



KĀPITI COAST
DISTRICT
PLAN
REVIEW

KĀPITI COAST DISTRICT COUNCIL
- PLANNING FOR A SUSTAINABLE FUTURE

The Council is reviewing the District Plan and invites you to have your say on what needs to be reviewed.

Be involved and help shape Kāpiti for future generations

What is a District Plan?

All cities and districts in New Zealand have District Plans. They are required under the Resource Management Act (RMA) and provide a daily working guide on what can and can't be done in different parts of the District.

District Plans set the local regulatory framework for subdivision and development. They sit inside a framework of regional and national policy, plans and statements, and are expected to be responsive to iwi management plans. They should set high standards for the sustainable management of natural and physical resources.

The District Plan manages significant issues such as urban growth and business and industrial development. It also manages more minor matters such as the minimum distance a garage should be located from a property boundary.

What questions can the District Plan answer?

One of the most common ones is:

- Do I need a resource consent, or is what I want to do permitted as of right?

(Note: The District Plan uses a number of categories under the RMA to provide this answer. If the District Plan categorises an activity as "controlled," "discretionary (including "restricted discretionary"), "non-complying," or "prohibited," a resource consent is needed. "Controlled" activities must be approved by Council as long as certain criteria are met. "Discretionary" activities can either be approved or declined depending on the likely environmental effects. "Non-complying" activities can also be approved or declined, but the Council needs to look at a wider range of factors before approval is granted. Prohibited activities cannot be approved.)

A frequently asked follow-up question is:

- Will my resource consent application be notified to neighbours or the public at large?

(Note: the District Plan can't definitively answer this, as the answer usually depends on the Council officers' determination of the level and extent of environmental effects, and therefore on individual applications).

Another key question is:

- What are the objectives and policies that the Council will look at in considering my application for resource consent?

Together, the various parts of the District Plan (objectives, policies, rules and standards) can provide answers to the following questions, or a sense of the approach the Council is likely to take inside the RMA framework.

- Where can I build a new restaurant?
- How tall and close to my house can my neighbour's new dwelling be?
- What controls are there on earthworks in coastal areas?
- Can I put another dwelling on my property?
- How many lots can my neighbour's property be subdivided into?
- How close can I build my garage to the nearby stream, or coastline?
- What design guidelines should my client follow in developing medium-density housing?
- What areas of the District are zoned 'open space' and what is allowed there?

What's in the District Plan?

The District Plan is currently a hefty document that few people read cover-to-cover. Most people will be focused on an activity within a single zone or site.

Under the RMA, the District Plan must include:

- Objectives (things that the District Plan is trying to achieve)
- Policies (statements about how the District Plan tries to achieve those objectives)
- Rules and Standards (the 'nuts-and-bolts' about what is required for an activity to achieve status like permitted, discretionary, etc. These are effectively the mechanism by which the stated objectives and policies of the Plan are enabled through the resource consent process)
- Maps (showing what zones and provisions apply to different parts of the District)
- Designations (showing land that has been identified for a specific purpose, such as a railway corridor or school)

The Current District Plan also includes other sections that are common to other District Plans:

- Significant Resource Management Issues (the problems and issues the District Plan is trying to address)
- Anticipated Environmental Outcomes (the end result that the District Plan is expected to lead to -- similar to Objectives)
- Design Guides (using illustrations and guiding principles to show what the District Plan is trying to encourage, in conjunction with, and in support of the Plan's rules and standards)
- Structure Plans (visual representation of a planned development within a certain area, supported by specific rules that apply to that area)

What is the difference between the District Plan and the Community Plan?

The key differences between the District Plan and the 10 Year Long Term Council Community Plan (LTCCP or “Community Plan”) are that the District Plan has a regulatory (controlling) function regarding the use of land under the RMA, while the Community Plan sets the long term vision or Outcomes for the District and the financial provisions for its realisation. Put simply, the District Plan controls the way people use and develop land, while the Community Plan represents the District’s big picture plan for how rates will be spent.

What is a District Plan Review?

The District Plan Review is a chance to look at how well resource management issues are addressed in the District.

It’s like a Plan Change, many of which have occurred since 1999 to alter certain parts of the District Plan, except it’s much more comprehensive. This means that things can be looked at holistically.

The review of the District Plan is a significant and lengthy process for the Council. Through the process there will be opportunities for the public to be involved. Once the District Plan has been reviewed, a new proposed District Plan will be prepared and publicly notified under the RMA. The public will then be able to lodge submissions to the Council about parts of the proposed Plan that have been changed.

Why do we need to review the District Plan?

Under the RMA, each provision of a District Plan has to be reviewed every 10 years. Much of the current District Plan hasn’t been changed since it became operative in 1999.

Aside from this legal requirement, it is important to respond to new issues, opportunities and community direction. While the District Plan became operative in 1999, it was originally notified in 1995 based on research and analysis conducted in the early 1990s. Some of the thinking behind the current District Plan is therefore at least 15 years old.

The age of parts of the Plan isn’t necessarily a problem; some aspects may represent “tried and true” approaches or basic principles such as sustainable development that are virtually timeless. But even if some of the principles underlying the Plan remain the same, we need to think about new pressures on the environment that have arisen or increased in the past decade, such as climate change and “peak oil”.

It’s also important to respond to the “community vision” as expressed in the Community Plan, Community Outcomes, and Local Outcome Statements from communities such as Greater Ōtaki, Waikanae North, Otaihangā, Paraparaumu Beach, Paraparaumu Town Centre, Raumati Beach, Raumati South, and Paekākāriki. These have all been completed since 1999.

What do we have to review?

Basically, we have to review everything that hasn’t been changed since 1999 – when the current District Plan came into force. These provisions have to at least be re-notified for public submissions. Within that requirement, the Council has flexibility to change these provisions significantly before notifying them, or it can leave them unaltered, or anything in between.

The Review must also include anything required to be reviewed by other legislation or mandatory RMA documents including:

- National Policy Statements
- National Environmental Standards
- Regional Policy Statement
- RMA Amendments (2005 and 2009)

What else can we review?

We can review anything in the Plan, even those provisions that have been changed recently.

What should we review, and what should we focus on?

There is a lot of room for discretion in deciding the scope of the District Plan Review. One decision is what things we want to review beyond those things we are required to review. Another is deciding the emphasis we place on each of the things we review -- major rethinks, or minor ‘tweaks’?

Theoretically we can work from a clean slate and have a major rethink on absolutely everything in the District Plan, but this would be very time-consuming and may not be the best use of the Council’s and the community’s resources.



A good District Plan involves good community consultation

We're asking you to be involved

We need to know the things you are concerned about so that we can plan for and manage how we live, work and play in Kāpiti.

What should we focus on? Here are some things to consider ...

Our initial ideas of focus areas for the District Plan Review, presented on pages 11 and 12 of this discussion document, are based on a number of factors:

- Previous input from the community (including Community Plan feedback and Local Outcome Statements).
- Plan changes that have already been made since 1999
- Monitoring results: what trends are emerging in the District
- Council's existing strategic framework including sustainable development principles
- External influences such as legislative requirements and regional guidance
- Future uncertainties

Previous Community Feedback

Some issues you've already given us feedback on are:

- Concern about building height/ bulk in relation to the site and the effects on local character and amenity; e.g. Paekākāriki
- Concern about infill subdivision and its effect on character and amenity; e.g. Ōtaki
- Concern about the siting of cell phone towers (visual and potential health impacts), e.g. Waikanae Beach, a matter on which Council's discretion is limited by National Environmental Standards
- Concern about the visual impact of buildings on the skyline and buildings visible in outstanding landscape and/or elevated areas; e.g. Panorama Drive
- Concern about earthworks in flood prone areas and the visual effects of retaining walls: e.g. Milne Drive

In addition, through input into strategic documents like the Community Plan, Local Outcome Statements, and the Development Management Strategy, you've

told us that you want the Council to work on some big-picture issues that the District Plan can influence. These include:

- Supporting Town Centres
- Promoting well-connected, active, accessible communities
- Encouraging more local employment opportunities
- Encouraging greater housing choice and living scenarios for a range of residents
- Promoting compact growth and discouraging urban 'sprawl'
- Retaining the productive capacity of rural land
- Encouraging better urban design and built form at a local level
- Protecting and enhancing the natural environment, including landform and native vegetation and wildlife
- Protecting areas and items with significant cultural and heritage value

At the end of this discussion document we present many of these and other topics as potential focus areas for the District Plan Review, but we want to make sure we're not missing anything else the community thinks is important to review. We also need feedback on the emphasis to place on each topic: does the treatment of a certain topic in the District Plan need a major rethink starting with objectives and policies, a straightforward change of the rules and standards but within the existing policy framework, or a relatively minor wording adjustment?

What has been reviewed since 1999?

District-wide planning is an on-going process, so in thinking about what to focus on, we need to remember we've already done work on a wide range of issues over the past 10 years. Those of you who have commented on various Plan Changes have helped us do this.

A summary of public and private Plan Changes since 1999 is listed as Appendix 1 at the end of this document. “Public” changes are those that Council has proposed, and “private” changes are those that Council has been requested to consider by individuals, groups or companies.

Some of the initial plan changes after 1999 were relatively minor adjustments to the District Plan. In the past five years, however, a number of more significant Plan Changes have occurred. Several of these were public Plan Changes to respond to the community’s strategic vision as outlined in the Community Plan, Community Outcomes and Local Outcome Statements.

Some of the major public and private plan changes in the past 5 years include:

- Limiting the northward urban expansion of Waikanae through an “Urban Edge” and creating an “Eco-Hamlet” zone for clustered rural-density housing to the north of that edge (Plan Change 79)
- Private plan changes that enable development of the major areas of Waikanae North consistent with the sustainable development principles of Plan Change 79 including:
 - Ferndale area (Private Plan Change 67) with a total of 62 households, now developed
 - Waikanae North Ltd (Private Plan Change 69), which allows up to 800 households including some apartments, medium density housing, a mixed-use centre, as well as lower density housing in the dunes and wetlands
 - Ngarara (Private Plan Change 80) which provides for up to 1600 households in eleven neighbourhood areas, using a clustering approach to provide protection to wetlands, dune tops, and other natural areas, as well as extensive cycleway / walkway / bridleway connections
- Water demand management (such as rain tanks and greywater re-use systems) in new subdivisions and homes (Plan Change 75)
- New rules for large format retail - encouraging development in existing town centres, promoting better pedestrian environments and active street frontages, and preventing significant retailing in industrial areas (Plan Change 78)
- Promoting compact growth by identifying areas suitable for Medium Density Housing in Paraparaumu Town Centre, Paraparaumu Beach Town Centre, and Raumati Beach Town Centre, along with design guides to ensure this type of housing is designed well (Plan Changes 62 and 74)
- Limiting infill subdivision in Ōtaki to protect local character (Plan Change 77)
- Design guides and new rules for the Paekākāriki village centre (Plan Changes 71A and 71B)
- Development of a consolidated tourism precinct around the Lindale interchange (Plan Change 57)
- Development of a business park at the Paraparaumu Airport and changes to the noise provisions associated with the airport (private Plan Change 73)
- Review of flood hazard maps to reflect the latest modeling of flood risks and review of rules for flood prone land (Plan Change 50)
- Review of earthquake fault traces to minimise new development in the areas at risk of fault rupture (Plan Change 61)
- Review of protected Ecological Sites (Plan change 55A) and Heritage Features (Plan Changes 32, 32A & 32B)
- Replacing the previous Code of Practice for subdivision and development with the innovative Subdivision and Development Principles and Requirements, which promote and allow for best practice low-impact development with good urban design (Plan Change 59)

We have also published a Best Practice Subdivision Guide, a Rural Subdivision Guide and a Streetscape Strategy.

While this work may have addressed some of the major issues relating to these topics or locations, there may still be gaps and areas for improvement.

That’s why it’s important for you to help us scope what is important to review.

Monitoring

The Council has a role to play in monitoring a range of things that people care about like district noise levels, access to community and retail facilities, access to open spaces and the pace of development.

While the Council collects some information directly, other information is collected by agencies like Greater Wellington Regional Council (GWRC) or central government, and is reviewed by the Council. This helps identify, for example, how well key indicators of the agreed Community Outcomes are being met. This information is also important to look at for the District Plan Review, to see how well the District Plan is responding to its stated objectives.

Some of the monitoring results are summarised here because they show what's been happening in the District, and may suggest areas for improved District Plan provisions. More monitoring data is currently being analysed and will be released as part of future discussion documents on various specific topics as this District Plan Review progresses.

Population growth

The table below shows Kāpiti Coast District's population change (growth) between 1996 and 2006, based on the 5-yearly Census:

	1996	2001	2006
Kāpiti Coast District	38,688	42,543	46,458
% change	0	9.96%	9.20%
NZ total	3,681,546	3,820,749	4,143,282
% change	0	3.78%	8.44%

This shows that the Kāpiti Coast District has had consistently high population growth relative to the national average, especially in 1996-2001.

Within the District, the only areas that had declining populations between 2001 – 2006 were Ōtaki Forks, Ōtaki and Paekākāriki, but recent subdivision activity in Ōtaki suggests that Ōtaki has reversed this trend.

New lots created

Monitoring of new lots (sections) in the District helps us see the rate of growth in various areas, helping us to better manage the impact on Council services and the environment.

A total of 2,400 new sections were developed in the district between 2000 and 2008 – an average of 267 per year. Most of the development in this period (1,300 lots) was in Paraparaumu. Waikanae saw a decline in the number of lots created, while Ōtaki saw a marked increase over the 2004-2008 period.

Overall these results show that development slowed in the District between 2003 and 2008 compared to the 2000-2002 period. The effects of the recession are expected to show a marked decline in development for 2009, once year-end results are available.

Resource consent processing

We also monitor all the Resource Consents to see annual trends and to see how they are being processed.

Between 2000 and 2008, a total of 3,538 resource consents were applied for. During this period, 2,523 resource consents were approved, 29 were declined, and 299 were withdrawn. Some of the reasons for applicants withdrawing their applications have included:

- inability to get approval from neighbours or others likely to be affected
- the extent of submissions in opposition after notification
- a Council decision to “notify” for public submissions, or
- an indication that the Council would be likely to refuse consent.

While a relatively small percentage of resource consent applications end up being declined, a higher percentage end up being withdrawn.

A resource consent application does not mean that the proposal is contrary to the objectives and policies of the Plan. The majority of resource consent applications are for “discretionary” activities, and it is up to the Council to consider the environmental effects of the proposal and either approve or decline the application. Even “non-complying” activities can be approved if the effects are considered minor and/or the activity is not contrary to the Objectives and Policies of the District Plan. Many of the resource consent applications the Council deals with are for relatively minor activities such as boundary adjustments, yard encroachments or minor earthworks.

Pre-application “design and review” meetings between landowners or developers and Council staff also help ensure that proposals not in keeping with the District Plan are not lodged with Council, and are either dropped or altered so that they are permitted or have a better chance of being approved. This practice ensures a higher quality of resource consent applications and therefore contributes to a higher approval rate.

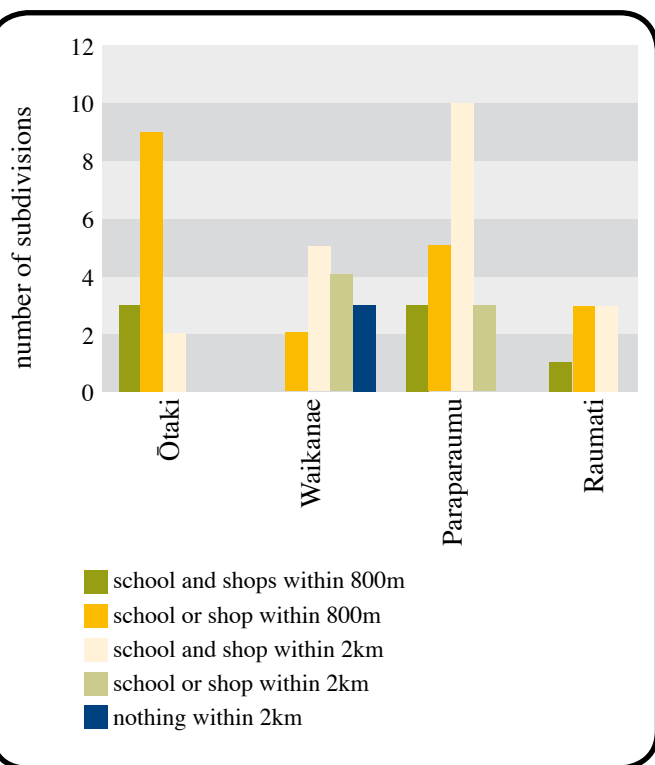
In other words, the fact that the majority of resource consent applications are approved does not mean that there is necessarily a weakness in the District Plan. The RMA is designed to remove some of the black-and-white, yes-or-no provisions of earlier planning documents, allowing decisions to be made on the environmental effects of each proposal.

