

Chapter 2A – District-wide Policies

Annotations used in this mark up

Annotation:	Meaning
<u>Blue strikethrough and underline.</u>	Amendments respond to submissions which generally seek to simplify the PDP, reduce its length and make it easier to understand. See 136-1 & 2 NZ Wind Energy Association, 138-1 B Coe, 446-1 A Darragh, 548-1 M Cox, 581-1 Norm Antcliff, 715-5 Sharif Family Trust.
Black strikethrough and underlining	Amendments made in response to decisions requested in submissions Or Clause 16(2) of Schedule 1 of the RMA which states: "A local authority may make an amendment, without using the process in this schedule, to its proposed policy statement or plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors."

Introduction

This chapter contains policies which apply district-wide rather than being specific to a particular zone (such as the rural, living or working zones), or specific to a particular district-wide matter (such as hazards, historic heritage or infrastructure).

These have been moved from other chapters, and so policy numbers have remained the same to enable cross referencing for submitters and submissions.

Comment [SR1]: The re-location of these policies into this new chapter responds to 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust).

Policy 5.1 – Growth management

New urban development for residential use will ~~be 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 areas that are close to *centres*, public open spaces, and public transport nodes;
 - ii) retaining a predominantly low residential density in the wider Residential Zone ~~general residential area~~;
 - iii) avoiding any significant adverse effects of *subdivision* and *development* in special character areas ~~(as identified in Policy 5.23)~~;
- 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

Referenc
Objective
2.3, 2.6,
2.11, 2.1
2.13 &
2.20

Comment [SR2]: This policy has been re-located from Chapter 5. Provides relief for 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin; and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust)

Comment [SH3]: Minor amendment, cl 16(2), Sched 1, RMA

Comment [SH4]: Provides relief for 451-80 R Crozier & J Allin

f) promotes the efficient use of energy and water.

Policy 5.2 – Future urban structure plan areas
 In all areas shown as Future Urban Development Zones on the District Plan Maps ~~planning maps~~, subdivision and development will be undertaken in accordance with an approved *structure plan*.

Reference Objective 2.3 & 2.11
Comment [SR5]: This policy has been re-located from Chapter 5. Provides relief for 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin; and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust)
Comment [SH6]: Minor amendment cl 15(2) Sched 1 RMA

Note: The Council has developed 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* of the area in the interim period does not jeopardise or compromise the long-term potential of the area to be urbanised. To this end, Policy 5.2 works in conjunction with Policy 7.19 (and supporting rules and methods) in the Rural Environment Zones Chapter.

Once the areas are required for urban use, they are required to undergo a *structure plan* preparation and approval 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 ~~these comprehensive plans~~, subsequent development in these *structure plan* areas will be undertaken in accordance with the approved *structure plans* to ensure a positive transition from rural to urban use.

Policy 5.3 – Housing choice
 An increased mix of housing forms and types will be encouraged within parts of the District living environment 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~~ *lotment* sizes and land tenure arrangements to facilitate these typologies.

Reference Objective 2.1, 2.3, 2.11 & 2.12
Comment [SH7]: Retain these paragraphs of the policy explanation as **notes** (important information for the interpretation of the policy). Amendments respond to those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust).
Comment [SR8]: This policy has been re-located from Chapter 5. Provides relief for 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin; and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust)
Comment [SH9]: 451-28, 451-81 R Crozier & J Allin
Comment [SH10]: 451-5 R Crozier & J Allin (consistency in use of terms); 314-2 W Wyatt, 378-4 Coastal Ratepayers, 394-2 A Reeve (consistency in use of terms)

Policy 5.4 – Managing intensification
 Residential intensification will be managed to ensure that ~~it does not adversely affects 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, ~~through architectural detailing~~.

Reference Objective 2.9, 2.11 & 2.19
Comment [SR11]: This policy has been re-located from Chapter 5. Provides relief for 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin; and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust)
Comment [SH12]: Provides relief for 451-82 & 451-84 R Crozier & J Allin



Policy 5.5 – 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, will be located within ~~in~~ and in immediate proximity to ~~identified~~ **centres**;
- b) ~~medium density housing will be provided for~~ **medium density housing** will be limited to specific areas within walking distance of ~~identified~~ **centres**;
- c) **focused infill** will be encouraged in specific areas where there is good access to shops and services;
- d) traditional low density residential *subdivision* will be allowed within the ~~wider general residential area, except in identified special character areas (as set out in Policy 5.23) and low density areas;~~ **general residential area**;
- e) overall existing low densities will be maintained in special character areas ~~(as set out identified in Policy 5.23);~~ **special character areas**;
- f) especially low densities will be applied in ~~identified~~ **“Low Density Housing precinct Areas”** (shown ~~identified~~ on the ~~District Plan Maps~~ **planning map**) as transitions between rural and urban environments); and
- g) in areas where *infrastructure* constraints exist (such as water, ~~or wastewater or roading~~), densities will ~~reflect~~ **be in proportion** to those constraints.

