Park (ref Open Spaces Key Plan LA4.00, 4.01) is bounded to the south by a secondary connector road that leads to the local centre. To the north-east the café-restaurant and community spaces look out onto the open space. This reserve will have limited to no rear conditions and should be overlooked throughout the day. Long frontages with roads and other open spaces combined with low fence treatments will limit any entrapment concerns,

The dog park (ref Open Spaces Key Plan LA4.03) is a long narrow open space of 15,100m² located under the transmission corridor. To the south the open space is bounded by a narrow frontage with the secondary connector road. To both the east and west the space is bounded by rear boundaries of residential lots. These will provide some level of overlooking and passive surveillance, however this will need to be balanced with the control and enclosure of dogs for the residential neighbours. To the north a visually permeable fence provides views to the rural landscape beyond.

Local Purpose (Stormwater) Reserves (LA2.04, 2.05, 2.06) between the transmission corridor and the south/southwestern boundary. These spaces will have a mix of stream corridor, recreational trail and attenuation uses. While primarily bounded by residential properties, the proposed condition regarding maximum 1.2m high fences to any open space boundary will require development to have a visual relationship with these spaces, therefore providing for a good level of passive surveillance. Additionally, roads C_B03, C_A, and C_B05 cut across this space providing road users a view along the length of the space, adding to the perception of eyes onto the space.

Local Purpose (Ecological) Reserves

Te Harakeke wetland (LA2.01, 2.02) will be access controlled with a gate connection to the proposed boardwalk. This wetland is bounded to the southeast by predominantly rear lots with a low fence relationship. Due to the topography in this location, this open space will receive overlooking from

immediate lots and from longer distance views in the western dunes. While these longer distance views will not provide the same level of stewardship, the perception of having 'eyes on' will be increased.

Peka Peka Road Swamp Wetland (LA2.03, 2.04) - this smaller space will be bounded to the west by public road, to the south by private lots, and to the northeast by the project boundary. Ten private lots will provide overlooking from the south while visual openness/public surveillance will occur from the street environment. Generally, these spaces are lower lying (due to their wetland nature) than the surrounding residential area. As such the pathways and occupiable spaces within these areas will not create adverse privacy effects at the rear of lots.

Ecological Restoration area located to the west of the local centre will be bounded by a mixture of public road and private lots. Similar to above, the proposed standard to require 1.2m maximum height fencing for open space boundaries will provide for a level of visual connection with the open space. This will be supported by public street frontage that will result in good levels of overlooking and stewardship.

Dunes Area (ref Open Spaces Key Plan LA4.00) This covers a large area of the site (combined 17ha) and encompasses steep topography and a network of proposed recreational paths through the dunes. From the tops of the dunes, the eastern flats and dune foothills areas will be visible. To the northern side of the dunes the spaces will be defined by rear lots of the western dune area. These have a proposed fencing standard to require 1.2m maximum height fences to avoid the perception of a 'wall' of fencing and to provide a level of passive surveillance. The proposed fencing standards for the western dunes, along these boundaries has been proposed to minimise potential CPTED risks for the public realm. Potential privacy effects of elevated walkways providing views down into private rear yards can be addressed through localised planting in combination with fencing.

Conclusions: Amenity and Sustainability

For the reasons provided in the foregoing assessment, the proposal achieves close alignment with the guidelines for '*Amenity and Sustainability*'. We note that multiple guidelines in this section will be reliant on the Design Review Panel certification process to assess the final architectural design of individual buildings. The assessment above demonstrates that the plan layout, proposed landscape design of public realm and illustrative typologies results in a high-level of residential amenity and does not preclude detailed architectural design reaching similar or better outcomes:

- i. The proposed landscape planting and visual amenity will result in high quality publicly accessible open spaces. Illustrative types demonstrate that private communally managed spaces and individual on-lot hardscape and planting can be achieved within the masterplan.
- ii. On-lot illustrative landscape proposals will provide for vertical structure, with 1x specimen tree in the front yard. Lots allow for lower shrub planting and articulation of pathways and spaces, in line with the RDG expectations.
- iii. The overall outcome for housing development will be a richly planted, high-amenity environment supporting quality living.
- iv. Streetscape design is a cohesive outcome that reinforces legibility and character areas (Also refer to assessment at 'Neighbourhood Design', section 4.2 of this UDA).
- v. Sunlight and daylight are well provided for all medium density lots. Proposed lots enable building locations that orientate primary habitable spaces and outdoor living spaces to the north, east or west.
- vi. Detached dwelling types easily accommodate outdoor living spaces at ground level, located for sun, access and privacy.

- vii. An energy efficient layout has been proposed that orientates buildings on an east-west axis, with streets aligned north-south where possible. However, due to the geometry of the site and landscape features, some streets are required to run east-west necessitating buildings on a north-south axis.
- viii. Good levels of passive surveillance and stewardship are achieved both for streets and for publicly accessible open spaces.

4.4 Centres Design Principles Assessment (KCDC APP20)

4.3.4 Overview

This assessment refers to the Local Centre as described in the MDR including Precinct Plans A and B (UD3.01, 3.02).

Components of the Local Centre are:

- Supermarket Lot 2000
- Mixed-use Block (with commercial uses including retail and hospitality and also a community centre). Lots 2003 - 2010
- Mixed-use Buildings Lots 2001, 2002 (with commercial at ground and apartments above).
- Town Square Lot 5401

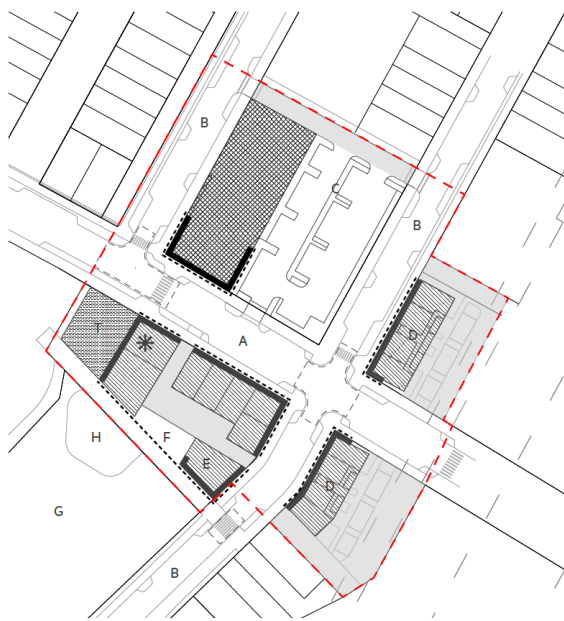
The Appendix 20 Centre Design Principles are considered the most relevant framework for assessment of the Local Centre. An illustrative reference design has been prepared complementing the proposed Precinct Plans to demonstrate the outcomes that should be achieved for the centre and the resultant environment. Individual buildings would be assessed in accordance with the Precinct Plan and envelope massing studies of the centre buildings (MDR pages 88- 90) through the Design Review Panel certification process. That process would apply the more detailed KCDC Centres Design Guide (APP25).

