

SUBDIVISION, USE, AND DEVELOPMENT

Policy 14 Location of subdivision and development

Policy statements and plans shall identify where, in the coastal environment (outside the coastal marine area):

- (a) subdivision, and the development of subdivided land, to provide dwellings or commercial premises, will be appropriate; and
- (b) subdivision and development, of specified types, will not be appropriate.

In identifying these areas, while giving effect to this policy statement as a whole, local authorities shall:

- (c) encourage a mixture of land uses along the coast, particularly along and near the coastal marine area, and discourage continuous urban development of the coast where it has not already occurred;
- (d) generally set back subdivision, use, or development from the coastal marine area and other water bodies, to protect the open space character of the coast, its natural character, and its amenity values, and to provide for public access and avoid or reduce natural hazard risks;
- (e) avoid urban sprawl, by encouraging development within existing urban areas and discouraging the agglomeration of separate urban areas;
- (f) avoid ribbon development along transport corridors;
- (g) make provision for papakainga and marae developments; and
- (h) buffer or otherwise protect sites of significant indigenous biological diversity value.

Policy 15 Form of subdivision and development

Within areas identified under Policy 14(a) local authorities shall promote appropriate forms of subdivision and development, including by:

- (a) encouraging a mixture of densities of development;
- (b) encouraging mixed commercial and residential development and a variety of housing types and densities;
- (c) promoting forms of development that enable public transport, walking and cycling as transport choices;
- (d) providing for and protecting public open space, particularly where new urban development occurs; and
- (e) identifying where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable.

Policy 16 Use and development of the coastal marine area

Policy statements and regional coastal plans shall identify where, in the coastal marine area, specified forms of use or development will and will not be appropriate. In identifying these areas, while giving effect to this policy statement as a whole, local authorities shall: