



# 62 Hadfield Road Bishop's Wood

A Rural Design Guide Response





## About the site

62 Hadfield Road represents one of the largest blocks of rural-residential land in Waikanae

# Bishop Octavius Hadfield



Archdeacon of Kapiti

Bishop of Wellington

Primate Bishop of New Zealand

Your Logo or Name Here







# Meeting Agenda

62 Hadfield Road represents one of the largest blocks of rural-residential land in Waikanae

## Agenda

- 14 lots = Restr Discr activity on 14.62ha site
- 16 lots proposed
  - One offset by biodiversity & energy efficiency incentives
  - One offset by decreased development density
  - Overall density 2.6% below 1ha avg
- KCDC Rural Design Guide
- Tie Rural Design Guide/Policies/Objectives
- Design principles, complementing rural character
- Development controls
- Facilitate strategic Huia/Hadfield link connection



# KCDC Rural Design Guide – Nine core design principles



## Select a suitable site

Gentle contoured areas can absorb development more readily



## Integrate

Integrate with the existing character by protecting main attributes



## Retain

Retain core vegetation framework and protect overland flowpaths



## Preserve

Cluster the layout to protect natural features for future generations



## Connect

Provide opportunities for transport connections (Hadfield to Huia link)

# Nine core design principles



## **Reduce**

Reduce independent infrastructure connections (power and phone) to provide resilience



## **Avoid**

Minimise earthworks by selecting road routes which follow contours and landform



## **Complement**

Design principles help to integrate the development into the surrounding environment



## **Enhance**

Enhance local ecology with bush management plan and specific planting



# KCDC Rural Design Guide – Nine core design principles supporting District Plan policies and objectives



## Select a suitable site

Gentle contoured areas can absorb development more readily

Objective 2.3

Policy 7.2, 7.7



## Integrate

Integrate with the existing character by protecting main attributes

Objective 2.11

Policy 7.6, 7.7, 7.8 c)



## Retain

Retain core vegetation framework and protect overland flowpaths

Objective 2.9, 2.11

Policy 7.8



## Preserve

Cluster the layout to protect natural features for future generations

Objective 2.3

Policy 7.8 c)



## Connect

Provide opportunities for transport connections (Hadfield to Huia link)

Objective 2.9, 2.11

Policy 7.8 e)

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# Nine core design principles supporting District Plan policies and objectives



## Reduce

Reduce independent infrastructure connections (power and phone) to provide resilience

Objective 2.9, 2.11

Policy 7.8 c)



## Avoid

Minimise earthworks by selecting road routes which follow contours and landform

Objective 2.9, 2.11

Policy 7.8 c)



## Complement

Design principles help to integrate the development into the surrounding environment

Objective 2.9, 2.11

Policy 7, 7.10 a)-c)



## Enhance

Enhance local ecology with bush management plan and specific planting

Objective 2.2, 2.9, 2.11

Policy 7.8 c)



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# The Solution – A design-led response



