setting new guidance for rural subdivision

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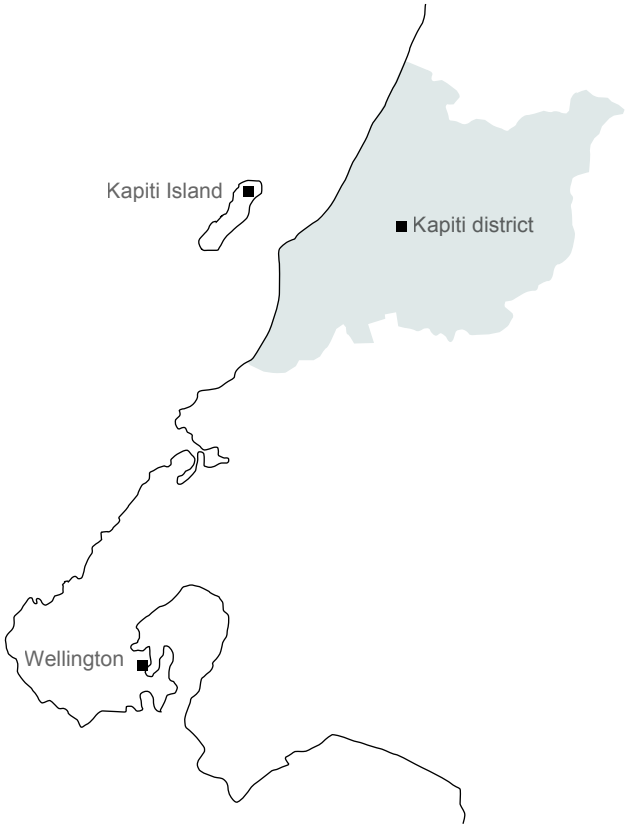
coastal dunes

alluvial plains

hill country



view across hill country, alluvial plains, and coastal dunes towards Kapiti Island.

Introduction

Kapiti Coast

"setting new guidance for rural subdivision"

MWH isthmus

[planning pathways to the future 2010]

'the guide seeks to inform best practice in the design and layout of rural subdivision and should be read in conjunction with the District Plan'

Why design Guide?

"setting new guidance for rural subdivision"

MWH isthmus

[planning pathways *to the future* **2010**]

Ferndale, Kapiti Coast (Isthmus)

The overall vision of the guide is to encourage best practice subdivision design that helps ensure the qualities of the Kapiti Coast rural area which we all value are maintained and enhanced.

The aim is to provide for win-win outcomes for the landowner, developer, community and the environment to provide for sustainable living in rural areas. The guide emphasises quality of design rather than strict adherence to the current District Plan rules and standards.

Vision / purpose

'design qualities'

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[planning pathways to the future 2010]

'the guide provides practical examples of how rural subdivisions can be located and designed, from overall layout to the individual lot, in ways that achieve the benefits to the subdivider, rural residents, the community and the environment.'

Scope

'enhance rural character'

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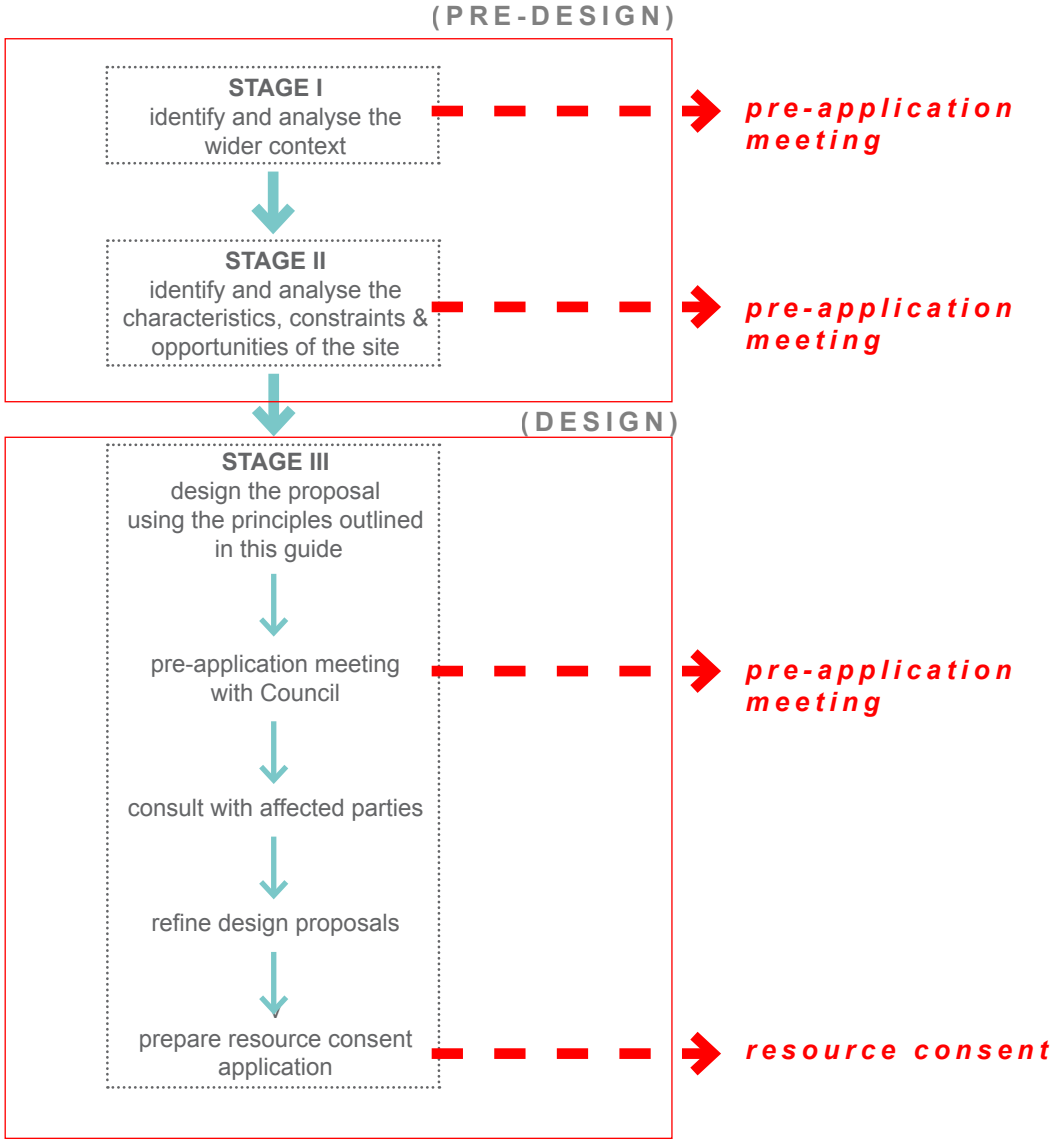
[planning pathways *to the future* **2010**]



