

Medium Density Housing at 99-103 State Highway 1, Waikanae

Urban Design Assessment

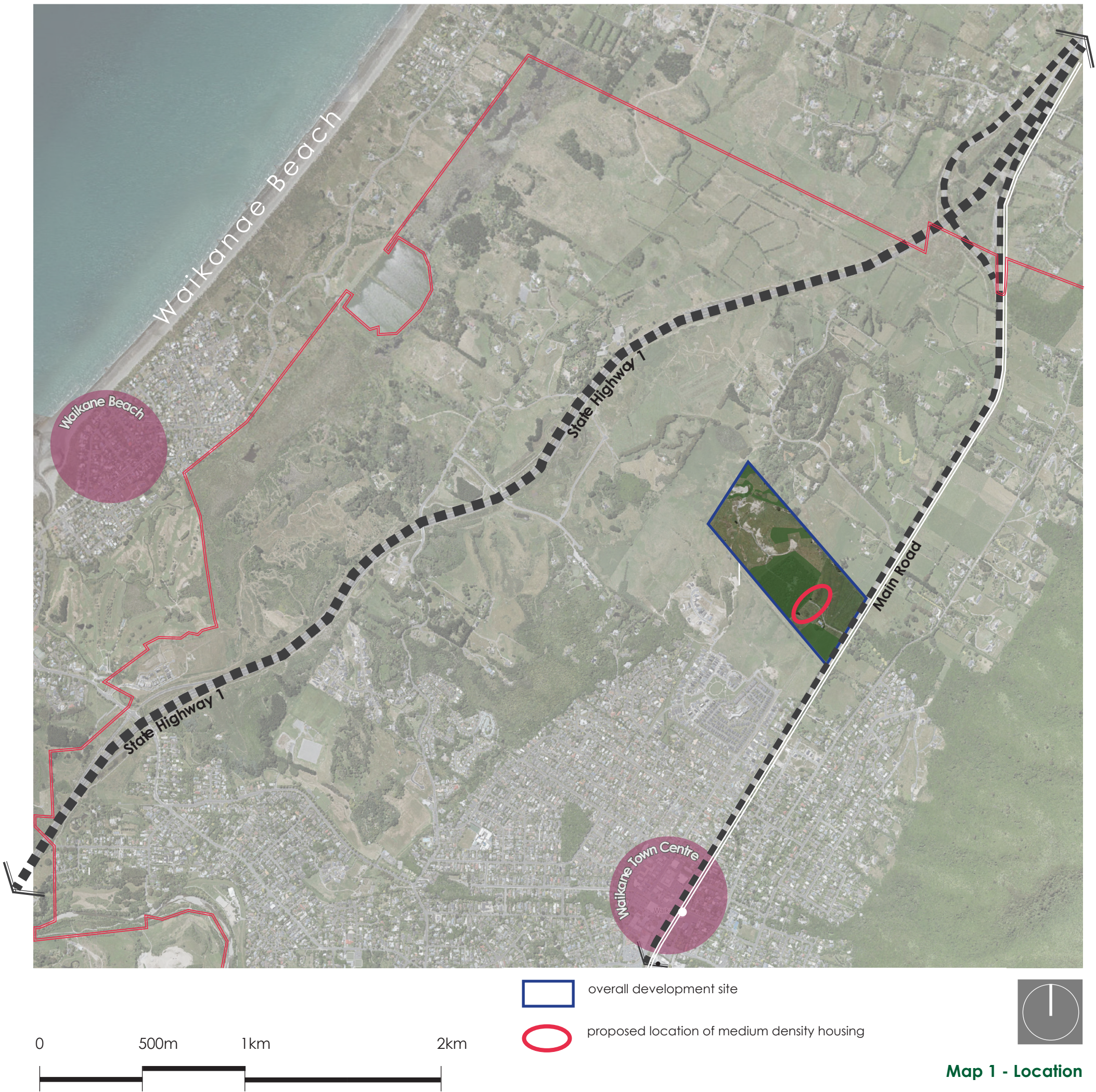
Date: 8 July 2022
Status: FINAL
Client: Bulletin Trust
UA Project No: 22-048



1.0 Introduction

This report is provided in support of an application under the COVID -19 Recovery(Fast Track Consenting) Act 2020 for the inclusion of medium density housing at 99-103 State Highway 1, Waikanae. The preliminary proposal for the overall site includes a variety of sections and housing typologies, including a component of medium density housing which would be delivered through an integrated subdivision and land use consent. The purpose of this commentary is to provide justification for the inclusion of this type and density of housing as well as provide a number of recommendations to inform its detail design and planning.

