

UFD - Urban Form and Development

Policies

The following policies are applicable to *subdivision*, use and *development* activities occurring across all *zones* and areas in the District. These include macro-level policies to manage the growth of residential and business areas and activities across the District as a whole, as well as more specialised policies to manage the development of particular types of housing (like *papakāinga*) across the District. More specific policies relating to *subdivision*, use and *development* activities in the District’s *Residential Zones* and *Working Zones* are provided in Part 3 of this Plan.

UFD-P14	Urban Built Form	Added 01 Sep 23 PC2
<p>Provide for heights and densities of urban built form that enable more people to live in, and more businesses and community services to be located in, the District’s urban environments, by:</p> <ol style="list-style-type: none"> 1. enabling the greatest <i>building</i> heights and densities in the <i>Metropolitan Centre Zone</i>, including <i>buildings</i> up to 15-storeys; 2. enabling greater building heights and densities in the following areas: <ol style="list-style-type: none"> a. building heights up to 10-storeys in the High Density Residential Zone and Mixed Use Zone adjacent to the <i>Metropolitan Centre Zone</i>; b. building heights up to 6-storeys in: <ol style="list-style-type: none"> i. the <i>Town Centre Zone</i> (except for the Ōtaki Main Street Town Centre Zone); ii. the High Density Residential Zone located within a walkable catchment of the train stations at Paekākāriki, Paraparaumu and Waikanae; iii. the High Density Residential Zone adjacent to the <i>Town Centre Zones</i> at Waikanae, Paraparaumu Beach; c. building heights up to 4-storeys in: <ol style="list-style-type: none"> i. The <i>Local Centre Zone</i>; ii. The General Residential Zone adjacent to the <i>Town Centre Zones</i> at Ōtaki and Raumati Beach; iii. The General Residential Zone adjacent to the <i>Local Centre Zone</i>; 3. enabling a variety of <i>building</i> heights and densities in the General Residential Zone, including <i>buildings</i> up to 3-storeys; <p>while accommodating <i>identified qualifying matters</i> that constrain <i>development</i>.</p>		
UFD-P1	Growth Management	Amended 01

		Sep 23 PC2
<p>New urban <i>development</i> for <i>residential activities</i> will only be located within <i>existing urban areas</i>, <i>identified growth areas</i>, and areas that can be efficiently serviced and integrated with <i>existing urban areas</i>, and will be undertaken in a manner which:</p> <ol style="list-style-type: none"> 1. supports the District's consolidated urban form; 2. maintains the integrity of the urban edge north of Waikanae and Ōtaki; 3. manages residential densities by: <ol style="list-style-type: none"> a. providing for a variety of housing types and densities in the <i>residential zones</i>; b. enabling increased housing densities: <ol style="list-style-type: none"> i. in, and within a walkable catchment of the <i>Metropolitan Centre Zone</i>; ii. within a walkable catchment of the train stations at Paekākāriki, Paraparaumu and Waikanae; and iii. in and adjacent to the <i>Town Centre Zone</i> and <i>Local Centre Zone</i>; <p>while accommodating <i>identified qualifying matters</i> that constrain development;</p> <ol style="list-style-type: none"> 4. avoids urban expansion that would compromise the distinctiveness of existing settlements and unique character values in the rural <i>environment</i> between and around settlements; 5. can be sustained within and makes efficient use of existing capacity of public services and <i>infrastructure</i> (including <i>additional infrastructure</i>), or is integrated with the planned capacity of public services and <i>infrastructure</i> and the likely availability of <i>additional infrastructure</i>; 6. promotes the efficient use of energy and <i>water</i>; 7. manages reverse sensitivity effects on existing lawfully established non-residential activities. 		
UFD-P2	Housing Choice	Amended 01 Sep 23 PC2
<p>An increased mix of housing forms, types, sizes and tenures will be encouraged within parts of the District where increased variety and densities of housing are able to cater for changing demographics, while encouraging high quality <i>development</i>. This will include provision for:</p> <ol style="list-style-type: none"> 1. smaller <i>household</i> sizes, typologies and <i>residential units</i>; 2. the housing and care needs of the ageing population; 3. <i>supported living accommodation</i>; 4. <i>papakāinga</i>; 5. <i>shared and group accommodation</i>, including community housing and multi-generational living; 6. transitional and emergency housing; 7. <i>minor residential units</i>; and 8. a range of <i>allotment</i> sizes and <i>land</i> tenure arrangements to facilitate these typologies. 		
UFD-P3	Managing Intensification	Amended 01 Sep 23 PC2
<p>The effects of residential intensification on character and <i>amenity values</i> will be assessed where provided for in the District Plan, while recognising that character and amenity values may develop and change over time in response to the diverse and changing needs of people, communities and future generations.</p>		
UFD-P4	Residential Density	Amended 01 Sep 23 PC2

The density of *subdivision* and *development* will be managed through area-specific provisions to achieve an appropriate range of housing types, density and built form across the District.