Note: Low density areas include: Ōtaki and Paraparaumu Low Density Precincts, Pekawy, Ferndale, Panorama Drive Precinct, Manu Grove Low Density Precinct, and Peka Peka 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, and/or ~~due to~~ physical constraints that otherwise preclude higher densities being able to be sustained there.

Paekākāriki and Te Horo are ~~other~~ 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 5.8 – 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 adjacent 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;

Reference Objective 2.3, 2.11, 2.12 & 2.13

Comment [SR13]: This policy has been re-located from Chapter 5. Provides relief for 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin; and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust)

Comment [SH14]: Minor amendments, cl 16(2), Sched 1, RMA (correction of typographical error)

Comment [SH15]: Minor amendments, cl 16(2), Sched 1, RMA (consistency correction)

Comment [SH16]: Note: with a definition proposed for the term “centres” in Chapter 6, the word identified is not necessary

Comment [SH17]: 440-43 Kapiti Coast District Council

Comment [SH18]: Responds to 451-5 R Crozier & J Allin (policy clarity and ensure clear use of terms). “General residential area” is a defined term and excludes special precinct areas etc. Last part of sentence deleted as a consequential amendment - no longer required as points e) and f) address these other areas).

Comment [SH19]: 451-5 R Crozier & J Allin - wording amendment to improve policy clarity and ensure clear use of terms.

Comment [SH20]: 451-5 R Crozier & J Allin - wording amendment to improve policy clarity and ensure clear use of terms.

Comment [SH21]: Minor amendment cl 16(2) Sched 1 RMA

Comment [SH22]: 451-85 R Crozier & J Allin

Comment [SH23]: Retain these paragraphs of the policy explanation as **notes** (important information for the interpretation of the policy)

Reference Objective 2.1, 2.3, 2.11 & 2.12

Comment [SR24]: This policy has been re-located from Chapter 5. Provides relief for 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin; and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust)

Comment [SH25]: Minor amendment cl 16(2) Sched 1 RMA (for clarity & to be consistent with Chapter 7 wording)

- 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 *sites/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*.

Comment [SH26]: 451-5 R Crozier & J Allin (consistency in use of terms); 314-2 W Wyatt, 378-4 Coastal Ratepayers, 394-2 A Reeve (clarity of terminology).

Policy 5.9 – Marae and Associated Activities

Development of marae, Kōhanga reo and similar activities will be provided for in the living environment 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 either avoided, remedied or mitigated.

Reference Objective 2.1, 2.3, 2.8, 2.11 & 2.12

Comment [SR27]: This policy has been re-located from Chapter 5. Provides relief for 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin; and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust)

Comment [SH28]: 451-5, 451-28 R Crozier & J Allin

Policy 5.14 – Safety and crime prevention through environmental design

Development 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.

Reference Objective 2.8 & 2.11

Comment [SR29]: This policy has been re-located from Chapter 5. Provides relief for 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin; and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust)

Comment [SR30]: This policy has been re-located from Chapter 5. Provides relief for 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin; and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust)

Policy 5.19 – Energy efficiency

Where practicable, *development* and *subdivision* in the living environment will be designed to minimise energy consumption by maximising sunlight access, where practicable, and incorporating passive ventilation. Specifically, *development* will be undertaken in accordance with the following principles:

- a) ~~buildings and lots will be located and designed so that the good sunlight access should be prioritised to main living areas, habitable rooms and the private open space associated with living areas face north as much as practicable;~~ and
- b) the potential for natural cross-ventilation will be maximised to enable cooling breezes to reduce internal temperatures in the summer months.

