
ORDINARY MEETING
OF
WELLINGTON CITY COUNCIL
SUPPLEMENTARY AGENDA

Time: 9:30am
Date: Thursday, 31 March 2022
Venue: Virtual meeting

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1. General Business

GOVERNMENT APPROVAL FOR A DISTRICT PLAN STREAMLINED PLANNING PROCESS

Kōrero taunaki | Summary of considerations

Purpose

1. This report seeks approval to make an application to the Minister for the Environment for part of the Proposed Wellington City District Plan (PDP) to progress through a Streamlined Planning Process (SPP) integrated with the mandatory Intensification Streamlined Planning Process (ISPP). This conjoint process would be heard by one hearings panel with the same commissioners and provide clarity for the community on their opportunities to input and the timing of the plan being operational or 'operative'.

Strategic alignment with community wellbeing outcomes and priority areas

Aligns with the following strategies and priority areas:

- | | |
|--|---|
| Strategic alignment with priority objective areas from Long-term Plan 2021–2031 | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Sustainable, natural eco city<input checked="" type="checkbox"/> People friendly, compact, safe and accessible capital city<input checked="" type="checkbox"/> Innovative, inclusive and creative city<input checked="" type="checkbox"/> Dynamic and sustainable economy |
| | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Functioning, resilient and reliable three waters infrastructure<input checked="" type="checkbox"/> Affordable, resilient and safe place to live<input checked="" type="checkbox"/> Safe, resilient and reliable core transport infrastructure network<input checked="" type="checkbox"/> Fit-for-purpose community, creative and cultural spaces<input checked="" type="checkbox"/> Accelerating zero-carbon and waste-free transition<input checked="" type="checkbox"/> Strong partnerships with mana whenua |

Relevant Previous decisions

On 27 June 2018 Council initiated a comprehensive review of the District Plan as part of adopting the 2018/28 Long-term plan. This review has included the Development and subsequent approval of a Spatial Plan on 24 June 2021 and consultation on a Draft District Plan.

At the Pūroro Waihanga – Infrastructure Committee on 11 November 2021, an amendment to the Council's submission on the Resource Management (Enabling Housing Supply and other matters)

Amendment Bill was passed to *"request WCC get permission to use the Intensification Streamlined Planning Process (ISPP) for our entire new District Plan notification to avoid public confusion"*

Significance

The decision is **rated high significance** in accordance with schedule 1 of the Council's Significance and Engagement Policy.

Financial considerations

Nil Budgetary provision in Annual Plan / Long-term Plan Unbudgeted \$X

2. There would be no Environment Court appeals if Wellington City Council (The Council) were able to use both the SPP and the ISPP processes for approving the entire PDP, apart from designations and heritage orders. This would result in significant financial savings for the Council and the community in having to defend appeals to the Environment Court, as well as save administrative and consent processing costs for resource consent applicants.

Risk

Low Medium High Extreme

3. Using a SPP process is likely to raise concerns with some members of the community and those organisations typically involved in district plan review processes as the usual avenues for appeals would no longer be available to them. This will be pronounced given the public may not be aware that the balance of the plan will similarly have no Environment Court appeals as per the ISPP process.
4. In formulating this proposal, officers have considered the implications of communities involvement in plan making. Given the extensive multi-year nature of the Our City Tomorrow and Planning for Growth Spatial Plan engagement and consultation process, officers are of the view that the Council has achieved a very high level of engagement in the plan making process. This extensive community involvement to date is incorporated into the District Plan to be notified and goes some way to addressing potential criticism of using an SPP process. It is on this basis that the recommended approach is considered reasonable and appropriate to consider.
5. The SPP enables the plan review process to be structured so that outwardly for the community there is one integrated consultation on the Proposed District Plan, and participation can be straightforward and efficient.
6. There is a risk that Council or the Minister does not authorise the use of a SPP. The Council would then need to follow a standard Resource Management Act 1991 (RMA) Schedule 1 plan process and manage implications on plan useability and integration, as well as implications for resource consenting.

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Authoriser	John McSweeney, Place Planning Manager Sean Audain, Manager Strategic Planning Liam Hodgetts, Chief Planning Officer

Taunakitanga

Officers' Recommendations

Officers recommend the following motion

That Te Kaunihera o Pōneke | Council:

- 1) Receive the information.
- 2) Agree to instruct the Chief Executive to make a formal application to the Minister for the Environment for use of a *Streamlined Planning Process* for those parts of the Proposed District Plan which are not able to be approved through the *Intensification Streamlined Planning Process*.