The Centres Design Guide (APP25) has not been used as the basis of this assessment for the Local Centre as the guidelines are focused on built form outcomes and architectural design that would be more appropriate at subsequent certification stage.



Figure 4.19: Local Centre illustrative (reference) design with Lot numbers

Waikanae North Local Centre
Precinct Plan



Waikanae North Local Centre
Precinct Plan

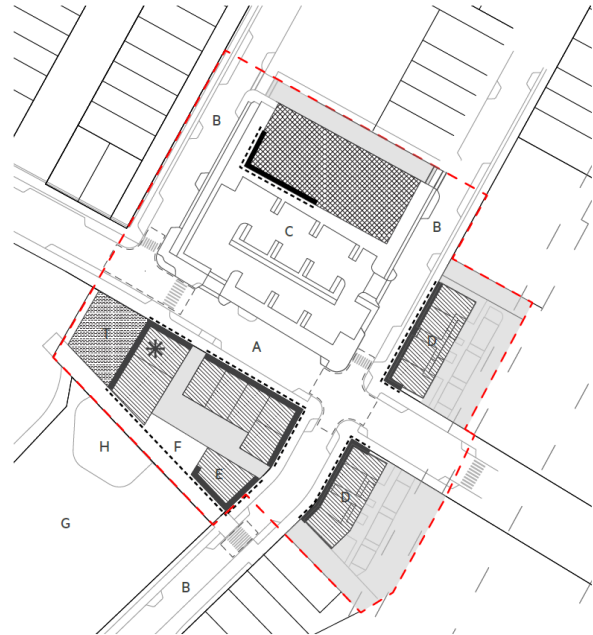


Figure 4.20: Local Centre Precinct Plans A and B (Sheets UD3.01, 3.02)

Two Precinct Plans have been prepared and included in the application. These plans provide a level of flexibility to accommodate the requirements of a supermarket (superette) operator. As a significant anchor store to the centre, the operation and form of this store will be a primary determinant of the success of the centre. At the time of application no engagement with supermarket operators has been undertaken, therefore the plan seeks this level of flexibility. The only change between the two plans is the location of the supermarket site and associated parking. All other elements within the precinct plans remain the same.

Precinct plan A (preferred) locates the built form to the western edge of the site, pulling through to the primary connector road.

Precinct plan B locates the built form to the rear of the site away from the main road. While this allows for greater levels of visibility for the car park and maybe more attractive for a supermarket operator, it reduces the townscape quality and 'enclosure' of the centre as a whole and emphasises the visual impact of car parking on the centre environment.

4.3.5 Centres Principles Tabulated Assessment

Appendix 20 Centres Design Principles

1. Mixed use activities in centres

a. A streetscape character with active ground floor business activities will be developed and maintained;

Active ground floor activities including retail, café, and other commercial premises are located along the Primary and Secondary Connectors (Precinct Plan, UD1.01 Activity Framework). These ensure continuous active edges and will contribute to a lively pedestrian-oriented streetscape.

The Precinct Plans offer different levels of street edge activation:

- The supermarket plan in Precinct Plan A provides greater levels of activation at the primary street edge, with a visible corner at the primary connector. This option presents a long potentially blank wall to Secondary Connector C-B01 and to its carpark area.

- Precinct Plan B provides activation to a proportion of its west-facing street façade and a greater proportion towards its carpark-facing façade. However, Plan B does not activate the primary road as effectively due to the large setback behind the carpark.

b. Residential activities in mixed-use developments will be designed to:

| | | |
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| i. | be located above or behind business activities; | Apartments are positioned above commercial on the two identified mixed-use sites. This achieves vertical organisation of uses as sought by the guideline. |
| ii. | provide a high level of onsite amenity for residents and adequate private outdoor space; | <p>The illustrative typology for the mixed-use building demonstrates a high level of on-site amenity is able to be achieved with:</p> <ul style="list-style-type: none"> • High quality entrance experience directly from the street and rear secondary access from the parking area through a secure landscaped courtyard with straight access to the apartment stair entries; • orientation of main windows to the west, towards the town centre and the dunes beyond, and away from the power lines located to the east; and • carparks in a secure courtyard behind the units. <p>All apartments in the illustrative typology include a north-west facing private outdoor space in the form of balconies linked directly to the main living areas of the units. Outlook and privacy standards are confirmed against Appendix 25.</p> |
| iii. | minimise nuisance effects from business activities; | <p>The illustrative spatial configuration and entrance arrangements for the two mixed use buildings avoids conflict between ground-floor commercial activity and apartments above. The commercial spaces at ground have direct public access from the street, which is separate from the main access to the apartments. See assessment below.</p> <p>Acoustic separation will be achieved by appropriate specification of construction.</p> |
| iv. | have good access to public transport and support the safety, accessibility and efficiency of the transport network; | This Local Centre sits directly on the Primary Connector spine which is designed for bus stops and walking/cycling links. |

c. Commercial and residential entrances will be clearly separated and distinguished with residential entries provided directly from the public street, and



Figure 4.21: Mixed-use building type illustrates outcomes sought for entrance conditions.