The wider site measures approximately 33 hectares and is generally flat. A stand of native bush of approximately 5ha is located in the central area of the site and is proposed to be retained. The location of the overall development and that of the proposed medium density housing is indicated on Map 1 below.



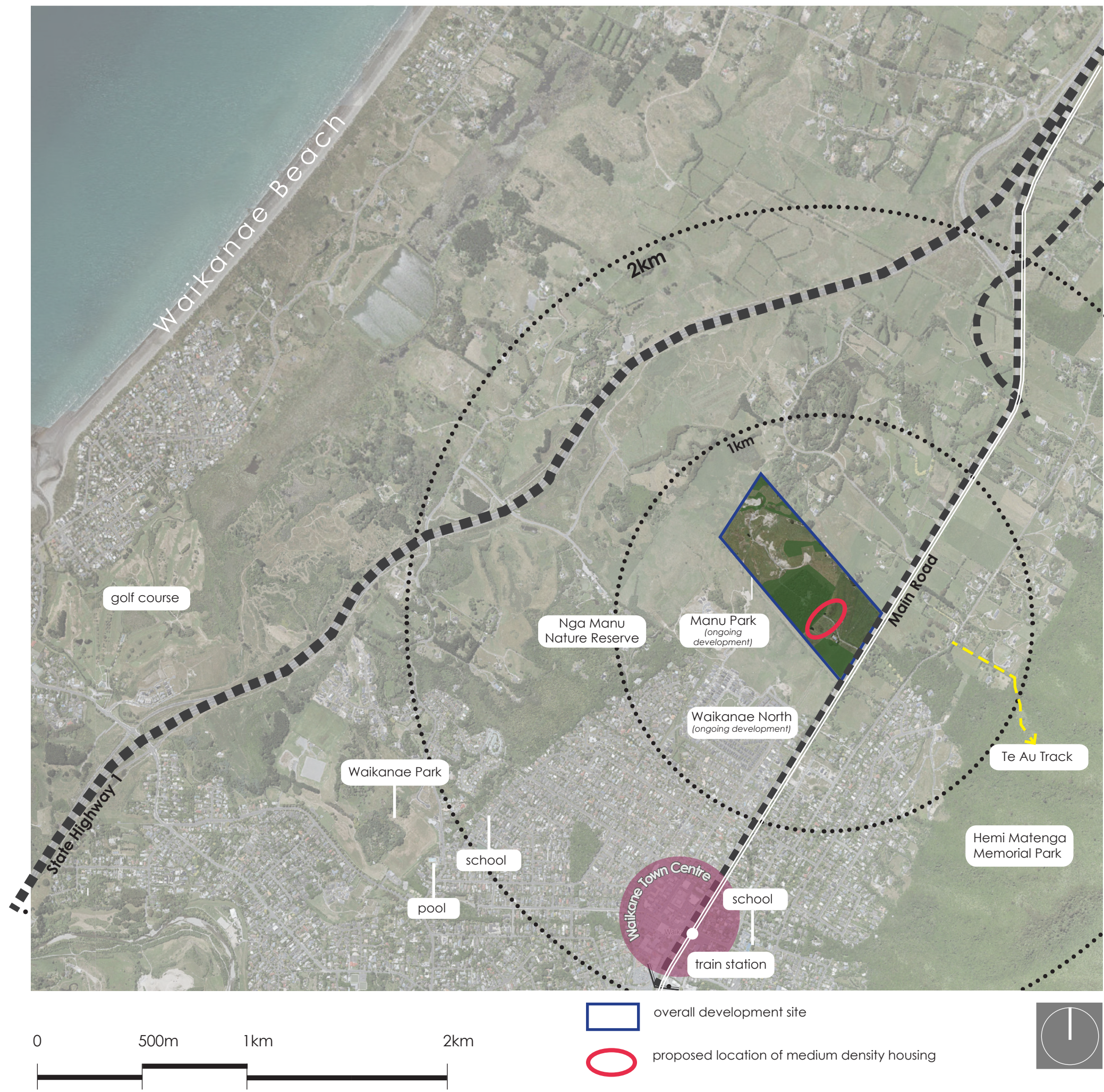
2.0 Site Description

The overall site is generally flat and low lying. It has some significant vegetation, including native bush and mature specimen trees.

