



# National Capital District Commission



## **WAIGANI CITY CENTRE DEVELOPMENT CONTROL POLICY**



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## **1.0 INTRODUCTION**

### **1.1 PURPOSE**

The purpose of the Policy is to address the requirements of the National Capital District Commission (NCDC) and the National Capital District Physical Planning Board (NCDPPB) through the provision of a Waigani City Centre Development Control Policy as part of the development process.

The Policy will supersede the existing Waigani City Zoning Plan upon approval by the NCDPPB.

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.

### **1.2 BACKGROUND**

In 1979, the government passed a decision for Waigani to become the seat of the national government, accommodating the headquarters of national government departments and other major businesses together with the foreign missions. This intention is currently reflected/evident with the existing offices such as Department of Environment and Conservation and Department of Local Level Government Affairs both of which are housed at Somare Foundation building, Department of Education housed at Fincorp building, Justice Department housed at Sir Buri Kidu, Prime Minister's Department housed at Morauta House, Department of Community Development housed at Sambra House, Government Printing Office and the National Statistics Office. Foreign Missions established within the Policy Area include the Australian High Commission, Chinese, British, Indonesian and Solomon Island Embassies.

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 received approval by the NCD Physical Planning Board in the year 2003. It was subsequently adopted by the NCDC Physical Planning Office.

The Waigani City Centre Zoning Plan was approved by the NCD Physical Planning Board in its meeting 02/2003, on the 27<sup>th</sup> of February 2003 and was gazetted on the 26<sup>th</sup> of June 2003 (ref. gazettal number – G981).

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.

### 1.3 POLICY AREA

The area covered by this Policy is attached as Map 1: Policy Area Boundary.

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 Pit-Pit Streets, in the east by Magani Crescent and Godwit Road including the some residential allotments of Gordons 05. It is bounded by Cameron Road and Wards Road in the south and by the ridge line running parallel to Waigani Drive.

### 1.4 RELATIONSHIP TO OTHER PLANS, POLICIES AND DOCUMENTS

- **NCD Urban Development Plan.**

The Vision of the NCD Urban Development Plan is **“To make the NCD a vibrant, attractive, sustainable and livable city for all”**.

- Vibrant means to thrive, through commerce, education and exchange of information necessary for integral development.
- Attractive means to be appreciated through both its visual appearance and its setting; and
- Sustainable means to support human existence with an acceptable quality of life both for the present and future generations.
- Livable means to live in a safe, healthy and secure environment.

- **Waigani City Centre Plan, 1982.**

The desired outcome of the Waigani City Centre Zoning Plan specifically highlighted under Part VII of Section 10 of the NCD Urban Development Plan is:

**“To recognize and promote Waigani City Centre as the dominant administrative and commercial, entertainment and recreational centre for the city.”**

This is further highlighted in the Implementation Schedule of the Plan that the formulation of the Local Development Plan is priority and it is in this Plan that the Waigani City Centre is promoted as an administration and commercial centre.

The original intent for the creation of Waigani City Centre was to establish a main commercial centre in the NCD apart from Port Moresby Town Centre.

According to the Waigani City Centre Plan, 1982, the main commercial or shopping area was located in the centre of the policy area, off Kumul Avenue and Somare Circuit with pockets of shopping areas scattered throughout the entire area.

The original intent for the area to be one of the main commercial centers in the NCD never materialized instead over the years the area has accommodated key government institutional offices and private commercial office buildings and is regarded as the main government office administrative centre in the NCD.

## 1.5 LEGAL BASIS

Section 5 of the Physical Planning Act 1989 provides the legal basis for the NCDPPB to formulate a policy to control public institutional, general industrial, commercial, residential and open space development.

Where consideration is being given to a physical planning matter under this Act, the appropriate authority shall take into account such of the following matters as relevant to the matter under consideration.

**Section 5 - (b)** “The impact on the environment and, where harm to the environment is likely to be caused, any means that may be employed to protect the environment or to reduce that harm”.

- (d) “The character, location, bulk, scale, size, height and density of any development”.

- (e) “The social and economic aspects of that matter”.

- (f) “The size and shape of the land which is proposed to be developed, the siting of any development or works thereon, and the area to be occupied by any development”.

- (i) “Whether the proposed means of entrance to and exit from any development, and from the land on which any development is to take place, and adequate provision has been made for loading, unloading, maneuvering and parking of vehicles within any development or on the land.”

- (l) “Whether public transport services are available and adequate”.

- (m) “The landscaping of the land on which development is proposed and whether trees on that land should be preserved”.

**Source: Physical Planning Act 1989**

## 1.6 VISION

**“Revitalizing 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.”**



## **1.7 PRINCIPLES**

The following principles are based on the vision of this policy for the subject area and should correlate to each other and represent mandatory requirements to be met by developers of the Waigani City Centre.

### **Urban Structure**

- A dense mixed use core supported by the maximum amounts of nearby housing and unified by coherent built up street-scape.
- A sustainable relationship between the urban area and its natural setting.

### **Access and Movement**

- Efficient planning and management of private and public transport.
- Facilitate access for vehicular traffic whilst promoting pedestrian flow and increase public transport use.

### **Public Realm**

- Integrated planning, development and management of the vista from Waigani Drive through the policy area to the Parliament building, and urban public spaces.

### **Housing**

- Higher residential density housing on the edges of the policy area but in close proximity to the commercial core.

### **Special Places**

- Public interchanges and main streets within the policy area must be of high standard of visual and user amenity.

## 2.0 ELEMENTS OF THE POLICY

In order to ensure an efficient development with high quality urban design, the main elements of this Policy will be incorporated into the Local Development Plan for this area.

This section sets out the objectives of the policy, rationale, overview of the policy area and the existing land uses within.

### 2.1 OBJECTIVES

The objectives of this Policy are;

1. To provide a clear vision for the Centre and entire Waigani City Centre,
2. To identify the 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”,
3. 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
4. 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.

### 2.2 RATIONALE

The following points form the basis on which the Policy had been formulated;

- The reason for identifying the main commercial precinct resulted from an evaluation of the 2003 zoning plan which revealed that there was some sort of pattern already in place where commercial buildings are located at the core of the city centre. Located immediately after the core of the city centre are public institutional uses which dominates the eastern part of the city centre comprising of major government offices and foreign missions. Whilst churches and other community/civil based organizations are located at the outer end of the city centre.
- An analysis of the planning applications from 2005 up to current 2011 shows that there were no applications received for new public Institutional developments. Applications were received only for rezoning, refurbishment and the extension of existing developments. This is particularly for sections 455 and 453 which were rezoned from residential to public institutional zone along Maranatha Street for the establishment of a school whilst the refurbishment was for the old central government building, Marea House and the Waigani market. The extension was for the existing committal court building. The planning period granted for the refurbishment of the Government and

the Marea House has lapsed since the permission granted was in 2006.

This reveals the growing pressure to rezone and develop lands zoned Subdivision Zones for uses other than residential.

- In recent years, there have been emerging trends in residential development in the Waigani City Centre Area. The area has observed an increase in the number of exclusive/gated communities established and approved but yet to be constructed. For example Waigani Village, an exclusive/gated residential precinct located off Waigani Drive to the west of the Plan Area. There has also been an increase in the number of high covenant multi-unit residential apartments and townhouses. The modern townhouses sited on the hill slopes of Lamana Heights are an example of this trend. Thirdly, the NCD Physical Planning Office has received and approved an increasingly large number of extensions to existing detached dwellings through the construction of an additional dwelling underneath a high post detached dwelling to facilitate the extension. The additional dwelling is usually leased out.
- These trends are attributed to an increase in the demand for housing in the NCD. On a large scale this has seen developers seeking out vacant land to subdivide for residential developments. In addition at the individual property level, property owners are constructing additional units and leasing them out to get returns on their investment.
- Analysis of the existing situation and anticipated trends indicate that there are greater demands for multi-unit higher density developments in the Plan Area and increasing pressure for intensification of residential development on existing land parcels. Furthermore, it has been observed that demand is not centered in one area but comes from different sites in the Plan Area.
- An analysis of the planning applications from 2005 to 2010 of all open space zones within the Policy Area revealed that some of the approved rezoning is non-conforming to the character of the existing developments. The existing situation and anticipated trends indicated that higher density residential developments are taking place around north-west area of the city centre.