Commercial and residential entrances are separated and clearly distinguished:

- The commercial units at ground level are directly accessed from the secondary road through their shopfronts. These commercial units also have a secondary rear service access for access to rubbish and recycling and from the courtyard carpark, should that be required.
- Entry to the apartments is to the stairwells via a common main entrance from the Secondary Connector Road. This is shown as a recessed residential entrance. Secondary access is through a landscaped pedestrian path along the edge of the courtyard which also provides carparking for the apartments.

d. Loading and access, and (where provided) on-site parking will be provided away from the street.

Loading and on-site parking is located in rear lanes and mid-block courts:

Supermarket (Lot 2000)

- as a service access and mid-block public parking typology, keeping service functions away from public frontages.

Mixed use buildings (Lots 2001, 2002)

- On-site courtyard parking is provided on the mixed-use blocks away from the commercial shopfront edge, and unobtrusively back from the street.
- Rubbish and recycling for both apartments and commercial premises and apartments above is provided for within this courtyard.

Centre Mixed use block (Lots 2004 – 2010)

- All service access and on-site parking are within a mid-block space accessed from Secondary Connector C-B04.

2. Urban form and integration with infrastructure

a. the scale, intensity and form of development will be consistent with the role of the centre within the centre's hierarchy (LCZP3) and with the capacity of local infrastructure networks.

The supermarket anchor and mixed-use blocks and associated public realm reflect the Local Centre's scale and role in the District Plan hierarchy:

- The Precinct Plans provide for a 1,000-1,200m² local-serving supermarket.
- Supplementary retail, commercial and community activities have been provided for and sized to provide local services.
Activities provided for in buildings are complemented by the associated town square and recreation reserve.

The capacity of service and roading infrastructure is addressed by others.

b. development will provide for, and where practicable enhance, connectivity within the centre in which it occurs;

Small urban blocks with pedestrian access through and around their edges provides a high degree of permeability for pedestrians, enhancing walkability and connectivity to the wider context. There is also:

- east-west connectivity through the Supermarket block (with Precinct plan B most effective in this regard); and north-south permeability through the Mixed-Use block.



Figure 4.22: Local Centre illustration

c. development that is well integrated with the surrounding public environment - including public spaces, reserves, facilities and streets - will be promoted;

The Local Centre is well-integrated with its surroundings by the following means:

- It is placed at a both at close to the geographic centre of the development and in a highly visible and accessible point of arrival via the Primary Connector Road.
 - It is also located on two Secondary Connector roads which provide excellent accessibility from the north and south.
 - The centre integrates directly with amenity and community recreation spaces such as the town square located immediately to the north-west of the Mixed-Use Block, and the recreation reserve with the Community Centre located to the south-west.
 - Active edges front the town square, neighbourhood reserve and all streets.
-



Figure 4.23: Illustrative view towards the Town Square

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| <p>d. practicable, development will be integrated with public transport networks and facilities;</p> | <p>Primary and secondary connectors are designed to accommodate bus stops and raised crossings and support safe pedestrian and public transport access. (See detailed assessment in the MDR 3.3 pages 22-19).</p> |
| <p>e. edge conditions will be actively managed to support the overall integrity of each centre's boundaries.</p> | <p>There is clear definition of all boundaries, as follows:</p> <ul style="list-style-type: none"> • The northern boundary of the local centre is defined by an east-west service lane. This ensures separation between the supermarket building and the residential to the north. • The eastern boundary is defined by the no-build power line corridor; and • The south and west boundaries of the centre are defined by public realm being the recreation reserve, town square and Secondary Connector C-B01. |
| <p>3. Built form, streetscape and sense of place</p> | |
| <p>a. built form will be responsive to and reflect the unique identity, heritage and sense of place of the centre in which it is located and the immediate and surrounding environment, including natural features and landforms;</p> | <p>In this new-build centre, unique identity will be created by the concentration of development at the centre, expression of that activity with active edges, spatial definition of edges with building form or landscape elements, and the quality of the associated public realm.</p> <p>Relation to the immediate surrounding environment is established by two means:</p> <ul style="list-style-type: none"> • locating the important public spaces of town square and recreation reserve as a public frontage to the signature wetland area, and • placing a landmark building directly in the line of site in the approach down the Primary Connector towards the centre. |
| <p>b. the location, scale and size of large format retail (including supermarkets) will be appropriate to the role and function of the centre;</p> | <p>The only retail approaching 'large format' is the proposed local supermarket:</p> <ul style="list-style-type: none"> • The precinct plans provide for a 1,000-1,200m² local-serving supermarket. • Reflecting the need for flexibility prior to confirming an operator, two potential locations for the supermarket |

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| | <p>are described, with this being the difference between precinct plans A and B.</p> <ul style="list-style-type: none"> • Generous on-site carparking is provided with this intended to serve both the supermarket and provide for wider public use. |
| <p>c. building design will be attractive and, where practicable, demonstrate innovative and sustainable building design;</p> | <p>The Reference Design describes typology only, not necessarily a specific design outcome. Building aesthetics, detailed planning and the required sustainability performance will be addressed by the designers of buildings for the sites at the time of development.</p> |
| <p>d. built form will promote the integration of public spaces, reserves and streets with developments to add visual interest and diversity to the appearance of the centres;</p> | <p>The proposed built form defines streets and other public open spaces:</p> <ul style="list-style-type: none"> • The central parking square is framed by the supermarket and mixed-use building (2001) and the mixed-use block (2004-2010) defines and fronts to the town square and the recreation reserve. • Active edges are provided to these spaces. |
| <p>e. development of both public and private areas will support the valued characteristics and, wherever possible, add to the visual interest and uniqueness of centres;</p> | <p>Permeable shopfronts, hospitality uses, and upper-level apartments ensure variety and uniqueness for Waikanae North centre.</p> |
| <p>f. built form will recognise and provide for existing local character values including those associated with identified character areas and precincts;</p> | <p>Built form provides strongly defined edges to the streets and public spaces within and around the centre.</p> |
| <p>g. a positive relationship between development and the street will be achieved in accordance with the Streetscape Strategy and Guidelines set out in the Council's Land Development Minimum Requirements, the Crime Prevention Through Environmental Design Guidelines set out in Appendix 6, and the following principles:</p> | |
| <p>i. buildings will provide well-defined, active edges to streets, public spaces and frontages to public carparking;</p> | <p>The Precinct plans describe how buildings are intended to have a generous vertical scale, and around the supermarket parking area supplemented by trees, to define the edges of streets and other public spaces.</p> <p><i>Frontages to public carparking</i></p> <ul style="list-style-type: none"> • The supermarket in precinct Plan A presents a high level of activation to the street corner and Primary Connector, however, potentially presents long blank walls to the Secondary Connector C-B01 and the carpark. • The east-west alignment of the supermarket in Precinct Plan B optimises presentation of active edges to the carpark but has less built edge onto connector C_B01. • Continuous glazing, shopfronts and entrances define connector frontages (MDR pages 88-91). |

