APPENDIX 3

Operative Kāpiti Coast District Plan Objectives and Policies

Proposed Kāpiti Coast District Plan Objectives and Policies
C.1 RESIDENTIAL ZONE

Over 90% of the district's population live on less than 4% of the land. This land comprises the residential environment. To accommodate this population there has been considerable investment made in buildings, services (water, gas, wastewater disposal) roading and amenity facilities (shops and schools). This represents a significant physical resource which needs to be managed to enable people and communities to meet their needs and to minimise any adverse effects of activities on both the natural and physical environment. The management of this resource can be achieved within the District Plan through controls in the design of subdivision, use and development.

The objectives and policies set out below in C.1.1 are intended to address the significant resource management issues identified in B.2. The related subdivision and development issues in B.8 are addressed in C.7.

C.1.1 Objectives & Policies

OBJECTIVE 1.0 - GENERAL
ENSURE THAT THE LOW DENSITY, QUIET CHARACTER OF THE DISTRICT'S RESIDENTIAL ENVIRONMENTS IS MAINTAINED AND THAT ADVERSE EFFECTS ON THE AMENITY VALUES THAT CONSTITUTE THIS CHARACTER AND MAKE THE RESIDENTIAL ENVIRONMENTS SAFE, PLEASANT AND HEALTHY PLACES FOR RESIDENTS ARE AVOIDED, REMEDIED OR MITIGATED.

The residential environments within the Kapiti Coast District generally have a low density character, typified by low building heights and density and a high proportion of public and private open space. In some areas such as the ‘Garden’ area of Waikanae, extensive vegetation particularly indigenous species is a dominant feature of the environmental character. The urban form comprises a series of small beach and inland settlements which have over time expanded and become interlinked. The layout and features of the residential environments still retain qualities that are reminiscent of small communities and the noise levels within the environments are generally low.

The development of new housing and associated development with a high density including buildings of a greater height and scale can compromise the character of the residential environments and have significant adverse effects on the amenity values as a consequence. The effects include loss of privacy for residents, removal of vegetation and open spaces, overshadowing of existing dwellings, increased traffic movement and greater noise levels.
To achieve this objective Council will implement the following policies (refer also C.7.1):

POLICY 1 - AMENITY VALUES

Activities locating and/or operating in the district’s residential environments shall display a residential appearance and be at a density which enables the existing character to be maintained and, in particular, which does not cause a decline in the amenity values of these environments through the:

- clearance of vegetation;
- changes to the landform;
- loss of private gardens and open space;
- creation of hard surfaces and lack of permeable area;
- loss of landscaped frontages;
- overshadowing and overlooking of neighbouring residential properties;
- generation of excessive levels of noise, vibration, glare, dust or odour associated with the activities themselves;
- generation of additional traffic movements resulting in excessive noise, vibration, glare, dust or odour and a decline in traffic safety;
- imposition of buildings, structures, signs or other features that are visually obtrusive and out of character with the character of these environments;
- degradation of the natural environment and/or modification of natural processes likely to lead to degradation;
- inadequate provision for access to sites of activities and also manoeuvrability for associated traffic movements;
- hazards to human health and residential convenience of inadequate or inappropriate supply of water, disposal of effluent and stormwater;
- creation of neighbourhoods with inadequate availability of network utility services;
- generation of nuisance or health risks to adjoining residents of farming activities and/or the keeping of animals/birds.
- lack of off-street parking
- siting of buildings
- storage of goods
- generation of traffic

The "amenity values" of the residential environment are separately defined as a term and mean those natural or physical qualities and characteristics that contribute to people’s appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes. Maori consider “amenity” in the context of their cultural beliefs that advance feelings of maturity and a sense of belonging to the environment rather than owning it. Without controls (performance standards) on possible adverse effects resulting from building, use and development, the environmental quality of the residential environment could be impaired.
The Council has adopted a standard approach to controlling the scale and other effects of activities in the Residential Zone. These are the controls which are placed on activities within the residential zone. Activity standards specify a maximum permissible level at which an activity may operate, for example, in relation to noise or vehicle movements. Activities not able to meet these standards are deemed to have potential adverse environmental effects beyond what is considered acceptable. Such activities or structures would require a resource consent application at which stage a full assessment of the potential effects may be ascertained.

The standards allow flexibility for a range of building types, building locations and activities, while also ensuring that the amenities of neighbouring occupiers are not adversely affected. Limits have also been placed on building bulk, siting, height and site coverage which are both measurable and able to be uniformly applied across the district. In some areas, such as the Ferndale Area, specific limits are applied to ensure that the distinct amenity values of those areas are maintained. They all contribute to ensuring an acceptable density and size of development sufficient to maintain minimum levels of sunlight, daylight and privacy.

Controls should enhance the amenity values for the future residents by minimising the need for steep accesses, high walls and extra foundation costs where alternative earthworks could modify the landscape, improve ground bearing strength, provide better roads with enhanced sight distances and require less service pumps and stormwater drainage and mitigate potential flooding.

These controls are minimum performance standards for residential activities. They must be met to ensure that adverse effects are minimised to promote the residential environment as a good place in which to live.

However, where one or more of these minimum standards cannot be met, and is therefore subject to a resource consent, the Council, will on a case by case basis, give full consideration to the impact of such a development on the amenity values of the residential environment including effects on neighbours properties.

**POLICY 2 - NATURAL ENVIRONMENT**

Ensure the adverse effects of residential use and development on the natural environment are avoided, remedied or mitigated.

Maintaining the life-supporting capacity of ecosystems in the environment extends beyond protecting a few special ecosystems. Ecosystems and ecological processes encompass the whole district. The Council will take account of the need to maintain the integrity of ecosystems for their intrinsic value, and for their contribution to the natural character in the zone.

Standards have been imposed to control the effects of activities on natural and ecological resources. These standards apply to such matters as earthworks, the removal of native vegetation, controlling the location of activities on site, and
hazardous substances. Reserves, buffer zones and riparian strips may also be used to preserve and enhance ecological integrity. In addition the use and development in the residential environment can generate significant adverse effects on the natural environment. It is imperative therefore that these adverse effects are minimised to promote the sustainable management of our natural ecosystems.

POLICY 3 - HEIGHT OF BUILDINGS

Avoid the adverse effects of high buildings on the amenity and character of residential environments and ensure that when proposals to exceed the permitted height (refer D.1.2.1) are considered the following matters are taken into account:

- The location of the building and its effect on neighbours including loss of sunlight, outlook and amenity.
- The written consent of adversely affected neighbours.
- The extent of screening.
- The separation distance between existing dwellings.
- The visual impact created by the location of the building on the prominent dunes in the Ferndale Area (as shown on the Ferndale Area Structure Plan Appendix 2)

The height of buildings is crucial to the character of the district’s residential environments. The purpose of this policy is to ensure new buildings and additions are kept in scale with the low rise, low density character of the surrounding area and to prevent unreasonable blocking of views and overshadowing of buildings. The purpose of the specific criteria for the Ferndale Area is to help ensure new buildings do not dominate the area’s characteristic dune landform.

POLICY 4 - SITING OF ACCESSORY BUILDINGS

Avoid or minimise the adverse effects of the location of accessory buildings on the streetscapes of the residential environments.

The location of accessory buildings is a significant factor influencing the visual amenity of the street frontage of neighbourhoods. Accessory buildings which are farther forward than the dwelling are more visible to the street. They have the potential to have an adverse visual effect if they are not compatible with the principle building, normally the dwelling. Accessory buildings which are of the same or similar architecture as the principle building will guarantee compatibility and will contribute to maintenance of the visual amenity of the local neighbourhood.

POLICY 5 - IWI DEVELOPMENT

Allow the development of marae, Papakainga, kohanga reo and similar activities in residential areas where any adverse effects are avoided, remedied or mitigated.
POLICY 6 - WALKWAYS/CYCLEWAYS/PUBLIC TRANSPORT

Ensure that appropriate pedestrian, cycle and public transport access is provided for, where appropriate, in the subdivision and development of land.

This will ensure that greater guidance is given to Council when considering applications for subdivision and development in relation to the provision of walkways and cycleways and will ensure public transport is not adversely affected by subdivision and development.

METHODS:

* Rules and Performance Standards.
* Covenants/consent notices on titles.
* Design guidelines.

OBJECTIVE 2.0 - NON RESIDENTIAL ACTIVITIES

ENSURE THAT THE ADVERSE EFFECTS OF NON-RESIDENTIAL ACTIVITIES IN RESIDENTIAL AREAS ON THE AMENITY VALUES AND ENVIRONMENTAL QUALITY OF RESIDENTIAL AREAS ARE AVOIDED, REMEDIED OR MITIGATED.

Non-residential activities can contribute to the residential environment through providing for residential, social, economic and cultural well-being. These should be permitted where possible where they will serve the local community and where any adverse environmental effects are avoided remedied or mitigated. Non-residential facilities such as Places of Assembly can for example, change the character of residential environment from quiet, low density/activity neighbourhoods by introducing large buildings and structures compared with existing development and significant increases in traffic movement and noise.

To achieve this objective, Council will implement the following policies:

POLICY 1 - HOME OCCUPATION

Ensure that where professional, trades, crafts and other persons carry out their business at home, the adverse effects on amenity values and environmental quality are avoided, remedied or mitigated.

There are many business activities which can be carried out at home. It is becoming more popular to work from home. This is partly due to advances in technology (personal computers and fax machines) and high unemployment. Provided they do not detract from the residential environment, and meet the minimum performance standards, they should be allowed.
POLICY 2 - PROHIBITED ACTIVITIES

Prohibited activities are activities which have significant adverse effects on the character and amenity values of the residential environments and which cannot be avoided, remedied or mitigated in an appropriate or practicable manner.

The main objective for the residential environment is "to promote the sustainable management of a safe, pleasant and healthy residential environment". Some activities are unacceptable in the residential environment under any circumstances. This is because their effects are severe or difficult to quantify and for which 'performance standards' would need to be extensive and rigorous and difficult to apply.

These activities may be more appropriate in other areas of the district (i.e. rural or industrial). These activities must be prohibited in order to provide certainty for adjoining landowners that they will not be effected by adverse effects resulting from these activities. By prohibiting the activity an application for a resource consent cannot be considered or allowed.

POLICY 3 - PUBLIC BENEFIT

Encourage the continued development of non-residential activities where the adverse effects on the amenity values of the residential environment are avoided, remedied or mitigated.

Many existing non-residential activities have considerable public benefit to the community. The District Plan should provide for further development without excessive regulation where the Council considers the effects are minor. Significant development, however, will require resource consent.

POLICY 4 - NON-SCHOOL ACTIVITIES

Enable the maximum utilisation of school buildings, associated grounds and hall activities within the Residential Zone where any adverse effects are avoided, remedied or mitigated.

Plan provisions will enable maximum use to be made of these community assets. For existing facilities where effects are known or accepted the effects of additional activities within these should generally be readily accommodated. Provided the effects of the activities do not detract from environmental amenity and the community use is ancillary to the main designated use, it should be permitted subject to compliance with certain performance standards.
POLICY 5 - PLACES OF ASSEMBLY

Ensure that the adverse effects of the establishment, use and occupation of places of assembly including clubrooms on the amenity values of the residential environment are avoided, remedied or mitigated.

While places of assembly are generally regarded as centres for a wide range of community based activities and usually acceptable as such, inevitably there are associated effects. There is evidence of community concern regarding activities by some groups when assembled in locations or buildings within the district where noise, parking and behaviour have adverse effects on the environment including the living and working conditions of persons in the vicinity.

A particular community concern relates to the effects of the establishment and use of what are commonly referred to as gang headquarters or clubrooms. These are sometimes accompanied by fortress type constructions and barricades.

METHODS:

* Rules and Performance Standards.
* Enforcement of the Kapiti Coast District Council Tradewaste and Water Supply Bylaws.
* Ruling offensive trades, beekeeping, boarding or housing of animals for commercial gain, offensive signs, car wrecking within buildings and keeping of pigeons, doves, goats and deer NON COMPLYING ACTIVITIES.

OBJECTIVE 3.0-MEDIUM DENSITY HOUSING

ALLOW FOR MEDIUM DENSITY HOUSING AT APPROPRIATE LOCATIONS THROUGHOUT THE DISTRICT IN A WAY THAT IS CONSISTENT WITH THE MAINTENANCE OF THE CHARACTER AND AMENITY VALUES OF THE KAPITI COAST

Policy 1: Ensure the suitable and compatible location, height, density, scale, and bulk of Medium Density Housing relative to their context, adjacent land uses as well as streets and reserves by providing for Medium Density Housing in areas identified on the District Plan Paraparaumu Urban Maps.

The key to good Medium Density Housing is getting the right mixture of internal and external amenities. Medium Density Housing needs to be located within an easy five minute walk (approximately 400m) of shops, services, public transport nodes, parks or other amenities for residents. The location of Medium Density Developments is critical to achieving a good living environment.
Policy 2: Ensure high quality, high-amenity living conditions in comprehensive and coordinated Medium Density Housing developments through the use of minimum standards for outdoor living space and landscaping to meet the daily recreational needs of residents.

Policy 3: Encourage best practice in design and aesthetics through the use of design guides and involvement of the Council's Design and Review Team prior to lodgement of plans. Design guides will be used as assessment criteria where non-compliance with restricted discretionary standards occurs.

Policy 4: Ensure that Medium Density Housing developments maintain the amenity values and character of existing environments by assessing applications against the extent to which they are compatible with their adjacent development and do not dominate or otherwise sit incongruously in their built environment, including materials and finishing.

Applications that do not integrate with their environment and are incongruous to the point that they will have a more than minor adverse effect on amenity values will be likely to be declined.

The Council has taken a ‘no quick fixes’ approach to the management of Medium Density Housing within the District. This means that the Council will proactively seek to encourage good design and modifications as a part of an application rather than through the imposition of numerous ‘band aid’ conditions of consent to help poor designs limp to approval. Central to this view is that the best outcomes are those that are integrated and well designed from the beginning rather than those that are patched to a bottom line standard, based on positive good faith relationships between Council and developers.

The use of design principles at the early stages of planning for Medium Density Housing is an important part of the design process, including those methods and principles utilised to minimise the effects of Medium Density Housing on freshwater and coastal values. Such methods may include the use of clustering, revegetation, permeable surfacing, sensitive building materials and wetland development.

Policy 5: Ensure that Medium Density Housing developments adopt design principles which will minimise the effects of increased stormwater runoff and contamination on freshwater and coastal ecosystems.

METHODS:

* Rules and Performance Standards.
* Design guidelines.
OBJECTIVE 4.0 – WATER DEMAND MANAGEMENT

REDUCE THE POTABLE WATER DEMAND FROM RESIDENTIAL DEVELOPMENT ON THE PUBLIC POTABLE WATER SUPPLY AND RETICULATION NETWORK BY 30% FROM THE 2007 AVERAGE USE TO ASSIST IN ACHIEVING SECURITY OF POTABLE WATER SUPPLY AND REDUCE PEAK STORMWATER DISCHARGES FROM RESIDENTIAL AREAS AND IMPROVE THE COMMUNITY’S RESILIENCY IN THE EVENT OF A NATURAL DISASTER.

POLICY 1: Ensure that the impacts of new residential development on the public potable water supply and reticulation network are reduced by approximately 30% per household by installing rainwater storage tanks, water re-use systems or other water demand management systems to supply water for toilets and all outdoor non-potable uses.

POLICY 2: Ensure that public health is not compromised by cross-contamination from the use of non-potable water in residential situations by requiring separation and/or backflow prevention between potable and non-potable systems.

Explanation
Reducing demand on the potable water supply systems buffer the annual and daily peaks in water use and lead to improved security of water supply. This will result in a longer asset life and will mitigate the effects of population growth on the public potable water supplies.

Water demand is broken up into two components. ‘Average use’ refers to an average use for the whole year and ‘average peak use’ refers to an average use through the summer months (November – March).

Potable water is treated to meet Ministry of Health standards for safe drinking water. This treatment and the extensive reticulation network is costly to manage. Much of this highly treated water is being used for residential garden irrigation and flushing toilets. These are uses that do not require this standard of water.

All new rain water storage tanks will have the ability to be supplemented by the public water supply system to ensure there will be enough water for reasonable use thereby ensuring that peoples’ health and wellbeing will not be adversely affected. The “restricted” potable water top-up to the rainwater storage tank will be ‘restricted’ to ensure that residents will receive a consistent and regular supply on a daily basis. This will also help to reduce the very high ‘peak’ volumes that are sometimes required from the public water supply network.

Greywater re-use or similar systems that provide an alternative supply for outdoor irrigation will enable the Council’s objectives to be met if used in conjunction with a suitable rain water storage tank. Greywater systems are available that use only the cleaner sources of greywater (from bathrooms and washing machines) for outdoor irrigation into the subsoil. As the greywater used by these systems is relatively clean and would not come into contact with people, there are few public health risk concerns.
C.1.2 Anticipated Environmental Outcomes

The following environmental outcomes are expected from the effective implementation and administration of the District Plan:

(i) The provision of land zoned for residential development which can be serviced and where adverse effects on the environment are avoided, remedied or mitigated.

(ii) The provision of non residential activities within the residential area where they provide for convenient access to goods and services provided any adverse effects are avoided, remedied or mitigated or controlled.

(iii) Ecosystems and ecological processes are not adversely affected by surrounding activities.

(iv) The provision of high amenity living environments in appropriate typologies and scales;
C.2 RURAL ZONE

The rural environment as a whole comprises the bulk of the district. The Rural Zone together with the Conservation Zone which is rural in nature and location contain over 90% of the land area of the district. Less than 10% of the population of the district live in the Rural Zone. The built environment is dominated by the character and scale of the natural landscape. The values of the natural landscape and ecological processes are at the forefront of many resource management issues. The environmental effects of activities tend to be more indirect and subtle in rural areas because of the scale of the environment affected. Consequently there is concern more with the cumulative long-term effects of activity than the immediate impacts on the environment. These effects can be managed through the District Plan by controls on the scale and intensity of land use activities and recognition of the character and values of the natural environment.

The objectives and policies set out below in C.2.1 are intended to address the significant resource management issues identified in B.3. The related subdivision and development issues in B.8 are addressed in C.7.

C.2.1 Objectives & Policies

OBJECTIVE 1.0 - GENERAL

ENSURE THAT ANY ADVERSE EFFECTS OF ACTIVITIES ON THE NATURAL AND PHYSICAL ENVIRONMENT OF RURAL AREAS AND OF RURAL BASED ACTIVITIES BEYOND THIS ENVIRONMENT ARE AVOIDED, REMEDIED OR MITIGATED WITH PARTICULAR REGARD TO SUSTAINING THE LIFE SUPPORTING CAPACITY OF THE RESOURCES OF THE LAND TO MEET THE NEEDS OF FUTURE GENERATIONS.

The Resource Management Act 1991 (RMA) requires Council to promote the sustainable management of the district's natural and physical resources. Sustainable management means managing rural activities so that they both meet peoples social, economic and cultural needs and the adverse effects on the environment are avoided, remedied or mitigated. This requires a balanced approach so that both requirements can be met.

The qualities of the Kapiti Coast District’s rural environment have encouraged a diversity of activities with varying impacts on the environment. While they are interrelated, the environmental effects, for example, of horticultural land use are distinct from the effects of quarries and forestry operations. The effects can also vary greatly in scale between and for particular activities. For example, the effects of lifestyle developments can range from the immediate visual impacts of one dwelling to the cumulative impact of many such buildings on a larger...
scale on the landscape and associated open space values. A single horticultural enterprise can have impacts on a neighbouring residence through spray drift of hazardous chemicals. A large number of horticultural units together can have adverse impacts on the groundwater resource of an area. The environmental effects of some rural activities are interrelated to and are inseparable from issues of conflicting land resource requirements for other activities. The development of non-productive land uses, such as dwellings on land with good soils can result in this finite resource being reduced or damaged or unavailable to meet the foreseeable economic needs of future generations of the District’s communities.

To achieve this objective, Council will implement the following policies (refer to C.7.2):

POLICY 1(A) - NATURAL ENVIRONMENT - IDENTIFICATION AND PROTECTION

Identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.

The number of areas of significant indigenous vegetation and habitats is small. This is largely due to past practices of clear felling of forest, land drainage and conversion to pasture. Many of these trees and habitats are still subject to damage by grazing of animals and what remains are mature trees which are not being replaced by new growth. It is therefore very important to protect and enhance the remaining significant indigenous vegetation and habitats.

POLICY 1(B) - NATURAL ENVIRONMENT - USE AND DEVELOPMENT

Ensure the adverse effects of rural use and development on the natural environment are avoided, remedied or mitigated.

Activities in the rural zone can generate adverse effects on the natural environment. Maintaining the life-supporting capacity of ecosystems in the environment extends beyond protecting a few special ecosystems. Ecosystems and ecological processes encompass the whole district. The Council shall take account of the need to maintain the integrity of ecosystems for their intrinsic value, and for their contribution to the natural character in the zone.

Standards have been imposed to control the effects of activities on natural and ecological resources. These standards apply to such matters as earthworks, the removal of native vegetation, controlling the location of activities on site, and hazardous substances. Reserves, buffer zones and riparian strips may also be used to preserve and enhance ecological integrity.
POLICY 2 - OUTSTANDING LANDSCAPES

Maintain, enhance and protect the district’s outstanding landscapes in the Rural Zone from inappropriate subdivision, use and development.

The district’s rural landscape is an important element of character of the Kapiti Coast. The rural landscape contributes to people’s appreciation of the area and the quality of life experienced by both rural and town dwellers. The Kapiti Coast has a number of areas of landscape value which could be at risk from inappropriate subdivision, use and development, in particular from obtrusive building development. This needs to be controlled to protect the landscapes (Refer to Part C.10 landscapes for list of outstanding landscapes and the Planning Maps).

POLICY 3 - PRODUCTION FORESTRY

Control production forestry to avoid, remedy or mitigate any adverse effects on the environment.

Forestry, particularly felling, can have adverse effects on the environment. This includes siltation of watercourses and damage to roads and damage to archaeological sites resulting from large scale earthworks. One way to reduce or avoid these adverse effects is for foresters to have regard to the New Zealand Environmental Code of Practice for Plantation Forestry in undertaking development. This code outlines the environmental planning procedures to reduce adverse effects. It recommends "methods of reducing adverse impacts". If foresters adopt these methods to reduce the adverse impacts (effects) of forestry on the environment, Council could permit the forestry development and operations.

POLICY 4 - EXTRACTIVE ACTIVITIES, INTENSIVE FARMING, RURAL INDUSTRY, SHELTER BELTS AND PLANTATIONS, TOURISM ACTIVITIES AND SETTLEMENTS BASED ON COMMUNITY FACILITIES

Control the adverse effects of intensive farming, shelter belts and plantations, home occupations and non rural activities on the physical and natural environment of rural areas and adjacent residential areas and amenity values of these areas.

All of the above activities if not controlled can have adverse effects on the rural environment. Examples include traffic hazard, visual, water and air pollution and damage to archaeological sites resulting from large scale earthworks. This includes effects of landuse activities on finite resources and the physical impact on the environment and on the amenity values which the environment provides for residents and other people in rural areas. It is therefore necessary to require that these meet minimum performance standards to ensure that these adverse effects are avoided, remedied or mitigated. Regard should also be given to the requirements of the Wellington Regional Council in relation to discharges to land, water and air.
POLICY 5 - ROADSIDE STALLS/RETAIL OUTLETS

Avoid and minimise adverse effects of roadside stalls/retail outlets in rural areas on the safety and efficiency of the roading network and amenity values of rural areas, with particular regard to:

- The traffic hazards of further roadside stalls/retail outlets being established fronting major roads with vehicle volumes exceeding 10,000 vpd.
- Effect on the environmental character and associated values of retail activities which have no rural origin or relationship to farming activities in the locality.
- Effect of inappropriate provision of access and carparking for roadside stalls/retail outlets and excessively large and/or visually distracting signage and sales areas and associated buildings.

To avoid, remedy or mitigate any adverse effects resulting from roadside stalls and retail outlets. While retail outlets selling rural produce can be of significant benefit to the district their effects on traffic must be controlled. For this reason it is considered imperative to not only restrict further retail outlets/stalls fronting State Highway 1 and restrict the range of produce sold, but to require sufficient onsite parking and limit the size and location of the stalls/retail outlets.

POLICY 6 - SCHOOLS

Enable the maximum utilisation of school buildings, grounds and hall activities within the Rural Zone where any adverse effects are avoided, remedied or mitigated.

Plan provisions will enable maximum use to be made of these community assets. For existing facilities where effects are known or accepted the effects of additional activities within these should generally be readily accommodated. Provided the effects of the activities do not detract from environmental amenity and the community use is ancillary to the main designated use, it should be permitted subject to compliance with certain performance standards.
POLICY 7A – TOURIST ACTIVITY PRECINCT

Identify and provide for the comprehensive development of the Tourist Activity Precinct for education, entertainment, tourist and leisure related activities where adverse effects, in particular, effects arising from building design and location, traffic, flooding, and signage on the rural environment are avoided, remedied or mitigated.

The Tourist Activity Precinct is located adjacent to State Highway 1 to the north of the urban area of Paraparaumu. The precinct is an area where a variety of tourist related activities have been established and the development of a comprehensive range of tourist, leisure, entertainment and educational activities has long been planned and is proceeding.

Further access to, and intensification of existing direct access to State Highway One must be discouraged to avoid significant traffic hazards. Furthermore, signs which are visible from State Highway One pose a significant Traffic Hazard and are disruptive to the amenity of the area.

Sales of any goods are appropriate where they are supportive to the main purpose of tourism, leisure, education, and entertainment.

To preserve the character of the area it is necessary to ensure that the precinct maintains a basically tourist and rural orientated environment and does not develop as an industrial estate or retail centre.

All development in the Tourist Activity Precinct is controlled in order to maintain and enhance the rural and natural amenity of the Precinct and the surrounding rural area as a gateway to Paraparaumu.

POLICY 7B

Ensure that developments in the Tourist Activity Precinct form part of an integrated concept plan that is sensitive to the rural and natural character of this unique high profile entrance to Paraparaumu, through the use of landscaping and high quality site and building design.

The area surrounding much of the precinct is rural in character with rural residential ‘lifestyle’ lots. The rural character of this area is comprised of large areas of native bush, open paddocks with areas of exotic trees, low density building development, the presence of farm animals, and predominantly rural building materials, wood, stone, wire and corrugated iron.

All planting in the Tourist Activity Precinct should be of locally indigenous native species. This is to prevent exotic garden plants from compromising the native bush areas within and adjacent to the site. All planting adjacent to State Highway One should enhance corridor and build on the biodiversity of ecological sites within the and around the precinct.

The natural landform should be retained with minimal earthworks, particularly around waterways and low lying areas.

Dense vegetation should be kept away from footpaths and cycleways to ensure public safety and use plants that allow views through in public areas.
Large expansive areas of car parking within the Tourist Activity Precinct should be avoided and if required broken up with planting and located behind buildings.

**POLICY 7C**

Signage for new buildings and freestanding signs in the Tourist Activity Precinct should not dominate the view of the precinct from the road and fit with the scale and character of the building it is attached to. Obscuring windows or other architectural features should be avoided.

Signage, particularly where visible from State Highway One should be rural in character. The use of ‘Natural’ materials and themes with colours that fit into the rural environment are appropriate.

Signage should be combined where practicable to reduce visual clutter particularly on State Highway One.

**POLICY 8**

Require resource consent applications for buildings above the maximum height standard of 10 metres in the tourist activity precinct will be publicly notified

It is considered that buildings over 10 metres in height can have a visual effect beyond the local neighbourhood. It is important, therefore, that the public has an opportunity to comment on the design and location of “high rise” developments. It is also important that, because of their wide effects on the surrounding environment, their design is compatible with and enhances the amenity of the area. The community’s input into these developments is, therefore, important.

**POLICY 9 - PLACES OF ASSEMBLY**

Ensure that the adverse effects of the establishment, use and occupation of places of assembly including clubrooms on the amenity values of the rural environment are avoided, remedied or mitigated.

While places of assembly are generally regarded as centres for a wide range of community based activities and usually acceptable as such, inevitably there are associated effects. There is evidence of community concern regarding activities by some groups when assembled in locations or buildings within the district where noise, parking and behaviour have adverse effects on the environment including the living and working conditions of persons in the vicinity.

A particular community concern relates to the effects of the establishment and use of what are commonly referred to as gang headquarters or clubrooms. These are sometimes accompanied by fortress type constructions and barricades.
POLICY 10 - ADDITIONAL DWELLINGS

Restrict the number of dwellings in the Rural Zone to one per title in order to manage the environmental effects, including cumulative effects, of dwellings on the rural resource to protect the rural character, including open space, natural landforms and its economic values.

This policy seeks to ensure that future dwellings are sited in locations that have the least effect on the functioning and amenity values of the rural resource. This will ensure that the existing rural character, including open space, natural landforms and economic values are maintained and so that development in the rural zone proceeds in a strategic manner.

There are a considerable number of lots which are not currently built on and any further intensification in addition to one dwelling per title would result in significant loss of rural character.

POLICY 11 - EXTRACTIVE INDUSTRY

Ensure the consequences of existing or proposed aggregate extraction sites on nearby land are considered when planning for and making decisions on new use, development and subdivision of land.

It is essential that extractive industries are not adversely affected by new users and vice versa. One method of achieving this is by ensuring that new uses are aware of the operation and noise generated by extractive industries.

POLICY 12

To provide for development in the ‘Peka Peka north rural-residential development area’ in accordance with the structure plan for that area where it can be integrated into the landscape, and adverse effects of development can be avoided, remedied or mitigated through innovative design.

METHODS:

* Rules and Performance Standards.
* Enforcement of Council Bylaws (Water, Trade Waste, Earthworks)
* Inclusion of a Tourist Activity Precinct
* Use of Code of Practice.
* Covenants/consent notices on the title.
* Design Guidelines.
C.2.2 Anticipated Environmental Outcomes

The following environmental outcomes are expected from the effective implementation and administration of the District Plan:

(i) The maintenance and enhancement of the district’s water catchments.

(ii) The maintenance and enhancement of the district’s land stability.

(iii) New quarries are located in areas where their effects on the environment, visual impacts and effects of noise, dust and heavy traffic will not be significant.

(iv) The maintenance of environmental quality through protection from inappropriate siting, design and operations of factory farming, service and rural industries in the rural areas.

(v) The maintenance and enhancement of a safe and efficient main roading network.

(vi) Avoiding and/or remedying or mitigating any adverse effects on the rural environment resulting from new settlements and lifestyle housing.

(vii) Avoiding remedying or mitigating any adverse effects arising from tourist facilities in the rural environment.

(viii) The maintenance, enhancement and protection of the district’s rural landscape.

(ix) The protection of the district’s significant indigenous flora and fauna.

(x) The outstanding landscapes and sites of cultural significance are preserved.

(xi) Significant aggregate resources will not be compromised by the encroachment of other activities which would be incompatible with extraction and processing activities.
C.6 TANGATA WHENUA

The function of this section is to provide a clear statement of how the issues of concern to Tangata Whenua, comprising Ngati Toa Rangatira, Ngati Raukawa and Te Ati Awa ki Whakarongotai are, to be addressed through the District Plan. To achieve this, a commentary on relevant sections of the Act has been developed between Council and Tangata Whenua which is then translated into objectives, policies and implementation methods set out in C.6.1. These relate to the significant resource management issues identified in Part B and build on the common understanding of the Treaty of Waitangi contained in that section of the Plan (refer B.1).

SUSTAINABLE MANAGEMENT AND THE TREATY OF WAITANGI (SECTION 5)

The requirement in Section 8 to take account of the principles of the Treaty is expressed as being in relation to powers and functions being exercised by persons "in achieving the purpose of the Act". The purpose of the Resource Management Act is defined in Section 5 “to promote the sustainable management of natural and physical resources”.

The Act has a deliberate emphasis on the promotion of sustainability, rather than on its achievement. This was designed to enable communities to move towards the goal of ecological sustainability at a pace to be determined by their special social and economic needs. This implies that the visions and the priorities set by individual communities in pursuing sustainable management should be reflected in resource allocation decisions. To this end, Tangata Whenua will seek to play an active role in making these decisions, to incorporate cultural and spiritual values and associations with the natural world.

ANCESTRAL RELATIONSHIP AND THE PRINCIPLES OF THE TREATY (SECTION 6e)

Section 6(e) requires decision-makers to recognise and provide for the ancestral relationship of Maori and their culture and traditions with their ancestral lands, water, waahi tapu and other taonga. This was considered to be of such significance as to warrant legislation as a matter of national importance.

Section 6(e) is an extension of Section 3(1)(g) of the Town and County Planning Act. Over the years Tangata Whenua have sought to reply on this section to enable the establishment of marae or papakainga-based settlement or to persuade decision-makers against particular resources uses. The ability of Tangata Whenua to use resources is as fundamental to the relationship as the obligation to conserve and protect them. Council and Tangata Whenua recognise that the relationship between Section 6(e) and Section 8 is complex and will need to be resolved by legal interpretation over time.
KAITIAKITANGA AND THE PRINCIPLES OF THE TREATY (SECTION 7(a))

The definition given to kaitiakitanga in the Act deliberately offers concepts of guardianship and stewardship which are reasonably familiar to decision-makers. However, it is important to understand that kaitiaki, and the exercise of their responsibilities, kaitiakitanga, are a part of Maori cultural and spiritual belief, rooted in the values of that society. They cannot be fully understood without reference to those values. Therefore, in determining the characteristics of kaitiakitanga, decision-makers would do well to remember that the meaning of these concepts to Maori will be the crucial factor.

Kaitiakitanga and rangatiratanga are intrinsically linked. Both are concerned with actions which are of the right and responsibility of Tangata Whenua, but there are differences. Rangatiratanga is primarily exercised between people - it includes for example, the right to control other people’s access to a resource. It denotes the authority which Tangata Whenua have to control all aspects of use of a resource.

Kaitiakitanga on the other hand, infers a relationship between people and the environment. This relationship determines the position occupied by people in relation to the natural world in both its physical and metaphysical senses. Kaitiaki have the function of alerting people to the obligations of compliance with the tenets of this relationship. Where kaitiaki are people, the exercise of kaitiakitanga and rangatiratanga both control the actions of other people. Where kaitiaki are non-human, the obligation on people is to respect and respond to the indications which the kaitiaki give. Ultimately, the ability and responsibility for determining how to effect compliance rests with Tangata Whenua.

C.6.1 Objectives & Policies

OBJECTIVE 1.0 - TREATY OF WAITANGI


This objective is based on sections 6(e), 7(a) and 8 of the Resource Management Act 1991. These provisions furnish considerable scope for a distinctive Maori perspective to be incorporated throughout the District Plan. These provisions specifically include:

- a requirement to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (section 6(e));
- a requirement to have particular regard to kaitiakitanga (section 7(a));

- a requirement to take into account the principles of the Treaty of Waitangi (section 8);

- a requirement to consult with iwi in the preparation of plans and policies (First Schedule).

To achieve this objective, Council will implement the following policies:

POLICY 1 - REPRESENTATION

Recognise Te Runanga o Toa Rangatira Inc., Te Runanga o Raukawa Inc, and Ati Awa ki Whakarongotai Inc. as the authorised voices of the Tangata Whenua.

Te Runanga o Toa Rangatira Inc., Te Runanga o Raukawa Inc, and Ati Awa ki Whakarongotai Inc. are recognised iwi authorities under the Resource Management Act 1991 and represent the Tangata Whenua of Paekakariki, Otaki/Te Horo and Waikanae/Paraparaumu/Raumati respectively.

This policy provides a clarity to the considerations of issues affecting Tangata Whenua by ensuring that Council recognises any submission from the three iwi (Ngati Toa Rangatira, Ngati Raukawa and Te Ati Awa) as being a submission from Tangata Whenua. It also allows Council to distinguish clearly between those matters which are of concern to Tangata Whenua from those matters which may be of concern to particular members of the Tangata Whenua on an individual basis.

POLICY 2 - RESOURCING

Enable the involvement of Tangata Whenua in the resource management decision-making and planning processes of the district through the provision of necessary resources.

The Resource Management Act 1991 requires Council to consult with Tangata Whenua. The Council recognises that one of the key components of consultation is that the parties have access to appropriate resources.

Access to appropriate resources is essential in ensuring that Tangata Whenua are able to respond to issues which are of concern, and that they are able to have an input based on knowledge of the proposal. The Act requires consultation. However, this imposes a considerable cost on Tangata Whenua. The term “resources” as used in this policy can include access to information, financial assistance for research and responding to Council policy initiatives and applications for resource consent and to prepare Iwi Management Plans which set out the aspirations of Tangata Whenua in terms of the management of the District’s resources.
The Maori decision-making process is based on consensus politics which often requires more time than other forms of decision-making. The Act, however, provides minimum time periods for submissions. Tangata Whenua may in some instances have difficulty meeting these timeframes. This needs to be balanced against the desire of the applicant to receive a decision as early as possible.

POLICY 3 - KAITIAKITANGA

Have particular regard to the exercise of Kaitiakitanga by Tangata Whenua in the management of the District’s resources.

Kaitiakitanga is the traditional resource management system of Maori. The ethic and exercise of kaitiakitanga involved in the observance of tikanga (practices) which were developed to maintain the mauri (life force) of parts of the natural world. Kaitiakitanga is not necessarily an alternative means of resource management, but rather it should be seen as a complementary system of resource management. The infusion of aspects of kaitiakitanga into predominant resource management practice and policy is the ultimate method of promoting resource management.

POLICY 4 - WAAHI TAPU, SITES OF CULTURAL IMPORTANCE AND OTHER TAONGA.

Protect waahi tapu, sites of cultural importance and other taonga from desecration.

Waahi tapu are sites deemed sacred and which are imbued with a spirituality that distinguishes them from other areas. Waahi tapu may be associated with creation stories of Tangata Whenua, a particular event (such as a battle or ceremony); it may be where the whenua (placenta) was returned to the earth, or where a certain type of valued resource was found.

Sites of cultural importance are significant for a variety of reasons. They may have particular historical significance, act as a marker on the landscape, or be an example of a type of site. They include pa (major villages), kainga (smaller villages), tauranga waka (canoe landing sites), landscape tracks and so forth.

Within the domains of Atua there are a variety of sites, resources, environmental phenomena and cultural institutions that are of particular significance to tangata whenua. These are termed as taonga and include such resources as land, waterbodies, water, and mountains at a physical level, and Te Korekore (the void), Te Po (the night), Te Ao Marama (the world of light) and all that was created out of those states at a spiritual level.

The identification of waahi tapu, sites of cultural significance and other taonga is an essential means addressing the requirement of Section 6(e) of the Resource Management Act 1991 and an expression of tino rangatira. There
are many waahi tapu, sites of cultural significance and other taonga in the district on both public and private land. Any desecration of these sites/areas is abhorrent to Tangata Whenua. Activities which constitute desecration vary according to the nature of the site, including physical desecration, e.g. earthworks, or cultural desecration. In addition some of the sites may also be archaeological sites which are subject to specific provisions in the Historic Places Act 1993.

POLICY 5 - RELATIONSHIP WITH THE NATURAL ENVIRONMENT

Recognise and provide for the desire of Tangata Whenua to maintain and enhance their traditional relationship with the natural environment.

This policy refers to the spiritual and cultural relationships with the natural world including access to and use of such traditional resources as flax, clays, plant material etc.

Many of these resources are fundamental to the ongoing relationship of the Tangata Whenua with the natural environment and opportunities for access should be sought and provided wherever this is practicable. Where these resources are on Council reserve access is provided for through Reserve Management Plans. In the case of private land, the agreements for access to traditional resources would be with the landowner.

POLICY 6 - WATER MANAGEMENT

Ensure that the effects of subdivision, land use and development activities do not alter the water table of lakes and significant wetlands to a significant extent.

Ensure that any adverse effects on water quality resulting from subdivision, land use and development activities are avoided, remedied or mitigated.

Tangata Whenua value water as a source of both physical and spiritual nourishment. The lower reaches of a creek, for example, would be designated for noa (common) activities, like bathing and swimming while the upper reaches and headwaters are preserved for tapu (sacred or spiritual) activities.

It is important to Tangata Whenua that the mauri of waterways is not damaged by activities, particularly by pollution and human sewage discharge to water. It is essential, therefore, that the District Plan has stringent controls on land use activities, such as septic tanks, which can have an adverse effect on water quality. It is also important to have standards which maintain and, where possible, enhance the mauri of the District’s waterbodies. The Regional Council Freshwater Plan contains provisions that seek to protect mauri.
POLICY 7 - COASTAL ENVIRONMENT

Protect those characteristics of the coastal environment of special value to Tangata Whenua

These include waahi tapu, tauranga waka, mahinga kai, mahinga mataitai and taonga raranga. These are constantly under threat by human activities such as vehicles/motorcycles on the sand dunes. It is important, therefore, that provision be made to protect these characteristics of special value to Tangata Whenua through the District Plan and Council Bylaws.

POLICY 8 - KAPITI ISLAND AND OFF-SHORE ISLANDS

Recognise and promote the importance of Kapiti Island and off-shore islands for Tangata Whenua and the wider community

Kapiti Island is central to the history and identify of its mainland counterpart and namesake, the Kapiti Coast District. Kapiti Island makes an enormous impression on the physical landscape and its deep spiritual presence has a profound impact on the people and character of the District. Kapiti island is valued for its contribution to conservation in providing a sanctuary for native flora and fauna. It has also played a pivotal role in shaping the history and settlement of both Maori and Pakeha along the Kapiti Coast.

For Tangata Whenua, Kapiti Island has particular significance. It was considered to be of such importance that it became known by Maori as a “Motu Rongonui”, a far-famed island. The present day Tangata Whenua have had a continual association with Kapiti Island since the early 1820’s when Ngati Toa Rangatira and allies migrated to the area and established their stronghold on the Island. Although most of the Island has passed out of Tangata Whenua ownership, the relationship of Tangata Whenua and their culture and traditions with Kapiti Island still remains. The appropriate protection and conservation of the many sites, waahi tapu and other taonga located on the island is of paramount concern to Tangata Whenua.

POLICY 9 - TREATY OF WAITANGI

Promote an awareness of the Treaty of Waitangi and the Maori environmental management system within the Kapiti Coast District Council.

The Maori environmental management system was developed by a system of trial and error over at least one thousand years. It is based on the spiritual beliefs of Maori, starting with the understanding of creation. In maintaining the mauri (life force) within the domain of the atua (deities), a set of cultural practices were developed and became the tikanga (practice) of tribal groups. The goal of the Maori environmental management system is the maintenance of mauri through the exercise of kaitiakitanga (guardianship). Sustainable management involves sustaining the mauri of natural and physical resources.
The Treaty of Waitangi is the basis Maori involvement in resource management in the context of the Resource Management Act. Council has a responsibility to increase its understanding of, and respect for, the Treaty of Waitangi and Maori values relating to the environmental. Training staff and elected representatives will help to ensure that structures and processes take account of these matters.

POLICY 10 - TREATY OF WAITANGI CLAIMS

Take into account relevant Treaty of Waitangi claims when developing policies and plans and making decisions under the Resource Management Act 1991.

Policies 1.9 and 1.10 have been included in order to clarify some aspects of “taking the principles of the Treaty of Waitangi into account”. In undertaking its resource management responsibilities under the Resource Management Act, Council should be aware of relevant Treaty of Waitangi claims and the possible implications of these for the district. This would undoubtedly encourage both partners to work through potentially volatile issues together with a view to reaching a mutually-beneficial understanding about how best to progress particular claims. This would provide some assurance for both Tangata Whenua and Council in terms of advancing Treaty of Waitangi claims within the context of the Resource Management Act.

Note: The Council recognises the importance of Treaty claims and its Treaty obligations under the Resource Management Act. However, the Council may not act in any manner that anticipates the outcome of a Treaty claim.

METHODS:

* Rules and Performance Standards.
* Enforcement of Council’s Bylaws (General, Water, Earthworks and Trade Waste).
* Allows access to the natural environment within Council reserves through Reserve Management Plans.
* Recognise that the location and nature of some waahi tapu are sensitive and that submissions on these matters may require special handling to ensure their confidentiality. This principle has already received recognition in such places as the Local Government Act and Official Information Act.
* Provide access to Council information, assistance and advice.
* Consider requests by Tangata Whenua for extensions to the statutory time period for the lodging of submissions on notified resources consent applications in accordance with the provisions of Section 37 of the Resource Management Act 1991.
* Council to conduct training courses for staff and elected representatives on the Treaty of Waitangi and the Maori Environmental System.
* Recognise the Marae as the preferred venue for consultation with Tangata Whenua and seek guidance from tangata whenua on how consultation should be conducted on a case by case basis.
* Council to include a clause in all physical works contracts that calls for operations to cease immediately and for Tangata Whenua to be contacted in the event that a waahi tapu or other significant site is unearthed. Where a site is also an archaeological site (as defined by the Historic Places Act 1993 or similar) an archaeological authority application must be made to the NZ Historic Places Trust.
* Where Council is the Consent Granting Authority, it will consult Tangata Whenua on all consent applications it considers will have a significant effect on Tangata Whenua; it will encourage applicants to consult with Tangata Whenua as part of the assessment of effects; it will recognise, where appropriate, tikanga Maori in pre-hearing meetings and hearings; and it will consider the effects on Tangata Whenua when assessing whether consent applications should be non-notified.
* Council will, where appropriate, recognise and provide for Tangata Whenua participation in environmental monitoring.
* Encourage land owners to recognise and respect waahi tapu sites.
* Where the use of resource consent may conflict with the principles of kaitiakitanga, Council shall have particular regard to these principles as expressed by Tangata Whenua.
* Silent files - these may be used as a means of protecting waahi tapu and other sites of cultural significance. Silent files may be used when Tangata Whenua do not wish details regarding waahi tapu to be freely available to the public such as on the Heritage Register.

C.6.2 Anticipated Environmental Outcomes

The following environmental outcomes are expected from the effective implementation and administration of the District Plan:

(i) Council meets its obligations in terms of Sections 6, 7 and 8 of the Resource Management Act 1991 in relation to Maori.

(ii) Tangata Whenua have greater opportunity for involvement in resource management processes.

(iii) The interests of Tangata Whenua are taken into account in resource management decisions.

(iv) Tangata Whenua are involved in environmental monitoring of matters of resource management significance to them.

(v) Tangata Whenua values are incorporated, where appropriate, into sustainable management.
(x) Open space and rural character are protected and enhanced by maintaining an appropriate ratio of development intensity to open space.

(xi) Efficient use is made of infrastructure and other services in conjunction with a more concentrated rural residential living environments.

(xii) People experience a high degree of social and amenity value in their living environments, both within their site(s) and the wider neighbourhood/community.

(xiii) The potential is maximised for rural land to be utilised for a range of rural production activities if required in the future.

(xiv) Eco-Hamlets are created which are safe, accessible and easy to move around in, and allow for a sense of community to exist.

(xv) Historic heritage is protected from inappropriate subdivision, use and development.

(xvi) The existing network utility infrastructure is protected from the adverse effects of subdivision and development.

C.7.3 EARTHWORKS

Earthworks are a key means by which subdivision and development impact upon the environment. The effects of earthworks is the subject of or impact on many environmental issues, particularly effects of activities on the landscape and heritage features. The carrying out of earthworks also has significant consequences for the management and mitigation of natural hazards, particularly flood risks. A policy framework is required to ensure controls on the adverse environmental effects of earthworks in the District Plan deal with all the issues affected in a comprehensive and consistent manner.

The objectives and policies set out in this section are intended primarily to address the significant resource management issues identified in B.8 but also relate to issues identified in other sections of Part B, particularly B.9, B.11 and B.16.

OBJECTIVE 1.0

TO MAINTAIN THE DISTRICT’S NATURAL LANDFORMS BY ENSURING ANY ADVERSE EFFECTS OF EARTHWORKS ON THE NATURAL, PHYSICAL AND CULTURAL ENVIRONMENT ARE AVOIDED, REMEDIED OR MITIGATED.

To achieve this objective Council will implement the following policies:

POLICY 1 - GENERAL ASSESSMENT CRITERIA

Ensure the adverse effects of earthworks on the environment are avoided, remedied or mitigated when considering applications for resource consents for earthworks by taking into account the following:
- The extent to which any earthworks may impact on prominent or visually sensitive landforms, including the coastal marine area, ridgelines, dunes, escarpments, native vegetation, wetlands and waterbodies and the effects of earthworks on water quality;

- The extent to which any cut or fill can be restored or treated to resemble natural landforms. Council will seek to avoid the creation of unnatural scar faces;

- The extent of screening by vegetation;

- The extent to which any cut or fill will remove existing vegetation, alter existing landforms, affect water quality through siltation or affect existing natural features such as waterbodies;

- The provision of acceptable roading gradients, practicability of drainage systems, minimum site building levels, drive on access to all lots and creation of practical reserve areas;

- The necessity for carrying out the works; and

- Whether the earthworks proposed increase or decrease flood hazards

- The outcome of consultation with Tangata Whenua in accordance with the requirements contained in the Fourth Schedule of the Resource Management Act 1991.