The ridge tops for aesthetics and environmental vitality for preservation purposes together with its natural habitats have been destroyed from construction activities to cater for this development (residential).

- The Kone Tigers Oval is frequently used for training and sporting activities by residents of the neighboring suburbs of Morata and Waigani. Its existing land use is part Public Institutional (Zion Zeal Private School) and part Open Space (playing field). However, research has revealed that the land has been sold to a private entity whose intentions are to develop the area for commercial purposes.

## 2.3 OVERVIEW

- The Policy Area accommodates headquarters of national government departments and other major businesses together with the foreign missions. Some of the historic buildings identified within the city centre include the National Archives, National Library, Museum, Court House, National Parliament and the Mirigini house all of which are civic uses and are located mainly on the North eastern part of the city centre.
- The major government head offices are located mostly on the south western part whilst the churches are located on the north western sector. The foreign missions are scattered around the north western part of the city centre.
- The Parliament House marks a significant land mark and is an element of national heritage. It is currently visible to the public from a point at Waigani Drive looking through the Constitutional Park. Consideration should be given to the security of the Parliament and its surrounding through the control of building height within its proximity. The City Hall is also located within the policy area.
- Originally residential and commercial land uses in the Waigani City Centre area formed a minuscule part of the total land uses. This typified the original intent of the area as the main administrative and civic centre for the National Capital District whilst other uses remained secondary.
- In the recent years, the NCD Physical Planning Office has received and approved an increasingly large amount of subdivision designs comprising of large areas set aside for commercial uses which reveals the growing demand for commercial land uses within the area.

## 2.4 EXISTING LANDUSES

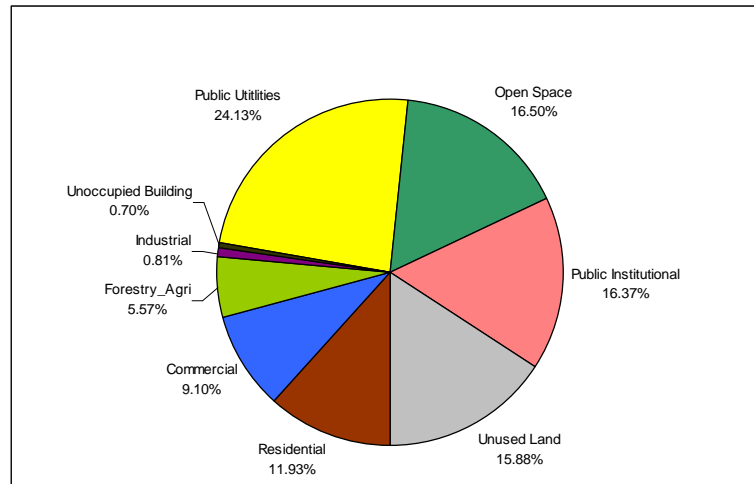
The land use survey carried out by the NCDC Physical Planning Office in early 2010, revealed that approximately 84.12% (400.391 ha) of the land has already been developed for various uses whilst an estimated 15.88% (75.589 ha) remained undeveloped. The land use survey also shows that areas designated for Open Space cover 78.533 ha which include public and private recreational areas and ridge tops and is the second highest land use in the Waigani City Centre.

The table highlights areas of each existing land use as per the land use survey undertaken in 2010.

LAND USE	AREA (hectares)
Public Utilities	114.869
Open Space	78.533
Public Institutional	77.93
Unused land	75.589
Residential	56.762
Commercial	38.551
Forestry/Agriculture	26.505

<b>Industrial</b>	<b>3.842</b>
<b>Unoccupied Building</b>	<b>3.399</b>
<b>TOTAL</b>	<b>475.98</b>

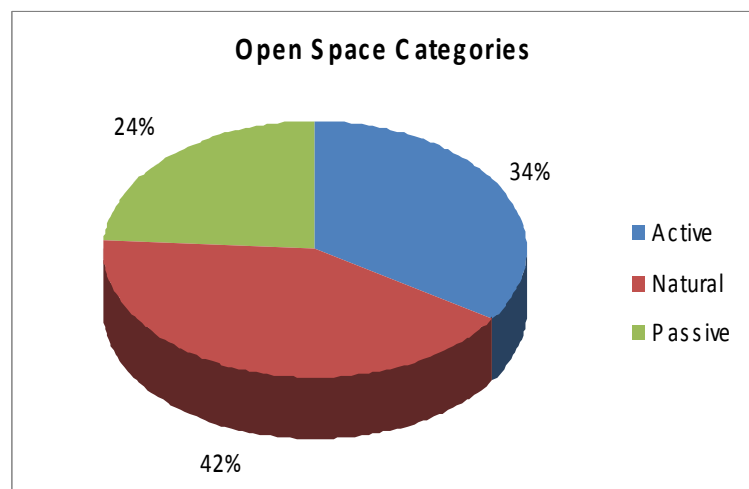
The pie chart shows the percentages (%) of land areas for each land use.



Residential land uses make up 11.93% of the total land area with the Policy Area which equates to approximately 56.8 hectares which constitute the six (6) residential precincts in this Plan Area. Further more approximately, 16.5% or 78.533 ha is zoned open space.

The table below shows the land area under each open space category and their percentage (%) distribution. This is further illustrated in the pie-graph.

<b>OPEN SPACE CATEGORY</b>	<b>AREA (hectares)</b>
<b>Active</b>	<b>32.867</b>
<b>Passive</b>	<b>22.995</b>
<b>Natural</b>	<b>40.425</b>
<b>TOTAL</b>	<b>96.287</b>



## **3.0 INFRASTRUCTURE SERVICES**

### **3.1 ROAD NETWORK & DRAINAGE**

Waigani City Centre is served by three major arterial roads namely Waigani Drive, Sir John Guise Drive and Koura Way and a number of distributor roads.

Waigani Drive is the major road linkage between the Boroko suburb in the south and Gerehu suburb in the north, whilst the Sir John Guise Drive is currently the main internal distributor that links the Waigani Drive to other parts of the city.

Map 02 highlights a number of proposed roads identified in this policy. The construction of these internal roads will improve vehicular access in, out and throughout the entire policy area.

The drainage system throughout the area will have to be upgraded consistent with new developments in the area.

### **3.2 WATER & SEWERAGE**

The authority responsible for water provision and sewerage disposal in the NCD is Eda Ranu. The organization is responsible for the planning, development and management for water supply and the sewerage disposal system in the area.

Water supply into the city centre is through a 200mm diameter pipe connected to the major reticulation trunk line running parallel to Waigani Drive from the City Hall area. This water supply pipe continues along Sir John Guise Drive, connecting onto a 150mm diameter pipe.

According to Eda Ranu, connections into the existing trunk sewers are made on demand basis and usually constructed by developers as part of their development to services their own requirements.

The existing reticulation trunk sewer line is 225mm in diameter and runs from City Hall and along Sir John Guise Drive down to the intersection at Kumul Avenue and connects onto a 600mm trunk sewer line that runs along Melanesia Way and Somare Circuit.

### **3.3 ELECTRICITY**

The authority responsible for power supply in the NCD is PNG Power. The organization is responsible for the planning, development, distribution and management of power supply in the area.

Generally power supply in the area is good, despite the power disruptions and load shedding sessions whenever the main sources of power generation experience problems.

According to PNG Power, connections are made on demand basis by developers as part of their development to service their own requirements.

## 4.0 CONSTRAINTS & OPPORTUNITIES

### 4.1 CONSTRAINTS

- Undeveloped land parcels are currently utilized as food gardens.
- Lack of strong policy directives to retain government offices and foreign embassies within the Policy Area. The new Mining Haus which accommodates the entire Department of Mining is located in Konedobu along the Poreporena Freeway and the US embassy is set to be established at Harbor City in the Port Moresby Town Area.
- Government's inaction to refurbish old Government buildings such as Central Government Haus and Marea Haus has resulted in most government offices moving away from the city centre. The buildings are currently run-down and unsightly.