Whakarāpopoto | Executive Summary

7. The Proposed District Plan (PDP) is the replacement of the city's existing, operative District Plan. The PDP has completed a first round of non statutory consultation that will inform the plan to be notified by Council in July. This builds on extensive community engagement that began in 2017 with the Our City Tomorrow visioning followed by Growth Scenarios, the Spatial Plan and most recently the Draft District Plan.
8. Approval to initiate the statutory consultation process for the PDP will be requested from Pūroro Āmua on 23 June 2022, for a mid-July notification date. This timeframe enables the Council to meet the implementation timeframes of the National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and other matters) Amendment Act (the Amendment Act).
9. The Amendment Act requires high growth councils to incorporate new Medium Density Residential Standards (MDRS) and implement the intensification and qualifying matters policies (Policies 3 and 4) of the NPS-UD. This implementation of the Amendment Act is to follow a shortened District Plan making process called the Intensification Streamlined Planning Process (the ISPP), which is supported by officers.
10. Wellington City is the only high growth council that is currently also carrying out a full District Plan review. As a result the Council made a submission to the Select Committee that the entire PDP be approved through the ISPP. This request was not progressed by the Committee through recommended changes to the legislation.
11. This has had the unintended consequence of the Amendment Act requiring the splitting of Wellington City's PDP into two separate plan change processes. Where the plan is related to the MDRS and intensification it must proceed through the ISPP. Remaining plan content must progress separately. This split raises the potential for the following significant issues for the PDP process:
 - a. the ability to maintain an integrated plan which enables growth, whilst achieving quality urban environments, and protection of the natural environment is compromised;
 - b. the submissions and hearing processes will be complex, duplicated and potentially confusing for members of the community, stakeholders, agencies, and decision makers; and
 - c. planning provisions will be at different stages of approval which could compromise efficient and effective resource consenting processes and decision making.

12. The options for progressing the non ISPP portions of the plan are to either:
 - a. use the First Schedule of the RMA (the traditional process); or
 - b. use a Streamlined Planning Process (SPP).
13. The use of a SPP for the balance of the PDP will enable the plan review process to be structured so that outwardly for the community there is one integrated consultation on the PDP, and participation can be straightforward and efficient.
14. It would also ensure the outcomes of the PDP, informed by significant public consultation, can be realised sooner and be consistent with, and respond to, the Council’s stated desire to seek an expedited process for the entire PDP.
15. Lastly, it will help deliver on this Councils and the Governments desire to enable more housing and address the significant housing affordability issues in Wellington, while enabling the PDP to promptly support the implementation of other Council priorities.

Takenga mai | Background

The proposed district plan is the biggest change to the city’s planning settings since 1994

16. The PDP is being drafted in an integrated manner to implement all relevant national direction, proactively respond to challenges the city is facing such as population growth, climate change, and resilience, as well as taking the opportunity to support other strategic priorities for the Council, such as transportation mode shift. It has also sought to demonstrate a treaty partnership by working with mana whenua to shape the strategic direction for the city and integrate their views and Mātauranga Māori principles across the plan and in the design guides.

We are producing the proposed district plan in a changing policy environment

17. The NPS-UD classifies Wellington City as a ‘Tier one’ or high growth Council. All Tier one Councils must implement directive policy contained in the NPS-UD. WCC is the only high growth Council who is implementing the NPS-UD (and the MDRS) in the context of a full plan review.
18. The NPS-UD was being implemented in an integrated manner until the recently assented RMA Amendment Act (December 2021), which required the intensification provisions and the incorporation of the MDRS through an abbreviated planning process (the ISPP).
19. This means that the intensification areas identified by the Council and the MDRS have effect much sooner. It does this by making the MDRS have immediate legal effect, having submissions considered by an independent hearings panel and limiting appeal rights. It would see these parts of the plan operative in little over one year (end of 2023).
20. This unfortunately has the effect of separating the PDP’s provision for, and management of intensification from content that supports transportation mode shift, mana whenua strategic direction, a transition to a low carbon city, assisted and affordable housing, the provision of infrastructure and the rollout of other Council priorities. The Council therefore asked for the entire PDP to follow the ISPP in its submission to the Select Committee on the RMA Amendment Bill. This request was not granted by the Select Committee.
21. The steps of the ISPP are summarised in Table 1 below.

