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Waikanae Beach Futures Urban form

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- A bit about me
- Ask questions at any time



I am a Resource Management Planner and Policy Analyst with over 12 years experience working in central and local government as well as private practice.

Although I have a wide knowledge of all aspects of the RMA I have particular experience and strength in policy advice, RMA guidance and training, Treaty of Waitangi Settlement negotiations and Resource Consents. Prior to becoming an independent consultant I was a Senior Policy Analyst at the Ministry for the Environment. I have presented RMA 101 training workshops/Whose Afraid of the RMA to central government and private employees. I have also presented to local government representatives about changes to the RMA.

I am an independent consultant and I am currently carrying out work for KCDC to assist with the PDP, this is mostly in regard to Chapter 11, Infrastructure, Services and Resource Use.

Feel free to ask questions at any time. I would like this presentation to be as interactive as possible. I am planning to talk for about 20-25 and then you will all break off into groups to answer some questions.

Tonight we will cover

- Urban Design and Urban Form
- The Council's responsibilities/abilities
- The RMA tension of property rights versus environmental effects
- The RMA Plan Process (very quick overview)
- Some examples where councils have acknowledged character in their plans
- Some example of communities taking control
- The current situation in Waikanae Beach
- Break out session



Urban Design and Urban Form – what do these terms mean

The Council's responsibilities/abilities – What can and can't the council do

The RMA tension of property rights versus environmental effects

The RMA Plan Process – a very quick overview as this will be covered in detail at the next session

Some examples where councils have acknowledged character in their plans

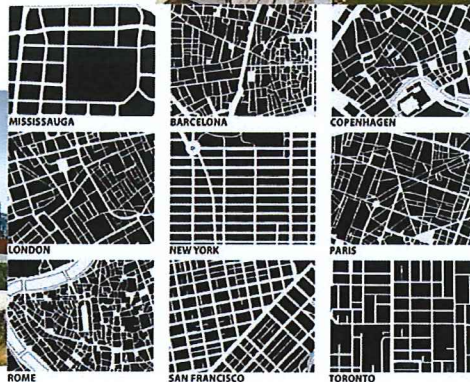
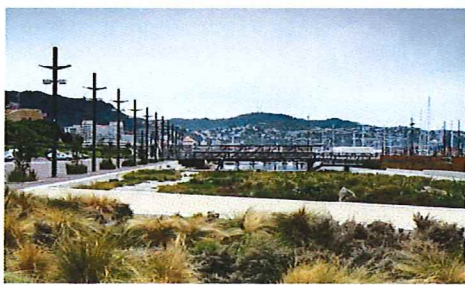
Some example of communities taking control

The current situation

Break out session

Urban Design

- What is Urban Design?



Urban design is the collaborative and multi-disciplinary process of shaping the physical setting for life in cities, towns and villages; the art of making places; design in an urban context. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, and the establishment of frameworks and processes that facilitate successful development.

Urban design is concerned with the design of the buildings, places, spaces and networks that make up our towns and cities, and the ways people use them. It ranges in scale from a metropolitan region, city or town down to a street, public space or even a single building. Urban design is concerned not just with appearances and built form but with the environmental, economic, social and cultural consequences of design. It is an approach that draws together many different sectors and professions, and it includes both the process of decision-making as well as the outcomes of design.

In contrast to architecture, which focuses on the design of individual buildings, urban design deals with the larger scale of groups of buildings, streets and public spaces, whole neighborhoods and districts, and entire cities, with the goal of making urban areas functional, attractive, and

sustainable.

Urban form is the spatial structure and character of a metropolitan area, city, town or village which is made up of the patterns of its component parts and the process of its development.