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| ii. buildings located at key street intersections will have a strong presentation to the intersection; | <p>The key street intersection is that at the intersection of the Primary Connector and Secondary Connector C-B01. The north-western façade of the Mixed-Use block (2004-2010) has been designed to present as a landmark in the approach view to the centre, with active edges at its base and the town square in the foreground.</p> <p>Supporting this, Precinct Plan A presents a strong corner entry and glazed facade of the supermarket to the intersection, helping to activate and landmark this location.</p> <p>Precinct Plan B opens the north-eastern side of the intersection to the central carparking area and does provide a strong built outcome at this location.</p> <p>The Precinct Plan incorporates active edges and verandas wrapping the corners of the mixed-use buildings and the north-east corner of mixed-use block (2004-2010). This contributes to visual interest at the corners and reinforces the legibility of the centre.</p> |
| iii. effective lighting will be provided to enable night-time use and safety; | <p>Lighting is required to be integrated into publicly-vested streets and open spaces enhancing safety and supporting evening activity.</p> |
| iv. service lanes will be provided where direct front access cannot be achieved; | <p>Service lanes and access points to mid-block servicing areas manage servicing discreetly, avoiding street edge disruption:</p> <ul style="list-style-type: none"> • The proposed supermarket is serviced in both Precinct plans A and B by a service lane along its northern boundary. • Mixed-use buildings have service access within the residential entry courtyard and parking area. • Mixed-use block has mid-block servicing (Lot 3003) accessed from the Secondary Connector Road C-B04 |
| v. street design will ensure the safe movement of public transport, private vehicles, bicycles and pedestrians; | <p><i>Street safety addressed by traffic and transportation expert.</i></p> <p>From an urban design perspective, the street network provides for vehicles, pedestrians, cyclists, and public transport with design as shown in the street sections (MDR pages 24-29). Key characteristics within or close to the centre include:</p> <ul style="list-style-type: none"> • Strategically located pedestrian crossing facilities. • Proximity to the shared use cycle path, which connects eastward to the expressway shared use path; and • A central car parking area related to the supermarket, (and accessed with a left turn in on the journey into the centre from the main approach road) supported by generous on-street parking. |
| vi. generous on street parking will be provided for efficiency, convenience and as a means to keep the public realm active and safe; | <p>Generous on-street parking is described in the drawings on both the primary and secondary connector roads through and around the centre (MDR pages 24, 25).</p> |

| | |
|---|--|
| vii. trees and landscaping will be designed to provide relief from the built form; and; | <p>Street trees and rain gardens provide shade, relief and ecological benefit (MDR page 30 and Submission Plans LA2.01 – 2.07).</p> <p>Within the centre this includes:</p> <ul style="list-style-type: none"> • Tree planting within streets and at the edges of the central off-street carparking area. • Planting within the Lot 2000 supermarket carpark is illustrated in the MDR page 91. • Celebration of the ecological and landscape potential of the wetland restoration area to the west of the centre; and, • Integration of trees and other landscape elements into the wetland restoration area which abuts the south-west edge of the centre. |
| viii. building and site design will provide for public shade and shelter. | <p>Verandas along street edges and edging the town square as identified in the precinct plans, and shade structures related to the community building and reserve on the southern boundary of the mixed-use block provide for shade and shelter along public routes and at gathering spaces. These built structures are supplemented by proposed trees.</p> |

5 Neighbour Effects Assessment

5.1.1 Overview

Boundary Conditions

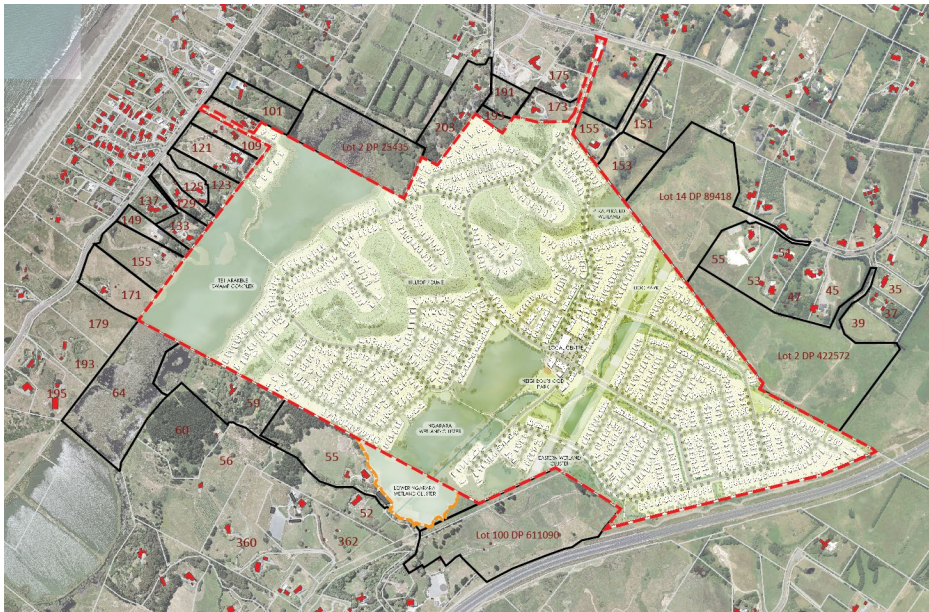


Figure 5.1: Neighbouring properties and boundary conditions.

The site has a range of boundary conditions. This is due to the site's complex geometry and topography. Site constraints create large pockets or clusters of development that are arranged along the Site's boundaries separated by green open space.