The Rural Subdivision Design Guide is intended to assist the subdivider, those who will be responsible for designing the subdivision and the Council when assessing the merits of proposed subdivision. The guide forms part of the Council's Subdivision Development Principles and Requirements document.

Use
'best practice'

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The Rural Subdivision Design Guide has status under the RMA (s.104 (1)(c)) that is, it should be considered as part of the subdivision design and resource consent process. The design principles can also be used when reviewing the rural subdivision and development provisions of the District Plan.

The Council

'transparency, partnership, equity'

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[planning pathways *to the future* **2010**]

> **select**	*a suitable site.*
> **integrate**	*natural elements, patterns and processes.*
> **retain**	*the productive potential of the land.*
> **preserve**	*cultural heritage.*
> **connect**	*roads, walkways, cycleways & bridleways.*
> **reduce**	*the impact of infrastructure.*
> **avoid**	*unnecessary earthworks.*
> **complement**	*the rural character.*
> **enhance**	*ecological systems with a comprehensive planting strategy.*

Design Principles

'quick reference'

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[planning pathways to the future 2010]

productive landuse: market gardening

productive landuse: woodlot (potential to earn carbon credits)

productive landuse: grazing

Win-Win Outcomes >

> *Retaining the productive potential of the land while providing for people who wish to live in the rural area*

> *Greater sense of community with potential collective interest in protecting and enhancing rural character and the environment*

> *Potential for higher lot yield if environmental and community benefits outweigh the costs of higher density*

> *Simplifies the resource consent process where balance lots complement District Plan hamlet provisions*

Historically rural subdivision has often resulted in division of the land into lifestyle blocks with large distances between dwellings.This can result in inefficient use of the land, maintenance hassles, and the separation of dwellings resulting in a lack of community.

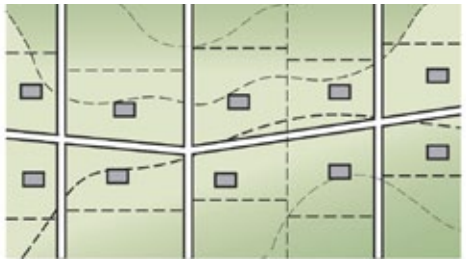
3.3

retain the productive potential of the land

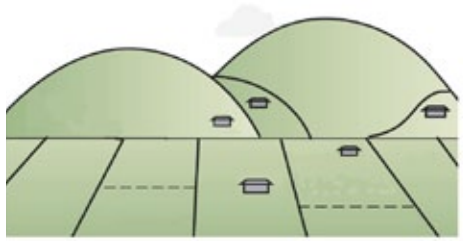
DO

Cluster lots to retain land for productive

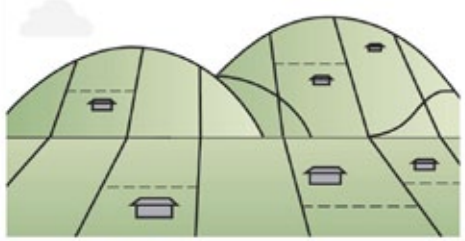
DON'T



Don't spread lots over the entire landscape.

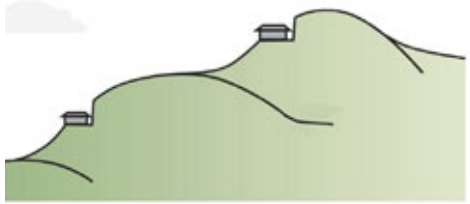


Ensure balance lots are retained for productive/ ecolgical benefit.