Because excavations or earthfills (earthworks) can leave unnatural forms or unsightly scars which detract from the amenities of an area, Council considers that controls on such activities is necessary. The bylaws control earthworks to ensure that they are properly engineered, whereas the District Plan provisions enable amenity considerations to be assessed. Irrespective of the provisions in this policy, applicants should note that all archaeological sites (whether recorded, unrecorded or registered) are protected under the Historic Places Act 1993 and that the consent of the Trust is required before any work can be undertaken on these sites (i.e. an archaeological authority to destroy, damage or modify a site).

POLICY 2 - OUTSTANDING LANDSCAPES

Avoid, remedy or mitigate the adverse effects of earthworks on outstanding landscapes, and have regard to the extent to which the earthworks maintain and affect:

(i) The integrity and character of the underlying landform;

(ii) The visual character, including legibility (clear definition) and coherence (continuity of pattern which gives the landscape a sense of unity);
(iii) The cultural heritage values, including special meanings of sites and resources of the landscape to Maori;

(iv) Indigenous vegetation, habitats and biological processes;

(v) Access and recreational opportunities;

(vi) Views towards the landscape.

POLICY 3 - WAAHI TAPU AND CULTURAL SITES

Protect sites of significance to Tangata Whenua from inadvertent destruction caused by earthworks.

A site of significance to Tangata Whenua can include but is not limited to, waahi tapu, urupa or mahinga kai. To prevent destruction of these sites inadvertently from earthworks it is important that a mechanism exists to protect these sites from further damage if discovered during earthworks.

METHODS:

* Rules and Performance Standards.
* Earthworks Bylaw.

C.7.3.1 Anticipated Environmental Outcomes

The following environmental outcome is expected from the effective implementation of administration of the District Plan:

(i) The character of the natural landforms of this district are maintained.

(ii) Maori heritage sites are protected from earthworks.

(iii) The impact of earthworks on outstanding landscapes is minimised.
The Kapiti Coast District has a rich physical, cultural and spiritual heritage, both European and Maori. Heritage features from archaeological sites, Maori traditional sites, historic buildings, geological sites, trees, stands of native vegetation, wetlands, landforms, ecological sites, seal and weta colonies and dune systems. As individuals, people identify themselves through family links and similarly each generation identifies itself through its links with the past. However, society is increasingly becoming detached from its origins. All too familiar is the loss and degradation of heritage features such as trees and buildings. Heritage, though, is not only about precious buildings and artefacts, but is also about living heritage, natural and cultural. These characteristics of the district are important to the way the district’s communities are shaped, economically, aesthetically and culturally. Council has a responsibility to safeguard the district’s historic and cultural heritage for present and future generations. Therefore, the Kapiti Coast District Council will identify and protect heritage features/sites through the District Plan. The objectives and policies set out below in C.8.1 are intended to address the significant resource management issues identified in B.9.

C.8.1 Objectives & Policies

**OBJECTIVE 1.0 - GENERAL**

**TO IDENTIFY AND PROTECT HERITAGE FEATURES OF SIGNIFICANCE TO THE KAPITI COAST DISTRICT.**

To achieve the purposes and principles of the Resource Management Act in relation to recognition and protection of the heritage values of sites, buildings, structures, places or areas.

To achieve this objective Council will implement the following policies:

**POLICY 1 - HERITAGE REGISTER**

Prepare and maintain a heritage register for inclusion in the District Plan.

The heritage register will contain heritage features of significance to the Kapiti Coast District and will identify why the feature has been identified. All heritage features will be shown on the District Planning maps, so that they may be easily identified when an application for a resource consent is lodged. The Register will be a "living" document with items added and monitored to ensure its effectiveness in identifying and protecting our heritage. Any additions to or deletions from the register will require a change to the District Plan.
POLICY 2 - GENERAL ASSESSMENT CRITERIA

When considering the destruction, burning, cutting and/or removal of native vegetation, as defined in Part Q of this plan, and destruction, demolition, alteration, modification or removal of any heritage feature recorded in the Heritage Register, take into account the following:

In respect of native vegetation (excluding individual trees - see below), ecological and geological sites and waahi tapu:

- The necessity for carrying out the works.
- The degree to which the activity detracts from the integrity/value of the heritage site.
- Whether the proposal can be altered to preserve the integrity of the site.
- The degree to which the proposal reflects the conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.
- The registration (if applicable) and the reasons for this registration of the heritage resource under the Historic Places Act 1993.
- The recommendations made by the NZ Historic Places Trust and any other professionally recognised party in heritage conservation issues.
- The outcome of consultation with Tangata Whenua and other parties where appropriate in accordance with the requirements contained in the Fourth Schedule of the Resource Management Act 1991.
- Assessment of actual, potential, seasonally significant or cumulative effects on the environment including flora, fauna, recreational water quality and animal and plant pests.
- An assessment of the species that can be transplanted and the risk/loss factor of the species where appropriate.

In respect of significant trees, including individual significant native trees:

- The necessity for carrying out the works.
- Whether the tree is dead or has a serious contagious disease, or is damaged, which has caused a decline in its health.
- Whether the tree has become a danger to the public or interferes with public utilities or drainage systems, watercourses or streams.
- Compliance with any statutory or legal obligation.
- Whether the tree can be relocated where such relocation is appropriate.
- Whether the proposal can be altered to preserve the tree while still meeting the objectives of the applicant.
- Whether the proposed activity within the dripline is likely to damage the tree or endanger its health.
- The outcome of consultation with the Department of Conservation and the Royal Forest and Bird Society and other parties including a recognised and qualified arborculturalist where appropriate.
In respect of historic buildings:

- The heritage significance of the building and whether there is any change in circumstances since the building was identified as significant in the Plan that reduces its significance.
- The degree to which the proposal reflects the conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.
- The registration (if applicable) and the reasons for this registration of the heritage resource under the Historic Places Act 1993.
- The policies of any conservation plan and heritage inventory relating to the heritage resource.
- The importance (if any) of land surrounding the heritage resource.
- The impact the proposal has on the integrity/value of the heritage resource.
- The importance attributed to the heritage resource by the wider community.
- The recommendations made by the NZ Historic Places Trust and any other professionally recognised party in heritage conservation issues.
- Whether the building can be economically and adaptively re-used.
- Whether any alteration to the building can be made that retains the heritage significance of the building while reasonably accommodating the objectives of the applicant.
- Whether the building poses a risk to life in the case of earthquake.

When alteration or modification is proposed, Council will need to decide whether the activity will detract from the heritage significance of the site. Council can require that any alterations or modifications are compatible or will enhance the heritage feature. This will ensure that its significance will be maintained or enhanced. Where the alteration or modification will result in significant adverse effects, the Council will notify the resource consent.

With regard to ecological sites, the importance of a site may be because of its ecological linkages to other sites, and the importance of sites to fauna may be seasonal rather than year round. Without such information, Council may inadvertently permit the destruction or modification of an ecological site.

In addition, activities in or on or in close proximity to any registered heritage site feature should not detract from the heritage significance of the site. Any alterations or modifications to registered heritage features should not detract from the heritage significance of this site but may enhance it.

Irrespective of the provisions in this policy, applicants should note that all archaeological sites (whether recorded, unrecorded or registered) are protected under the Historic Places Act 1993 and that the consent of the Trust is required before any work can be undertaken on these sites (i.e. an archaeological authority to destroy, damage or modify a site).
POLICY 3 - VOLUNTARY AND NON-REGULATORY METHODS

Facilitate and encourage protection of heritage sites by use of voluntary and non-regulatory methods in conjunction with regulatory methods.

A range of methods exist whereby heritage sites can be afforded protection without the need for recourse to regulation under the Resource Management Act. Heritage protection can impose costs to private property owners and where the protection is for public good reasons, the cost to the property owners may be reduced.

OBJECTIVE 2.0 - ADJACENT LAND

TO RECOGNISE THE RELATIONSHIP A HERITAGE RESOURCE MAY HAVE WITH THE LAND SURROUNDING THE RESOURCE.

An important issue that must be addressed in the plan is the relationship of a heritage site with its surrounds. Often the setting surrounding a particular site constitutes part of its heritage value which can be easily eroded through inappropriate subdivision and development. The following policy will ensure that this heritage value is not adversely affected by subdivision and consequential development.

To achieve this objective, Council will implement the following policy:

POLICY 1 - SUBDIVISION OF HERITAGE SITES

Ensure when considering the subdivision of land with heritage sites, regard shall be had to prevent the separation of any land that is closely associated with the significance/value of a heritage resource.

It is considered essential that land surrounding a heritage site is not lost as this may, with resultant development, have an adverse effect on the heritage value of the site. Examples include encroachment of buildings and/or earthworks adjacent to the heritage sites.

METHODS:

* Rules and Performance Standards and voluntary and non-voluntary methods including:
* Financial Contributions (Fencing).
* Education (jointly with other agencies).
* Inform owners, occupiers and the public about registered heritage features.
* Implement the provisions of the Reserves Act 1977 for the protection of heritage features located in local reserves.
* Waiver of building consent fees for work which protects or enhances heritage values for the first $20,000 of building work and waiver of resource consent fees where appropriate.
* Rates relief for protection of heritage sites including landforms and ecological features. (i.e. rates holidays or rates capping - holding rates at their current level for an extended period).
* Heritage fund for purchasing very significant heritage sites in danger of demolition.
* Waiver of Heritage Order application fee where Council agrees in principle to protection of the feature.
* Addition of information on the presence of a site when PIMS/LIMS are issued.
* Creation and administration of an “Environmental Award” scheme to recognise private efforts to protect areas.

C.8.2 Anticipated Environmental Outcomes

The following environmental outcome is expected from the effective implementation and administration of the District Plan:

(i) Kapiti Coast District’s heritage features are identified and protected including historic sites, buildings, archaeological sites, waahi tapu, landforms, landscapes and notable trees, native vegetation and ecological features from the effects of activities which are inconsistent with their protection.
C.8.3 Criteria For Listing Heritage Features In The Heritage Register (requires a change to the District Plan)

(a) IN RESPECT OF SIGNIFICANT TREES:

- Trees which, in the opinion of Council, are significant and worthy of protection and are assessed using the ‘Standard Tree Evaluation Method’ (STEM) as having a score of 140 or greater.

Explanation:

“STEM is essential for all those that have to make decisions about the importance of trees and their preservation whether in rural or urban situations. STEM can be easily understood by the assessors, and the public and gives conservative results. It is also economical in terms of staff time, taking approximately 10 minutes per tree.”

STEM is divided into the following categories:

**Condition (Health)**
- Form (botanical assessment)
- Occurrence of the species (within the local district boundary)
- Vigour and Vitality (assessment of the health of the tree)
- Function (usefulness, e.g. bears fruit, wind / noise break etc.)
- Age

**Amenity (Community Benefit)**
- Stature (height or width)
- Visibility of the tree (the furthest distance from which a tree can be seen)
- Proximity of other trees (solitary or part of a group)
- Role in setting (‘How would a scene look without the tree?’)
- Climatic influence (effect of the tree on the surrounding microclimate)

**Notability (Distinction)**
- Stature
- Feature (exceptionally large proportions or special visual interest)
- Form (outstanding example of species)

**Historic**
- Age (authoritative and well-documented age of over 50 years)
- Association (with a major event, person or revered for cultural significance)
- Commemoration (planted to commemorate an occasion)
- Remnant (of native forest or exotic tree plantations, flora and fauna)
  - Relict (existing in an environment which has changed from that which is typical)

**Scientific**
- Source (exceptional species qualities or generic derivation)
- Rarity (authenticated scientific documentary evidence of their rarity)
- Endangered (threatened under criteria developed by the IUCN International Union of the Conservation of Nature)
Points scored under each of the criteria are recorded on the form in the right hand column and totalled at the bottom. Only the point option scores set out may be used.

Example:

<table>
<thead>
<tr>
<th>CONDITION EVALUATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Points</td>
</tr>
<tr>
<td>Occurrence</td>
</tr>
<tr>
<td>Form</td>
</tr>
<tr>
<td>Vigour &amp; Vitality</td>
</tr>
<tr>
<td>Function</td>
</tr>
<tr>
<td>Age (yrs)</td>
</tr>
</tbody>
</table>

This system uses a starting figure of 3 points minimum rising to a 30 point maximum. Perfection in an organic object, such as a tree would be unnatural, therefore the maximum point awarded would be 27, or 90%.

| Points | 3 | 9 | 15 | 21 | 27 |
| As fractions | 3/30 | 9/30 | 15/30 | 21/30 | 27/30 |
| As percentages | 10% | 30% | 50% | 70% | 90% |

(b) IN RESPECT OF HISTORIC BUILDINGS, GEOLOGICAL SITES AND WAAHI TAPU:

- The extent to which the place reflects important or representative aspects of New Zealand history,
- The association of the place with events, persons or ideas of importance in New Zealand history,
- The potential of the place to provide knowledge of Kapiti Coast District and New Zealand history,
- The importance of the place to the Tangata Whenua,
- The community association with, or public esteem for, the place,
- The potential of the place for public education,
- The representative quality and/or a quality or type or rarity that is important to the district,
- The potential of the place as a wildlife refuge or feeding area. The potential of the place for its diversity in flora and fauna.

Additional criteria (not necessarily a prerequisite):

- Is listed as a historic place under the Historic Places Act 1993 (either category I or II), is subject to a Heritage Order, is a known archaeological site or is a known waahi tapu,
- Is identified in the Regional Policy Statement or Regional Plans,
(c) **IN RESPECT OF ECOLOGICAL SITES (AREAS OF SIGNIFICANT INDIGENOUS VEGETATION AND SIGNIFICANT HABITATS OF INDIGENOUS FLORA):**

<table>
<thead>
<tr>
<th>Representativeness</th>
<th>contains an ecosystem that is unrepresented or unique in the ecological district</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rarity</td>
<td>contains threatened ecosystems</td>
</tr>
<tr>
<td></td>
<td>contains threatened species</td>
</tr>
<tr>
<td></td>
<td>contains species that are endemic to the ecological district</td>
</tr>
<tr>
<td>Diversity</td>
<td>diversity of ecosystems/species/vegetation</td>
</tr>
<tr>
<td>Distinctiveness</td>
<td>contains large/dense population of viable species</td>
</tr>
<tr>
<td></td>
<td>largely in its natural state or restorable</td>
</tr>
<tr>
<td></td>
<td>uninterrupted ecological sequence</td>
</tr>
<tr>
<td></td>
<td>contains significant land forms</td>
</tr>
<tr>
<td>Continuity and Linkage within landscape</td>
<td>provides, or has potential to provide, corridor/buffer zone to an existing area</td>
</tr>
<tr>
<td>Cultural Values</td>
<td>traditionally important for Maori</td>
</tr>
<tr>
<td></td>
<td>recreational values</td>
</tr>
<tr>
<td></td>
<td>significant landscape value</td>
</tr>
<tr>
<td></td>
<td>protection of soil values</td>
</tr>
<tr>
<td></td>
<td>water catchment protection</td>
</tr>
<tr>
<td></td>
<td>recreation or tourism importance</td>
</tr>
<tr>
<td></td>
<td>aesthetic coherence</td>
</tr>
<tr>
<td>Ecological Restoration</td>
<td>ability to be restored</td>
</tr>
<tr>
<td></td>
<td>difficulty of restoration</td>
</tr>
<tr>
<td></td>
<td>cost/time</td>
</tr>
<tr>
<td>Landscape Integrity</td>
<td>significance to the original character of the landscape</td>
</tr>
<tr>
<td></td>
<td>isolated feature, does it stand out or blend in</td>
</tr>
<tr>
<td></td>
<td>does it have a role in landscape protection</td>
</tr>
<tr>
<td>Sustainability</td>
<td>size and shape of area</td>
</tr>
<tr>
<td></td>
<td>activities occurring on the boundaries which may affect its sustainability</td>
</tr>
<tr>
<td></td>
<td>adjoins another protected area</td>
</tr>
<tr>
<td></td>
<td>links</td>
</tr>
<tr>
<td></td>
<td>easily managed</td>
</tr>
</tbody>
</table>

(d) **REMOVAL OF ITEMS ON THE SCHEDULES:**

Items listed on the Schedules may be removed upon application to the Council for a Plan Change. The Council will consider the following matters in any assessment for a plan change:

- The area/item no longer meets the above criteria for protection/preservation.

- The item has deteriorated or has been damaged to the point where it is of danger to the community or individuals.
C.10 LANDSCAPE

Landscapes are a combination of the structure and natural features of the land, flora and fauna and physical results of human activity. They represent an interaction of natural and cultural processes. Outstanding landscapes comprise areas or features that are highly valued by people for their intrinsic qualities and contribution they make to experiences of the environment. Consequently the protection of outstanding landscapes is among matters recognised as nationally important in section 6 of the Resource Management Act 1991. The District Plan protects these landscapes by controlling the adverse effects of earthworks, siting of buildings and removal of vegetation.

The objectives and policies set out below in C.10.1 are intended to address the significant resource management issues identified in B.11.

C.10.1 Objectives & Policies

OBJECTIVE 1.0

THAT THE DISTRICT’S OUTSTANDING LANDSCAPES ARE IDENTIFIED AND PROTECTED FROM THE ADVERSE ENVIRONMENTAL EFFECTS OF SUBDIVISION, USE AND DEVELOPMENT.

The outstanding landscapes of the district (see below) define the character of the natural environment of the district for the people of the district and are the basis of much of the amenity values people attach to the environment. The Resource Management Act requires the protection of outstanding landscapes from inappropriate subdivision use and development. Subdivision use and development can change the character of the landscape through alterations to the landform, removal of vegetation and construction of buildings and structures.

To achieve this Objective, Council will implement the following policies:

POLICY 1
Ensure new buildings, structures, services and earthworks within outstanding landscapes are located so that they will not be visually dominant. (e.g. below the dominant ridge line where practicable).

POLICY 2
Encourage landowners to design and clad their buildings to blend in with the rural landscape.

POLICY 3
Ensure no dune or landform modification takes place within outstanding landscapes of the open space, rural and residential zones, except to the minimum necessary for roading, access, provision of services, building site and farming purposes.
POLICY 4
Ensure the following outstanding landscapes are protected from inappropriate subdivision, use and development through controls on subdivision and land uses.
- The foredune and consolidated sand dunes.
- The foothills of the Tararua Ranges including Pukehou hill.
- The wavecut escarpments behind Paraparaumu and Paekakariki.
- Kapiti Island and associated Islands.
- The river landscapes of the Otaki and Waikanae Rivers.
- Ecological areas shown on the Planning Maps.

The Act requires the protection of outstanding landscapes from inappropriate subdivision use and development. The district's variety of landscapes, ranging from the rugged coastline and offshore islands through to the Tararua Ranges, gives its distinctive character. The outstanding landscapes include the foredune and consolidated sand dunes, the foothills of the Tararua Ranges including Pukehou hill, the wavecut escarpments behind Paraparaumu and Paekakariki, Kapiti Island and associated Islands and the river landscapes (refer to District Wide Zone Maps 1-9 and the Urban Zone Maps). The outstanding landscapes were determined from a landscape assessment of the district and consultation through the release of a Discussion Paper and include the regionally significant landscapes in the Regional Policy Statement. These landscapes are under threat from inappropriate development such as flattening of sand dunes and loss of open rural landscape, resulting from the dominance of buildings on the tops of hills and prominent sand dunes. Council therefore considers it important to protect these landscapes to retain the open rural and natural "unspoilt" character of the Kapiti Coast District.

METHODS:
- Rules and Performance Standards.
- Esplanade Reserves
- Design Guidelines.
- Education (Design Guidelines).
- Inclusion of significant ecological areas on the District Plan Planning Maps.

C.10.2 Anticipated Environmental Outcomes

The following environmental outcomes are expected from the effective implementation and administration of the District Plan:

(i) The outstanding landscapes of the district are protected from inappropriate subdivision use and development.

(ii) The outstanding landscapes are managed to improve, retain and enhance their visual character as appropriate.
Recognition of the effects of activities on ecological processes is a key matter underling the principle of sustainable management expressed in the Resource Management Act 1991. The natural environment of the district has been modified significantly by past human activity and land use practices and continues to be changed and affected by current activities and practices. The District Plan seeks to control the adverse effects of activities on the natural environment in a manner that protects the integrity of ecosystems. This is to ensure that natural features and qualities of the environment, in particular, the indigenous flora and fauna are sustained.

The protection of the natural environment is a significant concern to the Tangata Whenua of the district. Many of the natural features and qualities of the environment that are important for their intrinsic or scientific value have cultural significance to the Tangata Whenua. Control over the adverse effects of activities on these features and qualities is central to issues concerning the relationship of the Tangata Whenua to the land. It is therefore appropriate that in recognising and providing for the protection of the natural environment that the District Plan address the role of the Tangata Whenua.

The objectives and policies set out below in C.11.1 are intended to address the significant resource management issues identified in B.12 and related issues in B.1.

C.11.1 Objectives & Policies

A. NATURAL ENVIRONMENT

OBJECTIVE 1.0

PROTECT AND ENHANCE THE NATURAL ENVIRONMENT AND ECOLOGICAL INTEGRITY OF THE DISTRICT, INCLUDING PROTECTION OF SIGNIFICANT INDIGENOUS VEGETATION AND SIGNIFICANT HABITATS FOR INDIGENOUS FLORA AND FAUNA.

*Ecological processes are the means by which the natural environment has evolved and is sustained. The indigenous flora and fauna and habitats in which they exist are limited in extent within the district and are vulnerable to the effects of activities.*
To achieve this objective, Council will implement the following policies:

POLICY 1
Identify and protect significant sites of flora and fauna.

POLICY 2
Ensure that potential or actual adverse effects on the natural environment from subdivision, use and development are avoided, remedied or mitigated.

POLICY 3
Undertake an ongoing monitoring programme of the quality of the district's natural resources.

POLICY 4
Ensure significant native vegetation is not removed and any disturbance is avoided, remedied or mitigated.

POLICY 5
Ensure that the effects of subdivision, land use and development activities do not alter the water table of significant wetlands and lakes to a significant extent.

POLICY 6
Ensure that land use activities avoid or minimise disturbance to native fauna and their habitats.

POLICY 7
Ensure that land use activities do not adversely affect water quality.

POLICY 8
Encourage planting of locally sourced indigenous species adjacent to water bodies and other areas that will restore linkages and ecological corridors.

POLICY 9
Encourage restoration of degraded habitats with locally sourced (genetically appropriate) native vegetation.

POLICY 10
Advocate for the protection of areas identified as suitable for providing linking corridors for fauna.

POLICY 11
Maintain and enhance the natural landscape values of the District.

POLICY 12
Ensure that appropriate buffer zones are provided around areas of significant natural value and that wider ecological processes are considered when making decisions about significant sites.
POLICY 13
Control buildings adjacent to water bodies.

POLICY 14
Encourage treatment of surface water and stormwater run-off in subdivisions.

The natural environment includes all living systems, including the habitats of animals and plants. The importance of these habitats varies according to a range of factors, including their genetic traits and rarity, and their effects on other living systems. Their importance is also influenced by the recreational, tourism and visual values and the intrinsic value relating to the benefits of having such resources in the district. There is however not much left of what existed prior to human habitation. What is left continues to be threatened from the adverse effects of development. The protection of significant indigenous flora and fauna is of national importance. Council considers it important therefore to identify, protect and enhance remaining natural environment from the adverse effects of development.

METHODS:

* Rules and Performance Standards.
* Covenants or consent notices on the title.
* Inclusion of significant ecological sites in the Heritage Register
* Direct purchase.
* Open space zone - river/stream mouths.
* Incentives.
* Community involvement (planting of native trees, including riparian plantings).
* Fencing of forest remnants from stock.
* Education (jointly with other agencies).
* Other mechanisms (Regional Policy Statement, Regional Discharges to land and air quality management plans).

B. TANGATA WHENUA

OBJECTIVE 2.0
TO RECOGNISE AND PROVIDE FOR THE RELATIONSHIP OF TANGATA WHENUA WITH THE NATURAL ENVIRONMENT.

To achieve this Objective, Council will implement the following policies:

POLICY 1
Provide for Tangata Whenua input into the decision-making process, regarding proposals affecting policies and the natural resources of importance to Tangata Whenua.
POLICY 2
Compile a register of waahi tapu and other cultural sites of importance to Tangata Whenua and ensure their protection.

POLICY 3
Recognise and provide for Kaitiakitanga by Tangata Whenua in the management of the natural environment.

The natural environment is very important to Tangata Whenua. Any proposed development or management policy regarding the natural environment which has significant implications for Tangata Whenua should therefore involve local Tangata Whenua in the decision-making process. It is also important (and a requirement of the Resource Management Act 1991) to recognise and protect heritage values of sites, including those important to Tangata Whenua.

METHODS:

* Include Tangata Whenua in the consultation mechanisms for policy making and notified resource consents within the natural environment.
* Inclusion of significant cultural sites on the District Plan Heritage Register.
* Promote the on-going education of resource management decision makers in Treaty and Maori resource management issues to avoid misunderstandings over terms, concepts and priorities.

C.11.2 Anticipated Environmental Outcomes

The following environmental outcomes are expected from the effective implementation and administration of the District Plan:

A. NATURAL ENVIRONMENT

(i) The safeguarding of the life supporting capacity of air, water (including groundwater) soil and ecosystems on the Kapiti Coast including enhancement and preservation of the natural character of the district’s natural environment including wetlands, rivers, streams, native forests and offshore islands and protection of them from inappropriate subdivision, use and development.

B. TANGATA WHENUA

(i) The safeguarding of the values of the natural environment of importance to and sites of cultural significance to Tangata Whenua in partnership with the Tangata Whenua.
C.12 OPEN SPACES & RESERVES

The open spaces and reserves of the district are an important resource. They make the district an enjoyable place to live in or to visit. Sustaining these areas is crucial to protecting the natural character and environment and ecosystems. The District Plan can enable this through controls on activities within open space areas and requirements for financial contributions (including vesting of land for reserves) for subdivisions and building developments throughout the district.

Protection of ecological values and public access to the margins or rivers, lakes, streams and the coast is an important public concern and is reflected in statutory provisions of the Resource Management Act 1991. The District Plan must establish specific criteria and guidelines for how this matter is to be provided for.

Queen Elizabeth Park is a unique feature of the Kapiti Coast District. It is managed by Wellington Regional Council as a regional park and comprises an open space area of over 600 hectares. It is important as a recreational resource and landscape. Appropriate provision is required in the District Plan to facilitate efficient management of the park.

The objectives and policies set out below in C.12.1 are intended to address the significant resource management issues identified in B.13.

C.12.1 Objectives & Policies

A. GENERAL

OBJECTIVE 1.0

TO IDENTIFY, MAINTAIN AND ENHANCE THE OPEN SPACE AND RECREATION RESOURCES OF THE DISTRICT TO ENSURE THAT THE PRESENT AND FUTURE NEEDS OF THE DISTRICT FOR RECREATIONAL OPPORTUNITIES AND OPEN AREAS ARE MET WITHOUT ADVERSE EFFECTS ON THE PHYSICAL VALUES OF THE NATURAL ENVIRONMENT.

Open spaces and reserves are an integral part of the character of the district and the amenity values for residents of both the district’s residential environments and the district as a whole. They are important both for recreational and conservation purposes. In addition, they have an intangible amenity value for people in the District which is important to the character of the environment, particularly of residential areas.
The district currently has sufficient open space to meet both passive and active recreational needs of existing communities. There is currently 8.7 hectares (21.7 acres) of Council owned reserves per 1,000 people. This does not include public reserves such as Tararua Forest Park, Kapiti Island, Queen Elizabeth Park and the extensive coastline. However, further population growth is placing increasing pressure on existing open space resources. Accordingly a high priority must be given to preserve existing open space and to acquire additional areas where possible.

To achieve this objective, Council will implement the following policies:

POLICY 1
Recognise the open space amenity value of reserves and areas of significant scenic, ecological, scientific and national importance, including native trees, significant landforms and natural character.

POLICY 2
Identify and ensure the development of a walking and cycleway system in co-operation with landowners and other agencies, linking areas of open space, ecological reserves, schools, commercial and community facilities, public transport and residential adjoining landowners.

POLICY 3
Provide for a wide range of recreational activities while ensuring that adverse effects on the environment are avoided or mitigated.

POLICY 4
Adopt a strategic approach to open space and recreation needs to ensure efficient use of resources and avoid or minimise the adverse consequences of piecemeal acquisition and development of reserves.

POLICY 5
Ensure the availability of land for open space and recreational needs is sustained appropriate to the particular needs identified.

POLICY 6
Protect the open space value of both private and public land being used for open space and recreation.

POLICY 7
Require a reserves contribution in cash or land from subdivision and development, and utilising the funds for both land purchase and reserve development.

POLICY 8
Require reserve contributions which may be sought and used for natural area protection, enhancement and maintenance, as well as the creation and management of recreation resources and facilities for organised/active or passive recreation.
POLICY 9
Ensure provision is made for small neighbourhood parks, where appropriate, when new subdivisions are approved.

There is a need to identify and protect areas of open space and reserves. As development of urban areas expands or intensifies, open spaces can be lost or broken up and reserves isolated within communities. Protection of these areas can be achieved through an appropriate open space zone. There is also a need to meet the increasing demands of a growing population where informal recreational activities such as walking and cycling for pleasure are to a large sector of the community, of greater importance than formal sporting pursuits. Hence the provision of walking and cycling trails linking residential adjoining landowners with community and commercial facilities.

Policy 10
Ensure that reserves have road frontage along at least 40% of the reserve boundaries to provide improved safety for reserve users.

METHODS:

* Apply an open space zone and associated performance standards to all reserve land and areas of significant scenic landscape, ecological, scientific and/or of national importance.
* Financial contributions, including vesting of land as Reserves to secure further land for open space and recreational needs.
* Esplanade Reserves/strips and access strips.
* Provision of walkways/cycleways through subdivision consents.
* Identification of new walkways/cycleways.
* Annual Plan mechanisms.
* Strategic Plan / Annual Plan mechanisms.
* Apply open space zoning to both private and public land being used for open space or recreation.

B. ESPLANADE RESERVES/STRIPS

OBJECTIVE 2.0


To enable Council to fulfil the requirements of the Act to maintain and enhance public access to rivers, lakes, streams and the coast and to preserve the natural character of these areas.

To achieve this objective Council will implement the following policies:
POLICY 1 - MAPPING

Identify on District Planning Maps areas of high priority for public access and/or environmental protection and determine reserve widths and type.

This will ensure Council targets areas of high priority and ensures landowners certainty.

POLICY 2 - REDUCTIONS/WAIVERS

Approve reductions or waivers in esplanade reserves or esplanade strips where criteria listed in the Plan have been met (refer to Part H.5 of the Plan).

There will be circumstances where reductions or waivers in esplanade reserves or strips are warranted. For example, where there are topographical constraints on the site such as cliffs which make access to the 20 metre reserve width impossible. Council may wish to liaise with the Department of Conservation as they have the appropriate skills and expertise regarding ecology and freshwater aquatic habitats.

POLICY 3 - ACQUISITION

Negotiate with landowners to establish esplanade strips where subdivision is unlikely and/or public access is a high priority.

Council will seek co-operation with other agencies such as the Department of Conservation and Wellington Regional Council in considering the need for acquiring esplanade reserves. Co-operation between agencies will be encouraged where there is a high priority for Esplanade Reserves that could protect a range of values (refer to Part H.4 of the Plan).

Council, along with other agencies with similar statutory duties, should not be reliant for the acquisition of reserves from the subdivision of land. The implementation of these policies including the acquisition of reserve/buffer areas such as the Waikanae Estuary for environmental protection would greatly achieve the purposes of the Act in relation to public access and preservation of natural character of the margins of waterbodies.

METHODS:

* Rules and Performance Standards.
* Acquisition of Esplanade Reserves.
* Voluntary Protection.
* The identification of esplanade reserves/strip on the District Plan Planning Maps.
* Education (jointly with other agencies).
* Promote and encourage appropriate riparian plantings on private land.
C. QUEEN ELIZABETH PARK

OBJECTIVE 3.0

TO RECOGNISE THAT QUEEN ELIZABETH PARK PROVIDES FOR OUTDOOR RECREATIONAL USE, WHILE PROTECTING A REPRESENTATIVE EXAMPLE OF THE NATURAL LANDSCAPE OF THE KAPITI COASTAL PLAIN.

To achieve this Objective, Council will implement the following policies:

POLICY 1
Recognise the status of Queen Elizabeth Park Management Plan, as a public document prepared under the Local Government Act 1974 (and 1992 Amendment), and its purpose for directing the management and development of the Park.

POLICY 2
Recognise the special role of Queen Elizabeth Park as a Regional Park providing for recreation, education, production farming, conservation and natural and cultural heritage protection.

POLICY 3
Recognise the importance of existing uses and facilities (including the tramways museum, farm buildings, sports pavilions and clubrooms, dwellings and the motorcamp) to the management, operation and recreational value of the Park.

POLICY 4
Provide for a range of recreational opportunities that meet the needs of the District and Region.

Queen Elizabeth Park is a regional recreational asset. It is important to recognise and provide for the management and development of the Park within the policies and objectives of the Plan. The Park is designated as a recreation reserve which allows the existing activities to be undertaken and provides for the day to day management and operation of the Park. However, in the future activities that do not fall within the designation may be proposed. The objectives and policies are to provide for existing activities and to guide decision makers on any potential future resource consents.

METHODS:

* Open space zoning and performance standards.
C.12.2 Anticipated Environmental Outcomes

The following environmental outcomes are expected from the effective implementation and administration of the District Plan:

A. GENERAL

(i) The provision of both passive and active reserves which are maintained to a high standard for the benefit of both residents and visitors.

(ii) The provision of walkways, cycleways and horse trails which extend from Paekakariki to Waikanae and link Waikanae township with the beach and Otaki township with the beach and Otaki River and which minimise conflict with vehicle traffic and ensure where it arises it is done in a safe manner.

(iii) The provision of active reserve areas on land of low ecological significance.

(iv) The provision of reserves which protect and wherever possible enhance intrinsic values, including the planting of native trees.

B. ESPLANADE RESERVES/STRIPS

(i) Preservation of the natural environment of the margins of waterbodies including lakes, wetlands, rivers and streams.

(ii) Improved public access to the margins of waterbodies including lakes, wetlands, rivers and streams.

(iii) Reduction in the risk of damage from natural hazards in the vicinity of lakes, wetlands, rivers and streams.

(iv) The safeguarding and upgrading of water quality and amenity of the district’s water bodies including lakes, wetlands, rivers and streams.

C. QUEEN ELIZABETH PARK

(i) The efficient use and development of Queen Elizabeth Park as a Regional Resource to meet the needs of both present and future generations of park users.
C.14 - NOISE

Noise levels generated by activities are an environmental effect which can have significant consequences for public health and amenity and can give rise to ongoing conflicts between activities. The District Plan can minimise the risks and consequences of excessive noise through controls on the activity source of noise or on development near inherently noisy activities.

The objectives and policies set out below in C.14.1 are intended to address the significant resource management issues identified in B.15.

C.14.1 Objectives & Policies

OBJECTIVE 1.0
ENSURE THAT THE ADVERSE EFFECTS OF NOISE FROM NON-RESIDENTIAL ACTIVITIES ON THE AMENITY VALUES OF THE RESIDENTIAL AND RURAL ENVIRONMENTS IS AVOIDED, REMEDIED OR MITIGATED.

Relatively quiet noise levels are a crucial aspect of the amenity values of the residential and (to a lesser extent) rural environments. Non-residential activities have the potential to cause unreasonable noise or excessive emissions in all directions into the surrounding residential and rural areas. For these reasons, control of noise from non-residential activities in the residential and rural environment is considered a priority.

To achieve this Objective, Council will implement the following policies:

POLICY 1
Protect the quiet character of residential areas of the district from the adverse effects of unreasonable noise from non-residential activities.

POLICY 2
Ensure noise in the environment generated from non-residential activities does not reach a level injurious to the health of residents in residential and rural areas.

POLICY 3
Provide developers, users and residents with recognised noise assessment criteria and measurement techniques (refer Noise Standards for Permitted Activities in Part D).

The residential and (to a lesser extent) rural environment is a noise sensitive land use. Residents expect, and should receive, levels of noise which are.
Conducive to sleep, rest and relaxation. Consistent with patterns of human activity, night time noise limits have to be more restrictive in order to preserve a quiet environment. One of the most important effects of exposure to excessive or unreasonable noise is sleep interruption. Over extended periods this may lead to significant health effects. During daytime, residential areas must be protected from high levels of noise which may affect communication, rest and relaxation.

District Plan noise performance standards require objective assessment of noise levels and their impact. For this reason the relevant New Zealand Standards are referred to for the measurement and assessment procedures. Also included in the District Plan noise performance standards are requirements for new roads to meet which are based on the Transit NZ Noise Guidelines.

METHODS:

- Rules and Performance Standards.
- Other mechanisms (enforcement orders, abatement notices).

OBJECTIVE 2.0
ENSURE THAT THE ADVERSE EFFECTS OF ROAD TRAFFIC NOISE ON THE AMENITY VALUES OF THE RESIDENTIAL ENVIRONMENT ARE AVOIDED, REMEDIED OR MITIGATED.

Road traffic noise has implications for community health and welfare. Amenity values of residential areas are affected by this source of noise. Monitoring of noise levels throughout the district have shown the single most prevalent noise source is road traffic. The objective acknowledges the inability to affect existing residential development adjacent to existing traffic routes. By designating certain high volume traffic routes as having the potential to create excessive noise and by ensuring noise levels within any proposed new dwelling adjacent to these traffic routes are designed to be consistent with levels of noise requisite to protect health and welfare, the adverse traffic noise effects of busy traffic routes is minimised. Similarly, noise mitigation measures can be implemented during the planning and construction of new roads to mitigate the effects of road noise.

To achieve this Objective, Council will implement the following policies:

POLICY 1
Ensure that Residential accommodation on an existing or designated excessive traffic noise route shall be located and constructed to avoid, remedy or mitigate the adverse effects of road traffic noise on the inhabitants.
POLICY 2
Ensure that new roads, in locations which may result in excessive traffic noise at existing or predicted residential sites, shall be designed to avoid, remedy, or mitigate adverse effects of traffic noise in the residential areas without restricting the movement of traffic.

POLICY 3
Provide guidelines and information on:
- Acceptable level of noise emission from new roads
- Differing methods of noise mitigation for residential accommodation and road construction.

POLICY 4
Ensure that the adverse effects of road traffic noise generated from new roads, on the inhabitants of existing residential accommodation, are avoided, remedied or mitigated.

Existing traffic noise levels in the vicinity of busy traffic routes far exceed levels recognised as being maximum desirable limits for residential areas. Although existing situations are difficult to rectify, the objective is to improve the situation for the future. Road transport is significant to the district and it is important that the controls put in place do not unduly restrict the movement of goods and people. The above policies provide new residential development with improved protection from excessive traffic noise. This is the responsibility of the building owner. For any new roads the costs of noise control are placed on the roading authority. It is a policy to require any developer responsible for new roads that may create excessive noise to provide protection from excessive noise through such measures as adequate set-back distances, quiet road surfaces and noise barriers.

The policies do not specify precise noise control design measures. This is because there are a range of options available in the design, construction and orientation of dwellings that can reduce noise to acceptable levels for reasons of providing freedom of choice. However, it is policy to provide guideline information to builders/owners/designers on the range of options that may be used. For some owners, a high noise barrier fence on the front boundary may be preferred, while others may prefer the design measure to be incorporated into the dwelling itself (e.g. double-glazed windows).

POLICY 5
Ensure that housing in close proximity to arterial roads and railway corridors contains acoustic insulation to mitigate the effects of traffic noise for the inhabitants.

METHODS:
* Rules and Performance Standards including hours of operation for the Airport and restrictions on maximum permissible aircraft size.
* Design Guidelines.
* The main method of control being through the provisions of the District Plan.
* Rules and Performance Standards.
C.14.2 Anticipated Environmental Outcome

The following environmental outcome is expected from the effective implementation and administration of the District Plan:

(i) The District’s living environment is quiet for peoples’ enjoyment
The Kapiti Coast District is susceptible to natural hazards which include:

- Earthquake and Geological Hazards
- Coastal Hazards
- Flood Hazards

### Earthquake And Geological Hazard

The Kapiti area is subject to most earthquake hazards including strong ground shaking, liquefaction, earthquake induced slope failure and active faulting.

Based on the distribution of geological materials and the response of these materials to seismic waves, the Kapiti area can be divided into three ground shaking hazard zones. Zone 1 areas, the least hazardous zone, are underlain by bedrock. The hilly and mountainous parts of the Kapiti area are mapped as Zone 1. Zone 2 areas are underlain by stiff material including compact gravel and sand. Relative to Zone 1, low to moderate ground amplifications are expected in Zone 2. The Zone 2 areas include the fan deposit slopes between the hills and the plains (Zone 3-4). Zone 3-4 areas are typically underlain by beach and dune sand, river and fan alluvium, and peat. Moderate to high ground amplifications are anticipated in Zone 3-4.

There is potential for liquefaction (subsidence) in the Waikanae and Otaki areas during a large distant earthquake event. Observed liquefaction events in these areas may be associated with loose sand deposits within the floodplain deposits. There is also potential for lateral spreading of the Waikanae and Otaki river banks. During a large earthquake on the Wellington Fault the likelihood of liquefaction is more varied and will depend on the ground conditions at a particular site.

The Kapiti area has significant earthquake induced slope failure hazards in the southern and southeastern parts of the district. Between Pukerua Bay and Paekakariki, the terrain is steep and slopes have a very high susceptibility to slope failure. North of Paekakariki, earthquake induced slope failure is restricted to river banks, old sea cliffs and road and rail cuttings.

Five active fault traces have been identified within the District Plan and District Plan Maps, they are as follows:

**Ohariu Fault** – the Ohariu Fault is traced from offshore of the south coast of Wellington, through Porirua, and north of Waikanae. It is primarily a right lateral strike-slip fault (west side moves north relative to east side). The Ohariu Fault has an estimated average recurrence interval of surface rupture of 1300 to 3800 years. The fault most recently ruptured approximately 1000 years ago. It is expected that an individual surface rupture, associated with a 7.5 Richter Scale magnitude earthquake, along the fault could generate 3 – 5
metres of right-lateral displacement at the ground surface, with a lesser and variable amount of vertical displacement.

Northern Ohariu Fault - the Northern Ohariu Fault has an estimated average recurrence interval of surface rupture of between 2000 to 4200 years. The fault most recently ruptured approximately 300 – 1000 years ago. It is expected that an individual surface rupture along the fault could generate 3 – 4 metres of right-lateral displacement at the ground surface.

Gibbs Fault – the activity and location of the Gibbs Fault is less well constrained than both the Ohariu and Northern Ohariu faults. The Gibbs Fault has a recurrence interval of between 3500 – 5000 years and is thought capable of generating earthquakes in order of M 6.7 – 6.8 (+/- 0.25).

Ōtaki Forks Fault - the average recurrence and timing of faults on the Ōtaki Forks Fault is unknown. However, a 3500 – 5000 year recurrence interval has been estimated and the potential surface rupture has been estimated to be approximately 1 metre.

Southeast Reikorangi Fault – there is the least information on this fault. It is estimated that the recurrence interval of this fault is 5000 – 10000 years.

(The information on the five active faults has been provided by the Institute of Geological and Nuclear Sciences in their report: Earthquake Fault Trace Survey Kāpiti Coast District dated August 2003, and their updated report August 2007.)

Coastal Hazard

Soft sediment coastlines are dynamic features which are seldom in equilibrium. Generally they are evolving in response to long term trends of sea level, sediment supply and weather change.

It is the dynamic and evolving nature of coastlines that leads both to their attractiveness and to the coastal hazards that occur when houses and roads are built within the active coastal zone.

(Summarised from “Sustainable Management of the Coastal Environment administered by the Kapiti Coast District Council”, Dr Jeremy Gibb 1994).

Evolution of the Kapiti Coast

The evolution of the Kapiti coastline is particularly fascinating and has led to two distinct zones of coastal hazard in the Kapiti Coast District.

During the last ice age, about 18,000 years ago, sea level was 100 metres lower than the present level. Cook Strait did not exist and the South Island, North Island and Kapiti Island were connected by dry land. As the global climate warmed, between 10,000 and 7,000 years ago, the rising sea level separated Kapiti Island from the Kapiti Coast and cut high seacliffs into the Kapiti hills. When the sea level stabilised about 7,000 years ago, the coastline started to advance from an abundance of wave transported sand and gravel.
The extensive coastal dune landscape and the coastal cliffs, now stranded east of SH1, are evidence of this 10,000 year long process.

The sediment supply continues in the present day, although sand supply has now apparently reduced and gravel from the Otaki River has predominated, leading to the migration of gravel beaches as far south as Te Horo. A very important, and geologically recent, occurrence is the growth of the prominent bulge in the coastal plain adjacent to Kapiti Island. This bulge has developed in the wave shadow cast by the island.

The growth of the Paraparaumu foreland, which is acting as a massive groyne, is one of the primary causes of the long term trend of coastal accretion north of Paraparaumu Beach and the long term trend of coastal erosion south of Paraparaumu Beach. The natural “groyne” is intercepting the southward flow of sand, some of which is accumulating north of the groyne. Much of the sand that continues southwards is deflected off-shore into a “banner bank” of sand in deep water, leaving the Raumati South and Paekakariki coastline starved of sediment.

There is a high probability that this development of the coastline will continue into the foreseeable future.

**Present Coastal Hazards**

Coastal hazards in the Kapiti district over and above the geological hazards and flood hazards addressed separately, can be divided into:

- long term erosion of the shoreline
- short term fluctuations in the shore line
- erosion from river mouth migration
- wind erosion of dunes

*Long term erosion of the shoreline* for the reasons outlined above is limited to the coastline south of the Paraparaumu Beach and is likely to continue there into the foreseeable future. The rate of erosion is variable and is, in any case, affected by the presence of seawalls.

*Short term erosion of the shoreline* can occur along any part of the Kapiti coastline. Clusters of severe on-shore storms from the northwest can take “bites” out of the shoreline as great as 40-50 metres.

*Erosion from river mouth migration* is confined to the vicinity of river mouths.

*Wind erosion of dunes*, particularly foredunes, has been an important process ever since the clearance of natural dune vegetation in pre-European times. The fore dune soils are basically undeveloped sand, liable to severe wind erosion when the plant cover is removed or disturbed. Shifting sand dunes can threaten developments, including engulfing houses.

**Responses to Coastal Hazards**

The objectives, policies and methods in the Plan seek to promote appropriate responses to coastal hazards.
In conjunction with the natural hazards policies in Chapter 3.4 of the New Zealand Coastal Policy Statements (which do not need to be repeated in this Plan), will enable Council to manage development in areas prone to coastal hazards.

In the first instance, the clash between natural coastal processes and human development will be avoided for new developments by identifying areas subject to shoreline erosion or wind erosion. Council will then permit subdivision and development only in areas or in ways (such as requiring relocatable buildings or vegetation of exposed sand) that will avoid creating or exacerbating coastal hazards. Existing coastal hazard zones will continue to be refined as further studies are undertaken. Promoting community awareness of coastal hazards is also an important part of this strategy.

Secondly, where there is existing development (or a need for infrastructure or developments that can only be located in coastal hazard areas), Council seeks to avoid, remedy or mitigate the effects of coastal hazards. Responses to coastal hazards can themselves create or exacerbate coastal hazards are not always appropriate uses. A seawall can cause the progressive loss of the beach in front of the seawall, and can also exacerbate erosion along unprotected parts of the coastline, such as along Queen Elizabeth Park. When considering responses to erosion such as a seawall, Council will carefully assess alternatives and only permit coastal protection works where they are the best practicable option for the future.

**Flood Hazard**

The development of the towns of Waikanae, Paraparaumu and Otaki has necessitated the building of flood mitigation works to mitigate the adverse effects of flooding and erosion on existing development. Other flood mitigation measures are also used, including cutting river/stream mouths, groynes and day to day maintenance of the channel.

However, flood mitigation works alone can not completely eliminate the flood hazard.

The Kapiti Coast District Council supports the use of a combination of methods to avoid, remedy or mitigate the potential hazard caused by flooding. The methods which can be used include physical works, the District Plan, Land Information Memoranda and Building Consents.

The District Plan contains information on the following for the Kapiti Coast:

- Estimated 1 in 100-yr flood event
- Hazard categories and descriptions including direct and residual flood risks
- Specific zone controls.

This information was derived from the Waikanae and Otaki floodplain management planning process undertaken by the Wellington Regional Council in 1995, and further updated in 2003. The updated work included
more detailed modelling and has taken into account stopbanks built since 1995.

**I in 100 year Flood Event**

The estimated 1 in 100-yr flood event is identified on the planning maps. It shows the areas where flood waters would go in a flood event. This event has a 1% chance of happening in any one year. It should be recognised that there can be events greater than the 1 in 100-yr event or that flood defences can fail. The Kapiti Coast District Council and the Wellington Regional Council have a responsibility to inform people of this greater risk. These areas have been identified as Residual Risk areas.