The site is bounded to the north-west by Te Harakeke wetland, apart from a small number (9) of new lots with access through the existing 107 Paetawa Road. These residential properties will share a direct interface with 109, 121, 123 Paetawa Road. The remaining proposed development within the western dunes on the far side of the wetland has a visual interface with the rear of properties along Paetawa Road, although the typical separation from those properties to the development on the Western Dunes is ~350m. Further to the North along this boundary, the site shares a boundary with 191, 193, and 203 Peka Peka Road and Lot 2 DP 25435. These interfaces are along an area of steep topography.

At the entrance to the site a cluster of rural residential properties (149, 151, 153, 155, 163, 173, 175 and 177 Peka Peka Road) bound the site access from Peka Peka Road.

The nature of Peka Peka Road is currently rural lifestyle, however due to it's proximity to the Peka Peka Link Road / Main Road to Waikanae and other rural residential activity in close proximity, it is anticipated that this character will change to a more residential nature over time.

To the north-east, the site is bounded primarily by rural properties with some rural residential with wider views over the site (35-55 Peka Peka Road). This site, currently in NZTA ownership following the Expressway build, is likely to change character over time, whether to residential of a similar character to that proposed in this application, or of a more rural residential character is unclear at this time. While the assessment has been undertaken based on the current character, we note the likely change in future. Proposed standards regarding fencing and planting for this interface take the existing and likely future scenarios into account.

To the south-east, the site boundary runs along the Kāpiti Expressway and the rural lot Lot 100 DP 611090. There are glimpsed views into the site from passing motorists as well as visual and acoustic considerations within the site. Due to the nature of the

Expressway, there is little chance of change over time as this is a major infrastructure of regional and national significance. The rural land however may change use and character over time.

To the south-west of the site the site shares a boundary with 55, 59 and 64 End Farm Road. These larger 'lifestyle' properties have residential dwellings however they maintain a rural character.

5.1.2 *Adjacent Rural Properties*

Shading

Shading studies have been prepared using the same model adopted for the LVA. Shading studies are located in the MDR at Appendix C.

Topography for surrounding lots has been sourced through LINZ contours and as such is of a coarser level of detail than the site. This results in some minor variations at the boundary between the site and surroundings. These discrepancies are not significant enough to affect shading assessment.

Proposed buildings on Lots are indicative and based on a reasonable footprint for development extended to the maximum height standard. Along the rural interface the maximum building height is 8m. Shading studies tested building forms located close to the boundary complying with setback and HIRB standards. The resultant shading outcome is a 'worst case' scenario with buildings modelled with flat roofs at the height limit.

The rural interface fencing and planting standards will cast some shade on adjacent properties. This shading however will be varied and have different effects than shading cast by buildings. The shading modelling below does not consider the shade cast by vegetation.

Although vegetated shelterbelts can be established within General Rural Zone properties as of right, these cannot be within 30 metres of a lawfully established primary residential building on an adjoining site under separate ownership (ref KCDC DP GRUZ-R2 1. (b)).

Rating of shading effects is based on a 5-point scale from 'Nil' to 'High'. The 5-point scale is described below;

High: A change to the amount of shade over a large area and/or with an effect on three or more dwellings, and for an extended period.

Moderate: A change in shading over a large area and/or with an effect over three or more dwellings, and which is fleeting; or shading on a small proportion of an identified public open space for an extended period.

Low: A localised change in shading over one or two neighbouring dwellings, or a relatively small proportion of a private outdoor living area, or public open space, and which is fleeting.

Negligible: A localised change in shading which is limited in extent to the point of being barely perceptible in a particular area, and which is fleeting.

Nil: Where no additional shade is cast on the area or space under consideration.



Example of shading study from MDR Appendix C.

Te Harakeke wetland and 101-171 Paetawa Road

Winter Solstice

At winter solstice, shading studies show that no shade will be cast over existing properties other than a fleeting amount of shade over 109 and 121 Paetawa Rd around sunrise. This is shown to have receded other than a barely perceptible area of shade cast onto 109 by lot 1. Effect on neighbouring properties at this time of the year is negligible.

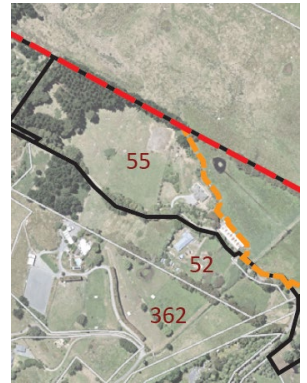


Spring Equinox

At the equinox, a limited extent of shade is cast onto 101 Paetawa Road by lots 1 and 2. This shade will be fleeting in nature, only present between 5pm and sunset. Existing planting will further shade this area of the site.

Conclusion

No shading will be cast by future buildings on proposed residential lots to the southeast of Te Harakeke Wetland onto the lots 101-171 Paetawa Road due to the large separation from proposed lots and the site boundary. Similarly limited shade over fleeting time periods is present on these lots at mid-winter and equinox. Overall, shading effects on these properties will be negligible.



55, 59 End Farm Road and Lot 100

Winter Solstice

At winter solstice, the shading studies indicate shade cast onto the adjacent properties (55 and 59 End Farm Road) from sunrise to approximately 3pm. This shade will be limited in extent from around 12 noon, with only small areas of shade visible after this time. The shading study demonstrates that shade cast at this time will not extend onto the two existing residential dwellings at 55 End Farm Road. There are thirteen proposed lots along this boundary, south of the larger hill in the northern portion of 55 End Farm Road. By 10am only nine (of the thirteen) will cast shade on the upper terrace of 55 End Farm Road. Shade cast onto the upper terrace will be further mitigated by existing mature vegetation along this boundary and proposed boundary planting standards for proposed lots.

Shade onto 59 End Farm Road is limited due to the topography difference between proposed lots (215, 218, 243, and 421). Small areas of shade are visible between sunrise and 3pm however these do not reach the existing dwelling and are limited in extent. The majority of shade cast over the dwelling and associated outdoor living spaces is from an existing hill to the north of the property. Shading effect at this time of year will be negligible.

For the majority of the common boundary along 55 and 59 End Farm Road, an existing shelter belt will cast shade over a larger area than potential future dwellings on proposed lots.