Urban form

What makes up urban form:

- Density
- Street layout
- Natural Environments
- Pedestrian layout
- Housing types
- Open Spaces



What makes up urban form:

Density
Street layout
Pedestrian layout
Housing types
Natural environments and
Open spaces

Urban Design Protocol

- Context
- Character
- Choice
- Connections
- Creativity
- Custodianship
- Collaboration



The seven Cs:

- provide a checklist of qualities that contribute to quality urban design
- are based on sound urban design principles recognised and demonstrated throughout the world
- explain these qualities in simple language, providing a common basis for discussing urban issues and objectives
- provide core concepts to use in urban design projects and policies
- can be adapted for use in towns and cities throughout New Zealand.

Context

Quality urban design sees buildings, places and spaces not as isolated elements but as part of the whole town or city. For example, a building is connected to its street, the street to its neighbourhood, the neighbourhood to its city, and the city to its region. Urban design has a strong spatial dimension and optimises relationships between buildings, places, spaces, activities and networks. It also recognises that towns and cities are part of a constantly evolving relationship between people, land, culture and the wider environment.

Character

Quality urban design reflects and enhances the distinctive character and culture of our urban environment, and recognises that character is dynamic and evolving, not static. It ensures new buildings and spaces are unique, are appropriate to their location and compliment their historic identity, adding value to our towns and cities by increasing tourism, investment and community pride.

Choice

Quality urban design fosters diversity and offers people choice in the urban form of our towns and cities, and choice in densities, building types, transport options, and activities. Flexible and adaptable design provides for unforeseen uses, and creates resilient and robust towns and cities.

Connections

Good connections enhance choice, support social cohesion, make places lively and safe, and facilitate contact among people. Quality urban design recognises how all networks - streets, railways, walking and cycling routes, services, infrastructure, and communication networks - connect and support healthy neighbourhoods, towns and cities. Places with good connections between activities and with careful placement of facilities benefit from reduced travel times and lower environmental impacts.

Creativity

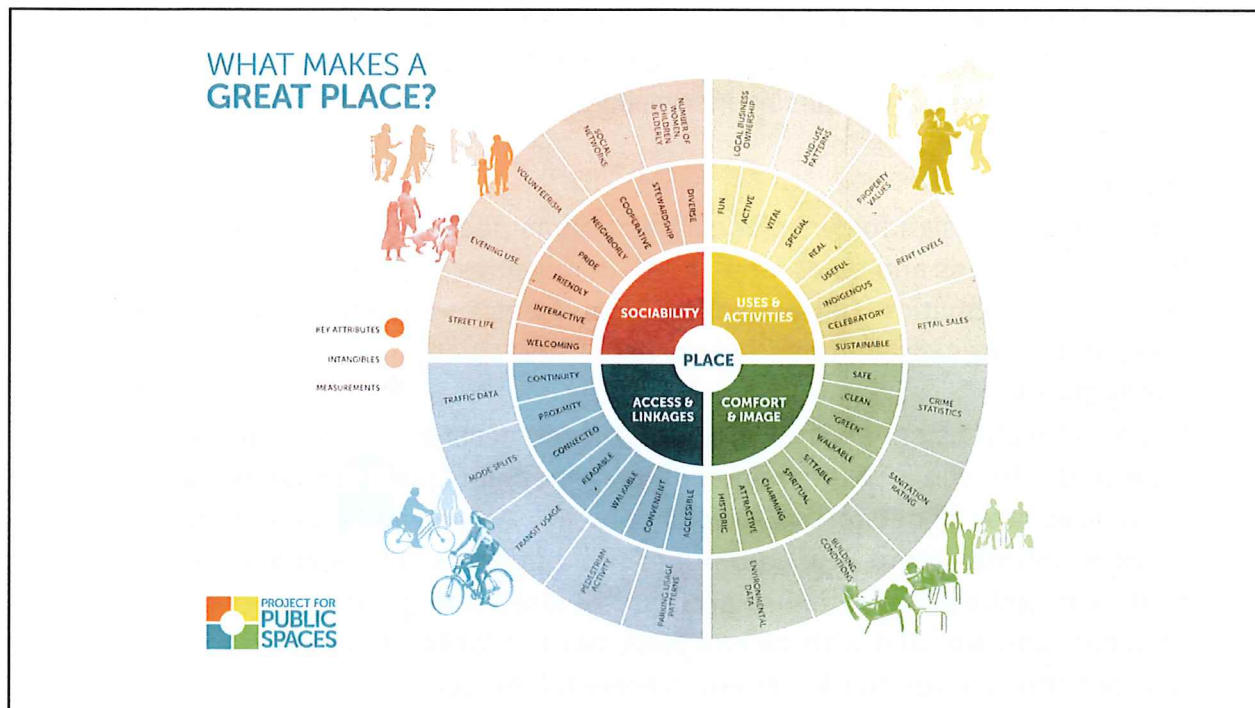
Quality urban design encourages creative and innovative approaches. Creativity adds richness and diversity, and turns a functional place into a memorable place. Creative urban design supports a dynamic urban cultural life and fosters strong urban identities.