That said, there are undoubtedly some issues where either the rules and standards of the District Plan are not adequately supportive of the objectives and policies, or the objectives and policies do not themselves adequately reflect the community vision. There are probably some areas where if the District Plan provisions were strengthened, more consents could be declined and/or more resource consent applications would be required in the first place. Conversely, the District Plan is probably too restrictive on some issues and a more permissive approach might be appropriate.

It is this balancing act that we need your views on: where is the District Plan being too restrictive, and where is it being too permissive?

Subdivision location in relation to community facilities and reserves

Since 1999 we have been monitoring the way new subdivisions are served by different facilities – particularly schools, shops, halls, places of employment and public transport. Initial results show that while there are several subdivisions near Paraparaumu Town Centre and Ōtaki that have excellent access to services, there are a number of subdivisions elsewhere in the district that have very poor access to services, particularly those that were built some distance from traditional town centres and which were exclusively residential rather than allowing for some commercial / retail or mixed-use development.



This monitoring work has also looked at how well new subdivisions are served by reserves - including sports grounds, children’s play grounds, general open space, walking and riding routes, and reserves which protect native bush. Initial findings indicate that smaller subdivisions with less than 20 lots are more likely to be poorly served in relation to access to open space, compared to larger subdivisions with 70 or more lots. This is partly due to the tendency for larger subdivisions to be required to vest open space on the development site directly with the Council; in contrast smaller subdivisions tend to provide financial contributions which can be used elsewhere in the area but not always in close proximity to the contributing subdivision.

New Rural Lots

A total of 388 lots were created in the Rural zone between 2000 and 2007, an average of 49 new lots per year. Most development occurred in:

- Paraparaumu – 119 new lots; many of these were in Nikau Valley;
- Te Horo – 105 new lots; and
- Ōtaki – 76 new lots.

Most development occurred on land zoned Rural-Residential (39% of new lots) and within the Coastal Dune Policy Area (34%). However, 13% of new lots in the Rural zone were in the Alluvial Plains (Note: Council undertook a plan change around 2004 to avoid the alluvial plains being subdivided, and since then the percentage of subdivisions in the Alluvial Plains has dropped to 6% in the period 2005 – 2008).

Infill subdivision (subdivision of existing urban lots into smaller lots)

Monitoring shows infill makes up a small proportion of new subdivisions (two lot subdivisions make up approximately 9.5% of all residential subdivisions). However, there has been a slight increase in the number of infill subdivisions since 2004.

Most infill subdivisions (about 64%), have been classed as a Controlled Activity, while 32% have been classed as a Discretionary Activity, and only 4% have been classed as Non-Complying Activities.

Between 2000 – 2008 the average lot size for infill subdivision was 592m². The size of lots approved over this period varied from 275m² to 1801m². In 2007 and 2008, the average lot size for infill subdivision was less than in previous years with the average lot size being just over 540m².

Apartments and Townhouses (including duplex units and units within Retirement Villages)

Between 2004 and 2008, 170 apartments and town houses were built (approximately 10% of new dwellings).

Archaeological Sites: Process

The Council’s procedures and protocols relating to sites of significance to Maori, including Waahi Tapu and other archaeological sites, have been monitored. These include:

- weekly consultation with iwi on all consents
- a standard earthworks condition for cases where waahi tapu or other cultural sites are unearthed during earthworks, including ceasing operations, informing local iwi and the NZ Historic Places Trust, and taking appropriate action to remedy damage and/or restore the site
- a requirement for an archaeological assessment to be completed before any earthworks begin
- monitoring of subdivision and earthworks consents to ensure compliance with conditions and plans
- enforcement options in the event of unauthorised work

Results indicate that the objectives of the District Plan in relation to archaeological sites are being achieved through the Council's procedures and protocols.

Native Trees

Between 2003 and 2008, 28 consents were sought for the removal or trimming of native trees. Consent was also granted for the removal of two heritage trees (listed in the Heritage Register). Three trees were removed from the Heritage Register because they were damaged or were damaging buildings.

Heritage Buildings

Between 2003 and 2008 no heritage buildings were removed from the Heritage Register. Seven consents were granted for either minor alterations or the restoration of buildings.



Industrial Zone

This work has investigated resource consents that have been granted for non-industrial activities in the Industrial Zone. Since 1999, 24 consents were granted; a third of these were in the Te Roto Drive/Kāpiti Road area.

Consent was sought for:

- Retail e.g. food stores, second hand shops, adult shops, video stores, a post office, and a bar.
- Places of assembly e.g. training centres, churches or childcare centres.
- Sports facilities e.g. skate parks, gyms, indoor golf and clubrooms.

Noise Monitoring: 2009 Ambient Noise Survey

Malcolm Hunt and Associates undertook a survey of ambient noise within the District in 2009. This followed on from two similar surveys carried out in 1993 and 1999.

The same or similar sites were used in all three surveys, and measurements were taken over a 24-hour period during weekdays. Fourteen sites were sampled with:

- 3 in the Rural zone, 9 in the Residential zone, and 2 in the Industrial zone;
- 4 in Paraparaumu, 4 in Raumati, 3 in Waikanae, and 2 in Ōtaki.

The most prominent sound source was found to be traffic.