Don't impose artificial patterns onto a landscape.

Ensure naturally occurring building platforms are identified and utilised.



Don't locate building platforms where unnecessary earthworks will be required.

HOW *to retain the productive potential of the land by creating appropriate subdivision layouts:*

- ***create*** *clusters or groups of buildings, with smaller lot and site coverage sizes, set within the contours of the land avoiding ridge tops, to enable large balance lots to be created*
- ***retain*** *balance lot(s) of an appropriate size and in appropriate locations, for each landscape type, for productive and/or ecological purposes etc.*

WHY- *the benefits of retaining the productive potential of the land:*

- *maximises opportunities to maintain the open, unbuilt character of important ridgelines and hilltops,*
- *minimises ground disturbance in site development,*
- *minimises the visual impact of buildings in an open rural environment,*
- *fewer roads and the potential for reduced infrastructure costs,*
- *etc...*

3.3

retain the productive potential of the land

STAGE I
identify and analyse the wider context

STAGE II
identify and analyse the characteristics, constraints & opportunities of the site

STAGE III
design the proposal using the principles outline in this guide → pre-application meeting with Council → consult with affected parties → refine design proposals → prepare resource consent application

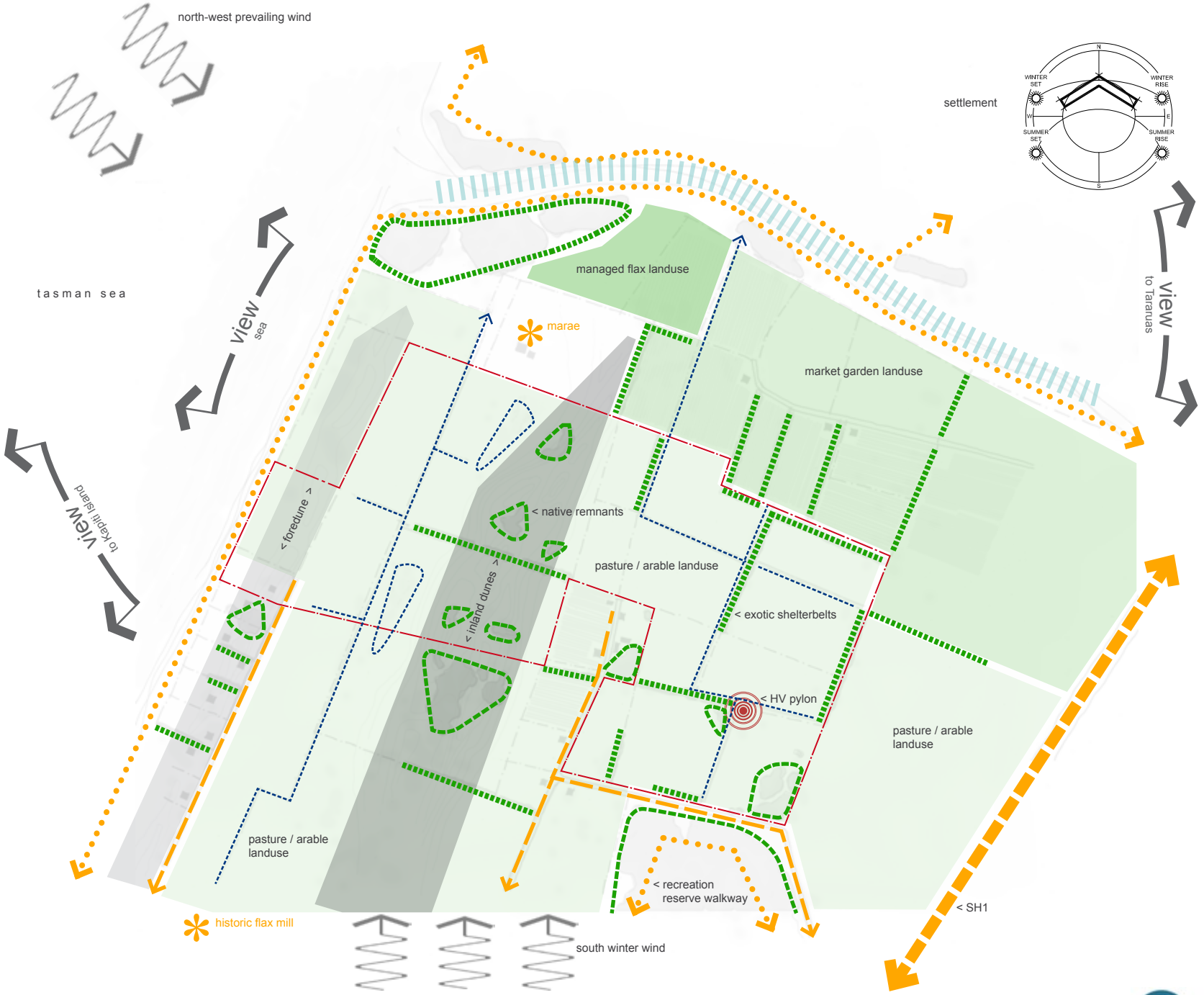
'Before you begin to develop a site specific design for your site you need to consider it in relation to its wider context.'