Custodianship

Quality urban design reduces the environmental impacts of our towns and cities through environmentally sustainable and responsive design solutions. Custodianship recognises the lifetime costs of buildings and infrastructure, and aims to hand on places to the next generation in as good or better condition. It creates enjoyable, safe public spaces, a quality environment that is cared for, and a sense of ownership and responsibility in all residents and visitors.

Collaboration

Towns and cities are designed incrementally as we make decisions on individual projects. Quality urban design requires good communication and co-ordinated actions from all decision-makers: central government, local government, professionals, transport operators, developers and users.



This slide gives you an idea of the complexities of what makes a great place. This example focuses on a public space but it has relevance to all spaces to some extent.

ACCESS & LINKAGES

You can judge the accessibility of a place by its connections to its surroundings, both visual and physical. A successful space is easy to get to and get through; it is visible both from a distance and up close.

COMFORT & IMAGE

Whether a space is comfortable and presents itself well – has a good image – is key to its success. Comfort includes perceptions about safety, cleanliness, and the in the case of public places the availability of places to sit.

USES & ACTIVITIES

Activities are the basic building blocks of a place. Having something to do gives people a reason to come to a public place – and return. When there is nothing to do, a space will be empty and that generally means that something is wrong.

SOCIABILITY

This is a difficult quality for a place to achieve, but once attained it becomes an

unmistakable feature. When people see friends, meet and greet their neighbors, and feel comfortable interacting with strangers, they tend to feel a stronger sense of place or attachment to their community – and to the place that fosters these types of social activities.



Council's tools for Urban Form/Design

- Long Term Plans
- Subdivision and Development Principles and Requirements
- Best Practice Guides
- Codes of Practice (i.e. stormwater/rainwater)
- District Plans
- Structure plans
- Capital works projects
- Supporting community groups and initiatives



Long Term Plans

Subdivision and Development Principles and Requirements

Best Practice Guides

Codes of Practice (i.e. stormwater/rainwater)

District Plans

Structure plans;

Capital works projects (eg upgrades of infrastructure, streetscapes & public space etc);

Supporting community groups and initiatives

LGA 2002

“To meet the current and future needs of communities for good-quality local infrastructure, local public services and performance of regulatory functions in a way that is most cost-effective for households and businesses. “



