



Moving from Mitigation to Enhancement

Development Incentives in District Plans

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Presentation Overview

- **Current practice in NZ**
- **Incentives adopted by KCDC**
- **Key issues**
- **Update from KCDC**

Practice elsewhere in NZ

- **Reviewed 11 RMA plans**
- **Interviews with council planners**
- **Main focus on ecological protection**
- **Significant issues achieving discernible benefits**

Kāpiti Coast District Council

- **District Plan 10 year review**
- **Keen to include development incentives**
- **Proposed plan notified Nov 2012**
- **Three key focus areas**

Biodiversity





Water quality



**Energy Efficiency
Renewable Generation**

Key parameters

- **Net environmental benefit**
- **The net benefit should be “substantial”, relative to the base case**
- **The benefit should be located in the area of the development**
- **The benefit needs to be on-going, long term**
- **Preference for a points based system**

Biodiversity activities and incentives

- **Operative plan requirements**
- **Focus for incentives turned to:**
 - **Wetlands (eg. 100 pts)**
 - **Planting to link areas of fragmented native bush to create ecological corridors (100pts)**
 - **Coastal dune restoration**

Biodiversity Incentives

- **Additional subdivision lot (100pts required)**
- **Ability to create additional household unit on a site (100 points)**
- **Additional building coverage (20 points)**



Water Quality Activities

- **Planting of riparian margins**
- **Retirement and planting of rural zoned erosion-prone land**
- **Commercial or industrial activities that achieve removal of 75% of contaminants from stormwater**

Water Quality Incentives

➤ **Same as biodiversity, but in addition:**

- **For industrial activities: reduced car parking requirements**
- **For commercial activities: increased height limit**



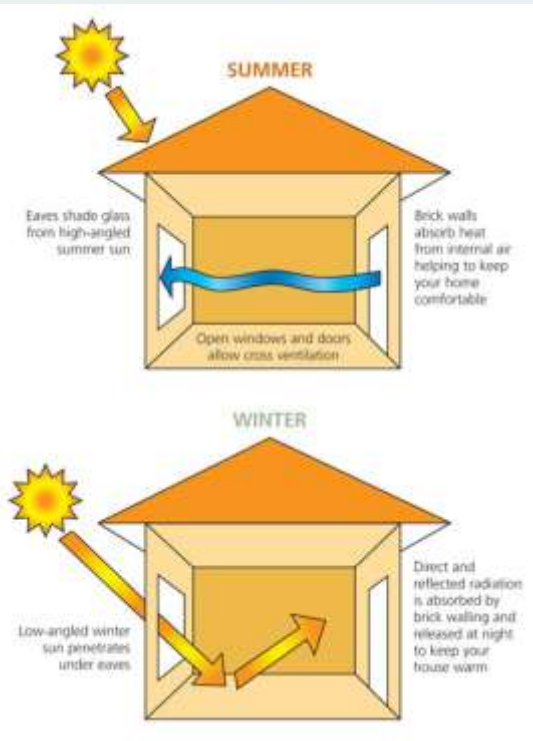
Energy efficiency and renewable generation

➤ Broad range of activities, incl:

- Activities above Building Code stds
- Small scale renewable energy schemes
- Links to existing NZ rating scheme for green buildings
- Green roofs

Energy Incentives

- Additional building coverage
- Additional building height (for res. and comm. developments)
- Minimum site size requirements relaxed



Key issues

- **Ensuring net, long term benefits**
- **Achieving correct balance between incentives and avoiding skewed behaviour**
- **Whether TDRs are included**
- **Providing sufficient flexibility**
- **Relationship to notification of consents**
- **Information requirements and administrative costs**

The view from KCDC

- **775 submissions on Proposed District Plan**
- **7 on Development Incentive Guidelines**
 - 1 oppose, 6 support (some with amendments)
 - Broader range of qualifying activities?
 - Flexibility in use of credits?

Moving forward

- Hearings planned for second half of 2013
- Already 1 notification of intent to plant to use the incentive scheme
- See www.kapiticoast.govt.nz/proposed-district-plan (including Chapter 3 Appendix) for more information

Parting thoughts...

- **2G plans great opportunity for incentives**
- **Need solid information base**
- **Form of positive planning, supports wider
Council vision and goals for their district**