

RDC making a positive difference

Draft Kaukapakapa Structure Plan Summary - *Opportunity to Comment*

Kaukapakapa's Features

Kaukapakapa currently has a population of 600 people living in around 200 households with an average of three people per household.

The town is divided into a north and a south township by a large floodplain, with State Highway 16 as the only cross-river link, and is bound in the north by steep forested slopes and in the south by rolling open countryside.

Almost all facilities are found in the northern township with the exception of a church and Sinclair Park in the southern township. The town lacks an identifiable heart and exhibits poor urban design and built form. Currently, it is difficult for people to walk and cycle between the two parts of the town.

Development Issues

There are approximately 200 residential sections within the town of which 92 are zoned as township. 51 of these sections are in the North township and 41 are in the South township.

There are 77 rural residential blocks around the town. 32 of these are on land zoned as Countryside Living, which are mostly in the north and 45 are on land zoned as Rural and evenly split between the northern and southern townships. There are a further 25 sites zoned as rural (and used primarily for residential purposes) split evenly between the northern and southern ends of the townships.

Both the northern and southern parts of Kaukapakapa township reached their development capacity some years ago. Under the current zoning in the Rodney District Plan there is no room for further development within the existing residential townships which are at capacity. Because of this, most of the recent development in Kaukapakapa has been occurring in the rural and Countryside Living areas and through the subdivision of rural land. Today there are currently no vacant Township Residential sites and about 50 vacant Rural Residential type sites.

There are limited local commercial facilities with only basic local services. The town has the potential for a further 1,000m² gross floor area for commercial businesses by 2020. Kaukapakapa tends to be a location people live in for the lifestyle it offers and travel elsewhere for employment and other services, such as shopping.

No public waste water system is currently planned for Kaukapakapa within the ten to fifteen year lifetime of the draft structure plan and this will have an impact on the level of growth that can occur. The Council also has a policy in place that developers need to pay for the cost of upgrading or developing infrastructure where this growth creates demand for services.

Kaukapakapa in the Future – The Structure Plan Proposals

The draft Structure Plan for Kaukapakapa has been prepared with the help of the Kaukapakapa Ratepayers and Residents Association (KARRA), and developed following consultation with landowners and other interest groups.

It takes into account the physical constraints such as topography and hydrology which affect Kaukapakapa and the views of people and landowners in Kaukapakapa. People felt it was important for Kaukapakapa to retain the look and feel of the existing town, but wanted to improve linkages in the town and consider how development should be handled in the future.

The Structure Plan is a long term plan for Kaukapakapa and it looks at development over the next 10 – 15 years in the town. The main proposals in the draft Structure Plan are to, over time:

- Keep new development outside of the floodplain area;
- Protect the existing landscape of the northern hillsides by limiting further residential development in this area;
- Enable some residential development to cater for people's differing needs in both the northern and southern townships, through:
 - Additional residential sites of 2,200m² with on site wastewater treatment or 1,000m² with communal wastewater treatment; and
 - Enabling additional Countryside Living sites to be developed in the southern township;
- Collect stormwater in ponds in new developments;
- Limit further subdivision in rural areas;
- Focus commercial and community development in the central northern township;
- Establish an identifiable and attractive village heart;
- Improve local connections between both townships by introducing a pedestrian network and within both townships by providing local roads;
- Ensure that the town's design does not prevent the southern township from being developed more intensely over the longer term should there be demand for this, and
- Work towards improving the look and usability of the town by introducing design controls on frontages of new developments and in public spaces, developing footpaths in some places, improving intersections, landscaping areas and developing walkways linking the townships and supporting the development of an identifiable 'village heart' in the northern township.

The section of State Highway 16 between the Fire Station and the Hotel has been identified as an area which needs attention, and the Plan identifies the need for an integrated street frontage plan to be prepared for this area which could improve its appearance and complement work to create an identifiable village heart in the northern township.