Scope	<ul style="list-style-type: none"> • Incorporate the MDRS; and • Give effect to Policy 3 and 4 of the NPS-UD (intensification and qualifying matters) • Provisions that support or are consequential to the
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	above.
Submissions	Submissions
Hearings panel members	Independent Commissioners make recommendations.
Decision maker	Elected Council in the first instance, Minister for the Environment on disagreement. Expected to be made in approx. 1 year from notification.
Appeals	Points of law appeals to High Court. No merit appeals to the Environment Court.
Effect of provisions	MDRS have effect (operative) at notification. Intensification provisions don't have effect until decisions are made.
Timeframe until content is completely operative	Approx. 1.5 years from notification.

Table 1: Summary of Intensification Streamlined Planning Process

The majority of the PDP would progress through the ISPP

22. It is considered that approximately 60% of the PDP must follow the ISPP process.

This includes:

- a. most of the Definitions Chapter;
- b. parts of the Strategic Direction chapter linked to intensification;
- c. the Three Waters chapter
- d. the Natural Hazards chapter
- e. the Historic Heritage, Notable trees and Sites of significance to mana whenua chapters;
- f. the Significant Natural Areas (SNAs) chapter;
- g. parts of Medium Density Residential Zone chapter, including the identification of 6 storey building height areas within walking catchments, around centres, and character precincts;
- h. parts of the City Centre and Centres zones enabling intensification; and
- i. the Design Guides.

The balance of the proposed district plan would need to be progressed separately, but officers believe it should not be considered by experts or the community in isolation

23. The remaining 40% of the PDP would need to be progressed separately. This includes provisions that:

- a. support other Council priorities;
- b. addresses Strategic Directions for mana whenua and a low carbon city;

- c. set the planning framework for the provisions of infrastructure;
- d. support transportation mode shift and ensuring that communities can meet their needs locally;
- e. requires the provision of assisted and affordable housing;
- f. provides land for a range of business needs; and
- g. protects natural features and landscapes from inappropriate development.

24. The full assessment is contained in Attachment 1. Officers have provided this to Ministry for the Environment officials to test our interpretation of the legislative requirements.

Kōrerorero | Discussion

Issues arising from splitting the PDP in two

25. Officers are concerned about the ability of the PDP to realise its intended outcomes, the ability for the community to effectively engage in consultation, and the ease of effectively administering two PDPs and an Operative District Plan because of splitting the PDP in two. These concerns are addressed in turn.

Ease and comprehensibility of the submissions and hearings process

26. Several chapters have some (but not all) provisions subject to the ISPP and must be carved out (Attachment 1).

27. Submitters typically write submissions in an integrated way on one or more topics of interest and recognise the interrelationships between parts of a plan.

28. In the context of a full plan review where a completely new integrated district plan is being consulted on, it is unreasonable to require that submitters constrain their submissions on a topic (ie the medium density residential zone) to those provisions in the ISPP. It is also inefficient to strike out those parts of submissions still relevant to the topic, but outside of those ISPP provisions, or to require that submitters make a separate submission to a separate hearings panel on the same topic. These are all possible outcomes of splitting the plan in two.

29. To further illustrate the split of content of the one chapter across hearings panels, the following example is provided:

- a. strategic Directions maintaining a compact urban form and development around transport corridors are part of the ISPP.

However, the following Strategic Directions cannot be included in the ISPP process:

- i. directions seeking a variety of housing types, sizes and tenures, including assisted housing and papakainga options, be available across the city to meet the community's diverse social, cultural, and economic housing needs;
- ii. directions seeking a well-functioning urban environment that is safe and well-designed, supports sustainable travel choices, serviced by the necessary infrastructure, socially inclusive, ecologically sensitive, respectful of the City's historic heritage, and adaptable over time and responsive to their evolving, more intensive surrounding context; and

- iii. directions reflecting the desire of mana whenua to be active participants in resource management processes.
30. These omitted Strategic Directions are necessary for implementation of the NPS-UD, Council's strategic priorities and to realise mana whenua aspirations.
31. The same inconsistencies in the consideration of an integrated plan across hearings panels would occur for policies and rules that seek to achieve a well-functioning urban environment. For example:
- a. Rules to enable 6 storey buildings within walking catchments of Metropolitan centres and the City Centre zones are part of the ISPP.

