APPENDIX 6

OBJECTIVES AND POLICIES OF THE KAPITI COAST DISTRICT PLAN RELEVANT FOR PROPOSED PC1B

The objectives and policies in the operative District Plan that are relevant to the PC1B issues are set out below:

DO-01 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 Te Tiriti o Waitangi (Treaty of Waitangi).

DO-03 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:

1. *urban areas which maximise the efficient end use of energy and integration with infrastructure;*
2. *a variety of living and working areas in a manner which reinforces the function and vitality of centres;*
3. *resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;*
4. *higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;*
5. *management of development in areas of special character or amenity so as to maintain, and where practicable, enhance those special values;*
6. *sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;*
7. *an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District; and*
8. *management of the location and effects of potentially incompatible land uses including any interface between such uses.*

DO-05 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.

(**Note:** in the explanation, earthquake hazards explicitly include liquefaction)

NH-P2 Risk Based Approach

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

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

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

NH-P3 Managing Activities in Natural Hazard Prone Areas

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

(**Note:** the District Plan maps do not identify areas subject to potential liquefaction risk. Policy NH-EQ-P17 below identifies land that is prone to liquefaction as being sandy, alluvial or peat soils)

NH-P4 Precautionary Approach

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

NH-EQ-P17 Liquefaction Prone Land

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

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

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