



---

# STRATEGIC PLANNING SECTION PLANS & POLICIES

---

## 1. NCD URBAN DEVELOPMENT PLAN

- *Approved by the NCD Physical Planning Board at Meeting No. 10/2007, 8<sup>th</sup> November 2007 and gazetted as No. G82 – 8<sup>th</sup> May 2008.*

The National Capital District Urban Development Plan (NCD UDP) is a statutory development plan covering the whole of the National Capital District and is the first master plan with legal backing. The vision encapsulated in the NCD UDP is “*To make the National Capital District a vibrant, attractive, sustainable and livable city for all*”.

The entire NCD UDP provides a strategic guide for broad land use and service infrastructure until the year 2015. It provides a framework for the preparation of more detailed Local Development Plans and incorporates wide-ranging policies on facilitating economic growth through appropriate land management, protecting valued environmental features, incorporating social issues into planning decisions, providing opportunities for efficient transport and mobility and safeguarding development from natural risk.

## 2. PORT MORESBY TOWN LOCAL DEVELOPMENT PLAN

- *Approved by the NCD Physical Planning Board at Meeting No. 02/2007, 7<sup>th</sup> March 2007 and gazetted as No. G82 – 8<sup>th</sup> May 2008.*

The Port Moresby Town Local Development Plan (PTLDP) aims to optimize the urban fabric to serve the public interest for current and future generations. With an expected life of 15 years, it is intended to guide development and forward planning in the Port Moresby Town Local Planning Area.

The main objective of the PTLDP is to address the varied problems of the urban environment that impact on the quality of life particularly in NCD’s oldest commercial centre and CBD. At the core of this is social, environmental and economic well-being.

This Plan aims to realize the full potential of this Local Planning Area in:

- Enjoying the best of a tropical lifestyle;
- Showcasing the magnificent hilly seaside setting;
- Promoting landscaping with shade, colour and tropical lushness, which can be visually magnificent, and a pleasure to enjoy;



- Encouraging building design that is responsive to the environment, promoting tropical architecture which contributes to urban character, human comfort and energy-efficiency; and
- Supporting the public participation in cultural programs and practices, to encourage a wide base of community support.

To achieve this, the PTLDP provides recommended controls and policies firstly, for land development in terms of its permissible use and building control such as height and site coverage and secondly, for public infrastructure. The latter comprises a broad range of government and service-related facilities, road and pedestrian infrastructure, reticulated services, drainage, sewerage, and community facilities.

### **3. 8/9 MILE INTERIM LOCAL DEVELOPMENT PLAN**

- *Approved by the NCD Physical Planning Board at Meeting No. 09/2010, 30<sup>th</sup> September 2010 and gazetted as No. G167 – 23<sup>rd</sup> June 2011*

The 8/9 Mile Interim Local Development Plan (2010 – 2015) is a five year Plan which provides guidance for land use and physical and infrastructure development, economic and social aspects of people's livelihoods within the 8/9 Mile Local Planning Area of the National Capital District as well as allow for an integrated and comprehensive concept of urban development.

The Plan was prepared from a background study of existing land uses, physical environment and infrastructure within the plan area. This study highlighted the important roles, both realized and unrealized, that the 8/9 Mile area plays in the NCD context including:

- Its location along one of the main routes and at the eastern gateway to Central Province means that it can be seen as the nexus between the urban NCD and rural Central Province giving rise to the potential to function as an interchange in transport and business;
- Potential to serve as a new urban district with supporting services and land uses which would be primarily residential development with the introduction of industrial and commercial activities in the major and minor commercial centres as the main economic base;
- Potential to reduce cross-city travel and foster the growth of the local economy through the provision of employment areas for un-skilled and semi-skilled labour drawing supply from the settlements in the area; and
- Adequate land given for housing developments to cater for the increased demand.

It further provided the inter-relationships between the various factors from which the appropriate land use plan and infrastructure expansion program that provided the best outcome on the quality of life was developed. And to achieve the desired outcome, this



Plan sets out the development control and permissible uses for each of the 8 district within the Plan area.