'Combined with an understanding of the wider context this analysis should highlight the site's characteristics, and the key contraints and opportunities.'

'layers are generated from both the analysis of the site's characteristics and the opportunities and constraints the site presents.'

Design Process

'site specific response'



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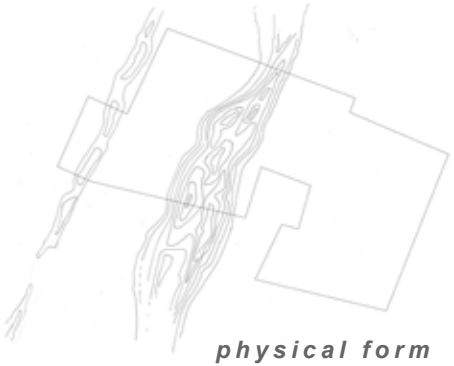
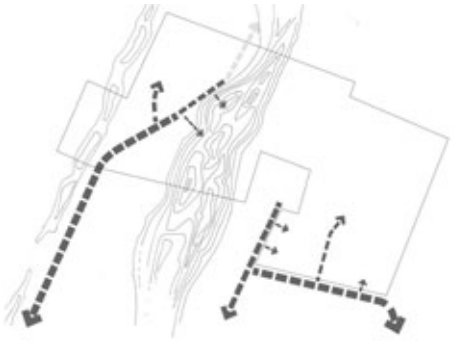


physical form

landuse

lot layout

vegetation



access

waterways bodies

circulation

In the final stage of the design process, once analysis of the site and its surroundings and the opportunities and constraints for development have been identified, the site specific design of the proposal can be approached using key layers.

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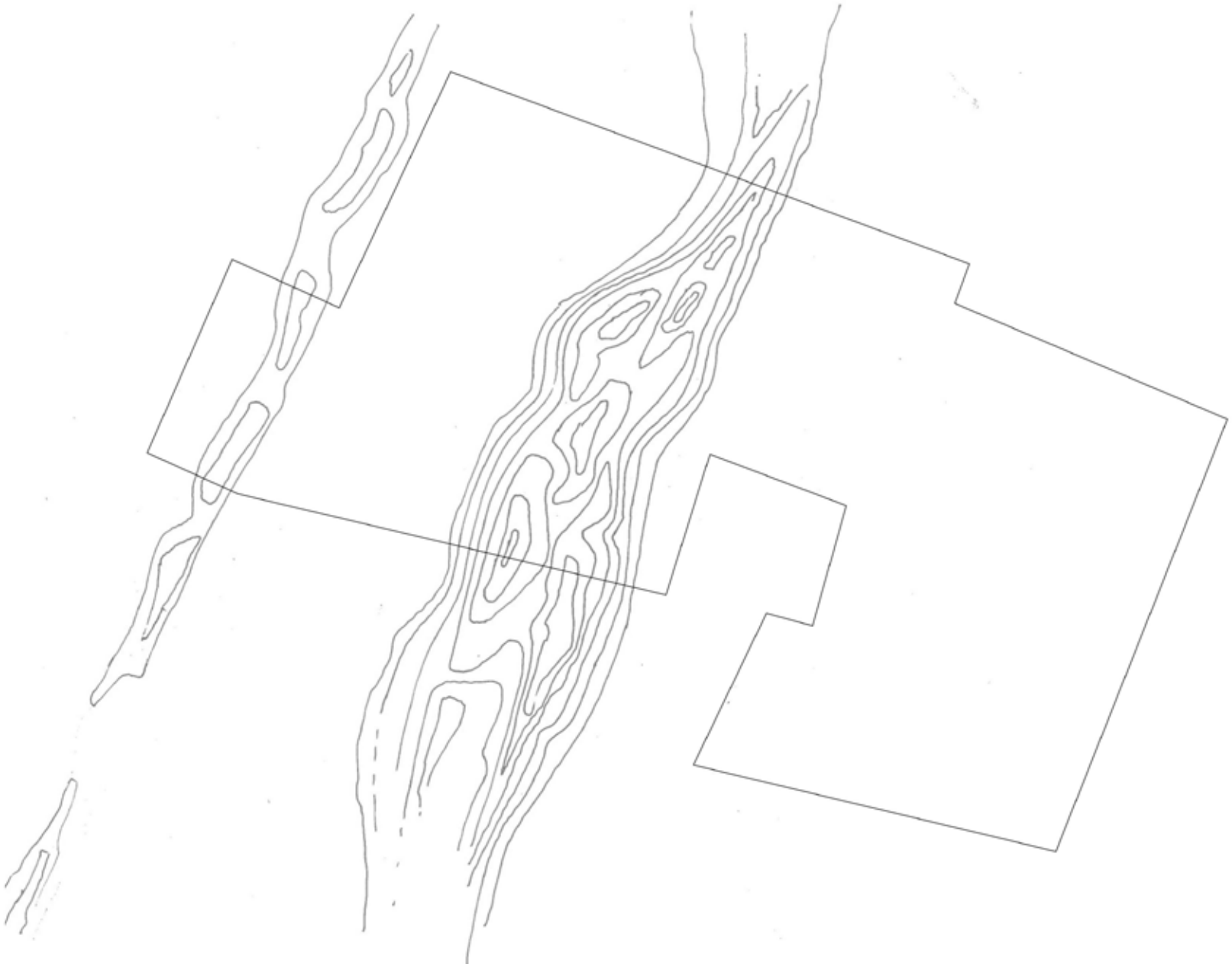

