

Appendix 2: Relevant District Plan Objectives and Policies

Strategic Direction

District Objectives

DO-O1 Tangata Whenua

To work in partnership with the tangata whenua of the District in order to maintain kaitiakitanga of the District's resources and ensure that decisions affecting the natural environment in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O2 Ecology and Biodiversity

To improve indigenous biological diversity and ecological resilience through:

1. protecting areas of significant indigenous vegetation, and significant habitats of indigenous fauna;
2. encouraging restoration of the ecological integrity of indigenous ecosystems;
3. enhancing the health of terrestrial and aquatic ecosystems; and
4. enhancing the mauri of waterbodies.

DO-O3 Development Management

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the development of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:
 - a. that are in or near a Centre Zone or other area with many employment opportunities; or
 - b. that are well serviced by existing or planned public or active transport; or
 - c. where there is high demand for housing or for business land relative to other areas within the urban environment;

while accommodating identified qualifying matters that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;

5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O4 Coastal Environment

To have a coastal environment where:

1. areas of outstanding natural character and high natural character, outstanding natural features and landscapes, areas of significant indigenous vegetation, and significant habitats of indigenous fauna are identified and protected;
2. areas of outstanding natural character and high natural character are restored where degraded;
3. the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;
4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and
5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.

DO-O5 Natural Hazards

To ensure the safety and resilience of people and communities by avoiding exposure to increased levels of risk from natural hazards, while recognising the importance of natural processes and systems.

DO-O6 Rural Productivity

To sustain the productive potential of land in the District, including:

1. retaining land which is suitable for a range of primary production activities;
2. achieving added economic and social value derived from primary production activities through ancillary on-site processing and marketing;
3. enabling activities that utilise the productive potential of the land in the rural environment;
4. reducing conflict between land uses in the rural environment and adjoining areas; and

5. avoiding, remedying or mitigating adverse effects on the efficient operation of existing primary production activities from sensitive activities establishing on adjoining subject sites;

while safeguarding the life-supporting capacity of air, water, soil, and ecosystems by avoiding, remedying or mitigating adverse effects on the environment.

DO-O7 Historic Heritage

To protect historic heritage in the District for the social, cultural and economic wellbeing of the Kāpiti Coast community and future generations, including:

1. supporting the contribution of historic heritage features and their values to the identity, character and amenity of places and landscapes;
2. recognising and protecting tangata whenua historic heritage, including Waahi Tapu and Other Places and Areas Significant to Māori; and
3. providing for appropriate use and development of natural and physical resources with historic heritage values, while ensuring any adverse environmental effects are avoided, remedied or mitigated.

DO-O8 Strong Communities

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;
2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O9 Landscapes, Features and Landforms

To protect the District's identified outstanding natural features and landscapes from inappropriate subdivision, use and development; and

1. maintain or enhance the landscape values of special amenity landscapes and identified significant landforms; and
2. avoid, remedy or mitigate adverse effects of earthworks on natural features and landforms.

DO-O11 Character and Amenity Values

To recognise the unique character and amenity values of the District's distinct communities, while providing for character and amenity values to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and building densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively metropolitan and town centres supported by higher density residential and mixed use areas;

3. local centres, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of indigenous vegetation, and primary production activities; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse effects.

DO-O12 Housing Choice and Affordability

To meet diverse community needs by increasing the amount of housing that:

1. is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations;
2. is affordable and adequate for lower income households; and
3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;

while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.

DO-O14 Access and Transport

To ensure that the transport system in the District:

1. integrates with land use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse effects on land uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services

DO-O20 Well-functioning urban environments

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

DO-O21 Housing in Relevant Residential Zones

Relevant residential zones provide for a variety of housing types and sizes that respond to:

1. Housing needs and demand; and
2. The neighbourhood's planned urban built character, including 3-storey buildings.

DO-O22 Higher Density Housing in Residential Zones

Relevant residential zones provide for higher density housing types and sizes that respond to:

1. Housing needs and demand;
2. The proximity of the area to the Metropolitan Centre Zone, Town Centre Zone or Local Centre Zone;
3. Accessibility to and from the area by active or public transport; and
4. The neighbourhood's planned urban built character, including:
 - a. buildings up to 6-storeys within the High Density Residential Zone (with buildings up to 10-storeys being enabled in areas adjacent to the Metropolitan Centre Zone); and
 - b. buildings up to 4-storeys in parts of the General Residential Zone adjacent to the Town Centre Zone and Local Centre Zone.

