

2A – District-wide Policies

Introduction

This Chapter contains policies which are relevant to *subdivision*, use and *development* activities occurring across all *zones* and areas of the District.

The policies in this Chapter implement multiple objectives (set out in Chapter 2) including:

- 2.1 Tāngata whenua
- 2.3 Development Management
- 2.6 Rural Productivity
- 2.8 Strong Communities
- 2.9 Landscapes, Features and Landforms
- 2.11 Character and Amenity Values
- 2.12 Housing Choice And Affordability
- 2.13 Infrastructure
- 2.14 Access and Transport
- 2.15 Economic Vitality
- 2.18 Renewable Energy, Energy Efficiency and Conservation.

The rules and standards implementing the policies in this Chapter are contained in the relevant *zone* or topic-based chapter(s).

Policies specific to a particular *zone*, such as the *Living Zones*, *Working Zones*, *Rural Zones* or *Open Space Zones*, are located in the relevant *zone* chapter. Policies that are specific to District-wide topics such as the natural *environment*, *coastal environment*, *natural hazards*, *historic heritage* or *infrastructure* can be found in the respective topic-based chapter. Chapter 12 contains policies related to general provisions such as *signs*, *noise*, *temporary events* and *financial contributions*.

2A.1 Urban Growth and Development Policies

The following policies are applicable to *subdivision*, use and *development* activities occurring across all *zones* and areas in the District. These include macro-level policies to manage the growth of residential and business areas and activities across the District as a whole, as well as more specialised policies to manage the development of particular types of housing (like *papakāinga*) across the District. More specific policies relating to *subdivision*, use and development activities in the District's *Living Zones* and *Working Zones* are provided in Chapters 5 and 6.

Policy DW1 – Growth Management

New urban *development* for residential activities will only be located within existing urban areas and identified growth areas, and will be undertaken in a manner which:

- a) supports the District's consolidated urban form;
- b) maintains the integrity of the urban edge north of Waikanae and Ōtaki;
- c) manages residential densities by:
 - i. enabling *medium density housing* and focused *infill* housing in identified precinct areas that are close to *centres*, public *open spaces*, and public transport nodes;

- ii. retaining a predominantly low residential density in the *Living Zones*;
- iii. avoiding any significant adverse *effects of subdivision and development* in special character areas identified in Policy 5.4;
- d) avoids urban expansion that would compromise the distinctiveness of existing settlements and unique character values in the rural *environment* between and around settlements;
- e) can be sustained within and makes efficient use of existing capacity of public services and strategic *infrastructure*; and
- f) promotes the efficient use of energy and water.

Policy DW2 – Future Urban Structure Plan Areas

In all areas shown as Future Urban Development *Zones* on the District Plan Maps, *subdivision and development* will be undertaken in accordance with an approved *structure plan*.

Note: The *Council* has a long-term growth management strategy (Development Management Strategy 2007) which includes land north of Waikanae and Ōtaki as suitable for future urban use. Though urban development of all of these areas may not be desirable in the short-term, there is a need to ensure that any *subdivision and development* in the interim period does not compromise the long-term potential of the area to be urbanised. To this end, Policy DW2 works in conjunction with Policy 7.17 (and supporting rules and methods) in the Rural Zones Chapter.

Once areas are required for urban use, they are required to undergo a *structure plan* process. A *structure plan* can only be introduced into the District Plan via the plan change process as outlined in Schedule 1 of the *RMA*. Following the adoption of a plan change by *Council*, subsequent *development* in the *structure plan* area will be undertaken in accordance with the approved *structure plans* to ensure a positive transition from rural to urban use.

Further information regarding the process and considerations for the development of *structure plans* can be found in Chapter 1 of this Plan.