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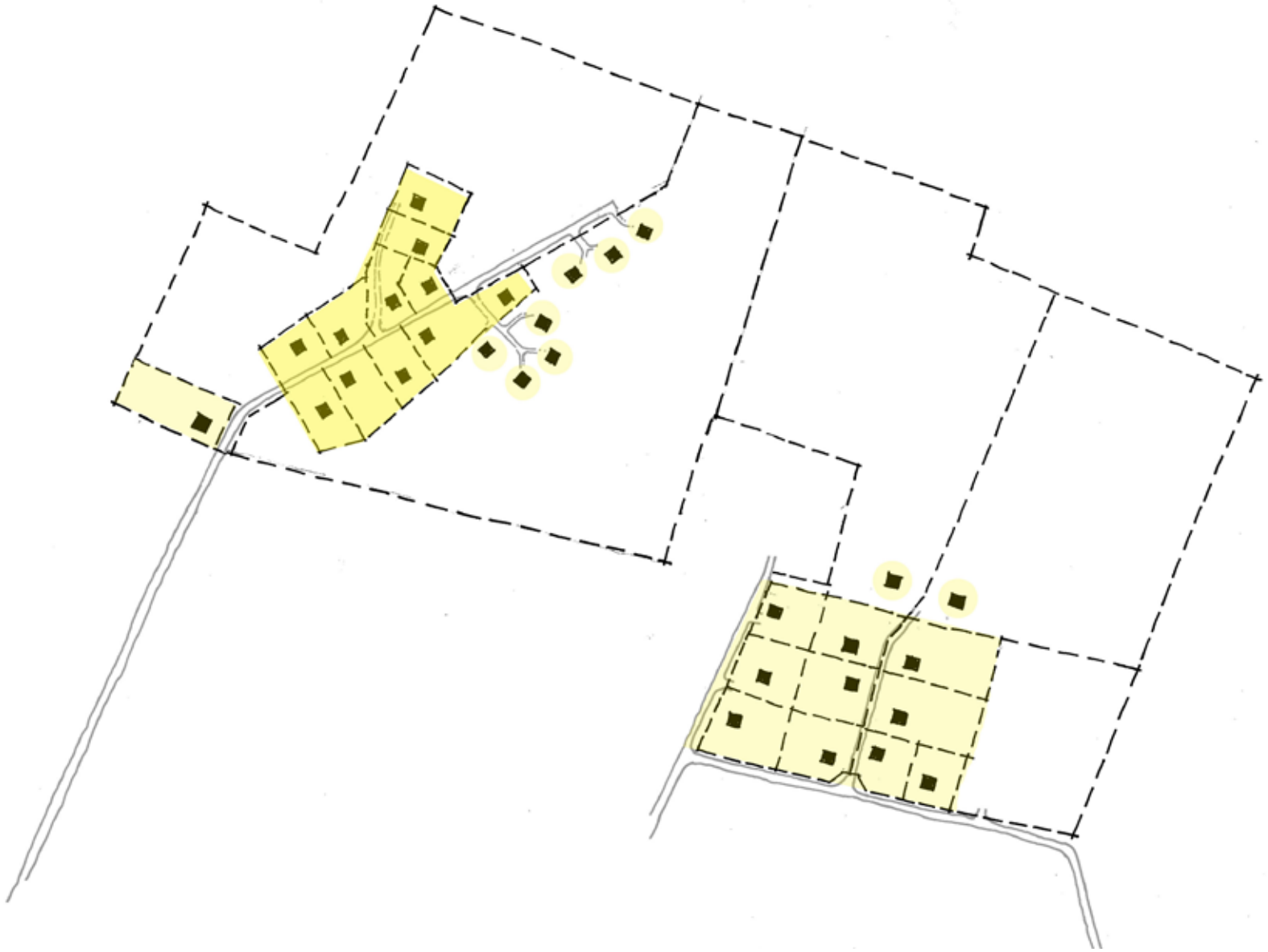