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UFD-P5	[Deleted]	Deleted 01 Sep 23 PC2
UFD-P6	Marae and Associated Activities	

Development of marae, *kōhanga reo* and similar activities will be provided for in the District where it is of a scale, character, extent and intensity which is determined by the physical characteristics of the *subject site*, surrounding *environment* and *tikanga Māori*, and where any adverse *effects* and *environmental* nuisances, are avoided, remedied or mitigated.

The following policies relate to the existing and potential future *open spaces* in Kāpiti. They not only apply to areas which are zoned Natural Open Space or *Open Space*, but also to areas — for example *identified growth areas* — that may require new *open spaces* in the future. The provisions should also be taken into account where new *subdivision* or *development* is proposed in other areas which may affect *open space* areas.

The *Council* will take a leadership role in the delivery of a rich and diverse network of *open spaces* and the associated cycleway, walkway and bridleway network in Kāpiti; however, other public organisations, private entities, developers and individuals also play important roles in the provision, *development* and maintenance of these resources. The need for new and better *open spaces* is directly linked with population and employment growth and *development* in the District; and accordingly, publicly and privately initiated *development* must be undertaken in a manner that achieves the relevant objectives for *open space* areas. The policies below are the primary means by which all of these stakeholders are to implement those relevant objectives. Relevant *Council* strategies will also be used to determine the future *development* of *open spaces* and the cycleway, walkway and bridleway network.

Although there are specific provisions that apply to areas zoned Natural Open Space and *Open Space* in the District (Chapters NOSZ and OSZ), the following District-wide considerations will also apply across all *zones* in order to achieve a rich and diverse network of *open spaces*.

UFD-P7	Accessibility
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Subdivision, *land use* and *development* will be undertaken in a manner which enables all urban residences to have access to public *open space* within a distance of 400 metres.

UFD-P8	Parks and New Development
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1. New publicly accessible local parks which are of a size, shape and location that meet the *open space* and recreational needs of the Community will be provided within new *subdivisions*; and
2. New parks or upgrades to parks will be provided for to accommodate *open space* and recreational demand created by *infill* housing.

UFD-P9	Esplanades
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New *subdivision*, *land use* and *development* will be undertaken in a manner that maintains or enhances the conservation values, recreational opportunities and public access to and along the margins of *rivers* and the coast through the provision of *esplanade reserves*, *esplanade strips* and *access strips* in appropriate locations and of appropriate sizes and widths to suit their purpose.

Esplanade reserves will be provided in accordance with the criteria of SUB-DW-Table 1.

UFD-P10	Cycleway, Walkway and Bridleway Network
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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.

UFD-P11	<i>Amenity Values</i>	Amended 01 Sep 23 PC2
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1. New *subdivision*, *land use* and *development* within reserves and areas identified in the District Plan as having significant scenic, ecological, cultural, scientific and national importance will provide for the *amenity values* of these areas, including (but not limited to) values associated with:

- a. a sense of openness and visual relief from more intensive urban areas;
- b. *indigenous vegetation* (excluding planted vegetation);
- c. significant landforms; and
- d. *natural character*.

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

UFD-P12	Covenants and Balance Allotments
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New *subdivision*, use and *development* may provide for privately-owned or managed reserves, *open space* covenants, ecological reserves and other areas where *building* is restricted, provided that they are effectively managed and safe for end users.

UFD-P13	Zoning Framework	Amended 01 Sep 23 PC2
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Subdivision, use and *development* in the *Residential Zones* will be managed through the following zoning framework:

1. *General Residential Zone*, including the following precincts:

- a. Coastal Qualifying Matter Precinct;
- b. Waikanae Garden Precinct;
- c. County Road Ōtaki Precinct;
- d. Beach Residential Precinct;
- e. Ōtaki Takiwā Precinct;

2. High Density Residential Zone, including the following precincts:

- a. Whakarongotai Takiwā Precinct;
- b. Beach Residential Precinct;
- c. Waikanae Garden Precinct;

3. Ngārara Development Area; and

4. Waikanae North Development Area.