Reference Objective 2.11, 2.19 & 2.20

Comment [SH31]: 451-28, 451-64, 451-78 R Crozier & J Allin

Comment [SH32]: Minor amendments, cl 16(2), Sched 1, RMA (to improve policy readability)

Comment [SH33]: Amendment partly responds to relief sought by 46-5, 47-5, 70-5, 71-5, 123-5

Comment [SH34]: 46-5 Ferndale Development Ltd, 47-5 Amnico Properties Ltd, 70-5 Navilluso Trust, 71-5 Seagrass Estates, 123-5 H & G Thorley

Policy 5.28 – Industrial and rural edges

New residential *development* and *subdivision* will be located away from existing industrial or intensive rural activities, or areas zoned for these activities, to minimise *reverse sensitivity* effects.

Reference Objective 2.3, 2.8, 2.11 & 2.19

Comment [SR35]: This policy has been re-located from Chapter 5. Provides relief for 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin; and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust)

Residential activities located at the urban-rural interface will be undertaken in a manner which is compatible with the activities undertaken in the rural environment.

Policy 6.6 – Retail, commercial and industrial activities not within the Working Zones

Retail activities located outside of the *District Centre Zone, Town Centre and Local Centre Zone*; **commercial activities** located outside of the *Working Zones*; and **industrial activities** located outside of the *Industrial/Service Zone*, will be avoided where:

- a) ~~it 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 *Paraparaumu Sub-Regional Centre Precinct A*;
- b) the proposed **retail activity** serves a market beyond the daily convenience needs of the immediate local residential neighbourhood;
- c) ~~it is they are~~ an inefficient use of existing **infrastructure**;
- d) there are adverse effects on **amenity values**, local environmental quality or infrastructure capacity;
- e) the proposed activity compromises the efficient operation of **infrastructure**; or
- f) ~~where~~ such activities have the potential to generate adverse **reverse sensitivity effects** on **permitted activities**.

In determining whether or not **retail or commercial activities** outside of these areas are appropriate ~~in terms of this policy~~, particular regard will be given to the following ~~design and amenity~~ considerations:

- a) whether or not the activities adversely affect the function, role, viability and vitality of the *centres* and other ~~Working Zones~~ environments;
- b) whether or not the activities are an ~~inefficient 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 associated with the activity~~, visually distracting to motorists, or dominating or detracting from the amenity of the surrounding **environment**.

Reference

Comment [SR36]: Minor corrections Cl 16(2), Sched 1, RMA

Objective

Comment [SR37]: This policy has been re-located from Chapter 6. Provides relief for 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin; and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust)

Comment [SJ38]: 132 -8 Kapiti Coast Chamber of Commerce Inc; 49910 Riverbank Estates Limited

Comment [SH39]: 262-4 Bunnings Ltd

Comment [SJ40]: Consequential amendment as a result of relief for 451-28 R Crozier & J Allin (clarify use of terms - Chapter 5 submissions)

Comment [SH41]: Minor wording correction, cl 16(2), Sched 1, RMA

Introduction to Open Space policies

The following ~~policies~~ provisions of this chapter relate pertain 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* – ~~which that~~ may require provide new open space infrastructure 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.

Comment [KD42]: The re-location of this introduction, policies and schedule 8.1 from Chapter 8 Open Space into this new chapter responds to 451-5, 451-28, 451-64, 451-78 R Crozier & J Allin and those submissions that generally seek to simplify the PDP and make it easier to understand (136-1 & 2 NZ Wind Energy Association, 581-1 N Ancliff, 715-5 Sharif Family Trust).

Comment [KA43]: Cl 16(2), Sched 1, RMA. Chapter 8 applies to open space and private recreation and leisure zones)

The Council will take a leadership role in the delivery of a rich and diverse network of open spaces in Kāpiti; however, other public organisations, private entities, developers and individuals also play important roles in the provision, development and maintenance of open spaces. 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.

Although there are specific provisions that apply to areas zoned Open Space and Private Recreation and Leisure in the District (~~Section 8.2 below~~ Chapter 8), the following District-wide considerations shall also apply across all zones in order to achieve a rich and diverse network of open spaces.

Comment [KA44]: Cl 16(2), Sched 1, RMA. (Section 8.2 applies to open space and private recreation and leisure zones)

Policy 8.1 – 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.

Reference
Objective 2.18

Policy 8.2 – Parks and new development

A. New publicly accessible ~~neighbourhood~~ 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 existing parks will be provided for to accommodate open space and recreational demand created by infill housing.

Reference
Objective 2.18

Comment [KJA45]: Cl 16(2), Sched 1, RMA. (Making terminology consistent with the zone descriptions in section 8.2).