Consideration is currently being given as to how the risk of events greater than 1% can be identified.

Land within the floodplain is under increasing pressure for new activities and development. There is a need to ensure the risks from flooding are taken into consideration in the assessment of any resource consent. Where a development proposal relates to the river corridor, ponding areas and overflow paths, as areas most at risk to a flood event, the onus should be on the applicant to ensure there will be no additional hazard as a result of any proposed development.

**Hazard Categories and Definitions**

Hazard categories are based on the 1 in 100-yr shown in the planning maps.

The purpose of the hazard categories is to describe the varying hazard across the floodplain. The flood hazard is determined by taking the following into account:

- the depth and speed of flood waters
- the threat to life
- the difficulty and danger of evacuating people and their property
- the potential for damage to property and social disruption.

There are two types of flood risk identified in the Natural Hazard Maps:

**Direct Flood Risk**

The direct flood risk affects areas that are not protected from flooding by flood protection structures (such as stopbanks or floodwalls) built to the 1 in 100-yr flood event standard. A direct flood risk can also occur where existing structural protection, built to less than the 1 in 100-yr standard, is vulnerable and likely to fail in a 1 in 100-yr flood event.

**Residual Flood Risk**

The residual flood risk is the additional or ‘left over’ risk due to possible breaching and overtopping of flood protection structures (such as stopbanks or flood works) built to the 1 in 100-yr flood event standard.
There are nine flood hazard categories:

**River Corridor**
The minimum area able to contain a flood of up to the 1 in 100-yr event magnitude and enable flood water to pass safely to the sea. It includes flood and erosion prone land immediately adjacent to the river, where the risk to people and development is significant. This area may be more extensive than the River Corridor Zone defined on the District Plan Planning Maps. The additional erosion-prone land lying outside the River Corridor Zone is defined as the Flood Erosion Area.

**Stream Corridor**
The minimum area able to contain a flood of up to a 1 in 100-yr event magnitude and enable flood water to safely pass to the stream confluence or the sea. It includes flood and erosion prone land immediately adjacent to the stream.

**Overflow Path**

**Residual Overflow Path**
Overflow Paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An Overflow Path may be a direct flood risk, or a residual flood risk where they are protected from flooding by structural measures, such as stopbanks or floodwalls, constructed to the 1 in 100-yr flood standard.

**Ponding Areas**

**Residual Ponding Areas**
These are floodplain areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk, or by residual flood risk where they are protected from flooding by structural measures, such as stopbanks or floodwalls, constructed to the 1 in 100-yr flood standard.

**Flood Storage Areas**
Land that provides flood water storage either during or after a flood event. Flood Storage Areas are located on local streams only. They include land that has been identified as flood prone where loss of storage due to mitigating measures, or filling, will cause flooding elsewhere. Any proposal for development of these areas (including filling) will need to provide compensatory storage below set ponding levels.

**Flood Erosion Areas**
Land adjacent to the River Corridor Zone that could potentially be eroded in flood events. The margin of the Flood Erosion Area is approximately 40 metres from the natural banks of the Otaki or Waikanae Rivers, yet may be less than 40 metres where the following features are present:
- permanent structural works such as bank-edge protection and stopbanks, built to the 1 in 100-yr flood event standard.
- bank-edge or river-berm geology that is relatively more erosion-resistant

**Fill Control Areas**

Fill Control areas are undrained “crater” type catchments where filling will raise the level of flooding on the property and on adjoining land.

Natural Hazard Maps (Planning Maps) identify the extent of these areas (River Corridor, Stream Corridor, Overflow Path, Residual Overflow Path, Ponding Areas, Residual Ponding Areas, Flood Erosion Areas and Fill Control Areas for the Otaki, Waikanae, Paraparaumu and Raumati floodplains.

**Specific Zone Controls**

Information on specific controls are contained within each zone. The nature of the controls depend on where individual sites are located within the 1 in 100-yr extent of flooding and which hazard category applies.

Within residential zones all new development would be required to be built above the 1 in 50-yr flood event. Subdivision would require sites to be above the 1 in 100-yr flood event. In rural zones, subdivision and development would be controlled to maintain a low intensity usage and ensure that any buildings are appropriately sited away from any hazard.

The objectives and policies set out below in C.15.1 are intended to address the significant resource management issues identified in B.16.

**C.15.1 Objectives & Policies**

<table>
<thead>
<tr>
<th>OBJECTIVE 1.0</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO MANAGE ACTIVITIES AND DEVELOPMENT WITHIN NATURAL HAZARD PRONE AREAS SO AS TO AVOID OR MITIGATE THE ADVERSE EFFECTS OF NATURAL HAZARDS.</td>
</tr>
</tbody>
</table>

To achieve this objective Council will implement the following policies:

**POLICY 1**

Permit subdivision and development where the effects of natural hazards can be avoided, remedied or mitigated.

**POLICY 2**

Ensure services are designed to resist natural hazard events.

**POLICY 3**

Ensure appropriate uses, zones and performance standards are developed for areas known to be liable to flooding and erosion, coastal erosion and ground rupture from faults.
POLICY 4
Ensure there are flood and erosion free building sites within newly created allotments.

POLICY 5
Promote awareness of natural hazards encouraging the community to mitigate and avoid the adverse effects of hazards through emergency management programmes and procedures and voluntary actions.

Policy 5 promotes emergency management programmes and procedures, and voluntary actions. Emergency management initiatives include a range of measures across the four Rs of risk reduction, readiness, response, and recovery, such as flood emergency training exercises, school education programmes, improved warning systems and business continuity plans. Voluntary actions include providing flood hazard information to the public, and providing flood mitigation advice for land development and building. Voluntary actions are particularly important for development in residual risk areas where the risk of flooding is reduced, but the consequences for the community of breaching or overtopping of flood defences could be significant. As an example, raised floor levels and elevated sites will generally be recommended for new dwellings in residual risk areas.

POLICY 6
Promote a viable alternative access to the north of the district in the event of an earthquake.

POLICY 7
Avoid and/or mitigate the potential adverse effects of flooding and erosion from major rivers and the sea on:

- human life, health and safety,
- private or community property,
- flood mitigation works, and
- other natural and physical resources

when planning for and making decisions on new subdivision, use and development within river corridors and adjacent to the sea.

POLICY 8
Recognise the ability of natural features (such as sand dunes and river berms) to buffer development from natural hazards through performance standards including minimum setbacks for new and relocatable buildings.

POLICY 9
When assessing discretionary activities within a river corridor, ponding area, overflow path, flood erosion area or flood storage area consider the following:
- The effects of the development on existing flood mitigation structures.
- The effects of the development on the flood hazard - in particular flood levels and flow.
- Whether the development redirects floodwater onto adjoining sites or other parts of the floodplain.
- Whether the development reduces storage capacity and causes adverse effects on adjoining sites or other parts of the floodplain.
- Whether access to the site/development will adversely effect the flood hazard.

**POLICY 10**
Apply a higher level of control to subdivision and development in direct risk flooding areas, with a generally lesser level of restriction in residual overflow risk areas and no controls within residual ponding risk areas.

These policies promote a higher level of restriction in direct risk flooding areas. The risks of flooding and erosion to the community are much greater in direct risk flooding areas, therefore it is appropriate that district plan rules reflect a higher level of restriction than for residual risk areas. However in some instances, restrictions on use and development will also need to remain in place in certain residual risk areas where the potential effects of flooding could be particularly severe. For example, retaining the integrity of residual risk overflow paths by siting new buildings and earthworks in residual risk overflow paths in ways that retain a pathway clear of obstacles is supported through district plan rules.

The Council is empowered under the Act to implement rules for the avoidance or mitigation of natural hazards. These include flooding, erosion and earthquake fault lines. The identification of natural hazards is an ongoing activity carried out by Council as part of the monitoring of the environment. Development and subdivision of land will be subject to appropriate limitations for example flood storage areas which must be retained to mitigate against flooding on existing properties. With regard to flooding, the last two policies would apply to new use and development within floodplains. They seek to ensure that the risks from flooding are taken into account in the assessment of any resource consent which relates to the river corridor, ponding areas and overflow paths. These policies should place the onus on an applicant to show that there will be no additional hazard as a result of any proposed development. To this effect the plan contains information and rules concerning known natural hazards and hazardous areas. (refer also to Part C.9 Coastal Environment for policies on the Coastal Environment which are relevant to coastal hazards)

**METHODS:**

* Rules and Performance Standards.
* Identify the 1 in 100 year flood event and flood storage areas on District Plan Maps.
* Identify hazard categories - river corridor and overflow paths.
* Building Consent Controls (Building Act 2004).
* Consent notices on the title (Section 221 RMA) may be used where
development is to take place on properties known to be subject to a
natural hazard, to inform future owners of the risk associated with the
property.
* Inclusion of the River Corridor Zone for the Waikanae and Otaki Rivers.
* Identify on District Plan Maps areas known to be liable to flooding,
including flood storage areas, areas subject to erosion, and faults.
* Education (through Civil Defence initiatives such as disaster response
training/exercises).

POLICY 11: FAULT RUPTURE HAZARDS

To adopt a risk based approach to subdivision and development
within Fault Avoidance Zones. A risk-based approach shall take into
account Recurrence Interval Classes (RIC), Building Importance
Categories and Fault Complexity Zones (i.e. how defined the fault trace is - Well-Defined, Well-Defined Extension, Distributed,
Uncertain-Constrained or Uncertain-Poorly Constrained).

A risk based approach assesses the risk posed by the fault hazard in
conjunction with the type of development being sought to determine
whether the risk is to be avoided or mitigated. The likelihood of the
hazard occurring is higher in the Class II faults and progressively
lessens through Class III and Class IV faults.

The Council in its District Plan has the function under Section 31 and Section
106 of the Resource Management Act to control any actual or potential effects
of the use, development or protection of land for the purpose of the avoidance
or mitigation of natural hazards. A fault rupture has the potential to cause
significant damage to buildings, structures and life without any warning. A
large earthquake could cause a fault rupture which may result in significant
vertical and/or horizontal movement of land. It is likely that buildings or
structures sited over a fault would suffer considerable damage. Therefore, it is
important to avoid new buildings and development being sited directly over a
fault trace where, based on the level of risk, it is reasonable to do so.

A risk based approach assesses the risk posed by the fault hazard in
conjunction with the type of development being sought and then translates
that risk into District Plan provisions either allowing or restricting activities.
Risk is assessed on the basis of three factors being: the hazard, elements at
risk, and vulnerability.

The hazard in this instance is fault rupture along one of the five identified
active faults. The elements at risk are either individual buildings or
subdivisions. The vulnerability is determined by the Recurrence Interval Class
(RIC) and Fault Complexity Zones (i.e. how well a fault is defined – either
Well-Defined, Well-Defined Extension, Distributed, Uncertain-Constrained or
Uncertain-Poorly Constrained).
## POLICY 11, TABLE 1 – RISK BASED APPROACH TO FAULT HAZARD FOR DEVELOPMENT ONLY FOR OHARIU, NORTHERN OHARIU, GIBBS, SOUTH EAST REIKORANGI AND ŌTAKI FORKS FAULTS

<table>
<thead>
<tr>
<th>FAULT COMPLEXITY</th>
<th>RECURRENCE INTERVAL CLASS II</th>
<th>RECURRENCE INTERVAL CLASS III</th>
<th>RECURRENCE INTERVAL CLASS IV</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ohariu Fault and Northern Ohariu Fault</td>
<td>Gibbs Fault and Ōtaki Forks Fault</td>
<td>South-East Reikorangi Fault</td>
</tr>
<tr>
<td></td>
<td>&gt;2000yrs - ≤ 3500yrs</td>
<td>&gt;3500yrs - ≤5000yrs</td>
<td>&gt;5000yrs - ≤10000yrs</td>
</tr>
</tbody>
</table>

### RESIDENTIAL ZONE

<table>
<thead>
<tr>
<th>Type</th>
<th>Recurrence Interval Class II</th>
<th>Recurrence Interval Class III</th>
<th>Recurrence Interval Class IV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Well Defined and Well Defined Extension</td>
<td>Type 1: Permitted Type 2a &amp; 2b &amp; 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
<td>Type 1 &amp; 2a: Permitted Type 2b &amp; 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
<td>Type 1, 2a &amp; 2b: Permitted Type 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
</tr>
<tr>
<td>Distributed Uncertain-Constrained Uncertain-Poorly Constrained</td>
<td>Type 1 &amp; 2a: Permitted Type 2b &amp; 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
<td>Type 1, 2a &amp; 2b: Permitted Type 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
<td>Type 1, 2a &amp; 2b: Permitted Type 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
</tr>
</tbody>
</table>

### RURAL ZONE

<table>
<thead>
<tr>
<th>Type</th>
<th>Recurrence Interval Class II</th>
<th>Recurrence Interval Class III</th>
<th>Recurrence Interval Class IV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Well Defined and Well Defined Extension</td>
<td>Type 1: Permitted Type 2a &amp; 2b &amp; 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
<td>Type 1 &amp; 2a: Permitted Type 2b &amp; 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
<td>Type 1, 2a &amp; 2b: Permitted Type 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
</tr>
<tr>
<td>Distributed Uncertain-Constrained Uncertain-Poorly Constrained</td>
<td>Type 1 &amp; 2a: Permitted Type 2b &amp; 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
<td>Type 1, 2a &amp; 2b: Permitted Type 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
<td>Type 1, 2a &amp; 2b: Permitted Type 2c: Restricted Discretionary Type 3 &amp; 4: Non-Complying</td>
</tr>
</tbody>
</table>

Note 1: Subdivisions located within a Fault Avoidance Zone are controlled by separate rules. Where a subdivision has occurred within a Fault Avoidance Zone and consent notices control the location of a or define a building site – the directions of the consent notices are to be given primacy over these provisions.

Note 2: The information has been modified from table prepared by GNS, “Earthquake Fault Trace Survey, Kāpiti Coast District” 2003, however the resource consent categories have been modified as a result of submissions received by Kāpiti Coast District Council on Plan Change 61.

Note 3: The Building Importance Categories of Type 1, 2a, 2b, 3 and 4 are defined in Table 2 and are taken from GNS, “Earthquake Fault Trace Survey Kāpiti Coast District, 2003. Building Importance Category Type 2c has been added as a result of submissions received by KCDC on Plan Change 61.

Note 4: The resource consent category applies only to the development of buildings, not to subdivision.
### POLICY 11, TABLE 2: BUILDING IMPORTANCE CATEGORY AND REPRESENTATIVE EXAMPLES
(as modified from source GNS, “Earthquake Fault Trace Survey Kapiti Coast District, 2003”)

<table>
<thead>
<tr>
<th>Building Importance Category</th>
<th>Description</th>
<th>Examples</th>
</tr>
</thead>
</table>
| 1 Temporary and/or non-habitable structures and additions to existing dwellings with low hazard to life and other properties (provided those additions do not increase the number of dwellings on the site) |  | • Non-habitable stand-alone structures  
• Accessory Buildings  
• Farm buildings, fences  
• Towers in rural situations  
• Additions to any dwelling type, including additions to existing two-storey dwellings |
| 1 Temporary and/or non-habitable structures and additions to existing dwellings with low hazard to life and other properties (provided those additions do not increase the number of dwellings on the site) | Timber-framed residential construction <300m² | • Timber framed single-storey dwellings <300m²  
| 2a Timber-framed residential construction <300m² |  | • Timber framed with multiple storeys  
• Timber framed houses with area >300m²  
• Houses outside the scope of NZS 3604 “Timber Framed Buildings” |
| 2b Other residential buildings including timber-framed residential construction with a floor area greater than 300m² and/or with multiple storeys, and specific other residential construction. |  | • Multi-occupancy residential, commercial and industrial buildings |
| 2c Normal structures (including structures not in other categories) |  | • Public assembly buildings, theatres and cinemas <1000m²  
• Car parking buildings  
• Emergency medical and other emergency facilities not designated as critical post disaster facilities  
• Airport terminals, railway stations, schools  
• Museums and art galleries  
• Municipal buildings  
• Grandstands  
• Service Stations  
• Chemical Storage facilities |
| 4 Critical structures with special post disaster functions |  | • Major infrastructure facilities  
• Air traffic control installations  
• Designated civilian emergency centres, medical emergency facilities, emergency vehicle garages, fire and police stations |
POLICY 12: FAULT RUPTURE HAZARDS

When assessing subdivisions and developments which are located within a Fault Avoidance Zone, a risk management approach shall be adopted and Council will consider a range of matters that seek to reduce the risk to building failure and loss of life from a fault rupture hazard, including:

- Geotechnical information provided by a suitably qualified person demonstrating that any building is not located on a fault trace or fault trace deformation and maintains a reasonable setback distance in accordance with any geotechnical recommendations; and

- The intensity of the subdivision and nature of future development of the site, including building design and construction techniques, and the likelihood of building failure and/or loss of life if the fault ruptured in a person’s lifetime; and

- With the exception of Type 2c, 3 and 4 buildings, it is not necessary to avoid or mitigate potential effects along the Southeast Reikorangi Fault; and excluding the Well-Defined and Well-Defined Extensions zones, along the Gibbs and Ōtaki Forks faults.

In assessing applications wanting to locate buildings or building sites within a Fault Avoidance Zone, geotechnical information shall be supplied by the applicants showing that the building is not located on the fault trace and/or fault rupture deformation and that the building or building sites are set back from that trace a suitable distance. If this cannot be achieved for whatever reasons, then consideration will be given to the risks associated with each fault and the physical limitations of the site (information on the risks associated with the various faults is provided in the explanation to this chapter and details of the faults is provided in the Natural Hazards Maps).

The risk is so low in the Southeast Reikorangi Fault because it has a Recurrence Interval Class of between 5000 years and 10000 years, that it does not warrant avoidance or mitigation of effects with the exception of Type 3 and 4 buildings. The Gibbs and Ōtaki Forks faults have a lesser Recurrence Interval Class (between 3500 years to 5000 years) and where the fault is identified as Well-Defined or Well-Defined Extension, it is worthwhile seeking to avoid building over the fault trace or fault trace deformation. However, where along the Gibbs and Ōtaki Forks faults it is identified as Distributed, Uncertain-Constrained or Uncertain-Poorly Constrained, the risk based on the Recurrence Interval Class is sufficiently low that it does not warrant the geotechnical investigations necessary to identify the fault trace which is not Well-Defined in these areas.

Across all faults, including the Southeast Reikorangi Fault, construction of Type 2c, 3 and 4 buildings is restricted because the nature of these buildings means that the risk associated with these elements are greatly increased.
POLICY 13: FAULT RUPTURE HAZARDS

Avoid higher density and higher risk uses such as commercial and industrial activities within the Fault Avoidance Zones where they are identified in the Risk Management Approach Model.

Due to the potential for larger numbers of people to congregate or work in community facilities, commercial areas or similar uses Council aims to avoid locating these types of facilities within the Fault Avoidance Zone. Industrial buildings and buildings used for the storage of hazardous substances entail unacceptable risks to people and to the environment if located on the fault trace.

C.15.2 Anticipated Environmental Outcomes

The following environmental outcomes are expected from the effective implementation and administration of the District Plan:

(i) **Subdivision, use and development does not increase the scale of the existing natural hazard.**

(ii) **The reduction of the effects of natural hazards where possible to minimise damage to property, land and life in areas exposed to the hazard.**

(iii) **People within the District are better prepared to cope with the occurrence of natural hazard events.**
The network utility infrastructure is an essential part of the built environment. The District Plan provisions for network utilities are designed to provide certainty for the development and maintenance of this infrastructure while ensuring that the adverse effects of the structures and facilities involved are avoided, remedied or mitigated.

The objectives and policies set out below in C.16.1 are intended to address the significant resource management issues identified in B.17.

C.16.1 Objectives & Policies

OBJECTIVE 1.0

TO PROVIDE FOR THE EFFICIENT DEVELOPMENT, OPERATION AND MAINTENANCE OF NETWORK UTILITIES THROUGHOUT THE DISTRICT WHILE MINIMISING POTENTIALLY ADVERSE ENVIRONMENTAL IMPACTS.

To achieve this objective Council will implement the following policies:

POLICY 1
Recognise the existing network utility infrastructure as vital to the efficient function of the district.

POLICY 2
Provide for the operation, use and development of network utilities while ensuring the adverse effects on the environment (including the residential, commercial, industrial, coastal environments) are avoided, remedied or mitigated.

POLICY 3
When considering the construction of buildings or structures within 20 metres each side of the centre line of high voltage (110 and 220 KV) or high pressure gas transmission lines, take into account the following:

- The extent to which the building or structure may restrict or inhibit the operation, access, maintenance or upgrading of the line or support structures.

- The potential cumulative effect of buildings or structures which may restrict the operation, access, maintenance or upgrading of the line or support structures.
The nature of the building or activities which may occur within or around it and the number of persons likely to visit or work within the area and the extent to which they are potentially susceptible to harm from lines or support structures in the unlikely event of emergency or line damage.

POLICY 4
Avoid, remedy or mitigate any significant adverse effects of network utilities on landscape and amenity values, including visual effects.

POLICY 5
Ensure the significant adverse effects of the operation, use and development of network utilities on the natural environment are avoided, remedied or mitigated.

The District Plan is primarily concerned with ensuring that any changes to existing structures, or provision of new structures, are undertaken in accordance with the policies and rules of the plan which are designed to mitigate or avoid, remedy or mitigate any adverse effects on the environment as required by the Resource Management Act 1991.

Network utilities are essential to the continued functioning of the district. Network utility provisions that provide certainty to the existing infrastructure are essential to its continued operation. Expansion and further development of network facilities will also be required. As some network utilities cross the district and may also cross territorial boundaries, consistency of provisions for network utilities is desirable both throughout the district and where appropriate with adjoining local authorities.

The operation, use and development of network utilities, however, can have adverse effects on the natural environment. Maintaining the life-supporting capacity of ecosystems in the environment extends beyond protecting a few special ecosystems. Ecosystems and ecological processes encompass the whole district. The Council shall take account of the need to maintain the integrity of ecosystems for their intrinsic value, and for their contribution to the natural character of the area.

Standards have been imposed to control the effects of activities on natural and ecological resources. These standards apply to such matters as earthworks, the removal of native vegetation, controlling the location of activities on site, and hazardous substances. Reserves, buffer zones and riparian strips may also be used to preserve and enhance ecological integrity.

METHODS:

* Rules and Performance Standards.
C.16.2 Anticipated Environmental Outcomes

The following environmental outcome is expected from the effective implementation of the District Plan.

(i) The maintenance of the amenities of the district’s environment through the mitigation of adverse effects generated by network utilities and/or by environmental/financial contributions.

(ii) The provision of services by network utilities which are essential to the functioning of modern society and to our social, economic and cultural well-being.
The inappropriate storage and use of hazardous substances can lead to significant and long lasting adverse effects on the public health of communities and ecological processes of the natural environment. Control of these adverse effects is a responsibility shared between the District and Regional Councils. The District Plan provisions focus on ensuring facilities involving the use or storage of hazardous substances are appropriately located and that procedures for their safe operation put in place.

The objectives and policies set out below in C.17.1 are intended to address the significant resource management issues identified in B.18.

C.17.1 Objectives & Policies

OBJECTIVE 1.0

THE PREVENTION OR MITIGATION OF ANY ADVERSE ENVIRONMENTAL EFFECTS OF ACCIDENTAL DISCHARGES TO THE ENVIRONMENT CAUSED BY THE STORAGE, USE, TRANSPORT OR DISPOSAL OF HAZARDOUS SUBSTANCES

Facilities or activities involving hazardous substances may cause adverse environmental effects when the substances are not adequately controlled and escape into the environment. Such releases, whether accidental or brought about by poor management practices, may cause environmental contamination and damage. To prevent or mitigate potential adverse environmental effects, these facilities and activities need to be managed correctly and located appropriately. (The Wellington Regional Council has responsibility to control the adverse environmental effects resulting from the deliberate discharge of hazardous substances and controls discharges to air, water and land through Regional Plans).

To achieve this Objective, Council will implement the following policies:

POLICY 1 - LOCATION

Ensure hazardous facilities are located so that they do not pose a risk to the environment and/or to human health.

Under the RMA, local authorities have a duty to control and influence land use activities. The nature and scale of environmental effects and risks associated with hazardous facilities are influenced by their location, for example, their proximity to sensitive environmental areas or residential areas. Specific controls relating to the use and storage of hazardous substances will therefore directly affect the nature of the environmental effects and the level of risk.
POLICY 2 - HAZARDOUS FACILITIES MANAGEMENT

Ensure hazardous facilities are designed, constructed and managed to avoid, remedy or mitigate adverse effects and unacceptable risks to the environment or human health.

Site design, layout and operational/management procedures greatly affect the risks to the environment from hazardous facilities.

POLICY 3 - CUMULATIVE EFFECTS

Ensure the cumulative effects of hazardous facilities will not pose unacceptable risks to the environment and human health.

Although some hazardous facilities may be permitted to operate without a land use consent because the risk they pose is deemed to be low, an aggregation of such facilities may generate adverse effects if operational procedures do not conform to defined minimum performance standards. A suitable monitoring programme can ensure that such effects are avoided, remedied or mitigated upon detection.

POLICY 4 - RESOURCE CONSENTS FOR HAZARDOUS FACILITIES

Have particular regard to the following matters when assessing consent applications for hazardous facilities:

- The location of any special natural features to be protected, or other environmentally sensitive areas;
- Any risk related to natural hazards, such as earthquakes or floods;
- The availability of, and access to, suitable transport corridors;
- The density and nature of surrounding development; and
- The structures, procedures and contingency plans that may be required to prevent or minimise any adverse effects beyond the boundary of the site, and, in particular, the accidental discharge of any hazardous substances into water, whether directly, through land, or through a drainage system.

METHODS

* Rules and Performance Standards
* Monitoring.
* Public information and education.
* Application of appropriate consent conditions
* Enforcement of rules and consent conditions.

* The use of the Consent Status Matrix, in association with the Hazardous Facility Screening Procedure, to identify the appropriate level of scrutiny to process an application for a proposed hazardous facility.
Other methods that could be used to achieve this objective include:

* Identification and promotion of suitable industrial standards and Codes of Practice to avoid, remedy or mitigate environmental effects and risks associated with hazardous substances and facilities.
* Development of guidelines to assist operators of hazardous facilities in achieving compliance with relevant management requirements.
* The requirement to, where appropriate, prepare and operate site management systems and emergency plans.
* The promotion of “cleaner production”.
* Enforcement of Trade Waste Bylaw.
* The establishment of a hazardous substances register including mapping of known sites throughout the district.

**C.17.2 Anticipated Environmental Outcomes**

The following environmental outcomes are expected from the effective implementation and administration of the District Plan.

(i) **Appropriate siting and control of hazardous facilities.**

(ii) **Avoidance of unacceptable risk to the community and the environment from the use, storage and transport of hazardous substances.**

(iii) **A reduction in the number of accidents and the extent of adverse environmental effects due to the release of substances stored and used at hazardous facilities.**

(iv) **Adoption of better site management and operational practices.**

(v) **Avoidance of contamination of the natural environment from hazardous facilities and activities.**

(vi) **Improved community and industry awareness of risks posed by activities using, storing or transporting hazardous substances.**
C.18 TRANSPORT

The development and management of the transport infrastructure has consequences for the sustainable management of all resources of the district. In particular, the transport infrastructure forms the framework to the pattern of urban growth and is a significant influence on the character of urban development. The focus of most debate on transport has been on the need for and location of additional road linkages within and between the urban communities of the district. The District Plan provisions for transport are intended to facilitate a safe and efficient transport network for the district.

The objectives and policies set out below in C.18.1 are intended to address the significant resource management issues identified in B.19.

C.18.1 Objectives And Policies

OBJECTIVE 1.0

TO ACHIEVE A TRANSPORT INFRASTRUCTURE THAT PROVIDES FOR EFFICIENT AND SAFE MOVEMENT OF PEOPLE AND GOODS THROUGHOUT THE DISTRICT AND WHICH AVOIDS, REMEDIES OR MITIGATES ADVERSE EFFECTS OF EXISTING AND NEW TRAFFIC ROUTES.

The transport infrastructure is a significant physical resource of the district as well as being a means by which activities are undertaken. The effects of activities on the functioning of the transport infrastructure and the effects of the development and use of the infrastructure on the environment are both significant issues.

To achieve this objective, Council will implement the following policies:

POLICY 1
Ensure the provision of pedestrian and cycleways separate from vehicular traffic along the Western Link Road.

POLICY 2
Designate new routes which are an essential part of the future Kapiti Coast roading network, as determined by roading studies.

POLICY 3
Require all other new roads to be dealt with as controlled activities and for these roads to be consistent with the Kapiti Coast District Council Subdivisions and Development Principles and Requirements 2005.
POLICY 4
Identify proposed roads likely to be required long term as part of the Kapiti Coast roading network and have regard to these when considering applications for subdivision or development.

POLICY 5
Require environmental impact reports for any proposed river crossings of the Waikanae or Otaki Rivers and designations involving full opportunity for public consultation and input by affected communities and interests.

POLICY 6
Ensure that all developments, on approval, provide for safe vehicular and pedestrian access and adequate carparking areas.

POLICY 7
Take into account the degree to which subdivision and development generally is designed to:
- reduce demand for travel, particularly by private vehicle;
- locate land uses in ways which facilitate efficient transport;
- provide road, pedestrian, and cycling networks, and bus routes that promote walking, cycling and public transport as convenient alternatives to the private vehicle;
- introduce traffic calming measures that restrain the movement of private vehicles;
when considering resource consent applications.

POLICY 8
Encourage and promote new development and activities that operate and locate in a manner that uses public transport networks efficiently and promotes ease of use by transport modes other than the private car.

POLICY 9
Identify and ensure the development of a walking and cycleway system in co-operation with landowners and other agencies linking areas of open space, ecological reserves, schools, commercial and community facilities, public transport and residential neighborhoods.

POLICY 10
Ensure that new dwellings within close proximity of roads identified as excessive noise routes are protected from the adverse effects of road traffic noise (refer C.14 Objective 2.0 and Policies and D.1.2.1).

POLICY 11
Ensure the adverse effects of earthworks associated with new roads are avoided, remedied or mitigated (refer C.7.3 Earthworks).

POLICY 12
Protect the existing state highway and/or proposed routes from the adverse effects created by adjoining land use activities including the subdivision of land, to ensure the safe and efficient movement of goods and people through the District.
POLICY 13
To advocate for, and to encourage the use of improved rail passenger services to the district.

POLICY 14
Ensure all new roads facilitate and/or are consistent with the functional roading hierarchy shown on the Road Hierarchy Map.

The Transportation Section of the Introduction outlines the nature and rationale of the Transport provisions including the district roading network strategy.

The roading strategy is based upon the conclusions and recommendations of the 1995 Kapiti Coast Roading Network Study.

The Kapiti Coast Roading Network Study suggests that the most appropriate solution for meeting local and through traffic needs on the Kapiti Coast is to put an urban arterial on the sandhills bypass route, which Transit NZ has served a requirement on Council to designate as highway. Transit New Zealand has indicated willingness to consider the possibility of the designated route being used as a local urban road. Council’s policy, whilst having to accept the Minister’s request for designation, is to explore with Transit New Zealand the possibility of using the designated land for a local road rather than for a highway.

State Highway 1 has been identified as an Existing Excessive Noise Route. The reasons for imposing noise standards on new dwellings alongside it are given at C.14. Other routes may in future be identified as excessive noise routes.

With regard to subdivision and development, the Council has reserved control over the design and layout of subdivisions and some aspects of development. In this regard Council will ensure that new development takes into account the need to link with and use public transport networks efficiently, and promotes ease of use by transport modes such as walking and cycling. New developments have the potential to affect the efficiency of existing public transport systems and provide opportunities to encourage the use of transport modes other than the car.

POLICY 15 – Waikanae North
All development proposals are to undertake an integrated transportation assessment to determine whether or not resultant traffic effects are manageable and/or what measures are needed to avoid, remedy or mitigate these effects in order to ensure the safety and functionality of the local and regional roading network. Such an assessment is to include travel demand management methods and ways of reducing reliance on private vehicle use and minimising vehicle emissions; and

New roads shall be designed and built to:

Addition
Change 79
26/3/10
(i) provide for connectivity within and between neighbourhoods particularly through walking and cycling (refer notional roads)
(ii) respond to topography
(iii) provide for and enable multi modal transport including, where appropriate, public transport

For the avoidance of doubt:

(a) Integrated transportation assessments are not required for development proposals in the Waikanae North Development Zone except as provided for in Parts C21 or D10 of the District Plan and
(b) Any connection to SH1 from the Notional Road network requires approval from the NZ Transport Authority and the Kapiti Coast District Council.

METHODS:

- Zoning.
- Designations.
- Indication of Notional Roading.
- Rules and Performance Standards.

C.18.2 Anticipated Environmental Outcomes

The following environmental outcomes are expected from the effective implementation and administration of the District Plan.

(i) The efficient and safe movement of people and goods throughout the district.
(ii) The prevention or mitigation of adverse effects associated with transport activities.
(iii) The prevention or mitigation of adverse effects on transport routes and networks including State Highways that may be generated by other land use activities.
2 Objectives

The following twenty objectives in this chapter set out the direction the Council intends to take in relation to Resource Management issues on the Kāpiti Coast.

Objective 2.1 – Tāngata whenua

To work in partnership with the tāngata 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 the Treaty of Waitangi (Te Tiriti o Waitangi).

Explanation

The Council recognises the status of the tāngata whenua under the Treaty of Waitangi and in relation to the requirements of the Resource Management Act as separate and distinct from other interest groups. It works closely with Ngāti Toa Rangatira, Ngāti Raukawa and Te Āti Awa ki Whakarongotai iwi who hold mana whenua within the District. The Council and the tāngata whenua are engaged in a Memorandum of Partnership which involves a pledge to develop a mutual commitment regarding the environment and decision making. Working in ways that consolidate and appreciate the convergence of tāngata whenua and western knowledge can only strengthen environmental outcomes for the District.

In recognition that Māori and the Crown are Treaty partners, Sections 6, 7 and 8 of the Resource Management Act 1991 furnish considerable scope for a distinctive Māori perspective to be incorporated in relation to decisions on the management, use, development and protection of the District’s natural and physical resources. Section 6 (Matters of National Importance) requires that the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga is recognised and provided for. Section 7 (Other Matters) of the Act states that kaitiakitanga shall be given particular regard and Section 8 (Treaty of Waitangi) states that the Principles of the Treaty of Waitangi shall be taken into account by all persons exercising powers, duties and functions under the Act.

In order to consider the issues relating to tāngata whenua on the Kāpiti Coast it is necessary to take into account the origin of tāngata whenua values in relation to the environment, including the Māori world view of creation and the legislative provision for tāngata whenua involvement in resource management.

The Māori world view

The Māori creation myth embodies both physical and spiritual concepts of the world’s origins. In general, there are three fundamental phases of the Māori creation story. The first being Te Kore (the void) which was the remote phase, a phase in which there was nothing, and the world was a void. While there was no organised expression in this realm, there existed an unlimited potential for being. There was no gender. The second phase was Te Po (the night) in which there was the spontaneous emergence of Ranginui and Papatūānuku, the first male and female forms. During this phase of creation they produced many children. In the darkness the children discussed the conditions in which they lived and how they could promote growth and life. Tāwhirimātea disagreed with his brothers and sisters who wished to separate their parents. Eventually, Tāne Mahuta thrust Ranginui high into the sky, letting in light and allowing for the desired growth and life. Papatūānuku became the earth. Thus, the third phase came about and became known as Te Ao Marama (the world of light).
These three phases are helpful to in understanding the relationship Māori have with the physical and spiritual worlds, and the interconnectedness of people and their local environments. Generally, a Māori worldview in relation to the environment encapsulates the following principles:

- Humankind’s contribution is to enhance and maintain the life support systems of Papatūānuku;
- People should treat Papatūānuku with love and respect in recognition of her life-supporting function, her role in the creation of the natural world, and her place in whakapapa; and
- Humankind do not own Papatūānuku, but are recipients, and therefore stewards, of the natural environment.

The Principles of the Treaty

The legislative mandate for tāngata whenua involvement in the resource management system comes from recognition of the centrality of the Treaty of Waitangi to the management of natural resources. The Resource Management Act includes the principles of the Treaty of Waitangi to guide decision makers in the exercise of their responsibility to tāngata whenua. The Council endorses five principles as being a current reflection of the purpose and intent of Te Tiriti O Waitangi (Treaty of Waitangi), as interpreted by the Courts, which are relevant to the sustainable management of natural and physical resources.

The first is the principle of mutually-beneficial relationship. This includes the duty to act reasonably and in good faith and imposes a duty on both tāngata whenua and the Council to interact with reason and respect. The fundamental message of the Treaty is one of balance. Therefore, assertions of rangatiratanga over certain resources are not attacks on the mana of the Crown to make law in respect of Māori resources, but simply expressions of the obligation to ensure that the right of tāngata whenua to act in accordance with their own values is given an appropriate priority.

The second principle of active protection denotes a duty that is not merely passive but extends to active protection of Māori resources and other guaranteed taonga to the fullest extent practicable. In the context of the Resource Management Act, what is to be protected under this principle is a continuing capacity for tāngata whenua to exercise self-regulated decision making authority over those resources important to them.

Generally, this obligation has a three-fold application. Firstly, as far as practicable, tāngata whenua should be protected from restrictions imposed by legislation, plan or policy which prevent or limit them using their land and resources according to their cultural preferences. Secondly, tāngata whenua should be protected from the adverse effects of the activities of others on their ability to use their resources, both in biophysical and spiritual terms. Thirdly, resources should be directed towards informing and supporting tāngata whenua in the development of resource management strategies which reflect the cultural and spiritual preferences, and in their participation in local government.

The principle of iwi self-regulation recognises that tāngata whenua can retain responsibility and control of the management and allocation of resources over which they wish to retain control. This involves the right to develop these resources to meet iwi social and economic needs. Application of this principle involves recognising the right of tāngata whenua to exercise tino rangatiratanga. The use of the term “rangatiratanga” in the context of the Treaty denotes an institutional authority to control the exercise of a range of user rights in resources, including conditions of access, use and conservation management.
The transfer of powers provision in Section 33 of the Act is a practical way in which the Council could give effect to **tino rangatiratanga**. The nature of any function to be transferred to an iwi/hapū authority would depend on the type of resource, the scale of the development project and the particular cultural and spiritual significance that the resource has to **tāngata whenua**.

The principle of shared decision making requires the Council to allow the **tāngata whenua** to be a full party in the decision-making process. **Kawanatanga** as ceded by **tāngata whenua** under Article 1 of the Treaty gave the Crown the right to govern and to make laws applying to everyone. The delegation of resource management powers by the Crown to local authorities under the Resource Management Act means that those authorities can make policies, set objectives and make rules affecting the management of natural and physical resources, subject to the guarantee of **tino rangatiratanga** to Māori and recognition of the partnership between Māori and the Crown.

This principle of iwi/hapū resource development recognises that **tāngata whenua** are not bound in the exercise of rangatiratanga and **kaitiakitanga** to just the methods and technologies available at the signing of the Treaty but have the right to take advantage of new technology. Article III of the Treaty gave to Māori the same rights and duties as other New Zealand citizens. The Treaty guaranteed to Māori the retention of their property under Article II, and the choice of developing those rights under Article III. In pursuing development, **tāngata whenua** may choose to pursue non-traditional uses of their resources instead or as complementary to, their traditional practices. Recognition of the ability and needs for iwi/hapū to develop their resources in a manner which achieves the purposes of the Resource Management Act is a fundamental principle embodied in the Treaty.

**Consultation with tāngata whenua**

Increasingly, consultation is perceived more as a legal requirement, rather than a principle that can benefit land use and development processes. However, effective, early and meaningful consultation is an integral and necessary component of resource management decision-making and should include:

- a genuine invitation to give advice and a genuine consideration of advice given;
- the provision of sufficient information so as to allow tāngata whenua to make an informed assessment of the proposal and determine their response to it; and
- the obligation to be willing to change plans or proposals, if that is the result of consultation.

The courts have adopted a holistic application of sections 6(e), 7(a) and 8 of the RMA. All these sections need to be taken into account when making decisions.

**Recognition of kaitiakitanga**

It is important to understand that **kaitiaki**, and the exercise of their responsibilities, **kaitiakitanga**, are a part of Māori cultural and spiritual belief, rooted in the values of Māori society. That society cannot be fully understood without reference to those values. Therefore, in determining the characteristics of **kaitiakitanga**, decision makers need to understand remember the meaning of these concepts to Māori will be the crucial factor.

**Kaitiakitanga** is a term that denotes the package of tikanga or practices which have a primary objective in sustaining the **mauri** of natural and physical resources. Inherent in the notion of
Kaitiakitanga is the understanding that members of the present generation have responsibility, passes to them by preceding generations, to care for their natural environment by protecting the mauri. Kaitiakitanga is inextricably linked to tino rangatiratanga as it may only be practiced by those iwi, hapū or whānau who possess mana whenua in their iwi area.

**Issues**
Specific issues related to tāngata whenua on the Kāpiti Coast include:

- understanding the relationship of Māori people and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- how to give effect to and take into account the principles of the Treaty of Waitangi;
- how best to provide for the views of the tāngata whenua through resource management; and
- protection of sites of cultural importance and characteristics of the environment of special significance to tāngata whenua.

### Objective 2.2 – Ecology and biodiversity

<table>
<thead>
<tr>
<th>To improve indigenous biological diversity and ecological resilience through the:</th>
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<td>a) protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;</td>
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<tr>
<td>b) restoration of the ecological integrity of important degraded environments and habitats;</td>
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<tr>
<td>c) enhancement of the health of terrestrial and aquatic ecosystems; and</td>
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<tr>
<td>d) enhancement of the mauri of waterbodies.</td>
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**Explanation**
The RMA has as its purpose the sustainable management of natural and physical resources. Sustainable management is identified as meaning managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

Section 7 (d) of the RMA requires regard to be had for the intrinsic values of ecosystems. The Act places major emphasis on both the value of ecosystems and their healthy functioning. Ecosystems and ecological processes are central to how the natural environment will be sustained over time.

In ecology, resilience is the capacity of an ecosystem to respond to a disturbance by resisting damage and recovering quickly. Resilience is therefore critical for the sustainability of New Zealand’s indigenous flora and fauna, to its waterways, to air and ultimately to enabling
people to provide for their social, economic and cultural wellbeing. A more diverse and resilient ecosystem is better able to withstand environmental stress and has a greater chance of adapting to environmental change. The sustainable management of natural resources in the District cannot be achieved if biodiversity is not recognised and protected. While not yet completed, the importance of biodiversity has been signalled in the government’s development of a draft National Policy Statement on Indigenous Biodiversity which was released for submissions in early 2011.

Biodiversity is the degree of variation of life forms within a given species, ecosystem, or an area. Before human habitation the Kāpiti Coast had a rich biodiversity. Pressures from settlement and development have however resulted in a whittling away of the precious natural environment to the point that by 2001 only 300ha, or 1.8 percent of the district’s coastal plains were covered in native bush.

Following European settlement in Kāpiti, the dunelands, lowlands and foothills were rapidly cleared for farming, forestry, settlement or roads. Wetlands were drained, estuaries and riparian margins modified and lakes and waterways often became polluted. Only the mountain ranges retained large continuous tracts of native forest but these contain a fraction of their original fauna because of introduced predators and browsers such as rats, stoats, cats, deer and possums.

The Kāpiti Coast District Council seeks to capitalise on what remains of its indigenous biodiversity. Kāpiti Island is renowned as one of the few accessible places where threatened species flourish and where the lost natural world of the mainland can be found. The District’s biodiversity has profound environmental, cultural and economic benefits that extend far beyond the welfare of native plants and animals. A major issue facing the Kāpiti Coast that needs to be addressed is biodiversity decline.

A number of activities continue to adversely affect remaining biodiversity and natural habitats and ecosystems. The biological diversity or life-supporting capacity of ecosystems, and natural resources and their quality and intrinsic values are being lost or degraded when they are fragmented, isolated or damaged by inappropriate subdivision, use or development and the introduction of pests and weeds. The *mauri* (life force) of many of the District’s freshwater ecosystems has been degraded by increasing demands for land and water and activities such as vegetation clearance, earthworks and discharges.

Biodiversity alone will not make a system resilient. The quality of habitat and ecosystems is an important factor in both sustaining indigenous vegetation and supporting rapid recovery from harm. Indigenous vegetation plays an important role in the preservation of the natural character of wetlands and riparian margins. Indigenous vegetation provides excellent habitat for indigenous fauna and is a conservator of water quality and soil stability. It is essential the District retains and enhances the extent and biodiversity of indigenous vegetation. Today, the main threats to indigenous forest are clearance for residential living, pasture, exotic forestry and development, stock grazing and plant and animal infestation.

Pressures from subdivision, land use and development activities mean it is important to protect the remaining areas of significant indigenous flora and fauna on a long-term sustainable basis. While significant areas in the District are already in public ownership and legally protected (i.e. Tararua Forest Park and Queen Elizabeth Park); outside these areas many remaining areas of remnant indigenous forest and wetlands have no legal protection. These areas need to be activity managed in a way that ensures their continued existence and enhancement.

The loss of biodiversity has progressed to the point that protection of natural areas is no longer an adequate response to protecting the sustainable long-term future of indigenous
biodiversity and ecological resilience. There is a need to restore and enhance important degraded environments that could provide buffers, habitats for protected or threatened species, or ecological services including soil conservation and water quality enhancement. The costs of fully enhancing, protecting and maintaining such areas on an ongoing basis can be large, both in terms of expertise and resources.

For the tāngata whenua, indigenous biodiversity is an integral aspect of their worldview, and they have a special role and responsibilities as kaitiaki of our indigenous biodiversity. Many of the natural features and qualities of the environment that are important for their intrinsic or scientific value have cultural significance to the tāngata whenua. All components of ecosystems, both living and non-living, possess the spiritual qualities of tapu, mauri, mana, and wairua. The control of adverse effects of activities on biodiversity values is central to issues concerning the relationship of the tāngata whenua to the land.

Enhancement of the health of terrestrial and aquatic ecosystems is a means of ensuring that the mauri of waterbodies is enhanced. Maintaining the health of waterbodies is a Regional Council function, the District Council is responsible for managing landuse which ultimately affects water quantity and quality.

**Objective 2.3 – Development management**

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas which can be efficiently serviced and integrated with existing townships, delivering:

- a) urban areas which maximise the efficient end use of energy and integration with necessary infrastructure;
- b) a variety of living and working environments in a manner which reinforces the function and vitality of centres;
- c) resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
- d) higher residential densities in appropriate areas, and avoidance of such development where it would adversely affect areas of special character or amenity;
- e) sustainable settlements that are developed in a manner which preserves: natural processes including freshwater systems; areas characterised by productive soils, ecological and landscape importance; and other places of significant natural amenity; and
- f) an adequate supply of housing and areas for business/employment to meet the needs of the districts anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District.

**Explanation**

*The development pattern for the Kāpiti Coast*

The natural and physical characteristics of the District have been subject to significant change over a relatively short period of time, with a large proportion of this change attributed to human settlement and development. In turn, the form of settlement in Kāpiti has largely been shaped by three elements, being:

- natural features, particularly the Ōtaki and Waikanae Rivers and their estuaries;
- the main locations of pre-European Māori settlement; and
- the establishment of the railway and then the State Highway.

Māori settlement patterns within the District prior to European settlement consisted of seasonal settlements associated with harvest, particularly fishing and permanent settlements of varying sizes along the coast. Significant sites and buildings associated with the social, economic, spiritual and political heart of whānau and hapū were located within some of the larger and more permanent settlements. The marae was the site where formal whānau, hapū and iwi meetings, as well as tangihanga and other ceremonies, took place under protocol or kawa that managed the placement and lifting of tapu. Some marae had status as matua marae while others might be more whānau-based. Key buildings such as whare whakairo were located around the marae.

These areas became the initial focus of post 1830 settlement and consequently set out the main settlement pattern for the District. In particular, this period of change was shaped by:

- wars throughout the North Island using the new muskets which profoundly changed the balance of power and influence between iwi and hapū;
- consequent migration of Ngāti Toa, Ngāti Raukawa and Te Āti Awa into and through the District;
- the use of Kāpiti Island as a defensive stronghold;
- early establishment of whaling stations, particularly on Kāpiti Island;
- loss of land from Māori control from the 1830s and particularly from the 1860s; and
- introduction of rail in the 1880s which refocused Māori and Pākehā settlements along the rail corridor.

With the completion of the railway in 1886, stations were established at 10 mile intervals at Paekākāriki, Wainui, Paraparaumu, Ōtaihanga, Waikanae, Hadfield, Te Horo, Hautere and Ōtaki. Paekākāriki became a rail village with the establishment of rail worker housing and workshops. Waikanae and Paraparaumu began to emerge as more significant ‘centres’ and Ōtaki refocused to some extent on the rail area. Wi Parata organised the relocation of Whakarongotai meeting house to its present location at the Waikanae Town Centre, in order to better position Te Āti Awa in relation to the new developments.