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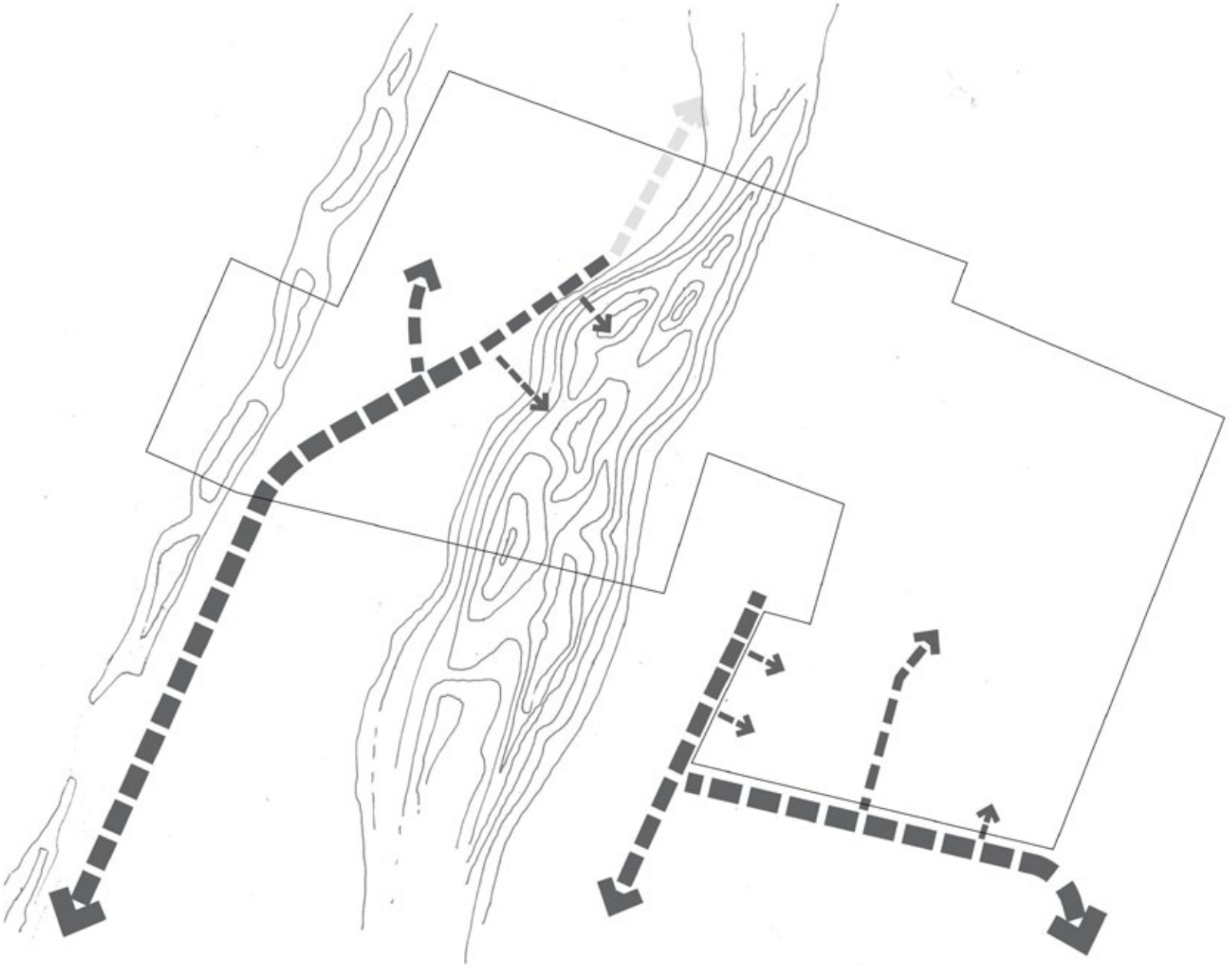

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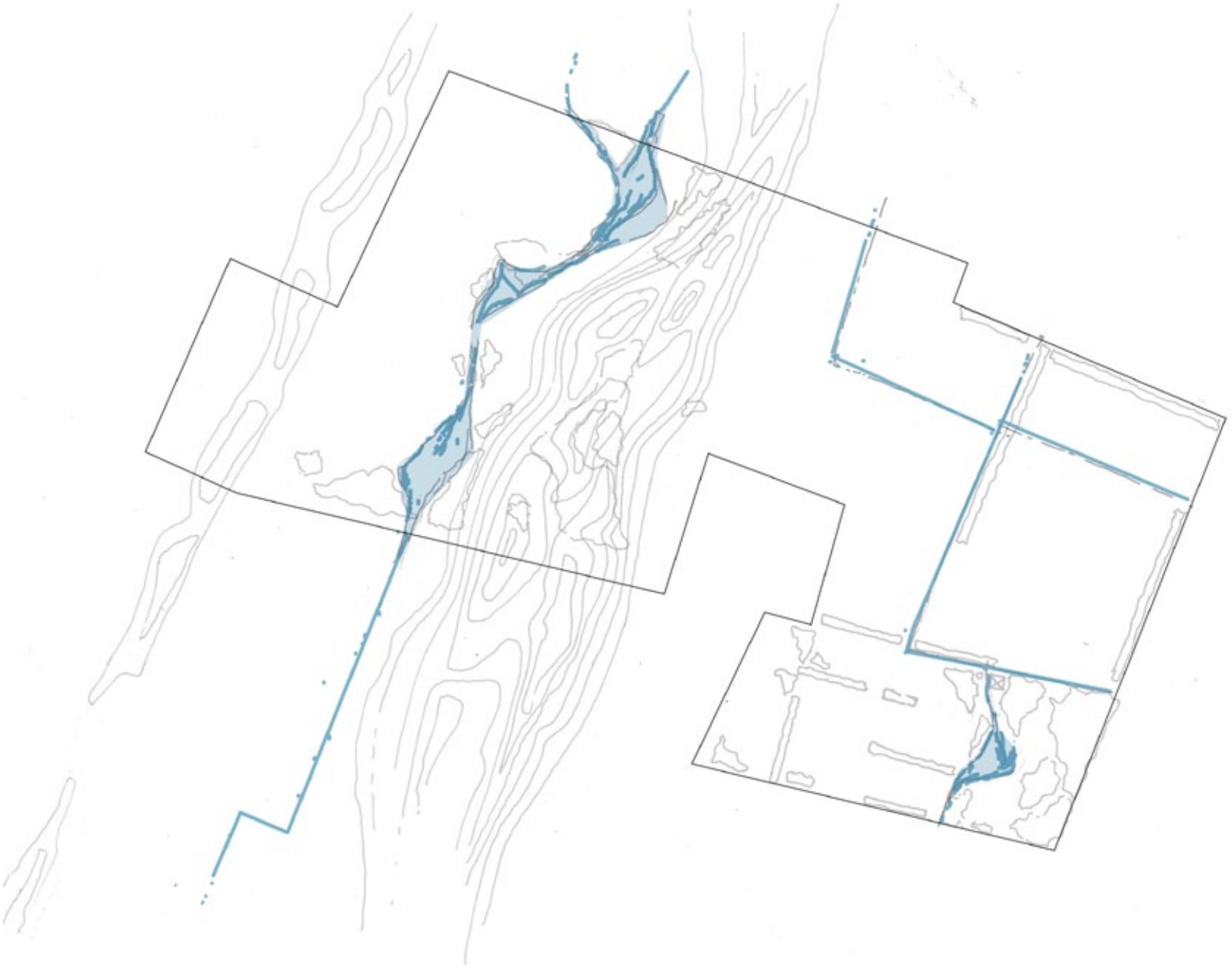