Growth in the Township

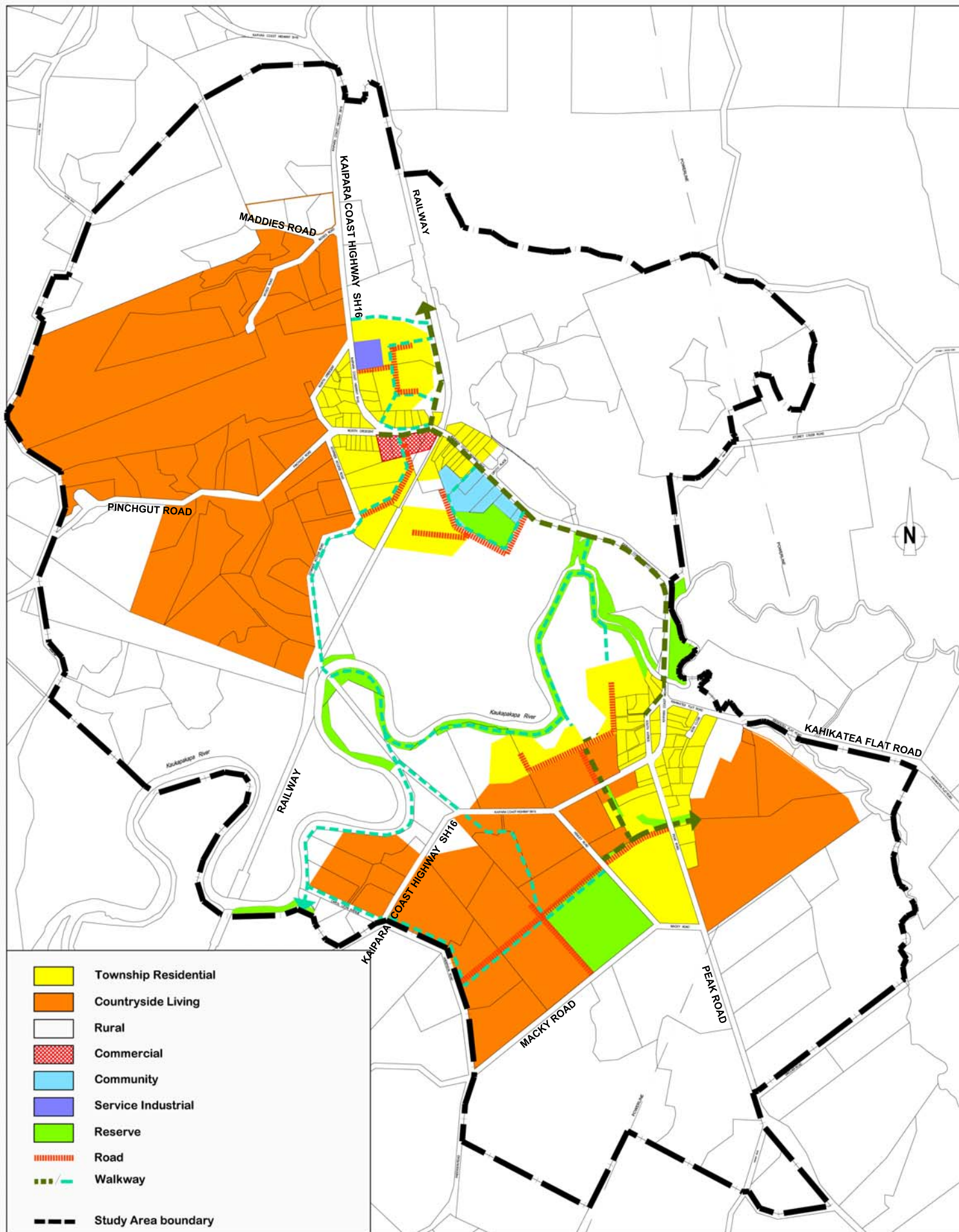
The Structure Plan proposes to provide a total of 99 new township residential sections in Kaukapakapa which are 2,200m². A total of 48 of these sections would be located in the North of the township and 51 of these located in the south. It also proposes to provide a further 31 larger rural residential sections in the south of the township which are 10,000m². There is no need to provide additional rural residential sections in the north as there is already sufficient capacity.

The Structure Plan is a long term document and represents Council's thinking on the future development of the area. Before any growth could occur, changes to the Council's District Plan would need to be prepared and consulted on and local residents would be able to make submissions on these proposals and attend hearings and appeals to the Environment Court if necessary.

The intention of the Structure Plan is also to manage future development so that it enhances the attractiveness of the town and is in keeping with Kaukapakapa's small town character.

Structure Plan Map: Opposite

The Structure Plan proposes that a total of 99 new township residential sections (located within the yellow areas) be provided for. Around half of these sections would be in the northern township and half in the south. It also proposes that a further 31 rural sections be provided for in the south of the township (shown as orange, countryside living or white, rural) land.



- Township Residential
- Countryside Living
- Rural
- Commercial
- Community
- Service Industrial
- Reserve
- Road
- Walkway
- Study Area boundary

0 100m 250m 500m 1km

Kaukapakapa Structure Plan

Plan 1: Land Use Proposals

Prepared for Rodney DISTRICT COUNCIL

Date April 2010
Scale 1:12500 @ A3



*Left:
The Kaukapakapa Community Hall*

What Do You Think?

The Draft Structure Plan has been released for public consultation until **19 July 2010**. Copies of the plan and submission forms can be viewed at the former Kaukapakapa service station, at the Council's libraries and service centres at Helensville and Orewa or online at www.rodney.govt.nz under the 'consultation' link.

Hard copies of the Plan are also available on request by phoning 0800 426 5169 but there is a charge to cover photocopying costs.

You can also make a submission by emailing deanna.moss@rodney.govt.nz. Please make sure you supply your name and address and indicate whether you wish to attend a Council hearing to speak in support of your submission.

*Right:
Rural North Kaukapakapa.*