By the 1920s and 1930s, subdivisions were beginning to develop along the coast at Raumati and parts of Paraparaumu, largely without major modifications to landforms. This pattern continued from the late 1940s, as travel on the State Highway improved and more people could afford to buy cars. Since that time, further infill of settlement areas between the coastal hills, the State Highway and the coast has been the dominant trend, with the major influences on settlement form being:

- an east/west consolidation with limited connections between communities, which has increased reliance on the State Highway;
- purchase by the Crown of land for Queen Elizabeth Park in the 1940s, partly to control the residential expansion along the coast;
- a deliberate local authority focus since the 1960s on identifying land immediately north of Waikanae as a potential future urban growth area;
purchase of land by the Crown for an international airport which has both provided a strategic asset and fundamentally shaped the form of Paraparaumu;

- the identification of a potential Sandhills Motorway route which has also shaped form through this area;

- significant population growth occurring since the late 1960s within existing broad urban areas, with major modification to landforms in some areas; and

- disestablishment of on-site water and wastewater systems and relatively uncontrolled demand for services;

Since the 1980s, there has been continued development, largely still within this broad urban area. It has been accompanied by a slow shift in attitude to subdivision standards and by a need to modify infrastructure investment to take account of environmental constraints.

Global resource management issues

In an increasingly globalised world, the reliance of the Kāpiti communities on foreign-produced food, energy resources and other essential and non-essential items leaves the communities vulnerable to supply and demand shocks associated with the production, transport and supply of these commodities. With these emerging risks, there is a need to position the District into a position of increased resilience.

While making the District more resilient is not solely a resource management issue, the role of the District Plan in this process is significant. In particular, the manner in which the Plan facilitates a more resilient urban form is a major consideration. Rising fuel prices alone have, and will continue to have, a major impact on the way in which people move around and through Kāpiti. Allowing for development which relies solely on private vehicles for transport will likely decrease the District’s ability to respond to the local effects of global shocks. To this end, providing for development of greenfields sites (for example) may help meet demand for a particular housing preference; however this must be balanced by increased accessibility to, and efficient use of, existing centres, open spaces and other essential services for the majority of Kāpiti residents if resilience is to be enhanced. This means promoting an urban form which reduces the use of fossil fuels, and which enables local production and employment.

Yet another challenge is anticipated in the form of global climate change and associated sea level rise. Existing communities will need to adapt to a changing environment, and new development must be undertaken in a manner and in locations that avoid or can absorb the risks associated with climate change.

Regional considerations

The primary regional RMA plans of relevance to the Kāpiti Coast District Plan are the Operative Wellington Regional Policy Statement, 1994 (“RPS”), the Proposed Wellington RPS, 2009 (“PRPS”) and the Operative Wellington Regional Plans for air quality, soil, discharges, freshwater, and the coastal area. The provisions of these plans and policy statements are applicable to growth management in Kāpiti and must be given effect to in the District Plan. Of particular relevance is the RPS (operative and proposed), which identifies the following key issues (in summary):
[1] Poor quality urban design can adversely affect public health, social equity, land values, the vibrancy of local centres and economies, and the provision of, and access to, civic services. It can also increase the use of non-renewable resources and vehicle emissions in the region.

[2] Sporadic and uncoordinated development (including of infrastructure) can adversely affect the region’s compact form, potentially resulting in:

   (a) new development that is poorly located in relation to existing infrastructure and is costly or otherwise difficult to service
   (b) development in locations that restrict access to the significant physical resource in the region – such as aggregate
   (c) the loss of rural or open space land valued for its productive, ecological, aesthetic and recreational qualities
   (d) insufficient population densities to support public transport and other public services
   (e) new infrastructure that can encourage development in locations that undermine existing centres and industrial employment areas.

[3] A lack of integration between land use and transportation and the region’s transportation network can create patterns of development that increase the need for travel, the length of journeys and reliance on private motor vehicles, resulting in:

   (a) increased emissions to air from a variety of pollutants, including greenhouse gases
   (b) increased use of energy and reliance on non-renewable resources
   (c) reduced opportunities for alternate means of travel and increased costs associated with upgrading roads
   (d) increased road congestion leading to restricted movement of goods and services to, from and within the region, and compromising the efficient operation of the transport network.

Other regional issues are also applicable to the management of growth in Kāpiti – for example, the management of effects of development on landscape values. These matters are covered in greater detail in other sections of the District Plan.

**Local issues**

In addition to these global and regional issues, Kāpiti faces local resource management challenges with respect to managing and accommodating growth and development. This begins with a need to recognise the significant resources that have been invested into existing settlements and the *infrastructure* supporting those settlements. New growth and development must make efficient use of this significant investment, rather than undermining it. This includes the potential undermining of the social capital that has been invested in existing Kāpiti communities, along with the physical and economic investment.

Achieving an urban form that balances the need to meet the many housing needs of the District’s residents with the preservation of valued character and the achievement of infrastructure integration efficiencies is an additional, complex challenge. For example, providing for smaller allotment sizes and more dense living environments can affect an area’s
underlying character; however, when these more intense environments are appropriately located within the wider urban context, they can increase efficiency outcomes of public and private investment in public transport networks, commercial areas, open spaces and other community facilities. The approach to managing these challenges is to:

- maintain the predominant low density character that defines the District’s many communities, while targeting specific areas for either increased character protection, and (conversely) increased residential intensity (indicatively represented in Figure 2.1);

- provide for selected greenfields development areas in a way that also reinforces overall compact urban form.

As Kāpiti is also subject to a range of threats from natural hazards, development must also be managed to avoid increasing exposure of people to these threats, and to avoid increasing potential economic loss from property damage. Surface flooding is a particularly common risk facing both urban and rural areas in the District and development must be able to neutralise the existing and potential increase in on-site and off-site impacts to avoid increased exposure to such hazards. Likewise, the District’s geological characteristics and proximity to active seismic areas mean that many residents are vulnerable to the effects of earthquakes (including tsunami and liquefaction). New development must be mindful of this risk to ensure community resilience.
A final local issue regarding growth management is the need to accommodate the projected increases in residential population and employment opportunities in a manner which can be sustained within the District’s environmental carrying capacity. This requires the recognition of both the rate of growth anticipated and the nature of development desired, in addition to the underlying need to maintain environmental quality. Ensuring enough land is provided to meet anticipated growth in different living environments and in a manner which retains the benefits of the District’s consolidated form is an on-going challenge.

**Objective 2.4 – Coastal environment**

**To have a coastal environment where:**

- **a)** natural character, natural systems, natural landforms and natural processes, are protected, and restored where degraded;
- **b)** appropriate public access to and along the coast is improved;
- **c)** development does not result in further loss of coastal dunes; and
- **d)** communities are not exposed to increased risks from coastal hazards

**Explanation**

The Kāpiti Coast extends approximately 40 km in length from Ōtaki in the north to Paekākāriki in the south, with most of the coastline (approximately 25 km) having urban development adjacent to the coastal edge. The majority of the foredune is a single low profile dune. The southern areas of Raumati, Queen Elizabeth Park and Paekākāriki have considerably higher foredunes. However, the coastal environment is more than the beachfront and dunes. It includes the coastal plain, extending to the foot of the hills. The wider coastal system includes rivers, streams and associated estuaries and lagoons which flow onto the coast.

There are many places within the coastal environment where there are significant ecological values and important coastal habitats, as well as landscapes of valued natural character. The landforms visible from and associated with the beach form part of the natural character of the coastal environment.

The coastal environment is highly valued by both local and the wider community, in terms of its aesthetic, natural, productive, recreational and historical values. A large number of people live in the District to enjoy the beach and coastal marine area for recreation, food gathering, views, openness and spiritual reasons. The beach is a very popular destination for recreation for residents and visitors, valued as a great place to walk dogs and ride horses, for family picnics, for children to play, with good surfing, whitebaiting, fishing and swimming opportunities. The economic value of the coast is clear in terms of tourism, coastal property values and recreation opportunities. The coast is also valued as a source of inspiration for the creative community.

The valued aspects of the coastal environment need to be managed to ensure all that happens now can continue to be enjoyed by future generations.

The natural ecology and processes of the coastal environment can be harmed if activities are not appropriately managed. A consequence of the unique characteristics and natural qualities of the coastal environment is that it is under considerable development pressure which tends to conflict with the natural character, systems, landforms and processes of the coastal environment. The beach and coastal plain have been highly modified by development and use since permanent settlement. The potential threats to the natural coastal systems include the rapid rate of coastal development, degradation of the dune features, effects of climate change.
including more frequent storm events, sea level rise, salt water intrusion of wetland areas and pressure from increased recreation use.

Subdivision and development can be inappropriate in the coastal environment, given the fragility of ecologically sensitive areas such as dunes. This dynamic system would have been able to retreat and accrete naturally over a wide area prior to permanent development, but the active dunes and shoreline are now constrained to a narrow strip in most areas. The natural character of many parts of the coastal foredunes is degraded by the presence of exotic plants, and natural coastal processes have been modified by structures and development.

The coastal environment is also subject to a range of natural hazards that may adversely affect inappropriately located development. There is a real threat to private property in many areas even under existing sea level and climate conditions. These changes can result in coastal erosion occurring in developed areas. To provide for the wellbeing and safety of people and communities, it is imperative to identify and minimise the risks from such hazards by avoiding development from these areas, or mitigating the risks through informed design and siting.

The coastal hazard risks are projected to increase as an effect of climate change which is expected to drive future changes in sea level and coastal processes. These changes are expected to drive long term shoreline recession on sandy beaches such as those on the Kāpiti Coast. In areas where the coast is currently accreting, sea level rise may cancel out or even reverse this trend. Given the uncertainties with the rate of sea level rise it is necessary to take a precautionary approach to coastal hazards.

The New Zealand Coastal Policy Statement (NZCPS) provides strong direction on managing the coastal edge in a way that recognises the potential effects of climate change. There is a clear directive to manage ‘inappropriate’ development and in the context of coastal hazards, this includes controlling development and over time considering retreat in certain areas.

The sustainable management of the coastal environment is important to tāngata whenua for social, economic, spiritual and cultural reasons. Tāngata whenua have strong links with the coastal environment, value its mauri, its mana and all it offers. Many sites within the coastal environment are associated with iwi histories, traditions and tikanga, for example, mahinga maataitai (places to gather seafood) and tauranga waka (canoe landing places). Of particular concern to tāngata whenua is the discharge of wastes into the coastal environment, which causes a loss of mauri of the water body.

To guide the management of the coastal environment, the Council developed a Coastal Strategy in 2006 which determines the management of coastal activities, access, recreation, harvesting, the natural and built environments and coastal hazards. The Coastal Strategy summarises the outcomes desired by the community as follows:

- the coast is recognised as a dynamic natural system that accretes and retreats as part of the geological cycle and processes. Long term solutions which protect coastal processes and systems are sought for the benefit of current and future generations;

- there is a need to think about the coastal strip in its context within a coastal plain back to the base of the hills;

- public land is clearly identifiable, recognised as important public open space, and is as natural as possible with native plants. Restoration planting has been a priority on the foredune and has formed a natural erosion buffer. The community is well informed about dune restoration and enhancement and beach management practices. There is interpretive signage at public beach access points explaining the fragility of coastal ecology;
any structures within the coastal reserve (protection and access structures) are part of the built character and must be well designed and multipurpose where possible. All access to the beach across the foredunes is via a public accessway as these are suitable for all users and protect the environment;

outstanding natural areas and fragile communities are identified and protected by clustering buildings and parking away from them and limiting access where appropriate. Harvesting of materials from the beach is managed to protect habitats, areas of cultural significance and prevent erosion;

the beach is safe and welcoming for all to use and has the flexibility to accommodate existing and new sports and activities. All users will need to work together to achieve a harmonious beach experience;

the individual character of settlements is clear with the beach providing a linking element between them. The distinct settlements are linked together but separated by areas of open space.

The district plan is a major tool for implementing the Coastal Strategy.

Objective 2.5 – 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.

Explanation

The majority of the District’s settlements are located on a flat coastal plain with sandy and peat soils. The coastal plain is only slightly above the existing sea level and is split at various points by a series of swift flowing streams and rivers with steep catchments. Consequently, the Kāpiti Coast is susceptible to a range of natural hazards including:

- flooding due to the low lying nature of much of the District;
- erosion due to heavy rainfall and steep slopes;
- earthquake hazards, including ground shaking, fault rupture, liquefaction, earthquake induced slope failure and tsunami;
- coastal erosion and inundation due to long term trends of sea level rise, sediment supply and weather change;
- wildfire due to the presence of forestry and dry areas including dry grasses particularly on the coastal dunes; and
- drought as a result of extended periods of little rain.

There are potentially high economic and social costs associated with natural hazards in the District with significant consequences for public health and safety, agriculture, housing and...
infrastructure. Inappropriate development, such as building in flood prone areas, or behaviour or lack of awareness of natural hazards can increase the exposure of people and communities to risks from natural hazards. A key issue for the District is avoiding areas at risk of natural hazards or where development exists already, adopting mitigation measures to lessen the impacts of natural hazards.

Under the Resource Management Act, Council is required to control the actual and potential effects of the use, development or protection of land including for the purposes of the avoidance or mitigation of natural hazards. Section 7 of the RMA also requires the Council to have particular regard to the effects of climate change. The Council has discretion under s106 of the Act to refuse a subdivision consent where the land is or is likely to be subject to material damage natural hazards, using the latest information available at the time of application, or where the subsequent use of the land will exacerbate the hazard and/or result in material damage to the land.

The Civil Defence and Emergency Management Act 2002 sets out the functions and powers of various agencies, including local authorities, in preparing for, responding to and recovering from emergencies, including those caused by natural hazard events.

Natural features and landforms such as sand dunes, beaches, wetlands and areas of native vegetation often play an important role in mitigating natural hazards. The Council recognises the benefits in protecting, reinstating or rehabilitating natural features to mitigate natural hazards. Key issues for the District include the degrading of natural features to mitigate natural hazards and the need to consider natural features and processes when considering hazard mitigation works. Further to this, it is recognised that hard engineering works to protect property and land from natural hazards have the potential to adversely affect the natural environment and weaken existing natural defences to natural hazards.

One of the challenges facing the Council is obtaining accurate information about natural hazards. The likely impacts or effects of some natural hazards such as flooding are able to be defined in a relatively precise manner. The effects of other hazards such as earthquakes are more difficult to predict however. In assessing the areas at risk from natural hazard events, there are a number of uncertainties and a precautionary approach needs to be adopted. The precautionary approach to natural hazard management will ensure that conservative decisions are made where there is insufficient information or knowledge to predict the effects of the hazard.

The Council recognises that climate change has the potential to increase both the frequency and magnitude of natural hazard events. Because of this it is even more important to have robust systems and techniques for planning for and responding to natural hazard risks. Long-term planning needs to take account of expected long-term shifts and changes in climate extremes and patterns to ensure future generations are adequately prepared for predicted climate conditions, and that a precautionary approach is taken to hazard mitigation and avoidance. Reducing the exposure of people and property to risk from natural hazard events and potential climate change impacts would not only result in less impact on people and communities but would also enable the natural environment to respond and adjust in a natural way. The New Zealand Coastal Policy Statement also provides strong direction on managing the coastal edge in a way that recognises the potential effects of climate change.
Objective 2.6 – Rural productivity

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

a) retaining highly versatile soils and specialised soils for primary production;

b) achieving added economic and social value derived from primary production activity through ancillary on-site processing and marketing;

c) achieving priority importance of activities that utilise the productive potential of the land in the rural environment; and

d) reducing conflict between land uses in the rural environment and adjoining areas,

while ensuring that natural systems and natural processes are protected.

Explanation

The rural environment of the Kāpiti Coast encompasses a wide range of landform types, land uses and activities, from intensive horticulture on the plains in and around Ōtaki, to pastoral farming on the dune country and foothills of the Tararua Ranges. The rural environment is of considerable value to the residents of the district and, in particular, the farming community. The existing farmers, rural service industries and future generations of people who desire employment in this sector depend on the sustainable management of the resources found in this environment.

Parts of Kāpiti, especially around Ōtaki, have both the conditions and the quality soils necessary for growing high quality food not only for export but also for national and local consumption. There is also a considerable amount of land in the wider District suitable for animal-based food production as well as other productive uses. The continued use of the rural environment for primary production activities is important for the ongoing resilience, health, and social and economic well-being of the District’s communities.

In an increasingly globalised world, Kāpiti is susceptible to numerous resource management pressures which originate far beyond New Zealand’s shores. Increasing population equates to increasing demand for food and other life-sustaining resources, as well as non-essential items which require considerable energy resources for production and distribution. Despite this increasing demand, the land resource available to supply food and other essential resources to the world’s population is finite.

Compounding this predicament, global climate change and sea level rise are affecting the extent (both productive and geographic) of the world’s most arable soils. Moreover, increased urbanisation is resulting in further depletion of the world’s soil and water resources, further exacerbating supply and demand stresses.

Globalisation has also resulted in the world’s food supply (including transport) moving away from a local supply/consumption model, to a system based on economic efficiencies, often at the expense of higher energy consumption. Diminishing fuel supplies continue to result in new record high energy costs, making the Kāpiti Coast District’s primary production supply vulnerable to deepening price shocks; it also potentially creates more opportunities for a local food economy which has a greater role in supplying regional communities with a wider range of non-export products.

Greater realisation of the rural environment’s productive potential through increased local production of, and access to, food, fibre and building materials is likely to enhance local and regional resilience, and to provide communities with more local employment choice.
The Proposed Wellington Regional Policy Statement identifies five major management challenges for soils and minerals in the region, which are of particular relevance to the rural environment. These are:

- preventing soil erosion
- maintaining soil health
- retaining productive soil for agricultural use
- preventing unsafe use of contaminated sites; and
- efficient mineral extraction.

Other regional issues also applicable to the rural environment including water quality and biodiversity are covered in other sections of the Plan.

In addition to global and regional issues, Kāpiti faces local resource management challenges in the rural environment. While protection of productive land is a common theme among all levels of this issue hierarchy, the District’s unique physical and geographic characteristics require a unique management response. Specifically, the northern portion of the District comprises some of the country’s most productive soils, and other soils which provide excellent growing conditions for specialised crops, including grapes and olives. The protection of this resource is important for the ability of the rural environment to sustainably meet the needs of future generations. Finding ways to maximise the productive potential of these important resources is an ongoing challenge for the District, particularly with constant pressure to develop rural areas of Kāpiti for urban and rural residential uses, including hobby farming.

At the same time, there is a need to consider housing preference and choice of residents as an important component of community well-being. Enabling these housing needs to be reasonably met in a manner which protects the soil resource and the District’s rural character and in a manner that which does not compromise the benefits to be achieved from maintaining a consolidated urban form is an additional challenge.

There is also an ongoing need to enable some development which is ancillary to primary production activities in the rural environment. Whilst these ancillary uses and/or buildings have great potential to add value to the productive sector, they also may adversely affect rural character values, soil resources, transport networks, and the District’s centres where their size, location and/or use are inappropriate. Accordingly, ancillary activities need to be actively managed in the rural environment.

Underpinning all of these issues is the need for rural production to be carried out in a manner that is viable for producers, but not at the expense of the natural environment. Natural systems and processes are critical resources for the District, and they are vulnerable to intensive land use activities, including those associated with rural production. Enabling the continued productivity and resilience of the District must be balanced with this need to protect important natural values.
Objective 2.7 – Historic heritage

To protect historic heritage in the District for the social, cultural and economic well being of the Kāpiti Coast community and future generations, this includes:

a) supporting the contribution of historic heritage values, features and areas to the identity, character and amenity of places and landscapes; and

b) recognising and protecting tāngata whenua historic heritage, including places, knowledge, histories and ngā taonga tuku iho.

Explanation

Historic heritage comprises the natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, including archaeological, architectural, cultural, historic, scientific and technological qualities. The District has a rich physical, cultural and spiritual heritage and examples of historic heritage include any place or area (including building, structures, sites and trees) which is significant in the settlement, development and growth of Kāpiti. Historic heritage is important to the way the district’s communities are shaped economically, aesthetically and culturally. Further, historic heritage contributes to the character and landscape values of the District’s places. Consideration should therefore be given to the landscape section of the natural environments chapter.

The values of the tāngata whenua are particularly important to defining the historic heritage of the district. Māori cultural heritage - as represented in the places and spaces that are of significance to whānau, hapū and iwi - cannot be separated from Māori environmental values generally. The ‘people’ and the ‘environment’ are not mutually exclusive groups in indigenous knowledge systems. In this sense, values such as rangatiratanga, kaitiakitanga, tikanga, mauri, tapu and noa (to name but a few) are inextricably connected to waahi tapu.

Historic heritage values are at risk of being degraded and lost through inappropriate subdivision, use and development. Historic heritage values are significantly impacted, both positively and negatively, by land use change and development whether it is an individual development or the cumulative effects of many developments. These issues include:

1. Effect of alterations to the existing landforms and removal of existing vegetation on heritage places, areas and values. Heritage values often arise from the collection of buildings and elements linked by a common historic theme or physical proximity. The change or loss of an item’s setting can reduce its heritage value.

2. Demolition, removal and alterations to historic places and areas. Unsympathetic alterations, additions, or detrimental uses can damage an item’s heritage values. Alterations and additions to an item’s exterior are often needed to make a heritage item usable. Removing items from their original settling can change their context and diminish their historical validity. Heritage items are a finite resource which cannot be replaced. The demolition of heritage items results in complete loss of associated heritage values.

A consequence of the rapid development of Kāpiti has been that many historic heritage features have been destroyed or substantially modified and the historic heritage values of areas have been undermined. Archaeological sites and waahi tapu have been particularly affected by changes to the landform through land disturbance.

Notified 29 November 2012
Objective 2.8 – Strong Communities

To support a cohesive and inclusive community where people:

- have easy access and connectivity to public places and local community services and facilities;
- have capacity to respond to change and ability recover from sudden environmental and economic system shocks and stresses;
- have increased access to locally produced food and energy resources;
- have improved health outcomes through opportunities for active living and/or access to health services;
- have access to high quality and attractive places;
- can efficiently and effectively use community resources, places and spaces;
- have a strong sense of safety and security in public and private spaces;
- feel part of and pride in a distinct shared identity and wellbeing; and
- find opportunities and places for community involvement and interaction.

Explanation

People in the District are in general active and involved in their local communities. The standard of living and quality of life is good but there are groups who have constrained incomes and experience a level of poverty. It is an ongoing issue for the District to improve community resilience and safety, and to reduce household costs in terms of access to services, employment, facilities and educational and other opportunities.

A resilient community is one that has the capacity to actively respond and adapt to change with minimum cost to communities, to community systems (including infrastructure) and ecosystems. It is a community which is served by infrastructure and structures which can also adapt over time. The people of the Kāpiti Coast exhibit many of the features of a resilient community: openness, awareness of impacts of social, environmental and economic structures, a diverse leadership and many well structured organisations involved with the community. This capacity needs to be grown and supported.

Many of the systems supporting the community on a day to day basis exhibit characteristics which work against building strong and resilient communities. For example, there is poorly developed east/west connectivity in Paraparaumu and Raumati which imposes travel costs. The limited range of the local economic activity, much of it dependent on house construction and service activities also makes the District vulnerable to economic cycles. By building resilience on the Kāpiti Coast, communities will be more able to adapt to sudden change as well as long term transition to oil cost and climate change drivers.

Social networks and interactions have a significant role in maintaining wellbeing and a community with a high level of social capital is more likely to be resilient in the face of external pressures and change. The District has a strong network of community groups and organisations and people who are directly involved in the community as volunteers which build and maintain social cohesion and provide wider social wellbeing and enjoyment. There is a desire to strengthen the social wellbeing aspects of the district and to recognise the importance of shared values such as care for others, inclusion, participation and cooperation.

Household and community resilience can be achieved in a variety of ways such as storing rainwater for reuse, micro generation renewable energy systems (such as solar panels), and growing fruit and vegetables. However, resilience also depends on support and cooperation within neighbourhoods and communities.
The District has a major resource in the food and fibre producing potential and capacity of its rural lands. There is, however, a need to increase access to locally produced food or a 'local food economy', particularly in the face of rising food prices. The Council recognises the need to continue to focus on the productive potential of the District, encouraging local food production at an individual and community level to build community resilience as well as for economic and commercial advantage.

In order to support social networks and interactions there needs to be community spaces for people to gather and share resources and knowledge such as farmers markets, and community gardens. There is also a need to improve the appearance and quality of new development and the quality of the District’s town centres in particular. These have the potential to build a sense of community and community cohesiveness. Easy and safe access to these places and facilities is essential to the future of the District.

**Objective 2.9 – Landscapes**

To protect the District’s natural landforms and valued landscapes, including:

a) Identified outstanding natural features and landscapes, significant amenity landscapes and areas of high natural character;

b) Stream and river corridors, including stream and river mouths, head waters and estuaries;

c) Remaining coastal dunes, wetlands and native vegetation; and

d) The landscape values of coastal hills and escarpments.

**Explanation**

Landscape is the sum of geological and environmental processes overlaid by the wide range of human activities. Landscape is more commonly referred to as the natural (landform, ecology and water bodies) and human (land use, and development) features that form the visible landscape. The significance of any one landscape is determined by a complex interaction of many factors, such as the size, shape and scarcity of a landscape feature within Kāpiti or New Zealand. The significance of a landscape may also be influenced by the extent that people value features and areas, for both their intrinsic qualities and the way they experience the environment. Some landscapes and features have strong cultural and historical associations. Many landscapes, while they cannot be regarded as outstanding, have significant values that are important to the community and that contribute to the particular character and amenity values of the area.

Kāpiti Coast landscapes are an important local identifier for sense of place and are particularly defined by natural landscape features such as the coastal edge, swift flowing rivers, bush clad Tararua Ranges, coastal plains, bush remnants, wetlands, coastal escarpments and coastal hills. The Kāpiti Coast District’s identity is closely associated with the coastal and escarpment landscapes which form the backdrop to the string of distinct low density urban townships and coastal plains. Many Kāpiti Coast residents place a high value on the view of Kāpiti Island from public places including when entering the District from the south along State Highway One for its scenic value, and it is a key identifier that you have arrived in the Kāpiti Coast District.

The landscape values in the Kāpiti Coast have been affected by and are under pressure from development that is not sensitive to the existing landscape character and values, particularly
in new urban expansion areas and rural residential areas. Risks arise from earthworks and other landform modification and from buildings, structures that are at an inappropriate scale or inappropriate location and along with other services visually detract from these landscapes. Development, use and subdivision need to be managed in a way that avoids diminishing the value of these landscapes.

Distinctive landforms can be adversely affected by earthworks undertaken for new subdivisions and individual residential building developments which contribute to the alteration of the character of the area over time. The effects of earthworks on natural landforms, particularly for earthworks undertaken on prominent or steep slopes, near water bodies or impacting waahi tapu sites need to be minimised. The Paraparaumu sub regional centre has relatively unmodified characteristic sand dune forms that are highly valued by the community. The visual amenity impact of further extractive industries, such as quarrying, has the potential to erode the natural landscape values of the District. These activities need to be managed to minimise their visual impacts. Development in the District needs to be guided by the natural landscape to protect specific landscape values and features.

Many developments undertaken across the Kāpiti Coast only have minor effects on the character and landscape. However as further development occurs there can be a gradual change in the landscape or character which results in an overall adverse impact on the landscape values. This occurs incrementally over an extended period and often as the result of numerous developments rather than as the result of one large development. As a result of the cumulative adverse effects there can be a loss of the district’s landscape and character values. The loss of natural features such as the Kāpiti Coast’s undulating dune landforms and native vegetation are two distinctive examples of irreversible loss of landscape and character values as a result of the cumulative effects of built development which did not take these features into account. The density and patterns of many post World War II subdivisions have not reflected the shape of the landform on which they are situated. Collectively, individual developments and subdivisions have a contributory impact on the character or landscape in a locality and it is important for this to be considered and ensure that it is a positive impact.

The importance of public access to valued landscapes and landscape features to the Kāpiti Coast community is evident by the many walkways, bridleway, cycleways, viewing points and beach accessways throughout the Kāpiti Coast. The provision of public access to landscape features such as the coast and rivers is required under the RMA. This needs to be balanced with restricting access to avoid damage to features, for example; unrestricted access to coastal dunes may result in damage to native vegetation.

Rural residential subdivision layouts should reflect landform character and the open space of the rural landscape, such as clustered allotments which preserve the open space rural character of the rural environment, although the individual allotments are at a higher density. Subdivision patterns determine the location of buildings and planting and therefore are a key determinant of whether the eventual development is consistent with the landscape and character and values.

Landscape should be considered in conjunction with rural productivity when considering the use of rural land. The values of rural amenity and landscapes are often correlated with the primary production use of the land. Landscape, issues and impacts should be considered in conjunction with the retention of the productive potential of rural land and use for sustainable activities, including food production, ecological regeneration and, where suitable, energy generation. Rural production can be considered as contributing to landscape, values, and likewise, energy production may be considered to be a positive value that can contribute to the a landscape and not be at odds with existing landscape values.
**Objective 2.10 – Contaminated land and hazardous facilities**

To prevent or mitigate any adverse environmental effects, including risks to human health, the environment and physical assets, arising from past, present or future facilities and activities involving the manufacture, storage, use, transportation or disposal of hazardous substances.

**Explanation**

The Hazardous Substances and New Organisms Act 1996 (HSNO) sets the minimum performance standards for all hazardous substances, regardless of where they are used, stored, transported or disposed of. The Resource Management Act is focused on site-specific controls on the use of land, and on managing risks to the local environment. The two Acts work together. Although controls under HSNO cannot be negated or reduced by District Plan requirements, District Plans can place additional requirements on land use involving hazardous substances where the requirements are considered warranted for the protection of more sensitive land uses (such as residential zones, schools and hospitals) or natural environments (such as water bodies, aquifers, natural protected areas or similar ecologically valuable resources); or for the mitigation or avoidance of the increased risk posed by locating a facility in an area mapped as having a natural hazard risk.

**Hazardous Facilities** management is primarily one of risk management as the issue is one of dealing with potential rather than actual effects. While the contamination of land, water or air is often the result of past activities, it is not the only potential adverse effect. The establishment and operation of hazardous facilities also needs to consider aspects of the RMA beyond the narrow focus of hazardous substances management, for example:

- policies, rules and regulations at national (National Policy Statements (NPS) and/or National Environmental Standards (NES), regional (Regional Policy Statements (RPS) and/or Regional Plans) and territorial (District Plans) level;
- transport and traffic issues;
- landscaping matters;
- amenity matters, such as noise, signage, etc;
- building restrictions; and
- discharges to the environment

Under Section 31 of the Resource Management Act, territorial authorities have two relevant functions relating to hazardous substances and contaminated land. Territorial authorities are required to control the actual or potential effects of the use, development or protection of land for the purposes of:

- preventing or mitigating any adverse effects of the storage, use, disposal or transport of hazardous substances; and
- preventing or mitigating any adverse effects of the development, subdivision or use of contaminated land.

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**Notified 29 November 2012**
The storage, use, disposal or transport of hazardous substances is part of many industrial, commercial and rural activities of the District. Hazardous substances are a part of everyday life, and can be toxic, corrosive, flammable, highly reactive, or environmentally damaging. The use, storage and transport of hazardous substances and the inappropriate location and management of hazardous facilities can result in adverse effects on the environment, physical assets (in particular, infrastructure associated with water supply, sanitation and waste facilities, drainage and transport) and risks to the public health of communities within the district.

Contaminated land management deals with the clean-up, remediation and re-use of land which is already contaminated. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, 2011, which the Council is responsible for giving effect to and enforcing, is applicable to this topic.

The Ministry for the Environment’s Hazardous Activities and Industries List (HAIL) is a compilation of activities and industries that are considered likely to cause land contamination resulting from hazards substance use, storage or disposal. The HAIL is intended to identify most situations in New Zealand where hazardous substances could cause, and in some cases have caused, land contamination. The HAIL is used to consistently report on-site history and for identifying sites for inclusion on Regional Council’s Selected Land Use Register (SLUR). Many of the activities identified in the HAIL include production or manufacture, and for this reason manufacture is referenced in the Objective.

Hazardous substances can contaminate land when discharges occur and are not cleaned up. The inappropriate storage, use or disposal of hazardous substances in the past has resulted in a number of known contaminated sites in the district. Contaminated land is defined in the RMA as land that ‘has a hazardous substance in or on it that has significant adverse effect on the environment or is reasonably likely to have significant adverse effects on the environment’.

Contamination of an area of land may, in turn, result in contamination of other land, sediment, air, groundwater or surface water, both at the source of contamination and at locations remote from the source through migration of the hazardous substance. Activities occurring on contaminated or potentially contaminated land pose risks to human health and the wider environment with the degree of risk often unknown until an assessment is made. The actual and potential effects and risks that contaminated land poses vary according to:

- the scale, history, nature and location of the contaminant source relative to potential receptors (ecosystems, plants, animals, people); and
- the exposure scenario (e.g. how the target receptor might come into contact with a hazardous substance). Exposure pathways include direct contact, ingestion, absorption, inhalation or contact with vapours.

Soils and sediments are sinks for many contaminating substances and often can only be improved in a reasonable time if an active clean-up operation is performed. The remediation, use, development (including re-development) and subdivision of contaminated land may increase the risk of exposing people and the environment to contaminants as both remediation and the development of land can mobilise previously contained contaminants.

Where contamination is evident, the site can be either remediated, through the removal or treatment of material, or the contamination contained. Alternatively, contaminated land can be managed so that it does not pose an unacceptable risk to current or future owners, occupiers and/or users of the land. The on-going management of contaminants on land needs to be adequate to protect the reasonably foreseeable needs of present and future owners,
occupiers and users. Poorly implemented risk management plans and poorly managed information can result in uninformed land use decisions and expose people and the environment to unacceptable risks.

**Objective 2.11 – Character and amenity**

To protect the unique character of the District’s distinct communities so that residents and visitors enjoy:

a) relaxed, unique and distinct village identities and predominantly low-density residential environments characterised by the presence of mature vegetation, a variety of built forms, the retention of landforms and unique community identities;

b) vibrant, lively town centres supported by higher density residential and mixed use environments;

c) neighbourhood centres, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;

d) productive and attractive rural areas, characterised by openness, natural landforms, areas and corridors of indigenous vegetation, and primary production activities; and

e) a high amenity interface between living and working environments and between potentially conflicting land uses.

**Explanation**

The Kāpiti Coast consists of a series of unique centres along the coast, each with their own character but linked by a common lifestyle focused on the beaches, natural areas and enjoyment of low key living. The character of development in the district is typified by the distinct villages and townships located on the coastal plain between the beach and the Tararua Ranges. Added to this, the Kāpiti Coast has a wealth of heritage places throughout the District, including places with natural, built, cultural, archaeological, geological, and heritage values.

Character is the distinct, recognisable and consistent pattern of natural and/or human elements which create a distinctive collective identity or sense of place. Amenity values are those environmental characteristics of an area that contribute to the pleasantness and attractiveness of that area as a place to live, work or visit. In general, the combined amenity values of an area go towards defining the character of that area.

Many factors contribute to the perception of an area’s amenity values. These values derive from a range of environmental characteristics, including the built form, such as scale, density, appearance, and age of buildings, as well as from the absence of buildings and the naturalness of an area. Other important contributors to amenity values include the level and types of noise, privacy, access to sunlight and types of odour. In general, the combined amenity values of an area go towards defining the character of that area. Amenity values in the district vary from location to location, and largely depend upon the perceived character of each area. These differences are important factors in determining which environmental characteristics may be acceptable in one area while not in another.

Character and amenity are significantly influenced by built form and development. The character and amenity values of the district are coming under threat from development that is not sensitive to the existing values, particularly in new urban expansion areas, infill residential areas and rural residential areas.
Ōtaki has the role of a rural service town and is unique for its tāngata whenua presence and for its post-European history, including Chinese settlers. Ōtaki has a number of distinct areas, consisting of Ōtaki Beach, the main town centre, the Railway area, the Waitohu Plateau and the industrial lands. The shape and form of Ōtaki has been influenced by the Ōtaki River and the various streams flowing through the town. The overlying residential character is low density with wide streets. The challenge for Ōtaki is maintaining the overall character of the town and its local areas, in particular the low key feel of the Ōtaki Beach Area.

Paekākāriki has a low density, beach settlement or village character with a unique rail settlement history. The coastal escarpment, the Tararua Ranges and the beach edge shape the village with Queen Elizabeth Park to the north. Paekākāriki is vulnerable to a change in character, should redevelopment of residential sites occur. The challenge for Paekākāriki will be maintaining the scale and character of the village while encouraging a more viable and stable commercial area.

The beach settlement of Raumati is where the old dune landforms have largely been retained. The settlement has a low density village feel and has strong connections with the beach and Queen Elizabeth Park. The major issues for Raumati are maintaining the scale and style of domestic buildings and supporting the distinctive local centres.

Paraparaumu comprises a large area of relatively low density housing tied together by Paraparaumu Beach and Paraparaumu Sub-Regional Centre. The Waikanae Estuary is an important natural feature to the north and the coastal hills and escarpment have a strong influence on the communities to the east of the railway line. The area is bisected by State Highway 1 with Kāpiti Road as a major east/west route. There are significant retirement villages in Paraparaumu and the Kāpiti Coast Airport forms a significant feature of the town. The major challenge for Paraparaumu Beach is to improve the vibrancy and viability of the centre while avoiding a change in scale along the coastal edge. For other areas there is a need to restore and protect the estuary and river. The major challenge for the development of Paraparaumu Sub-Regional Centre will be achieving a District where the scale and form of development is sympathetic to the character of the District and local natural landform and which results in a lively and vibrant place.

Otaihanga is characterised by a quiet low density area which is set apart from the main urban area. It is strongly linked to the river. The major issue for Otaihanga is maintaining this character while providing for improved cross river access.

Waikanae has a number of distinctive low density areas. Waikanae beach has a ‘bach’ character in some areas with a large lagoon, the estuary mouth for the river and Waimanu Stream. Waikanae Garden Precinct has large lots and distinctive extensive gardens and Waikanae East has the remnants of the old commercial centre. Waikanae North retains many of the dune and bush features which have been lost from other parts of the district.

The coastal villages of Te Horo and Peka Peka are low density, low scale settlements which have grown out of weekend bach use. The challenge for Te Horo and Peka Peka is to maintain their character as they come under increasing pressure to expand.

A significant area of the District is productive and attractive rural areas, with a backdrop of the Tararua Ranges. The rural areas are characterised by openness, natural landforms, areas and corridors of indigenous vegetation, and primary production activities. The major challenges for the district is protecting this rural character from pressures for urban expansion and rural lifestyle living.
**Objective 2.12 – Housing choice and affordability**

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

a) is of densities, locations, types, attributes, size and tenure that meets the social and economic well-being needs of households in suitable urban and rural locations;

b) is affordable and adequate for lower income households; and

c) 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.

**Explanation**

The housing stock within the Kāpiti Coast is primarily detached dwellings in a low density environment with detached housing forming 82% of the housing stock in the District (Statistics NZ 2006). It is dominated by three-bedroom family housing. Some limited supply of attached and higher density dwellings exist in selected areas. With a relatively high proportion of older persons in the District, the housing stock also includes a significant number of retirement villages and rest homes. This lack of choice imposes costs on households.

The housing needs of the District’s communities are changing in accordance with changing demographic profiles, economic capacity and household structures. There is a need for the District’s housing stock to be more responsive to changing household formation and size patterns and to offer more choice.

In particular, population projections provide strong signals that Kāpiti Coast District’s currently aging population will continue to expand relative to other age groups, over the coming 30 years. No matter what economic future may eventuate, it seems certain that the District will contain a large retired sector, and planning for housing and the urban environment needs to recognise this. This includes housing which is adaptable to the needs of residents as they change over time, such as the adoption of universal design principles.

Housing affordability encompasses the full costs associated with housing, including housing payments (rent/mortgage), operating costs (heating/electricity) and transport costs. As a result, housing affordability is affected by factors including the operating energy efficiency, location in relation to employment and services and size and design relative to the needs of the household. However, the affordability of housing within the District is also governed by many factors beyond the control of the District Plan.

The District is also attracting a range of working households, partly due to improved transport links with central Wellington, but also due to the reasonably affordable housing stock present. The key segment of the community within the District likely to be affected by housing affordability concerns are working households on modest incomes and single-person households. To maintain options into the future to expand the District’s workforce, there is a need to consider housing options for these households.

The provision of a range of housing types and built forms within the living environment can be achieved within a high amenity environment. Poor design of subdivision patterns and housing can lead to low amenity environments, particularly in high density or mixed use environments as environmental nuisances are less able to be absorbed within the locality. A
Objective 2.13 – Infrastructure and services

To ensure the efficient development, maintenance and operation of an adequate level of social and physical infrastructure and services throughout the District that meets the needs of the community, and builds stronger community and ecological resilience, while minimising potentially adverse environmental effects.

Explanation

Infrastructure is the physical structures and networks that support and provide essential services to the communities of the district. The efficient use and management of infrastructure has the potential to greatly affect economic productivity, environmental outcomes and a community’s sense of wellbeing, while contributing significantly to a community’s health and safety. The benefits of this infrastructure to the functioning of the district are therefore substantial.

The infrastructure of the District includes:

- electricity and telecommunication systems (network utilities) which generally consist of a bulk supply installation connecting to a local distribution or collection network, for example:
  - high pressure natural gas pipeline;
  - telecommunication and radio communication facilities;
  - a range of electricity distribution and transmission networks, including support structures, substations, and lines for local and national distribution, transmission and supply.

- networks associated with water supply, sanitation and waste facilities, and drainage including underground pipes and a network of pump stations, wastewater treatment plants, water abstraction and treatment plants, numerous attenuation ponds and soak pits;

- transport structures and facilities including roads, rail, walkways, cycleways, bridleways and the Kāpiti Coast Airport;

- social infrastructure including community halls, schools, health services, and community and sports facilities.

It is recognised that the District shares boundaries with six other District Councils and it is important to acknowledge the importance of the network utility and State Highway infrastructure linkages crossing these boundaries and to ensure the appropriate integration, coordination and safeguarding of such assets.

The importance of consistency across district boundaries has been recognised in the development of Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008, National Policy Statement on Electricity Notified 29 November 2012 - [2-26] -
Transmission 2008 and, Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. These regulations are binding and enforceable and must be read in conjunction with rules in the District Plan. The NES for Telecommunication Facilities applies to telecommunication equipment cabinets and antennas located within road reserves; while the NES for Electricity Transmission Activities only applies to activities related to the operation, maintenance, upgrading, relocation or removal of an existing transmission line of the National Grid owned and operated by Transpower New Zealand Ltd.

While infrastructure can have significant local, regional and national benefits, it is recognised that the nature of some infrastructure generates adverse environmental effects. These effects may result from activities involved in establishing the infrastructure, be generated by the infrastructure itself, or be associated with the maintenance and operation of the infrastructure. Such activities may adversely affect landscape values, ecological resources, indigenous vegetation, amenity, streetscape, heritage and public health and safety. There is also the potential for some activities undertaken in the vicinity of infrastructure to lead to adverse reverse sensitivity effects which may impinge upon public health and safety.

There can be logistical or technical constraints on where infrastructure must be located to serve communities and to enable it to operate efficiently. The provision of infrastructure should also be integrated with urban growth activities. The Council seeks to ensure the benefits of infrastructure are recognised and appropriately weighed along with the logistical, technical and environmental constraints in any decision-making processes.

Network infrastructure associated with water supply, sanitation and drainage is a significant resource for the district and the costs of maintenance and upgrading this resource has substantial consequences for the communities of the district. The need to upgrade infrastructure to accommodate new development has a significant cumulative effect on the physical resources of the district, in addition to the environmental impacts in the immediate vicinity of the developed site. Developments may necessitate significant modification of the overall network and can lead to significant adverse effects on the receiving environment (i.e. sewage/stormwater) or resources (i.e. water). Increasing concern about social, environmental and cultural sustainability is driving changes and improvements in the performance of infrastructure services.
Objective 2.14 – Access and Transport

To ensure that the transport system in the Kāpiti Coast District:

a) integrates with urban form and maximises accessibility;

b) 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;

c) contributes to a strong economy;

d) minimises adverse effects on land uses and vice versa; and

e) is safe, fit for purpose, cost effective and provides good connectivity for all communities.

Explanation

The road and rail network, together with the Kāpiti Coast Airport and pedestrian and cycleways, comprise the District’s main transport infrastructure. The urban centres and communities of the district have developed around the transport routes established by the highway and railway which provide the main linkages between the urban centres of the district.

The current pattern and scale of movement in the District is heavily dependent on motor vehicles powered by fossil fuels. This dependency has a number of adverse consequences for the long term viability of transportation and for the environment. These adverse effects will become increasingly more prevalent as a result of global issues and pressures including climate change and peak oil. There is a need to increase transport efficiencies by increasing the use and efficiency of public transport, increasing walking and cycling and minimising the need to travel through better integration of transport and landuse planning.

The Council’s Sustainable Transport Strategy (2008) sets out a long term view of the future options and opportunities in light of the impacts of peak oil, climate change and national and regional transport initiatives. The objective of the strategy is to create a physical transport system that is attractive, affordable, connected, responsive, and safe and offers effective mode choice so that it enables people to act in a sustainable way. The Council also has a Streetscape Strategy and Guideline which seeks to help:

- establish a clear vision for different streets and the character of specific areas;

- ensure a clear understanding of all factors affecting streetscapes, and the impact streetscape design can have on surrounding environments and choice of travel mode;

- minimise future conflicts between different users of streets;

- give guidance on what is both possible and desirable within different parts of the towns;

- establish the most efficient way to minimise effects on the environment;

- establish vehicular, pedestrian, and cycle safety and prioritisation of different transport modes appropriate to the use and character of individual roads;

- create a distinctive character that is supported by the community including iwi and other stakeholders;
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- simplify the decision-making processes related to street upgrades and allocation of funds; and
- give more robust guidance in the subdivision consent process on what are appropriate minimum standards for new roads.

The Streetscape Strategy and guideline is specific to the urban environment and supports the assessment of subdivision consents and street upgrades. The District Plan is a key instrument to implement the Sustainable Transport Strategy and the Streetscape Strategy.

An efficient and effective transportation network is critical to the functioning of the district, to move people, goods and services in a safe and effective manner. Poor land-use decisions which are not linked to the capacity of the transport network can create problems for the overall system. Equally, transport infrastructure is a major shaper of the broad patterns and character of urban areas and can if poorly managed and located create pressure for new development in areas which create inefficient demand for community investment in other infrastructure. Regard must be had for the interrelationship between land use activities and the transport infrastructure. Decisions about urban form and the location of land use activities are all interconnected, and are all crucial in terms of reducing infrastructure costs and environmental damage.

The rail corridor is also a key part of District’s transportation network, and therefore its efficient and safe operation must be protected from potential adverse effects of activities. Council’s role with regard to rail transport is largely an advocacy role. The development of the railway network is the subject of existing designations for the land use and is determined by the railway operator - Kiwi Rail. The provision of passenger rail services is supported by Regional Council funding. Council supports the maintenance and enhancement of the rail services for both passengers and industry. The District Plan addresses, where appropriate these services through facilitating associated facilities. However, smart land-use management decisions, particular in the location of residential activities and the management of urban densities, along with maximising access to rail stations can help support and increase the viability and returns on rail investment.

The Council, in conjunction with interested community groups, individuals and landowners has developed an indicative cycleway, walkway and bridleway (CWB) network. The community have a strong interest in such a system and the Council has committed to significant implementation of the network. A key issue for the Council is to ensure the CWB network is considered and incorporated into the design of subdivisions and resource consents and in the design and development of the roading network, parks and reserves.

The specific resource management issues relating to access and transport in the District are:

- ensuring equitable access to services by all;
- availability of public transport alternatives and a CWB network for residents of the district to travel between and within communities of the district;
- future of State Highway 1 (SH1) and the proposed Expressway in terms of separating through traffic on roads of the district from local traffic, traffic generation of Expressway interchanges (on local road transport network) and increased demand for commercial development at the interchanges;
- need for high quality State Highway network which connects safely and efficiently with the district road network through appropriate arterial routes;
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- the need for and effects of additional transport linkages between and within communities of the district;
- the effects of subdivision and development on the transport network and vice versa;
- traffic congestion and hazards at key road intersections;
- road damage and noise from heavy vehicles travelling through the district (and more acutely in the urban areas);
- transport system dangers and conflicts over conflicting modes and land uses (e.g. cyclists commuting on SH1 and local shops requiring access to/from SH1);
- adverse effects of other activities on the safety and efficient use of the State Highway system for traffic movement throughout the district;
- demand for access to and between recreational open spaces, including the CWB network;
- the future of Kapiti Coast Airport and the Paraparaumu Sub-regional Centre and effects on the safe and efficient operation of the surrounding development and associated activities.
- consolidating infill, mixed use and higher density developments near public transport hubs (e.g. railway stations and bus routes) to increase more sustainable modes of transport and reduce the demand for more private motor vehicle trips.