#### **4. POREPORENA/NAPANAPA LOCAL DEVELOPMENT PLAN**

- *Approved by the NCD Physical Planning Board at Meeting No. 04/2014, 31<sup>st</sup> July 2014 and gazetted as No. G296 – 30<sup>th</sup> April 2015*

The Poreporena/Napanapa Local Development Plan encompasses Kaevaga/Poreporena, Huhunama/Tovabada and Napanapa/Daugo Island Local Planning Areas (LPAs) which are identified by the National Capital District Urban Development Plan (NCDUDP) as LPA's 09, 10 and 11 respectively.

The objective of the LDP is two-fold:

- To provide statutory framework for the land use, physical development and infrastructure services with the view to balance social objectives, economic advancement and environmental sustainability; and
- To be used as a guide for forward planning and budgetary considerations and a key tool in weighing up physical planning priorities.

The basis for a development plan for this area is based on the fact that the LPA lies on the corridor to the PNG LNG site and the area is bound to be impacted by activities from the project site. In addition to that about 80 percent of the LPA is on customary land. Therefore, the plan enables traditional land owners to develop their land in a manner that will return the greatest benefit to them.

#### **5. DOGURA/TAURAMA LOCAL DEVELOPMENT PLAN**

- *Approved by the NCD Physical Planning Board at Meeting No. 04/2015, 01<sup>st</sup> October 2015 and gazetted as No. G710 – 02<sup>nd</sup> November 2015.*

The Dogura/Taurama Local Development Plan is a statutory development plan covering the combined Local Planning Areas of Dogura and Taurama identified by the National Capital District Urban Development Plan (NCD UDP) as Local Planning Area's 12, 13 and 14 respectively.

With a focus on sustainable development, it is envisioned that the Dogura/Taurama Local Development Plan will provide a key guide to promoting the best use of land in the Plan area through the provision of a framework for physical development which will guide land use and infrastructure development in the Dogura/Taurama Local Planning Area. A significant portion of the LPA is on the customary land.



The Local Development Plan incorporates land use policies and controls, facilitating economic growth through appropriate land management, protecting valued environmental features, incorporating social issues into planning decisions, providing opportunities for efficient transport and mobility and safe-guarding development from natural risk.

## **6. GEREHU/WAIGANI SWAMP DEVELOPMENT PLAN**

**(Add comments)**

## **7. ERIMA SUBJECT DEVELOPMENT PLAN**

- *Approved by the NCD Physical Planning Board at Meeting No. 07&08/2016, 13<sup>th</sup> December 2016.*

The Erima Roundabout Development Plan was reviewed in response to concerns in preferred Land Uses by the NCD Physical Planning Board and after the construction of the Kumul Flyover.

The Plan acts as a guide to development and changes in Land use & controls so that the physical environment can best serve the community within the subject area.

To achieve this, the Plan aims to;

- Promote & encourage development where appropriate;
- Indicates land where there are opportunities for changing;
- Gives clear location reference to policies for development, change of use or conservation of land and proposals for development;
- Show how those who have an interest in the area could contribute to its implementation e.g. indigenous people, private owners, residents, developers, investors & government.
- Provides an adequate basis for development control.

The outcome of the Plan is to promote improvement in the function, built form and character for the subject area through planning for infrastructure services by the Government and/or in joint ventures with private developers/investors over the opportunities created.



## 8. WAIGANI CITY CENTRE DEVELOPMENT CONTROL POLICY

- *Approved by the NCD Physical Planning Board at Meeting No. 11/2012, 08<sup>th</sup> December 2011.*

The Waigani City Centre is conveniently located in the centre of the NCD and quite accessible to 90% of the total population in Port Moresby city as all the major residential suburbs of Boroko, Hohola, Tokarara, Gerehu, Waigani and Gordons are within reasonable traveling distances. The Policy covers all allotments in the area bounded in the north by Mokohara and Pitpit Streets, in the east by Magani Crescent and Godwit Road including the some residential allotments of Gordons 5. It is bounded by Cameron Road and Wards Road in the south and by the ridge line running parallel to Waigani Drive.