Natural Environment

NE-P1 Protection

Protect areas of significant indigenous vegetation, and significant habitats of indigenous fauna (including ecological sites identified in Schedule 1, key indigenous tree species in ECO Table 1, key indigenous trees in Schedule 2, and rare and threatened vegetation species in Schedule 3 of this Plan). Protect outstanding natural features and landscapes (identified in Schedule 4 of this Plan), geological features (identified in Schedule 6 of this Plan), and the values associated with these areas and features, from inappropriate subdivision, use and development.

Urban and Environmental Design and Incentives

UEDI-P1 Urban Design

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

1. are liveable and safe;
2. enhance the local economy, environment and community;
3. are sustainable, enduring and resilient;
4. provide a strong sense of place reflecting cultural values and distinct community identities;
5. are enjoyable, comfortable, welcoming and provide a diversity of experiences; and
6. are easy to move around and through, by encouraging a well-connected and integrated transport network;
7. at all levels of urban design, from macro (urban structure and subdivision) to micro (building details and materials) scale.

Urban Form and Development

UFD-P1 Growth Management

New urban development for residential activities will only be located within existing urban areas, identified growth areas, and areas that can be efficiently serviced and integrated with existing urban areas, and will be undertaken in a manner which:

1. supports the District's consolidated urban form;
2. maintains the integrity of the urban edge north of Waikanae and Ōtaki;
3. manages residential densities by:
 - a. providing for a variety of housing types and densities in the residential zones;
 - b. enabling increased housing densities:
 - i. in, and within a walkable catchment of the Metropolitan Centre Zone;
 - ii. within a walkable catchment of the train stations at Paekākāriki, Paraparaumu and Waikanae; and
 - iii. in and adjacent to the Town Centre Zone and Local Centre Zone;while accommodating identified qualifying matters that constrain development;
4. avoids urban expansion that would compromise the distinctiveness of existing settlement and unique character values in the rural environment between and around settlements;
5. can be sustained within and makes efficient use of existing capacity of public services and infrastructure (including additional infrastructure), or is integrated with the planned capacity of public services and infrastructure and the likely availability of additional infrastructure;
6. promotes the efficient use of energy and water;
7. manages reverse sensitivity effects on existing lawfully established non-residential activities.

UFD-P3 Managing Intensification

The effects of residential intensification on character and amenity values will be assessed where provided for in the District Plan, while recognising that character and amenity values may develop and change over time in response to the diverse and changing needs of people, communities and future generations.

UFD-P7 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.

UFD-P11 Amenity Values

1. New subdivision, land use and development within reserves and areas identified in the District Plan as having 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.

2. New subdivision, use and development of land outside of the areas identified in (1.) above will be undertaken in a manner that considers effects on the amenity values of those areas while recognising that the District's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities and future generations.

UFD-P14 Urban Built Form

Provide for heights and densities of urban built form that enable more people to live in, and more businesses and community services to be located in, the District's urban environments, by:

1. enabling the greatest building heights and densities in the Metropolitan Centre Zone, including buildings up to 15-storeys;
2. enabling greater building heights and densities in the following areas:
 - a. building heights up to 10-storeys in the High Density Residential Zone and Mixed Use Zone adjacent to the Metropolitan Centre Zone;
 - b. building heights up to 6-storeys in:
 - i. the Town Centre Zone (except for the Ōtaki Main Street Town Centre Zone);
 - ii. the High Density Residential Zone located within a walkable catchment of the train stations at Paekākāriki, Paraparaumu and Waikanae;
 - iii. the High Density Residential Zone adjacent to the Town Centre Zones at Waikanae, Paraparaumu Beach;
 - c. building heights up to 4-storeys in:
 - i. The Local Centre Zone;
 - ii. The General Residential Zone adjacent to the Town Centre Zones at Ōtaki and Raumati Beach;
 - iii. The General Residential Zone adjacent to the Local Centre Zone;
3. enabling a variety of building heights and densities in the General Residential Zone, including buildings up to 3-storeys;

while accommodating identified qualifying matters that constrain development.