The Kapiti Airport is a valued transport asset for the District. The main resource management issues associated with the airport are:

a) providing an optimum balance between allowing for reasonable noise associated with aviation activities, and managing the adverse effects on surrounding occupiers;

b) controlling noise sensitive activities within the Airport Zone;

c) managing the relationship between the Airport and the surrounding area, for example through the provision of a buffer between the site and surrounding areas;

d) establishing open space and public access generally within the Airport Zone, subject to safety and operational considerations, and establishing links with existing CWB linkages;

e) managing development, including the timing of development, so that it occurs with appropriate provision for infrastructure and services, including upgrades to transport and infrastructure;

f) managing development to avoid, remedy and mitigate the effects of airport development on transport and service infrastructure;

g) managing environmental effects including protection of the Wharemauku Stream, stormwater, flooding and water quality issues, and potential for protecting and enhancing the biodiversity within the site;

h) airport safety;
i) providing appropriately for the archaeological and tāngata whenua values associated with the Airport, particularly in respect of the area to the south of Wharemauku Stream and in the area to the west of Magrath Avenue;

j) ensure that commercial activities provided at the Kapiti Coast Airport are compatible with airport operations, and do not compete with the role and function of the Paraparaumu District Centre.

**Objective 2.15 – Incentives**

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

**Explanation**

The Council wishes to encourage settlement which goes beyond basic requirements or actions to avoid, remedy or mitigate the effects of a proposal to a point where a development can provide a significant shift forward or contribution to improvement to the District. It wishes to do so in four areas: increasing the biodiversity levels of the District, particularly in degraded environments; improving water quality, achieving higher levels of building energy efficiency than anything required by the Building Act and encourage use of on-site renewable energy technologies.

The Council recognises the role of development incentives in encouraging significant and permanent benefit to the natural environment with regard to biodiversity, water quality and energy use which are significant issues for the District. The Council is prepared to consider a number of development incentives for opportunities to increase the scale of development where developments go above and beyond what is already required of them to mitigate the effects of the activity on the environment in terms of biodiversity, water quality or energy.

As well as contributing to the District’s natural character and having intrinsic values, a healthy biodiversity provides us with life’s essentials. Biodiversity, ecosystems and the natural environment have all come under increasing pressure from both ecological threats such as pests and development threats such as ecosystem destruction from subdivision and land use activities. The Council may consider development bonuses where the applicant has demonstrated that, for example, the restoration of degraded habitats will be undertaken which will result in a substantial net benefit with regard to biodiversity.

Directly related to biodiversity, fresh water is integral to our health, wellbeing, livelihood and culture. People value freshwater for many reasons, it helps to drive our economy, defines our natural environment and sustains ecosystems. Activities on land, can adversely affect the quality of water thereby compromising the life supporting capacity of water bodies. The Council may consider development bonuses where the applicant has demonstrated that, for example, the establishment and physical and legal protection of a riparian margin, which will result in a substantial net benefit with regard to water quality.

The Kāpiti Coast faces several major long term energy challenges, including tackling carbon emissions. There is a clear need to improve energy efficiency and conservation, and maximise the use of renewable energy resources. The path to creating a more sustainable energy future is through using energy more efficiently and generating more energy from renewable sources. The Council may consider development bonuses where the applicant has
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demonstrated that; for example, using insulation higher than what is required under the Building Code in a residential development or other permanent design features, which will result in a substantial net benefit with regard to renewable electricity generation, and/or energy efficiency and conservation.

This objective intends that these initiatives are permanently locked in via use of a range of legal instruments.

The exact package of incentives is likely to vary from site to site and will be determined through negotiation between landowners, developers and the Council and using Development Incentive Guidelines. In general, the requirement for applicants to exhibit a ‘substantial’ net benefit means that the associated enhancement must be in the vicinity four (or more) times the outcome anticipated under the status quo. In general, the area or site to which the activity applies should also be the area or site to which the benefit and incentive will be available.

By encouraging activities to provide a significant and permanent benefit to the natural environment in terms of biodiversity, water quality and energy by offering increased scales of development the objective gives effect to section 6 of the RMA which requires the Council to recognise and provide for the preservation of the natural character of wetlands, lakes and rivers, and their margins, and the protection of them from inappropriate use, subdivision and development as a matter of national importance. The Act also requires the Council to provide for the protection of significant indigenous vegetation and significant habitats of indigenous fauna. In addition, a function of District Councils under the Act is the control of any effects of the use, development, or protection of land, for the purpose of maintaining indigenous biological diversity. The benefits to be derived from the use and development of renewable energy must be had regard to by the Council under the Act and the Council must give effect to the National Policy Statement for Renewable Electricity Generation. The Objective also gives effect to the New Zealand Coastal Policy Statement with regard to the restoration of degraded coastal habitats.
Objective 2.16 – Economic vitality

To promote sustainable and on-going economic development of the local economy with improved number and quality of jobs and investment through:

a) encouraging business activities in appropriate locations within the District, principally through differentiating and managing various types of business activities both on the basis of the activity, and the potential local and strategic effects of their operation;

b) reinforcing a compact, well designed and sustainable regional form supported by an integrated transport network;

c) enabling opportunities to make the economy more resilient and diverse;

d) providing opportunities for the growth of a low carbon economy, including clean technology;

e) protecting business activities from reverse sensitivity effects and enhance the amenity of business activities; and

f) enhancing the amenity of business areas

whilst:

a) ensuring that economic growth and development is able to be efficiently serviced by infrastructure;

b) encouraging commercial consolidation and the co-location of community services and facilities primarily within the Paraparaumu Sub Regional Centre and Town Centres;

c) managing contamination, pollution, odour, hazardous substances, noise and glare, and requiring enhanced levels of amenity values as associated with business activities.

Explanation

The Kāpiti Coast has a narrow economic base which is largely reliant on retail, the aged care and social services sector, and the residential construction sector for employment. The District’s centres are heavily skewed to retail activity with limited business services and other activity. This makes them very reliant on the fortunes of the housing market and constraints on retail spend. The issues for the District are:

- difficulty in maintaining and enhancing the District’s centres. The District’s centres are important as points of investment, as transport nodes and as places of community and civic focus;

- pressure to maintain high levels of development and urban growth as a way of maintaining businesses and employment;

- limited job opportunities which results in young people leaving the District and large numbers of people commuting to Wellington for work.

There is a desire to create more employment in the District and to broaden the range of jobs available. A larger and more diverse local economy is less subject to external shocks such as peak oil, volatility in price and supply of other essential resources, and the need to fund expensive climate change adaptation measures. Economic development results in interesting and rewarding jobs and careers and it becomes easier for the community to afford amenities and infrastructure. Job creation, wealth attraction and greater district self-sufficiency in employment will better secure the future of the Kāpiti Coast residents.
Specifically, the Council sees a future economic growth aspiration of the District as a place of creativity and innovation. This prospect would be based on a sustainable District economy that is led by industries at the forefront of the business world of tomorrow, where new and emerging technology is welcomed and used, where entrepreneurs can work with like minded people to develop clean technology, and where people in the district are employed locally in good quality jobs. Council’s role in achieving this future includes supporting the Ōtaki Clean Technology Centre and the establishment of a Clean Technology Trust and its development of a Technology Park. The District Plan must strike a balance between enabling such activity and managing potential adverse effects attributed to it.

The District has a major resource in the food and fibre producing potential and capacity of its rural lands. These resources have the potential to support the development of a larger horticulture sector and a sustainable local food economy. Consideration should therefore also be given to the rural environment. The District’s economy could benefit from a deliberate effort to add value to products made or grown in the District in order to improve the return per hour of labour invested. The Council recognises the importance of its role in controlling land use to enable and facilitate new opportunities to grow the local food economy.

The centres of the district provide a base from which business and a wide range of other commercial and related amenities operate. The Development Management Strategy 2007 identifies the District’s centres play a major role well beyond being a simple location for retail and civic activities. Improving the range of activities that take place in the district’s centres and improving their appearance and liveability will benefit the District in the following ways:

- increase the sense of belonging and commitment to live and invest locally;
- increase investment flows and opportunities for business;
- provide local employment;
- support passenger transport hubs and increase access to local businesses; and
- increase housing choice for the workforce.

The District is faced with the on-going challenge of the need to take into account the changing regional, national and global context. Such changes include increasing scarcity and cost of fossil fuels and the transition to a low carbon economy. This presents opportunities for the district to build on traditional areas of strength as well as new areas such as local value added food production. Further, increasing fuel costs will increase the need for local employment and new businesses in the district’s centres.

Part of sustainable development is enabling people and communities to provide for their economic wellbeing. Economic development makes an important contribution to delivering a thriving and resilient future for the Kāpiti Coast. There is a need however, to achieve a balance between social, economic, cultural and environmental wellbeing in the sustainable development of the district. The local economy and economic growth should, as far as possible, avoid environmental harm and develop within the basic capacity and thresholds of natural resources to support such growth.
Objective 2.17 – Centres

To have vibrant, safe and economically viable centres that function as key employment and economic nodes and as a focus for social and community life, as public transport and local service hubs, and as places for living, entertainment and recreation that:

a) provide the primary focus for commercial and community activities within the District;
b) support community cohesion and a sense of place;
c) reinforce a compact, well designed and sustainable district and regional form, through promoting and reinforcing a close proximity and good accessibility between living, business and employment areas.
d) encourage economic, employment opportunities and business activities in a manner which promotes:

i) the Paraparaumu Sub-Regional Centre as the principal commercial, cultural, civic and tourist Centre for Kāpiti Coast District, to be developed in a manner that
   a. achieves an integrated and compact town centre, linking all Precinct's through a permeable transport environment and a high quality building environment;
   b. provides for a broad range of mutually compatible activities and employment opportunities that are integrated with public transport;
   c. is supported by opportunities for moderate density residential living; and
   d. consolidates commercial and community activities within Precincts ‘A’ and ‘B’;

ii) the District’s Town Centres at a scale and form that provides the urban focus for the commercial, tourism, education, entertainment, community and civic activities as well as opportunities for medium density residential living, where these meet the needs of the surrounding township community.

iii) the District’s local centres to provide for commercial activities, within a residential context, to primarily serve the local convenience, community and commercial needs of the surrounding residential community.

Explanation

The District has a number of centres of varying scale, ranging from those with a sub-regional and district wide influence to those with a neighbourhood function. The Kāpiti Coast’s urban form reflects its history of small coastal bach settlements and the centres that grew up along the railway line. The historic village identity of the settlements in the District is closely tied to the individual identities of many of the centres in the District.

These centres are where the exchange of goods and services and associated land-use effects are concentrated. They also have a significant social component as a focus of many community activities, and the physical amenity and character of these areas is crucial to the perceptions people have of the urban communities and district as a whole. This includes the visual appearance, convenience and safety of buildings and physical setting and variety of activities/mixed uses in close proximity in each centre.
The Local Outcomes Statements for each community across the Kāpiti Coast sets out their desire to retain the coherence of their neighbourhood character and to retain a valued sense of place. A key challenge for the District is to ensure that development enhances the local sense of place which people can strongly associate with and feel part of. New development in centres does not have to replicate existing conditions to achieve a sense of place and sometimes, it is just as important to add new elements to the built environment and to stimulate the development of a ‘future context’.

The District’s centres support activities outside of usual retail and office business hours. Mixed use buildings provide a variety of activities within town centres. An ongoing issue for the Council is to ensure that buildings are located and designed to be suitable to the use mix and ensuring privacy and noise mitigation. Mixed use development within the centres is preferred in locations which are close to public transport and open space.

The role of each of the centres within the District is set out in the centres hierarchy. Development that is inconsistent with the role of a centre could weaken the role and viability of other centres in the hierarchy and may have a range of adverse effects including cumulative effects, on both the centre and other centres within the District. Specific consideration needs to be given to the effect of developments which may affect the viability and vitality of the District’s centres.

Commercial, in particular retail activities are largely restricted outside identified centres. There are numerous adverse effects of dispersed and out of centre business development, including:

- increased demand on the transport network due to the increased number and length of trips required to access dispersed activities;
- loss of accessibility to services and facilities due to dispersed nature not being efficient for public transport service; and
- loss of economic agglomeration benefits resulting from the co-location of complementary activities.

Further adverse effects include increased environmental nuisances affecting sensitive land uses such as residential areas, declining amenity values in centres, inefficient use of existing infrastructure provided in identified centres and working zones, reduced certainty of re-investment in public infrastructure and public investment in identified centres and working zones.

The extent and range of commercial activities provided for within the District’s Industrial Zones, including the Airport Zone, is limited to manage reverse sensitivity issues, scarcity of the industrial land resource, and ensure that such areas avoid adverse effects on the function and amenity of the Paraparaumu Sub Regional Centre and Town Centres.

The distribution and location of business activity plays a key role in the form and growth of the district’s urban areas. Business activity is vital to the effective and efficient functioning of the Community through providing for social and economic well-being. Intervention with regard to the distribution, scale and function of business activity is critical to promote sustainable resource management and the integrated management of effects. Such intervention is therefore undertaken for two reasons:

(a) a distribution of business activity that integrates with strategic and community infrastructure, and existing residential and town centre and industrial environments is more likely to secure desired outcomes and sustainably manage effects; and
(b) that if left unimpeded, resulting development patterns, despite the extent and scale of growth pressures, are likely to produce adverse environmental effects, and costs to the community.

The grouping of a wide range of facilities in integrated centres will benefit the community by encouraging economic and shared use of facilities, providing a meeting place for communities and encouraging ready access by both public and private transport.

An ongoing challenge for the Council is ensuring the consolidation and intensification of business activities to enable the development of vibrant and viable centres and the efficient use of infrastructure and facilities. Compact and well designed centres also promote the efficient use of energy and reduction of vehicle emissions.

An efficient urban form is also one which is easily accessed by active, public and private transport modes. A centre which is easily accessed ensures that the community and catchment it serves is able to access and support the businesses and facilities within the centre.

Pedestrian priority in centres means high traffic generating activities need to be carefully managed. Supermarkets, shopping malls and department stores are all forms of retail activity which are high generators of vehicle traffic. Development should be located and designed in such a way that potential adverse effects on the road network, particularly traffic movement, efficiency and safety, and adverse effects on pedestrians and passenger transport users are appropriately managed.

The level of amenity provided by developments can influence the success of a centre as a destination for the local and wider community. Built form that is conscious of the local surroundings and heritage contributes to a high level of amenity within the centre. Where communities and businesses have a choice of centres to patronise or invest in, the level of amenity significantly contributes to the viability of the centre.

The streetscape is the key location for public interaction within centres and the interface between the transport network and the businesses. The development of a high quality public streetscape is critical to the development of a high amenity and accessible environment and therefore a vibrant and economically viable centre.
**Objective 2.18 – Open spaces / active communities**

To have a rich and diverse network of open spaces that:

- **a)** is developed, used and maintained in a manner that does not give rise to significant adverse effects on the natural and physical environment;
- **b)** protects the District’s cultural, ecological and amenity values, while allowing for the enhancement of the quality of open space areas;
- **c)** supports the identity, health, cohesion and resilience of the District’s communities; and
- **d)** ensures that the present and future recreational and open space needs of the District are met.

**Explanation**

The District’s network of open space is diverse, and covers a broad expanse of public and private land. Council’s Open Space Strategy (2012) recognises the defining feature of open space as areas which “people can move through...without fear of challenge, even though there may be a level of restriction on what they can do on it.” As part of its core asset management function, the Council acquires, maintains and enhances a number of these spaces for public use, including:

- local neighbourhood parks;
- sports grounds and playgrounds;
- bush and coastal reserves;
- cemeteries, destination parks, utility and other reserves

In addition, large areas of open spaces in Kāpiti are managed by other public entities, including Greater Wellington Regional Council and the Department of Conservation. The former administers Queen Elizabeth Park, a 650 hectare reserve linking Paekākāriki to Raumati. The most significant open space areas of the District – Kāpiti Island and Tararua Forest Park – are managed by the Department of Conservation.

These features are major contributors to Kāpiti Coast’s recreational and conservation values and are enjoyed by the local population and national and international visitors alike. They also contribute markedly to the identity and sense of place enjoyed by Kāpiti residents.

A predominant physical characteristic of open spaces in Kāpiti is the minimal presence of buildings and structures; however, most (if not all) of these places contain such features as clubrooms, toilets, gymnasiums, pools, tramping huts, tracks, play equipment, benches, lighting, rubbish bins and so on. Where appropriately located, these structures enhance amenity and functionality for open space users, enabling a greater diversity of activities and a higher quality recreational experience.

The District’s expanding network of cycleways, walkways and bridleways is also a vital component to the wider open space network. These assets not only provide physical connections among and between communities, but also offer viable active transport opportunities in lieu of private vehicle travel – an outcome that promotes improved air quality (from reduced vehicular emissions) and enhanced community and individual health, wellbeing and resilience.
From a strategic perspective, it is recognised that the regional open space network suffers from a lack of integrated strategic planning, further compounded by a lack of mechanisms available to share best practice and resources. Kāpiti shares District boundaries with a number of other local authorities, including boundaries that effectively dissect areas of open space. An issue for the Kāpiti Coast, therefore, is to understand the ways in which the District’s open spaces can best be managed to meet the needs of its residents whilst also recognising the benefits of incorporating the wider strategic aspirations of the Region.

Though the rate has slowed in more recent years, Kāpiti has experienced rapid population growth since the first RMA District Plan was made operative. This growth has led to an increased demand for greenfield development and infill housing, and an associated need to monitor the provision, quality and variety of open spaces in Kāpiti.

Despite the generous amount of open spaces the District enjoys, the distribution of these areas is not evenly spread geographically. Areas like Queen Elizabeth Park and Kāpiti Island are significant amenity resources; however, they are not readily accessed by every member of the community. As the District’s population grows, there is therefore a continuous need to review the spatial provision of parks, reserves, playgrounds and other open spaces to ensure all residents and visitors have reasonable access to a variety of public spaces.

Similarly, the quality of open spaces in Kāpiti is a consideration that demands ongoing attention. Most facilities require periodic maintenance to retain healthy, user-friendly environments, which is generally funded by public rates and other government funding. With more intensive urban areas anticipated in parts of the District over the foreseeable planning horizon, existing open spaces in these settlements will need to be upgraded and enhanced to cope with increased usage and evolving recreational preferences. Moreover, where new development is to occur in greenfield areas, a balance must be reached between the provision (both in amount and location) of land for new open space use and the improvements made to that land to enhance amenity and recreational opportunities. This is an ongoing challenge for the Council in terms of allocating funding from reserve contributions to best meet the needs of the Community.

The Kāpiti District’s cultural, socio-economic and generational diversity collectively equate to competing desires for the use of public open space. Some residents prefer active recreational opportunities afforded by sports fields, playgrounds or bike trails, while others enjoy more passive activities like walking or picnicking. Others still value the contribution that open space areas make to the overall spaciousness of the Kāpiti Coast, the contrast this provides to its more urbanised areas and the potential these open spaces carry for the enhancement of the District’s indigenous biological diversity.

Resource management issues relevant for open spaces on the Kāpiti Coast are not limited to local influences. In an increasingly globalised society, world-wide economic and resource management issues can affect the resilience of the District’s communities. Peak oil and global climate change is likely to have an impact on the well being of Kāpiti residents, and on the local natural and physical environment. In considering the specific relevance that the effects of climate change and peak oil have on open spaces in Kāpiti, thought must now be given to whether the core functions of some of these areas can evolve to facilitate a more resilient District.

Open space in and around urban areas is also an increasingly important asset to ensure community health and well being. With increasing proportions of the District’s population living in urbanised areas having limited private open space available on typical residential allotments, public open spaces – including active transport facilities – are needed to facilitate healthy, active living opportunities. While the urbanisation of Kāpiti and wider New Zealand
may provide for the social, cultural and economic well being of communities in many instances, urban areas need to be developed in a manner that enables healthy living.

**Objective 2.19 – Urban Design**

To have liveable and safe public and private places and spaces, which:

- a) enhance the local economy, environment and community;
- b) are sustainable, enduring and resilient;
- c) provide a strong sense of place reflecting cultural values and distinct community identities;
- d) are enjoyable, comfortable, welcoming and provide a diversity of experiences;
- e) are vibrant and are easy to move around and through; and
- f) have a positive relationship between public and private spaces

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

**Explanation**

The concept of good urban design goes beyond issues of aesthetics and appearances. Urban design has economic, environmental, social and cultural dimensions. Quality urban design creates places that work and places that we use and value at various scales including centres, neighbourhood and individual building or space.

Urban design can have effects on the quality of infrastructure and quality of life which are key in creating successful centres. Quality urban design can also increase economic value with higher returns on investment and maintenance costs, more productive workplaces and more image and prestige.

Well connected, inclusive and accessible places are created through good urban design. Safety and energy efficiency can be enhanced and crime reduced through good urban design. It can also provide more and better opportunities for physical activity, resulting in improved physical and social wellbeing.

The Council recognises that inappropriately designed development can have a significant adverse effect on amenity values in the District, particularly in centres which are focal points for community employment, business, recreational and entertainment facilities. It is important to ensure that the design of new development in the District makes a positive contribution to the streetscape and pedestrian amenity, while responding appropriately to the established character and design of existing buildings of merit within centres, particularly those with heritage values.

The key issues for the District with respect to achieving urban design are:

- how new development, specifically built form and public space, contribute to local identity and a sense of place;
- the quality and amenity of public space and ensuring development fronting a street enhances the appeal of the District’s urban environments;
- ensuring good urban design in growth areas and areas of intensification;
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- ensure development contributes to a more sustainable urban environment;
- well-designed connections for all transport users including using CEPTED principles; and
- designing the District’s urban areas with the community.

As a signatory to the New Zealand Urban Design Protocol the Council is committed to raising the standard of urban design across the district. The seven design qualities outlined in the Urban Design Protocol are essential to creating quality urban design in the District.

With regard to context recognition should be given to the District’s character, rural functions and relationship between the urban and rural environments. Development should occur at a scale which reflects its town, local or neighbourhood context with areas of intensification and focus for activity. Relationships between buildings, streets, neighbourhoods and centres need to be optimised.

Every neighbourhood within the Kāpiti Coast District has its own distinct character. This is a product of its location, history and current population and can include misshapen trees along a wind swept coast, historic buildings, a 1970’s sculpture or even the lack of kerb and channels on some streets. Development should evoke a character which reflects its setting as a more intense town centre, village or neighbourhood centre and convey a sense of ‘Kāpiti Coast’. Development should appropriately respond to or take advantage of the natural environment including the coastal dunes and plains, the escarpment, Kāpiti Island, and the Tararua Ranges. Besides preserving existing character elements there is also the potential to create new elements that will create a distinctive ‘sense of place’, strengthen existing character or be used in new areas to establish character.

Future development should broaden the range of living, working, entertainment, learning and recreational choices. A cross-section of society with different interests and needs has to be accommodated.

Physical, social, and recreational connections should provide for access, mobility and wayfinding for all transport users, improve safety and security by accommodating CPTED principles and promote public health and environmental sustainability. Buildings and spaces should also be designed to stimulate interest and foster local identity and sense of place.

Greater environmental responsibility should be factored into the built environment, including having regard for landscape, cultural and heritage values, using sustainable design solutions and green technology, incorporating renewable energy sources and increasing energy efficiency, avoiding hazards, and considering the impact on people’s health.

The design of the District’s urban areas should draw on other disciplines to achieve the best outcomes. Places need to be designed to take into account best practice and most importantly the needs and aspirations of the community.

The Council also recognises the importance of promoting the principles of low impact urban design and development (LIUDD). In New Zealand, the term LIUDD embraces low impact design but also deliberately extends and strengthens connections with sustainable urban design. This approach uses the ecological carrying capacity of the local environment as a starting point. Ultimately LIUDD emphasises the importance of ‘integrated three-water management’ through the naturalisation of the water cycle and by supporting green construction. It is an ongoing challenge for the District to ensure that the District Plan, through the use of structure plans and supporting documents are founded on ecologically focussed...
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sustainable design principles and do not create any barriers to the implementation of LIUDD within the District.

Objective 2.20 – Renewable energy, energy efficiency and conservation

Increase the development and use of energy from renewable sources, including on-site systems, and efficiency and conservation of energy use while protecting the natural environment and significant amenity values.

Explanation

A secure, reliable and sustainable energy supply is vital to the functioning of the District. It enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety. The path to creating a more sustainable energy future is through using energy more efficiently and by generating more energy from renewable sources. This has the potential to allow communities to move towards self-sufficiency in the use of energy for the benefit of the whole District and to encourage economic development within the District.

Council must have regard to energy efficiency, climate change, and the benefits of the use and development of renewable energy under the Resource Management Act. The New Zealand Government has confirmed its commitment to increase the proportion of electricity generated from renewable sources in order to meet its obligations under the Kyoto Protocol and has set in place a policy framework and a programme to reach its targets. A number of national policy documents provide direction in terms of how we should respond to the challenges of reducing green house gas emissions.

The Wellington Region, including the Kāpiti Coast, is recognised as having resources that are suitable for renewable electricity generation, in particular wind, solar, wave and hydro energy. There is potential to reduce electricity related greenhouse gas emissions and meet future energy demand through maximising renewable electricity generation at the domestic, community and utility scale using the renewable resources in the District. The District’s urban environments offer opportunities for small scale renewable electricity devices. The Rural zones have the most potential of any zone in the district for commercial renewable energy developments and community scale renewable electricity development.

The use and development of renewable energy can be in a number of different forms. At the domestic scale there are various ways to use natural sources of heat, including the orientation of buildings towards the sun to assist with heat, cooling and natural lighting. Significant gains can also be made through solar water heating or solar panels on buildings. Domestic small scale turbines may become more common. The scale of such facilities is unlikely to create significant adverse effects in rural areas where distances from neighbouring properties and screening vegetation could avoid or mitigate visual and noise effects.

Large scale renewable electricity generation activities are unlikely to be able to internalise all potential adverse effects that they may generate within the site. The scale of effects generated on the environment will vary depending on the location of the activity and the characteristics of the surrounding area. Wind facilities for example are usually provided at large scale and, by necessity, are usually located in open and prominent locations where the wind resource occurs. There are potential tensions between existing values of these areas.
and their potential for renewable electricity generation. There is potential that such developments can cause adverse effects on the environment including on amenity, landscape, ecology, cultural and heritage values.

If renewable electricity generation facilities are established in the district, they will represent an important physical resource. Inappropriate subdivision, land use and development in close proximity have the potential to adversely affect the safe and efficient operation of the renewable electricity generation facility due to the creation of reverse sensitivity effects.

Infrastructure associated with renewable electricity generation will traverse land between the generation site and the area of demand. These facilities for the transmission of electricity to the grid are likely to have adverse environmental effects. However, unless the effects of construction and operation of renewable electricity generation facilities, including the effects relating to access and transmission, are assessed as a single package of effects, the viability of renewable energy projects could be compromised.

The form and layout of subdivisions and development can play a major role in contributing to energy efficiency. Appropriately orientated sections enable new homes and other buildings to be designed to take advantage of the sun, resulting in warmer, drier homes and buildings that are less expensive to heat. This has economic as well as health benefits for individuals in the District.
3.1 Natural Environment provisions

In most instances, subdivision and land use development will result in a change to the natural environment. These changes are not always negative, nor are they always significant; however, it must be noted that certain natural areas and features are more sensitive to the effects of development than others. Moreover, development may provide opportunities for improvements to natural areas and features. Accordingly, the following District-wide considerations must be applied across all zones to meet the Objectives of relevance to the natural environment.

3.1.1 General natural environment policies

Policy 3.1 – Ecosystem services

**Subdivision, land use and development shall be undertaken in a manner that ensures any adverse effects on ecosystem services are avoided or, where they cannot be avoided, are remedied or mitigated.**

**Explanation**

Ecosystem services can be described as the ‘services’ such as clean air and water that are provided by healthy ecosystems. They are often taken for granted and although New Zealand’s land-based primary production (such as farming, forestry and horticulture) is based on introduced species, its success relies on natural biological systems.

As well as having their own intrinsic values, healthy ecosystems provide us with ecosystem services that support our existence by providing clean air and water, productive soils and natural filtering processes. Ecosystems and their interconnections are complex and therefore a precautionary approach shall be taken when assessing effects on the natural environment. Providing for the community’s needs while sustaining our ecosystems in a healthy state is one of society’s largest challenges.

Policy 3.2 – Identification of sensitive natural features

**Sensitive natural features** in the District have been identified and listed or mapped in the District Plan and these will continue to be identified as further information becomes available through the resource consent process, when considering applications on land containing locally indigenous vegetation.

**Explanation**

Identification of sensitive natural features is crucial to enable their protection and enhancement. Identification has been achieved to a large extent with the results scheduled and/or mapped in the District Plan. However, these known examples are not necessarily exhaustive of the District’s sensitive natural features (including those with cultural significance). Identification of sensitive natural features has been undertaken based on district wide and local studies by ecological and landscape consultants. Further information will come through consent applications and future plan changes.
Locally indigenous vegetation is given more weight than native vegetation, because native vegetation includes vegetation native to New Zealand yet locally indigenous vegetation only occurs naturally within the Kāpiti Coast.

The criteria listed in Policy 3.11 (Criteria for identification of significant biodiversity) need to be considered for any development potentially affecting significant indigenous vegetation or significant habitats of indigenous fauna regardless of whether the site or specimen has been previously identified or not. The most appropriate criteria will vary depending on the nature of the assessment (i.e. if an area, site or individual specimen is being assessed). However, the criteria will ensure that biodiversity values are identified in a consistent way.

Policy 3.3 – Protection

All new subdivision, land use or development in the District shall protect sensitive natural features, significant locally indigenous vegetation, lookout points, dominant ridgelines and dominant sand dunes and avoid significant adverse effects on these features, in accordance with the following principles:

- development will be located away from mapped and scheduled features;
- tangata whenua will be consulted to ensure kaitiakitanga is maintained;
- development form will be shaped by natural landforms and waterbodies, including coastal dunes, inter-dune wetlands, rivers and streams, coastal hills and escarpments; and
- active management will be applied through environmental strategies to maintain the integrity of mapped and scheduled features.

Explanation

Protection of areas and features of ecological and cultural importance can be provided in a number of ways. However, avoidance of activities which may have adverse effects on these features and areas is the priority. In instances where avoidance is not viable, development should minimise the effects on natural and cultural areas and features, and minimise unnecessary modification or damage to them.

Activities that include damage or modification to areas and features of natural and cultural importance must also recognise the customary relationship of Māori with the natural environment.

Subdivision and development is restricted in these areas to protect them from degradation. Enhancement will be undertaken as per Policy 3.13.

Features scheduled in the District Plan can only be deleted, changed or added to through a Plan Change process.

Policy 3.4 – Adaptive management

Any subdivision or development proposal seeking to use adaptive management to address adverse environmental effects shall show evidence of the following adaptive management components:

- a fully developed baseline of environmental effects;
- a clear trigger(s) to instigate a new approach to adaptive management;
c) clear monitoring standards;
d) a well documented and robust monitoring program costed and funded for the duration of the proposed effects.

Explanation
Adaptive management is a planned and systematic process for continuously improving environmental management practices by learning about their outcomes. Adaptive management provides flexibility to identify and implement new mitigation measures or to modify existing ones during the life of a project.

Adaptive management is a structured, iterative process of robust decision making in the face of uncertainty, with an aim to reducing uncertainty over time via system monitoring. In this way, decision making simultaneously meets one or more resource management objectives and, either passively or actively, accrues information needed to improve future management.

Policy 3.5 – Environmental off-setting

Where subdivision, land use or development is deemed or considered to have adverse effects (including cumulative) on land containing sensitive natural features, or locally indigenous vegetation, lookout points, dominant ridgelines and dominant sand dunes, which cannot be avoided without preventing reasonable use of the land, environmental offsetting will be considered as part of remediation or mitigation where all the following principles can be demonstrated to have been achieved:

a) it should only be considered where remediation or mitigation on-site is not possible;
b) it should be as close as possible to the site (because benefit diminishes with distance) so that it is in the same area, landscape or environment as the proposed activity;
c) there should be a substantial, significant, demonstrable and measurable net environmental benefit as opposed to mere mitigation of effects;
d) it must be effective; usually there should be conditions (a condition precedent or a bond) to ensure that it is completed or supplied;
e) there should be public consultation or at least the opportunity for public participation in the process by which the environmental compensation or offsetting is set; and
f) the methodology for setting the degree of biodiversity off-set shall be recognised and transparent, and shall include best practice monitoring and adaptive management procedures and processes.

Explanation
In achieving the sustainable management objectives of the Act, resource managers and decision makers have the option of applying avoidance, remediation and mitigation in managing adverse effects. Remediating or mitigating can include the concept of off-setting.

“Off-setting” for the purposes of this Plan means the provision of a positive effect in one location to off-set adverse effects of the same or similar type caused by the activity proposed at another location with the result that the overall adverse effects on the values of the ecosystem are remedied or mitigated.
Where off-setting is to be applied, there should be a clear connection between the adverse effect, the inability to avoid effect, and the offsetting measure. The off-setting measure should preferably be applied as close as possible to the site incurring the effects.

Off-setting should, as far as can be achieved, maintain and enhance the particular natural values affected by the project when assessed overall. To ensure an offsetting measure is effective, the methodology used to assess the measure should be transparent in that it is assessed against a recognised methodology.

Under this policy, the adequacy of the proposed off-setting will be considered in the context of the nature of the activity, the sensitivity of the receiving environment to adverse effects, the financial implications and adverse effects of the offsetting measure in question compared with other alternative measures, the current state of technical knowledge and the likelihood that effects can be successfully avoided, remedied or mitigated.

In the short term public consultation will be required as it may be uncertain if the off-set will adequately address the effects. As precedents are set, clear guidance may result in standards which will reduce the uncertainty.

Policy 3.6 – Incentives

Where new development can achieve permanent net benefits to the natural environment as a result of that development, over and above any requirements to avoid, remedy or mitigate (including off-setting), development incentives may be granted. In determining the appropriateness of awarding development incentives to a given activity, the proposal must (all other things having being met):

a) exhibit a substantial net increase in one or more of the following:
   (i) protection and enhancement of locally indigenous vegetation or terrestrial habitats for indigenous fauna; or
   (ii) protection and enhancement of water quality and/or improved habitats for indigenous fauna in aquatic ecosystems;

and

b) provide sufficient information relating to:
   (i) whether or not permanent achievement of the benefit(s) can be realised and how, including descriptions of any legal instruments to be utilised to achieve those benefits; and
   (ii) the extent to which the positive benefits are consistent with the scale, nature and type anticipated in Council’s Development Incentives Guidelines; and
   (iii) the extent to which the net benefit of the total development achieved by the proposal offsets any increase in adverse effects generated by the development incentives applied for.

Explanation

The Council encourages activities to provide a significant and permanent (or at least long-term) benefit to the natural environment by offering opportunities for increased scales of development as a ‘reward’. As illustrated in Council’s Development Incentives Guidelines in Appendix 3.1, this can include such incentives as additional allotments and/or dwellings within a subdivision, increased site coverage for buildings and structures, and so on. In general, the requirement for applicants to exhibit a ‘substantial’ net benefit means that the
associated enhancement must be significantly more than the outcome anticipated under the status quo.

The area or site to which the activity applies should also be the area or site to which the benefit will be available. There may be instances, however, where this need not be the case. For example, applicants may choose to establish riparian planting along a waterway adjoining other neighbouring sites (subject to landowner and Regional Council approval) in addition to their own. Likewise, where an applicant owns two or more adjoining sites, a net environmental benefit may be achieved on one site whilst the incentive is applied to the other.

In order to ensure amenity is not unduly compromised in the surrounding area, however, specific consideration must still to be given to the net effect of allowing for any development incentive. This will require a weighting exercise where the positive effects provided by the net benefit are balanced against the adverse effects generated by the bonus. The weighting of benefits will be conducted in accordance with Appendix 3.1.

### Policy 3.7 – Subdivision and sensitive natural features

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<th>Reference</th>
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<tr>
<td>Objectives</td>
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<td>2.1, 2.2, 2.5, 2.6, 2.9, 2.11, 2.13, 2.18 &amp; 2.20</td>
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When considering applications for subdivision of land containing *sensitive natural features* the following principles will be applied;

a) avoidance of subdivision which creates *lots* which are entirely within the *sensitive natural feature*;

b) avoidance of subdivision which creates boundaries cutting through a *sensitive natural feature*;

c) avoidance of *shelter belts* or *plantation forestry* within a *sensitive natural feature*; and

d) requiring *sensitive natural features* to be mapped and legally protected to prevent *buildings* and *earthworks* in mapped areas.

**Explanation**

*Sensitive natural features* have values that are vulnerable to degradation from subdivision and subsequent development. It is therefore important to avoid subdivision of these features to retain their values where the subdivision will have significant adverse effects. Subdivision will be encouraged in those areas of the District with greater potential to absorb change without affecting *sensitive natural features*.

Subdivision patterns determine the location of buildings and planting and therefore are a key determinant of whether the eventual development is consistent with the landscape character and values. The density and patterns of many historical subdivisions do not reflect the shape of the landform on which they are situated. For example, rural residential subdivision layouts should reflect landform character and open space of the rural landscape, even though the allotments are at a higher density, through clustered allotments which preserve open space rural character and coastal dune formations.
Policy 3.8 – Cumulative effects

Subdivision and development will be designed and located to avoid further cumulative deterioration of sensitive natural features, locally indigenous vegetation, lookout points, dominant ridgelines and dominant sand dunes in the District.

Explanation

Many developments undertaken across the Kāpiti Coast may only have minor adverse effects on natural features in their own right; however as further development occurs there is a gradual change in the effects which results in a cumulative adverse impact on the natural environment values.

This occurs incrementally over an extended period and often as the result of numerous developments rather than as the result of one large development. As a result of such cumulative adverse effects there is a loss of the District’s natural environment values. The loss of natural features such as the Kāpiti Coast’s undulating dune landforms and native vegetation are two distinctive examples of irreversible loss of natural environment values as a result of the cumulative effects of built development which does not take these features into account.

Policy 3.9 – Monitoring

The state of the natural environment will be actively monitored to ensure sensitive natural features, locally indigenous vegetation, lookout points, dominant ridgelines and dominant sand dunes are not adversely affected by land use and development.

Explanation

Monitoring is about checking that we are achieving what we want to achieve and having information available from which to make sound resource management decisions. Monitoring can tell us about key pressures on the environment, the condition or state of the environment, and about responses (i.e., the environmental results) that we are achieving, or need to work towards (as in the framework model for core national environmental indicators). The design of a monitoring system should focus attention on questions such as: how much information is enough, when is it needed and for what purpose.

Note: General monitoring is covered in Chapter 1.
Policy 3.10 – Active participation

Active participation of landowners is seen as vital to the protection and enhancement of sensitive natural features. The Council will work with landowners, recognise their stewardship and current management practices, and will promote the use of non regulatory methods, including assistance with the establishment of protective covenants, service delivery, education, and other incentives.

Explanation
Beyond the resource consent stage of a development, landowners can often have little requirement to go beyond the minimum requirements of environmental stewardship. This policy encourages ongoing and continued involvement in all landowners to ensure sensitive natural features are adequately protected, managed and enhanced.
3.2 Ecology and biodiversity

Introduction

Biodiversity relates to the diversity of and within all living systems including the habitats of plants and animals. This section will focus on significant indigenous vegetation and significant habitats of indigenous fauna in accordance with section 6(c) of the Resource Management Act 1991 (RMA).

For the purposes of this Plan significant indigenous vegetation and significant habitats of indigenous fauna are grouped together into ecological sites, rare and threatened vegetation species, key Indigenous tree species or notable trees. These features have been assessed, scheduled and/or mapped in the Plan.

In addition, general natural areas and features including priority areas for restoration have provisions in this section which relate to the maintenance and enhancement of biodiversity values.

3.2.1 Policies

Policy 3.11 – Criteria for identification of significant biodiversity

Significant indigenous vegetation and significant habitats of indigenous fauna in the District will be identified, using the following criteria:

a) Representativeness: high representativeness values are given to particular ecosystems and habitats that were once typical and commonplace in a district or in the region, and:
   i. are no longer commonplace (less than about 30% remaining); or
   ii. are poorly represented in existing protected areas (less than about 20% legally protected).

b) Rarity: the ecosystem or habitat has biological physical features that are scarce or threatened in a local, regional or national context. This can include individual species, rare and distinctive biological communities and physical features that are unusual or rare and also species that are endemic to the local ecological district.

c) Diversity: the ecosystem or habitat has a natural diversity of ecological units, ecosystems, species and physical features within an area.

d) Distinctiveness: the ecosystem, habitat or species contains a large/dense population of viable species or is largely in its natural state or restorable, or is an uninterrupted ecological sequence, or contains significant land forms.

e) Continuity and linkage within landscape: provides significant indigenous vegetation and significant habitats of indigenous fauna, or has potential to provide, corridor/buffer zone to an existing area.

f) Landscape integrity: the ecosystem, habitat or species is significant to the original character of the landscape, blends in, or has a role in landscape protection.

g) Ecological context of an area: the ecosystem or habitat:
   i. enhances connectivity or otherwise buffers representative, rare or diverse indigenous ecosystems and habitats;
   ii. provides seasonal or core habitat for protected or threatened...
indigenous species;
iii. has the ability to be restored (when the difficulty, cost and time of restoration are considered).

h) Tāngata whenua values: the ecosystem or habitat contains characteristics of special spiritual, historical or cultural significance to tāngata whenua, identified in accordance with tikanga Māori, which may include factors such as:
   i. traditionally important for Māori;
   ii. recreational values;
   iii. significant landscape value;
   iv. protection of soil values;
   v. water catchment protection;
   vi. recreation or tourism importance;
   vii. aesthetic coherence.

i) Sustainability and resilience: the feature and its contribution to the wider natural environment has potential for long term viability based on:
   i. size and shape of area;
   ii. activities occurring on the boundaries which may affect its sustainability;
   iii. proximity to another protected area;
   iv. linkages (actual or potential) with other ecosystems, habitat or species; or
   v. ease of management.

Explanation
A large number of areas of significant indigenous vegetation and significant habitats of indigenous fauna have been identified, mapped and scheduled as ecological sites in this Plan (Schedule 3.1). The sites identified are not the only areas of significant indigenous vegetation and significant habitats of indigenous fauna and further areas are likely to be identified as part of resource consent processes. Vegetation and habitats identified through these processes will be assessed and if it meets the criteria included in the District Plan over time.

**Policy 3.12 – Management approach to biodiversity protection**

Adverse effects from subdivision, use and development on significant indigenous vegetation and significant habitats of indigenous fauna including aquatic ecosystems will be minimised, including by:

a) avoiding the removal or significant modification of any significant locally indigenous vegetation, in particular avoiding disturbance of all indigenous vegetation within ecological sites;

b) 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;

c) creating and maintaining appropriate buffer zones around and linkages between, areas of significant indigenous vegetation, significant habitats of indigenous fauna and around aquatic ecosystems to ensure that wider ecological processes are considered when making decisions about significant sites; and

d) preventing the introduction or spread of exotic weed species and pest
animals (both terrestrial and aquatic).

Explanation
Section 6(c) of the RMA requires protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna and in order to achieve the Ecology and Biodiversity Objective of the District Plan, protection of significant indigenous vegetation and significant habitats of indigenous fauna must be undertaken.

The policy regarding protection follows that of identification because we need to know what we want to protect. Once identified, the significant indigenous vegetation and significant habitats of indigenous fauna can then have rules and standards associated with them to ensure protection is adequately undertaken. To be effective, this will require adequate monitoring.

Generally, development has some detrimental effect on the environment. To protect significant indigenous vegetation and significant habitats of indigenous fauna, significant adverse effects associated with development must be avoided. As all effects cannot be avoided, the degree to which the effects are managed will depend on the type of effect and the site specific situation of the receiving environment.

While water quality is a responsibility of the Regional Council, the Council have a responsibility to manage land use activities which will have a detrimental effect on water quality. Land use activities adversely affecting the water table of significant wetlands and lakes can be a big factor in contributing to the loss of significant indigenous vegetation and significant habitats of indigenous fauna and it for this reason that avoiding significant adverse effects on aquatic ecosystems is so important.

Note: Applying the appropriate recommended treatments from Wellington Regional Council Publications "Erosion and Sediment Control Guidelines for the Wellington Region" and "Small Earthworks – Erosion and sediment control for small sites".

Policy 3.13 – Enhancement
Where a subdivision or significant 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 shall be required.

Explanation
Ecological sites and rare and threatened vegetation species, include vegetation which is recognised as being important for biodiversity protection, therefore enhancement of these features is considered appropriate as part of development, because their importance warrants measures beyond protection and restoration to that of enhancement.

In general, enhancement means to raise the quality of something to a higher degree. Enhancement in this context is detailed in rule 3A.3.3 and includes the requirement for a 20 metre ecological buffer zone around significant indigenous vegetation and significant habitats of indigenous fauna, and also the requirement that only locally indigenous vegetation will be used for all planting on sites containing significant or locally indigenous vegetation or significant habitats of indigenous fauna.
Policy 3.14 – Restoration

When considering applications for subdivision, land use or development, active restoration or remediation will be required on sites identified as priority areas for restoration, to achieve the following biodiversity benefits:

- a) resilient riparian buffers and margins which provide benefits in terms of sediment and erosion control and increased biodiversity values; and
- b) expanded ecological sites and habitat enhancement which provide greater benefits to biodiversity values through the planting of locally indigenous vegetation surrounding and linking fragmented remnant ecological sites.

Explanation

The vast majority of indigenous vegetation and habitats of indigenous fauna are not in their natural state, and are generally degraded. It is therefore important to restore degraded environments to improve biodiversity and ecological resilience.

Priority areas for restoration have been identified and have been mapped in the District Plan. These areas link fragmented ecosystems to create ecological corridors and the benefit or restoration in these areas strengthen the biodiversity of the district.

Restoration may include stock exclusion, pest management and restoration planting (ie. using locally indigenous plants).

Policy 3.15 – Tāngata whenua

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

- a) supporting the enhancement of the mauri of aquatic environments; and
- b) having particular regard to the exercise of kaitiakitanga by tāngata whenua in the management of the District’s resources.

Explanation

This policy refers to the spiritual and cultural relationships with the natural world including access to and use of such traditional resources as flax, clays, plant material etc.

Many of these resources are fundamental to the ongoing relationship of the tāngata whenua with the natural environment and opportunities for access should be sought and provided wherever this is practicable. Where these resources are on Council reserve access is provided for through reserve management plans. In the case of private land, the agreements for access to traditional resources would be with the landowner.

Kaitiakitanga is the traditional resource management system of Māori. The ethic and exercise of kaitiakitanga involved in the observance of tikanga (practices) which were developed to maintain the mauri of parts of the natural world. Kaitiakitanga is not necessarily an alternative means of resource management, but rather it should be seen as a complementary system of resource management. The infusion of aspects of
Kaitiakitanga into predominant resource management practice and policy is the ultimate method of promoting resource management.

**Policy 3.16 – Monitoring**

Monitoring of levels of biodiversity in the District will be undertaken through:

- **a)** periodic monitoring of the District's indigenous vegetation and habitats of indigenous fauna by desktop methods including aerial photography analysis, and site inspections;
- **b)** monitoring of compliance with resource consent conditions affecting the District's indigenous vegetation and habitats of indigenous fauna;
- **c)** complementing monitoring work undertaken by other relevant authorities or suitably qualified persons on the state of the environment in the Kāpiti Coast District;
- **d)** reviewing District Plan policies in response to development pressures, expressed community outcomes and environmental changes which may reduce the policies' effectiveness;
- **e)** requiring that data for monitoring purposes is collected and analysed in a scientifically defensible manner; and
- **f)** including monitoring and review conditions on resource consents where required for base level and performance monitoring and to implement adaptive management if unanticipated effects occur.

**Explanation**

To improve indigenous biological diversity and ecological resilience throughout the District, adequate monitoring must be undertaken to ensure that the methods used to achieve the stated objective and effective.

Cultural methods such as volume of whitebait (or other species) observed by tāngata whenua over generations will be considered to be a valid form of monitoring.
3.3 Landscape (including earthworks)

Topic Descriptions
The Council has undertaken a Landscape Study (Kāpiti Coast District Landscape Study 2011) which provides a professional assessment of the District’s landscape character and identified specific outstanding natural and significant amenity landscapes and features under Part II of the Resource Management Act 1991 (RMA). The assessment used the criteria in Policy 24 of the proposed Wellington Regional Policy Statement.

Fieldwork and a wide range of existing digital and printed sources of information were used to provide an overview of the Kāpiti Coast District landscapes; identify and describe the patterns of landform, land use and land cover within the broad landscape character units; identify the elements, patterns and processes associated with landscape values in each unit; and to identify, evaluate and map specific landscapes and features within these units that could be classified as outstanding natural features, outstanding natural landscapes, significant amenity features and significant amenity landscapes.