Policy DW3 – Housing Choice

An increased mix of housing forms and types will be encouraged within parts of the District where increased variety and densities of housing are able to cater for changing demographics, while maintaining high *amenity values*. This will include provision for:

- a) smaller *household* sizes, including 1 and 2 bedroom *household units*;
- b) housing for older persons;
- c) *supported living accommodation*;
- d) *papakāinga*;
- e) *shared and group accommodation*;
- f) *minor flats*; and
- g) a range of *lot* sizes and land tenure arrangements to facilitate these typologies.

Policy DW4 – Managing Intensification

Residential intensification will be managed to ensure that adverse *effects* on local amenity and character are avoided, remedied or mitigated, including through achievement of the following principles:

- a) *development* will complement the existing *environment* in terms of retaining landforms, *yard* setbacks and relationship to the street and *open spaces*; and
- b) *building* bulk and scale will be managed.

Policy DW5 – Residential Density

The density of *subdivision* and *development* will be managed through an area-specific approach to achieve an appropriate range of housing types across the District, as set out below:

- a) the highest densities, including apartments as part of mixed use developments, will be located within and in immediate proximity to *centres*;
- b) *medium density housing* will be limited to specific precinct areas within walking distance of *centres*;
- c) *focused infill* will be encouraged in specific areas where there is good access to *shops* and services;
- d) within the *Neighbourhood Development Areas* identified in the Ngārara Zone Structure Plan in Appendix 5.7, the provision of affordable housing will be encouraged at appropriate locations with good access to *shops* and services;
- e) traditional low density residential *subdivision* will be allowed within the *general residential area*;
- f) overall existing low densities will be maintained in special character areas identified in Policy 5.4;
- g) especially low densities will be applied in Low Density Housing precinct areas (identified on the District Plan Maps) as transitions between rural and urban environments); and
- h) in areas where *infrastructure* constraints exist (such as water, *wastewater* or roading), densities will reflect those constraints.

Note: Low density areas include: Ōtaki and Paraparaumu Low Density Precincts, Pekawy, Ferndale, Panorama Drive Precinct, Manu Grove Low Density Precinct, and PekaPeka North. The Waikanae Garden Precinct is also characterised by a slightly lower density than the *general residential area*. In many cases, the low density nature of the above areas is not only a product of their transitional nature between urban and rural areas, but also due to the high *natural character* or ecological values of the areas, or physical constraints that otherwise preclude higher densities being able to be sustained there.

Paekākāriki and Te Horo are examples where the amount of *development* that can be sustained there is limited due to existing constraints on necessary *infrastructure*. In these areas, development intensity which exceeds these constraints will be avoided.

Policy DW6 – Papakāinga

Development of *papakāinga* on Māori land (as defined by the Te Ture Whenua Māori Act 1993) will be provided for where it is of a scale, extent and intensity that is determined by the physical characteristics of the *site*, surrounding environment and *tikanga Māori*. *Development* will be undertaken in accordance with the following

principles:

- a) an appropriate level of residential privacy and amenity for each unit within the *papakāinga* and adjoining properties will be provided for, including via:
 - i. sufficient service areas, access and car parking;
 - ii. shared *open space* and private *outdoor living courts* of a useable size and shape; and
 - iii. screening where appropriate;
- b) the character, amenity, ecological function and productive capabilities of the surrounding *environment* will be maintained by:
 - i. not restricting *primary production activities* on the balance of the *site* or on surrounding *properties*, where located in a Rural Zone;
 - ii. providing for the long term protection of the natural environment; and
 - iii. having a scale and appearance which positively relates to the surrounding residential character where located in a *Living Zone*;
- c) servicing methods will be suitable for individual *site* conditions, and where possible, use communal *infrastructure*.

Policy DW7 – Marae and Associated Activities

Development of marae, Kōhanga reo and similar activities will be provided for in the District where it is of a scale, character, extent and intensity which is determined by the physical characteristics of the *site*, surrounding *environment* and *tikanga Māori*, and where any adverse *effects* and environmental *nuisances*, are avoided, remedied or mitigated.