RMA 1991



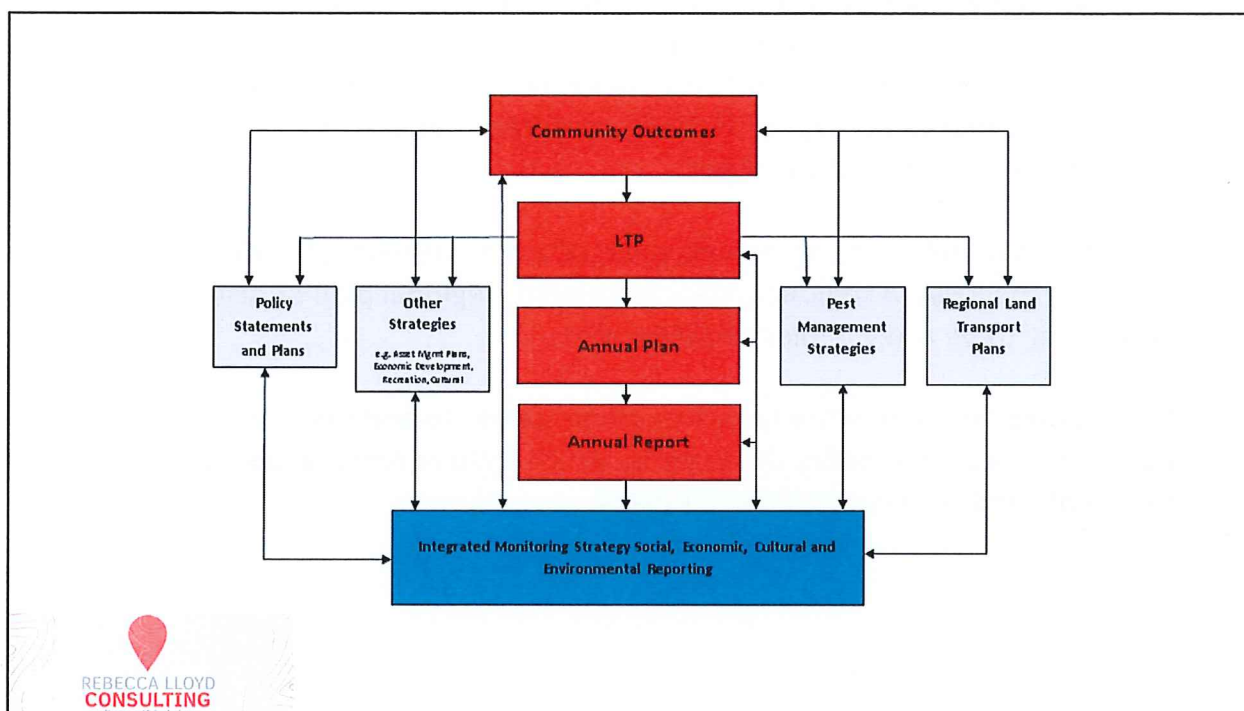
Under the LGA Council are responsible for –

- Sustainable district well-being.
- The provision of local infrastructure, including water, sewerage, stormwater, roads.
- Environmental safety and health, district emergency management and civil defence preparedness, building control, public health inspections and other environmental health matters.
- Controlling the effects of land use (including hazardous substances, natural hazards and indigenous biodiversity), noise, and the effects of activities on the surface of lakes and rivers.

Councils are funded by rates and some user pays systems such as resource consents and building consents. To increase what councils do an increase in rates may be required. Council's responsibilities under the LGA were recently narrowed before 2012 the LGA provided "for local authorities to play a broad role in promoting the social, economic, environmental, and cultural well-being of their communities, taking a sustainable development approach." The focus now is much more on 'core services' and cost effectiveness.

Of course the LGA is not the only Act that the Council looks after. The

another major act is the RMA. The RMA requires Councils to look at the ways local people use land and how those uses can affect the environment: noise; new subdivisions and land development; plans to clear native bush, changes to historic buildings, or any other activities that the community has agreed are important.



The LGA and the RMA

The LGA requires local authorities to consult with their local communities and Crown Agencies to determine what public goods and services the community wants provided. Through this process a council will adopt 'community outcomes' that form part of the Long Term Plan. Councils must show how activities in the plan contribute to its community outcomes.

The Long Term Plan is a ten year strategic planning document, and covers all local authority functions from financial planning and economic development initiatives, to social service provisions such as libraries, housing and community facilities. Long Term Plans must be reviewed triennially.

The RMA establishes a hierarchy of policy documents from national instruments to regional policy statements, and regional and district plans. This 'hierarchy' and requirement to ensure consistency between plans, is to promote sustainable management and ensure integrated management of natural and physical resources at a national, regional and local level.