### 4.2 OPPORTUNITIES

- Large pockets of developable land zoned as Public Institutional are currently left undeveloped approximately 189, 210 in square meters. This is partly attributed to the inaction of the leaseholder to develop land presumably as a result of lack of financial capacity. Another possible reason would be that the grant of leases were issued contrary to the current zoning and hence is causing difficulty for current leaseholder to develop in accordance with the zoning as such practices are in breach of the legislative processes stipulated in the relevant Legislations.
- There are still large land parcels in the city centre zoned Subdivision Zones to facilitate residential development that are still vacant and undeveloped despite being issued Urban Development Leases (Urban Development Leases) many years ago.
- According to the 2003 Waigani City Centre Zoning Plan's recommendation 6 indicated that the Constitutional Park was to be granted a Special Purpose Lease by the Land Board to the PNG National Museum and Art Gallery who would take overall responsibility to develop it for important national events and for tourists. To this date nothing has eventuated and it is unknown whether a Special Purpose Lease was granted to the National Museum and Art Gallery. There was currently a subdivision design on part portion of the Constitutional Park covering an area of 0.750ha which is proposing for a commercial development. Title is yet to be given and to this date there is no substance to the proposed development. Therefore, it is recommended that title be given to the NCDC to maintain the park for its intended uses (national events & tourists) and encourage active use which will support the intent of the area.

## 5.0 PROPOSED REZONING

The following land parcels within the Policy Area identified for rezoning;

- **Part of Section 278, Allotment 24 and Section 354, Allotment 01 Hohola.**  
The existing buildings (Marea and Government House) are currently run-down and in a state which needs complete overhaul. In 2006 the government lodged an application for refurbishment of the two buildings which got approved by the Physical Planning Board; however there was no refurbishment work carried out to date which has left the building unsightly. This is likely to be attributed to the lack of financial commitment of the government to fund the maintenance work. These buildings have been left abandoned for too long and this trend is likely to continue on in the future and hence it is proposed that the property be rezoned to commercial zone and sold to private prospective investors who have sufficient financial capacity to carry out development.

Rezoning would be used as an incentive to attract prospective investor to invest in the property whilst promoting uniformity in the urban built form as the location of the buildings are within the proposed commercial precinct.

- **Section 451, Allotments 01-15 Hohola**  
The following allotments have been intended as General Industrial; however, the existing developments that occupy these areas are commercial in nature and hence are identified for rezoning.
- **Portion 2126 Granville**  
This land parcel is within the proposed Commercial Precinct. The proposed rezoning from Subdivision commercial would ensure that:
  - The land parcel is comprehensively developed and is compatible with immediate existing and proposed developments; and
  - The internal access road, Kumul Avenue, is constructed to meet the transport requirements of development within this locale.
- **Section 201 Hohola**  
It is recommended that a detailed study be carried out on the existing developments on this site, that of Palm Grove and the Port Moresby Shooting Range, with a view to determine existing boundaries and ascertain development opportunities for this area.



## 6.0 DESIRED OUTCOMES

### 6.1 PUBLIC INSTITUTIONAL

The Policy aims to achieve the following:

#### **General**

- Revitalize and maintain the Waigani City centre as the main Institutional area accommodating government offices, foreign missions places of worship and educational establishment.
- Future extension/alterations to the existing government offices, foreign mission and civic buildings should take into consideration the development requirements of this policy.
- New public Institutional developments within the city centre should comply with the development control requirements stipulated in this policy.

#### **Specific**

- Reintroduce the area's name on the north eastern part of the area comprising of civic uses as Civic and Historic zone so as to give more prominence to it.
- Make Public institutional land become readily available for development by encouraging current leaseholders of undeveloped land to surrender leases back to the Department of Lands & Physical Planning. Once surrendered, the land must be properly tendered out and any interested developer must be given the opportunity to apply.
- Encourage foreign missions located away from the city centre to relocate back to the city centre by making land becoming available to them which currently is.
- Maintain worship places, faith based organizations and learning institutions at the outer portion of the city centre.
- Maintain heights limits for all government office buildings located along Independence Drive at 12 levels or 48 meters and 10 levels or 40 meters in other parts of the policy area.

## 6.2 GENERAL INDUSTRIAL ZONE

The Policy aims to achieve the following:

### **General**

- Any Industrial development activities proposed in the area in future should be relocated to the main Industrial areas located at Gordon Industrial, Badili, Gerehu, Idubada, Konedobu, or Six mile.
- Adequate car parking spaces are provided for new developments.
- Maintain that all buildings meet the requirements of the Building Design Checklist Policy.
- Serious consideration is given to likely effects of height, bulk, scale, orientation and overall design and appearance of any proposed development.
- Future developments should be inline with the proposed zoning amendments.
- Permitted uses in the area should include retail shops, warehousing, restaurants, and Betting shops.
- Maintained that all proposed shops, warehouses are of modern architectural design incorporating landscaping.
- Much attention should be given to the shop frontages where littering is a problem and an eyesore.

## 6.3 COMMERCIAL ZONE

The Policy aims to achieve the following:

### **General**

- Commercial developments that supports and respect the provisions of the NCD Urban Development Plan by encouraging commercial office developments with cafes, restaurants or fast food outlets at the ground floor that are appropriately located within the centre in terms of scale, role and function of the development and the hierarchical status of the centre.
- Commercial office developments that feature high quality urban and streetscape design, signage and landscaping, orderly layouts and traffic arrangements, whilst with minimal impact on adjoining residential/public institutional/general industrial/open space developments.

**Specific**

- The development of the Kone Tigers area will be guided by detailed design and development controls formulated specifically for the area.
- The commercial zoning is intended primarily for office accommodation. A car parking component is mandatory for each development as car parks may not occupy street or ground level at building frontages.
- The Policy aims to achieve the following specific outcomes under each Commercial category within the commercial precinct identified within the centre.

Commercial Categories	Desired Outcomes
3A	Combination of shops/showrooms/restaurants/galleries at ground floor level and Office at higher floor levels  Shopping complexes which may accommodate supermarkets, specialty shops, restaurants, cafes, cinemas, fast food outlets and galleries.
3B	Offices

- Mixed-use commercial developments that accommodate both commercial categories would be encouraged and residential apartments situated on the higher floor levels of such developments may be considered by consent.

**6.4 RESIDENTIAL ZONE**

The Policy aims to achieve the following:

**General**

- Residential development that supports and respects the provisions of the NCD Urban Development Plan by encouraging a sense of community and belonging through higher residential density near concentrations of employment, shopping and recreational opportunities.
- Residential development that is encouraged in designated areas to give recognition to the Waigani City Centre as the dominant administrative and commercial, entertainment and recreational centre for the city.
- Built development is discouraged above the 90-metre contour line for the purpose of preserving ridge tops for aesthetics and environmental vitality except where the provisions of a Local Development Plan justify otherwise.
- To ensure that the scale, form and appearance of new residential development is of a high visual quality and complements the character of the locality through the application of this Policy.

**Specific**

- Building design that is terraced or stepped-down a slope is encouraged on slopes to minimize the occurrence of flat facades which are elevated from the ground, which is an undesirable outcome.
- On-site parking is strongly encouraged.
- The Policy aims to achieve the following specific outcomes under each residential category.

<b>Categories</b>	<b>Desired Outcomes</b>
Residential A	Low density residential areas dominated by detached dwelling type.
Residential B	Medium density residential development with a mix of housing types ranging from detached houses and dual occupancies to multiple dwelling types.
Residential C	High residential development dominated by multiple dwelling types with some provision for dual and detached dwelling types as long as they complement the character of their locality where they are to be built.

**6.5 OPEN SPACE ZONE**

The Policy aims to achieve the following:

**General**

- To help provide a sustainable, healthy and prosperous environment for city residents and ensure that open space is available for the people to enjoy now and in the future.
- Add value and retain all existing open spaces to meet the recreational needs of the residents and resist all rezoning proposals.
- To provide both suitable private amenity space around individual properties and an area of open space for the whole development so that the attractiveness of the scheme increases. This can be measured in terms of higher rents, land and property values and lower vacancy due to high demand for quality facilities- i.e. less lost revenue.
- To serve the people living and working in the immediate vicinity and also be available for wider public use.