2A.2 Business Activities Policies

The following policies are applicable to the management of *business activities* in the District.

Policy DW8 – Management of Business Activities

Business activities within the District will be managed to enable consolidated, efficient and integrated business areas within identified *zones* and precinct areas, to:

- a) provide the community with convenient access to goods and services, and opportunities for employment and social interaction;
- b) ensure an adequate supply of land to meet commercial and industrial demands so as to encourage economic growth and *development*;
- c) integrate with the provision of strategic and community *infrastructure*, including the *transport network*;
- d) limit *development* where environmental constraints or servicing capacity inadequacies exist, unless these issues can be adequately addressed; and
- e) manage the *effects* of the distribution of *business activities*, through:
 - i. providing for a range of *retail* and *commercial activities* to meet the community's social and economic needs, principally within identified *centres*, and primarily at the *Paraparaumu Sub-Regional Centre* within the *District Centre Zone* and the *Town Centre Zone*, with more localised needs provided for within the *Local Centre Zone*;
 - ii. providing for a range of *industrial activities*, principally in the

Industrial/Service Zone, where their scale and extent of *effects* can be appropriately catered for, whilst meeting the District's economic needs.

Policy DW9 – Retail, Commercial and Industrial Activities not within Centres or Other Working Zones

- A. *Retail activities* located outside of the *District Centre Zone*, *Town Centre* and *Local Centre Zones*; *commercial activities* located outside of the *Working Zones*; and *industrial activities* located outside of the *Working Zones*, will be avoided where:**
- a) they may, either individually or cumulatively, disperse *retail* and *commercial activity* to the detriment of the efficient operation, function, viability and sustainability of the District's *centres*, especially *the District Centre Zone*;
 - b) the proposed *retail activity* serves a market beyond the daily convenience needs of the immediate local residential neighbourhood;
 - c) they are an inefficient use of existing *infrastructure*;
 - d) there are more than minor actual or potential adverse *effects* on *amenity values*, local environmental quality or *infrastructure* capacity;
 - e) the proposed activity compromises the efficient operation of *infrastructure*;
 - or
 - f) the activity has the potential to generate adverse *reverse sensitivity effects* on *permitted activities*.
- B. In determining whether or not *retail*, *industrial* or *commercial activities* outside of these zones are appropriate, particular regard will be given to the following considerations:**
- a) whether or not the activities adversely affect the function, role, viability and vitality of the *centres* and other *Working Zones*;
 - b) whether or not the activities are an efficient use of *infrastructure*;
 - c) the location, scale and intensity of the proposed activities;
 - d) the location, size and design of the proposed *buildings*, and any visual or landscape mitigation proposed;
 - e) the *effects* on the safety of and access to the local *transport network*;
 - f) the design and capacity of proposed access and car parking for staff, customers, visitors and service/delivery vehicles;
 - g) the hours of operation, including the timing and frequency of delivery/service vehicles;
 - h) the *effects* on local character and *amenity values*;
 - i) the *effects* of *nuisance effects* (including noise, odour, light, glare and dust); and
 - j) whether or not any proposed signage would be distracting to motorists, or dominating or detracting from the amenity of the surrounding *environment*; and
 - k) whether the industrial activity requires a rural location or depends on the location of a natural resource.

2A.3 Open Space Policies

The following policies relate to the existing and potential future *open spaces* in Kāpiti. They not only apply to areas which are zoned Open Space or Private Recreation and Leisure, but also to areas – for example *identified growth areas* – that may require new *open spaces* in the future. The provisions should also be taken into account where new *subdivision* or *development* is proposed in other areas which may affect *open space* areas.