However, it does not include:

- i. policy direction to reduce reliance on private vehicles and requiring bicycle and micro mobility parking;
 - ii. policy direction supporting non-residential activities that serve the needs of local residents or clarification that loss of on-street parking is not an amenity effect.
32. The ISPP uses an independent hearings panel of accredited RMA commissioners. A traditional RMA Part 1, Schedule 1 process can have a hearings panel that has a mix of independent commissioners and Councillors that have been accredited under the Making Good Decisions programme.
33. Two separate hearings panels would be required if the balance of the PDP were to follow a traditional RMA plan making process if Councillors were to participate as hearings panel members. This would require two separate panels to be set up and would mean:
- a. submitters would have to be heard by two different panels on the ISPP and non-ISPP parts of the plan requiring a greater commitment from submitters to attend two hearings and repeat information not directly relevant to the narrowed scope of the hearing;
 - b. both hearings panels would need to be extremely careful that they were not making recommendations and hearing submitters on those parts of chapters that were outside the scope of their specific plan change process;
 - i. given the integrated way in which chapters are written, it is possible that two separate hearings panels reach incompatible conclusions about the content of the same chapter. For example, in the same chapter the heights of buildings in a growth centre (an intensification direction) would be considered by one panel, but the range of activities enabled to meet local needs would be heard by another. These two parts of a chapter are interrelated and therefore consideration of submissions and recommendations in regard to it should be integrated; and
 - c. higher costs to run a second panel.

Integrity of an integrated plan and ability to respond quickly and deliver on outcomes

34. The ISPP was established to make the intensification outcomes of the NPS-UD and MDRS become operative sooner

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35. By contrast, RMA Part 1, Schedule 1 processes can take 5-7 years for provisions to become operative (and replace existing provisions) because they can, and officers expect them to be, appealed and subject to legal action. Until an appeal is resolved, the matters appealed do not have full weight.
36. Councillors have indicated support for the shortened ISPP process and giving certainty to the implementation of the intensification policies and MDRS to help respond to the city's housing needs and to give effect to *Our City Tomorrow: He Mahere Mokowā mō Pōneke A Spatial Plan for Wellington City*.
37. If remaining content follows an RMA Part 1, Schedule 1 process the following risks are presented:
- a. it is highly likely the merits of ground-breaking Council policies such as assisted and affordable housing will be appealed and result in an elongated period of legal challenge;
 - b. plan content may not be resolved before the Natural and Built Environments Act (NBA) and Strategic Planning Act (SPA) come into force. This would risk Council being well placed to transition to and be a leader in the new legislation;
 - c. PDP content that contributes to a low carbon future and density done well (such as minimum bicycle and micro mobility parking requirements) may also be delayed in implementation; and
 - d. any fundamental changes resulting from appeals may give rise to the need to revisit content which progressed through the ISPP. This also has flow on effects on plan integration.

Efficiency and effectiveness of the resource consenting process

38. Notifying the PDP does not mean that an operative district plan is replaced and no longer relevant. An operative district plan remains relevant in decision making until decisions are made on submissions and appeals.
39. In a Part 1, Schedule 1 process if appeals are lodged on new provisions, the provisions of the operative plan continue to have relevance until they are beyond the point of legal challenge. In this scenario, housing proposals will in effect be subject to an operative district plan and two plan changes until the separate planning processes are fully complete with any appeals resolved (i.e. the Operative Plan, the ISPP, and the Part 1, Schedule 1 process).
40. Given the time that any appeals could take to be resolved in a Part 1, Schedule 1 process, this means those participating in the resource consent process, such as applicants or members of the community would need to understand the interaction, process step and relative weighting of three planning documents when determining what activities are permitted and how a resource consent will be considered.
41. Such plan administration will inevitably be confusing, costly and time consuming for the community, applicants, professionals, and Council staff at a time when expedited outcomes are sought to address growth challenges.
42. In addition to these administrative and interpretative difficulties, the operative district plan will continue to influence resource consent outcomes. In this way the future focussed consideration of matters such as amenity values, change and housing in the PDP may be undermined by the operative district plan.