The initial plan for the Waigani City Centre area was prepared by the PNG Town Planning Office of the Department of Urban Development in the year 1981 and was titled “*Waigani City Centre Master Plan.*” This Plan was later reviewed by the Development Planning and

Research Unit of the Department of Lands and Physical Planning and renamed “*Waigani City Centre Zoning Plan*” and approved by the NCD Physical Planning Board in the year 2003. It was subsequently adopted by the NCD Physical Planning Office. The desired outcome of the Waigani City Centre Plan then was to encourage all national government departments, offices and foreign missions to establish their headquarters in the city centre and ensure that all the future physical developments within the boundary reflect and reinforce the center’s status as the national capital.

Following this, a document titled “*Waigani City Centre Planning Standards*” was prepared by the Manager, Development Planning, from the Office of the Chief Physical Planner, DLPP in August 2008. To date, it has not been adopted by the NCDC Physical Planning Office as the document was never approved by the NCD Physical Planning Board, thus creating an immediate need for a new Policy to guide development in the area in light of current problems.

In order to ensure efficient development with high quality urban design, the main elements of this Policy are:

- To provide a clear vision for the Centre and entire Waigani City Centre;
- To identify opportunities and constraints so as to maximize benefits which may arise from the development of the Centre whilst protecting the original intent for the area as the “main public institutional area/national seat of government”,
- To set out the types of permissible developments (new/redevelopments) and the controls to achieve the desired outcomes for public institutional, general industrial, commercial, residential and open space development within the entire Policy, and



- To outline design standards promoted by the NCDC and provides overall guidance for the development layout; streetscape and visual amenities to best accommodate the recent development pressures experienced within the Waigani City Centre.

The policy sets out a vision to:

**“Revitalize the Waigani City Centre through the identification of a main commercial precinct that provides opportunities for employment, commercial office buildings and specific areas for shopping and hotel services whilst maintaining it as the main seat of government.”**

In the event that the Waigani Local Development Plan is prepared, the provisions of that Plan will incorporate the development controls set out in this Policy.

## **9. BOROKO/KOROBOSEA DEVELOPMENT CONTROL POLICY**

- *Approved by the NCD Physical Planning Board at Meeting No: 11/2009, 10<sup>th</sup> December 2009.*

The Boroko/Korobosea Development Control Policy was prepared after a review of the Boroko/Korobosea Density Control Policy. This Policy covers all allotments in the area bounded in the north-west by the Hubert Murray Highway and in the south west and north east on both sides by Korobosea Drive and Ororo Crescent respectively. In the east, it includes all that area bounded by Bava Street, Igua Street, Karu Street and the eastern end of Boroko Drive.

In the review it was noted that this area had major issues including:

- The area losing its character as one of the main commercial centres in the NCD;
- Notable increase in fast food outlets throughout the area with little/no attention given to street frontages; Traffic congestion;
- Lack of pedestrian-friendly street furniture;
- Notable increase in the push for higher density residential development; and
- Notable increase in the number of public institutional facilities and related increase in –transport and traffic- related problems.

In light of this situation, the purpose of the Policy is to provide the necessary guidance to the NCD Physical Planning Board in the assessment of development applications for properties within this policy area by outlining design standards promoted by the NCDC and providing overall guidance for the development layout, streetscape and visual amenities to address the issues identified above. In order to achieve the desired outcomes this Policy sets out the types of permissible developments (new/redevelopments) and the



controls to achieve the desired outcomes for commercial, residential and public institutional development in the entire Policy Area.

In the event that the Boroko Local Development Plan is prepared, the provisions of that Plan will incorporate the development controls set out in this Policy.