Infrastructure

INF-GEN-P1 Recognition

The national, regional or local importance and benefits of sustainable, secure and efficient provision of the following infrastructure will be recognised:

1. facilities for the generation of electricity;
2. activities, buildings, structures, lines and masts associated with the operation, maintenance and upgrade of the national grid, local electricity distribution and transmission networks, and connections between local community suppliers and the electricity distribution and transmission networks;

3. pipelines and gas facilities used for the transmission and distribution of natural and manufactured gas or petroleum;
4. road and rail networks as mapped in the Regional Land Transport Strategy or Regional Land Transport Plan and Council's transport network hierarchy;
5. telecommunication and radio communication facilities; and
6. public or community infrastructure associated with water supply, sanitation and waste facilities, the stormwater network and drainage, provided these services are developed within a water conservation framework and minimise environmental impacts.

INF-GEN-P2 Reverse Sensitivity

Reverse sensitivity effects on infrastructure from subdivision, land use and development will be avoided, as far as reasonably practicable, by ensuring that:

1. Infrastructure corridors are identified and effects upon those corridors from subdivision, land use and development are considered in all resource management decision-making;
2. change to existing activities does not increase their incompatibility with existing infrastructure;
3. the establishment of, or changes to, sensitive activities are avoided, and incompatible buildings and structures within the national grid yard and subdivision within the national grid subdivision corridor are appropriately managed, to ensure that the operation, maintenance, upgrading and development of the national grid is not compromised;
4. safe separation distances are maintained near gas transmission pipelines and telecommunications facilities;
5. any new planting does not prevent the operation of existing infrastructure;
6. all parties are aware of constraints under other regulations, including the Electricity (Hazards from Trees) Regulations 2003, NZS/AS 2885 Pipelines — Gas and Liquid Petroleum, NZS 5258:2993 Gas Distribution Network, and the New Zealand Code of Practice for Electrical Safe Distances (NZECP 34:2001); and
7. suitable standards are in place adjacent to the transport network (including railways).

INF-GEN-P3 Protecting the Mauri of Natural Systems

Natural systems are recognised as taonga and will be protected from any adverse environmental effects arising from the establishment, operation, maintenance and upgrading of infrastructure that affect the mauri of these systems in accordance with local tikanga.

INF-GEN-P4 Managing Adverse Effects

Any adverse environmental effects arising from the establishment, operation, maintenance and upgrading of infrastructure will be avoided, remedied or mitigated as far as reasonably practicable by:

1. ensuring significant adverse effects are avoided, remedied or mitigated through route, subject site and method selection;
2. minimising the effects of infrastructure on the amenity values of the surrounding area and areas of outstanding or high natural character, in particular visual effects with respect to scale, and the sensitivity of the environment in which they are located;

3. considering all water bodies to be valued assets and protecting the mauri of fresh and coastal water resources;
4. where appropriate, ensuring opportunities to enhance indigenous biodiversity as part of infrastructure design are identified and implemented;
5. requiring adaptive management measures (including monitoring and remediation) where uncertainty may exist around impacts over time;
6. considering the use of offsetting measures or environmental compensation (including measures or compensation which benefit the local environment and community affected) where a 'residual effect' cannot be avoided, remedied or mitigated; and
7. ensuring the above considerations are provided to accomplish best practice at the time of application and construction.

INF-GEN-P7 Infrastructure and Growth Management

Subdivision, use and development of land for urban growth and intensification will be focused on certain areas (i.e. in existing urban areas).