## **Clustered Development**

Cluster development where it can be absorbed



## **Ecological and Restorative Framework**

Protect and enhance Bishops Wood bush



## **Maintaining rural opportunities**

No build zones maintain the opportunity for olives, grapes and orchards







# District Plan Features



**Rural-residential zone**

**Situated on a 24,000 year old alluvial fan**



**Contains an eco-site and QEII Covenanted bush**

**No flood risk or earthquake trace**



**Contains a notional road link (Huia-Hadfield)**

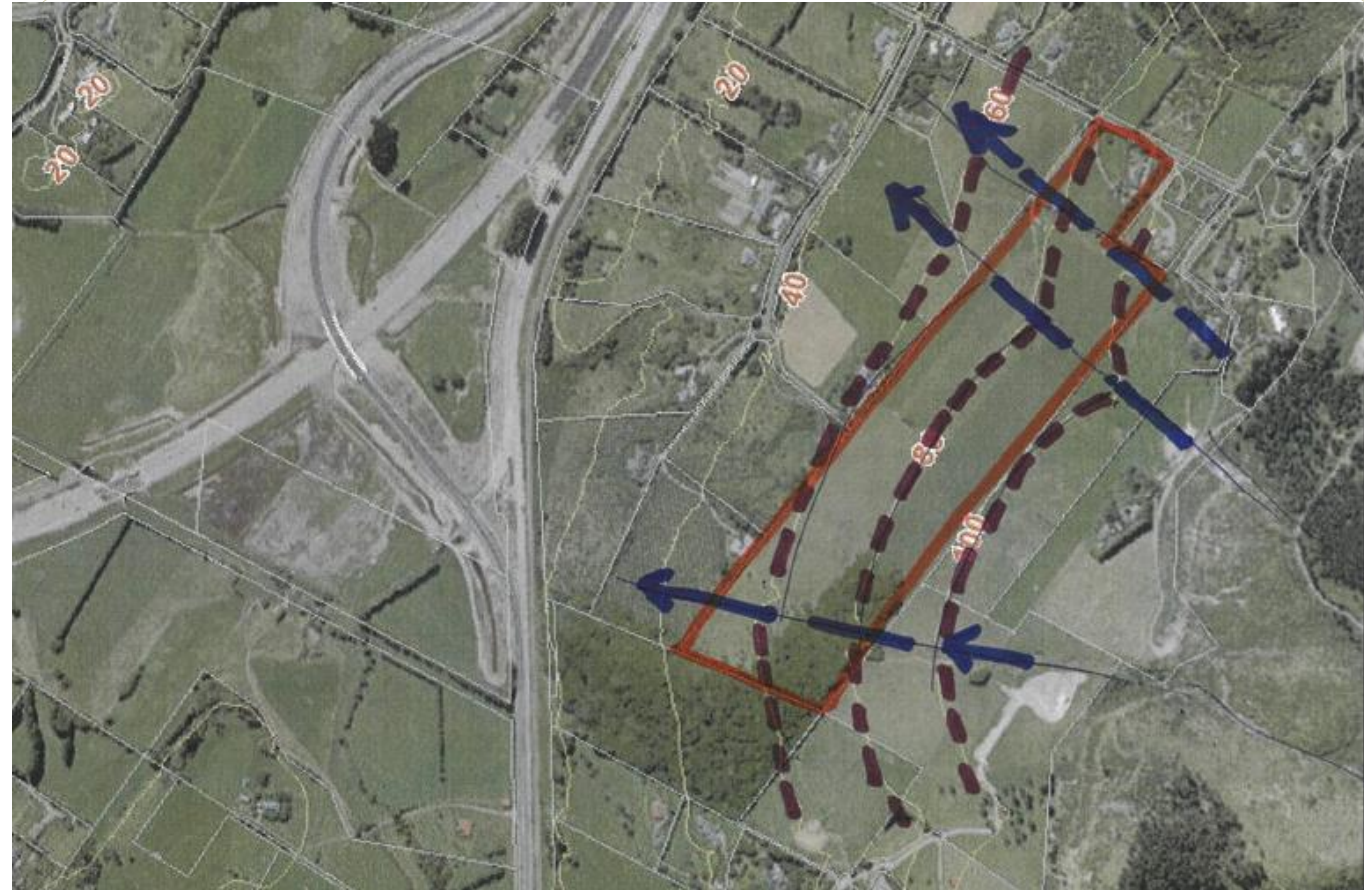


# Natural Character

Natural Overland flowpaths at each end

Large alluvial fan dominates the topography

Scenic Reserve and native bush to the south



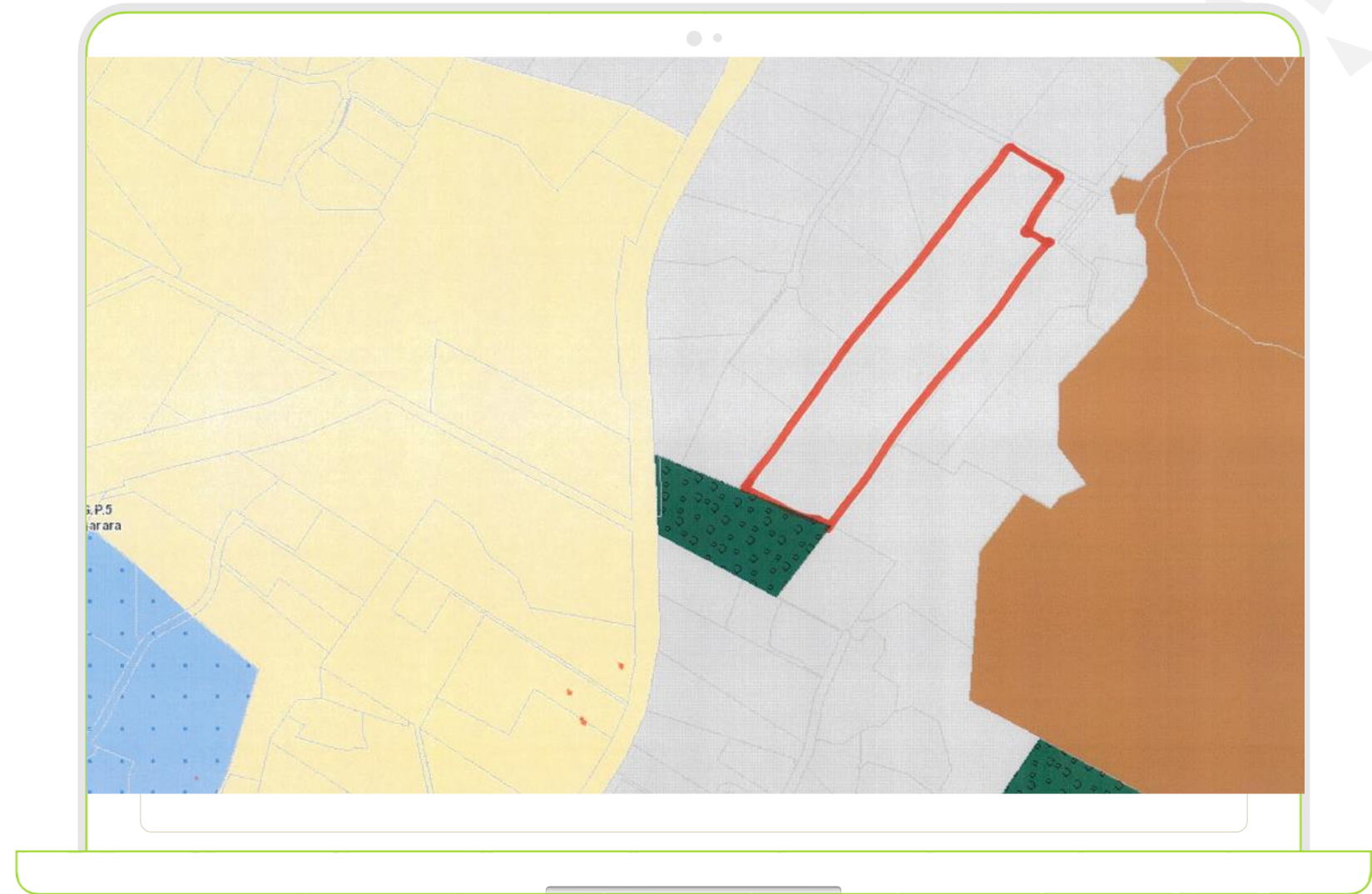


# District Plan

Zone is rural-residential

Minimum 4,000m<sup>2</sup> blocks

- PDP zone
- Restricted Discretionary activity



# No Natural Hazards

## Benign natural landform

Other benefits include

