

IN THE MATTER of Proposed Plan Change 2 – Intensification
to the Kāpiti Coast District Plan

AND Submission by on Proposed Plan Change 2
(PPC(N)) – Intensification by R P Mansell; A
J Mansell, & M R Mansell

**RESPONSE TO COMMISSIONER’S REQUEST FOR ADDITIONAL INFORMATION ON
BEHALF OF R P MANSELL; A J MANSELL; & M R MANSELL**

20 April 2023

INTRODUCTION

1.1 At the hearing on 27 March 2023 the Commissioner’s requested I provide suggested wording amendments to the objectives and policies of PC(N) to address the matters raised in the Mansell’s submission points #023.02 – 023.09.

1.2 The following amendments to the objectives and policies are suggested, with deletions shown as ~~strikeout~~ and additions underlined. These suggested amendments should be read in conjunction with Part Two of my planning evidence in chief dated 10 March 2023 which outlines the concerns expressed in the submission, and the relief sought.

Objective DO-03 – Development Management (Submission #023.02)

1.3 The amended Objective DO-03 in PC(N) reads (underlined words added; ~~strikeout~~ words deleted):

To ~~maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, which and to provide for enable~~ 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 transport; or
 - c. where there is high demand for housing or for business land relative to other areas within the urban environment;
4. ~~3-~~ 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. ~~4-~~ higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. ~~5-~~ management of development in recognise that planned urban development that provides increased and varied house densities and types may involve significant change that may detract from areas of special character or amenity ~~so as to maintain, and where practicable, enhance in a manner that has regard to those special values, but these changes are not, of themselves, an adverse effect that is required to be managed;~~
7. ~~6-~~ 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. ~~7-~~ 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; ~~and~~
9. ~~8-~~ 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.

1.4 Amendments suggested to address the Mansell submission #023.02 concerns are shown as ~~strikeout~~ and additions underlined.

Definition of Urban Environment (Submission #023.03)

1.5 The Mansell submission seeks the following definition of urban environment (from the NPS-UD) to be added to the District Plan:

Urban environment means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

- a. is, or is intended to be, predominantly urban in character; and is, or
- b. is intended to be, part of a housing and labour market of at least 10,000 people

Objective DO-011 – Character and Amenity Values (Submission #023.04; 023.05)

1.6 I have recommended in my planning evidence in chief that the amendments to Objective DO-011 recommended by the Council Officer be accepted as addressing the Mansell submission point #S023.04.

1.7 In relation to the reference to Otaihanga in the Explanation to Objective DO-011, the following wording is suggested shown as ~~strikeout~~ and additions underlined to address the Mansell submission:

Otaihanga is characterised by ~~a quiet~~-low density residential-area and large rural lifestyle areas suitable for investigation for greenfield urban development which is set aside from the main urban area but within the Kapiti urban environment. ~~It is strongly linked to the river.~~ The major issue for wider Otaihanga area is to provide for increased housing variety and choice, while managing the change in the existing character that may result from new urban development maintaining this character while providing for improved cross river access.

Policy UFD-P1 – Growth Management (Submission #S023.06)

- 1.8 The amended Policy UFD-P1 in PC(N) reads (underlined words added; ~~strikeout~~ words deleted):

New urban *development* for residential activities will ~~only~~ be located within *existing urban areas*, ~~and identified growth areas~~, and the urban environment 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. enabling *medium density housing* and focused *infill* housing in identified precinct areas that are close to *centres*, public *open spaces*, and public transport nodes;~~
 - ~~b. retaining a predominantly low residential density in the *Residential Zones*;~~
 - ~~c. avoiding any significant adverse effects of *subdivision* and *development* in special character areas identified in GRZ P3;~~
 - a. providing for a variety of housing types and densities in the General Residential Zone and the urban environment;
 - 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 an adjacent to the *Town Centre Zone* and *Local Centre Zone*; and
 - iv. non-urban areas identified for investigations for future greenfield development;
- ~~4. avoids urban expansion that would compromise the distinctiveness of existing settlements 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 strategic infrastructure, or is integrated with the planned capacity of public services and infrastructure; and
6. promotes the efficient use of energy and water.

- 1.9 Amendments suggested to address the Mansell submission #023.04 concerns are shown as ~~strikeout~~ and additions underlined.

Policy UFD-P3 – Managing Intensification (Submission #S023.07)

- 1.10 The amended Policy UFD-P3 in PC(N) reads (underlined words added; ~~strikeout~~ words deleted):

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:

- ~~1. *development* will complement the existing *environment* in terms of retaining landforms, *yard setbacks* and relationship to the street and *open spaces*; and~~
2. *building bulk* and scale will be managed.

Residential intensification ~~may detract from~~ will give consideration to the effects of *subdivision* and *development* on character and *amenity values* appreciated by some people, and while this is not an adverse effect that is required to be managed, consideration will be given to where these values are specifically provided for in the District Plan, such as in a Special Amenity Area.

- 1.11 Amendments suggested to address the Mansell submission #023.05 concerns are shown as ~~strikeout~~ and additions underlined.

Policy UFD-P4 – Residential Density (Submission #S023.08)

- 1.12 The amended Policy UFD-P4 in PC(N) reads (underlined words added; ~~strikeout~~ words deleted):

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:

1. the highest densities, including apartments as part of mixed use developments, will be located within and in immediate proximity to *centres*;
2. ~~medium density housing will be limited to specific precinct areas within walking distance of centres~~ higher density *development*, including multi-storey apartments, will be provided for within a walkable catchment of the *Metropolitan Centre Zone*, train stations at Paekākāriki, Paraparamu and Waikanae, and adjacent to the *Town Centre Zone* and *Local Centre Zone*;
3. ~~focused infill will be encouraged in specific areas where there is good access to shops and services~~ a variety of densities will be provided for in the General Residential Zone and the urban environment including current non-urban areas identified for investigations for future greenfield development;
4. within the *Neighbourhood Development Areas* identified in the Ngārara Development Area Structure Plan in Appendix 7, the provision of affordable housing will be encouraged at appropriate locations with good access to *shops* and services; and
5. ~~traditional low density residential subdivision will be allowed within the general residential area;~~
6. ~~overall existing low densities will be maintained in special character areas identified in GRZ-P3;~~
7. ~~7. 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~~
8. ~~5. 8. in areas where infrastructure constraints exist (such as water, wastewater or roading), densities will reflect those constraints~~ residential densities will be integrated with existing or planned infrastructure capacity.

- 1.13 Amendments suggested to address the Mansell submission #023.06 concerns are shown as ~~strikeout~~ and additions underlined.

Policy UFD-P11 – Amenity Values (Submission #S023.09)

- 1.14 The amended Policy UFD-P11 in PC(N) reads (underlined words added; ~~strikeout~~ words deleted):

1. 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 may detract from 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 ~~does not compromise~~ 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, and these changes may detract from amenity values appreciated by some people but are not, in themselves, an adverse effect that is required to be managed.

1.15 Amendments suggested to address the Mansell submission #023.07 concerns are shown as ~~strikeout~~ and additions underlined.

A handwritten signature in blue ink, appearing to read "Chris Hansen", is shown on a light-colored background.

Chris Hansen

20 April 2023