
ORDINARY MEETING

OF

**PŪRORO ĀMUA | PLANNING AND ENVIRONMENT
COMMITTEE**

MINUTES

Time: 9:30am
Date: Thursday, 23 June 2022
Venue: Ngake (16.09)
Level 16, Tahiwī
113 The Terrace
Wellington

PRESENT

Mayor Foster
Deputy Mayor Free
Councillor Calvert
Councillor Condie
Councillor Day
Councillor Fitzsimons
Councillor Foon
Liz Kelly
Councillor Matthews
Councillor O'Neill
Councillor Pannett (Chair)
Councillor Paul (Deputy Chair)
Councillor Rush
Councillor Woolf
Councillor Young

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1. Meeting Conduct

1.1 Karakia

The Chairperson declared the meeting open at 9:30am and invited members to stand and read the following karakia to open the meeting.

Whakataka te hau ki te uru, Whakataka te hau ki te tonga. Kia mākinakina ki uta, Kia mātaratara ki tai. E hī ake ana te atākura. He tio, he huka, he hauhū. Tihei Mauri Ora!	Cease oh winds of the west and of the south Let the bracing breezes flow, over the land and the sea. Let the red-tipped dawn come with a sharpened edge, a touch of frost, a promise of a glorious day
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1.2 Apologies

No apologies were received.

1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

1.4 Confirmation of Minutes

Moved Councillor Pannett, seconded Councillor Paul, the following motion

Resolved

That the Pūroro Āmua | Planning and Environment Committee:

1. Approve the minutes of the Pūroro Āmua | Planning and Environment Committee Meeting held on 9 June 2022, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried

(Liz Kelly joined the meeting at 9:31am.)

1.5 Items not on the Agenda

There were no items not on the agenda.

1.6 Public Participation

There was no public participation.

(Councillor O'Neill joined the meeting at 9:44am.)

(Cr Fitzsimons left the meeting at 10:29am and returned to the meeting at 10:31am.)

The meeting adjourned at 10:32am and reconvened at 10:50am with all members present.
The meeting adjourned at 11:17am and reconvened at 11:36am with all members present.

2. General Business

2.1 Approval of Proposed District Plan for Public Notification

Moved Councillor Pannett, seconded Councillor Paul, the following motion

That the Pūroro Āmua | Planning and Environment Committee:

- 1) Receive the information.
- 2) Note that Officers have undertaken a full District Plan Review as directed by the Council on 27 June 2018 and recommend altering the District Plan as identified in the Proposed District Plan and in this Report.
- 3) Approve the [Wellington City Proposed District Plan 2022](#) as presented to the Pūroro Āmua - Planning and Environment Committee for notification on 18 July 2022, pursuant to Schedule 1 Part 1 and Part 6 of the Resource Management Act 1991.
- 4) Note the resolution of the 13 May 2022 Pūroro Āmua - Planning and Environment Committee to split the District Plan into those matters which will follow the Intensification Streamlined Planning Process to operative status in November 2023; and those matters which will follow a Part 1, Schedule 1, Resource Management Act 1991 decision making process to operative status.
- 5) Note that the PDP gives effect to the direction set in the *Our City Tomorrow – He Mahere Mokowā mō Pōneke A Spatial Plan for Wellington City 2021*, and in particular provides for:
 - a) Greater recognition of mana whenua values and the promotion of an active partnership in resource management processes.
 - b) Upzoning to enable more housing capacity and housing choice in and around the City centre, suburban centres, and the City's train stations.
 - c) Intensification and more mixed use within the existing urban area which supports the City's goal of becoming carbon neutral by 2050.
 - d) Character protections in the inner suburbs focused on higher quality character areas, and the removal of the blanket pre-1930s building protections.
 - e) New rules to protect the City's areas of important indigenous biodiversity and significant landscapes through significant natural areas (SNAs) and landscape controls.
 - f) A risk-based approach to managing natural hazards, and the impacts of sea level rise and climate change that balances intensification with adaptation.
 - g) The heritage listing of new areas, buildings, objects, archaeological sites, and notable trees to protect them from inappropriate use and development, while enabling their sustainable long term use.
 - h) New design guides and amenity controls to ensure high quality urban development.
- 6) Note that the Proposed District Plan gives effect to the National Policy Statement on Urban Development by implementing the intensification and qualifying matters as directed by Policies 3 and 4 of this National Policy Statement.