## 10. SHORT STAY POLICY

▪ *Approved by the NCD Physical Planning Board at Meeting No: 02/2011, 8<sup>th</sup> March 2011.*

The Short Stay Policy is an interim policy which evolved from the need to have control over short stay accommodations occurring within the National Capital District. Most of these type of development are within residential areas and have been converted from detached or multiple residences. Some provide acceptable amenities within their allotments however others have been found to be too intensive, bulky and out of character with adjacent allotments and locality with inadequate facilities. Still other have resulted in intrusions of privacy on adjacent allotments, increased traffic generation on local streets and nuisance by patrons.

This Policy therefore provides the necessary guidance to the NCD Physical Planning Board to ensure that Short Stay Accommodation and developments or a similar nature are of acceptable standard and protect the interest of the surrounding developments as well as the patrons. It contains in brief background information, definition, objectives, desired outcomes, scope and the legal basis from which the policy principles were drawn out from. It also sets out the design principles and the minimum requirements which serve to achieve an acceptance standard indicated as the desired outcomes in the policy.

It is intended that this Policy will ensure that Short Stay accommodations:

- Are appropriately located
- Are of appropriate size, bulk and form;
- The building design and site layout is compatible with existing and future character of the locality and enhances safety by discouraging crime and anti-social behavior;
- Landscaping assists in the integration of buildings into the streetscape and enhances the attractiveness of the site; and
- Buildings and structures are designed to prevent overlooking and loss of privacy to any adjacent residential land uses.





## 11. NON-CONFORMING USE POLICY

- *Approved by the NCD Physical Planning Board at Meeting No: 08/2008, 27<sup>th</sup> August 2008.*

The Non-Conforming Use Policy is intended to cover those applications for developments or use of land where the zoning schedule should not list the use as an approved purpose. The Policy consists of the Non-Conforming Use Matrix designed by the Office of the Chief Physical Planner, Department of Lands and Physical Planning in 2002 of which the Strategic Planning Section of NCDC has adopted to utilize for the National Capital District.

This Policy is used as a guide to assess applications for non-conforming uses by using the Non-Conforming Use Matrix to identify preferred decisions on the whole range of possible interfaces between land use proposals and gazette zones. The dual objectives of this Policy are to provide guidance to the NCD Physical Planning Board to reach a standard decision on applications for Non-Conforming Use and to establish guidelines for staff of the NCD Physical Planning Office in establishing a recommendation when assessing applications for Rezoning/Non-Conforming Use.

It is intended that all decisions on Rezoning/Non-Conforming applications by the Board are to be even handed based on this Policy as decisions based upon established policy are more acceptable to applicants and harder to overturn by appeal.

## 12. LIKLIK STOA POLICY

- *Revised Policy was approved by the NCD Physical Planning Board at Meeting No. 07/2013, 28<sup>th</sup> November 2013.*

Liklik stoas are normally small shop structures usually located in front of residential allotments which sell goods that are basic items regularly purchased such as rice, tinned fish, tinned meat, soft drinks etc. Where liklik stoas are sited within any zone, apart from a commercial zone, they also need planning permission under Section 72 of the Physical Planning Act as a “non-conforming use”.

The Liklik Stoa Policy sets out a guide for the development of liklik stoas throughout the NCD through the 11 principles that comprise this Policy. It is intended to be used by both applicants and case officers of the NCD Physical Planning Office.





### 13. FENCING POLICY

- *Approved by the NCD Physical Planning Board at Meeting No: 06/2006, 28<sup>th</sup> June 2006.*

The Fencing Policy sets out the specific controls that will be applied to all fencing proposals within the NCD boundary, which are considered by the NCD Physical Planning Board.

The objectives of the Policy are to:

- To discourage the vandalism/graffiti of both state and private properties.
- To improve the visual character of the street and discourage any illegal operations in private properties.
- To provide information and guidelines for the benefit of landowners, developers, the building and construction industry and residents of the NCD.
- To assist the staff of the Regulatory Services Department of the National Capital District Commission (NCDC), in the evaluation of fencing applications.
- To provide the NCDPPB with guidelines to assist decision-making on fencing applications.