- To combat stresses of life and provide varying needs of play, sport, entertainment, education (both formal and informal), relaxation and the study of history, ecology and wildlife.
- To provide a valuable 'buffer' between land uses and help combat environmental pollution and also a valuable haven for nature conservation and wildlife as important for its varied landscape and features.
- Access to open space must be through a clear designated route and entrance (s) that is well located and minimizes pedestrian vehicular conflict.
- Established Parks and playing fields must be associated with other community facilities such as schools and community centres/offices. The planning of the open space system should also facilitate pedestrian movement to other community facilities provided that adequate provision is made for safety and security. Strengthening the recreational and natural values of these areas remain important pathways to preserve open space.
- Where a special feature exists, there will be a presumption that wherever physically practical and environmentally possible, the open space will be provided adjacent to the feature to maximize its quality, use and enjoyment by members of the public.

**Specific:**

<b>Public Recreational Areas</b>	<b>Desired Outcome</b>	<b>Private Recreational Facilities</b>	<b>Desired Outcome</b>
Sir John Guise Stadium	Any alteration to the land is only for improving sporting amenities and other sporting purposes	Sports Inn – Open Air Entertainment Centre	<ul style="list-style-type: none"> <li>• Remove Open Air Entertainment Centre/Party Area</li> <li>• Modify noisy activities and devices to produce less noise</li> <li>• Shield noisy devices</li> <li>• Use anti-noise technology to cancel out one noise with another</li> <li>• Encourage sound proof buildings</li> </ul>
Kone Tigers	Multi-complex development to serve multiple sporting needs.		
Combined Cricket Field and adjoining	<ul style="list-style-type: none"> <li>• Open Leisure Centre consisting Swimming</li> </ul>		

<b>Public Recreational Areas</b>	<b>Desired Outcome</b>	<b>Private Recreational Facilities</b>	<b>Desired Outcome</b>
Public Oval	<p>facilities, Tennis and Basketball courts, Gymnasium, picnic facilities and appropriate public amenities such as toilet/shower and car park.</p> <ul style="list-style-type: none"> <li>• Sports Stadium consisting of sporting facilities, dwelling houses, villas, apartments &amp; sports Inn.</li> <li>• Private Rugby Stadium</li> </ul>		
Constitutional Park	<ul style="list-style-type: none"> <li>• Establish open recreational area and parkland consisting tree gardens of native species or other plant species that are of national significance.</li> <li>• Build public recreational amenities.</li> <li>• Welcoming and friendly environment to all Papua New Guineans.</li> <li>• Contribute to the visual character and image of the city centre and supports the quality image that is such a crucial factor in attracting tourism and other investment opportunities</li> </ul>		

## 7.0 DEVELOPMENT CONTROLS

The following table summarizes the development controls applicable to Public Institutional, General Industrial, Commercial, Residential and Open Space zones.

Existing developments prior to the approval of the WCC DCP are deemed to have approved status and while existing use may continue, no expansion or change may occur. Future developments should comply with the following development controls.

### 7.1 PUBLIC INSTITUTIONAL

Colour	Pink						
	Maximum Height	Minimum car parking spaces	Minimum site area	Maximum site coverage	Minimum set back	Landscaping	Fencing
Government offices	12 storey levels or 48 meters from the natural ground level. This applies to areas along Independence Drive only. Other areas should be 10 storey levels or 40 meters from the natural ground level and must be sympathetic to the ridgelines. Buildings which exceeds 10 storey levels will be treated on merit by NCDPPB	1 car space per 50 square meters of gross floor space	300m <sup>2</sup>	70%	Not applicable as offices are built up to the road frontage	Comply with Design principles # 12 of Building Design Checklist Policy	Comply with Fencing Policy
Foreign missions	2 storeys	1 car space per 50m <sup>2</sup> of floor area	300m <sup>2</sup>	70%	10m from the primary frontage		
Schools	2 storeys	1 car space per two classrooms plus 3 spaces for visitors plus a pick up/drop off point for school children	Minimum 2 hectares for primary schools and 8 hectares for secondary school	60%	10m from primary frontage		
Place of worship	Single storey	1 car space per 20m <sup>2</sup> of congregated area or 1 car space per 15 seats	300m <sup>2</sup>	60%	10m from primary frontage		
Museum/Art Galleries	4 storeys or 16 meters high whichever is lesser	1 car space per 50m <sup>2</sup> of gross floor space plus 2 spaces for visitors	300m <sup>2</sup>	70%	10m from primary frontage		

Libraries	Single storey	1 car space per 60m <sup>2</sup> of floor space with minimum of 3 spaces	300m <sup>2</sup>	70%	10m from primary frontage	Comply with Design principles # 12 of Building	Comply with Fencing Policy
Police station	Single storey	1 car space per 60m <sup>2</sup> of floor space	300m <sup>2</sup>	70%	10m from primary frontage		
Court house	4 storeys or 16 meters high whichever is lesser	1 space per 60m <sup>2</sup> floor space	300m <sup>2</sup>	70%	10m from primary frontage		
Publicly Operated Indoor stadium	2 storeys	1 car space per two players plus 1 car space per 15 spectators	300m <sup>2</sup>		10m from primary frontage		



## 7.2 GENERAL INDUSTRIAL

<b>GENERAL INDUSTRIAL</b>	
<b>Colour</b>	<b>Purple</b>
Permitted Uses	a) Industry: including <ul style="list-style-type: none"> <li>• vehicle sales premises</li> <li>• tyre depot</li> <li>• motor repair workshop and</li> </ul> b) warehousing
Car Parking	1 car space per 5 employees subject to a minimum of 1 space per 200m <sup>2</sup> of floor space.
Minimum site Area	300 square meters
Minimum frontage	10 meters
Site Coverage	70%

### 7.3 COMMERCIAL

<b>COMMERCIAL 3A</b>	
<b>Colour</b>	<b>Blue</b>
Permitted Uses	Offices Shops Restaurants Residential apartments (by consent)
Ground Floor (Only)	Offices Shops Showrooms Restaurants Galleries
Maximum Height	3 storeys for multi-complex developments and 10 storeys for commercial office developments above street level, measured at the centre façade, including ground floor and podium (if used).  Buildings which exceed 10 storeys should be justified by the developers to be treated on merit by the NCDPPB.
Car parking	May be located in an additional level, when it is a basement below ground level.
Minimum car spaces/car parking requirement	1 space per 80 square meters net floor area of office space, 1 car space per 60sqm of net floor area of shop space, and 1 car space per residential flat bedrooms.
Front set back	4 meters
Ground level design requirements	Frontage to street will be aesthetically pleasing to pedestrians, with design focus on the streetscape building interface.  The setback zone will be landscaped with paving and shade trees (and shade structures if required) suitable for public use, to the satisfaction of NCDP.
<b>COMMERCIAL 3B</b>	
<b>Colour</b>	<b>Blue</b>
Permitted Uses	Offices
Maximum Height	10 storeys above street level, measured at the centre façade, including ground floor and podium (if used).  Buildings which exceed 10 storeys should be justified by the developers to be treated on merit by the NCDPPB.
Car parking	May be located in an additional level, when it is a basement below ground level.