- 7) Note that the Proposed District Plan gives effect to the Government mandated medium density residential standards, and includes a proposed city outcomes framework.
- 8) Note that in identified growth areas of the City, all new housing developments and new commercial floor area above ground floor will be required to provide assisted (affordable) housing, or an equivalent amount as a financial contribution.
- 9) Note that the Proposed District Plan must strike the right balance between enabling more intensification, ensuring infrastructure capacity is available to service this development, and managing climate change effects and damaging high rainfall events. This will be achieved through a significant increase in three waters infrastructure investment through the Long-Term Plan, and through Proposed District Plan provisions that will require private development to actively mitigate on-site flood risks.
- 10) Note that significant natural areas on private and public land are identified and protected in a manner consistent with the requirements of the Resource Management Act 1991, and directive policies 23 and 24 in the Regional Policy Statement (2013).
- 11) Note that *Sites of Significance to Māori* will follow a Part 1, Schedule 1, Resource Management Act 1991 decision making process to operative status.
- 12) Agree that a '*significant natural areas incentives programme*' be considered as part of the 2024-~~2027~~ 2034 Long-term Plan, to assist affected landowners with the protection of these ecologically important areas.
- 13) Note that the Johnsonville, Kāpiti and Hutt/Melling lines meet the definition of rapid transit lines in the National Policy Statement on Urban Development, and that this requires district plans to enable building heights up to 21 metres (6 storeys) within walking catchments of rapid transit stops on these lines.
- 14) Approve the Chairperson **and Deputy Chairperson** of the Planning and Environment Committee and the Chief Executive to be able to make minor changes and edits, as required, to the Proposed District Plan prior to public notification.

Secretarial note: The motion was moved with amendments, supported by officers, as marked in red.

Moved Councillor Condie, seconded Councillor Matthews, the following amendment

Resolved

1. Agree to add the following paragraph on the importance of managing first flush rainfall for urban stream health to the introduction of the Three Waters chapter: “Degradation of water quality in urban freshwater ecosystems can occur when stormwater runoff from impervious surfaces is channelled directly into streams and rivers. The ‘first flush’ of stormwater during a rain event can include higher levels of contaminants. New development using copper or zinc building materials (two common contaminants) will need to treat these surfaces or the stormwater from these surfaces to avoid copper or zinc from entering stormwater. New development will also need to include water sensitive design methods so that development contributes to promoting positive effects and avoids, remedies or mitigates adverse effects on the health and well-being of water. The adoption of stormwater capture and retention and water sensitive design techniques will assist in managing the environmental effects of the ‘first flush’ of stormwater as well as peak flows and volumes.”
2. Agree to require best practice approach to water sensitive design by changing the wording of THW-P1 (iii) to “Demonstrate best practice approach to the management of stormwater quality and quantity” and THW-R4 Matters of discretion item 3. To “adoption of best practicable option for stormwater retention and treatment”
3. Agree that a ‘grey water reuse incentives programme’ be considered as part of the 2024-2034 Long Term Plan, to assist affected landowners with the retention and reuse of grey water. This will be done with Wellington Water and Greater Wellington Regional Council and give particular emphasis to Mana Whenua with respect to water reuse.
4. Remove standards requiring 1.5m front yard and 1m side yards in the medium density residential zones and high density residential zones for the construction, addition or alteration of buildings and structures where no more than three residential units occupy a site, so that it would be permitted for a building to be built up to the front and side boundaries of a site.
5. Agree to increase the permitted clearance zone for vegetation around buildings within an SNA from 5 metres to 10 metres to align with the NZ Fire and Emergency guidelines for properties on the rural/urban boundary
6. Agree to a transition period of five years when considering subdivision of residential zoned land within an SNA by only requiring minimising vegetation loss (rather than avoiding or offsetting vegetation loss) by:
 - changing ECO R-4 from “be held in a freehold title that existed at 18 July 2022” to “be held in a freehold title that existed prior to 1 July 2027”
 - changing SUB P-5 to add “and minimises vegetation clearance within SNAs until 1 July 2027”
 - changing SUB R-1 controlled to add “8. Minimising vegetation loss within an SNA”
 - changing ECO R-1 all zones, activity status: controlled to add “c) where trimming or removal of vegetation is required to allow subdivision approved under SUB R-1 within an SNA that minimises vegetation loss”
7. Agree to remove the assisted (affordable) housing chapter from the notified District Plan and instead investigate the use of a targeted rate on land in identified growth areas of the city where additional height has been enabled by the PDP to fund an assisted

(affordable) housing fund as part of the wider review of the Rating Policy.