The report made the following comparisons between the 1993, 1999 and 2009 results:

- Residential Zone – In the three surveyed periods (1993, 1999, and 2009) the noise levels were very similar both in the day time and during the night. However, nighttime levels were slightly lower in 2009 compared to the earlier periods.
- Rural Zone – again noise measurements in all three survey periods were reasonably similar for both day and night time measurements between 1993 and 2009, but 1999 levels appeared to be slightly higher.
- Industrial Zone – both daytime and nighttime levels have risen in the Industrial Zone between 1993, 1999 and 2009. The report notes that the change in levels may be due to increased road traffic (increased number of vehicles between 1993 and 2009).

The overall conclusion is:

‘the results show a stable noise climate exists within Kāpiti District with residential receiving sites experiencing environmental sound levels which are not inconsistent with the guidance provided within the relevant standards and guidelines.’

Note that the number of sites is not large enough to draw conclusions across the whole of the district. While the noise environment at selected locations appears to have been stable over time, the fact that some residential properties have exceeded District Plan noise limits is a potential issue for further exploration through the District Plan Review.



Strategic Planning and Sustainable Development

While the monitoring results show us past trends that might continue into the future, the purpose of the District Plan Review is to guide the future. To do this, we need to consider the community's vision for Kāpiti.

Strategic Planning Framework

There are a number of recent strategic planning initiatives relevant to the Review process. Some of these are now being implemented, while others are being prepared or reviewed. It is important the District Plan gives effect to and /or is consistent with Council's strategic planning initiatives.

The key strategic planning initiatives relevant to the District Plan Review process are:

- The Kāpiti Coast: Choosing Futures Community Plan (the LTCCP) (2009)
- Community Outcomes (2009) and Local Outcome Statements (various dates)
- The Development Management Strategy (2006) – setting out a vision for growth in the District that has influenced recent Council-initiated plan changes
- The Coastal Management Strategy (2006)
- The Sustainable Transport Strategy (2008)
- The Stormwater Strategy (2007)
- Wellington Regional Strategy (2006) – a collaborative effort with other Councils in the region, focusing on economic development and urban form
- Cycleways, Walkways and Bridleways Strategy (revised 2009)
- Open Space Strategy (under development and expected to be completed in mid-2010)

Most of the completed documents can be found on the Council's website at www.kapiticoast.govt.nz.

The Wellington Regional Strategy can be found at www.wrs.govt.nz.

Sustainable Development

A foundation of the Council's recent strategic planning has been the principle of sustainable development. A common definition of this term is: "meeting the needs of the current generation without compromising the ability of future generations to meet their needs." It also means looking after all the inter-related aspects of our community: environmental, economic, social and cultural wellbeing.

Lots of districts talk about sustainability and sustainable development – in Kāpiti we're really keen to walk the talk and give the District a unique edge. We are developing a reputation for our work in promoting a quality natural environment with clean streams and rivers, healthy native wildlife and vegetation, clean air, protected landforms like the naturally occurring sand dunes, and a coastline that is not threatened by inappropriate development.

We are preparing for climate change and future energy supply issues like the advent of "peak oil", and we are building resilience and self-sufficiency in our ability to grow food for ourselves.

Beyond environmental wellbeing, we are also trying to promote economic, social and cultural wellbeing. As mentioned earlier in this discussion document, some of these intentions include:

- Supporting vibrant and successful Town Centres
- Encouraging more local employment opportunities
- Promoting well-connected, active, accessible communities that are conducive to walking, cycling and public transport
- Encouraging greater housing choice and living scenarios for a range of residents
- Retaining the productive capacity of rural land
- Encouraging better urban design and built form at a local level
- Protecting areas and items with significant cultural and heritage value

Part One of the Community Plan has more detail on Kāpiti's guiding principles and sustainable development approach: see www.kapiticoast.govt.nz for more information.



External Influences: National and Regional Direction

The content of the District Plan Review is not solely under Kapiti's control; there are other important external factors, like national and regional policy direction. Beyond the wording of the RMA itself, central government can prepare National Policy Statements and National Environmental Standards. Greater Wellington Regional Council (GWRC) must prepare a Regional Policy Statement and may prepare Regional Plans. Each of these documents affects the review of the District Plan in different ways.

National Direction

To date, only two National Policy Statements have been prepared: the mandatory New Zealand Coastal Policy Statement and the National Policy Statement on Electricity Transmission (2008).

National Policy Statements on Renewable Electricity Generation and Freshwater Management are currently being prepared, while National Policy Statements on Flood Risk Management and Urban Design are being considered by central government.

Council will be required to give effect to any National Policy Statement as part of the review of the District Plan.

National Environmental Standards are regulations issued by central government that apply nationally. This means that each Council must enforce the same standard. In some circumstances, Councils can impose stricter standards.

National Environment Standards in force, under development or being considered that are relevant to the District Plan Review include:

- Telecommunication facilities
- Electricity transmission
- On-site wastewater systems
- Contaminated land

More information on national policy statements and national environmental standards can be found at www.mfe.govt.nz



Regional Direction

GWRC and KCDC are jointly responsible for promoting the sustainable management of the District's natural and physical resources. The Regional Council has primary responsibility for controlling discharges to air, water, and soil, while the District Council focuses on land use.

The key document that guides GWRC in carrying out its functions under the RMA is the Wellington Regional Policy Statement (currently being reviewed).

Importantly, the review of the District Plan must give effect to the regional policies contained within the Proposed and Operative Regional Policy Statements.

GWRC also has a Regional Coastal Plan, a Regional Freshwater Plan, and a Regional Soil Plan to help it deal with its matters of responsibility.

External Influences: Future Uncertainties

The concept of "resilience" is the ability to respond positively to future changes, even though the exact nature or extent of those changes may not yet be known. The District Plan Review should help us develop a robust plan so we can be adaptable and flexible in the face of future uncertainties.