Kōwhiringa | Options

Option 1 - A bespoke Streamlined Planning Process

43. Applying for a Streamlined Planning Process (SPP) is recommended for the balance of the PDP, rather than the traditional and longer Part 1, Schedule 1 process.
44. The SPP enables the plan review process to be structured so that outwardly for the community there is one integrated consultation on the PDP, and participation can straightforward and efficient.
45. The SPP is a planning process set out in the RMA which can be used with agreement of the Minister for the Environment (The Minister).
46. It enables Council to co-design a planning approach with the Minister to effectively address key issues and provide flexibility to customise steps and timeframes.
47. The SPP has set entry criteria which must be considered by the Minister in approving the use of the process. They include:
 - a. implementing national direction;
 - b. a matter of urgency and significant community need;
 - c. as a matter of public policy the preparation of the planning instrument is urgent; and
 - d. a 'catch-all' criteria that preparation is for a purpose comparable to the above.
48. In the SPP process, the Minister is the final decision maker and there are no appeals on this decision.
49. This option is recommended for the following reasons:
 - a. plan integrity can be preserved;
 - b. usability issues are largely avoided;
 - c. it can use the same independent panel to hear submissions and make recommendations in an integrated way making the consultation process simpler and more efficient for the community;
 - d. it increases certainty in the decision-making process and will see outcomes realised sooner; and
 - e. it will reduce the period in which multiple planning documents will need to be considered in the resource consenting process.
50. The use of an SPP is consistent with the stated desire from elected members (and some members of the community) to have an efficient statutory process so that the direction of the proposed plan can start to be resolved in the short term.
51. For the reasons outlined above, Option 1 is recommended.
52. The conjoint and integrated PDP Process that would be followed with the use of SPP alongside ISPP is demonstrated in Attachment 2.

Option 2 – Standard RMA process

53. This option involves the balance of the PDP progressed through an RMA Part 1, Schedule 1 process.
54. This option is not recommended because:
 - a. plan integrity will be at risk;

- b. usability issues will be created;
- c. two hearings panels will be required and submitters will need to present to both;
- d. there is less certainty in the decision-making process;
- e. seeing outcomes from the PDP will be delayed and;
- e. it will not reduce the period in which multiple planning documents will need to be considered in the resource consenting process.

55. This option with Councillor involvement on a hearings panel is also demonstrated in Attachment 2.

Whai whakaaro ki ngā whakataunga | Considerations for decision-making

Alignment with Council's strategies and policies

56. Using a streamlined process for the entire PDP supports the implementation of other Council strategies and policies where they include RMA mechanisms. For example, content of the PDP supports the low carbon goals of Te Atakura and transportation mode shift of the Bike Network Plan.

Engagement and Consultation

57. Extensive consultation has already been undertaken with the community in the Planning for Growth Spatial Plan and draft district plan process. It is considered that the approach to growth and management of other values has been thoroughly socialised with the Wellington community and opportunities given for public participation, feedback and response.

58. Officers have had several conversations with Ministry for the Environment Officials about the use of SPP for the purpose outlined. These have been constructive and positive. A key message that was delivered was the need to make an application with a sense of urgency to enable the necessary ministerial consultation and approvals process.

59. Officers have contacted Government Departments who submitted on the Draft District Plan.

Implications for Māori

60. We have contacted both mana whenua partners on the use of SPP for the balance of the PDP. The position of where they stand on this matter was not established by the time this report was published, but conversations to this point in time were positive. Officers will update Council with further advice at the Council meeting. Beyond this decision conversations will continue, including exploring with our mana whenua partners their preferences for hearings commissioners.

61. Mana whenua would not be able to appeal the content of the PDP. It is noted that Officers have taken a collaborative approach working with mana whenua on PDP content to ensure that it reflects their ambitions and desires and that the Sites of Significance to mana whenua chapter is required to follow the ISPP process as it is a 'qualifying matter'.

62. The independent panel must have at least one commissioner with tikanga Māori experience.

Financial implications

63. PDP funding has already been secured through the 2021-2031 LTP.
64. There would be no Environment Court appeals if the Council was able to use both the SPP and the ISPP processes for approving the entire PDP. This would result in significant financial savings for the Council in having to defend appeals to the Environment Court, as well as save administrative and consent processing costs for resource consent applicants.

Legal considerations

65. There would be no Environment Court appeals if the Council were able to use both the SPP and the ISPP processes for approving the entire PDP, apart from designations and heritage orders.
66. Council's legal team has been involved in the preparation of this paper.