- Open paddocks
- Native bush at the south end

## Complexities

- Difficult to 'hide' complying development
- Site visible from many areas





# Natural Environment

## Eco site and QEII covenant

### Design feature

- All of the bush is to be held on one ownership
- QEII covenant enhanced
- Pest control enhanced



# Transport Heirarchy

Notional Road  
adjoins the land

Nearby Expressway





**Lot 101 2211m² Local Purpose Reserve (Road)**

**DP 81236 #53**

**DP 81236 #50**

**DP 81236 #57**

**DP 81236 #30**

**DP 81236 #54**

**DP 426852 #68**

**DP 75946 #76**

**Lot 1 1.173ha**

**Lot 2 3.286ha**

**Lot 3 1.014ha**

**Lot 4 4549m²**

**Lot 5 7473m²**

**Lot 6 4253m²**

**Lot 7 6957m²**

**Lot 8 4243m²**

**Lot 9 5697m²**

**Lot 10 4443m²**

**Lot 11 6035m²**

**Lot 12 6592m²**

**Lot 13 7332m²**

**Lot 14 7141m²**

**Lot 15 7063m²**

**Lot 16 6195m²**

**OCTAVIUS ROAD**

**L'gall Road, 20.12m**

**11376m² to vest as Road**

**0 100m**

(20 metre no build zones)