Eleven outstanding natural features and landscapes were identified in the District:
1. Waiorongomai Dunes;
2. Ōtaki River Mouth;
3. Ōtaki River Gorge;
4. Tararua Ranges;
5. Kāpiti Island;
6. Ngarara Dunes;
7. Hemi Matenga Escarpment;
8. Waikanae Estuary;
9. Whareroa Dune Lands;
10. Akatarawa Corridor; and
11. Paekākāriki Escarpment

Sixteen significant amenity landscapes and significant amenity features were identified in the District:
1. Waiorongomai Dune Lakes;
2. Northern Beaches;
3. Waitohu Stream Mouth;
4. Puhehou
5. Rangiātea and Pukekaraka
6. Lower Ōtaki River
7. Hautere Tōtara Grove
8. Ōtaki Gorge Foothills
9. Te Hapua Sea Cliff
10. Te Hapua Dunes
11. Lower Waikanae River
12. Reikorangi Village
13. Otaihanga Foothills+ Nikau Escarpment
14. Mataihuka (Raumati) Escarpment
15. Southern Beaches; and
16. Wainui
The District Plan policies and methods relating to these landscape values recognise and consider the following:

a) the varying physical, perceptual and associative factors that contribute to landscape values and how the threats to those values may differ across the District;

b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development as a matter of national importance. The appropriateness of a proposal or plan change can be assessed through a consideration of positive, adverse and cumulative effects and the degree of risk posed to the factors that contribute to the physical, perceptual and associative landscape values associated with the outstanding natural features and landscapes;

c) other landscape values also recognised under s7 of the RMA. The appropriateness of a proposal or plan change in all other landscapes (outside of outstanding natural and significant amenity features and landscapes) can be determined by a consideration of the degree and extent of the risks posed to factors that contribute to the quality of the environment.

**Landscape character areas** cover the entire district and are broken down in 11 different areas, which have been identified as having a distinct character that is set out in a schedule (Schedule 3.6) (eg Reikorangi Basin is one and Ōtaki Plains is another).

Descriptions of general landscape character across the district are provided to assist decision makers when assessing discretionary and non-complying activities, particularly in Rural and Open Space Zones to ensure that subdivision and development fits with the valued characteristics of the surrounding environment.

### 3.3.1 Policies

**Policy 3.17 – Protecting outstanding natural features and landscapes**

*Outstanding natural features and landscapes* will be protected from inappropriate subdivision, land uses and development which has the potential to erode the natural values of these areas as listed in Natural Environment Schedule 3.4 of this Plan.

**Explanation**

A list of outstanding natural features and landscapes is provided in as part of Natural Environment Schedule 3.4. The detail set out within the schedule confirms the location; extent and description of the landscape values of each outstanding natural feature and landscape so there is no doubt as to the values to be protected.

**Policy 3.18 – Development in outstanding natural landscapes**

Subdivision and development in areas identified as being outstanding natural landscapes will only be considered if there is no alternative location for the activity. Applications for activities must demonstrate that the identified landscape values are not compromised and the application demonstrates that:

- a) buildings and structures are located and designed so that they are not...
b) earthworks are minimised;
c) new plantation forestry or shelter belt planting is avoided;
d) the activity or development is compatible with its landscape setting in terms of its location, scale and character.

Explanation
The District Plan approach to outstanding natural landscapes is to avoid activities in outstanding natural landscapes. Where an activity is proposed in an outstanding natural landscape a landscape assessment will need to be undertaken to assess the effects on, but not be limited to, the landscape attributes and values set out in Natural Environment Schedule 3.4. This Policy will assist decision makers in the resource consent process, to ensure that development within an outstanding natural landscape does not compromise the character and values of the existing landscape.

Policy 3.19 – Significant amenity landscapes
Development in significant amenity landscapes will be undertaken according to the following principles to ensure that these areas’ high amenity values, as listed in Schedule 3.5, are recognised and provided for;

a) minimise changes to predominant vegetation patterns including the use of vegetative screening to reduce prominence of buildings;
b) cluster buildings and development with existing buildings and structures;
c) retain areas of indigenous vegetation;
d) minimise earthworks to retain natural landforms.

Explanation
A list of significant amenity landscapes is provided in Natural Environment Schedule 3.5. The detail set out in the schedule confirms the important landscape attributes of each significant amenity landscape that are to be retained. The District Plan approach to development in significant amenity landscapes is to control built form and ensure development is integrated with the character of the landscape. Provisions in the form of performance standards relate to the number, scale, form, material, reflectivity and location of buildings and structures within significant amenity landscapes.

Policy 3.20 – Landscape character areas
Landscape character areas will be identified in the District Plan Maps and the values associated with these, set out in Natural Environment Schedule 3.6 will be used to assess rural character when considering the appropriateness of non-complying activities.

Explanation
The District has been divided into eleven landscape character areas which are distinguished by variations in landform, landcover and land use. These landscape character areas are identified on the District Planning Maps. The values of each area, as set out in Schedule 3.6, will be used to assess the appropriateness of proposed activities.
to be located within the relevant landscape character area. The key landscape values to be considered include population density and growth, productive, recreation or other land uses, historical association with Māori, vegetation patterns, geological features, significant watercourses and land formations.

**Policy 3.21 – Dominant ridgelines and lookout points**

Development will avoid areas identified as dominant ridgelines, dominant dunes and lookout points in the District Plan Maps to ensure that views to and from these visually prominent landforms remain intact.

**Explanation**
Dominant ridgelines and lookout points have been identified in the District Plan maps and rules that implement this policy restrict buildings near dominant ridgelines and dominant dunes to ensure that these features remain as natural landmarks in the District.

The lookout points are mapped in the District Plan as public places which provide expansive views over large parts of the district. The rules which implement this policy require development to retain views from these high points.

**Policy 3.22 – Earthworks**

All earthworks activities will be managed to:

a) protect waahi tapu and archaeological values from disturbance; and  
b) avoid contaminants (including dust, sediment or any hazardous substance) from entering a waterbody causing contamination, discoulouration, or siltation.  
c) ensure that any development activity disturbing the soil is carried out in a way to prevent soil erosion and to stop silt and sediment from entering the stormwater system or watercourses.

**Explanation**

*Earthworks* is a component of a range of activities, including subdivision, building, drainage works, the construction of a farm tracks, tree removals, road works, and the laying of underground cables.

Given the long history of Māori land use and occupancy in many areas of the District, earthworks activities often have the potential to unearth cultural materials or disturb urupā.

Without protection measures, earthworks can result in accelerated on-site erosion and greatly increased sediment entering waterbodies, such as rivers, estuaries and the sea, either directly or via the Council’s stormwater network. This can lead to the re-setting of aquatic communities with recovery times measured in years rather than months in addition to the ecological changes and physical changes to the stream channel and banks.
Policy 3.23 – Earthworks - natural landforms

*Earthworks* will be minimised to retain natural landforms, particularly on dunes and steep slopes, around water bodies, in riparian margins or surrounding historic heritage. Where earthworks are undertaken the following principles shall be considered:

a) retain the integrity of sensitive natural features, dominant ridgelines and dominant dunes as undeveloped features;

b) ensure development is sympathetically located and scaled in and within close proximity to sensitive natural areas or lookout points and dominant ridgelines and dominant sand dunes;

c) take into account the natural landform (i.e. rivers, floodplains) and landform processes (i.e. flooding and erosion) in order for subsequent development to follow the natural landform.

Explanation

*Earthworks* have the potential to have adverse visual effects on steep slopes and have an adverse effect on the character and visual amenity of natural landforms by disrupting natural ground contours and landscape patterns and by secondary effects such as erosion and sedimentation. *Earthworks* on distinctive landforms can contribute to the alteration of the character of the area over time. *Earthworks* should avoid the most sensitive landscape features. Any *earthworks* that are undertaken should be engineered to reflect natural landforms such as streams and wetlands and should avoid unnatural scar faces that detract from the amenity of the area. The Paraparaumu District Centre has relatively unmodified characteristic sand dune forms that are highly valued by the community.

Policy 3.24 – Extractive industries

The visual effects of the location and operation of extractive industries, such as quarrying, are limited by requiring any new activities to be located outside areas identified as sensitive natural features or areas and requiring site landscaping and limiting visibility from living zones and strategic arterial routes.

Explanation

Extractive industries are to be located outside sensitive natural features or areas. The contrast in colour and form with the surrounding landscape makes these activities highly visible and their presence can have an adverse effect on the natural landscape values of the District. The location and shape of the working area and progressive restoration are important considerations in reducing the visual impact of extractive industries, particularly from living zones and strategic arterial routes.

Policy 3.25 – Clustering buildings

Where building clusters exist within outstanding natural features and landscapes or significant amenity landscapes, any new buildings should be required to locate adjacent to or within these clusters, subject to strict limitations on size and visual impact.
Explaination
New buildings in an outstanding natural landscapes or significant amenity landscapes will be considered only where they are located away from ridgelines and meet the requirements with regard to size and visual impact. Clustering buildings provides an opportunity for landscape protection and enhancement and means that productive areas can be retained for rural activities without being compromised by development.

Policy 3.26 – Views of Kāpiti Island

Buildings, shelter belts, plantation forestry and structures shall be designed to ensure that views of Kāpiti Island from lookout points are not obstructed or impeded.

Explaination
There are many important views and viewshafts from many public locations to Kāpiti Island within the Kāpiti Coast District. The visibility of the Island can be affected by various features of development, including the height, permeability, scale and location in relation to the viewpoint. When considering structure plans the ability to retain view shafts to Kāpiti Island will be considered.

Lookout points including where views of Kāpiti Island are to be protected are mapped in the District Plan and are subject to rule provisions. There are three lookout points identified on the maps. The design of buildings, roads and structures needs to respond to the visual amenity of the locality.
4.1.1 Coastal Environment - General Policies

Policy 4.1 – Identify Coastal Environment extent
The extent of the coastal environment is identified and mapped in the District Plan, using the following criteria:

a) areas or landforms dominated by coastal vegetation or habitat;
b) landform affected by active coastal processes, excluding tsunami;
c) landscapes or features, including coastal escarpments, that contribute to the natural character, visual quality or amenity value of the coast; and
d) 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.

Explanation
The Council commissioned Isthmus Group Limited to undertake a study in 2011 to identify the extent of the coastal environment, mapped using the criteria in Policy 4 of the proposed WRPS. In order to give effect to both the NZCPS and the proposed WRPS this plan includes this area in the District Plan Natural Features Maps showing the extent of the coastal environment which was This extent creates certainty about the area of land to which the NZCPS and the coastal environment provisions of the District Plan refer.

Policy 4.2 – Identify natural character

Areas of high natural character and natural coastal features in the coastal environment are identified in the district plan using the following criteria:

a) natural elements, systems, processes and patterns, which are relatively unmodified;
b) the presence of water (lakes, rivers, sea), geological and geomorphological features;
c) natural landforms and landscapes which are legible and uncluttered by structures or ‘obvious’ human influence including the natural darkness of the night sky;
d) places dominated by natural patterns such as the natural movement of water and sediment;
e) places or areas that are wild or scenic including the presence of vegetation (especially native vegetation) and other ecological patterns.

Explanation
This policy is to give effect to Policy 3 of the proposed WRPS. The Council commissioned Isthmus Group Limited to undertake a study in 2011 to identify and map the extent of areas of high natural character in the coastal environment. Natural coastal features including dominant sand dunes (in rural and open space zones) have been mapped and have specific rules and standards which apply to them in this plan.
Policy 4.3 – Protection of natural character

**Areas of high natural character in the coastal environment**, significant natural coastal features and habitat will be protected by:

- a) reinstating dunes which function as natural buffers for as much of the coast as practicable;
- b) providing managed public access ways to the beach and avoiding damage to dunes from unmanaged access;
- c) avoiding encroachment of permanent structures and private uses onto the beach or public land;
- d) removing existing unnecessary structures and associated waste materials from the beach;
- e) preventing new activities which have adverse effects on natural character values;
- f) retaining a natural beach and foreshore including a dry sand beach where possible.

**Explanation**

This policy is to give effect to Policy 3 of the proposed WRPS. The coastal environment of the Kāpiti Coast includes some significant areas which have a high degree of natural character. These include areas which are inland as well as on the coastal margin itself. These areas are remnants of the original coastal habitats in the District and are particularly significant as there is very little of these dune and wetland habitats remaining in the Wellington region and New Zealand. Along the coastal areas between Peka Peka and Te Horo, where there is relatively little settlement retention of the natural character of the beach is particularly valued by the community. Avoiding the location of structures where they can be seen from the beach itself is important.

Many activities on the beach and foredunes can significantly affect the natural character of the beach, including private access tracks and structures which encroach into public land. A key problem is damage to coastal vegetation and dieback which then leads to erosion of the dunes and dune blowouts.

Natural dune systems, where native sand-binding plants (spinifex and pingao) predominate, provide an effective buffer against coastal erosion hazards resulting from storms. The natural system will not prevent long term erosion occurring but can adapt to short term erosion. The depth of a dune system will be a key limiting factor in its ability to handle erosion. Where land is taken for coastal esplanades, planting with sand-binding plants will enhance the ability of the land to buffer erosion. Restoration planting of private land adjacent to the coast also has the potential to provide a buffer.
Policy 4.4 – Restore natural character

Subdivision and development in the coastal environment will support restoration of natural character values through:

a) creating or enhancing indigenous habitats and ecosystems, using local genetic stock;

b) encouraging natural regeneration of indigenous species, while effectively managing weed and animal pests;

c) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarshes;

d) restoring and protecting riparian and intertidal margins; or

e) removing coastal structures and materials that do not have heritage or amenity values; or

f) redesign of structures that interfere with ecosystem processes.

Explanation

This policy gives effect to policy 13 and 14 of the NZCPS. The areas which have a high potential for restoration were identified in a study undertaken in 2010. These areas are identified in the District Plan maps as priority areas for restoration. The rules which implement this policy enable a greater level of development if large scale restoration or protection of natural areas is undertaken as part of subdivision or development.

Policy 4.5 – Amenity and public access

Subdivision and development in the coastal environment will maintain and enhance amenity values, such as open space and scenic values, opportunities for recreation and the enjoyment of the coast, including enjoyment of a high tide dry beach by the public and public access to and along the coast, while minimising any significant adverse effects on the public’s use and enjoyment of the coast.

Explanation

The coast and beach are highly valued by the community for recreation and scenic values. Pedestrian access to and along the coastal marine area is a matter of national importance in the RMA and it is becoming more difficult in southern areas as the beach can only be accessed for a short time around the low tide. The use of the beach can have adverse effects on coastal systems. For example dune plants can be destroyed by uncontrolled pedestrian access across dunes. Rules which implement this policy include providing esplanade reserves and requiring public access ways as part of subdivision and including coastal access routes/ways on District Plan Maps.
### Policy 4.6 – Natural coastal processes

**Natural shoreline movement will be accommodated and the resilience of coastal communities will be increased by using the best practice coastal management options, including some or a combination of the following:**

- a) dune management;
- b) inlet management;
- c) engineering measures;
- d) managed retreat;
- e) building and development controls; and
- f) Coastal Hazard Management Areas

### Explanation

The Kāpiti Coast includes large sections of coast, including urban areas in Ōtaki, Te Horo, Peka Peka and Waikanae which have a natural dune system adjacent to the beach. However, there are significant parts of the coast which are now armoured with coastal protection structures. A combination of management techniques will be required to retain and restore the natural shoreline functions to parts of the coast. In all areas, the control of additional development in close proximity to the coast will ensure that natural shoreline movements can be accommodated. The coastal hazard management areas (which are mapped in the District Plan Natural Hazard Maps) are areas where development controls will be applied. In addition in rural areas, Peka Peka and Te Horo Residential Zones restrictive development setbacks are also applied to retain the natural character of the beach.

In the areas where dunes are present, these can be enhanced by restoration planting (see Policy 4.7 below). The inlets (stream and river mouths) are the most dynamic areas on the coast due to the interaction of river and coastal processes. In these areas, mechanical excavation and river training works can be used to maintain a natural function. In the armoured sections of the coast, options are more limited, and removal of structures when they fail and managed retreat over time of buildings and infrastructure from these areas are likely to be the only ways to achieve a natural shoreline.

### Policy 4.7 Natural dunes

**Natural dune systems will be protected and enhanced, as a buffer for coastal hazard effects and enabled to migrate inland in response to shoreline retreat.**

### Explanation

Natural dune systems which have native sand binding plants (spinifex and pingao) can assist in buffering against the shorter term effects of periodic storm-related coastal erosion. These natural dune buffers can recover from this type of erosion and provide a robust buffer to development located behind the dunes. The depth of the dune system and the type of vegetation present is important to this role.

This policy should be read in conjunction with Policy 3.3 (Protection) and policies 7.4 (Rural Character), 9.5 (Protect Natural buffers) and 9.6 (Public Open Space).
5.1 District-Wide Provisions

The following policies are applicable across all zones and areas in the District. These include macro-level policies to manage the growth of residential areas across the District as a whole, as well as more specialised policies to manage particular types of housing (like papakāinga). The more targeted policies relating to managing subdivision, use and development in the District’s residential zones are provided in section 5.2.

5.1.1 Policies

Policy 5.1 – Growth management

New urban development for residential use will be only 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;

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

f) promotes the efficient use of energy and water.

Explanation

The Council’s Development Management Strategy (2007) promotes a consolidated urban form as the optimum way to sustainably manage urban growth in the District, including the use of an urban edge to spatially limit urban expansion. In a broad sense, this approach envisages that the District’s urban environment will be contained within existing urban areas and a limited number of identified growth areas (which includes land to be released for urban development in the future).

This consolidated form provides opportunities to optimise the efficient integration of urban land use with necessary infrastructure in a manner that maintains the District’s valued character. This includes locating higher-density residential developments in close proximity to (or within) Centres, and retaining a more traditional low density form in the balance of the residential environment.

This mixed density approach provides for a range of housing types, and in turn enables a broader range of housing preferences to be met, including more affordable housing opportunities. Development densities which are poorly located with respect to their context may lead to reductions in amenity or make inefficient use of infrastructure networks. Such development should be avoided.
As part of its growth management responsibilities, the Council monitors the availability of land for residential (and other) development along with projected population demand. At the same time, the Council has invested in strategic infrastructure to service existing and future populations in a sustainable manner. Unplanned urban development that overloads infrastructure capacity, or that makes operation and maintenance of infrastructure facilities more costly than under a more integrated growth model, should be avoided.

Refer to the growth management policies in other chapters for further direction on growth management.

**Policy 5.2 – Future urban structure plan areas**

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

**Explanation**

The Council has developed a long term growth management strategy (DMS 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 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 Chapter.

Once the areas are required for urban use, they are required to undergo a structure plan preparation and approval process. Following adoption of these comprehensive plans, subsequent development in these 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 the living environment 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 allotment sizes and land tenure arrangements to facilitate these typologies.

**Explanation**

Kāpiti has a relatively limited range of housing stock, which is currently not sufficient to meet the projected needs of the District’s future demographic profile. The provision of a
range of different housing types is important for achieving housing choice and affordability.

The distribution of residential densities within the living environment should ensure housing types are appropriate for their setting to provide sufficient on-site amenity and to preserve amenity for neighbouring areas. This is particularly important when a given area has a range of densities and housing types, requiring careful planning and design to ensure compatibility and maintenance of a high amenity environment. On-site amenity is dependant on building design and dimensions, the scale of site coverage, yard setbacks, private outdoor living courts and other elements.

As lot size is a key determinant of housing size, the subdivision stage of development is an equally important factor in enabling a range of housing types in the District.

**Policy 5.4 – Managing intensification**

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**Residential intensification will be managed to ensure that it does not adversely affect local amenity and character, 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

b) *building* bulk and scale will be managed through architectural detailing.

**Explanation**

The intensification of the existing living environment and in centres can provide for a range of housing types to meet the varied housing needs of the community. Where undertaken in appropriate locations, more intensive development – including medium density housing and focused infill development – can also improve efficiencies in public investment in necessary infrastructure. Accordingly, more intensive housing has been provided for in identified areas throughout the District.

Notwithstanding this, higher density residential activities have the potential to adversely affect the level of amenity of a given residential environment, including on the actual site in which the intensification is located. In many instances, amenity effects can be managed through thoughtful design and consideration of the surrounding context for a given development.

Intensification, by nature, entails a change in character to an area; however, this does not necessarily mean that more intensive development will equate to incompatibility with, or a lack of sympathy to, the surrounding character for a given neighbourhood. This policy seeks to manage the intensification process to provide for intensification in identified areas, whilst ensuring it is well designed and well integrated into the surrounding environment.
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 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 residential area, except in identified special character areas (as set out in Policy 5.23) and low density areas;
e) overall existing low densities will be maintained in special character areas (as set out in Policy 5.23);
f) especially low densities will be applied in identified “Low Density Areas” (shown on the planning map) as transitions between rural and urban environments; and

g) in areas where infrastructure constraints exist (such as water or wastewater), densities will be in proportion to those constraints.

Explanation

In many parts of the District’s living environment, the density of residential development is a key determinant of a given area’s character. A level of consistency in residential density can contribute positively to a high amenity living environment.

The density of residential development is primarily determined at subdivision stage, and managing adverse effects associated with development density is most effectively addressed at subdivision. Density is further controlled through household unit controls, site coverage and yard setbacks.

Generally, the range of residential densities in Kāpiti is transitional, from the highest densities located in and around Centres, blending into more traditional low density suburban areas. The wider suburban areas ultimately adjoin the District’s rural areas, often with a low density precinct providing a transition between these areas.

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 5.6 – Residential activities in the working environment

Mixed use development, including residential activities, will be enabled in centres to enhance the viability and vitality of the centre where a high level of amenity for residents, businesses and visitors is achieved in accordance with the following principles:

a) a streetscape character with active ground-floor business activities will be developed and maintained;

b) residential activities will be designed with adequate private outdoor space and to minimise nuisance effects from business activities;

c) commercial and residential entries will be clearly separated and distinguished with residential entries provided directly from the public street; and

d) on-site parking loading and access is provided away from the street.

Explanation

Mixed use environments can be vibrant and high amenity places to live and work. Residential activities can ‘activate’ locations that would otherwise ‘shut down’ at the end of the working day, increasing the vibrancy of mixed use environments. This co-location of residential and business uses can also enhance the efficient use of existing infrastructure capacity in centres.

Despite these potential benefits, there is a potential for conflict between activities in a mixed use environment; however, mixed uses can be complementary where designed and developed appropriately. Residences located above shops and other active ground floor uses provide good access to shops and provide vibrancy and vitality at night by supporting night time activities in larger centres (not neighbourhood shops). This mix of activity also provides potential safety benefits with increased passive surveillance over public areas (including roads and footpaths).

Where mixed use development is poorly designed and/or developed, however, this can result in relatively low levels of on-site amenity (including from excessive noise, lack of private outdoor space and poor solar access) for residents unless there are other high amenity features, such as open space or the beach, nearby.

Introducing residential development into Centres should also include consideration of the impact this may have on the streetscape character of the area. Visual interest and interaction are important streetscape qualities in Centres which should not be compromised by this introduction of residential activities. Such adverse effects can generally be managed or avoided by (for example) locating associated on-site carparking to the rear of buildings, retaining active business activities at the ground floor with residences located above, and other similar measures.
### Policy 5.7 – Residential buildings

A choice in building form will be provided for, while retaining a high degree of certainty for neighbours. The following principles will be applied to achieve a bulk, scale, location and design of residential buildings that positively contribute to the amenity of the living environment:

- **a)** buildings will be designed and located to maximise sunlight access, privacy and amenity for the site and adjacent lots;
- **b)** dominating built forms which are out of scale will be avoided;
- **c)** service areas will be screened, and planting and landscaping will be provided for visual interest;
- **d)** buildings will be designed and located to minimise visual impact, including effects on dominant ridgelines and dunes, and other sensitive natural areas;
- **e)** natural character will be retained; and
- **f)** appropriate separation distances will be maintained between new and existing residential and other buildings.

### Explanation

The location, scale and form of residential buildings and structures and manner in which development is undertaken make a key contribution to the amenity of the living environment. The purpose of this policy is to ensure new buildings and modifications to existing buildings are kept in scale with the amenity and character of the surrounding area, whilst still providing for flexibility in terms of housing densities, typologies and tenures. This does not mean that all development is to be the same form or type as adjacent existing development, but rather that new or modified housing forms are provided for in a manner that is sympathetic to surrounding development.

New development should be equally considerate of natural character (including landform) on-site and in the surrounding environment as it is of built character. This not only includes earthworks (i.e. landform modification) associated with the development, but also the siting and scale of development within its natural context.

### Policy 5.8 – Papakāinga

**Development of papakāinga** on Māori land 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;
- **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, 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;

c) servicing methods will be suitable for individual site conditions, and where possible, use communal infrastructure.

Explanation
The development of papakāinga is an aspiration for tāngata whenua and provided for on Māori land in the District. Papakāinga may be associated with an existing marae or developed in other suitable locations (for example, following the establishment of new marae in the future).

Enabling this type of housing is an important aspect of Council’s overall approach to providing for a broad range of housing needs; however, as with all other forms of housing, development of papakāinga should also be carried out in a manner that provides for the character and amenity values on-site and in the surrounding environment.

Policy 5.9 – Marae and Associated Activities

| Development of marae, Kōhanga reo and similar activities will be provided for in the living environment 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. |

Explanation
Traditionally, Māori regard marae as their principal home and as the place on which all of the significant events in the life of the community occur. The District Plan provides for the continued use and development of marae in a manner that provides for amenity and character values, including natural character values.

The policy works in conjunction with Policy 11.38 to provide for the relationship of Māori and their culture and traditions with their ancestral lands and sites, in accordance with Section 6 of the RMA.

Policy 5.10 – Medium Density Housing

| Medium density housing will be provided for in areas identified on the planning maps, which are in close proximity to centres, open space, public transport networks and existing infrastructure and services with sufficient capacity. Medium density housing developments will be designed and developed in a manner which: |
| a) is of a suitable and compatible location, height, density, scale, and bulk relative to the context, adjacent land uses, streets and reserves; |
| b) ensures high quality, high-amenity living conditions in comprehensive and coordinated medium density housing developments including appropriate private outdoor living areas and landscaping which meet the on-site outdoor amenity needs of residents; |
| c) is consistent with the principles in the Medium Density Design Guide. The Design Guide will be used as an assessment matter for applications to |

Reference
Notified 29 November 2012

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establish new *medium density housing* or to modify existing *medium density housing*; and

d) maintains amenity values on, and is sympathetic to, adjacent development and existing environments and avoids excessive building dominance, including through building height and mass, materials and finishing.

**Explanation**

*Medium density housing* provides for the highest density residential development in Kāpiti. It contributes a variation in housing choice, and in turn enhances options available to people to meet their housing needs (including for smaller households). This type of development provides support to the vitality and viability of centres by increasing the intensity of residential activities around centres and increasing the overall catchment size of centres.

The key to good *medium density housing* is getting the right mixture of internal and external amenities. *Medium density housing* needs to be located within an easy five minute walk (approximately 400 metres) of shops, services, public transport nodes, parks and other day-to-day amenities for residents. The location of medium density developments is critical to achieving a good living environment. Applications that do not integrate with their environment and/or are incongruous to the point that they will have more-than-minor adverse effects on amenity values (both on-site and on neighbouring areas), will not be supported.

The Council’s approach to the management of *medium density housing* within the District encourages good design and modifications as a part of an application rather than through the imposition of numerous conditions of consent to help poor designs limp to approval. Central to this view is that the best outcomes are those that are integrated and well-designed from a project’s inception and based on positive, good-faith relationships between Council and developers, rather than those that are tied to a bottom-line standard.

The use of design principles at the early stages of planning for *medium density housing* is an important part of the design process, including those methods and principles utilised to minimise the effects of *medium density housing* on freshwater and coastal values. Such methods may include the use of clustering, re-vegetation, permeable surfacing, sensitive building materials and wetland development.

Best practice *medium density housing* design and aesthetics can be achieved through the use of the Medium Density Housing Design Guide (Appendix 5.1) and involvement of the Council’s Design and Review Team prior to lodgement of plans.
5.2 Zone-specific Provisions

The following policies and rules are applicable to the Residential, Beach Residential, Ngarara and Waikanae North Development Zones. Some of the provisions are applicable across all of these zones, while others are confined to specific identified areas.

Collectively, these provisions will ensure (or work in conjunction with other provisions in the Plan to ensure) that the Plan Objectives relating to tāngata whenua, development management, character and amenity, housing choice and affordability, urban design are implemented.

Zone Descriptions

The District’s living environment comprises four zones and a number of spatially defined precincts, which are based upon their individual characteristics and anticipated uses. The following descriptions outline these distinct characteristics and the anticipated development response for each zone.

Residential Zone

The Residential Zone comprises the majority of the living environment within the District. It is primarily located on the coastal plain and foothills of the Tararua Range. Apart from areas where higher densities are anticipated (for example, Medium Density Housing and Focused Infill Areas), the Residential Zone is characterised by low density detached residential development. Within the Residential Zone there are distinctive subdivision design and built form elements which are unique to specific neighbourhoods and strongly indicative of the village identities in the District. Within the dominant low density built form there is a capacity for a variety of housing typologies. The range of housing typologies and sizes cater to the broad and anticipated long-term changes in the needs of the District’s households.

Within the Residential Zone there are several distinct precincts, which are defined on the Planning Maps. These precincts have location-specific issues which need to be managed in the Plan. The precincts are described below:

General precincts

a) Waikanae Garden Precinct

The Waikanae Garden Area is characterised by low residential density and high amenity values associated with existing established trees and remnant native vegetation. Development in the Waikanae Garden Precinct should be undertaken in a manner which is sympathetic to preserving the existing high standards of character and amenity values.

b) Pekawy Precinct

The Pekawy Precinct is an area which is located in Peka Peka. A structure plan (Appendix 5.4) has been developed to manage the location, form and scale of development within the precinct. The structure plan sets out the development of 13 residential lots and provides for existing wetlands and dunes.
c) Ferndale Precinct
The Ferndale Area is designed to preserve the existing high standard of character and amenity values of Waikanae North. Matters of importance to the community for Waikanae North have been articulated as development principles, which have been adopted by the Council through Local Government Act 2002 processes. The Ferndale Area is subject to a structure plan and associated notations, included in Appendix 5.3.

d) Waikanae Golf Precinct
The Waikanae Golf Precinct is a small residential area adjacent to the Waikanae Golf Course. Site-specific controls have been established to ensure development in the precinct is sympathetic to its specific context.

Low Density Housing Precincts
e) Panorama Drive Low Density Housing Precinct
Panorama Drive Precinct is a very low density residential precinct located on the urban edge at Paraparaumu. The density of development within this area is limited due to:
- the high visibility of the area from beyond the precinct and an associated need to managed potential significant visual effects arising from insensitive development; and
- the benefits of providing a low-density transitional area at the urban edge.

f) Ōtaki Low Density Housing Precinct
The Ōtaki Low Density Precinct is a very low density residential precinct in the vicinity of Lupin Road in northern Ōtaki. The density of development within this area is limited to very low density due to the location of the area on the urban edge and due to surface water management constraints. As is the case with Panorama Drive, this low-density form enables a gentle transition to the rural environment.

g) Paraparaumu Low Density Housing Precinct
The area around Ventnor Drive, Paraparaumu is also appropriate for very low density residential development. The area serves as a transition between the northern edge of the urban area along the State Highway at Paraparaumu and the rural area south of the Waikanae River.

h) Manu Grove Low Density Housing Precinct
Manu Grove is located to the north of the Waikanae Township. The low density precinct in this area provides a transition to the rural area to the north, and includes large existing allotments characterised by mature vegetation, ecological sites and relatively low built intensity.

Intensification Precincts
i) Focused Infill Precinct (Paraparaumu, Raumati Beach, Waikanae and Ōtaki)
The Focused Infill Precinct allows for subdivision resulting in higher densities than the general residential area, but lower than the medium density precinct. The precinct identifies locations where the development of this “focused infill” is supported, although traditional density development may also continue. The precinct is applied to areas where focused infill does not detract from the character
of the area and has a good level of accessibility to centres, public open space and public transport facilities. The resulting density of focused infill development is in between the anticipated densities of medium density housing and the more traditional suburban environment in the majority of the Residential Zone.

j) Medium Density Precinct (Paraparaumu, Paraparaumu Beach, and Raumati Beach)

Medium density housing is usually of a different housing type from traditional detached development or flats and it can include semi-detached units and terraced housing. The Medium Density Precinct identifies locations where the development of medium density housing is supported, generally in locations where the character of the area is not so sensitive to more intensive development and where higher density land uses will have positive effects in regard to community infrastructure.

Medium Density Precincts are located within a five-minute walk (approximately 400 metres) of shops, services, public transport nodes, parks or other amenities for residents. The majority of this housing is located in Residential zones, but some is also provided for in centres.

The Medium Density Housing Design Guide is included in Appendix 5.1.

Beach Residential Zone

The Beach Residential Zone extends across the three coastal settlements of Ōtaki Beach, Raumati and Paekākāriki. The settlements have a linear structure, low key ‘beachy’ character and expressive topography enhanced by prominent mature vegetation. The memorable natural setting of these coastal settlements contributes to a strong sense of place. While each of the three settlements has its own ambience and individuality, the three areas share a range of common features derived from similarities in their coastal location, topography and history of land subdivision.

Their relaxed beach atmosphere and memorable landscape contribute to the local sense of place of each community, as well as to the collective identity of the wider Kāpiti Coast, while providing an important visual amenity to local residents and the public. In this sense, the local environments of the three areas are public assets with a region-wide significance.

While local character variations between the three areas exist, there are a number of common patterns that underpin their coastal character. These include:

- well-defined boundaries and a strong sense of place;
- prominent views to local features, as well as to more distant natural features;
- distinctive landscapes comprised of memorable natural features (beaches and coastlines, dunes, and identifiable clusters of established vegetation);
- landform variation which has influenced the street network and block structure, the subdivision and development patterns, and a variety of streetscape conditions;
- an intricate relationship between natural and built form with buildings that are sympathetic to and fit in well with the landscape setting;
- low density, low scale character, based on one and two storey buildings and relatively low site coverage;
- diverse building character, including a mix of old and new houses with wide variations in building age, style, materials and form; and
- concentration of large lots adjacent to the coastline with a potential for redevelopment.
Given the distinctive qualities of the local areas, it is important to ensure that new development is sensitive to its landscape setting and enhances the collective character, amenity value and public significance of each area.

The Beach Residential Zones are subject to distinct rules and standards, and the Special Character Area Guidelines included in Appendix 5.2 set out the manner in which development in the Beach Residential Zone should be undertaken.

**Ngarara Zone**

Ngarara is a special part of the Kāpiti Coast providing for a variety of residential development clusters, integrated into its rural, coastal, conservation and forest setting. The fundamental design approach underpinning Ngarara has been driven by the objective of retaining the distinctive character of the site by the careful integration of built form with its rural coastal setting.

The goal of the development is to maintain existing ecologies, limit urban sprawl, and to maintain open space between neighbourhoods, while providing for residential and limited mixed use development. The density of development clusters decreases across the site from a higher density cluster with mixed use in the south west, to low density development in the north east. An area along the central dune ridges will be retained as a series of forest areas.

A substantial portion of the site will also be put aside for conservation and enhancement purposes, including all the areas identified as having significant ecological values. Parts of Ngarara remain in the Rural Zone as a precinct within the Eco-Hamlet Area north of the urban edge.

The comprehensively designed settlement provides a lifestyle environment with a range of lot densities and supporting mixed use activities in a landscape which reflects and enhances the existing environment. The majority of the settlement will be fully serviced with water supply and wastewater disposal systems from the reticulated public services, enhanced by on-site management and conservation techniques.

The settlement is based on a Structure Plan within which are a series of development areas, called Neighbourhood Development Areas, as identified on the Ngarara Zone Structure Plan map. The Neighbourhood Development Areas include identified areas for development as well as the adjoining open spaces areas. The development of each neighbourhood will be guided by specific management guidelines relating to Environmental Outcomes and Anticipated Form that dictate the form and nature of development, and overarching Management Principles.

Appendix 5.7 includes the Ngarara Zone Structure Plan map, and ‘Ngarara Zone Neighbourhood Development Areas’ which provide details on the Neighbourhood Development Areas, including features to be protected, overall principles and outcomes, and anticipated land uses and form; and ‘Ngarara Zone Management Principles’ which provides principles for consistency that apply across the entire zone. Neighbourhood Development Areas, corresponding development areas and open space areas shown on the Ngarara Zone Structure Plan map are indicative only and final boundaries will be determined at the resource consent stage for Neighbourhood Development Plans.
Waikanae North Development Zone
This zone covers part of a larger area identified by the Council for the urban expansion of Waikanae. Vacant land suitable for urban development is a scarce resource in Kapiti so the area covered by the Zone needs to be managed to ensure its efficient utilisation for residential purposes, and in particular to achieve the outcomes established by the Council and the community in the “Kapiti Coast: Choosing Futures - Waikanae North Local Outcomes” document.

Subdivisions will be managed by the Council through the resource consent process so that they are assessed for consistency with the Regulatory Plan for the Zone, the Council’s Subdivision Development Principles and Requirements (SDPR), and the Council’s Subdivision Best Practice Guide, including water-saving initiatives. Road layout and design will be assessed for consistency with the Design Guidelines for Roads in the Waikane North Development Zone in Appendix 5.6. The Council will also have the ability to take into account whether or not public transport services will be available to service any proposed subdivision and be able to impose conditions requiring the provision of bus stops and passenger shelters. In all precincts where the threshold as determined in Rule 5B.3.1 is exceeded, the road network effects will be assessed as a Discretionary Activity (Restricted) with particular emphasis being placed on the cumulative effects on the road network of a proposed subdivision prior to Stage 1 of the Western Link Road becoming operational.

Building development will be managed by the Council within Precincts 1 and 2 using permitted activity standards. Multi unit building development is expected within Precincts 4, 5 and 6 and is a Restricted Discretionary Activity to enable the Council to manage external building design and appearance, the siting of buildings, landscaping, and the level of amenity of proposed residential units. Within Precinct 6, convenience retail activity is limited as a permitted activity to providing for the needs of the development while retaining the dominant role of the Waikanae Town Centre.

Water saving, water retention, water reuse for garden and toilet use, solar water heating, and increased thermal insulation of buildings above NZS requirements, are permitted activity building conditions or matters for Council management through the resource consent process.

Subdivision and building activity will be further managed by private methods to ensure the higher environmental standards and comprehensive and integrated streetscapes that are desired.

The proposed management of subdivision and building development in this way will ensure in particular that:
- the landform is a primary influence on urban form and density.
- earthworks are carefully managed.
- appropriate road access and linkages are provided for.
- environmental enhancement is integrated with land development.
- a mix of housing types and densities is achieved.
- design and appearance of streets and private development is appropriately managed by both Council and private methods (i.e. design assessment process).
- building development is low impact in terms of stormwater and water supply and incorporates energy efficiency initiatives.
- non-residential activity is permitted to serve the needs of the development, provide employment opportunity, and avoid unnecessary travel.
- any adverse effects of traffic generated by development on the road network are appropriately avoided or mitigated.
5.2.1 Policies

Policy 5.11 – Residential activities

**Residential activities** will be recognised and provided for as the predominant use in the District’s Living Zones, while ensuring that the location, scale, size and design of **subdivision** and **development of residential activities** is in accordance with the following principles:

- a) natural systems will be protected;
- b) local and on-site amenity will be enhanced;
- c) local built identity and character values will be retained;
- d) transport choice and efficiency will be maximised;
- e) housing types which meet the need of households will be provided;
- f) built form will be compatible with the density of the surrounding environment;
- g) the number of **household units per lot** will be limited; and
- h) a limited number of **accessory buildings** and **buildings** which are **ancillary to residential activities** will be provided for.

**Explanation**

This policy establishes residential activities as the primary land use in the District’s living environment. Within the living environment, residential activities take place in a variety of forms and scales; however, they are all required to implement the above principles. Together, the above principles implement the objectives of the District Plan at the scale of individual **development** and **subdivision**, particularly with regard to housing choice and affordability, and character and amenity aims.

The policy recognises that the natural environment should be protected from the potential effects the development of housing can have. Enabling household choice is an additional goal of the policy, including recognition that some people desire particular architectural styles, accessory buildings or multiple **household units** on their land to meet their living needs. However, this is balanced by the need to ensure residential **development** on a given **site** is compatible with surrounding **development** and does not compromise amenity values for neighbours. Compatibility, in this case, does not necessarily mean ‘like-for-like’ in terms of size and/or style; rather, it is more a measure of the degree to which development is (or is not) sympathetic to its context, and to which the development allows for amenity values in surrounding areas to continue to be realised.

The District Plan’s Natural Environment, Infrastructure, Heritage, and Access and Transport Chapters provide additional policy guidance with respect to management of residential **development**.

The District Plan also recognises that some non-residential activities may be appropriately located within the living environment; however, such activities are secondary to residential land use and should be compatible with residential activities. Refer to Policy 5.31 (non residential activities) for further guidance.
Policy 5.12 – Zoning framework

Subdivision and development in the Living Zones will be managed through the following zoning framework:

a) Residential Zone, including the following precincts:
   i) Medium Density Housing (also located within various Centres Zones);
   ii) Focused infill;
   iii) Waikanae Garden;
   iv) Low Density (at Ōtaki, Paraparaumu and Manu Grove);
   v) Pekawy
   vi) Ferndale
   vii) Panorama Drive; and
   viii) Waikanae Golf;

b) Beach Residential Zone;

c) Ngarara Zone; and

d) Waikanae North Development Zone;

Explanation

The Living Zones include a variety of residential areas which have distinctive values or are proposed for specific development. The zoning framework establishes a method of managing subdivision and development in these areas in manner which is appropriate to each specific location. The framework sets out four primary zones – Residential, Beach Residential, Waikanae North Development, and Ngarara Zones – through which development is managed.

Within the Residential Zone, smaller, spatially-specific precincts are further identified to manage location-specific issues and to achieve desired outcomes. These identified precincts primarily intend to achieve a particular residential density and/or retain identified character or amenity values in each location.

Policy 5.13 – Amenity

Subdivision and development in the Living Zones will be required to achieve a high level of on-site amenity for residents and neighbours in accordance with the following principles:

a) building size and footprint will be proportional to the size of the lot;

b) usable private outdoor living courts will be provided;

b) development will be oriented to maximise sunlight access, where practicable;

d) residential buildings will be oriented towards the street;

e) residential buildings will be set back from the street and buffered by landscaping in residential areas;

f) hard and impermeable surfaces will be offset by permeable areas on individual lots;

g) unreasonable and excessive noise, odour, dust, light, glare and vibration will be avoided; and

h) sufficient on-site service areas, including car parking, will be provided.
Policy 6.21 – Other development in the Industrial Zone

Sensitive activities in the Industrial Zone will be avoided.

Residential, retail and commercial activities which are not ancillary to a primary industrial activity will be avoided to prevent the uptake of industrial land by activities that:
- a) are an inefficient use of the industrial land resource;
- b) are provided for in other environments;
- c) may affect the viability, function and amenity of the Centres Zone;
- d) would be incompatible with the character and standards of amenity of the Industrial Zone; or
- e) may result in reverse sensitivity issues with permitted or consented activities.

Explanation
The Industrial Zone needs to be protected from inefficient land uses and reverse sensitivity effects resulting from the establishment of sensitive activities and land uses in Industrial Zone. Furthermore, locating retail and other centres-based activities in the Industrial Zone will have adverse effects on the Industrial Zone through the loss of land available for industrial activities and also on the viability of centres within the District.

Sensitive activities do not include caretaker residences which are ancillary to industrial activities.

Policy 6.22 – Industrial fringe

Building bulk, outdoor storage, signage, noise and vibration will be managed at the interface between the Industrial Zone and neighbouring Zones to minimise adverse effects of industrial activities on open spaces, residential areas, centres, strategic arterial routes and major community connector routes.

Explanation
Industrial activities can produce adverse environment effects, including traffic, noise, dust, odour, vibrations, light and air pollution. Adjoining and nearby residential areas are sensitive to these environmental effects and as such there is a risk of reverse sensitivity effects where proposed new uses may be particularly susceptible to the nuisance effects often attributed to industrial land uses. Industrial uses at the fringe of the Industrial Zone can be designed in a way which limits the nuisance effects on neighbouring residential areas.

Policy 6.23 – Ōtaki South Precinct

Subdivision and development in the Ōtaki South Precinct, identified in the District Plan Maps, will be provided for in a manner which is consistent with the Ōtaki South Precinct Structure Plan and complies with all of the following principles:
a) development is designed to address the residual risk from flooding from the Ōtaki River and the direct risk from stormwater flooding and flooding from other watercourses;

b) development is integrated into the existing environment by respecting the existing landform and the surrounding river environment, and avoiding adverse effects on groundwater, surface water and the Ōtaki River;

c) traffic and visual effects are managed; and

d) development does not compromise the viability of existing centres and industrial areas.

Explanation
The Ōtaki South Precinct may be developed for a range of potential uses, including industrial, limited types of retail activities, office developments, live-work units and caretaker accommodation, in a manner that avoids potential flood hazards, manages adverse effects, integrates the development into the existing environment and enhances public access for the wider benefit of the District.

Specific rules and standards for the Ōtaki South Precinct allow for the effects from the development of the land to be appropriately assessed and managed, and so that the character and amenity of the area are retained and enhanced. As part of the design of the subdivision and development, extensive testing of the land may be required depending on the location and intensity of development in order to satisfy the Council that the measures to address stormwater treatment and disposal will work in the long term and that the measures will not become a maintenance burden for Council.

Development within the Ōtaki South Precinct will generate additional traffic on the roading network, including State Highway 1. Consideration of these effects would include addressing the implications of potential changes to the networks including upgrades to State Highway 1 and/or proposed expressways and would need to factor in and consider potential traffic flows from within the Ōtaki South Precinct.

Policy 6.24 – Industrial development outside the Industrial Zone

Industrial activities proposed to be located outside of the identified Industrial Zone will be avoided where:

a) they may disperse industrial activity to the detriment of the efficient operation, function, viability and sustainability of the district’s Industrial Zones; or

b) there are adverse effects on amenity values or local environmental quality.

Explanation
There are adverse effects of dispersed industrial development, including inefficient urban form, increased demand on the transport network due to the increased number and length of trips required to access dispersed activities, loss of economic agglomeration benefits resulting from the co-location of complementary activities, increased nuisance effects on sensitive land uses such as residential areas, declining amenity values and inefficient use of existing infrastructure provided in the Industrial Zone, reduced certainty of re-investment in public infrastructure and public investment in the Industrial Zone.
7.1 Rural Zones provisions

Introduction

The provisions of this chapter pertain to the District’s rural environment; however the provisions of other chapters in the Plan are equally relevant and must be considered in tandem with the provisions below where relevant.

The Council will take a leadership role in the retention of a productive, attractive and sustainable rural environment. However, other public organisations, private entities, developers and individuals also play important roles in the use, development and maintenance of rural areas. The policies and methods below are the primary means by which all of these stakeholders are to implement those relevant objectives.

7.1.1 Policies

Policy 7.1 – Primary production

*Primary production activities* will be provided for as the predominant use in the District’s rural areas so long as the activities are carried out in a manner which ensures protection of natural systems.

**Explanation**

*Primary production activities* (including the soil and water resources required to support them) are essential contributors to the resilience and economic well-being of the District’s community. Enabling the production of food, fibre (eg. wool or other materials for cloth or paper making), and building materials (timber and aggregate) in the District provides economic and social benefits to the District and wider region, and increases the likelihood of the community being able to access locally produced food and energy with minimal post-production costs. However, many of these activities are characterised by effects from their day-to-day operation – such as odours, spray drift and equipment noise – which can be offensive or adversely impact general amenity values. Accordingly, the District’s Rural Zones provide the most appropriate environment for primary production activities to operate effectively and with minimal impact on the District’s more heavily populated areas.

Notwithstanding this, primary production activities must also be undertaken in a manner that does not adversely affect terrestrial, freshwater and marine ecosystems, and other sensitive natural features. The Plan’s Natural Environment Chapter provides additional policy guidance with respect to management of subdivision and land use effects on natural systems.

The Plan also recognises that some non-primary production related activities, such as rural residential living, home occupations, and ecological restoration, may be appropriately located within the rural environment; however, such activities should not be so extensive that they compromise the factors that maintain productive potential of the rural area.
Policy 7.2 – Versatile and specialised soils

New subdivision, land use and development will be designed and undertaken in a manner which protects areas of highly versatile soils and specialised soils identified on the District Plan Maps and avoids cumulative effects which reduce or prevent primary production activities occurring in the future. This will include:

a) the clustering of buildings within sites and with buildings on adjacent sites;

b) the retention of large allotment sizes in areas characterised by highly versatile soils and specialised soils; and

c) avoidance of urban and rural residential development in areas characterised by highly versatile soils and specialised soils.

Explanation

Sustaining productive potential is heavily dependent upon the protection of highly versatile and specialised soils, and the continued ability to utilise those soils for primary production activities. Subdivision and development which compromises these valuable soil resources, particularly where such adverse effects are permanent or long-term, needs to be avoided.

