



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

To find out more visit
www.kapiticoast.govt.nz
to access a full copy of the District
Plan Review Scoping Document
and have your say online.

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

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 the District.

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?

Another key question is:

- What are the objectives and policies 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 provide the approach the Council is likely to take under the RMA:

- Where can I build a new restaurant?
- How tall and close to my house can my neighbour's new house 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 sub-divided into?
- What design guidelines should my client follow in developing medium-density housing?

What's in the District Plan?

Under the RMA, the District Plan must include: objectives, policies, rules and standards, maps, and designations. It provides the day-to-day rule book and game plan for our district.

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

Put simply, the District Plan controls the way people use and develop land, while the Community Plan (LTCCP) represents the District's big picture plan for how rates will be spent.

What is a District Plan Review?

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.

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 was completed in 1999.

It is important to respond to new issues, opportunities and community direction.

Some of the principles underlying the District Plan may remain the same but we also 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, Otaihanga, Paraparaumu Beach, Paraparaumu Town Centre, Raumati Beach, Raumati South, and Paekākāriki.

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.

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 Statements and RMA Amendments.

What else can we review?

We can review anything in the District Plan, even those provisions that have been changed recently. There is a lot of room for discretion.

What should we focus on?

Our initial ideas of focus areas for the District Plan Review are based on a number of factors:

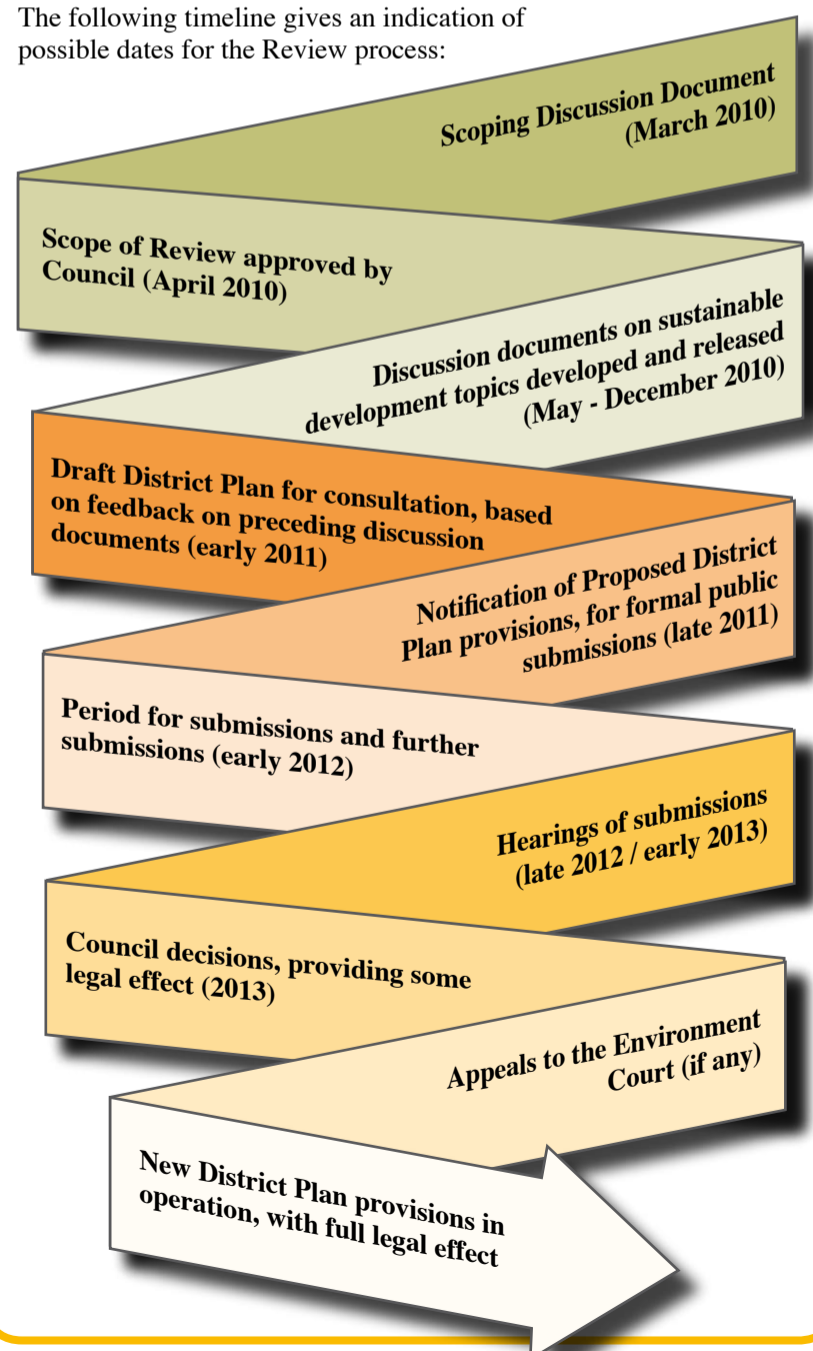
- Previous input from the community (including Community Plan feedback and Local Outcome Statements).
- Plan changes that have already been made since 1999
- Monitoring results: what trends are emerging in the District
- Council's existing strategic framework including sustainable development principles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

See the full discussion document at www.kapiticoast.govt.nz for more extensive discussion of these factors.

Timeframe to develop the plan

The scoping 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 the Review process:



A good District Plan involves good community consultation

Key 'big-picture' issues we could focus on in the review include:

- **Rural land use and productivity:** Where should subdivision be allowed, and what size lots should be allowed? What land use controls will allow the most productive use 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 new NZTA roading proposals?
- **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? Do we mind having houses on ridgelines, or would we like to keep them unspoilt? 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 walking access to 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?

Some more detailed provisions that could be focused on include:

- **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 may 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 in light of 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

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.

- **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
- **Structure and layout:** Improving the user-friendliness of the final District Plan document.

External Influences: Future Uncertainties

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:

- Details from 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.

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