Subdivision, use and development will be avoided in areas where it:

1. is unable to be efficiently integrated with existing infrastructure, or be serviced by new infrastructure in an efficient and cost-effective manner;
2. does not promote the efficient end use of energy, including energy use associated with private vehicular transport, and efficient use of water;
3. does not align with Council's infrastructure asset management planning;
4. would lead to inefficient or unduly high operation and maintenance costs for public infrastructure;
5. is unable to make the most efficient use of the transport network; and
6. would lead to further growth pressures and demand for infrastructure investment ahead of the community's or infrastructure provider's ability to fund, or its desired funding programme.

INF-GEN-P8 Development Staging

Where subdivision or development is proposed that requires additional or earlier community investment in infrastructure than is set out in the Council's Long Term Plan, Infrastructure Strategy and Annual Plan, the Council will either:

1. require the staging of the proposal to fit with existing capacity through any consent application process; or
2. provide the opportunity for the 'forward' provision of an agreed proportion of the infrastructure upgrade works by a developer, provided that:
 - a. those works do not trigger additional community and network utility operator investment demands; and
 - b. those works are consistent with the Council's Asset Management Plan; or
3. for additional unplanned works that are not set out in the Council's Long Term Plan and Infrastructure Strategy, require the payment of a financial contribution in accordance with the Financial Contributions chapter of this Plan.

INF-GEN-P11 Quality of Infrastructure Design and Services

Development and subdivision, and the provision of associated Infrastructure will be undertaken in accordance with the Council's Land Development Minimum Requirements.

INF-MENU-P17 Hydraulic Neutrality – Stormwater

Subdivision and development will be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation

INF-MENU-P18 Stormwater Quantity and Quality

The adverse effects of stormwater runoff from subdivision and development, in particular cumulative effects, will be minimised. The following assessment criteria will be applied when considering resource consent applications for subdivision and development:

1. whether there is capacity in Council's existing infrastructure;
2. the extent to which the capacity and environmental values of watercourses or drains and the associated catchment areas will be compromised
3. the extent to which development styles and stormwater management methods mimic natural, pre-development runoff patterns;
4. the extent to which riparian vegetation is protected and enhanced;
5. whether minimal vegetation loss in riparian areas associated with development is achieved;
6. the extent to which water quality is ensured to enhance and maintain aquatic ecosystem health;
7. the extent to which a healthy aquatic system is maintained, including maintenance of sufficient flows and avoidance of unnatural fluctuations in flows;
8. the extent to which degraded, piped or channelled streams are restored and realigned into a more natural pattern;
9. where practicable, the extent to which low impact design, including on-site disposal of stormwater, soft engineering or bioengineering solutions and swales within the legal road are used;
10. the extent to which straightening and piping of streams is avoided; and
11. the extent to which the adverse effects of stormwater runoff, in particular cumulative effects, from subdivision and development will be minimised.

INF-MENU-P19 Water Demand Management

New residential development connected to the public potable water supply and reticulation network will be required to provide rainwater storage tanks, water re-use systems or other water demand management systems to supply water for toilets and all outdoor non-potable uses.

INF-MENU-P20 Water Supply

All new subdivision, land use or development will have an adequate supply of water in terms of volume and quality for the anticipated end uses, including fire fighting supply. Where a new connection to the reticulated network is proposed, evidence may be required to support its viability.

INF-MENU- P21 Wastewater

Subdivision, land use and development will ensure that the treatment and disposal of wastewater will be adequate for the anticipated end uses appropriate to the location. The treatment and disposal of wastewater will be undertaken in a manner that avoids, remedies or mitigates adverse effects on the environment and maintains public health and safety. Where a new connection to the reticulated network is proposed, evidence may be required to support its viability.

Transport

TR-P1 Integrated Transport and Urban Form

Development and subdivision will be integrated with and consistent with the transport network hierarchy in TR-Table 7, and undertaken in a manner and at a rate to ensure:

1. the transport network is capable of serving the projected demand safely and efficiently;
2. the location of development is appropriate, including providing for the co-location of compatible developments and land use and transport networks to reduce unnecessary travel;
3. travel time and distance to services are minimised for all modes of travel;
4. development is consistent with Council's Land Development Minimum Requirements; and
5. enhanced community connectivity is achieved, resulting in more efficient travel patterns from the community.