The Plan recognises that rural dwellings and buildings associated with rural activities, which are of an appropriate scale, will generally be accommodated on each rural allotment. However, the location of these buildings and other structures should be managed to minimise any loss in productive potential for highly versatile and specialised soils. The clustering of buildings can mitigate this possible loss in productive potential, particularly where buildings can be grouped in areas characterised by less productive soils on the same site. Where less valuable soils are not present on rural allotments, clustering can still contribute positively by retaining larger balance areas to be utilised for primary production, such as grazing. Notwithstanding the positive contribution that clustering can make, this should also be balanced against the potential adverse effects on rural character which can arise from an over-proliferation of buildings in any one area.

This policy is linked to Policy 3.1 Ecosystem services
Policy 7.3 – Subdivision and development on highly versatile and specialised soils

When considering applications for subdivision or development in areas characterised by highly versatile soils and specialised soils, in addition to Policy 7.2 specific consideration will be given to:
   a) the appropriateness of the resulting allotment size and shape of any subdivision, and the ability for those allotments to sustain primary production activities over time;
   b) whether or not the proposed location of any new building(s) minimises potential effects on productive potential of highly versatile or specialised soils, including the potential to locate the building(s) on less valuable soils on the same site;
   c) any positive effects on the retention of productive potential which may be achieved through proposed clustering of buildings;
   d) any cumulative effects which may occur due to an over proliferation of buildings and structures reducing the availability and/or productive potential of highly versatile or specialised soils; and
   e) the potential for buildings and structures to be easily removed or relocated.

Explanation
Fragmentation of productive soils through subdivision can lead to pressure for more intensive non-productive land use development. This effect must be considered where allotments characterised by highly versatile and specialised soils are proposed to be subdivided, particularly insofar as the subdivision may render the land less capable of sustaining primary production as a viable land use option.

Policy 7.4 – Rural character

Subdivision and development in the rural environment will be undertaken in a manner that protects the District’s rural character, including the retention of:
   a) the general sense of openness;
   b) natural landforms;
   c) the defining landscape characteristics and values (as set out in Natural Environments Schedule 3.6 – Landscape Character Areas) of the applicable rural zone(s) in which the subdivision or development is located;
   d) the natural darkness of the night sky; and
   e) overall low density of development.

Explanation
Policy 7.3 works in tandem with Policies 7.11, 7.12 and 7.13 regarding the various Rural Zones (Rural Dunes, Plains, and Hills Zones). While these different zones are defined by distinct characteristics, they share certain valued traits which should collectively be protected. The retention of these defining characteristics will ensure the District’s rural zones are attractive and spacious places to live, work and play.
**Policy 7.5 – Plantation forestry**

*Plantation forestry* will be managed in the rural *environment* to ensure that all stages of the activity can be carried out safely, prior to commencing planting of new forests, and will not result in significant adverse *effects*. *Plantation forestry* will be provided for in areas which are not characterised by:

a) high erosion susceptibility;
b) high susceptibility to *natural hazards*;
c) identified *historic heritage* or cultural values;
d) the presence of *significant indigenous vegetation* or *significant habitats of indigenous fauna*;
e) identified *sensitive natural features*;
f) the presence of *network utility lines*.

**Explanation**

*Plantation forestry* is one of many *primary production activities* in Kāpiti, and accordingly should be provided for in appropriate areas in the rural *environment*. Likewise, the activity should be avoided in areas which are particularly sensitive to the *effects* associated with *plantation forestry* which include visual *effects* from both planting and harvesting in highly prominent locations such as outstanding landscapes, *destruction* of indigenous vegetation, or significant archaeology, noise and traffic *effects* during harvesting and fire risk during forest life. Additional *effects* can occur following harvesting including increased fire and erosion *risks*.

The rules that implement this policy require a forest management plan to be developed and adhered to for all planting and harvesting of large scale *plantation forestry*, due to the broad range of *effects* associated with the activity. The criteria listed above are baseline requirements for a management plan only, and additional information may be required or preferred in some instances of discretionary or non-complying activities. Moreover, provisions in other Plan Chapters – for example the Natural *Environment* or Hazards Chapters – may be relevant to proposed forestry activities, depending on the location of the proposal. Those provisions should also be incorporated into management plans, where relevant.

**Policy 7.6 – Harvesting plantation forestry**

Harvesting of *Plantation forestry* will be carried out, at a rate and in a manner that minimises erosion, and adverse *effects* on natural features and rural character by:

a) Retaining vegetation within 20 metres of a waterbody;
b) Retaining indigenous vegetation in steep gullies;
c) Staging harvesting and using selective methods; and
d) Replanting or retirement and restoration.

**Explanation**

*Plantation forestry* harvesting has significant potential *effects*. These effects include erosion during and following harvest activities which can result in sedimentation of waterways as well as land slippage. The method used to harvest and remove logs from the site can mitigate these effects.
Policy 7.7 – Extractive Industries

Ensure the effects (including reverse sensitivity) of existing or proposed extractive industries on rural zoned land are considered, and protect the amenity of rural environment when considering applications for extractive industries and any other new use, development and subdivision of land near to existing extractive industries.

Explanation

Extractive industries are important to the local and regional economy, providing employment opportunities and material for roading, construction and other industry. In general, these activities are most appropriately located in the rural environment, away from the District’s more populated areas. However, extractive industries are resource intensive and can have significant effects on the environment, and on people and communities. Accordingly, proposals to establish new extractive industries should avoid adverse effects on sensitive aspects of the existing local natural and physical environment.

Likewise, the ongoing operation of lawfully established extractive industries should be considered and given an appropriate degree of protection where other developments are proposed in the vicinity. Specifically, the potential for reverse sensitivity effects to arise should be avoided where proposed new uses may be particularly susceptible to the nuisance effects often attributed to extractive industries.

Policy 7.8 – Intensive farming

Intensive indoor keeping of animals or intensive farming on a large scale will be avoided in locations where there are actual or potential adverse effects on:

a) soils and water, due to runoff and soakage of high levels of nutrients or contaminants;

b) historic heritage sites and archaeological sites;

c) highly versatile soils;

d) indigenous biodiversity; and

e) the amenity and visual appreciation of rural landscapes.

Explanation

Intensive agriculture including keeping animals indoors is a farming practice that is likely to result in large buildings on rural land and these activities also tend to be noisy or result in strong odours. The activity, for example indoor poultry or pig farming does not necessarily require productive soils and can operate on any land however due to the intensity of these activities they produce waste materials and runoff which has high levels of potential contaminants. The free draining nature of the sandy and soils in large parts of the District, which are not highly versatile soils, means that there is a risk of these contaminants leaching into groundwater. In addition the need to create platforms for these buildings can flatten valued landforms or alter sites of historic significance. For all these reasons the rules that implement this policy require careful consideration of all potential effects in relation to intensive farming activities.
Policy 7.9 – Management of conflicting uses

Potential adverse effects of new intensive farming activities, shelter belts, plantation forestry, extractive industries, and activities in the rural zones will be managed where they have the potential to conflict with, or compromise the productivity or overall viability of, lawfully established sensitive activities. New sensitive activities will not be enabled where existing primary productive activities are likely to generate adverse effects on the proposed sensitive activity. Management of effects will include measures such as:

a) locating potentially offensive activities as far as practicable from sensitive activities;
b) locating sensitive activities as far as practicable from potential nuisance effects generating activities;
c) the use of vegetated buffers along boundaries with sensitive activities for activities characterised by potential nuisance effects; and
d) consideration of prevailing winds and their associated ability to intensify nuisance effects.

Explanation
Where potentially conflicting uses are located close to a zone edge, or where they are contained within a zone that anticipates a broad scope of land uses, specific management of interface effects is required to protect amenity values and continued land use rights. The rural environment anticipates activities which may be characterised by nuisance effects as a result of day-to-day operation, where the potential for conflict with other uses and zones is relatively high.

This policy works in conjunction with Policy 5.13 in the Living Environment Chapter and Policy 6.5 in the Working Environment Chapter to collectively provide a strategic approach to managing conflicting land uses. Insofar as the rural environment is concerned, the aim of this policy is twofold: 1) to manage the potential for new rural activities to adversely affect existing sensitive activities; and 2) to manage the potential for new sensitive activities to compromise the productive potential of the rural environment or generate reverse sensitivity effects with existing rural activities.

Policy 7.10 – Growth management

The use of land in the Rural Dunes, Rural Plains, Rural Eco-Hamlet and Rural Hills Zones for urban development or rural residential development will be avoided where such a proposal would:

a) prevent the use of highly versatile soils for primary production activities;
b) compromise the District’s ability to maintain a consolidated urban form in existing urban areas;
c) compromise the distinctiveness of existing settlements and/or reduce rural character values between and around settlements;
d) adversely affect the vitality of the District’s Centres;
e) make inefficient use of the transport network;
f) result in an inefficient end use of energy;
g) increase pressure for public services and infrastructure (including transport and community infrastructure) beyond existing capacity;
h) result in reduction in availability or productive potential of highly versatile or specialised soils; or
i) give rise to significant reverse sensitivity effects with rural activities.
Explanation
In order to protect the unique character of the District’s distinct urban and rural communities, to achieve the benefits from a consolidated urban form, and to sustain the productive potential of the rural environment, urban and rural residential development should not encroach into the wider rural environment. Rural development is anticipated but expected to retain average density appropriate to each zone. This Policy draws on the Council’s Development Management Strategy (2007), and works in conjunction with other growth management policies in the Plan to achieve a strategic managing framework across all environments in the District.

Policy 7.11 – Adding value to primary production: Ancillary buildings and activities

The ability to add value to primary production activities in the rural environment through ancillary on-site processing and retailing – including roadside stalls – will be provided for in a manner which minimises adverse effects on the safety and efficiency of the roading network and on amenity values of the rural environment.

In determining whether or not the scale of effects from the ancillary building or activity is appropriate, particular regard shall be given to:

a) the effects generated by the new ancillary building or activity on the safety and efficiency of the local transport network;
b) the effects generated by the proposed ancillary building or activity on landscape character and rural values of the surrounding environment;
c) the appropriateness – in the design and total provision – of proposed access and carparking for roadside stalls/retail outlets;
d) the extent to which any proposed screening and landscaping successfully mitigates potential visual impacts of the ancillary building or activity; and
e) whether or not any proposed sign on the site is associated with the ancillary building or activity, is excessively large, or is visually distracting to motorists.

Explanation
Enabling a limited amount of on-site processing and retailing facilities which are ancillary to primary production activities in the rural environment can have positive effects on social and economic well-being. Not only do such ancillary facilities provide an economic outlet for producers, but they also afford opportunities for important resources to be produced, processed, purchased and consumed locally. These opportunities, in turn, can aide the Community’s ability to be resilient to environmental and economic system change.

Notwithstanding the potential for these positive effects to be realised, ancillary retail and processing activities should be of a scale, and located in such a manner, that does not unduly detract from the character of the rural environment, or the safety and efficiency of the transport network.

Policy 7.12 – Household units and buildings

New household units and other buildings in all the Rural Zones will be provided in a manner which minimises environmental effects (including cumulative effects) on the productive potential and landscape character of the rural area, including:
a) limiting the number of *household units* and *minor flats* to one of each per site, except where Development Incentive Guidelines are complied with;
b) providing for a limited location and scale of *accessory buildings* and *buildings* which are *ancillary to primary production activities*; and
c) clustering *buildings* as much as practicable.

**Explanation**

A major component of the District's rural character is the relatively limited presence of *buildings*. This is achieved through both relatively large minimum *allotment* sizes and limits to the number and size of dwellings and other *buildings* on a given rural *allotment*.

While the majority of the rural area should remain un-built upon to retain its general open character, and potential for primary productive uses, there are some benefits to clustering *buildings* (where there are more than one proposed for a given *site* or area) to minimise cumulative proliferation *effects*.

**Policy 7.13 – Rural Residential Zone**

*Rural residential* living will be provided for in identified locations zoned *rural residential* which:

- a) can be efficiently accessed and are close to urban settlements;
- b) are characterised by relatively low productivity soils;
- c) avoid potential *reverse sensitivity effects* on adjacent *primary production activities* and other lawfully established rural uses;
- d) are at a scale and in locations that avoid creating or expanding urban settlements; and
- e) are at a scale consistent with landscape character for the relevant landscape *character area* as set out in Schedule 3.6

**Explanation**

The District Plan recognises that the District's residents have varied housing needs and preferences, including some preferences for rural residential living. The Rural Residential *Zone* provides for this type of *living environment* in locations and at a scale which allows for the productive functioning of the wider rural *environment*.

*Rural residential development* is enabled where soil productivity and the *existing subdivision* pattern do not support large scale *primary production activities* and in areas close to urban settlements.
### Policy 7.14 – Rural Dunes Zone

**Subdivision and Development** in the Rural Dunes Zone will be undertaken in a manner which:

- **a)** supports the *primary production activity* focus of the rural *environment* while protecting the valued landforms and ecological character of the Rural Dunes zone;
- **b)** retains an overall low density scale and intensity to retain an overall rural character;
- **c)** avoids non-rural activities, such as *industrial*, *commercial* or *retail* activities which are not related to *primary production activities*;
- **d)** ensures *sensitive areas* and areas of visually sensitive *open space* in the Rural Dunes Zone are protected by either retention in large *allotments* or legal and physical protection of areas or features;
- **e)** *clusters development* in areas characterised by undulating topography where the *development* can be accommodated in a sensitive manner, with minimal disruption to natural landform;
- **f)** locates *buildings* and other *structures* in a way which avoids adverse visual and landform effects on dominant dune ridges;
- **g)** provides *sites* which are capable of accommodating a primary *residential building* which is not at risk from identified *natural hazards*; and
- **h)** encourages increases in biodiversity, water quality and energy efficiency.

### Policy 7.15 – Rural Plains Zone

**Subdivision and development** in the Rural Plains Zone will be undertaken in a manner which:

- **a)** supports the *primary production activity* focus of the rural *environment* while protecting the openness and expansive character values of the Rural Plains;
- **b)** avoids loss of the life sustaining and *productive potential* of the soil resource;
- **c)** allows for *clustered development* in appropriate areas;
- **d)** retains an overall low density, vegetated character and minimal level of non-rural activity; and
- **e)** provides *sites* which are capable of accommodating a primary *residential building* which is not at risk from identified *natural hazards*.

### Policy 7.16 – Rural Hills Zone

**Subdivision and development** in the Rural Hills Zone will be undertaken in a manner which:

- **a)** supports the *primary production activity* focus of the rural *environment* while protecting the valued landscape and ecological character of the Rural Hills;
- **b)** minimises the extent of proposed changes to natural landforms, and adverse *effects* of proposed *development* on erosion prone land;
- **c)** retains low *allotment* density, and avoids potential adverse *effects* arising from any proposed *subdivision* of land into lots of less than 20ha; and
- **d)** ensures that any *buildings* or dwellings proposed are designed and located in a manner which minimises visibility from the Rural Dunes, Rural Plains and *State Highway 1*; and
- **e)** provides *sites* which are capable of accommodating a primary *residential building* which is not at risk from identified *natural hazards*.
Explanation for Policies 7.14 - 7.16

The District’s rural environment is defined by three areas of distinct landscape character: the dunes, the plains and the hills. In order to enable primary production activities to be undertaken in a manner that is sympathetic to the unique context for each of these areas, the District Plan categorises the areas into separate land use zones.

The Rural Dunes Zone is characterised by remnant dunes, inter-dunal plains and wetlands. Development should be sympathetic to this character by protecting dominant dune ridges and other prominent natural landforms. Clustering allotments with buildings and structures can assist in retaining natural character in the dune environment where large balance areas are retained. Retention of this character is also reliant upon minimal earthworks or deformation of natural landforms, and through the design, construction and finishing of buildings and structures in a sympathetic manner.

All development in the Rural Plains zone should be managed to minimise any loss in productive potential for these highly versatile and specialised soils. Retention of large allotment sizes and clustering of buildings can mitigate this possible loss in productive potential, particularly where buildings can be grouped in areas characterised by less productive soils on-site. Clustering can also be a useful tool in the Rural Plains Zone, where the District’s most fertile soils are typically found. Where less valuable soils are not present on rural allotments, clustering can still contribute positively by retaining larger balance areas to be utilised for primary production, and maintaining rural character and spaciousness. Notwithstanding the positive contribution that clustering can make, this should also be balanced against the potential adverse effects on rural character which can arise from an over-proliferation of buildings in any one area.

The Rural Hills Zone is defined by steep landscapes, stream and river valleys, and a mixture of vegetated and pastoral areas. Development in this area should be sympathetic to its prominent and unique landscape values by retaining large allotment sizes, minimising landform deformation, and avoiding erosion effects.
8.1.1 Policies

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.

Explanation
The Kāpiti District’s urban residential areas are characterised by a mixture of housing densities, including variations in the area, orientation and characteristics of on-site open space provided with each household. Public open spaces are essential assets for urban residents, enabling opportunities for active and passive recreation, socialising and community interaction that cannot be achieved on most private properties in the urban area. Accordingly these places should be distributed throughout the District in a manner that enables all urban residents to have access to one or more open spaces within 400 metres (or roughly a 5-minute walk). This figure is based on current best practice and has been adopted within Council’s Open Space Strategy (2012) following consultation with the Community.

This policy has a number of implications for the Council as a main provider and manager of open spaces. Some existing urban areas, for example, are underserved with public open space. Opportunities may be taken in the future to acquire private land to remedy this shortcoming. Moreover, the Council – in its role as development manager – must ensure that new development takes into account the need for urban residents to be well served with open spaces. This may include requirements for new open space areas in new greenfield developments, or well-designed active transport connections from such developments to existing open spaces nearby. Gated communities and other large developments which are characterised by limited (or no) public accessibility or permeability will not be supported unless they address the impact these limitations have on the ease of access to public open spaces for residents outside these areas and, in turn the ability for such developments to achieve this policy.

Policy 8.2 – Parks and new development

A. New publicly accessible neighbourhood 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.

Explanation
This policy is complementary to other open space policies relating to accessibility and reserve contributions. In order to achieve an urban environment where all residents have access to a park or open space within 400 metres of home (as per Policy 8.1), new...
development areas and large subdivisions need to provide new open space infrastructure in addition to housing areas and other proposed uses.

It is also important that any new parks in these areas are located within the wider area in a manner that maximises accessibility and safety, whilst also being designed (in terms of size and shape) to be fit for purpose. Isolated, misshapen or undersized reserves should be avoided as they may fail to adequately meet the essential recreational and open space needs of the local community. These issues can generally be managed through structure planning, or concept planning for larger developments; but in areas where such techniques are not employed, Council will use its discretion at the time of subdivision to ensure appropriate outcomes.

The Policy also works in conjunction with Policy 8.8 to ensure that any new neighbourhood park is going to be designed and developed to best meet the wide range of recreational and open space needs of the community. This includes specific consideration of how large the park should be, its physical characteristics and its accessibility (among other matters). For example, one neighbourhood may benefit most from a larger conservation or scenic reserve, while another neighbourhood may be better served by a small local park. Collectively, Policy 8.2 and 8.8 ensure this level of consideration is given for new development areas when deciding the best way to meet the community’s needs.

In areas where infill development occurs, it may be difficult to acquire new parks or reserves to service the increased population. Nevertheless, there may be opportunities to enhance or upgrade existing facilities in the vicinity of infill development to enable the needs of existing and new residents to be met.

**Policy 8.3 – Reserve contributions**

Reserve 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.

**Explanation**

Reserve contributions recognise that additional demand for open space and recreational land is an effect of subdivision and development. Contributions can be in the form of land (where such provision is appropriate) or cash (where, for example, the local area is already well served for open spaces).

As the District’s population continues to grow, there is an on-going need for more land to be provided to satisfy open space and recreational needs, and to protect areas of cultural, ecological and amenity value as part of the wider public open space network. The resource consent and financial contributions processes provide the opportunity for the Council and applicants to reach agreement on the nature of contribution that is appropriate under the given circumstances. This will enable the Council, as provider and manager of open spaces in the District, to ensure suitable open space areas are provided to best meet the community’s needs.
This policy works in conjunction with Policies 8.1 and 8.2 as the primary means to manage the open space demands generated by new growth and development. The provisions of Chapter 12, which pertain to financial contributions, should also be read in tandem with these first three policies of Chapter 8.

**Policy 8.4 – Esplanades**

<table>
<thead>
<tr>
<th>Reference</th>
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<tbody>
<tr>
<td>Objectives 2.1 &amp; 2.18</td>
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</table>

**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.**

**Explanation**

The Resource Management Act requires that the Council recognise and provide for the maintenance and enhancement of public access to rivers, lakes, streams and the coastal marine area and to preserve the natural character of these areas. Esplanades are a key implementation tool to achieve this end. Schedule 8.1 of this chapter sets out the criteria for the provision of esplanade reserves, including potential waivers or reductions.

**Policy 8.5 – Active transport and connectivity**

<table>
<thead>
<tr>
<th>Reference</th>
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<tbody>
<tr>
<td>Objectives 2.8, 2.14 &amp; 2.18</td>
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</table>

**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.**

**Explanation**

Improving and extending active transport accessibility and connectivity has multiple benefits for the health, well-being, identity and resilience of the community. Open space areas are not only key destinations for many active transport users, but also often provide essential transport connections to other important locations throughout the District.

This Policy works in conjunction with Policy 11.36 to implement the Plan objectives relating to improved health, resilience, and transport sustainability.
Kāpiti is already well served by a network of cycleways, walkways and bridleways; however, as subdivision and development occurs in Kāpiti, and as new open space areas and local purpose reserves are created, it is important that this network is expanded and enhanced.

**Policy 8.6 – Amenity values**

A. New subdivision, land use and development of reserves and areas of significant scenic, ecological, cultural, scientific and national importance will provide for the intrinsic amenity value 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.

**Explanation**

Open spaces and reserves are major contributors to the Kāpiti District’s character and to the amenity shared by the District’s residents and visitors. For the most part, these places are characterised by the presence of few buildings, providing spatial relief from the more urbanised areas of the District. The openness afforded by these areas can be enjoyed in myriad ways, from near and afar.
In development of open spaces should be undertaken in a manner that recognises these areas' contribution to amenity values and, where possible, enhances the relationship between people and the District's valued natural features. Development that occurs in other areas which might affect open spaces should likewise be undertaken in a way that does not undermine the amenity values afforded by those open spaces.

**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.**

**Explanation**

In some instances, landowners or developers may choose to retain areas of land for the purposes of providing open space and/or natural reserves for private use or for limited use by the public. Likewise, these areas may be required as a condition of development in order to preserve the general openness of an area. These areas may be administered by individual land owners, bodies corporate, environmental interest groups (for example Royal Forest and Bird Protection Society of New Zealand), and other statutory bodies (for example QEII National Trust) among others.

The Council will generally support this type of land use, though it may not elect to purchase or manage areas used for such purposes. Exceptions to this support may arise where insufficient management structures may lead to unsafe environments for users of these areas, or where development of the areas is of a scale and/or intensity which is inappropriate to its context.

For the avoidance of doubt, such covenants and balance lots are not part of the public open space network. They are not included as part of any calculation of reserve contributions, and will not be acquired by Council as part of any such contribution. The Council may, however, acquire some land within an area identified as a balance lot or covenanted private open space for public open spaces.
8.2 Zone-specific Provisions

Zone Descriptions

The Kāpiti District’s open spaces are contained mainly within one of the following four zones, based around their individual functions and characteristics:

- Open Space (Recreation) Zone;
- Open Space (Local Parks) Zone;
- Open Space (Conservation and Scenic) Zone; and
- Private Recreation and Leisure Zone.

While some open space areas serve multiple purposes, the general character of all open space zones is defined by the relatively low presence of buildings and structures and by the presence of areas that facilitate passive and active recreation. To best manage the resource management issues unique to the District’s various open spaces, three distinct public Open Space Zones and one private zone are used in the District Plan as set out below.

Public Open Space Zones

Open Space (Recreation) Zone

The Open Space (Recreation) Zone comprises the District’s sportsgrounds and destination parks and has a primary focus on enabling active & passive recreation and leisure activities. These areas are typically larger reserves that residents and visitors are willing to travel to from further afield than the immediately surrounding neighbourhood. Destination parks, in particular, tend to be characterised by location-specific, appealing recreational assets and high levels of amenity, often with distinct landscape features and plantings. Sportsgrounds are purpose-built for active recreation and can also serve as suitable venues for temporary activities such as fairs, festivals and the like.

While open spaces are generally characterised by openness and the relatively low presence of buildings and structures, it is recognised that these features can enhance recreational amenity. Provision is made in the Open Space (Recreation) Zone for a built scale and intensity that can both enhance recreational amenity and retain general open space character.

Open Space (Local Parks) Zone

The Open Space (Local Parks) Zone contains local neighbourhood parks, cemeteries and some active transport corridors. These areas are typically smaller than their counterparts in the Open Space (Recreation) Zone and are provided primarily to serve local, day-to-day open space, cultural and recreational needs. In general, they are easily accessible to surrounding neighbourhoods, comprise well maintained urban reserves with flat or gently sloping topography, and may include a playground, seating, paths and amenity planting. In addition, the zone includes the District’s public cemeteries and local pedestrian and cycle facilities, which provide connections through urban areas and to points of interest.

These areas generally contain fewer and smaller buildings than found in the Open Space (Recreation) Zone.
Open Space (Conservation & Scenic) Zone
The Open Space (Conservation & Scenic) Zone comprises sites which are generally in a highly natural state, and often comprise very large areas of land – for example, Kāpiti Island and Tararua Forest Park. Landscape and conservation values are of particular importance for the zone; however there are several opportunities for active and passive recreation within these sites as well. Open Space (Conservation & Scenic) zoned land typically contains very low concentrations of buildings relative to land area.

The zone also contains several areas of land currently and/or historically used for production forestry. These uses which have been lawfully established prior to 29 November 2012 will be able to continue to operate in the zone under existing use rights; however future production forestry activities will need to be assessed in terms of the potential effects the activity will have on landscape and ecological values, transport networks and land stability.

Private Recreation and Leisure Zone
The Private Recreation and Leisure Zone comprises the District’s golf courses and a number of other privately-owned facilities which contribute to the Kāpiti District’s overall open space and recreation resource. As in the Open Space Zones, sites in the Private Recreation & Leisure Zone have a low concentration and scale of buildings; however, the Plan provisions relating to this zone recognise the fact that both the private ownership and the specialised use of these areas differ from the District’s public open spaces. Accordingly, the Plan allows for greater flexibility in the scale and nature of development in the Private Recreation & Leisure Zone. Notwithstanding this, development of these areas is anticipated to be sympathetic to adjoining areas, and in keeping with the overall purpose of the zone to provide recreation, leisure and open space amenity opportunities for the District.

8.2.1 Policies

Policy 8.8 – Recreational activities
Subdivision, use and development of land in Open Space Zones and the Private Recreation and Leisure Zone will recognise and provide for the community’s wide range of recreational needs.

Explanation
The Kāpiti District’s population is characterised by a diverse mix of cultures, age groups, and socioeconomic conditions. Open spaces should be equally diverse to cater to a multitude of recreational interests. This should include consideration of both passive (walking or picnicking for example) and active recreational needs (including sports fields, skate parks and so on). In addition, the distribution of areas provided for these activities is an important consideration to ensure that accessibility to a variety of local recreational options can be achieved.

As a finite resource, open spaces are limited in terms of their ability to be everything to everyone, and so a balance will need to be struck between competing recreational needs where open spaces are subdivided, used and developed.
Policy 8.9 – Activities (general)

Activities in the Open Space Zones that may result in adverse environmental effects will be avoided unless:

a) the activities meet the recreational and/or open space needs of the community; and

b) the associated effects will be remedied or mitigated.

Where such activities are proposed in open space zones, specific consideration will be given to:

(i) the extent to which the activity provides a recreational or open space value (including cultural values) that is not available or which is underprovided within the identified catchment area for the activity;

(ii) the appropriateness and effectiveness of any mitigation or remediation measures proposed, including the need (if any) for ongoing or regular management;

(iii) the appropriateness of the particular open space in which the activity is proposed, including whether it is better suited to an alternative location;

(iv) whether or not the activity would preclude future adaptive uses of the open space area; and

(v) whether or not the activity would unduly limit or preclude public access.

Explanation

In general, it is expected that activities in open space areas should not be undertaken if they would lead to adverse environmental impacts; however, the importance of enabling community well-being through the provision of a wide range of recreational and other open space activities must also be recognised. Some recreational activities, such as mountain biking or four-wheel driving, are highly valued pastimes but can alter drainage paths or lead to erosion. Noisy activities and activities that limit access to and through open spaces can also affect the ability of the general public to enjoy these areas. More ‘intense’ uses should only be provided for in the open space network where they meet recreational or other open space needs and where they are undertaken in locations and in a manner in which the effects associated with them can be remedied or mitigated to an appropriate extent.

Some recreational activities could entail alterations to the open space environment which might prove to be a hindrance to a future change in use. Activities which are difficult or costly to adapt should generally be discouraged in open space areas, particularly as the recreational needs of the Community are ever-changing.

The matters outlined in points (i) through (v) will be considered for resource consent applications to determine if a proposed activity is appropriate for the relevant open space zone.
Policy 8.10 – Buildings and structures

New buildings and structures will be designed, located and constructed in a manner which does not reduce the overall quality of the District's Open Space Zones, while recognising that some buildings and structures can enhance recreational and open space values.

Where new buildings or structures are proposed in open space zones, specific consideration will be given to:

a) the appropriateness – including the relationship to the surrounding environment – of the purpose, number, size and location of new buildings and structures;
b) the extent to which any building or structure – including its design and appearance – positively contributes to, or detracts from, recreational and open space amenity, and cultural, ecological and landscape values;
c) whether any proposed building or structure unduly precludes or limits public access;
d) any cumulative effects, including from proliferation of buildings and structures in a given open space area;
e) the extent to which any building or structure is necessary to ensure effective operation, maintenance, upgrading or development of the electricity transmission network; and
f) the extent to which any building or structure may be appropriate for the development, operation, or upgrading of domestic and community-scale renewable electricity generation facilities.

Explanation

A defining characteristic of open space areas is the relatively low occurrence of buildings and structures. Notwithstanding this, some of these features – such as toilets, changing rooms, clubrooms, play equipment and so on – can enhance the level of amenity enjoyed by open space users. Accordingly, buildings and structures of an appropriate size, scale and distribution that support recreational and other open space values should be provided for.

Open spaces can also play a role in the efficient development, maintenance, operation and protection of buildings and structures associated with important social and physical infrastructure. Nationally significant matters, such as the electricity transmission network and renewable energy generation facilities may be provided for within open space areas, provided they do not compromise the overall quality of these areas.

The matters outlined in points (a) through (f) will be considered for resource consent applications to determine if a proposed building or structure is appropriate for the relevant open space zone.
**Policy 8.11 – Subdivision**

Inappropriate subdivision of land in Open Space Zones will be avoided.

Where any subdivision is proposed in Open Space Zones, specific consideration will be given to:

- a) the appropriateness of the resulting size, shape and location of allotments, including balance lots;
- b) the extent to which adequate public access is maintained to and through the allotments;
- c) whether or not the subdivision would positively contribute to, or detract from, recreational and open space amenity, and cultural, ecological and landscape values;
- d) the extent to which the subdivision could affect adjacent properties and/or lawfully established activities; and
- e) the extent to which the subdivision is necessary to enable the efficient functioning of network utilities, including renewable energy generation facilities.

**Explanation**

Subdivision of open space land is relatively uncommon. Given the general predisposition for open spaces to be publicly owned, and given the importance of these areas for community amenity and well-being, subdivision of open spaces is rare and can have potentially significant ramifications on the ability of the public to use these places as intended. To this end, the Council will actively manage any subdivision in these areas to ensure potentially significant adverse effects associated with subdivision are avoided.

The matters outlined in points (a) through (e) will be considered for resource consent applications to determine if a proposed subdivision is appropriate for the relevant open space zone.

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**Policy 8.12 – Safety**

Subdivision, land use and development in the Open Space Zones will be designed and developed in a manner that provides for the safety of users and neighbouring communities, including via consideration of the principles set out in Appendix 5.5 - Crime Prevention Through Environmental Design (CPTED) Guidelines.

**Explanation**

Open spaces are generally characterised by high accessibility, providing people with the ability to move through these places with relatively free right of access. Given this attribute, there is a responsibility to ensure open space areas are safe for people to use. This not only includes such considerations as the suitability of playground equipment and other structures, but also relates to the manner in which open spaces are located and developed with respect to surrounding areas, including their size, shape, lighting and physical character.

The Council’s Crime Prevention Through Environmental Design (CPTED) Guidelines (see Appendix 5.5) outline a number of principles to facilitate the development of safe public...
environments, and should be referred to for the subdivision, use and development of the District’s open spaces.

**Policy 8.13 – Indigenous biodiversity**

**Opportunities to enhance indigenous biodiversity will be identified and implemented through the subdivision, use and development of Open Space Zones.**

**Explanation**

Virtually all open space areas are complemented by landscaping or planting to some degree. Many of these areas are dedicated scenic or ecological reserves, with a primary purpose of preserving indigenous vegetation and/or providing natural habitats for indigenous fauna, while other areas feature only small areas of landscaping or amenity planting.

Section 6(c) of the Resource Management Act identifies the protection of significant indigenous vegetation and significant habitats of indigenous fauna as a matter of national importance. The Act also identifies (at section 31) that a key function of all territorial authorities in New Zealand is the maintenance of indigenous biodiversity. ‘Protection’ and ‘maintenance’ in this instance should not be limited to ‘preservation,’ but should include the improvement of the biological diversity of the District. Open spaces can provide considerable opportunities for new or enhanced environments for indigenous flora and fauna, and developing these opportunities will be an important means of protecting ecological values in Kāpiti.

**Policy 8.14 – Food Production & Renewable Energy**

**Opportunities for food production and community-scale renewable energy generation facilities may be identified and developed in the Open Space Zones in a manner which does not significantly affect the core ecological, recreational, cultural and other amenity values associated with open spaces.**

**Explanation**

Providing for a wide range of environments for food production in the District enables the community to be more resilient to potential price shocks associated with energy supply challenges, as well as environmental and economic system shocks and stresses. To this end, food production should not be limited to the District’s rural areas, nor to private gardens in residential environments. Many open spaces provide viable options for community gardens, orchards and other edible/medicinal plant growing opportunities.

Similarly, open space areas can potentially provide for local and community scale renewable energy generation facilities, provided that the potential effects of such facilities on recreational and amenity values and open space character is of an appropriately minor nature and scale.

By enabling local food and energy production at an appropriate scale and in appropriate locations in the open space network, community resilience and well-being (including...
through increased opportunities for community interaction) will be improved in a manner that does not compromise amenity.

**Policy 8.15 – Private Recreation and Leisure Zone**

Development of private open spaces and recreational facilities will be provided for in the Private Recreation and Leisure Zone where the development:

- a) is of an appropriate scale, intensity and location relative to its context; and
- b) is ancillary to the recreational, open space and/or leisure activities which predominate on the site(s);

**Explanation**

A number of privately owned facilities provide substantial open space, recreational and leisure opportunities for residents and visitors in Kāpiti. These include golf courses, bowling greens, and ecological reserves to name a few.

These areas increase the variety of resources available to the community for healthy recreation, and offer relief from surrounding urban areas in many instances. Subdivision, use and development of these areas is not necessarily anticipated to be equivalent in scale or intensity to publicly owned open spaces and so increased use and development flexibility is provided for in these privately owned areas. Notwithstanding this distinction, where new development is proposed in private recreation and leisure areas, it should respect the nature of the built and natural environment in the local vicinity. Moreover, new development in these areas should support their recreation and/or leisure function so as to enhance open space values.
9.1.2 General Natural Hazard Policies

These policies apply to all natural hazards, including coastal erosion in addition to more specific policies in this chapter and the Coastal Environment Chapter.

Policy 9.1 – Identify Hazards

<table>
<thead>
<tr>
<th>Reference</th>
<th>Objective 2.5</th>
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<tbody>
<tr>
<td>The extent of flooding, seismic, slope instability and erosion hazards in the District will be identified on the District Plan Maps.</td>
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</table>

Explanation

Hazard risks have been identified in technical reports. The extent of flood, earthquake fault rupture, coastal erosion, river erosion and slope instability hazard areas has been modelled to identify development control areas, which are identified on the district planning maps to provide certainty to property owners. The identification of natural hazards is an ongoing activity carried out by District and Regional Councils as part of the monitoring of the environment. As more research is undertaken and the information about natural hazards changes, new hazard areas may be identified and existing areas refined. It is important that, where updated information becomes available about the nature and extent of natural hazard development controls, this is reflected on the planning maps.

Policy 9.2 – Risk based approach

<table>
<thead>
<tr>
<th>Reference</th>
<th>Objective 2.5</th>
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<tbody>
<tr>
<td>A risk based, all hazards approach will be taken to subdivision, land use, and development within areas subject to the following natural hazards:</td>
<td></td>
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<tr>
<td>a) flood hazards;</td>
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<td>b) earthquake hazards;</td>
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<td>c) fire hazards;</td>
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<tr>
<td>d) slope instability and erosion; and</td>
<td></td>
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<tr>
<td>e) coastal erosion hazards</td>
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<tr>
<td>Hazard risk categories will be developed for flood, earthquake and erosion hazards to guide minimising the risk of loss of life and damage to property due to these hazards, while allowing appropriate use in lower risk areas.</td>
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</table>

Explanation

The District Plan manages risk through hazard categories. These categories take into account the probability of the hazard and risk of loss of life or property consequence of allowing development in areas prone to hazard risk. The risk based categories are explained in hazard specific sections. The District Plan identifies where risks from natural hazards are most significant, manages subdivision and development within these high risk areas, and manages effects in lower risk areas to avoid exposure to increased levels of risk from natural hazards. Specific coastal hazard policies, rules and standards are in Chapter 4 (Coastal Environment) starting at page 4-8.
Policy 9.3 – Hazard prone areas

New subdivision and land use and development activities will be located to avoid highly hazard prone areas, identified on the District Plan Maps. Where a modelled risk can be removed, through mitigation, to allow development on part of a site, any mitigation must demonstrate the activities and development do not exacerbate the adverse effects of natural hazards for other people and properties including residual risks.

Explanation
The approach to minimising the adverse effects of natural hazards is to avoid subdivision and development in high risk hazard prone areas. The District Plan recognises that certain land use activities can take place in hazard areas. Mitigation measures need to be employed to reduce risk from the hazard(s) provided the mitigation measures do not exacerbate the effects of natural hazard on other properties. The onus is on the applicant to ensure there will be no additional hazard risk on or off site as a result of any proposed activity or development.

The modelling of hazard risks is based on a likely hazard event such as the 1 in 100 year flood or a 1 in 500 year tsunami risk and mitigation of the modelled event does not mean that the property is at no risk in the future as a larger event than the modelled event may occur.

Policy 9.4 – Precautionary approach

A precautionary approach will be taken to subdivision and development where there is uncertainty about the potential effects of a hazard until further detailed information on the extent and nature of the hazard becomes available.

Explanation
A precautionary approach needs to be taken where there is uncertainty about the hazard timing and effects, such as hazards affected by climate change effects, or little information available about a hazard such as liquefaction potential.

In relation to hazard provisions and mapping in this plan the precautionary approach has been considered when undertaking the hazard modelling and creating development restrictions to mitigate hazard risk.

A precautionary approach is applied where further site specific investigations may identify that the activity proposed is appropriate to the natural hazard risks on the site. This approach will be taken to natural hazards that are present in the district but are not mapped in the district plan maps as there is poor information about the scale and extent of the hazard risks for those hazards. This includes potential liquefaction risk, and fire risk.
Policy 9.5 – Protect via natural buffers

Natural features which have the effect of reducing hazard risk by buffering development from natural hazards will be protected through development controls, including minimum setbacks, from the coast, rivers and streams for new and relocated buildings and enabling restoration of natural systems.

Explanation

Dune systems act as a buffer between the land and the sea and wetlands can act as a sponge to reduce stormwater and/or flood effects. These natural areas absorb the impacts of erosion, or inundation thereby protecting areas further landward. Protection, including restoration, of natural features is vital for their effective functioning as a buffer against natural hazards.

Past use and development including hard engineering structures in some areas has degraded the effective ‘buffering’ potential of natural dunes and wetlands, by encroaching on them. The potential for coastal erosion and flooding to be considerably accentuated by climate change effects further emphasises the importance of restoring and maintaining natural buffers.

Policy 9.6 – Public open space

The potential to mitigate natural hazards and climate change impacts will be considered in relation to the provision, acquisition and development of new land for public open spaces and reserves.

Explanation

Open Space areas can play a major role in the mitigation of the effects associated with natural hazards, for example as a buffer to the effects of coastal hazards for beach settlements, or for stormwater attenuation, detention and secondary flowpaths. These opportunities should be developed on an as-needed basis – both by acquiring new open space areas, and by developing existing areas – in order to make the district more resilient to the impacts from natural hazards and global climate change.

Policy 9.7 – Emergency management

Preparation for the effects of natural hazard events and avoidance or mitigation of hazards will be encouraged through emergency management programmes and procedures, and voluntary action.

Explanation

Increasing awareness of natural hazards assists with community preparedness. The policy promotes emergency management programmes and procedures, and voluntary action in line with the Civil Defence Emergency Management Act 2002. Emergency management initiatives include a range of measures across the four R’s of risk reduction, readiness, response, and recovery. Voluntary actions include providing flood hazard information to the public, and providing flood mitigation and risk management advice for land development and building.
either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

**Residual ponding areas**
Residual ponding areas related to a residual flood risk for areas which are protected from flooding by structural measures, such as stopbanks or floodwalls, constructed to the 1 in 100-yr flood standard. The residual risk is in the event of a failure or overtopping of the flood protection structure.

**Flood storage areas**
Land that provides flood water storage either during or after a flood event. Flood Storage Areas are located on local streams only. They include land that has been identified as flood prone where loss of storage due to mitigating measures, or filling, will cause flooding elsewhere. Any proposal for development of these areas (including filling) will need to provide compensatory storage below set ponding levels.

**Fill control areas**
Fill control areas are undrained “crater” type catchments where filling will raise the level of flooding on the property and on adjoining land.

Natural Hazard Maps (Planning Maps) identify the extent of these areas (river corridor, stream corridor, overflow path, residual overflow path, ponding areas, residual ponding areas, flood erosion areas, flood storage areas, and fill control areas for the Otaki, Waikanae, Paraparaumu and Raumati floodplains.

### 9.2.2 Flood Hazards Policies

**Policy 9.8 – Flood Mapping**
The 1 in 100 year flood modelling scenario has been used to generate flood map extents. The extents and categories include consideration of projected climate change and precautionary freeboard to minimise risks. Residual risks will also be mapped where flood mitigation structures are present.

**Policy 9.9– Flood risk categories**
Flood risk categories have been developed using the following criteria:
- a) depth and speed of floodwaters;
- b) the threat to life;
- c) difficulty and danger of evacuating people;
- d) the potential damage to property; and
- e) the potential for social disruption.

**Policy 9.10– Flood and erosion free building sites**
All newly created lots must have flood and erosion-free building sites based on 1 in 100 year flood modelling.
**Policy 9.11– Flood risk levels**

A higher level of control on subdivision and development will be applied in direct and residual high risk flooding areas. These are areas identified as the river and stream corridors, overflow paths, flood storage, and flood erosion areas, and a generally lesser level of restriction in lower risk areas including ponding, fill control areas and residual ponding.

**Policy 9.12– High hazard flood areas**

Development in the river and stream corridor, overflow path, flood erosion and flood storage areas will be avoided unless the 1 in 100 year risk can be completely mitigated on-site to avoid damage to property or harm to people, and the following criteria are met:

a) no increase in flood flow or level on adjoining sites or other parts of the floodplain;

b) no reduction in storage capacity on-site; and

c) all flow corridors or overflow paths are kept clear to allow flood waters to flow freely at all times.

**Policy 9.13– Ponding, residual ponding, and fill control areas**

When assessing application for subdivision or development within a ponding, residual ponding or fill control area consider the following:

a) the effects of the development on existing flood mitigation structures;

b) the effects of the development on the flood hazard – in particular flood levels and flow;

c) whether the development redirects floodwater onto adjoining sites or other parts of the floodplain;

d) whether access to the site/development will adversely affect the flood hazard.

e) the extent to which buildings can be located on areas of the site not subject to flooding.

f) whether any subdivision or development will or may result in damage to property or harm to people.

**Explanation**

The above two policies promote a higher level of restriction in high risk flood areas. The high risk flood areas are the river and stream corridor, overflow path (including residual overflow path), flood erosion and flood storage areas. The risks of flooding and erosion to the community are much greater in these high risk flood areas; therefore it is appropriate that district plan rules reflect a higher level of restriction than for lower risk areas. In high flood risk areas the onus is on the applicant to show that there will be no additional hazard, on-site and off site, as a result of any proposed development.
9.6.3 Contaminated Land Policies

Policy 9.29 – Identify
Contaminated and potentially contaminated land in the District will be identified through the consent or plan change process, to enable the land to be managed or remediated to eliminate any unacceptable risk to the environment.

Policy 9.30 – Criteria for Identification
Contaminated and potentially contaminated land in the District will be identified using the following criteria:
   a) was used, is presently used, or is likely to have been used for an activity appearing on the Hazardous Activities and Industries List; or
   b) identified as contaminated by the Kapiti Coast District Council or the Wellington Regional Council's SLUR database.

Explanation (Policies 9.29 and 9.30)
Not all the contaminated land in the District has been identified. As a guideline for identifying potentially contaminated land, the Council uses the Hazardous Activities and Industries List (HAIL). The HAIL identifies most situations in New Zealand where hazardous substances could cause land contamination and is used to identify sites for inclusion on Greater Wellington Regional Council's Selected Land Use Register (SLUR). HAIL lists 52 specific land uses that can potentially cause contamination.

Land owners are required to assess the risk posed by land identified as contaminated or potentially contaminated at the time of lodging an application for resource consent or a request for a private change so that the Council can be satisfied that the land is safe for the proposed end land use.

Policy 9.31 – Site Investigations
Site investigations of contaminated land will be carried out in accordance with national best practice, including the Ministry for the Environment's Contaminated Land Management Guidelines No.1 to No. 5.

Policy 9.32 – Management or Remediation
Any development, subdivision or change in land use on HAIL land, or land identified as contaminated or potentially contaminated by the Kapiti Coast District Council or the Wellington Regional Council's SLUR database, that is reasonably
likely to increase the risk of exposing people or the environment to contaminants, will be managed or remediated to eliminate any unacceptable risk to the environment.

Explanation (Policies 9.31 and 9.32)
Site investigations will be required when land has been used for an activity which could result in contamination. The investigations are to determine whether the land is contaminated and what level of contamination is present.

Risk is the potential for adverse consequences resulting from a hazard. It quantifies the likelihood that a hazard’s potential to cause harm will be realised. Decision making requires clearly defined criteria about acceptable and unacceptable risk.

The precise level of acceptable risk varies depending on the scale and nature of the contaminant source, its location relative to any potential receptors (ecosystems, plants, animals, people) and the exposure scenario (how the receptors might come into contact with the hazard). The Ministry for the Environment’s Contaminated Land Management Guidelines No. 2 – Hierarchy and Application in New Zealand for Environment Guideline Values (updated 2011) was developed to ensure the consistent selection and application of environmental guidelines. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 incorporates the Ministry for the Environment’s Methodology for Deriving Standards for Contaminants in Soil to Protect Human Health, which includes Soil Guideline Values (SGV_health) for 12 contaminates in soil, calculated for five generic land use exposure scenarios at which the exposure is judged to be acceptable because the adverse effects on human health for most people are likely to be no more than minor.


Policy 9.33 – Ensure fit for use

The remediation and/or on-going management of contaminated or potentially contaminated land will be undertaken in a manner that is appropriate for any likely future use of that land.

Explanation
Land identified as contaminated or potentially contaminated is required to be made safe for its proposed end land use by the land owner as a result of giving effect to a resource consent or private plan change.
### Policy 9.34 – Assessment Criteria

<table>
<thead>
<tr>
<th>When considering whether contaminated or potentially contaminated land is safe for its intended use, subdivision or development, Council will have regard to the following:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) the nature and extent of any contamination of soil or groundwater and the potential sources of contamination;</td>
</tr>
<tr>
<td>b) the approach to any proposed remediation, and/or ongoing management of the contamination, including:</td>
</tr>
<tr>
<td>i. extent of earthworks or removal of materials undertaken, including any method to control the release of contaminants into the environment;</td>
</tr>
<tr>
<td>ii. treatment or disposal methods for contaminated or potentially contaminated materials, soil or water;</td>
</tr>
<tr>
<td>iii. measures employed to prevent or mitigate any adverse effects on human health, water quality, or the downstream receiving environment are appropriate;</td>
</tr>
<tr>
<td>iv. methods to address the risk of the contamination to public health and safety and that of workers involved in site works;</td>
</tr>
<tr>
<td>c) the extent to which the effects of remediation are acceptable;</td>
</tr>
<tr>
<td>d) the suitability of the land for its intended use;</td>
</tr>
<tr>
<td>e) whether adequate measures will be taken to ensure the safe operation of the proposal on the land.</td>
</tr>
</tbody>
</table>

### Explanation

The assessment criteria are designed to guide both the applicant and the Council in providing clarity around what is to be assessed when considering resource consents for contaminated land. There are further requirements in relation to effects on human health in the National Environmental Standard for Sources of Human Drinking Water, specifically Regulations 11, 12 and 13 which the council will take into consideration in resource consent conditions.