### 14. BUILDING DESIGN CHECKLIST POLICY

- *Approved by the NCD Physical Planning Board at Meeting No. 08/2006, 30<sup>th</sup> August 2006.*

The Building Design Checklist Policy was formulated upon the request of the National Capital District Physical Planning Board (NCDPPB) who expressed serious concern over the poor design standards of new buildings being erected in the NCD over the years.

This policy provides guidance to applicants of development proposals with the intention to see improved standards of built development in the future. Particular reference is made to commercial buildings and other prominent buildings along main roads in the city.

The Policy Objectives are to provide information and guidelines for the benefit of residents, land owners and developers and to assist the staff of Regulatory Services in the evaluation of development proposals. It is intended that this Policy will:

- Ensure a high quality standard of architectural design of buildings in the NCD and consequently an improved overall built urban environment;
- Ensure that all major proposed developments in the NCD are designed only by certified Architectural Companies or individual Registered Architects;
- Ensure that public interest is paramount and addresses the issues of community wellbeing, personal health and comfort of those working in and visiting buildings; and
- Ensure the promotion of our cultural heritage for future generations.



In the instance where there is a Local Development Plan in place for a particular area, for example, the Port Moresby Town Local Development Plan, its land use and development control policies supersedes this Policy.

## 15. GORDONS SPECIAL DEVELOPMENT CONTROL POLICY

- *Approved by the NCD Physical Planning Board at Meeting No. 03/2009, 31<sup>st</sup> March 2009.*

The area to which this policy relates is intersected by Waigani Drive and the Poreporena Highway. It extends from Cameron Road and Wards Road East in the north, to the Department of Works compound in the south. It is bounded in the east by Kennedy Road and the drainage reserve skirting Murray International School, the Hasting Deerings premises and part of Waigani Drive.

The bulk of the Policy Area was originally intended as an industrial area and this is still reflected by the predominance of General Industrial zoning on the NCD Zoning Plan. However, other land uses, especially commercial uses have gradually been introduced into the area over the years. Due to the continued demand for non-conforming commercial development within the subject this Policy has been prepared to help with routine decision making in this part of the NCD and to guiding future development within the Gordons Industrial Area.

The objectives of this Policy are to review the existing zoning policies in the policy area in light of the existing situation on the ground and decisions taken by the Physical Planning Board, respect the provisions of the approved NCD Urban Development Plan, and facilitate economic growth and the generation of employment.

It is intended that once implemented, the desired outcomes of this Policy in respect to giving effect to the NCD UDP Objective and ultimately the Vision of the UDP will:

Facilitate economic growth by encouraging land uses in appropriate locations.

- Manage physical development whilst encouraging employment opportunities.
- Recognize and promote Waigani City Centre as the dominant administrative and commercial, entertainment and recreational centre for the city.
- Encourage the establishment of commercial activities within the designated centres. Maintain a clear separation of incompatible and conflicting uses, especially residential development in industrial areas.
- Strengthen existing industrial areas by improving infrastructure services, intensifying manufacturing activities and phasing out non-conforming uses.
- Preserve vacant industrial sites for industrial activities and do not approve for nonconforming uses.



## **16. INTERIM POLICY ON ADVERTISEMENTS IN NCD**

- *Revised Policy Approved in Principle by the NCD Physical Planning Board at Meeting No. 07&08/2016, 13<sup>th</sup> December 2016.*

The Policy provides guidelines in assessing applications for planning permission for all forms of advertising signage in the NCD.

With rapid growth and development over the years, the NCDC and the NCDPPB have faced increasing pressure from business houses to approve more billboards, often exceeding permitted sizes, throughout the city. The NCDC, as custodian of road and other reserves, has also entered into contractual arrangements with various parties to erect billboards on some reserves in the city. Furthermore, new and emerging technologies have brought about digital billboards and such new forms of illuminated and animated signage giving rise to issues such as the maximum permitted brightness of lighting types.

The Revised Policy intends to ensure that there is a balance between advertising opportunities and economic development, on the one hand, and the city's visual form, traffic safety and environmental, social and cultural considerations.

**Submitted by:**

**Kenneth Ataso**  
DCM – Regulatory Services  
01<sup>st</sup> March, 2017