The Long Term Plan does not override the provisions of RMA plans (or other statutory documents), nor is there a legal requirement that new plans and strategies that are adopted, while a Long Term Plan is in force, must conform to it. However, because the Long Term Plan both records the outcomes identified by the community and describes how the local authority will contribute to these, it is expected that local authorities will use this process to inform other plans and strategies.

A key means of delivering some objectives of a plan developed under the LGA is through the RMA. A regional policy statement, regional plan or district plan is also likely to be a key implementation tool.

This diagram shows how the Long Term Plan relates to and impacts on other council strategies and policy documents, which include regional policy statements and regional and district plans.

The RMA and Property Rights



The RMA is an act that is used to help ensure that land uses in New Zealand are compatible with each other or that developments will not adversely affect the environment too much. The RMA tries to sort out conflicts that will always be around no matter what. There will always be tensions between neighbours and tension between communities and developers. As a country we are always going to want to ensure that factories don't pump chemicals into our rivers or that we don't end up with a prison in the middle of a residential area.

The RMA also has to balance private property rights with environmental effects. There is a common law expectation that people are able to do whatever they want with their property – the my house is my castle idea. However, the RMA rightly acknowledges that what someone does on their property can create unwanted adverse effects or even costs on the surrounding neighbourhood and environment. This is a constant balancing exercise that council's need to carry out.

Having worked in resource consents I find that a lot of people feel that they should be able to do whatever they want on their own property, but that their neighbours should not be able to do anything at all without their permission.

Examples of recognising special values



There are a lot of different ways to recognise, protect and manage areas with special values. The method, tool or combination of different methods/tools that are used will depend on the characteristics of the area, the ownership of the area, projects going on and what is intended to be protected or managed.

I will now talk about a few specific examples that demonstrate some different approaches

Hutt City Council Special Residential Activity Area

“Within the City, there are some residential areas which possess special amenity values, characterised by residential dwellings, low densities, mature vegetation, and a high standard of development. It is important that these characteristics and amenity values be protected from the adverse effects of unsympathetic development and activities.”



Lower site coverage (30%, the rest of the residential area is 35%)

Minimum net site area (700m²)

Vegetation removal of 500m² or 35% of the site requires a consent

Non-residential activities require a resource consent (diaries under 100m², health care services, childcare and housing for the elderly)

Even though this protection has been afforded they are currently involved in the process of an appeal to the environment court against a development and have a retirement village being proposed as part of a private plan change.



Pegasus

This is the extreme end of the scale. Pegasus is a whole new town north of Christchurch.

You have to submit the design of your house to a design panel for approval and have a design guide that has to be met.

All housing developments within Pegasus must include an element of landscaping that is in keeping with the development of the town.

8.2 Building materials

- Houses are to be built from high quality new building materials
- Unpainted cladding is not permitted
- All Zincolume and colour steel roofing is to be painted
- Concrete drive ways are to be finished as exposed aggregate, or are to be suitably coloured
- Plain concrete is not permitted

This kind of control can only occur in new developments and the majority of the control is through the requirements on the title or conditions of sale and purchase agreements. This kind of control is unusual in NZ and not used for established communities.

Waikanae Garden Area



Waikanae Garden Precinct

Waikanae Garden Precinct is characterised by low residential density and high amenity values associated with existing established trees and remnant native vegetation. In order to protect that amenity a “precinct” over the residential zone has been created that is designed to limit the availability of “in-fill” subdivision thus preserving the existing high standards of character and amenity value. This precinct will limit the closer subdivision of the existing residential area for setting a minimum area of new sites by in-fill subdivision.

Special low density areas including Waikanae Garden Precinct with a minimum site area of 700m² the Precinct should be undertaken in a manner which is sympathetic to preserving the existing high standards of character and amenity values.

Community initiatives



Now I am going to run through a couple of quick examples where communities themselves are making a difference. The first is right here on the Kapiti coast and is the Waitohu Streamcare Inc. This is a voluntary community group who work together to restore the dunes, wetland and estuary of the Waitohu Stream. The estuary is home to lots of local wildlife including birds and whitebait. The stream is one of the most polluted in the Wellington region and the group hope that their efforts to plant the riparian margins will encourage others living upstream to also take an interest in the stream. Nutrients from farms, pollution and rubbish dumping from adjoining land, and sediment from earthworks upstream all contribute to poor stream health.