Minimum car spaces/car parking requirement	Up to 5000sqm	1 space per 80 square meters net floor area of office space,
	5001sqm and over	1 space for 1 commercial vehicle to unload and maneuver.
Front set back		4 meters
Ground level design requirements		<p>Frontage to street will be aesthetically pleasing to pedestrians, with design focus on the streetscape building interface.</p> <p>The setback zone will be landscaped with paving and shade trees (and shade structures if required) suitable for public use, to the satisfaction of NCDC.</p>

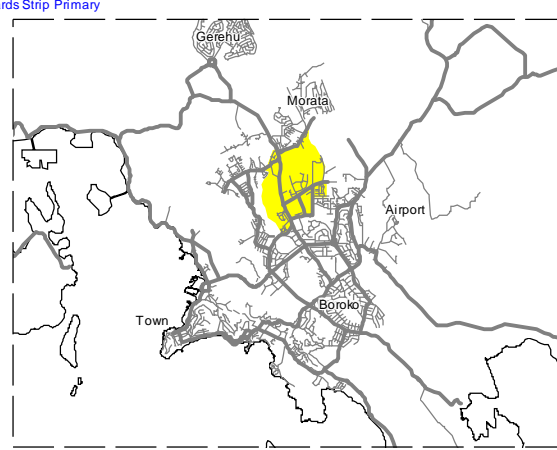
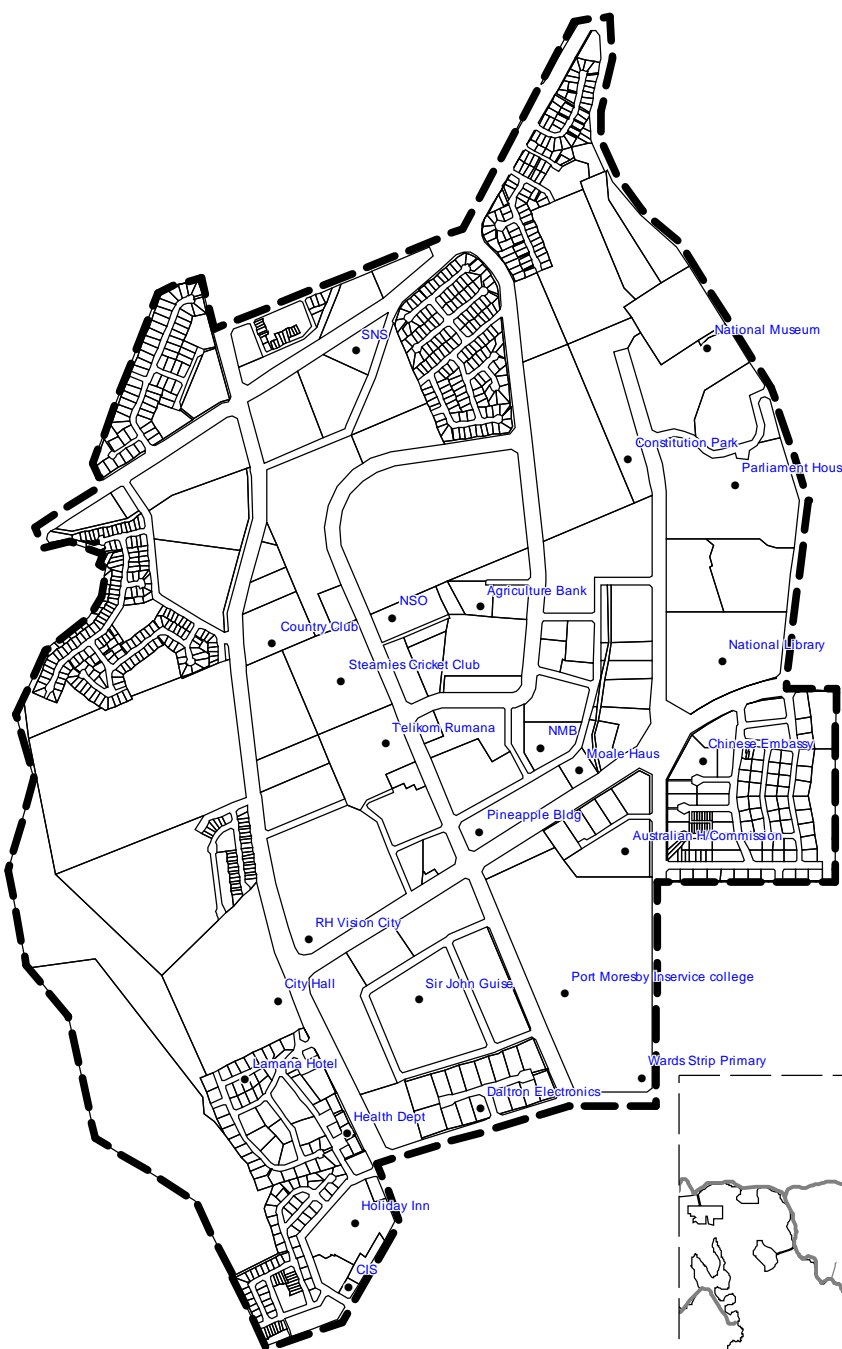
## 7.4 RESIDENTIAL

The Plan recognizes three (3) categories of residential development zones. These controls address issues of building bulk, visual amenity, car parking and landscaping.

Colour	Brown		
RESIDENTIAL	A	B	C
<b>Building Type</b>	Detached dwelling or flats or duplexes for dual occupancy.	Detached dwelling or attached housing or flats in any configuration for multiple occupancy.	Attached housing or flats in any configuration for multiple occupancy.
<b>Maximum no of storey</b>	2 levels	3 levels (including parking); but not limited if tiered down hill-slope.	4 levels (including parking); but not limited if tiered down hill-slope.
<b>Car parking</b>	Minimum of 1 space per one bedroom flat or unit or two spaces per three bedroom (or greater) flat or unit.	Minimum of 1 space per one bedroom flat or unit or two spaces per three bedroom (or greater) flat or unit.	Minimum of 1 space per one bedroom flat or unit or two spaces per three bedroom (or greater) flat or unit.
<b>Minimum site area</b>	300m <sup>2</sup>	500m <sup>2</sup>	800m <sup>2</sup>
<b>Maximum site coverage</b>	70%	70%	70%
<b>Minimum frontage</b>	3m from the access road	3m from the access road.	3m from the access road.
<b>Minimum set back</b>	3m from primary frontage  1.5m from side boundary.	3m from primary frontage  1.5m from side boundary.	3m from primary frontage  1.5m from side boundary.
<b>Landscaping requirement</b>	Planting of shade trees within front set-back to match NCDC tree planning plan for street	Planting of shade trees within front set-back to match NCDC tree planning plan for street	Planting of shade trees within front set-back to match NCDC tree planning plan for street

**7.5 OPEN SPACE**

<b>OPEN SPACE</b>	<b>PASSIVE</b>	<b>ACTIVE</b>	<b>NATURAL AREAS</b>
<b>Colour</b>	<b>Light Green</b>		
<b>Permitted Uses</b>	-Public Parks -Picnic Areas -Children's Playground -Botanical Garden	-Sports Stadium -Open Leisure Centre -Multi-complex development -Showground	-Storm water Drainage -Wetlands -Ridge tops -Scenic values  These areas are restricted for developments as they provide scenic values and sensitive ecosystems of the urban environment and they should be protected for that purpose.
<b>Maximum height</b>		2 Levels	
<b>Minimum car spaces</b>	1 car space per 5 visitors	1 car space per 3 players plus 1 car space per 15 spectators	
<b>Minimum bicycle spaces</b>	1 space per 10 visitors.	1 space per 5 players plus 1 space per 15 spectators.	
<b>Landscape</b>	-Planting of shade trees and crawling grass that grow well in Port Moresby consistent with NCDC planting plan for street. -Provide sculptures that depict out cultural heritage.	Planting of shade trees to match NCDC planting plan for street.	
<b>Fencing</b>	Refer to Fencing Policy No.2/2006	Refer to Fencing Policy No.2/2006	
<b>Minimum site area</b>	50, 000m <sup>2</sup>	30, 000m <sup>2</sup>	
<b>Maximum site coverage</b>		70%	