8. Request that officers investigate options to incentivise development on underdeveloped land as part of the wider review of the Rating Policy, including land value only rating (as recommended by the Productivity Commission) and a targeted rate on underdeveloped land in the city centre, metropolitan, local and neighbourhood centres.
9. Agree that officers report back early in the new triennium on the short stay accommodation market in Wellington provided by AirBnB and other providers, and the effectiveness of options used here in New Zealand and abroad to manage and or regulate the short stay accommodation market provided by AirBnB and other providers.
10. Instruct officers to remove the proposed heritage listing for 355 The Parade, Island Bay from the Schedule of Heritage Buildings prior to the Notification of the District Plan.
11. Note that officers will update the WCC website with information on how to delist a heritage building.

Carried

Secretarial note: The amendment was decided part by part, divisions for which were as follows:

Clause 1:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Majority Vote: 15:0

Carried

Clause 2:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Majority Vote: 15:0

Carried

Clause 3:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Majority Vote: 15:0

Carried

Clause 4:

For:

Mayor Foster, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul, Councillor Rush

Against:

Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor Pannett, Councillor Woolf,

Councillor Young

Majority Vote: 9:6

Carried

Clause 5:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Foon, Councillor O'Neill

Majority Vote: 13:2

Carried

Clause 6:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor O'Neill

Majority Vote: 14:1

Carried

Clause 7:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Foon, Councillor Pannett

Majority Vote: 13:2

Carried

Clause 8:

For:

Mayor Foster, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Young

Against:

Councillor Calvert, Councillor Woolf

Majority Vote: 13:2

Carried

Clause 9:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons,

Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf

Against:

Councillor Young

Majority Vote: 14:1

Carried

Clause 10:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Pannett

Majority Vote: 14:1

Carried

Clause 11:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Majority Vote: 15:0

Carried

The meeting adjourned at 12:42pm and reconvened at 1:12pm with all members present.
(Liz Kelly left the meeting at 1:46pm and returned to the meeting at 1:48pm.)
(Councillor Paul left the meeting at 1:52pm and returned to the meeting at 1:55pm.)

Moved Mayor Foster, seconded Councillor Calvert, the following amendment

Resolved

- 10) Note that significant natural areas on ~~private and~~ public and rural land are identified and protected in a manner consistent with the requirements of the Resource Management Act 1991, and directive policies 23 and 24 in the Regional Policy Statement (2013).
 - 10B) Agree that Significant Natural Areas (SNA)s on residentially zoned properties be removed from the notified District Plan until the National Policy Statement on Biodiversity has been gazetted and a SNA incentives programme has been developed and considered by Council.
 - 12) Agree that a '*significant natural areas incentives programme*' be considered as part of the ~~2024-2027 Long Term Plan~~ 2023/24 Annual Plan, to assist affected landowners with the protection of these ecologically important areas.
 - 13) Note that the ~~Johnsonville~~, Kāpiti and Hutt/Melling lines meet the definition of rapid transit lines in the National Policy Statement on Urban Development, and that this requires district plans to enable building heights up to 21 metres (6 storeys) within walking catchments of rapid transit stops on these lines.
 - 13b) Agree that Johnsonville Railway Line will not be included as a rapid transit line and that any stops on the line will not be identified as rapid transit stops in respect of the National Policy Statement on Urban Development, with the effect that the walking catchment areas and additional height enabled around the rail stations will no longer apply.
1. Agree that the walking catchments recommended by officers, in respect of the spatial plan, to be reinstated as follows:
 - 10 mins walking catchment around City Centre Zone (CCZ) and metropolitan centres except where limited by natural hazard
 - 10 mins walking catchment around Tawa and Kenepuru stations.
 - 5 mins walking catchment around the other stations designated as rapid transit along the Hutt/Melling Kapiti lines.
 2. Identify the Outer Green Belt including those areas broadly intended to be included into the OGB as Amenity Landscapes.
 - ~~3. Agree to define the character areas in accordance with officer recommendations for the Spatial Plan of June 2021.~~

Carried

Secretarial note: The amendment was decided part by part, divisions for which were as follows:

Clause 10:

For:

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor

Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

Clause 10B:

For:

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

Clause 12:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Majority Vote: 15:0

Carried

Clause 13:

For:

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

Clause 13B:

For:

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

Clause 1:

For:

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

Clause 2:

For:

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

Clause 3:

For:

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Councillor Pannett (Chair), Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 7:8

Lost

(Councillor Day left the meeting at 2:32pm and returned to the meeting at 2:34pm.)