Some of the future uncertainties facing our District are:

- Decisions by NZTA with respect to the proposed expressway
- Future rail electrification after the current double tracking of the rail-line to Waikanae
- Further amendments to the Resource Management Act ("Phase 2" amendments by the current government are expected shortly)
- Energy supply, especially the availability of fossil fuel and the likelihood of "peak oil"
- Emissions trading and its effect on costs of fuel and other economic inputs
- The future effects of climate change, including sea level rise, increased rainfall, and increased storm severity
- Future economic cycles: not just short-term recession and expansion but the overall future of New Zealand's and the region's economy
- Demographic change: possibly older, possibly more diverse; and
- Immigration (including climate change refugees from low-lying Pacific islands)

It is important for the District Plan Review to consider these factors so that future development is resilient and we can respond to future challenges.

What does it all mean?

Council's proposed focus areas

In light of all the factors described so far, we suggest a list of key topics below that could be considered as part of the Review.

These topics are in three categories as follows:

1

'Big-picture' conceptual thinking (including issues, objectives and policies) - possibly a 'major rethink':

- **Rural land use and productivity:** Where should subdivision be allowed, and what size lots should be allowed to be created? What land use controls will allow the most productive use out of valuable soils?
- **Paraparaumu Town Centre:** What should the future of Council's land and the rest of the Town Centre Zone look like, and how is this affected by the NZTA expressway plans?
- **Implications of State Highway 1 decisions:** What is the future of Waikanae Town Centre or Waikanae Beach? How should the District Plan treat the areas surrounding any interchanges, and deal with any growth pressures north of the Urban Edge?
- **Landscape:** What aspects of our landscape do we need to protect? This should include a debate on ridgelines – do we mind having houses on them, or would we like to keep them unspoilt for future generations? Is there a desire to control the visual effects of the increasing amount of overhead wires for telecommunications, etc?
- **Residential amenity / character:** What makes Kāpiti, its landscape, towns and villages special and unique? How should the District Plan control building height, bulk and location, and infill subdivision in different parts of the District?
- **Industrial / Commercial Employment Land:** How much additional job-generating commercial (office / retail / services) and industrial land does the District need, if any? Where should it be? What District Plan controls can ensure that it is used efficiently and sustainably?
- **Climate change:** How do we prepare and adapt for climate change, and how do we reduce our contribution to it? How can the District Plan promote walkable communities and other ways to reduce climate change? Should the District

Plan promote a policy of "managed retreat" that seeks to encourage gradual moves away from the effects of sea level rise?

- **Renewable energy:** How can the District Plan promote micro-generation systems like solar and wind power (at the household or neighbourhood scale) in a way that doesn't undermine our special character and features? Should larger-scale renewable energy projects like wind farms and tidal farms be encouraged in certain areas?

2

Regulatory details (e.g. rules and standards) and technical information -- possibly major changes, but potentially within the existing conceptual framework of objectives and policies

- **Waahi Tapu sites:** Using research conducted through additional funding in the 2009 Community Plan to identify any sites of cultural significance to tangata whenua that they may wish to be protected through the District Plan
- **Parking requirements:** Considering the ratio of carparks per employee or resident, to promote better urban design, encourage walking, cycling and public transport, and stimulate different types of development
- **Coastal hazards:** Considering the required setbacks due to sea level rise, expected storm intensities, etc.
- **Flooding:** Reviewing the maps of areas susceptible to flooding, based on improved modelling and accounting for climate change; and possibly making these maps more easily updateable outside the formal District Plan process
- **Noise:** Considering additional controls to reduce actual noise, or adjusting noise guidelines to allow for some of the unavoidable noise that is occurring in certain areas
- **Review of Subdivision and Development Principles and Requirements:** Including incorporation of the new NZS 4404 Subdivision Standard and Council's recently completed Design Guides
- **Native tree protection and ecological sites:** Responding to the recent RMA changes by removing 'blanket' protection for trees of a certain type and instead listing them individually on the District Plan heritage register; also adding further ecological sites that have been the subject of pre-consultation

- **Earthworks:** Looking at some of the detailed wording to ensure that objectives are better met
- **Reserves contributions (development impact fees for parks and reserves):** Considering whether the current charges of 7.5% of the value of new residential lots created, and 10% of the value of new non-residential lots created, are appropriate; and considering whether these contributions can be better structured to consider different development types
- **Control over cell phone towers (in accordance with the National Environmental Standard):** Looking at the things that the District Plan is allowed to control (e.g. height) and seeing if improvements can be made to respond to community concerns
- **Establishment, upgrading, maintenance, operation and repair of network utilities:** Clarifying the rules and standards and terms used in the District Plan, which are increasingly important as national and regional infrastructure is expanded

- **Streamlining the resource consent process:** Looking at ways to improve rules and standards that are not sufficiently clear, or which unnecessarily require resource consents for activities that are nearly always approved because of minimal environmental effects

3 User-friendliness of the final Review document, including structure and formatting

Possibilities are numerous and include:

- More cross-referencing
- Grouping objectives, policies, rules and standards together for each topic
- An electronic or ‘E-Plan’ that can be searched by property type
- Arranging material by different topics from the current “zones” (e.g. “residential,” “industrial,” “rural,” etc)

Timeframe to develop the plan

This discussion document is the first consultation stage of the District Plan Review. There will be several more opportunities for you to have your say.

The following timeline gives an indication of possible dates for key milestones in the District Plan Review, right through to when the new District Plan provisions are made operative and have full legal effect.

While the District Plan Review will be conducted as an integrated operation, some parts of the Plan may be



Where to from here?

legally notified separately (e.g. as Plan Change 90A, 90B, 90C, etc.). This way decisions on some parts can be issued without holding other parts up. This will also ensure that provisions not subject to appeal can be made operative (giving them full legal effect), without having to wait for other parts of the plan to make it through the appeals process.