Policy 8.3 – ~~Reserve~~ Financial contributions

~~Reserve~~ Financial contributions in cash or land will be required as a condition of subdivision and development and will be used for acquisition, protection and enhancement of areas of cultural, ecological or amenity value, as well as the acquisition, creation and improvement of recreation resources and facilities for organised, active and/or passive recreation as part of the wider public open space network. Contributions will be taken in accordance with the provisions set out in Section 12.1 of the Plan.

Reference
Objective 2.18

Comment [SR46]: Consequential change to be consistent with amendments in Ch 12

Policy 8.4 – Esplanades

New subdivision, land use and development will be undertaken in a manner that protects 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.](#)

Reference

Objectives
2.1 & 2.18

Comment [KD47]: Change consequential on the deletion of the explanation which previously contained this information.

Policy 8.5 – [Cycleway, walkway and bridleway network](#) Active transport and connectivity

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.

Reference

Objectives
2.8, 2.14 & 2.18

Policy 8.6 – Amenity values

- A. New subdivision, land use and development ~~within of~~ reserves and areas of significant scenic, ecological, cultural, scientific and national importance will provide for the ~~intrinsic~~ amenity values of these areas, including (but not limited to) values associated with:
 - i. a sense of openness and visual relief from more intensive urban areas;
 - ii. indigenous vegetation;
 - iii. significant landforms; and
 - iv. 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 ~~intrinsic~~ amenity values of those areas.

Reference

Objective
2.1, 2.2, 2.9, 2.11 & 2.18

Comment [KA48]: Cl 16(2), Sched 1, RMA

Policy 8.7 – Covenants and balance lots

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

Reference

Objectives
2.1, 2.2, 2.9, 2.11 & 2.18

Comment [KA49]: Cl 16(2), Sched 1, RMA

Schedule 8.1: Esplanade Reserves/Strips

Comment [KD50]: Relocated from Chapter 8

	Requirements																																							
Coastal Margins	A 50 metre wide Esplanade Reserve in the Rural Zone and 20 metres in all other zones, measured from the line of the Mean High Water Spring Tide (MHWS), shall be required along the coast when subdivision occurs, creating lots of less than 4ha, excluding boundary adjustment subdivisions. These reserves shall be fenced with a 7 wire post and wire fence or equivalent.																																							
Lakes (with a bed of 8 hectares or more)	A 20 metre wide Esplanade Reserve shall be required along lakes of more than 8 hectares when subdivision occurs creating lots of less than 4ha, excluding boundary adjustment subdivisions. These reserves shall be fenced with a 7 wire post and wire fence or equivalent.																																							
Rivers and Streams (river bed with average width of 3 metres or more)	<p>Table 1 below is a list of widths required for subdivision, creating lots of less than 4 ha, excluding boundary adjustment subdivisions. The priorities are indicated for each recommended width. There are also areas which are considered to be high priority where Council may wish to negotiate with the landowner for public access through an Esplanade Strip.</p> <p>TABLE 1 - MAXIMUM WIDTH OF ESPLANADE RESERVE/STRIP</p> <table border="1"> <thead> <tr> <th>Water Body</th> <th>Width of Esplanade Reserve</th> <th>Width of Esplanade Strip</th> </tr> </thead> <tbody> <tr> <td colspan="3">Waitohu Stream</td> </tr> <tr> <td>Upstream of Water Treatment Plant</td> <td>-</td> <td>20 metres (E)</td> </tr> <tr> <td>Downstream of Water Treatment Plant</td> <td>-</td> <td>5 metre (A, H) - Greater widths may be required within 500 metres of MHWS (Waitohu Stream mouth)</td> </tr> <tr> <td colspan="3">Otaki River</td> </tr> <tr> <td>Upstream of SH1 Bridge</td> <td>-</td> <td>20 metres (E,A,H)</td> </tr> <tr> <td>Downstream of SH1 Bridge</td> <td>20 metres A,H</td> <td>-</td> </tr> <tr> <td colspan="3">Mangaone Stream</td> </tr> <tr> <td>Upstream of Hautere Plain</td> <td>-</td> <td>20 metres (E)</td> </tr> <tr> <td>On the Hautere Plain</td> <td>-</td> <td>5 metres (A, H)</td> </tr> <tr> <td colspan="3">Waikanae River</td> </tr> <tr> <td>Upstream of SH1 Bridge</td> <td></td> <td>20 metres (A & E)</td> </tr> <tr> <td>Downstream of SH1 Bridge</td> <td>20 metres A,H,E - Greater widths may be required within 1000 metres of the Waikanae River Mouth (as shown on the District Planning Maps)</td> <td>3-5 metres (A) - If no subdivision occurs and negotiated with landowner</td> </tr> </tbody> </table>	Water Body	Width of Esplanade Reserve	Width of Esplanade Strip	Waitohu Stream			Upstream of Water Treatment Plant	-	20 metres (E)	Downstream of Water Treatment Plant	-	5 metre (A, H) - Greater widths may be required within 500 metres of MHWS (Waitohu Stream mouth)	Otaki River			Upstream of SH1 Bridge	-	20 metres (E,A,H)	Downstream of SH1 Bridge	20 metres A,H	-	Mangaone Stream			Upstream of Hautere Plain	-	20 metres (E)	On the Hautere Plain	-	5 metres (A, H)	Waikanae River			Upstream of SH1 Bridge		20 metres (A & E)	Downstream of SH1 Bridge	20 metres A,H,E - Greater widths may be required within 1000 metres of the Waikanae River Mouth (as shown on the District Planning Maps)	3-5 metres (A) - If no subdivision occurs and negotiated with landowner
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Comment [KA51]: 480-38 Grey Power. Improving formatting / readability.