INSERT: Location of policy area

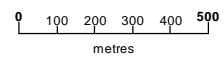


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**WAIGANI CITY CENTRE DEVELOPMENT CONTROL POLICY**



Scale 1:20000



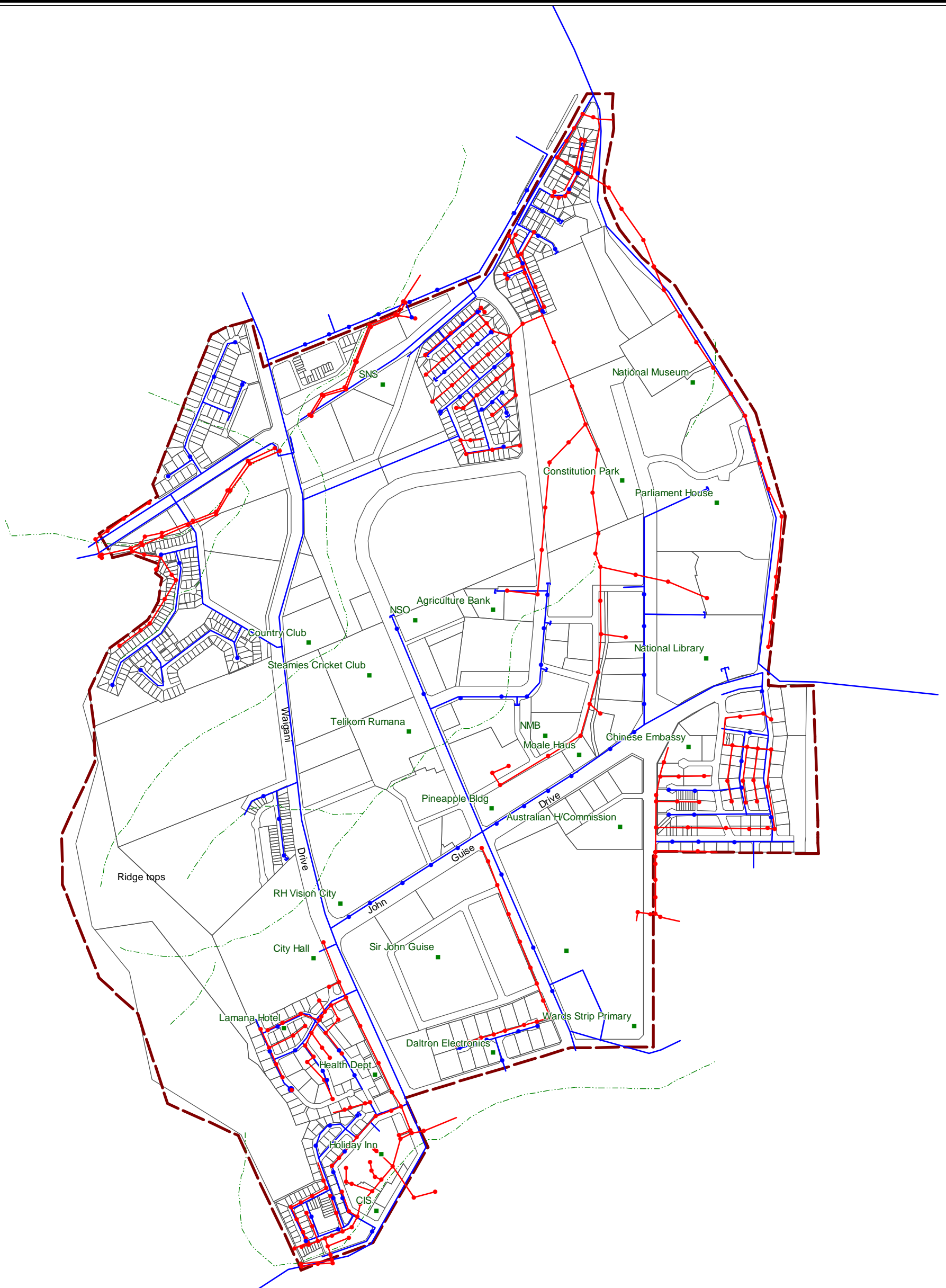
Map Projection: UTM Zone 55, WGS 84 Datum  
Date: 29th September 2010  
Data Source:  
1. DCDB - National Mapping Bureau, 2001  
2. NCDC - Regulatory Services, 2010

**Legend**

Policy area

**MAP 1**

**BOUNDARY**

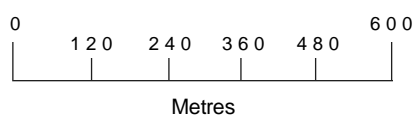


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DEVELOPMENT CONTROL POLICY**

**NORTH**

Scale 1:12 000



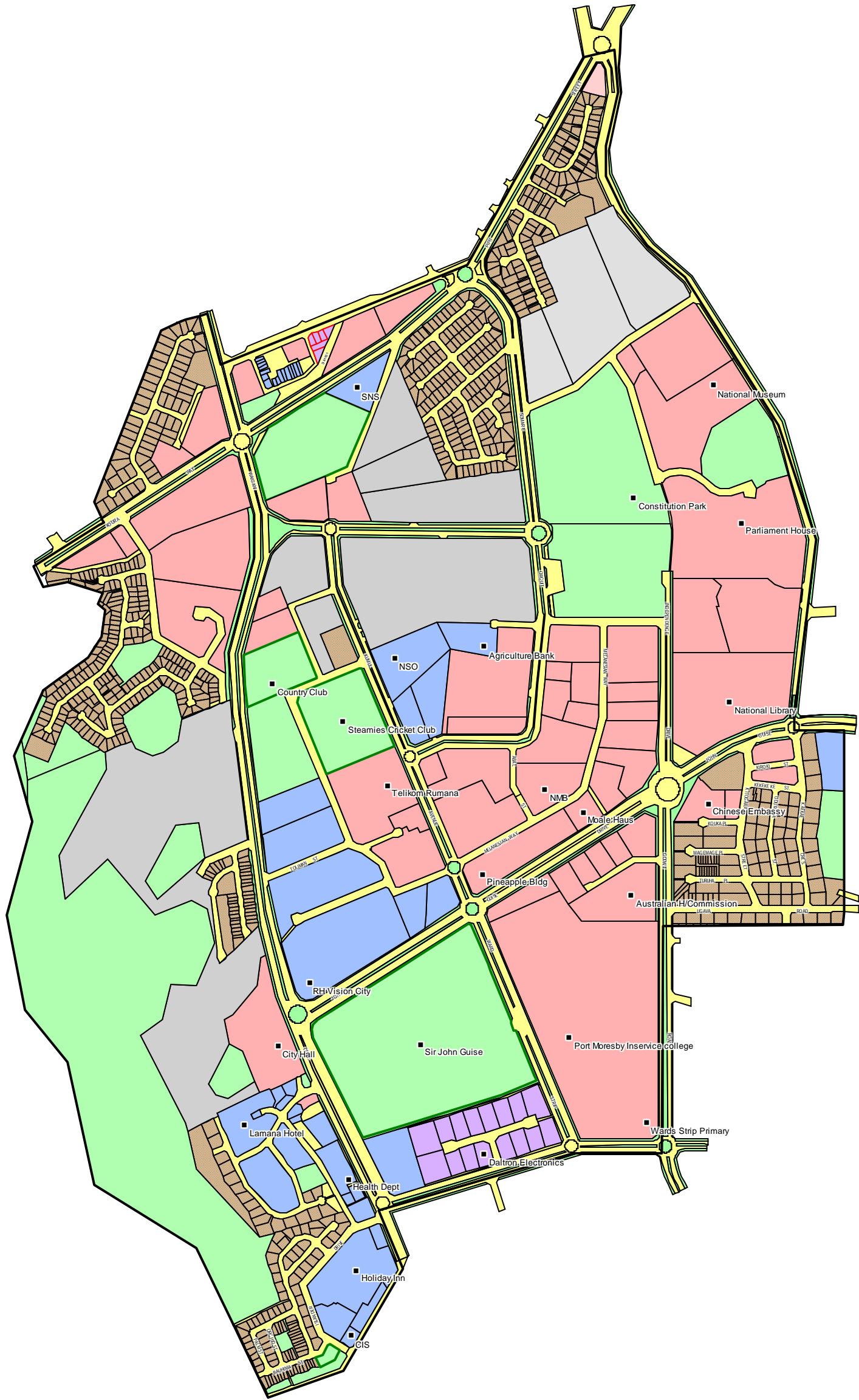
Map Projection: WGS 84, UTM Zone 55S,  
Date: 29th September 2010  
Data Source:  
1. National Mapping Bureau, 2001  
2. NCDC Regulatory Services, 2010

**LEGEND**

- Policy Area
- Sewer manhole
- Sewer lines
- Hydrant & Water lines
- Drainage
- Property boundaries