The proposed area for medium density housing measures approximately 3.1ha and it located directly adjoining the passive open space area containing native bush. It is elongated in shape with significant frontage to proposed open space and a north west orientation which promotes solar gain.

3.0 Current Wider Context

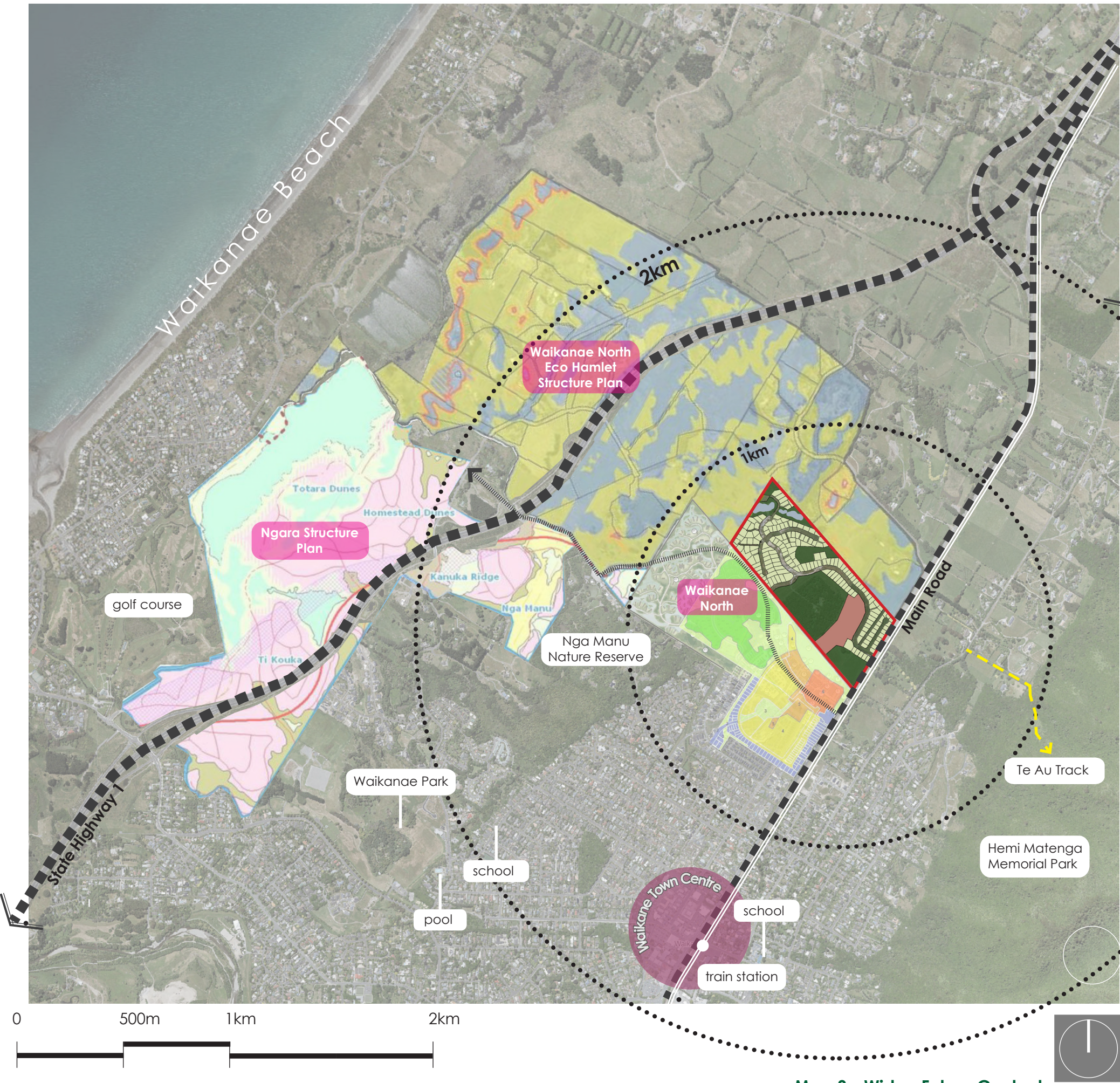
The site is located within close proximity of the town centre, a little over 1km to the edge of the town centre/general industrial zone, along Main Road. Within a 2km radius (as the crow flies) of the site, there is the town centre, train station, two primary schools and a number of recreation opportunities.