TR-P2 Sustainable Transport and Maximising Mode Choice

Development and subdivision will be integrated with a transport system that offers a wide range of travel mode choices, which connects residents to essential community services, centres and social infrastructure, through:

1. well-integrated and connected communities;
2. development that is conducive to active modes of travel, particularly walkable communities which reduce demand for vehicular travel, particularly by private vehicle;
3. land use that is integrated with the transport network;
4. improved public transport services to the District;
5. travel plans and transport assessments for major traffic activities as part of an application for consent for new developments;
6. consistency with the Council's Land Development Minimum Requirements; and
7. development that ensures adequate access and space for all modes, including pedestrians, people with mobility problems, cyclists, public transport and private car travel.

TR-P4 Effects of Transport on Land Use/Development

The potential adverse effects of development, operation, maintenance and upgrading of the transport network on land use and development will be avoided, remedied or mitigated by:

1. ensuring that new habitable buildings and future noise sensitive activities within close proximity to roads identified as a transportation noise effect route and the rail corridor as identified on the District Plan Maps are protected from the adverse effects of road traffic and rail noise;
2. avoiding the significant adverse effects of earthworks associated with the transport network;
3. ensuring that development of the transport network will:
 - a. minimise degradation of amenity values;
 - b. avoid unacceptable levels of noise and vibration, including from strategic arterial routes;
 - c. minimise disruption or destruction of plant and wildlife habitats;
 - d. seek to avoid adverse effects on historic heritage, and where avoidance is not practicable, any adverse effects are remedied or mitigated;
 - e. minimise community severance and other social effects;
 - f. minimise loss of productive land and loss of private property;
 - g. minimise pollution of water resources (e.g., stormwater quality and quantity, increased siltation of waterbodies due to road construction, disruption of waterbodies through the use of culverts and piping which can affect fish migration);
 - h. avoid unacceptable levels of emissions to air; and
 - i. minimise adverse effects on pedestrian and cyclist safety and amenity including availability and safety of walkways, footpaths, cycle lanes, tracks, level and impacts of weather protection (including shade).

TR-P5 Effects of Land Use on Transport

The potential adverse effects on the transport network from development and subdivision will be avoided, remedied or mitigated by identifying both the key existing transport routes and proposed transport routes likely to be required long term as part of the District's transport network and having regard to these when considering applications for subdivision or development.

TR-P6 Safety

The safety of all transport users will be enhanced during the development, operation, maintenance and upgrading of the transport network, by:

1. implementing the principles set out in Appendix 6 - Crime Prevention Through Environmental Design (CPTED) Guidelines;
2. requiring that all developments provide for safe vehicular and pedestrian access, and have adequate visibility (sight lines);
3. requiring all developments to have safe connections to the wider transport network; and
4. requiring adequate visibility and sight lines for level crossings.

TR-P7 Cycling, Walking and Bridleway Links and Safety

Subdivision, use and development will be as far as practicable, located and designed to make walking, cycling and the use of bridleways safer, more enjoyable and convenient in accordance with the Crime Prevention Through Environmental Design (CPTED) Guidelines set out in Appendix 6 and the following principles:

1. new street linkages will provide safe pedestrian access to shops and services and public transport nodes;
2. subdivision and development will:
 - a. enable cycle and pedestrian routes, both on and off road, which offer good continuity;
 - b. avoid large blocks that severe connectivity; and
 - c. consider opportunities to provide bridleways in suitable locations; and
3. development will provide for convenient cycle parking facilities in centres; and
4. pedestrian and cycle routes will have well designed and built facilities including surface conditions, lighting, signage and passive surveillance from adjacent development.

Natural Hazards

NH-P2 Risk Based Approach

A risk based, all hazards approach will be taken to subdivision, land use, and development within areas subject to the following natural hazards:

1. flood hazards;
2. earthquake hazards; and
3. fire hazards.

Hazard categories will be developed for flood and seismic hazards to guide decision making and help minimise potential harm to people and damage to property due to these hazards, while allowing appropriate use.