**MAP 2**

**INFRASTRUCTURE  
AND SERVICES**

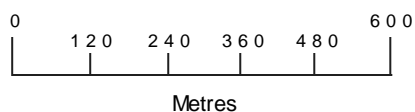


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









**NORTH**

Scale 1:12 000



Map Projection: WGS 84, UTM Zone 55S,  
Date: 29th September 2010  
Data Source:  
1. National Mapping Bureau, 2001  
2. NCDC Regulatory Services, 2010

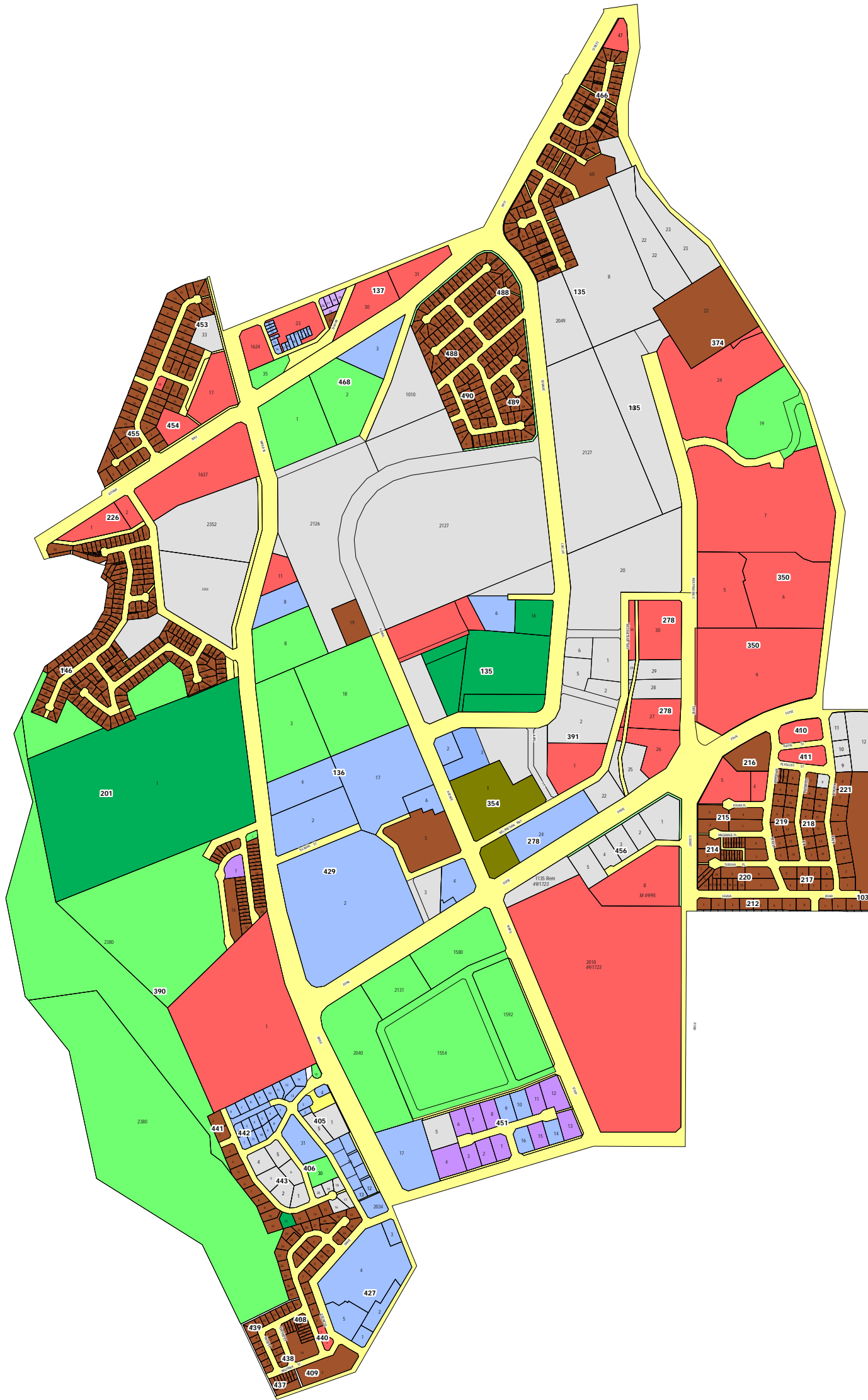
**Legend**

- |   |                      |   |                            |
|---|----------------------|---|----------------------------|
|  | Residential          |  | Private Open Space         |
|  | Commercial           |  | General Industrial         |
|  | Industrial           |  |                            |
|  | Public Institutional |  | Open Space                 |
|  | Open Space           |  | Public Utilities           |
|  | Public Utilities     |  | Declared Subdivision Zones |

**MAP 3**

**EXISTING ZONING**



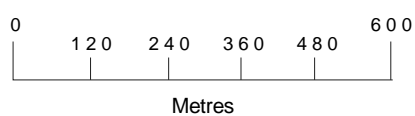


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**WAIGANI CITY CENTRE  
DEVELOPMENT CONTROL POLICY**

**NORTH**

Scale 1:12 000



Map Projection: WGS 84, UTM Zone 55S,  
Date: 29th September 2010  
Data Source:  
1. National Mapping Bureau, 2001  
2. NCDC Regulatory Services, 2010

**Legend**

- |  |   |  |            |
|--|---|--|------------|
|  | Open space  |  | Commercial |
|  | Public Utilities  |  | Industrial |
|  | Unoccupied Building                                       |  |            |
|  | Public Institutional                                      |  |            |
|  | Unused Land - Vacant state land without identifiable use  |  |            |
|  | Agriculture & Forestry (food gardens, plant nursery)      |  |            |
|  | Residential (single to multiple residential accomodation) |  |            |

**MAP 4**

**EXISTING LANDUSE**

**EXISTING RESIDENTIAL PRECINCT**

- A - Games Village
- B - South Waigani Heights
- C - Part North Waigani
- D - Telikom Village
- E - Part Gordon 5
- F - Islander Village
- G - Lamana Heights
- H - Waigani Village