The meeting adjourned at 2:45pm and reconvened at 3:01pm with the following members present: Councillor Diane Calvert, Councillor Jenny Condie, Councillor Jill Day, Councillor Fleur Fitzsimons, Councillor Laurie Foon, Mayor Andy Foster, Deputy Mayor Sarah Free, Liz Kelly, Councillor Rebecca Matthews, Councillor Iona Pannett, Councillor Tamatha Paul, Councillor Sean Rush, Councillor Simon Woolf and Councillor Nicola Young.

(Councillor O'Neill returned to the meeting at 3:02pm.)

Moved Councillor Young, seconded Councillor Woolf, the following amendment

Resolved

- ~~1. Agree to define the character areas as outlined in the Boffa Miskell report and recommended by Heritage New Zealand)~~
- ~~2. Adjust the rules in Moir Street so no part of any building, accessory building or structure may project beyond a line of 60° (measured from a height of 5m above ground level from all side and rear boundaries that adjoin that precinct) and amend the maximum height of buildings to 15m in the CCZ on sites adjoining residentially zoned heritage area in the MDRZ.~~
3. Approve the extension of the Thorndon Character Area to include an additional property at 290 Tinakori Road and correct a mapping error made within the Proposed District Plan.
4. Apply 'Minimum sunlight access – public space' standards to open space zoned parks adjacent to sites zoned High Density Residential Zone instead of height in relation to boundary controls. Sunlight access must be maintained in a minimum of 70% of the area during 10am and 3pm at either of the equinoxes (i.e. 21 March or 23 September)

Carried

Secretarial note: The amendment was decided part by part, divisions for which were as follows:

Clause 1:

For:

Councillor Pannett, Councillor Young

Against:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Paul, Councillor Rush, Councillor Woolf

Majority Vote: 2:13

Lost

Clause 2:

For:

Mayor Foster, Councillor Calvert, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 6:9

Lost

Clause 3:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor O'Neill, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Matthews, Councillor Paul

Majority Vote: 13:2

Carried

Clause 4:

For:

Mayor Foster, Councillor Calvert, Councillor Foon, Deputy Mayor Free, Councillor Pannett,
Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Liz Kelly, Councillor Matthews,
Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

The meeting adjourned at 3:19pm and reconvened at 3:24pm with all members present.

Meeting duration

Moved Councillor Pannett, seconded Deputy Mayor Free, the following motion

Resolved

That the Pūroro Āmua | Planning and Environment Committee:

- 1) Extend the meeting beyond six hours, in accordance with standing order 11.7.

Carried

The meeting adjourned at 3:29pm and reconvened at 3:35pm with all members present.

Moved Councillor Pannett, seconded Councillor Paul, the following substantive motion

Resolved

That Pūroro Āmua | Planning and Environment Committee:

- 1) Receive the information.
- 2) Note that Officers have undertaken a full District Plan Review as directed by the Council on 27 June 2018 and recommend altering the District Plan as identified in the Proposed District Plan and in this Report.
- 3) Approve the [Wellington City Proposed District Plan 2022](#) as presented to the Pūroro Āmua - Planning and Environment Committee for notification on 18 July 2022, pursuant to Schedule 1 Part 1 and Part 6 of the Resource Management Act 1991.
- 4) Note the resolution of the 13 May 2022 Pūroro Āmua - Planning and Environment Committee to split the District Plan into those matters which will follow the Intensification Streamlined Planning Process to operative status in November 2023; and those matters which will follow a Part 1, Schedule 1, Resource Management Act 1991 decision making process to operative status.
- 5) Note that the PDP gives effect to the direction set in the *Our City Tomorrow – He Mahere Mokowā mō Pōneke A Spatial Plan for Wellington City 2021*, and in particular provides for:
 - a) Greater recognition of mana whenua values and the promotion of an active partnership in resource management processes.
 - b) Upzoning to enable more housing capacity and housing choice in and around the City centre, suburban centres, and the City's train stations.
 - c) Intensification and more mixed use within the existing urban area which supports the City's goal of becoming carbon neutral by 2050.
 - d) Character protections in the inner suburbs focused on higher quality character areas, and the removal of the blanket pre-1930s building protections.
 - e) New rules to protect the City's areas of important indigenous biodiversity and significant landscapes through significant natural areas (SNAs) and landscape controls.
 - f) A risk-based approach to managing natural hazards, and the impacts of sea level rise and climate change that balances intensification with adaptation.
 - g) The heritage listing of new areas, buildings, objects, archaeological sites, and notable trees to protect them from inappropriate use and development, while enabling their sustainable long term use.
 - h) New design guides and amenity controls to ensure high quality urban development.
- 6) Note that the Proposed District Plan gives effect to the National Policy Statement on Urban Development by implementing the intensification and qualifying matters as directed by Policies 3 and 4 of this National Policy Statement.
- 7) Note that the Proposed District Plan gives effect to the Government mandated medium