Spring Equinox

At the equinox, shade cast by buildings on the proposed lots is present from sunrise to approximately 10am. After 10am a barely perceptible area of shade is cast by proposed lots 200-204 onto the 55 End Farm Road, however this will be on the embankment or lower terrace rather than the upper terrace where the existing dwellings are located.

Shade cast onto 59 End Farm Road is primarily caused by topography, with a small area of shade cast onto the northern area of raised topography (above the existing dwelling) between sunrise and 9am. Through the remainder of the day sun angle is high enough that barely perceptible areas or no shade is cast onto 59 End Farm Road. Shading effect at this time of year will be negligible.

Conclusion

Overall shading on 55, 59 End Farm Road and Lot 100 is negligible due to the limited time period and shading not cast over the existing dwellings. This is further limited by the relatively short period of the year in which perceptible levels of shading is present.

173-203 Peka Peka Road

Due to the northern location and intervening existing hill we have not assessed shading on these properties. However, we make the following observations for #203 based on our knowledge of the site and shading studies elsewhere:

Some level of shade can be expected in the early morning at the summer solstice onto 203 Peka Peka Road to the south and away from the existing dwelling on vegetation / existing service buildings. This shade is likely to only be present from sunrise to approximately 8am (based on sun angle at these time).

During the equinox this shade will also be present until approximately 8am. Overall we do not consider shade will affect this neighbour's residential amenity and shading effects will be Negligible.

39-155 Peka Peka Road

Summer Solstice

At the summer solstice, shading studies indicate shade cast onto (Lot 2 DP 422572 and Lot 14 DP 89418) from just before 6pm. By 7pm shade extends roughly 20m into the adjacent property. Shading is at its greatest extent at 8pm, with shadow extending between 50-70m into the adjoining site. As sunset is at 8:54pm, summer solstice shade will be cast on this property for roughly 3.5 hours.

There are not currently any residential dwellings located on the rural site directly adjoining proposed lots 835-838, and 844-848 and shading will only effect paddocks. The existing dwellings at 39, 45, 47, 53, and 55 Peka Peka Road will not have any shade cast onto them by buildings on the proposed lots due to separation from the boundary.

155 Peka Peka Road has a dwelling located close to the site boundary. However, this existing dwelling is at a higher level than the proposed adjacent lots. Shading studies show no shade cast onto this lot until 5pm, with some limited shade reaching the dwelling from 8pm. Additional testing of the façade of the house shows limited shade over the lower 1/3 of the southern façade of the buildings at 8pm-8:30pm with the whole area in shade from this time. Due to the elevated dwelling and slope adjacent to the site, shade is cast primarily at the lower level of the existing embankment between the boundary and the dwelling.

Due to rural use of the adjoining sites and existing dwellings only occurring at 153 and 155 Peka Peka Road, the shading effect at this time of year is considered to be Low.

Spring Equinox

At the spring equinox, shading studies indicate that limited shade is cast onto the neighbouring rural property (Lot 2 DP 422572 and Lot 14 DP 89418). A small amount of shade will be cast after 4pm however this is perceptible and will be fleeting in nature. Shade cast by the dwellings on proposed lots extends onto properties at 53 and 55 Peka Peka Road at 6pm, however the shading studies show this will be fleeting until sunset at 6:18pm. As such, shade generated by the proposal on 53 and 55 Peka Peka Road will be Negligible.

Shading on 155 Peka Peka Road at the spring equinox is limited with shade shown on the lower levels of the embankment at the site boundary after 5pm, however this will be fleeting in nature and will not reach the existing dwelling.

The shading effect at this time of year will be Negligible.

Winter Solstice



Shade just 'touches' the dwelling at 155 Peka Peka Rd at 8pm



Shade at 8:20pm – extensive shade by circa. 8:30pm

Winter solstice was tested for this boundary, however due to the sun angle at this time of year very limited shade will be cast across the boundary. Studies show a limited extent across the boundary onto (Lot 2 DP 422572) after 4pm, with the whole area in shade by 5pm. shading effect at this time of year is Negligible.

55 Peka Peka Road will receive limited to no shade cast by dwellings on the proposed lots due to the separation of this lot to the boundary of the site and proposed lots. Shading studies indicate barely perceptible areas of shade onto the lower slope at 4pm.

Conclusion

Given the limited time (4pm-sunset) that shade is cast at summer solstice, and that limited shade over a very short duration is cast at the equinox, we consider the level of adverse shading effect on these properties to be negligible.

Expressway

Some level of shading will be generated onto the Expressway by adjacent residential dwellings on proposed lots. However, due to the vehicular function of this land we do not consider shade effects to be adverse.

Overall, shading effects on the adjoining properties is negligible.

Boundary Conditions – Privacy and Visual Dominance

Refer to MDR **Appendix D** that sets out the Proposal in relation to adjoining neighbours.

Te Harakeke wetland and 101-171 Paetawa Road

The Te Harakeke wetland and existing vegetation along the rear of the Paetawa Road properties provide significant visual separation and screening of proposed dwellings in the western dunes.

Proposed lots accessed from Paetawa Road will share a boundary with 109, 121, and 123 Paetawa Road. While these properties currently have an interface with the wetland, there is limited visual interaction between dwellings and the wetland due to setback, existing planting and window positions. The proposed access for the 7 Paetawa Road lots will separate and buffer the proposed dwellings from existing properties (separation distances ranging from 35-40m)

Lots sharing a boundary with 101 Paetawa Road will adopt the building height, setback and HIRB controls from the Rural Lifestyle Zone. This means that built outcomes will be similar to that anticipated under the District Plan for the zone. However, proposed lots here will be smaller than anticipated for the zone, and therefore 101 Paetawa Road will have two lots with a shared boundary along the southern boundary, and another lot (set back some 28m) where they may only reasonably expect to have one. Significant proposed planting along this boundary will limit perception of the additional dwellings.

Specific setback and height controls are proposed in this area.

Along the western and eastern interfaces with the wetland, fencing will be limited to 1.2m maximum height. This will minimise the perception of a 'wall' of fencing at the edges of the wetland and create more positive outcomes.