Potential for major outdoor recreational facilities



Potential for development into multi-purpose sporting facility



Under-utilised land designated for commercial



Major commercial centre



Opportunities for residential development



Mixed residential opportunities



National Museum - Major tourist attraction



National Parliament Haus - tourist attraction



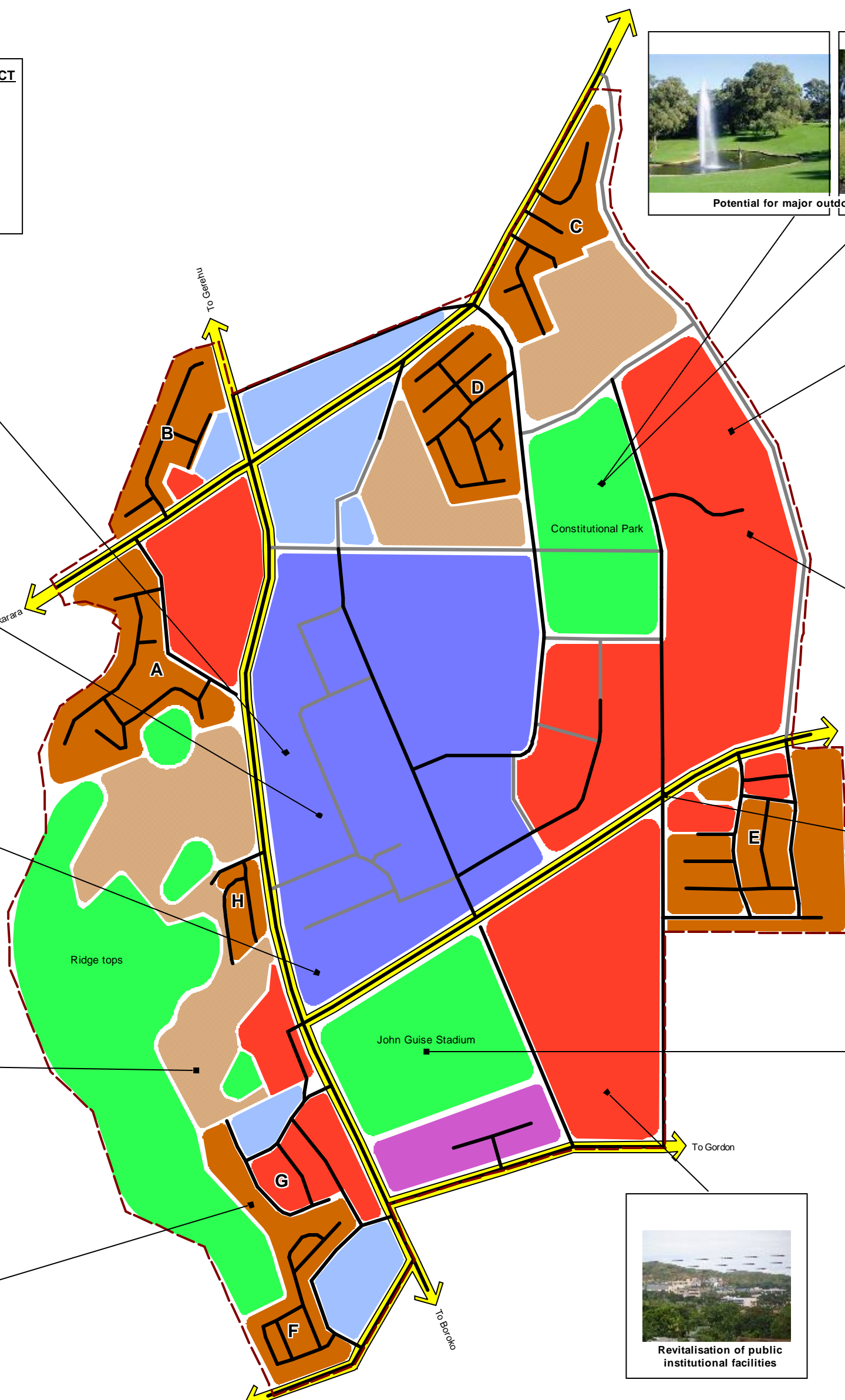
Landscaping opportunities



Major sporting facilities



Revitalisation of public institutional facilities

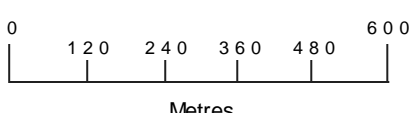


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Scale 1:12 000



Map Projection: WGS 84, UTM Zone 55S,  
Date: 29th September 2010  
Data Source:  
1. National Mapping Bureau, 2001  
2. NCDC Regulatory Services, 2010


**LEGEND**


- Policy Area
- Proposed road
- Existing Road
- Public Institutional
- Major commercial precinct
- Existing residential precinct
- Commercial
- Under investigation for residential development
- Existing major movement corridors
- Open Space
- General Industrial

**MAP 5**


**CONCEPT/ANALYSIS**


**LEGEND B**

 Area under resolution of legal ownership

 Civic and historic use


**Commercial Categories**


 3A - Shops/showrooms/restaurants/galleries at grd & office at higher flr level

 3B - Offices

**Open Space Categories**

 Active

 Natural

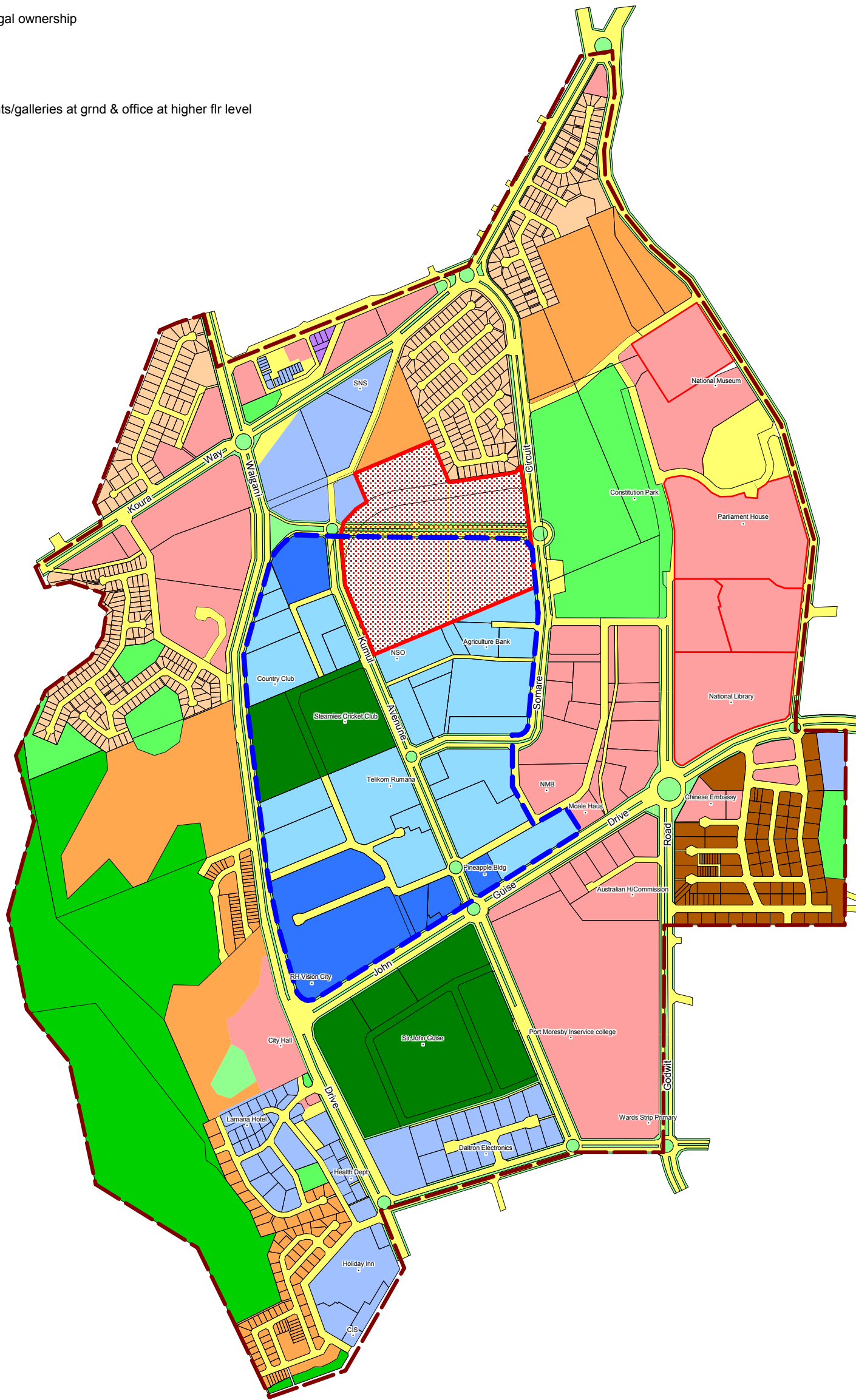
 Passive

**Residential Categories**

 Res A

 Res B

 Res C

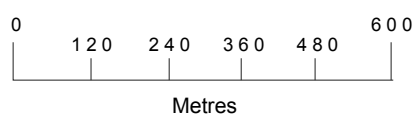


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**WAIGANI CITY CENTRE  
DEVELOPMENT CONTROL POLICY**


**NORTH**


Scale 1:12 000



Map Projection: WGS 84, UTM Zone 55S,  
Date: 19th March, 2012  
Data Source:  
1. National Mapping Bureau, 2001  
2. NCDC Regulatory Services, 2010


**LEGEND A**

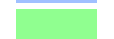
 Waigani Boundary


 Main commercial precinct

 Public Institutional

 Public Utilities

 Commercial

 Open Space

 General Industrial

**MAP 6**

**APPROVED ZONING**

**Endorsed by the National Capital District Physical Planning Board**

**CHAIRMAN  
MICHAEL MALABAG, OBE**

Approved at meeting No. 11/2011, 8th December 2011.

**For further queries please contact:**

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Regulatory Services Department  
National Capital District Commission  
PO Box 7270  
Boroko, NCD.

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