density residential standards, and includes a proposed city outcomes framework.

- 8) ~~Note that in identified growth areas of the City, all new housing developments and new commercial floor area above ground floor will be required to provide assisted (affordable) housing, or an equivalent amount as a financial contribution.~~ Agree to remove the assisted (affordable) housing chapter from the notified District Plan and instead investigate the use of a targeted rate on land in identified growth areas of the city where additional height has been enabled by the PDP to fund an assisted (affordable) housing fund as part of the wider review of the Rating Policy.
- 9) Note that the Proposed District Plan must strike the right balance between enabling more intensification, ensuring infrastructure capacity is available to service this development, and managing climate change effects and damaging high rainfall events. This will be achieved through a significant increase in three waters infrastructure investment through the Long-Term Plan, and through Proposed District Plan provisions that will require private development to actively mitigate on-site flood risks.
- 10) Note that significant natural areas on ~~private and~~ public and rural land are identified and protected in a manner consistent with the requirements of the Resource Management Act 1991, and directive policies 23 and 24 in the Regional Policy Statement (2013).
- 10b) Agree that Significant Natural Areas (SNA)s on residentially zoned properties be removed from the notified District Plan until the National Policy Statement on Biodiversity has been gazetted and a SNA incentives programme has been developed and considered by Council.
- 11) Note that *Sites of Significance to Māori* will follow a Part 1, Schedule 1, Resource Management Act 1991 decision making process to operative status.
- 12) Agree that a '*significant natural areas incentives programme*' be considered as part of the ~~2024-2027 Long Term Plan~~ **2023/24 Annual Plan**, to assist affected landowners with the protection of these ecologically important areas.
- 13) Note that the ~~Johnsonville~~, Kāpiti and Hutt/Melling lines meet the definition of rapid transit lines in the National Policy Statement on Urban Development, and that this requires district plans to enable building heights up to 21 metres (6 storeys) within walking catchments of rapid transit stops on these lines.
- 13b) Agree that Johnsonville Railway Line will not be included as a rapid transit line and that any stops on the line will not be identified as rapid transit stops in respect of the National Policy Statement on Urban Development, with the effect that the walking catchment areas and additional height enabled around the rail stations will no longer apply, **and instead building heights and densities of urban form commensurate with the level of commercial activity and community services under Policy 3d of the NPS-UD will apply.**
- 14) Approve the Chairperson **and Deputy Chairperson** of the Planning and Environment Committee and the Chief Executive to be able to make minor changes and edits, as required, to the Proposed District Plan prior to public notification.
- 15) Agree to add the following paragraph on the importance of managing first flush rainfall for urban stream health to the introduction of the Three Waters chapter: "Degradation of water quality in urban freshwater ecosystems can occur when stormwater runoff from impervious surfaces is channelled directly into streams and rivers. The 'first flush' of stormwater during a rain event can include higher levels of contaminants. New development using copper or zinc building materials (two common contaminants) will

need to treat these surfaces or the stormwater from these surfaces to avoid copper or zinc from entering stormwater. New development will also need to include water sensitive design methods so that development contributes to promoting positive effects and avoids, remedies or mitigates adverse effects on the health and well-being of water. The adoption of stormwater capture and retention and water sensitive design techniques will assist in managing the environmental effects of the 'first flush' of stormwater as well as peak flows and volumes."