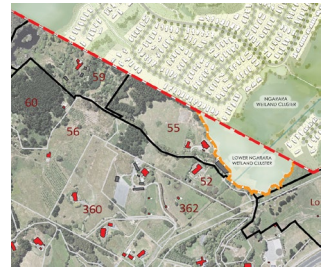
Additionally, the layout of the masterplan introduces gaps along this (eastern) edge of the wetland which provide access (both visual and physical) that break up the perception of the wetland space being continuously bounded by residential development.



For the reasons given above the proposal will not generate adverse privacy or visual dominance effects on 101-171 Paetawa Road.

55 and 59 End Farm Road and Lot 100

The common boundary with 59 End Farm Road has been designed to include only four proposed lots. Here the proposed standards to control fencing and planting will ensure that residential dwellings will be well-screened. Existing planting on the adjoining site also assists screening of the Site. The dwelling at 59 End Farm Road sits significantly lower than the proposed lots, with limited view of the proposed lots due to topography. As such there will be limited visual interaction between the dwelling and proposed lots.



The boundary with 55 End farm Road includes sixteen proposed lots. As above the proposed standards to control fencing and planting will ensure that residential dwellings will be well-screened from the neighbour, with a substantial 5m deep planting buffer provided.

For both these properties the application of the rural zone boundary standards (5m setback, 2.1m + 45° HIRB and 8m height limit) will ensure that built outcomes are in line with the anticipated character of built form for the rural zone. This is with the exception of a notably denser lot arrangement than otherwise anticipated for the zone. However, the combination of landscape planting along the boundary and reduced scale of dwellings will result in acceptable visual outcomes.

In terms of privacy effects, existing vegetation in addition to the proposed planting standards will result in limited opportunities for overlooking. In the shorter term, while boundary planting is established, some level of overlooking from upper-level windows may be visible from the existing dwelling and outdoor living spaces, however this is adequately mitigated by the ~70m separation from the boundary. A limited number of lots (six) will be visible to the existing dwelling in the shorter term where existing shelter-belt planting does not exist.

Lot 100 DP 611090 does not have any residential dwellings on site and is currently in use for rural production. No proposed lots share a boundary with this lot. Separation and proposed planting in the existing and proposed wetland areas will further visually buffer this lot from the proposed development.



Lot 100 DP 611090

Overall, we consider privacy and visual effects for these properties to be Low (shorter term) transitioning to Negligible (at planting maturity).

173-203 Peka Peka Road

Located to the north of the western dunes area, these properties are largely separated from the proposed development due to changes in level and complex topography. Neighbours at 191 and 173 are set behind a tall existing hill and lots 193 and 203 will be at a lower level from the majority of proposed development in this area.

The boundary with 203 Peka Peka Road includes ten adjacent proposed lots. Here the neighbouring property is set far to the north of the common boundary, with ancillary uses such as sheds/garages closer to the proposed lots.

Along these common boundaries the proposed standards to control fencing and planting will ensure that residential dwellings will be well-screened from the property.

For #173, #193 and #203 the introduction of the rural zone boundary standards (5m setback, 2.1m + 45° HIRB and 8m height limit) will mitigate adverse effects. We note the denser proposed lot arrangement than anticipated for the underlying zone, however the combination of the planting buffer and reduced scale of dwellings will result in an acceptable outcome.



173 Peka Peka Road will be screened from the proposed development by a large existing hill. As such, no proposed lots will have visual connections with this property.

203 Peka Peka Road shares a boundary with seven proposed lots, however due to the steep topographical change, existing planting and location of the dwelling, no proposed lots will overlook the neighbour.

Privacy and visual effects for 173-203 Peka Peka Road are considered to be Negligible.

39-155 Peka Peka Road, Lot 14 DP 89418 and Lot 2 DP422572

Along the north-eastern side of the site, the larger portion of this interface is with rural lots (Lot 14 DP 89418 & Lot 2 DP422572). Set further to the northeast of Lot 14 DP 89418 & Lot 2 DP422572 a series of rural residential properties (35-55 Peka Peka Road), will maintain their view over these rural fields. To the north and adjacent to the proposed entrance road, 153 and 155 Peka Peka Road are the closest dwellings to the Site boundary.

In response to initial engagement with KCDC (peer review from Boffa Miskell), the lot layout at this edge has been altered to reduce the number of lots sharing a boundary with neighbours. The altered layout also introduces larger, less regular lots that will result in a variegated edge to the development.

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 this 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 153 and 155 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 39-155 Peka Peka Road are considered to be Negligible.

Expressway

A consistent fence treatment is proposed along the Expressway interface. This ensures the proposal creates acceptable outcomes in views from the Expressway and shared path (CWB). Proposed planting standards allow for buffer planting with gaps in each lot to enable visual breaks. For users of the road, this planting pattern will appear consistent along the length of the boundaries.

Deep lots are proposed at this interface to allow houses to be set back from the Expressway edge. This will further increase the visual separation and impact on the Expressway environment.

No privacy impacts are anticipated along the Expressway edge due to the nature of the expressway and proposed boundary planting standards.



Conclusion: Neighbour Effects Assessment

The proposed residential development within a rural setting has been assessed relative to the anticipated levels of effects for the General Rural Zone.

- i. We note the quantity and density of development along the rural boundaries boundaries is greater than that anticipated in the rural / rural lifestyle zones.
- ii. The proposed standards for boundary fencing and planting will result in an outcome that is in-keeping with the rural character of the area.
- iii. Limited shading will occur over the adjoining properties, with little to no shading on existing dwellings.

- iv. Shading effect ranges from Negligible to Low. A 'worst case' outcome was tested and it is likely that dwellings on proposed lots would not locate close to the rural common boundary.
- v. Privacy effects on adjoining properties are assessed to be Negligible. All dwellings are required to be set back from the boundary within the GRUZ HIRB envelope and have screening planting on the rural interface. Although there will be greater numbers of dwellings on some boundaries (for example 55 End Farm Road), these will largely be screened from view and there will not be a perception of excessive overlooking or loss of privacy.

For the reasons provided in the foregoing assessment, the proposal is considered to have acceptable levels of effect on the amenity of adjoining and nearby properties.