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[planning pathways *to the future* **2010**]

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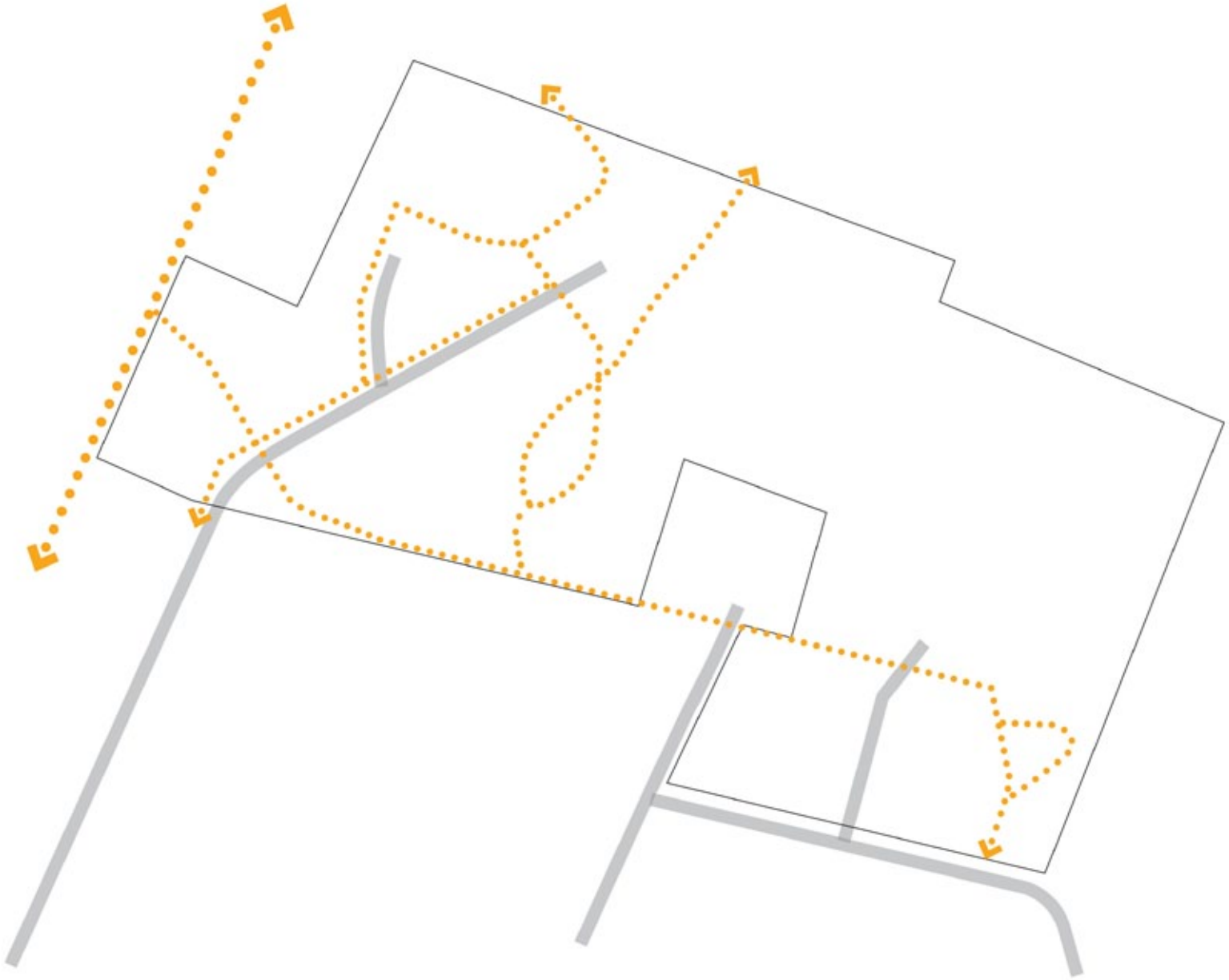