- 16) Agree to require best practice approach to water sensitive design by changing the wording of THW-P1 (iii) to "Demonstrate best practice approach to the management of stormwater quality and quantity" and THW-R4 Matters of discretion item 3. To "adoption of best practicable option for stormwater retention and treatment"
- 17) Agree that a 'grey water reuse incentives programme' be considered as part of the 2024-2034 Long Term Plan, to assist affected landowners with the retention and reuse of grey water. This will be done with Wellington Water and Greater Wellington Regional Council and give particular emphasis to Mana Whenua with respect to water reuse.
- 18) Remove standards requiring 1.5m front yard and 1m side yards in the medium density residential zones and high density residential zones for the construction, addition or alteration of buildings and structures where no more than three residential units occupy a site, so that it would be permitted for a building to be built up to the front and side boundaries of a site.
- 19) Request that officers investigate options to incentivise development on underdeveloped land as part of the wider review of the Rating Policy, including land value only rating (as recommended by the Productivity Commission) and a targeted rate on underdeveloped land in the city centre, metropolitan, local and neighbourhood centres.
- 20) Agree that officers report back early in the new triennium on the short stay accommodation market in Wellington provided by AirBnB and other providers, and the effectiveness of options used here in New Zealand and abroad to manage and or regulate the short stay accommodation market provided by AirBnB and other providers.
- 21) Instruct officers to remove the proposed heritage listing for 355 The Parade, Island Bay from the Schedule of Heritage Buildings prior to the Notification of the District Plan.
- 22) Note that officers will update the WCC website with information on how to delist a heritage building.
- 23) Agree that the walking catchments recommended by officers, in respect of the spatial plan, to be reinstated as follows:
 - 10 mins walking catchment around City Centre Zone (CCZ) and metropolitan centres except where limited by natural hazard
 - 10 mins walking catchment around Tawa and Kenepuru stations.
 - 5 mins walking catchment around the other stations designated as rapid transit along the Hutt/Melling Kapiti lines.
- 24) Identify the Outer Green Belt including those areas broadly intended to be included into the OGB as Amenity Landscapes.
- 25) Approve the extension of the Thorndon Character Area to include an additional property at 290 Tinakori Road and correct a mapping error made within the Proposed District Plan.
- 26) Apply 'Minimum sunlight access – public space' standards to open space zoned parks

adjacent to sites zoned High Density Residential Zone instead of height in relation to boundary controls. Sunlight access must be maintained in a minimum of 70% of the area during 10am and 3pm at either of the equinoxes (i.e. 21 March or 23 September)

Carried

Secretarial note: The application of the NPS-UD requirements for urban density in the Crofton Downs, Ngaio and Khandallah will shift under this resolution from walkable catchments surrounding the railway stations (Policy 3c) to the centres based growth approach in these communities (Policy 3d), consistent with the approach used in the remainder of the city not covered by Policy 3c.

The substantive motion was decided part by part, divisions for which are as follows:

Clauses 1-7:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Majority Vote: 15:0

Carried

Clause 8:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Foon, Councillor Pannett

Majority Vote: 13:2

Carried

Clause 9:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Majority Vote: 15:0

Carried

Clauses 10 and 10b:

For:

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

Clauses 11 and 12:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush Councillor Woolf, Councillor Young

Majority Vote: 15:0

Carried

Clauses 13 and 13b:

For:

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

Clauses 14-17:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush Councillor Woolf, Councillor Young

Majority Vote: 15:0

Carried

Clause 18:

For:

Mayor Foster, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor Paul, Councillor Rush, Councillor Woolf

Against:

Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor O'Neill, Councillor Pannett, Councillor Young

Majority Vote: 9:6

Carried

Clauses 19-20:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush Councillor Woolf, Councillor Young

Majority Vote: 15:0

Carried

Clause 21:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Paul, Councillor Rush Councillor Woolf, Councillor Young

Against:

Councillor Pannett

Majority Vote: 14:1

Carried

Clause 22:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf, Councillor Young

Majority Vote: 15:0

Carried

Clause 23:

For:

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

Clause 24:

For:

Mayor Foster, Councillor Calvert, Deputy Mayor Free, Liz Kelly, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

Clause 25:

For:

Mayor Foster, Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor O'Neill, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Matthews, Councillor Paul

Majority Vote: 13:2

Carried

Clause 26:

For:

Mayor Foster, Councillor Calvert, Councillor Foon, Deputy Mayor Free, Councillor Pannett, Councillor Rush, Councillor Woolf, Councillor Young

Against:

Councillor Condie, Councillor Day, Councillor Fitzsimons, Liz Kelly, Councillor Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

The meeting concluded at 3:53pm with the reading of the following karakia:

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind
I te ara takatū	
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

Authenticated: _____
Chair