**Note:** Reference to the Ministry for the Environment’s Contaminated Guidelines No 1 to 5 will assist applicants in achieving compliance with above criteria.
**10.1.1 Policies**

**Policy 10.1 – Identify historic heritage**

_Historic heritage_ that contributes to an understanding and appreciation of the Districts’ history and culture will be identified in the Schedule of Historic Heritage and the District Plan maps. The Schedule of Historic Heritage will include the following categories:

- a) Places, including buildings, structures, sites (and setting, if applicable);
- b) Areas;
- c) Notable trees; and
- d) Waahi tapu and other places and areas of significance to iwi.

**Explanation**

The Schedule of _Historic Heritage_ (Schedule 10.1) contains _historic heritage_ of significance to New Zealand, the Wellington Region and the Kāpiti Coast District. _Historic heritage_ which has not been identified or assessed are at a greater risk of damage or destruction through inappropriate development and subdivision. The identification of specific places and areas of significant _historic heritage_ is required to ensure they are effectively and efficiently protected through the District Plan and considered in resource consent assessments. _Historic heritage_ areas may include several discrete buildings, structures or sites which have related or complementary historic heritage values. Scheduled _historic heritage_ is identified on the District Plan Maps to clearly identify the location.

The Schedule of Historic Heritage (Schedule 10.1) is not an exhaustive list of _historic heritage_ within the District, with the identification of _historic heritage_ an ongoing exercise as new information becomes available. Additions to or deletions from the Schedule will require a change to the District Plan as outlined in Policy 10.3.

**Policy 10.2 – Criteria for identifying historic heritage**

The following criteria will be used to identify significant _historic heritage_ to be listed in the Schedule of Historic Heritage. For inclusion in the Schedule of Historic Heritage at least one of the following values must be significant:

- a) the values relating to the history of a feature and how it demonstrates important historical themes, events, people or experiences associated with:
  - i. important themes in history or patterns of development;
  - ii. important event or events in local, regional or national history;
  - iii. the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation; or
  - iv. everyday experiences from the past that contribute to our understanding of the culture and life of the district, region or nation.
- b) the values relating to the physical evidence of a feature including the:
  - i. potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation;
  - ii. style, design, form, scale, materials, ornamentation, period,
craftsmanship or other architectural values;
iii. evidence of the history of technological development, innovation or important methods of construction or design;
iv. extent of modification;
v. age of the feature; or
vi. association with other natural or cultural features in the landscape or townscape, and/or contribution to the heritage values of a wider townscape or landscape setting, and/or whether or not it is a landmark.

c) the values relating to the meanings that a feature has for a particular community or communities, including:
i. strong or special associations with a particular cultural group or community for spiritual, political, social, religious, cultural, national, symbolic or commemorative reasons; or
ii. high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.

d) the spiritual, cultural or historical values associated with places, knowledge, histories and ngā taonga tuku iho sacred or important to tāngata whenua (Māori);

e) the contribution of the surroundings, setting or context of the place to an appreciation and understanding of its character, history and/or development;

f) the extent to which the feature is unique or rare within the district or region;
g) the extent to which the feature is a good representative example of its type or era;
h) the potential for public education.

Explanation
The District’s historic heritage reflects a diverse range of historic heritage values. The identification criteria enable the identification of historic heritage which are important and specific to Kāpiti. The criteria provide a clear rationale and certainty for the protection of the historic heritage contained in a place or area.

Specifically, these criteria support the rationale for the existing historic heritage identified in the Schedule of Historic Heritage (Schedule 10.1) and provide guidance for additional historic heritage to be listed in the future.

In relation to d), ngā taonga tuku iho is an embracing concept can be described as treasures that whānau, hapū and iwi have inherited from tūpuna (ancestors) and covers the interconnected realms of te taha taiao (the environment), te taha tinana (the human world) and te taha hinengaro (the spiritual world).

This policy is based on the identification criteria set out in the proposed Wellington Regional Policy Statement and is consistent with the policy in the operative Wellington Regional Policy Statement to avoid, mitigate or remedy adverse effects of subdivision, use and development on historic heritage.
Policy 10.3 – Additional listings for the Schedule of Historic Heritage

In addition to the criteria set out in Policy 10.2, the following historic heritage shall be listed in the Schedule of Historic Heritage:

- b) Places subject to a Heritage Order under the Historic Places Act 1993.
- d) Historic heritage identified in the Regional Policy Statement or Regional Plans.

Explanation

In addition to the Schedule, historic heritage is also identified through other processes and legislation. This includes processes under the RMA and the Historic Places Act 1993. The identification of these sites in the Schedule ensures a consistent approach to identification and protection of historic heritage throughout the District.

Policy 10.4 – Identification of notable trees

In addition to the criteria set out in Policy 10.2, trees will be considered for inclusion as a ‘notable tree’ in the Schedule of Historic Heritage if they:

- a) achieve a Standard Tree Evaluation Method (STEM) score of 140 or greater; or
- b) are listed on the New Zealand Notable Trees Trust’s New Zealand Tree Register.

Explanation

Specific trees may have significant historic heritage value in the District. Similar to buildings and structures, the historic heritage values of trees may be through an association with or commemoration of a time, event place or era. In particular, individual or groups of notable trees may have specific local character or tāngata whenua values worth protecting.

There are accepted technical methods and external processes available for suitably identifying notable trees to be included in the Schedule of Historic Heritage. The Standard Tree Evaluation Method (STEM) is a widely accepted evaluation method of appraising trees. Five key factors are considered in STEM assessments: condition, amenity, notability, historic and scientific. Further information is included in Schedule 10.3 – Standard Tree Evaluation Method.

In addition, the New Zealand Notable Trees Trust New Zealand Tree Register lists exotic and indigenous trees of international, national and local interest in accordance with specific notability and historic criteria.
Policy 10.5 – Protection of historic heritage

Subdivision, development and land use involving the District’s historic heritage and its surroundings will be managed in a way that protects historic heritage values from adverse effects.

Explanation

The protection of historic heritage is crucial to the ongoing achievement of these objectives. Further, section 6(f) of the Resource Management Act identifies the protection of historic heritage as a matter of national importance. Historic heritage values are often finite and irreplaceable once damaged; therefore they can be at risk to damage or destruction as a result of inappropriate development, subdivision and land use.

Activities that protect historic heritage may not be limited to ‘preservation’ works and may include the restoration of degraded historic heritage. New subdivision, land use and development can provide considerable opportunities for protection of historic heritage, and developing these opportunities will be an important means of protecting the District’s historic heritage values in the long term.

Policy 10.6 – Use and modification of historic heritage

The continued use and modification of Scheduled historic heritage will be provided for where it is in the original construction condition and intended purpose. Modification of historic heritage to maintain the continuity of use, or for new uses, is appropriate where the modification:

a) is necessary to ensure liveability and utility is retained;

b) retains historic heritage values; and

c) involves minimum intervention to achieve reasonable use.

A. The following assessment criteria will be considered when assessing the effects of a proposed development involving historic heritage:

a) the degree to which historic heritage values and integrity will be irreversibly lost, damaged, destroyed or enhanced and whether the relationships between distinct elements of the historic heritage and its surroundings (if relevant) will be maintained;

b) the opportunities to remedy or mitigate any proposed or previous damage to historic heritage values;

c) the importance attributed to the heritage resource by the wider community;

d) whether the activity will lead to cumulative adverse effects on historic heritage;

e) the degree to which public interpretation of historic heritage is enhanced by the proposed activities, in accordance with relevant cultural protocols and without effects on the tangible or intangible historic heritage values;

f) the immediate risk to public safety or any other historic heritage if activity/works are not undertaken, including the risk to life in the case of earthquake;

g) consistency with the conservation principles set out in the International Council on Monuments and Sites (ICOMOS) New Zealand Charter;

h) registration and the reasons for registration on the New Zealand Historic Places Trust Rarangi Taonga: the Register of Historic Places, Historic
Proposed Kāpiti Coast District Plan

Historic Heritage

Areas, Wahi Tapu and Wahi Tapu Areas (if applicable); and
i) policies of any conservation plan and heritage inventory relating to the historic heritage.

B. Consideration will also be given to:
   a) recommendations made by the New Zealand Historic Places Trust and any other professionally recognised party in heritage conservation issues; and
   b) the outcome of consultation with the relevant iwi authority and other parties.

Explanation

*Historic heritage* has a significant role in protecting specific activities, trends and values of a time and place. As such, ensuring the ongoing use of *historic heritage* is important for the protection and retention of significant values. The lowest level of modification as a result of subdivision, land use and development activities involving *historic heritage* is generally sought.

The modification of *historic heritage* can have a variety of benefits in addition to the protection of *historic heritage* values, including:

- retention of the original building’s or structure’s materials and form;
- restoration and maintenance of the *historic heritage* significance of a building helping to ensure its survival in the long term; and
- new housing and commercial property opportunities for the community through the adaptive reuse of heritage buildings in established residential areas.

Proposals for the modification of *historic heritage* may arise from maintaining its continuing use, or from a proposed change of use. Alterations and additions may be acceptable where they are necessary to enable a compatible use of a building and are the minimum change necessary, are substantially reversible, and have little or no adverse effect on the *historic heritage* value. This includes use of materials and colours which are compatible with the original form and fabric of the place, and contrasts of form, scale, mass, colour, and material. Adaptations are appropriate where they do not dominate or substantially obscure the original form and fabric or affect the *historic heritage* setting.

New work which complements the original form and fabric is appropriate and may include new work which is recognisable as contemporary, rather than an imitation of the original historic style of the building.

The matters outlined in Policy 10.6 will be considered for resource consent applications to determine the effects of a proposed development, land use or subdivision on *historic heritage*.

**Policy 10.7 – Notable trees assessment criteria**

A. In respect to notable trees, the following criteria will be considered in addition to the criteria set out in Policy 10.6, when assessing the effects of modification or removal of notable trees:

   a) the necessity for carrying out the works;
   b) whether the tree is dead, or has a serious contagious disease or damage which has caused a decline in its health;
   c) whether the tree has become a danger to the public or interferes with public utilities or drainage systems, watercourses or streams;
   d) compliance with any statutory or legal obligation;

Reference

Objectives 2.7 and 2.1
e) whether the tree can be successfully relocated (and is likely to survive) within the surroundings;
f) whether the proposal can be altered to preserve the tree while still meeting the stated aims of the applicant; and
g) whether the proposed activity within the dripline is likely to damage the tree or endanger its health.

B. Consideration will also be given to:
a) the outcome of consultation with the relevant iwi authority and affected parties;
b) the outcome of consultation with the Department of Conservation, QEII National Trust, New Zealand Notable Trees Trust where appropriate;
c) any evidence of a recognised and qualified arborist where appropriate; and
d) any evidence and recommendations made by the New Zealand Historic Places Trust and any other professionally recognised party in heritage conservation issues.

Explanation
The assessment of activities affecting notable trees requires consideration of matters which are specific to trees.

Policy 10.8 – Relocation, demolition, destruction and removal from the Schedule of Historic Heritage

A. The complete demolition and destruction of the following historic heritage will be avoided:
   a) Class I and II items on the New Zealand Historic Places Trust Rarangi Taonga: the Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas;
   b) Items listed on the Schedule of Historic Heritage; and
   c) Waahi tapu and places and areas of significance to iwi.

B. The relocation, partial demolition or destruction of the following historic heritage will be minimised:
   a) Category I and II items on the New Zealand Historic Places Trust Rarangi Taonga: the Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas;
   b) Items listed on the Schedule of Historic Heritage; and
   c) Waahi tapu and places and areas of significance to iwi.

C. In any assessment of resource consent applications relating to the activities in A and B above, the following matters will be considered:
   a) The assessment criteria set out in Policy 10.6;
   b) Whether the item is of danger to public safety and repair is not the best practicable option.

Explanation
The protection of historic heritage does not anticipate the relocation, demolition or destruction of historic heritage. These activities are considered to be inconsistent with the objective of protecting historic heritage due to the significant, irreparable and permanent loss of historic heritage associated with these activities. These activities should only be
considered in exceptional circumstances where no other viable option exists (for example a significant public health risk exists if relocation or demolition does not occur).

*Historic heritage* listed on the New Zealand Historic Places Trust Rarangi Taonga: the Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas and sites of significance to iwi are considered to be of exceptionally high *historic heritage* value and the demolition of these places generally does not contribute to supporting the well being of the Community.

The Schedule of Historic Heritage (Schedule 10.1) is not static nor considered a complete list of all *historic heritage* in the District. If there is a change proposed to remove an item from the Schedule, in addition to all relevant statutory considerations, the Council will have regard to whether the area/item still meets the criteria for identification set out in Policies 10.2, 10.3 and 10.4, whether the item is a danger to public health and assess the likely use and circumstances of the building if it is repaired or not.

This policy does not provide for the relocation, partial demolition, demolition, destruction or removal of items from the Schedule of Historic Heritage which are at threat to ‘demolition by neglect’.

**Policy 10.9 – Subdivision involving historic heritage**

**Inappropriate subdivision of *historic heritage* and its surroundings will be avoided.**

Where any subdivision is proposed on sites containing *historic heritage*, specific consideration will be given to the following matters:

- a) whether the subdivision will create an allotment pattern that maintains or reinforces the integrity of the historic heritage and the character of the surrounding area;
- b) whether the subdivision will create an allotment or allotments of a size and dimension that can accommodate new development that will complement the historic heritage site;
- c) whether the siting and setback of new buildings so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the historic heritage;
- d) whether the subdivision would positively contribute to, or detract from, historic heritage values;
- e) whether the subdivision will adversely effect the ongoing and coherent management and maintenance of the historic heritage and its surroundings; and
- f) whether a consent notice or other legal mechanism is required to protect the historic heritage values.

**Explanation**

*Historic heritage* is often privately owned and may be subject to subdivision proposals from time to time. Given the significant potential to alienate *historic heritage* from its surroundings, and given the importance of these areas for community identity and well-being, the effects on historic heritage need to be considered in the assessment of subdivision applications. Often the setting surrounding a particular place constitutes part of its heritage value which can be easily eroded through inappropriate subdivision and development. In particular, consideration needs to be given to the effects of additional
development rights afforded by subdivision on *historic heritage* values. To this end, the Council will actively manage any subdivision in these areas to ensure potentially adverse effects associated with subdivision are avoided by mitigating the effects through tools like consent notices or heritage covenants.

**Policy 10.10 – Waahi tapu**

*Waahi tapu* and their surroundings will be recognised as particularly sensitive to any subdivision, development or change in land use, as these activities may affect the physical features and non-physical values of the place or area, and will be protected from any adverse effects of these activities.

Work in partnership with the relevant iwi authority for the ongoing and long term management and protection of *waahi tapu*. Relevant iwi authorities will be consulted on all resource consent applications affecting *waahi tapu* identified in the Schedule of Historic Heritage.

**Explanation**

*Waahi tapu* has important *historic heritage* and living cultural value to tāngata whenua. *Waahi tapu* sit within a larger cultural landscape and convey important understandings of the environment and Māori cultural identity: whether they are areas instilled with *tapu*, tell a story of settlement or migration, or are acknowledged as places of tribal success or defeat. The identification of these heritage values rests with iwi, hapū, whānau and marae in accordance with their *kaitiaki* responsibilities. The rules and standards in this chapter provide for resource consent applications for activities within *waahi tapu* identified in the Schedule of Historic Heritage to be publicly notified or notice serviced on relevant iwi authority as affected parties.

**Policy 10.11 – Unidentified historic heritage**

A precautionary approach to protecting unidentified *historic heritage* will be undertaken. Areas of high likelihood of identifying archaeology will be identified as Archaeological Alert Areas on the District Plan Maps. Development where the accidental discovery of any unidentified archaeological *historic heritage* occurs will be immediately stopped until the significance is assessed and adverse effects can be appropriately avoided or mitigated. The Accidental Discovery Protocol, as set out in Schedule 10.2, will be followed in all development.

**Explanation**

A precautionary approach to unidentified *historic heritage* is a key approach to the protection of *historic heritage* in the District. The loss of values associated with unidentified *historic heritage* is no less significant to the well being and identity of the District than the loss of *historic heritage* identified in the Schedule of Historic Heritage.

In particular, due to the nature of archaeological sites which are often only visible with technical and sub-surface investigations, these sites are at significant threat to damage and destruction due to development. Many of these unrecorded sites include koiwi (human bones). The New Zealand Historic Places Trust is the consenting authority for archaeological authorities for work damaging or potentially damaging archaeological sites.
The Council will promote close cooperation with the New Zealand Historic Places Trust in relation to the archaeological authority process through the use of an Archaeological Alert Area and will include the archaeological advice notes in resource consent processes requiring accidental discovery protocols to be followed.

Applicants should note that all archaeological sites (whether recorded, unrecorded or registered) are protected under the Historic Places Act 1993 and that the consent of the New Zealand Historic Places Trust is required before any work can be undertaken on these sites (i.e. an archaeological authority to destroy, damage or modify a site).

**Policy 10.12 – Voluntary and non-regulatory methods**

| The protection of **historic heritage** will be facilitated and encouraged by use of voluntary and non-regulatory methods to support regulatory methods. |

**Explanation**

The protection of **historic heritage** through regulation under the Resource Management Act and the Historic Places Act is supported by voluntary and non-regulatory methods undertaken by the Council, private owners, New Zealand Historic Places Trust and other organisations. A holistic approach to **historic heritage** management is critical to ensure the ongoing protection and enhancement of **historic heritage** within the District and to take full advantage of the value and benefits of the **historic heritage** to the community.
11.2 General infrastructure, services and associated resource use policies

Policy 11.1 – Recognition

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

a) facilities for the generation of electricity;

b) activities, buildings, structures, lines and masts associated with electricity distribution and transmission networks to and throughout the National Grid, local electricity distribution and transmission networks, or connections between local community suppliers and the electricity distribution and transmissions networks;

c) pipelines and gas facilities used for the transmission and distribution of natural and manufactured gas;

d) road and rail networks as mapped in the Regional Land Transport Strategy and Council's transport hierarchy in the District Plan, provided these networks have been developed within a sustainable management framework;

e) telecommunication and radio communication facilities, provided their provision minimises adverse effects;

f) public or community infrastructure associated with water supply, sanitation and waste facilities, and drainage, provided these services are developed within a water conservation framework and minimise environmental impacts;

g) the network of ‘green’ infrastructure associated with visual amenity, recreation, fisheries, aquatic and riparian habitat, water supply, stormwater detention and attenuation, drainage, and the movement of migrating birds and fish, boats, walkers, cyclists and equestrians.

Explanation

Infrastructure plays a key role locally, regionally and nationally. It forms an essential part of the efficient functioning of the District and its maintenance and development contributes to the health, safety and well-being of residents. The national, regional or local benefit of having a sustainable, secure and efficient utility network must be recognised and provided for.

Refer to policy 1 of the National Policy Statement on Electricity Transmission, 2008, for guidance on the benefits of a sustainable, secure and efficient National Grid, and policy A of the National Policy Statement for Renewable Electricity Generation, 2011 for guidance on the benefits of renewable electricity generation activities.

Network utility operators are required to comply with their act of parliament.

Infrastructure enables communities to undertake everyday activities and functions and provides essential services to people’s homes and businesses, such as water, transport means, electricity, gas and telecommunications.

Some infrastructure is required to manage the adverse effects of other activities (e.g. the public health hazards from inappropriate water supply and waste disposal). The hidden
nature of this infrastructure may undermine the community’s ability to understand and appreciate the natural components of these systems.

‘Green’ infrastructure is the District’s life support system – a network of natural and man made environmental components consisting of the District’s green and blue spaces. It has its own physical components. These include: street trees; open spaces, parks and reserves, and outdoor sports facilities; lakes, ponds, waterways, and wetlands; private gardens, community gardens, and agricultural land; rain gardens, swales, infiltration and attenuation facilities; cemeteries; and coastal habitat. The natural components function as landscape and ecosystem, providing services to humanity through sustaining natural processes to yield multiple social, economic and environmental benefits. Policy 8.6 from the Open Space chapter builds on this policy in recognising the intrinsic values of the District’s open spaces.

It is important that the net benefits derived from the above services and facilities be recognised in this plan. Net benefit analysis brings natural resource management together with the reality of decision-making by providing the basis for comparing and prioritising management options. Net benefits are the gains in environmental or other ecological properties, reduced natural resource demand, or increased resilience or security of supply, minus the environmental injuries caused by those actions.

The policy provides for the Regional Policy Statement for the Wellington region policies 6, 7 and 38.

Policy 11.2 – Reverse sensitivity

Subdivision, land use and development will avoid, as far as reasonably practicable, any adverse effects on infrastructure by ensuring that:

a) current and future infrastructure corridors are identified and considered in all resource management decision-making;

b) change to existing activities does not increase their incompatibility with existing infrastructure;

c) safe separation distance are maintained when establishing rules and considering applications for subdivision, buildings, structures and other activities near overhead electric lines and conductors, e.g. giving effect to the National Policy Statement for Electricity Transmission;

d) safe separation distances are maintained when establishing rules and considering applications for subdivision, buildings, structures and other activities near transmission gas pipelines;

e) safe separation distances are maintained when establishing rules and considering applications near telecommunications facilities;

f) any planting does not prevent the operation of existing infrastructure;

g) all parties are aware of constraints under other regulations, including the Electricity (Hazards from Trees) Regulations 2003, Section 6.4.4 External Interference Prevention of NZS/AS 2885 Pipelines – Gas and Liquid Petroleum, NZS 5258:2993 Gas Distribution Network, New Zealand Code of Practice for Electrical Safe Distances (NZECP 34:2001).

Explanation

Subdivision and development in the vicinity of infrastructure can lead to reverse sensitivity effects that have the potential to affect the efficient and effective operation of infrastructure. An example of reverse sensitivity could be where the continued use or...
expansion of a transmission line in the rural zone is threatened when rural residential development is allowed too close to the transmission lines. The presence of that rural residential development can mean the continuation or upgrading to meet future demand of the transmission line is constrained because of the actual or perceived health, safety and operation risks to the rural residential development.

A corridor management approach has been adopted to manage development both in the immediate proximity of and adjacent to high voltage transmission lines and high pressure gas lines – see policy 11.13 for details. The policy provides for the National Policy Statement on Electricity Transmission, 2008, policy 10.

**Policy 11.3 – 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*.

**Explanation**

Natural resources, such as the availability and quality of water, energy efficiency, the health of forests, rivers and streams, are all important areas of consideration when thinking about public infrastructure as its provision has the potential to affect the *mauri* of natural systems. *Mauri* is the energy that binds and animates all things in the physical world. When the *Mauri* is strong, fauna and flora flourish. When it is depleted and weak to those forms of life, they become sickly and weak1. *Kaitiakitanga* resists the exploitation, denudation, degeneration and pollution of the environment and its resources beyond the point of no return where the latent pro-life processes within the biological functions and ecosystems collapse2. *Tikanga Māori* is the code upon which *kaitiakitanga* is founded3. Development and economic imperatives do not override the need to protect biodiversity and the healthy functioning of natural systems, which are an integral part of the built environment.

The policy provides for the Regional Policy Statement for the Wellington region policies 48.

**Policy 11.4 – Managing adverse effects**

Any adverse environmental effects arising from the establishment, operation, maintenance and upgrading of infrastructure will be managed by:

- a) ensuring infrastructure design is driven by an efficient resource use framework thus reducing natural resource demand;
- b) ensuring adverse effects are minimised through route, site and method selection;

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c) minimising the effects of infrastructure on the amenity values of the surrounding area and areas of high natural character, in particular visual effects with respect to scale, and the sensitivity of the environment in which they are located;

d) considering all water bodies to be valued assets and protecting the mauri of fresh and coastal water resources;

e) ensuring opportunities to enhance indigenous biodiversity as part of infrastructure design are identified and implemented;

f) requiring adaptive management measures (including monitoring and remediation) where uncertainty may exist around impacts over time;

g) requiring 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;

h) ensuring the above considerations are provided to accomplish best practice at the time of application and construction.

Explanation

The establishment, operation, maintenance and upgrading of infrastructure can adversely affect the amenity of areas of the District as a result of noise, visual effects, and emissions for example. In particular, some infrastructure is relatively large, visually prominent and capable of generating significant adverse effects on the environment. They may also have potential impacts on public health and safety. Adverse effects may only occur at the time of construction, but in some cases may continue throughout its operation or during maintenance and upgrading works. In some cases, given the underlying technical and operational constraints and requirements associated with some network utilities, it might not be entirely possible to avoid, remedy or mitigate all adverse effects associated with the establishment, operation, maintenance or upgrading of infrastructure. There may be some level of adverse effect on the surrounding environment.

The practical constraints associated with the provision of some types of infrastructure can limit their ability to minimise (i.e. avoid, remedy or mitigate) adverse effects. For example, often activities are restricted to a finite number of locations due to resource or network dependency (i.e. renewable energy generation, telecommunications), or proximity to supporting infrastructure (i.e. existing road network, access to local/national transmission and distribution infrastructure). In these situations where the adverse effects are unknown or a ‘residual effect’ cannot be avoided, remedied or mitigated, it is acknowledged that adaptive management, offsetting, environmental compensation or some other form of mitigation may be appropriate in accordance with best practice. The choice of mechanism is at Council’s discretion.


Policy 11.5 – Infrastructure in road corridors

Where operational constraints allow, the use of roads as infrastructure corridors will be encourage.
Explanation
The District’s road corridors have multiple functions. As well as being the area where roads are built, they are corridors for a range of infrastructure types both above ground and below ground, for example, overhead lines for electricity and underground pipes for water. The use of the road corridor for the location of infrastructure can help to minimise the adverse effects of infrastructure on amenity and landscape values. It is appropriate that the location of infrastructure continues to occur in the road corridor. However, the effects of these activities require some management to ensure conflicts with the primary function of the road corridor and with each other are avoided.

Utility operators planning work on or near the road (a carriageway, footpath or roadside area) must comply with their act of parliament, the National Code of Practice for Utility Operator’s Access to Transport Corridors and the Council’s Local Conditions document.

Policy 11.6 – Infrastructure across local authority boundaries

As much consistency across local authority boundaries as is reasonably practicable, will be achieved with respect to policy and plan provisions and decision-making for existing and future infrastructure.

Explanation
Cross boundary issues commonly arise in instances where an activity or development results in environmental effects that cross local authority boundaries, where activities or development require the use of natural and physical resources that cross local authority boundaries, or where an activity establishes on or near a local authority boundary. The provision of infrastructure that crosses local authority boundaries is one such instance where an integrated approach is required by neighbouring authorities. It is important to have a procedure in place for dealing with the provision of infrastructure that crosses local authority boundaries in an integrated way with neighbouring Councils and the Regional Council. This procedure is set out in Chapter 1 of this Plan.

Policy 11.7 – 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:

a) is unable to be efficiently integrated with existing infrastructure, or be serviced by new infrastructure in an efficient and cost-effective manner;

b) does not promote the efficient end use of energy, including energy use associated with private vehicular transport, and efficient use of water;

c) does not align with Council’s infrastructure asset management planning;

d) would lead to inefficient or unduly high operation and maintenance costs for public infrastructure;

e) is unable to make the most efficient use of the transport network;

f) would lead to further growth pressures and demand for infrastructure investment ahead of the community’s ability to fund or desired funding programme.
Explanation
Integrating land use development with the provision of necessary infrastructure, including transport, water, and energy related infrastructure, is vital to achieve an efficient and consolidated urban form to achieve good design outcomes and features, to increase community health and resilience, and to provide for social and economic well-being. However, developments which are isolated from existing infrastructure or which require new servicing that is costly to establish, operate and maintain can compromise these outcomes and result in both short and long term adverse effects for the community.

Examples of poorly integrated development include gated communities, and other developments which unduly hinder permeability and connectivity through them. Another example is of developments which ‘leapfrog’ areas which can be more efficiently serviced, and developments which rely on private motor vehicle transport as the only means of access. Developments should also be developed in locations and at a rate that recognises the efficient and safe operation of infrastructure and network utilities, including the National Grid, and supports the transport network, including major roads, rail corridors and the District’s network of cycleways, walkways and bridleways.

Over time, new development will result in improved connectivity across the District which will enhance economic, environmental and social outcomes.

The policy works in conjunction with policy 11.8. Policy 11.8 provides a mechanism for development to proceed which requires additional or earlier community investment in infrastructure - provided the works are not inconsistent with any Asset Management Plans or the Long Term Plan.

Policy 11.8 – Development staging

Where subdivision or development is proposed that requires additional or earlier community investment in infrastructure the Council will either:

a) require the staging of the proposal to fit with existing capacity through any consent application process; or

b) provide the opportunity for the ‘forward’ purchasing of the entire infrastructure upgrade works by a developer, provided that:

i. those works do not trigger additional community investment demands,

ii. those works are not inconsistent with the Kāpiti Coast District Council Asset Management Plan, and

iii. all other issues, requirements and conditions set under the Resource Management Act and this Plan are fully satisfied.

Explanation
Integrating development with infrastructure provision is vital to achieve an efficient and consolidated urban form. In the situation, where subdivision or development proceeds that requires additional or earlier community investment that was proposed in Council Long Term Plan, the Developer would fund all costs associated with the needed upgrade (both public and private), irrespective of whether the effects of the development contributed to only a portion of the needed upgrade in capacity or performance. The developer would recoup that portion not attributed to the development impacts at the time scheduled in the Long Term Plan for rates funded investment.
The policy works in conjunction with policy 11.7 to provide a mechanism for development to proceed ahead of community investment in infrastructure where it maintains the consolidated urban form.

### Policy 11.9 – Proximity to planning features

New network infrastructure will be managed to avoid areas of hazard risk and adverse effects on *sensitive natural features* and *historic heritage features* in the following areas as identified on District Plan maps:

- a) well defined fault avoidance area
- b) well defined extension fault avoidance area
- c) open space (conservation and scenic) zone
- d) coastal hazards management areas
- e) river corridor, stream corridor and overflow path
- f) open space (conservation and scenic) zone
- g) an outstanding natural landscape
- h) an ecological site
- i) historic heritage item identified in Schedule 10.1 - Historic Heritage.

#### Explanation

Society depends heavily on the proper functioning of infrastructure systems such as electric power, potable water, and transportation networks. Because of the network properties of infrastructure, damage in one location can disrupt service in an extensive geographic area. Council has adopted a precautionary and risk based approach to hazard management. The approach includes avoiding development in areas subject to high risk from hazards, particularly if the risk cannot be removed through mitigation or specific design.

Infrastructure located on an outstanding natural landscape, ecological site or historic heritage can compromise the values associated with these features. The policy provides for the National Policy Statement on Electricity Transmission, 2008, policy 8, and Regional Policy Statement for the Wellington region policy 28.

### Policy 11.10 – Quality of infrastructure design and services

Development and subdivision, and the provision of associated infrastructure will be undertaken in accordance with the Kāpiti Coast District Council Subdivision and Development Principles and Requirements, 2012.

#### Explanation

Subdivision and development should not be treated solely as an engineering exercise involving the creation of street and lot patterns to overlay onto the environment. Subdivision patterns and location of development have a major impact on the efficiency and acceptable effects of infrastructure systems.

Approaches that involve subdivision and land development designed in response to the environmental features of a site are those which will most likely result in the sustainable management of resources. The Kāpiti Coast District Council Subdivision and Development Principles and Requirements provide a framework for infrastructure
development to achieve best practice subdivision and development design and will be regularly reviewed to ensure it continues to reflect best practice. It adopts the New Zealand Standard NZS 4404:2010 as the base document with Schedules that provide specific design information and any Council requirements that may differ from those in NZS 4404. Implementation is enhanced through reference to the innovative design handbook SNZHB 44:2001 Subdivision for People and the Environment and the Council’s suite of design guidelines.

Both traditional and non-traditional subdivision and development design are provided for to allow landowners to choose the best option for the development of their land. Innovative best practice, however, will be encouraged to ensure that the design of buildings and infrastructure is in keeping with the Kāpiti Coast character, and that there are opportunities for innovative design of subdivisions, housing and infrastructure as the District becomes known for best practice in subdivision design. This will in time lead to a greater acknowledgement of the economic benefits of good design and good quality urban environments which will benefit the District.

### Policy 11.11 – Efficient resource use

**Subdivision and development, including associated infrastructure, will be encouraged to utilise the following resource efficiency and conservation measures, as well as renewable energy generation:**

- a) solar access and orientation to maximise solar gain to buildings;
- b) access connections which maximise energy efficiency of vehicle movements;
- c) clean technologies such as:
  - i. solar panelling;
  - ii. *domestic scale* wind turbines;
  - iii. energy efficient new buildings and alterations to existing buildings;
- d) the use of energy efficient materials;
- e) provision for the harvesting of rainwater and/or re-use of greywater for non-potable purposes;
- f) carbon accounting and emission reduction;
- g) adherence to the principles of cleaner production and the waste management hierarchy through waste avoidance, recycling of materials and reduction of waste disposed of; and
- h) other types of small and *community scale* distributed electricity generators.

### Explanation

The Council has a role to play in ensuring that its own policies and actions are not providing obstacles to improving infrastructure and associated resource use efficiency and reducing waste. This can be achieved by promoting the use of conservation principles in the design, location and operation of development and infrastructure.

Subdivision and land use patterns can increase opportunities for energy efficiency, conservation and renewable energy generation (particularly on the *domestic* or *community scale*). Appropriately oriented sections enable new homes and other buildings to be designed to take advantage of the sun resulting in warmer, dryer homes and buildings that are less expensive to heat. Other measures such as using energy efficient building material and small scale renewable electricity devices can play a major role in increasing energy efficiency and conservation. Subdivision and development should be
designed so that buildings can utilise energy efficiency and conservation measures. Reducing energy consumption and greenhouse gas emissions (particularly carbon dioxide) is the most effective way of combating climate change.


The waste hierarchy (reduce, re-use, recycle, recover, treat and dispose) in the New Zealand Waste Strategy (2010) is based on the concept that, in order to utilise resources more efficiently, the amount of waste generated needs to be reduced. The most effective way to reduce waste is to not create it in the first place. By reducing and re-using, consumers and industry can save natural resources and reduce waste management costs. While re-use and recycling are important, they only represent a fraction of all the opportunities available to conserve resources.

The challenge is to conserve valuable resources and energy by managing materials, and their associated environmental impacts, more efficiently. By focusing on the higher elements of the hierarchy, the following can be achieved over an activity’s entire life cycle:

- prevent pollution and promote recycling and re-use;
- improved management of hazardous substances; and
- conservation of energy, water and materials
11.4.2 Policies

Policy 11.17 – 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.

Explanation

Design requirements and recommendations for on-site retention works are included in the Subdivision and Development Principles and Requirements. Design requirements for on-site disposal and on-site retention works are to take into account 1-in-2, 1-in-5, 1-in-10 and 1-in-100 year rainfall events. Minimising the frequency at which the pre-development discharge is exceeded, improves the flood hazard risk as well as the structure and functionality of an aquatic ecosystem.

While hydraulic neutrality is primarily about controlling the quantity of stormwater discharging from a development, attenuation often results in improved water quality as many of the measures designed to control stormwater have inherent water quality management functions.

The policy provides for the Regional Policy Statement for the Wellington region policies 41 and 42. The Kāpiti Coast District Council Subdivision and Development Principles and Requirements, 2012, provide a framework for infrastructure development and design.

Policy 11.18 – 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:

a) whether there is capacity of Council’s existing infrastructure;

b) the extent to which the capacity and environmental values of watercourses or drains and the associated catchment areas will be compromised;

c) the extent to which development styles and stormwater management methods mimic natural, pre-development runoff patterns;

d) the extent to which riparian vegetation is protected and enhanced;

e) whether minimal vegetation loss in riparian areas associated with development is achieved;

f) the extent to which water quality is ensured to enhance and maintain aquatic ecosystem health;

g) the extent to which a healthy aquatic system is maintained, including maintenance of sufficient flows and avoidance of unnatural fluctuations in flows;

h) the extent to which degraded, piped or channelled streams are restored and realigned into a more natural pattern;

i) 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;

j) the extent to which straightening and piping of streams is avoided. The adverse effects of stormwater runoff, in particular cumulative effects, from subdivision and development will be minimised.

Explanation
When considering the effects and consequences of subdivision and development in the vicinity of watercourses, regard must be given to the capacity of the existing drainage system including the watercourses to receive and cater for the runoff from new development and the consequences for environmental qualities of the watercourses. As the effects can increase significantly with cumulative development, it is necessary to take into account the future development within a catchment area as a whole. The purpose of the policy is to minimise the impacts of both the quality and quantity of stormwater on receiving waterways and the coastal marine area.

The Council will activity encourage and promote the above list of matters through the provision of best practice guidelines, ensuring staff are kept up to date with innovative subdivision design, providing advice at different stages of development/subdivision, use of the Design and Review process and conducting seminars. The Kāpiti Coast District Council Subdivision and Development Principles and Requirements, 2012, provide a framework for infrastructure development and design. The Low Impact Urban Design and Development (LIUDD) Stormwater Guideline, 2012, provides further more specific detail.

The policy provides for the Regional Policy Statement for the Wellington region policies 41 and 42. Any stormwater discharge may need to meet threshold limits for the receiving waters under Council’s network discharge consent or under the National Policy Statement for Freshwater Management, 2011.

Policy 11.19 – 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.

Explanation
Reducing demand on the potable water supply systems buffer the annual and daily peaks in water use and lead to improved security of water supply. This will result in a longer asset life and will mitigate the effects of population growth on the public potable water supplies.

Water demand is broken up into two components. ‘Average use’ refers to an average use for the whole year and ‘average peak use’ refers to an average use through the summer months (November – March).

At the core of Council’s water demand management regime is water meters and associated volumetric charging.

Potable water is treated to meet Ministry of Health standards for safe drinking water. This treatment and the extensive reticulation network are costly to manage. Much of this highly
treated water is being used for residential garden irrigation and flushing toilets. These are uses that do not require this standard of water.

All new rain water storage tanks will be supplemented by the public water supply system to ensure there will be enough water for reasonable use thereby ensuring that people’s health and wellbeing will not be adversely affected. The potable water top-up to the rainwater storage tank will be ‘restricted’ to ensure that residents will receive a consistent and regular supply on a daily basis. This will also help to reduce the very high ‘peak’ volumes that are sometimes required from the public water supply network by appropriately 30% per household from Household 2007 summer Average Water Use.

Greywater reuse or similar systems that provide an alternative supply for outdoor irrigation will enable the Council’s objectives to be met if used in conjunction with a suitable rain water storage tank. There are greywater systems available that only use only the cleaner sources of greywater (from bathrooms and washing machines) for outdoor subsurface irrigation (i.e. 100 millimetres below the true soil surface\(^4\)). As the greywater used by these systems is relatively clean and would not come into contact with people, public health risk should be avoided.

The policy provides for the Regional Policy Statement for Wellington region policy 44.

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Policy 11.20 – 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 the provision of fire fighting supply. Where a new connection to the reticulated network is proposed, evidence may be required to support its viability.

Explanation

Water supply makes an important contribution to health and safety as well as the environment generally. In order to protect water quality and maintain human health, all subdivision must connect to reticulated services where available, and if not available, then on-site management is required.

Any necessary easements for services must be part of the design of subdivision. The provision of adequate services or on-site systems for water supply is a necessary prerequisite to subdivision, use or development of land if adverse effects are to be avoided.

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Policy 11.21 – 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.

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\(^4\) Kāpiti Coast Rainwater and Greywater Code of Practice, 2012
Explanation
New development in urban areas must connect to the reticulated wastewater network to prevent adverse environmental effects and protect public health. Where the reticulated network is not available (i.e. in rural areas), on-site disposal is required.

Policy 11.22 – Protection of drinking-water supply

Subdivision, land use and development within a water collection area identified on District Plan Maps or within such a distance from a registered drinking-water supply that it would pose a risk of contamination, or a reduction in the quantity of, that registered drinking-water supply, will be managed to avoid the threat.

Where consent is granted for a subdivision, land use or development that could significantly adversely affect a drinking-water supply, a condition shall be placed on the consent requiring the consent holder to notify, as soon as reasonably practicable, the registered drinking-water supply operator(s) concerned and the Council, if an event occurs that could adversely affect the quality of water at any abstraction point.

Explanation
The quality of the District’s drinking-water from water collection areas and registered drinking-water supplies can be degraded as a result of subdivision, development and land use occurring in the vicinity. It is important that activities in these areas are strictly controlled to ensure that land use activities do not result in contamination of aquifers, streams and rivers. The margins of water bodies are to be protected and enhanced and vegetation is not to be removed unnecessarily, and sediment and erosion control measures are to be implemented when earth is exposed.

Regulation 12 of the Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007 requires conditions to be placed on resource consents if the activity could significantly adversely affect a registered drinking-water supply. Council must consider whether the activity could:

- itself lead to an event occurring (for example, chemical spill) that may have a significant adverse effect on the quality of the water at any abstraction point; or
- as a consequence of an event (for example, an unusually heavy rainfall) have a significant adverse effect on the quality of the water at any abstraction point.

If Council considers the above circumstances apply, and it grants the application, a consent condition with ongoing effect must be imposed requiring the consent holder to notify, as soon as reasonably practicable, the registered drinking-water supply operator(s) concerned and the Council, if such an event occurs.

This policy works in conjunction with Policy 3.1.
not address the type of adverse effects generated by the development or activity. Financial contributions can be imposed under this District Plan in respect of the mitigation of effects on significant heritage and ecological features, riparian protection, roads, reserves, water supply, stormwater, sewerage and other network utilities. Development contributions and financial contributions cannot be taken for the same purpose.

12.1.2 Policies

Policy 12.1 – Provision of reserves and public open spaces

Subdivision, use and development will provide for a contribution to the provision and/or improvement of public open space and/or reserve facilities sufficient to accommodate the open space, recreation, and leisure and open-space needs of residents

Explanation
Subdivision, use and development which increases the intensity of use should provide for a contribution to the provision and/or development of public open space and/or community facilities sufficient to accommodate the open space, recreation, and leisure and open-space needs of residents.

Policy 12.2 – Provision of infrastructure

The extent and value of any particular financial contribution will be in accordance with the following:

a) The extent that the activity created a need for a financial contribution to achieve the objectives and policies of this Plan.

b) The extent to which the financial contribution avoids, remedies or mitigates any on-site and off-site adverse environmental effects caused by the subdivision, use or development.

c) The extent to which the positive environmental effects relating to the type of infrastructure off-set the adverse environmental effects.

Explanation
The policy provides a framework whereby a financial contribution will be fair and reasonably determined. The test of the reasonableness of a financial contribution is fundamental to the implementation of Section 108(9) of the Act. The developer is required to meet the full actual costs of on-site development works and off-site development works to avoid, remedy or mitigate any adverse environmental effects caused by the subdivision, use or development. The provisions of this Plan ensure that activities which create demands on community infrastructure pay their fair share through financial contributions. This can be in the form of land, cash or in some circumstances physical works such as the upgrading of intersections or provision of playground facilities.
12.4.2 Policies

Policy 12.10 – Managing amenity

Noise resulting from development (including fixed plant such as heat pumps) will be managed or minimised to achieve an appropriate level of amenity in each zone while acknowledging the primary activities and character in each zone.

Explanation

Noise has the potential to cause unwanted effects ranging from annoyance to impacts on health and well-being. Acceptable noise levels are relative to the nature of the environment, and general ambient noise levels, and consequently, noise limits differ between zones.

This policy recognises that an adequate level of noise must be maintained within each zone and also between adjoining zones in order to manage amenity. For example, managing noise emission levels on working zone sites that adjoin a living zone or the noise emission levels from a non-residential activity in the living zone.

Policy 12.11 – Noise sensitive activities

Community health and welfare will be maintained and enhanced through appropriate noise limits and through discouraging noise sensitive activities from locating close to land zoned or used for noisy activities.

Explanation

Some industrial and agricultural activities can generate significant noise levels and are consequently incompatible with noise sensitive activities, e.g. residential areas, which generally have a relatively quiet ambient noise level.

Activities that generate noise can also contribute to the community’s health and welfare, e.g. industrial areas providing employment or noisy outdoor activities providing recreation, and must be protected from the reverse sensitivity effects of noise sensitive activities. Productive farming and horticulture are particularly susceptible to the effects of reverse sensitivity when lifestyle development occurs within the vicinity of an existing farm.

Policy 12.12 – Transport network development

The design and development of the transport network will ensure that the adverse effects of transport on the inhabitants of existing residential accommodation and noise sensitive activities is minimised or mitigated.
Explanation
The transport network may have potential adverse effects on the environment. This policy is a means of ensuring that the noise effects are minimised in relation to the potential for unreasonable noise.

This policy also ensures noise from new roads is managed in a sustainable manner by ensuring that new transport networks are developed in a manner so as to not create unreasonable noise for neighbouring land uses.

Existing transport noise levels in the vicinity of busy transport routes can far exceed levels recognised as being maximum desirable limits for residential areas. Although existing situations are difficult to rectify, the intention is to improve the situation for the future by imposing new standards.

Road transport is significant to the district and it is important that controls that are put in place do not unduly restrict the movement of goods and people.

It is a policy to require any developer responsible for new roads that may create excessive noise to provide protection from excessive noise through such measures as adequate setback distances, quiet road surfaces and noise barriers.

Policy 12.13 – Noise from the transport network

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All noise sensitive activities in close proximity to the transport network shall be protected from adverse effects of noise, through the adoption of acoustic mitigation measures.

Explanation
The transport network may have adverse effects on the environment. This policy is a means of ensuring that noise from new transport networks is managed in a sustainable manner, through requiring development not to locate in environments which will subject inhabitants to the adverse effects of noise.

This policy also ensures that development near the transport network has adequate mitigation such as acoustic insulation and acoustic buffers to ensure new developments are subjecting themselves to noise effects from the existing transport network.

This policy provides new residential development with improved protection from excessive traffic noise. The implementation of such protection is the responsibility of the building owner. For any new roads the costs of noise control are placed on the road controlling authority.

Policy 12.14 – Airport noise

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All noise sensitive activities within the air noise boundaries will be protected from the detrimental effects of noise through a night time curfew and limitations on aircraft engine testing.
Explanation
This policy seeks to protect the amenity of areas surrounding the Kapiti Coast Airport from adverse environmental effects from airport use and development. In conjunction with a night time curfew and limitations on aircraft engine testing, this will help manage the effects of noise on affected residents. The air noise boundaries also delineate the extent of land use controls applying to noise sensitive activities, to address potential reverse sensitivity effects.

Some aircraft noise is an unavoidable consequence of an operational airport. Noise levels need to be set to give security and certainty to the required investment in aviation infrastructure. However, aviation noise has the potential to adversely affect amenity, particularly for residents underneath the flight paths and within the vicinity of the airport.

Permitted activity aviation noise levels and the management of noise sensitive activities within the outer control boundary provide a reasonable balance between these two conflicting objectives.

Note: this chapter covers general rules and standards pertaining to noise. For activities in, or within the vicinity of, the Airport Zone or for specific rules and standards pertaining to Airport Noise, please also refer to Chapter 6 – Working Environment, specifically policies 6.25-6.27 and section 6.1.8 ‘Airport Zone Rules and Standards’.

Policy 12.15 – Noise assessment criteria

In considering resource consent applications for activities which do not meet the permitted noise standards, the Council shall have regard to the following matters to determine the appropriateness or otherwise of the proposed activity:

a) The nature of any measures to reduce noise or mitigate noise levels and the degree to which they are likely to be successful, including:
   i. reduction of noise at source including acoustic insulation and enclosure of sources;
   ii. alternative techniques or machinery which may be available;
   iii. adequate mounding or screen fencing/walls; and
   iv. hours of operation;

b) The length of time for which specified noise levels will be exceeded, particularly at night, with regard to likely disturbance that may be caused;

c) The potential for cumulative noise effects to result in an adverse outcome for receivers of noise;

d) The likely adverse impacts of noise generating activities both on and beyond the site, on-site visitors, users of business premises, or on public places in the vicinity;

e) The extent to which the noise may detract from enjoyment of any recreation or reserve area;

f) The level, character, duration, timing, and frequency of noise to be generated and the degree to which this will contrast with the characteristics of the existing noise environment and the impact of any cumulative increase;

g) The value and nature of entertainment activities and their benefit to the wider community while having regard to the frequency of noise intrusion and the practicality of mitigating noise, or utilising alternative sites; and

h) The extent to which achieving the relevant limits is practicable where the existing noise environment is subject to significant noise intrusion from road, rail or air transport activities.

Reference
Objectives 2.11 & 2.14
Explanation
Provision of an assessment criterion ensures consistency with best practice and addresses reverse sensitivity issues, while allowing for a mix of uses. The effects arising from any out-of-zone activities on the predominant use of a zone requires a robust assessment framework to ensure the activity will not unduly affect neighbours. This policy will ensure that such assessment takes place.