Waitohu Streamcare group members range in age from 7 to 86 years. Since being established in 1999 the group has:

- Planted protective riparian strips both sides of the stream
- Built a Nursery to grow native plants
- Fenced off the fragile wetlands bordering the stream and protected the dune system with tape barriers
- Planted native sand binding grasses, to help stabilise the dunes
- Erected signs explaining the impact of vehicles and horses on the dunes
- Planted along the beach access from Moana Street

- Installed a memorial seat at the walkway entrance overlooking the Waitohu Stream and the Tararuas
- Created a sign explaining the special nature of the Waitohu estuary and the activities of the Waitohu Stream Care Group
- Carried out water quality monitoring
- Produced a regular newsletter to keep members and friends informed

Over the past 11 years the group has won numerous national awards including the Wellington Region Conservation Award and a National Green Ribbon Award in 2004, The NZ Plant Conservation Network award, the Dune Restoration Trust of NZ award and the local and regional Wellington Airport Awa

This is an example that the Waikanae community could follow if it thinks that similar issues are important and need attention.

City repair project – Portland, Oregon



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City Repair facilitates artistic and ecologically-oriented placemaking through projects that honour the interconnection of human communities and the natural world. They are an organized group action that educates and inspires communities and individuals to creatively transform the places where they live. The many projects of City Repair have been accomplished by a mostly volunteer staff and thousands of [volunteer](#) citizen activists.

City Repair is an organization that uses permaculture, natural building and art to catalyze grassroots sustainable culture-building or 'placemaking'. Placemaking inspires creativity. Inherently, architecture, landscape, and nourishment are interconnected and all needs are met for all on Earth. By reclaiming and creating common gathering spaces for neighborhood communities, a village is born.
<http://www.cityrepair.org/mission/>

Scale of Intervention and Protection



Least intervention

Most intervention

Facts about Waikanae Beach

- 3051 population
- Approx. 2200 households in Waikanae Beach
- Not located in close proximity to *frequent* public transport
- Does not have infrastructure to cope with high levels of development
- Good provision for/access to parks, open spaces & leisure opportunities
- 4-5km from Waikanae town centre services & amenities



The Council does not want a large amount of intensification in the area because of these factors.

District Plan Zoning



Right so now we will look at Waikanae Beach and the current situation. As you can see these are not too different from each other. Both maps have Waikanae Beach mostly zoned as residential with a very small amount of commercial and a significant amount of open space. This means that development in the area can not significantly change at the moment without a resource consent. Also major changes like any change of use at the bowling club would require a private plan change, this is very expensive and is a public process.

Urban form of Waikanae beach

- Variety of style, age and size of building
- Large lots sizes
- Significant vegetation
- Some areas of no kerb or channel
- Some areas of new development
- Only a small amount of commercial development
- Predominantly 1 & 2 storey dwellings



The character assessment that was carried out was only for a small portion of the Waikanae beach area. – the character assessment was done in 2013 in response to PDP submissions asking for the “Olde Waikanae Beach Area” to be a special character area. The wider area of Waikanae Beach as considered by the futures project does not necessarily conform to the standards of a beach residential area. I.e there is a wider range of development types with some large areas of new development and there is more likely to be kerb and channel away from this small section.

My understand is that this is not off the table but that the council believes that it is best to consider the strategy for the whole of Waikanae Beach together. This discussion and agreement around the vision for the future development and urban form of the beach area enables a more robust, broader, more comprehensive discussion, and not limited to just the “old beach area” etc. Could consider extent of commercial development and appropriate café/retail provisions as part of this. Then a plan change could potentially follow on as a result of the community outcome agreed. and that any changes to the district plan as a result of this process should be done together. Changes now are likely to pre-empt this process.