Another legal issue to consider is the changes that the recent RMA Amendment (Simplifying and Streamlining) Bill made to the timing of when Plan Changes (including District Plan Reviews) have some effect. Previously

public plan changes had some limited legal effect once they were notified; their proposed provisions had to be considered alongside the existing District Plan provisions.

The new rule means that plan changes have no legal effect until Council hears submissions and issues its decisions. There are some exceptions for things like significant natural heritage features, and the Council can also apply to central government for other provisions to have some legal effect at the time of notification. This allows for urgent issues to be addressed sooner and prevents a flood of non-complying applications coming to Council between the notification stage and the decision stage of a Plan Change. In all cases full legal effect still doesn't occur until after the Plan Change has cleared the appeals process and is made operative.

Appendix One: Plan Changes 1999-2009

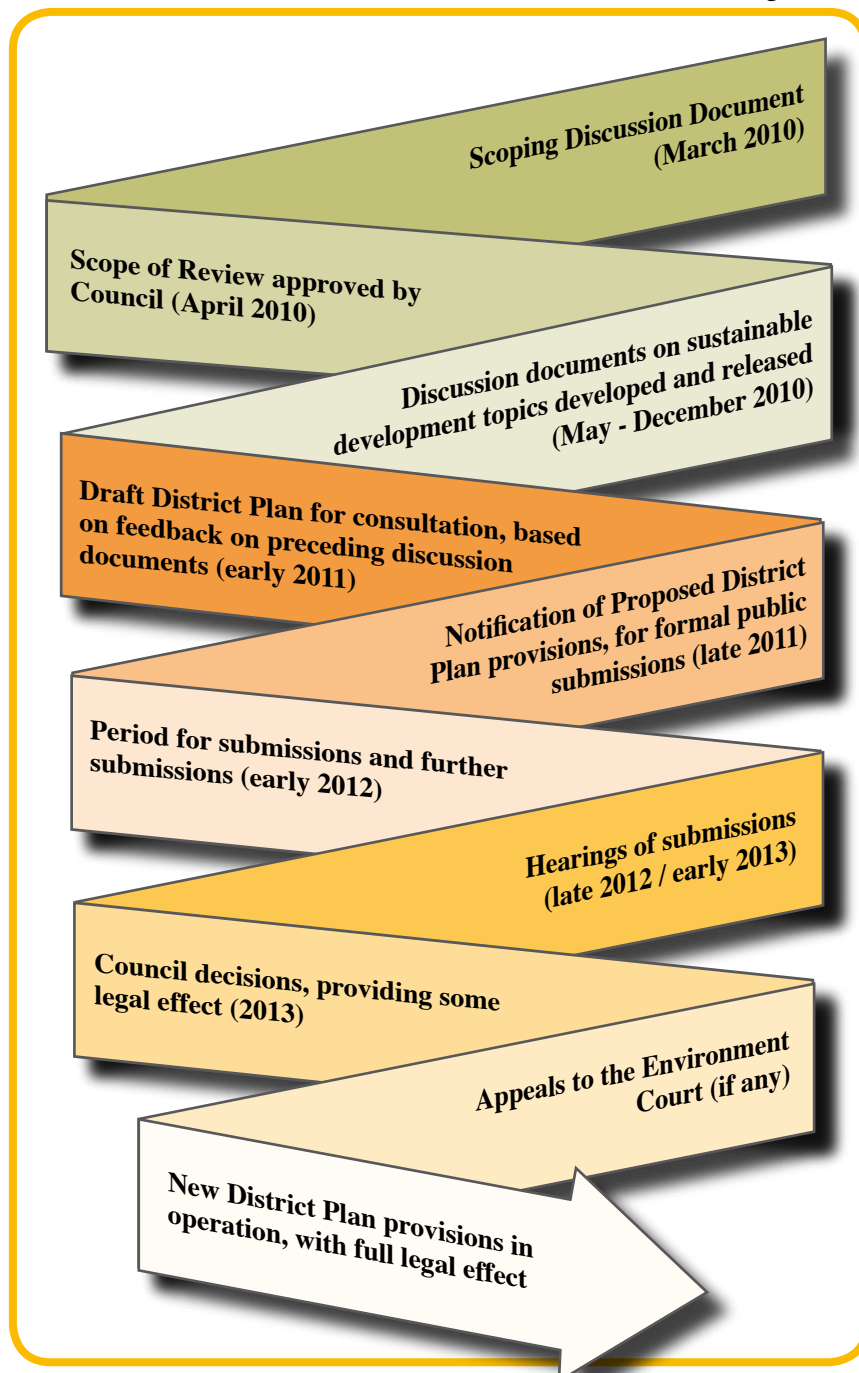
Total number of plan changes requested:
86

Total number of private plan changes requested: 20. Of these, 3 did not proceed and 5 are still in progress. Therefore 12 have become operative in 10 years.

A total of 66 public plan changes have been initiated. Of these, 8 have been placed on hold, 2 have been withdrawn and 6 are in progress.