6 Conclusion

6.1.1 Overview

The site is of a size and context that provides a significant opportunity to provide a quality residential growth area for Waikanae and the region. The site has an existing landscape character that makes it a unique opportunity for high amenity residential development. The location relative to the Kāpiti Expressway and close proximity to local connections such as the Peka Peka Link Road and Main Road to Waikanae makes it a logical expansion area. Kāpiti District has, over time, grown to the north between settlements. This development is the logical next step in creating a consolidated urban form (DO-03) north of Waikanae.

The proposed development is an appropriate design response to the unique landscape features of the site. It provides a comprehensively designed outcome that delivers a sustainable, centre-based plan with a range of housing choices and design types that are in-keeping with the design qualities sought by the District Plan's Design Guidelines.

The proposed masterplan exhibits high-quality urban design outcomes, integrating masterplanning, landscape, infrastructure, traffic, and civil engineering to ensure a successful development will emerge.

Conclusions are provided below for each of the topics in this assessment.

Neighbourhood Design

1. The proposal site has good strategic access relative to the former SH1 and Peka Peka Link, Expressway CWB and Paetawa community and beachfront. Several other opportunities to link into the surrounding area are allowed for in the design of the street network.
2. A street hierarchy is introduced that will positively contribute to a sense of local character as well as legibility of the network. It will ensure walkable local services also benefitting communities around the site.
3. The proposal provides a range of housing types at different densities, allowing diversity of housing offer for a broader demographic.
4. The proposal identifies four distinct character areas that relate to the location, topography, density of development and activity. While coherency across the plan is achieved these different character areas will aid legibility and sense of place.
5. Stormwater management is integrated into the open space framework.
6. With regard to rural zone provisions, the soil land use report by Agfirst conclude that the proposal will not result in a material loss of the district's productive capacity.
7. Management of effects at the rural interface have been addressed through adoption of the rural zone standards along these boundaries.

Site Layout

8. An extensive system of public roads, local streets, lanes and shared paths create a highly permeable network for the development.
9. Legible, direct connections to the front door from the street and from on-site carparking. With few exceptions, dwellings will address streets and lot frontages will have low (1.2m) fences and planting to maintain positive visual connections.
10. Bicycle storage for apartments and mixed-use buildings. Private single-lot development enables either garages or provision for secure, external bike storage.
11. At least one car parking space per dwelling with scope for additional parking on driveways or within tandem garages. Double garages for

permitted 'standard' housing. Integral garages contribute to cohesive design.

12. Good quality outdoor living spaces are enabled for all dwellings, complying with GRZ-R33 standards. An alternative standard is proposed for ground-level apartments. New public open spaces are located within a 5-10minute walk of all medium density housing.
13. service areas are located at the rear of apartments and mixed-use buildings, away from the street edge. For terrace development, any bins within front yards are screened.
14. Outdoor living spaces have a northerly orientation for sunlight access. Reasonable privacy from the street and adjoining dwellings is achieved.

Built form and Character

15. Building forms and heights will create a new residential environment compatible with standards and design outcomes of a residential zone. All illustrative medium density typologies comply with a maximum building height of 14m.
16. The illustrative typologies demonstrate that buildings will be able to achieve District Plan standards for residential and centre areas.
17. Variation in height and roof form provide for a varied and visually interesting skyline.
18. Distribution of unit typologies around the local centre and high amenity landscape locations provides for excellent levels of amenity for higher density dwellings.
19. In conjunction with cohesive landscape design, active building frontages and fencing limited to 1.2m, the medium density dwellings and local centre buildings will achieve a high level of visual interest, overlooking and activation of the street.
20. Entrances can be designed to be readily identifiable, with direct connections to the street for all types.

Amenity and Sustainability

21. The proposed landscape planting and visual amenity will result in high quality publicly accessible open spaces. Illustrative types demonstrate that private communally managed spaces and individual on-lot hardscape and planting can be achieved within the masterplan.
22. On-lot illustrative landscape proposals will provide for vertical structure, with 1x specimen tree in the front yard. Lots allow for lower shrub planting and articulation of pathways and spaces, in line with the RDG expectations.
23. The overall outcome for housing development will be a richly planted, high-amenity environment supporting quality living.
24. Streetscape design is a cohesive outcome that reinforces legibility and character areas.
25. Sunlight and daylight are well provided for all medium density lots. Proposed lots enable building locations that orientate primary habitable spaces and outdoor living spaces to the north, east or west.
26. Detached dwelling types easily accommodate outdoor living spaces at ground level, located for sun, access and privacy.
27. An energy efficient layout has been proposed that orientates buildings on an east-west axis, with streets aligned north-south where possible. However, due to the geometry of the site and landscape features, some streets are required to run east-west necessitating buildings on a north-south axis.
28. Good levels of passive surveillance and stewardship are achieved both for streets and for publicly accessible open spaces.

Neighbour Effects

29. The quantity and density of development along these boundaries is greater than that anticipated in the rural and rural lifestyle zones. The proposed standards for boundary fencing and planting will result in an outcome that is in-keeping with the rural character of the area.
30. Limited shading will occur over the adjoining properties, with little to no shading on existing dwellings.
31. Shading effect ranges from Negligible to Low. A 'worst case' outcome was tested, and it is likely that dwellings on proposed lots would not locate close to the rural common boundary.
32. Privacy effects on adjoining properties are assessed to be Negligible. All dwellings are required to be set back from the boundary within the GRUZ HIRB envelope and have screening planting on the rural interface. Although there will be greater numbers of dwellings on some boundaries these will largely be screened from view and there will not be a perception of excessive overlooking or loss of privacy.

On the basis of the assessment provided in this report, the proposed development is considered an appropriate and suitable use of the site. High-quality urban design outcomes will be achieved and adverse neighbour effects mitigated. The comprehensive and integrated design of the site alongside the proposed design review and approval process and detailed landscape response to the wider public realm and streetscape, will ensure a high-quality residential and local centre environment is created.

This assessment follows the assessment framework outlined in section 1 in addition to best practice urban design.

The development proposal is closely aligned with the relevant assessment matters at a district, regional and national level. As such, the proposal is supported from an urban design perspective.