4.0 Future Context

The Waikanae North neighbourhood is currently developing and now includes a retirement village, park/playground and a variety of residential sites, predominantly detached dwellings on sites of 350m² to 850m². The Manu Park subdivision in Waikanae North is currently offering sections for sale in Stage 3, typically 650m² to 850m² in size.

The land further to the north and west is anticipated to develop with a variety of development types and clusters which recognise the distinctive character and ecological value of that landscape and provide for a variety of living environments including some higher density and mixed use development.



Map 3 - Wider Future Context

5.0 Local Access and Proximity

The site is currently zoned General Rural in the Kapiti Coast Operative District Plan. The appropriate location of medium density housing is described in Appendix 2 - Medium Density Housing Guide as:
"In the first instance it is around the fringe of local and subregional centres, and transit nodes where accessibility and land use choice is high but the feeling of living 'in the middle of town' is avoided."

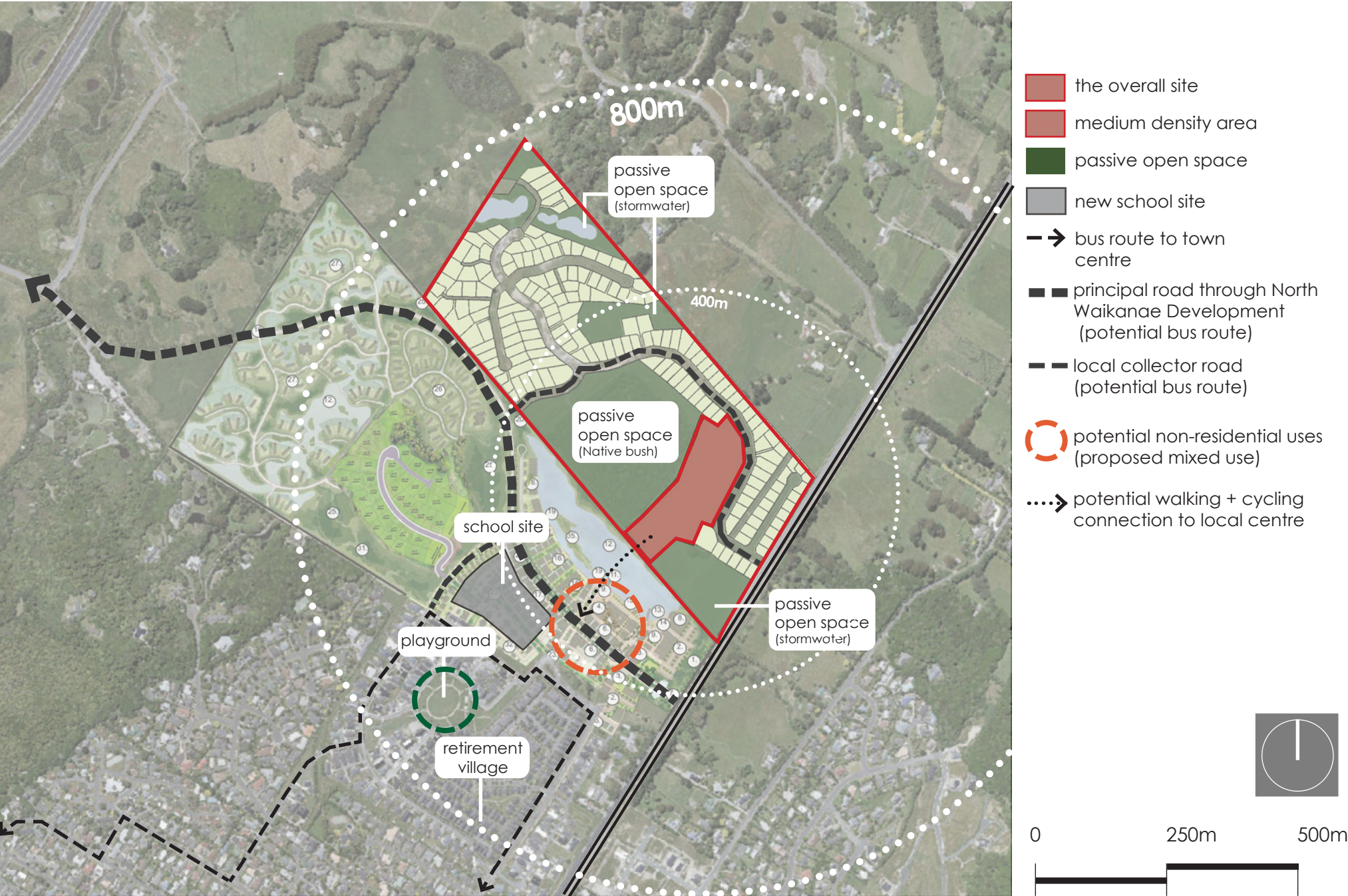
Whilst this document only references a 400m radius of Paraparaumu and Paraparaumu Beach as appropriate for medium density housing, it does acknowledge that other locations for pockets of medium density are appropriate if accessible by public transport and in close proximity of services and open spaces. This proximity and convenience is considered to offset the (comparatively) reduced visual amenity/ outlook and privacy associated with this type of housing.