Clustered in centre, no minor dwellings on four lots

Low density north end

Name Here



# Complementing Existing Character

## DESIGN GUIDE

Natural building colours

Natural building materials

No second hand materials

## COVENANTS

Height restrictions

No production forestry

Building exclusion zones

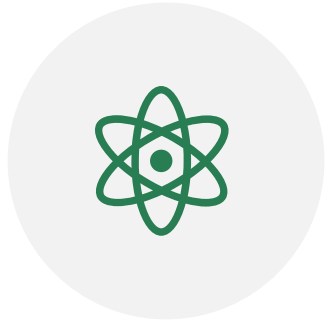
## LANDSCAPING by DEVELOPER

Post and rail fences

Stone walls using on-site materials







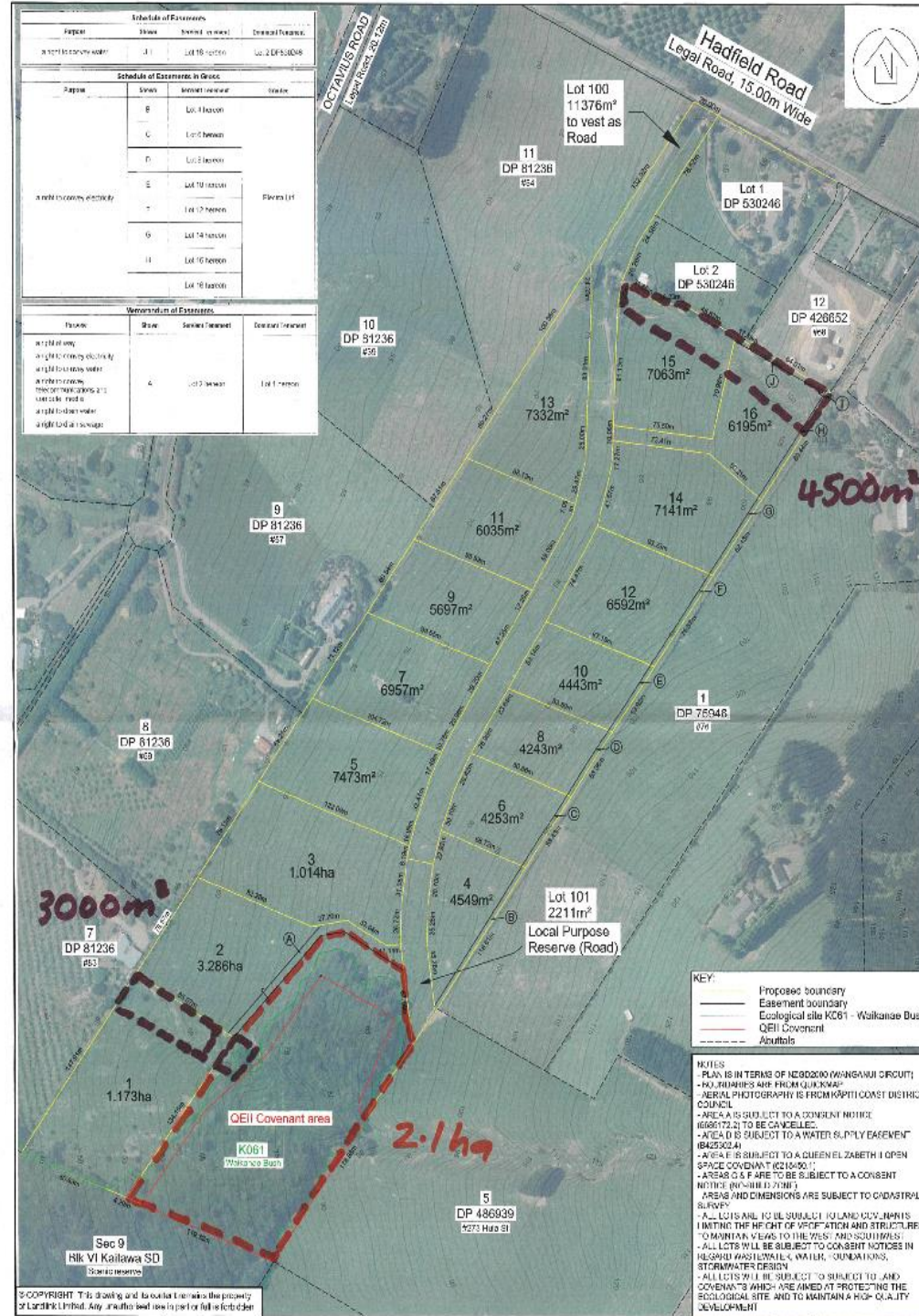
## 2.4 Energy Efficiency

70 points under 2.4,  
or 1 Homestar 8 dwelling

Used in combination with biodiversity incentives to 'top up'



Topping up incentivises behavior to achieve net environmental benefits.





# Road connection

## Required road – 4,011 m<sup>2</sup>

- 5.5m carriageway
- 9m corridor

## Enhanced road Link

- 5.5m carriageway
- 20m corridor, extending to end of the site

## Agreement

- Offset reserves and road levies against land value for additional road
- Additional land approx. \$50-80,000
- Road levies
- Reserves contributions





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- 20m corridor, extending to end of the site

## Agreement

- Offset reserves against land value for additional road
- Additional land value approx. \$50-150,000
- Reserves contributions \$102,373 for 15 lots
- Road levies \$28,725
- Community benefit with road link option at no direct cost







# 62 Hadfield Road

Bishops Wood

## SUMMARY OF PROPOSAL

### Subdivision

- 14.62ha
- 14 lots – discretionary
- Proposing 16 lots, non-complying
- 2 additional offset by
  - Development incentives for one additional lot using biodiversity and energy efficiency incentives
  - Reduced overall dwelling intensity (no minor flats on 4 lots)
  - Lots average 9,744m<sup>2</sup>

### Enhanced Huia/Hadfield Link

- Strategically important
- 20m corridor, extending to end of the site

### Secure infrastructure

- Electra underground redundancy connection (\$50k)


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# Thank You



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