The *Council* will take a leadership role in the delivery of a rich and diverse network of *open spaces* and the associated cycleway, walkway and bridleway network in Kāpiti; however, other public organisations, private entities, developers and individuals also play important roles in the provision, development and maintenance of these resources. The need for new and better *open spaces* is directly linked with population and employment growth and development in the District; and accordingly, publicly and privately initiated *development* must be undertaken in a manner that achieves the relevant objectives for *open space* areas. The policies below are the primary means by which all of these stakeholders are to implement those relevant objectives. Relevant Council strategies will also be used to determine the future development of *open spaces* and the cycleway, walkway and bridleway network.

Although there are specific provisions that apply to areas zoned Open Space and Private Recreation and Leisure in the District (Chapter 8), the following District-wide considerations will also apply across all *zones* in order to achieve a rich and diverse network of *open spaces*.

Policy DW10 – Accessibility

***Subdivision*, land use and *development* will be undertaken in a manner which enables all urban residences to have access to public *open space* within a distance of 400 metres.**

Policy DW11 – Parks and New Development

- A. New publicly accessible local parks which are of a size, shape and location that meet the *open space* and recreational needs of the Community will be provided within new *subdivisions*; and
- B. New parks or upgrades to parks will be provided for to accommodate *open space* and recreational demand created by *infill* housing.

Policy DW12 – Esplanades

New *subdivision*, land use and *development* will be undertaken in a manner that maintains or enhances the conservation values, recreational opportunities and public access to and along the margins of rivers and the coast through the provision of *esplanade reserves*, *esplanade strips* and *access strips* in appropriate locations and of appropriate sizes and widths to suit their purpose. *Esplanade reserves* will be provided in accordance with the criteria of Schedule 8.1 in Chapter 8.

Policy DW13 – Cycleway, Walkway and Bridleway Network

Council will ensure the continued development and maintenance of a public cycleway, walkway and bridleway network as part of the wider *open space* network in co-operation with relevant stakeholders, linking residential areas with *open space*, schools, commercial and community facilities, public transport nodes and important natural areas.

Policy DW14 – Amenity Values

- A. New *subdivision*, land use and *development* within reserves and areas of significant scenic, ecological, cultural, scientific and national importance will provide for the *amenity values* of these areas, including (but not limited to) values associated with:
- a) a sense of openness and visual relief from more intensive urban areas;
 - b) *indigenous vegetation*;
 - c) significant landforms; and
 - d) *natural character*.
- B. New *subdivision*, use and *development* of land outside of the areas identified in (A.) above will be undertaken in a manner that does not compromise the *amenity values* of those areas.

Policy DW15 – Covenants and Balance Lots

New *subdivision*, use and *development* may provide for privately-owned or managed reserves, *open space* covenants, ecological reserves and other areas where building is restricted, provided that they are effectively managed and safe for end users.

2A.4 Urban and Environmental Design and Incentives Policies

The following policies are applicable to *subdivision*, use and *development* activities occurring across all *zones* and areas in the District, with an emphasis on design and incentives.

Policy DW16 – Urban Design

Quality urban design outcomes will be promoted so that public and private places and spaces:

- a) are liveable and safe;
- b) enhance the local economy, *environment* and community;
- c) are sustainable, enduring and resilient;
- d) provide a strong sense of place reflecting cultural values and distinct community identities;
- e) are enjoyable, comfortable, welcoming and provide a diversity of experiences; and
- f) are easy to move around and through, by encouraging a well-connected

and integrated *transport network*;
at all levels of urban design, from macro (urban structure and *subdivision*) to micro (*building* details and materials) scale.

Policy DW17 – Safety and Crime Prevention Through Environmental Design

Development, use and *subdivision* will be consistent with the Subdivision and Development Principles and Requirements 2012 and Crime Prevention through Environmental Design (CPTED) Guidelines to enhance safety and security of residents and visitors.

Policy DW18 – Incentives

To support and encourage *development* (including *subdivision*) that demonstrates a permanent net environmental benefit, in the areas of water quality, biodiversity, and renewable energy, and energy efficiency, significantly beyond the minimum levels required by this Plan.