The proposed medium density block is located on the fringe of Waikanae. The immediate future environment along the south-western boundary of the site, namely the remaining development of Waikanae North, is illustrated on Map 3 below. This image indicates the close proximity and relationship of the site (and its proposed medium density housing block) to a proposed primary school site, potential mixed use area/local centre and active and passive open spaces. The proposed medium density housing block is located within easy walking distance of key amenities which contributes to future residents' abilities to meet their daily convenience needs without the need for a car. Whilst some of these destinations are further than 400m, they are within an easy 10m in walking distance. A walkable catchment is widely accepted and defined by the Ministry for the Environment's Urban Design Toolkit to be 800m/10 min walk. Recent advice from MoE (Understanding and implementing intensification provisions for the National Policy Statement on Urban Development, 2020) indicates a 1km or 20min walk to a town centre or rapid transport stop is acceptable.

The map below also indicates the proximity of the proposed medium density housing to existing and potential bus routes which could connect residents to Waikanae town centre and future development in the wider area.

The proposed medium density block is located adjacent to proposed open spaces (both within the development and in the Waikanae North development area) and which can provide opportunities for both passive recreation and outlook. This adjacency and opportunity for passive recreation will contribute to the health and wellbeing of residents in this area of the development. These open spaces also provide opportunities for dwellings to capture views and establish visual connections to the natural environment. Medium density housing adjacent to open space also encourages the safety of these spaces, both by increasing their use and also providing real and perceived surveillance over them.

The medium density component is generally situated such that it is internal to the development and away from external interfaces where it could generate effects. Lower density development is proposed along Main Road and adjacent to the rural boundary.



Map 4 - Adjacent anticipated context to south + west

4.0 Recommendations

The following general recommendations are provided to inform the subsequent comprehensive design of the medium density area:

4.1 Consideration of the relevant direction in the Medium Density Design Guide (Appendix 2 of the Operative District Plan) including:

- good street and reserve frontages
- appropriate building fronts and backs and good privacy
- good solar gain for internal and external living spaces
- functional and attractive private open spaces
- safe and legible access for cycling and pedestrians
- adequately accommodating servicing, deliveries and waste
- visual interest and character
- a variety of living options

4.2 In relation to this site in particular, the following site specific outcomes are recommended:

- a variety of site sizes and living options
- access (vehicle, cycle and pedestrian) between the medium density area and Waikanae North in order to facilitate connection to future public transport options, community services/attractions, school and playground
- a subdivision pattern that promotes visual and physical connections to adjacent passive open spaces
- active interfaces with passive open spaces, promoting surveillance and safety
- a variety of roading typologies and a highly connected internal pedestrian network
- internal shared/public open spaces that are well integrated and connected to each other and external passive open spaces where possible

It is anticipated that the above recommendations are explored and, where practical, adopted during the iterative detailed design process with the project architects, landscape architects and engineers, prior to the preparation of the future fast-track resource consent application.

5.0 Conclusion

In summary, and in my opinion, the inclusion of medium density housing in this development is supportable from an urban design perspective for the following reasons:

- the proposed site is of a size and shape that can be comprehensively and efficiently masterplanned and staged and accommodate a variety of block and road layouts
- it extends the variety of living options in the proposed development and in Waikanae generally, providing greater choice and promoting housing affordability
- it can access existing and potential future public transport routes, both bus and train
- it is in close proximity of a proposed school site (Waikanae North)
- it is close proximity of potential community services and facilities planned in Waikanae North
- it benefits from good proximity to a range of active and passive recreational spaces, including neighbourhood parks, walking tracks and nature reserves
- it has good internal visibility and connection to the proposed internal collector road network
- the site is flat and there are no topographical constraints that would require significant earthworks and/or retaining structures in order to accommodate medium density development
- it benefits from visual relief provided by adjacent passive open spaces and increases the surveillance and safety of them
- any potential negative effects of higher residential density can be internalised within the wider development

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