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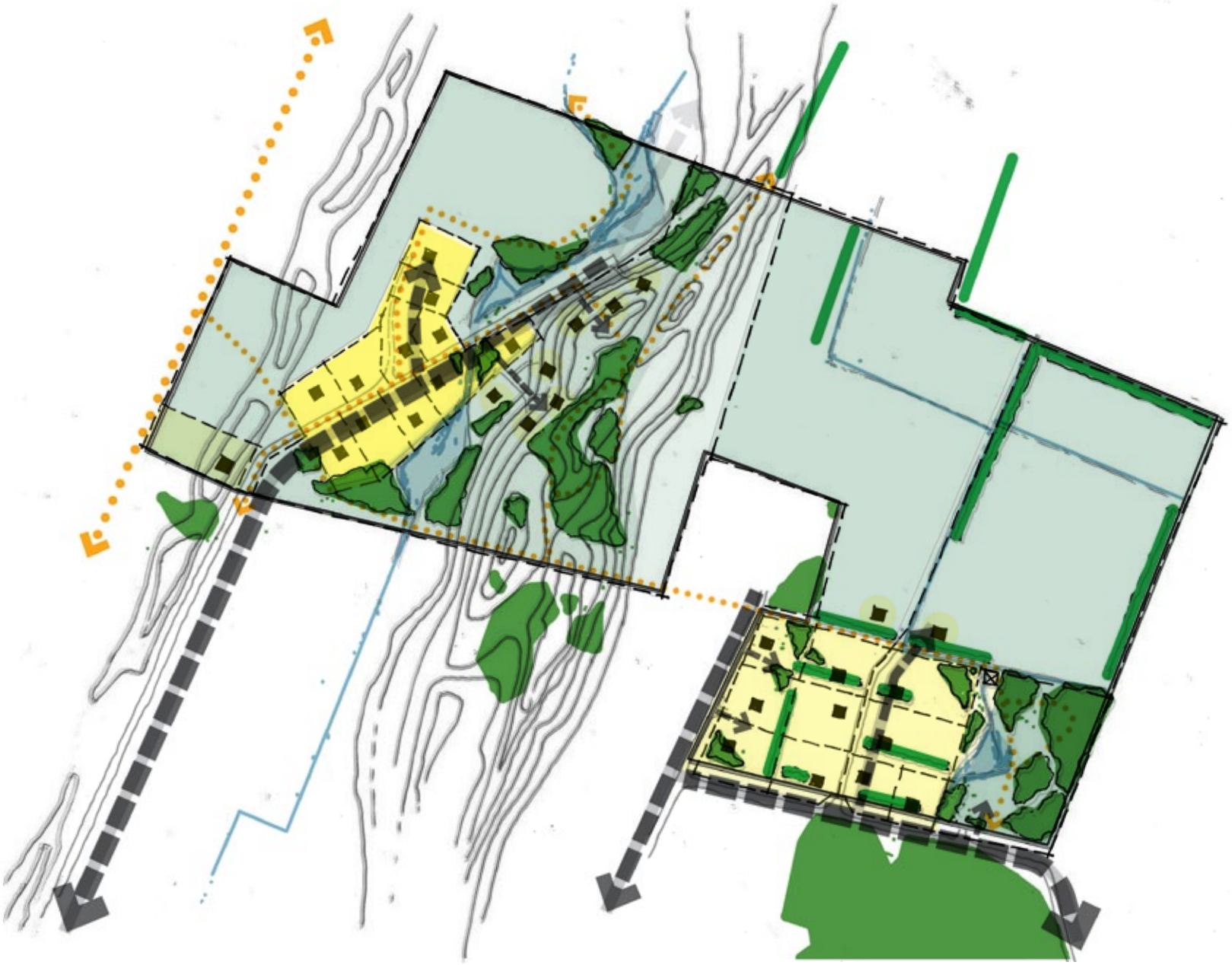

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all layers

the result - a sustainable development appropriate for the rural environment embodying the core design principles:

> select
a suitable site

> integrate
natural elements, patterns and processes

> preserve
the productive potential of the land

> protect
cultural heritage

> connect
roads, walkways, cycleways and bridleways

> reduce
the impact of infrastructure

> avoid
unnecessary earthworks

> complement
the rural character

> restore
ecological systems through planting

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[planning pathways *to the future* **2010**]

Ferndale, Kapiti Coast (Isthmus)

There are a number of mechanisms available to the Council, developers and interested parties (through consultation or submissions) to ensure that the design elements of the subdivision are implemented and maintained over the lifetime of the neighbourhood.

Locking in quality

'RMA, consent notices, covenants, maintenance'

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[planning pathways *to the future* **2010**]

Conclusions

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[planning pathways *to the future* **2010**]

http://www.kapiticoast.govt.nz/Documents/Downloads/Rural-Subdivision-Design-Guide.pdf

Home>Documents>Guides and Forms>Developer and Building Construction Guides and Forms