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

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, Pekaw, 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:

- an appropriate level of residential privacy and amenity for each unit within the papakāinga and adjoining properties will be provided for, including via:
  - sufficient service areas, access and car parking;
  - shared open space and private outdoor living courts of a useable size and shape; and
  - screening where appropriate;

- the character, amenity, ecological function and productive capabilities of the surrounding environment will be maintained by:
  1. not restricting primary production activities on the balance of the site or on surrounding properties, where located in a Rural Zone;
  2. providing for the long term protection of the natural environment; and
  3. having a scale and appearance which positively relates to the surrounding residential character where located in a Living Zone;

- 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:

- provide the community with convenient access to goods and services, and opportunities for employment and social interaction;
- ensure an adequate supply of land to meet commercial and industrial demands so as to encourage economic growth and development;
- integrate with the provision of strategic and community infrastructure, including the transport network;
- limit development where environmental constraints or servicing capacity inadequacies exist, unless these issues can be adequately addressed; and
- manage the effects of the distribution of business activities, through:
  1. 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.
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

1. 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
2. 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_ (excluding planted 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

_Example 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.