NH-P3 Managing Activities in Natural Hazard Prone Areas

In areas identified on the District Plan Maps, new subdivision, use and development will be managed in a way that avoids increasing risks from natural hazards. Subdivision, use and development will be allowed only where it can be shown that any potential increase in risk exposure on or beyond the land itself has been avoided, remedied or mitigated.

NH-P4 Precautionary Approach

A precautionary approach will be taken to the management of risks from hazards that may impact on subdivision, use and development, where there is uncertainty about the potential effects and where the effects are potentially significantly adverse.

NH-FLOOD-P10 Flood and Erosion Free Building Areas

All new allotments must have flood and erosion-free building (excluding minor buildings) areas based on 1% AEP flood modelling.

NH-FLOOD-P11 Flood Risk Levels

A higher level of control on subdivision, use and development will be applied within river corridors, stream corridors, overflow paths and residual overflow path areas. A generally lesser level of restriction on subdivision, use and development will be applied in ponding, residual ponding, shallow surface flow, flood storage and fill control areas.

NH-FLOOD-P12 High Hazard Flood Areas

Development in the river corridor, stream corridor, overflow path, and residual overflow path areas will be avoided unless the 1% AEP hazard can be mitigated on-site to avoid damage to property or harm to people, and the following criteria are met:

1. no increase in flood flow or level on adjoining sites or other parts of the floodplain;
2. no reduction in storage capacity on-site; and
3. all flow corridors or overflow paths are kept clear to allow flood waters to flow freely at all times.

NH-FLOOD-P13 Ponding, Residual Ponding, Shallow Surface Flow, Flood Storage and Fill Control Areas

When assessing applications for subdivision, use or development within a ponding, residual ponding, shallow surface flow, flood storage or fill control area, consider the following:

1. the effects of the development on existing flood mitigation structures;
2. the effects of the development on the flood hazard — in particular flood levels and flow;
3. whether the development redirects floodwater onto adjoining sites or other parts of the floodplain;
4. whether access to the subject site will adversely affect the flood hazard;
5. the extent to which buildings (excluding minor buildings) can be located on areas of the site not subject to flooding; and
6. whether any subdivision or development will or may result in damage to property or harm to people.

NH-EQ-P17 Liquefaction Prone Land

When assessing applications for subdivisions which are located on sandy, alluvial or peat soils, a risk management approach shall be adopted and Council will consider a range of matters that seek to reduce the risk to people and property, including:

1. geotechnical information from a suitably qualified person on liquefaction provided with any subdivision application;
2. the intensity of the subdivision and nature of future development of the allotment; and
3. the risk to people and property posed by the liquefaction hazard and the extent to which the activity could increase the risk posed by the natural hazard.

These investigations may result in identifying that some allotments are not suitable for development and any such proposal would be declined.

Ecosystems and Indigenous Biodiversity

ECO-P2 Management Approach to Biodiversity Protection

Adverse effects, including cumulative effects, from subdivision, use and development on significant indigenous vegetation, and significant habitats of indigenous fauna including aquatic ecosystems will be avoided, or where it cannot be avoided, remedied or mitigated in order to maintain the values and characteristics of the significant indigenous vegetation, and significant habitats of indigenous fauna, including by:

1. avoiding where practicable the modification of significant indigenous vegetation, in particular all indigenous vegetation within ecological sites;
2. managing land use activities resulting in increased sediment and contaminant levels of surface water, including storm water, to reduce the likelihood of aquatic ecosystems being detrimentally affected;
3. creating and maintaining appropriate buffers around ecological sites, key indigenous trees and rare and threatened vegetation species, significant habitats of indigenous fauna including aquatic ecosystems to ensure that wider ecological processes are considered when making decisions about applications for subdivision and land use consent;
4. preventing where practicable the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic;
5. enabling pest and weed management and passive recreational activities within ecological sites including the associated construction and maintenance of tracks (where the biodiversity gains from pest control will outweigh the loss of significant indigenous vegetation from track construction) and the construction and maintenance of fences at the margins of ecological sites;
6. providing for appropriate trimming of indigenous vegetation while avoiding inappropriate trimming of significant indigenous vegetation.
7. ensuring that subdivision which creates allotments which are entirely within an ecological site or which necessitate modification of any key indigenous tree species or rare and threatened vegetation species protects the values and characteristics of those areas.
8. ensuring that subdivision which creates boundaries that cut through any ecological site, or any key indigenous tree species or rare and threatened vegetation species, protects the values and characteristics of those areas.