** Indicates not yet operative*

We need to know which of these issues you consider urgent so the Council can request that changes have some legal effect sooner rather than later



Bold text indicates plan changes considered “strategic”

Private Plan changes

- PC1 - Nikau Valley- rural residential development with site specific provisions for approximately 240ha.
Operative 2000
- PC18 - Paraparaumu Airport-Rezone from Open Space to Airport zone with mix of residential and industrial activities.
Operative 2005
- PC52 - Elizabeth St-Rezone approximately 9ha from Rural to Residential
Withdrawn
- PC 53 - Pharazyn Estate-Rezone approx 2.5ha from Rural to Residential.
Operative 2002
- PC54 - Waterstone-Rezone 17ha from Rural to Residential
Operative 2002
- PC 56 - Raumati South-Withdrawn
- PC-58 - Paraparaumu Quarry-Rezone 1ha from Rural to Industrial
Operative 2006
- PC 60 - Lupin Road-Rezone approx 6ha at Ōtaki from Rural to Residential and Open Space. Operative 2006
- PC63 - Tasman Lakes-Rezone approx 22 ha from Rural to rural Residential.
Operative 2008
- PC65 - Pekawy-Rezone 2ha at Peka Peka from Rural to Residential.
Operative 2008
- PC66- Waikanae Golf-Rezone 1200m2 from Open space to Residential.
Operative 2008
- PC67 - Ferndale**-rezone 18ha at Waikanae North from rural to Residential and Open Space with site-specific provisions.
Operative 2007
- PC68 - Paraparaumu Golf-swap zoning for 2000m2 across golf course to enable residential at the end of Knights Grove.
Operative 2007
- PC 69 - WNL** - Rezone approx 68 ha from Rural to Waikanae North Development Zone as a structure planned development.
Operative 2009
- PC70 - Airport-Request not accepted
- PC73 - Paraparaumu Airport** - Change Precincts in Airport Zone and associated rules and Design Guides to create an Airport business park.
- PC 80 - Ngarara Settlement** - Structure plan 280ha to

create potential for 11 new Neighbourhoods and open space*

PC 81 - Ōtaki South Mixed Use-Rezone from Rural to Industrial with site specific provisions. *

PC 82 - Bunnings- Rezone 3ha from Open space to Residential and Industrial. *

PC83 - Meadows Trust-Rezone from Residential to Commercial/Retail with limited floor area. *

Public Plan Changes

- PC2 - 17, 19-24, 26,27,29-31-Minor amendments to provisions and changes of zoning to match use including changes from residential to open space, amendments to clarify rules and rezoning single properties from Residential to Commercial retail.
All operative by 2002 except PC3 & 4 ON HOLD *
- PC 25 - Corner Matatua and Raumati Road- Rezone from Residential to Industrial. Note that this site was later rezoned to Commercial /Retail in PC 74.
Operative 2001
- PC28 - Fault traces-Withdrawn (see PC 61)
- PC32, 32A & B - Heritage Register Updates.
Operative in 2002, 2004 and 2007 respectively
- PC33 - Country Ridge Close Paraparaumu-Rezone and reduce lot sizes to specific provisions.
Operative 2002
- PC37 & 38 - Operative 2002
- PC34 - Effluent Disposal.
Operative 2002
- PC 35 - Election Signs.
Operative 2002
- PC36 - Native Vegetation Rules**
Operative 2002
- PC37 & 38 - home stays and home occupations.
ON HOLD *
- PC 42 & 42A - Definitions-Definitions of Buildings including Mobile Homes
Operative 2004
- PC43 - Delete Shelterbelt provisions in Residential Zones
Operative 2004
- PC44 - 46 - Residential subdivision rules-ON HOLD *
- PC 47 & 48 - Rural Zone Dwellings and Subdivision-Second dwellings non-complying, surplus farm dwelling provisions alluvial plains non-complying subdivision rule and boundary adjustments
Operative 2004
- PC49 - Amend rule regarding separation from ROW
Withdrawn
- PC50 - Flood Hazard Review** *
- PC 51(A-R) - Minor rezonings from Residential to Open Space
All operative or withdrawn by 2006 most in 2004
- PC 55A - Ecological Sites Review**

Operative 2007

PC 57 - Tourist Activity Precinct Review

Operative 2006

PC 59 - Engineering Standards - Flexible innovative engineering standards introduced

Operative 2006

PC 64, and 64 & B - Miscellaneous

Operative 2008

PC64C - Miscellaneous changes-incorporates PC3 & 4 provisions *

PC71 A & B - Paekākāriki Town Centre

Operative 2008

PC 72A - Wharemauku precinct. ON HOLD *

PC74 - Raumati Town Centre - Rezone 3-23 Raumati Road from Industrial to Commercial Retail and allow for Medium Density Housing around Commercial/ Retail zones.*

PC75 - Water Demand Management - Watertanks required for all new houses with or without Greywater irrigation*

PC 77 - Ōtaki Density - average lot size 700m2 otherwise non-complying away from shopping areas*

PC 78 - Large Format Retail - Design control for retail and minimizing retail in Industrial Zones*

PC 79 - Waikanae North Urban Edge - Policies and maps to introduce an urban growth limit *

District Plan Review: Scoping Discussion Document Feedback Form: Have Your Say

Your details

Your Name: _____

Organisation (optional): _____

Address: _____

E-mail: _____

Phone: _____

Please post this form to:

Kāpiti Coast District Council
Attn: District Plan Review
Private Bag 60601
175 Rimu Road
PARAPARAUMU 5254



You can also submit your response on our website:
www.kapiticoast.govt.nz, send it in an e-mail to districtplanreview@kapiticoast.govt.nz, or drop it off at Council Libraries or Service Centres.

NOTE: Please number your answers if you are not using this form.

Please do this by 5pm, 31 March 2010

Questions

1. Have we identified the right list of issues to focus on?

Yes

No

Comments:

2. What issues do you agree need to be addressed?

3. What issues have we missed?

4. What issues do you think should be reviewed only lightly or not at all?

5. Which issues should receive the most emphasis in the review?

6. What else would you like to tell us including any useful examples?

7. Would you like to receive further updates on the District Plan Review?

Yes

No

Please advise your preferred method of communication:

Email

Post

Phone

8. Are there any particular topics that you are particularly interested in?

9. Do you want to receive communication on all aspects of the District Plan Review or only those specific topics?

All topics

Those topics only