Comment [KD52]: Cl 16(2), Sched 1, RMA

	<table border="1"> <tr> <td>Ngatiawa, Rangiora, Reikorangi Streams</td> <td>-</td> <td>20 metres Rural (E)</td> </tr> <tr> <td>Tikotu, Wharemauku, Mazengarb Streams (part only)</td> <td>20 metres Urban (A, H)</td> <td>20 metres Rural (E)</td> </tr> </table>	Ngatiawa, Rangiora, Reikorangi Streams	-	20 metres Rural (E)	Tikotu, Wharemauku, Mazengarb Streams (part only)	20 metres Urban (A, H)	20 metres Rural (E)
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Tikotu, Wharemauku, Mazengarb Streams (part only)	20 metres Urban (A, H)	20 metres Rural (E)					
	<p>Priority for Reserve/Strip</p> <p>E: Ecological, Water Quality A: Access, Recreational H: Natural Hazard Mitigation</p>						
Considerations	<p>Consideration will be given to providing larger areas around the Waikanae River and Waitohu Stream Estuaries where the areas are of considerable ecological value. Other agencies, e.g. Department of Conservation or Wellington Regional Council, may be interested in acquiring greater buffer areas around future residential activities. As more than 20-metre Esplanade Reserves in the Estuary may be sought, financial compensation to the landowner will be required.</p>						
Reductions and Waivers	<p>The Council may reduce or waive Esplanade Reserves or Strips where it is demonstrated to the satisfaction of Council that circumstances make the required width impracticable. This includes difficult topography and existing permitted buildings or in recognition of other reserves given for public access. A reduction could also be given where there is an absence of natural values and need for public access. Council will also have regard to the objectives in Chapter 2 and policies in Chapters 4 (Coastal Environment) and 8 (Open Space)</p> <p>Applicants for reduction or waiver may be required to consult with the Department of Conservation and the Wellington Regional Council and produce evidence of the outcome of these consultations.</p>						
Fencing	<p>All Esplanade Strips upstream of the Waitohu and Waikanae Water Supply Treatment Plants in the rural zone and all Esplanade Reserves and Strips within urban areas shall be fenced by a 7 wire post and wire fence or equivalent. Stiles over fences or other devices may also be required to improve public access.</p>						
Access Strips	<p>Council may negotiate to acquire access strips to Esplanade Reserves or Esplanade Strips. Generally access strips shall, in rural areas, be fenced with a 7 wire post and wire fence or equivalent and in urban areas a 1.5-metre close boarded fence or equivalent. The access strips shall be at least 3 metres wide and shall include boardwalks where erosion to sand dunes by pedestrians is likely. Any structures on dune systems (including boardwalks) shall be designed so as to avoid deflecting or accelerating erosion. However, the conditions of access, fencing requirements and the provision of boardwalks will be negotiated when Council purchases the easement.</p>						
Bed of River, Lake or Coastal Marine Area	<p>Where subdivision includes a river, stream or lake the bed of the river, stream or lake shall vest in Council.</p> <p>Where subdivision includes the Coastal Marine Area, the bed of the Coastal Marine Area shall vest in the Crown.</p>						