ECO-P4 Enhancement

Where a subdivision or development is undertaken on land containing rare and threatened vegetation species, or an ecological site, enhancement of the ecological site or rare and threatened vegetation species will be encouraged.

ECO-P5 Tangata Whenua

To enable tangata whenua to maintain and enhance their traditional relationship with the natural environment, while:

1. supporting the enhancement of the mauri of aquatic environments; and

2. having particular regard to the exercise of kaitiakitanga by tangata whenua in the management of the District's resources.

Coastal Environment

CE-P1 Coastal Environment Characteristics

Recognise the extent and characteristics of the coastal environment including:

1. areas or landforms dominated by coastal vegetation or habitat of indigenous coastal species;
2. landform affected by active coastal processes, excluding tsunamis;
3. elements or features, including coastal escarpments, that contribute to the natural character, landscape, visual quality or amenity value of the coast; and
4. sites, structures, places or areas of historic heritage value adjacent to, or connected with, the coast, which derive their heritage value from a coastal location.

CE-P3 Preservation of Natural Character

Preserve natural character in the coastal environment, and protect it from inappropriate subdivision, use and development, including by:

1. avoiding adverse effects of activities on natural character in areas of outstanding natural character;
2. avoiding significant adverse effects, and avoiding, remedying or mitigating other adverse effects of activities on natural character in all other areas of the coastal environment;
3. reinstating dunes which function as natural buffers where practicable;
4. providing managed public access ways to the beach and foreshore and limiting damage to dunes from unmanaged access;
5. regulating encroachment of permanent structures and private uses onto the beach or public land;
6. removing existing unnecessary structures and associated waste materials from the beach; and
7. retaining a natural beach and foreshore including a dry sand beach where practicable.

CE-P4 Restore Natural Character

Promote restoration of the natural character of the coastal environment where practicable, by:

1. creating or enhancing indigenous habitats and ecosystems, using local genetic stock;
2. encouraging natural regeneration of indigenous species, while effectively managing weed and animal pests;
3. rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarshes;
4. restoring and protecting riparian and intertidal margins;

5. removing redundant coastal structures and materials that do not have heritage or amenity values; or
6. redesign of structures that interfere with ecosystem processes.

CE-P7 Natural Dunes

Natural dune systems will be protected and enhanced (including through restoration) and natural dune function will be enabled where practicable.

Earthworks

EW-P1 Earthworks

Earthworks activities excluding extractive industries, the removal and replacement of underground storage tanks, and earthworks defined in and regulated by the NESCF will:

1. be managed to protect geological features identified in Schedule 6 from disturbance; and
2. be sympathetically located and of a scale that protects the values of outstanding natural features and landscapes identified in Schedule 4; and
3. avoid or mitigate erosion and off-site silt and sediment runoff to the Council's reticulated stormwater system and waterbodies; and
4. be managed to ensure adverse effects on natural landforms, residential amenity values and rural character values are remedied or mitigated.

This policy does not apply to extractive industries, the removal and replacement of underground storage tanks, and earthworks defined in and regulated by the NESCF.

Noise

NOISE-P3 Noise from the Transport Network

All noise sensitive activities in close proximity to a transportation noise effect route or the designated rail corridor must be protected by the building owner from adverse effects of noise through the adoption of acoustic mitigation measures.

General Residential Zone

GRZ-P20 Medium Density Residential Standards – Policy 1

Enable a variety of housing typologies with a mix of densities within the Zone, including 3-storey attached and detached dwellings, and low-rise apartments.

GRZ-P21 Medium Density Residential Standards – Policy 2

Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga).

GRZ-P22 Medium Density Residential Standards – Policy 3

Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance

GRZ-P24 Medium Density Residential Standards – Policy 4

Enable housing to be designed to meet the day-to-day needs of residents.

GRZ-P7 Development and Landforms

Subdivision, use and development (including associated driveways) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:

1. the visual impact, bulk and scale of buildings and structures on identified landscape values, ecological sites, geological features or areas of high natural character;
2. the extent of cut and fill;
3. the need for and the height of retaining walls; and
4. the mass of buildings on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.

GRZ-P8 Reverse Sensitivity

New residential subdivision and development will be located away from lawfully established industrial or intensive rural activities, or areas zoned for these activities, to minimise reverse sensitivity effects. Residential activities (excluding visitor accommodation other than temporary residential rental accommodation) located at the urban-rural interface will be undertaken in a manner which is compatible with the activities undertaken in the Rural Zones.

GRZ-P9 Residential Activities (excluding visitor accommodation other than temporary residential rental accommodation)

Residential activities will be recognised and provided for as the principal use in the Residential Zones, while ensuring that the effects of subdivision, use and development is in accordance with the following principles:

1. adverse effects on natural systems will be avoided, remedied or mitigated;
2. new built development will respond to the planned built character of the Zone;
3. transport choice, efficiency and accessibility to active or public transport will be maximised;
4. housing types which meet the need of households will be provided for;
5. the functional and operational requirements of different types of housing are recognised; and
6. accessory buildings and buildings which are ancillary to residential activities will be provided for.

GRZ-P10 Residential Amenity

Subdivision, use and development in the Residential Zones will be required to achieve on-site amenity for residents and neighbours in accordance with the following principles:

1. building size and footprint will be proportional to the size of the allotment;
2. usable and easily accessible private outdoor living spaces will be provided;
3. buildings and structures will be designed and located to maximise sunlight access, privacy and amenity for the site and adjoining allotments;

4. buildings and structures will be designed and located to respond to the planned built character of the Zone;
5. appropriate separation distances will be maintained between buildings;
6. yards will be provided to achieve appropriate building setbacks from neighbouring areas, the street and the coast;
7. hard and impermeable surfaces will be offset by permeable areas on individual allotments;
8. unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided;
9. non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and
10. service areas for non-residential activities will be screened, and planting and landscaping will be provided.

GRZ-P12 Landscaping

Residential Zones to enhance residential amenity, while promoting water conservation and biodiversity and allowing for the natural infiltration of surface waters through permeable treatments. Landscaping will be located and designed in accordance with the following principles:

1. the visual impact of large buildings will be reduced by appropriate screening and planting;
2. service areas, loading areas and outdoor storage areas will be screened;
3. on-site outdoor living spaces will be defined and enhanced by landscaping;
4. sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted;
5. public infrastructure and services will not be damaged or blocked;
6. planting of locally indigenous vegetation will be encouraged; and
7. permeable surfaces will be provided for the natural infiltration of surface waters.

General Rural Zone

GRUZ-P1 Primary Production

Primary production activities will be provided for as the principal use in the District's Rural Zones where adverse effects on the environment are avoided, remedied or mitigated and the life-supporting capacity of air, water, soil and ecosystems is safeguarded.

GRUZ-P2 Rural Character

Subdivision, use and development in the Rural Zones will be undertaken in a manner that maintains or enhances the District's rural character, including:

1. the general sense of openness;
2. natural landforms;
3. overall low density of development; and
4. the predominance of primary production activities.

GRUZ-P5 Management of Conflicting Uses

Manage the interface between activities on adjoining sites in the Rural Zones in order to avoid, remedy or mitigate adverse effects on amenity values and on the effective and efficient operation of rural activities.

GRUZ-P7 Growth management

Avoid the use of land in the General Rural Zone for urban development or rural lifestyle development where such a proposal would:

1. compromise the use and productive potential of land for primary production activities;
2. compromise the District's ability to maintain a consolidated urban form in existing urban areas;
3. compromise the distinctiveness of existing settlements or reduce rural character values between and around settlements;
4. adversely affect the vitality of the District's Centre Zones;
5. make inefficient use of the transport network; or
6. increase pressure for public services and infrastructure (including transport and community infrastructure) beyond existing capacity.