Risks and mitigations

67. Significant upfront work is required, and has already started, should Council apply to the Minister for this process.
68. Resourcing pressure both within Council and at the Ministry for the Environment to process an application for a SPP is a risk. Any delays however are still minor and greatly outweigh that which would arise from appeals in a traditional Part 1, Schedule 1 process.
69. That the Council or Minister does not approve the request. In which case the PDP would follow both an ISPP and a Part 1, Schedule 1 process.
70. Using a SPP process is likely to raise concerns with some members of the community and those organisations typically involved in district plan review processes that an avenue for appeal is no longer available to them.

Disability and accessibility impact

71. The conjoint process will provide the same amount of access as would a traditional process.
72. The engagement action plan for the Proposed District Plan will consider and make provision for the accessibility needs of the community.

Climate Change impact and considerations

73. Using a SPP will expedite lower carbon urban form and planning outcomes including by:
 - a. supporting transportation mode shift;
 - b. requiring bike and micro mobility parks making this a more attractive transport option;
 - c. providing guidance on green building design; and
 - d. requiring stormwater neutrality for new development.

Communications Plan

74. Consultation materials and engagement on the PDP will explain that there are no appeals if the entire PDP follows an expedited process. From the community point of view there are still two rounds of submissions and be heard by an independent hearings panel.

75. Officers are planning the consultation campaign for the PDP. The action plan currently includes:

- a. drop in sessions;
- b. a social and print media campaign;
- c. 'friend of submitter' assistance;
- d. tailored meetings and workshops;
- e. webinars with interest groups, residents associations and professional bodies;
- f. promotional material with rates notices; and
- g. brochures and explanatory videos.

Health and Safety Impact considered

76. None.

Ngā mahinga e whai ake nei | Next actions

77. If Council agrees to make a formal application to the Minister for the Environment for use of a Streamlined Planning Process the Chief Executive will lodge an application with the Minister for the Environment.

Attachments

- Attachment 1. Officer assessment of PDP content against requirements of ISPP
- Attachment 2. Proposed District Plan pathway choices

Attachment 1: Officer assessment of PDP content against requirements of ISPP

District Plan Content to include in ISPP

Part 1 – Introduction and General Provisions	Comments	
Introduction How the Plan Works Interpretation National Direction Instruments Tangata Whenua	Only the definitions that are specifically relevant to Policy 3 or 4 or the MDRS.	
Part 2 – District Wide Matters		
Strategic Direction	<p>Only some as follows:</p> <p>City Economy, Knowledge and Prosperity: only CEKP-O2 as this implements Policy 3.</p> <p>Historic Heritage and Sites and Areas of Significance to Māori: HHSASM-O1, O3 and O4 – these implement qualifying matters (heritage and SASMs)</p> <p>Natural Environment: only NE-O1 and O3 as these implement qualifying matters (SNAs and open space protection)</p> <p>Strategic City Assets: all objectives as these relate to infrastructure.</p> <p>Sustainability, Resilience and Climate Change: only SRCC-O2 and O3 as these implement qualifying matters (natural hazards)</p> <p>Urban Form and Development: only UFD-O1 and O3 as these implement Policy 3; and UFD-O7 which relates to character as a qualifying matter.</p>	
Three Waters	All chapter – linked to 80DA(2)(f) and directly linked to implementation of MDRS and Policy 3.	
Natural Hazards	Yes – whole chapter is directly relevant as a S6 qualifying matter.	
Heritage	All heritage chapter apart from archaeological sites - directly relevant as a S6 qualifying matter. Could split up but we think as a S6 matter it not appropriate to do so and not appropriate to have different decision makers, and to maintain a consistent approach.	
Notable Trees	All chapter - directly relevant as a qualifying matter. Could split up but we think not appropriate to do so and not appropriate to have different decision makers, and to maintain a consistent approach.	
SASMs	All chapter - directly relevant as a S6 qualifying matter, and for reasons above.	
Viewshafts	All chapter as relates to qualifying matter and limits development capacity in city centre.	
Ecosystems and Indigenous Biodiversity	All chapter – directly relevant as a S6 qualifying matter. Could split out rural area but not considered appropriate to do so for reasons above.	
Subdivision	<p>Only these objectives and policies:</p> <p>O1 - Efficient pattern of development</p>	<p>Only these rules:</p>

	<p>P1 - Recognising and providing for subdivision P2 - Boundary adjustments and amalgamation P4 - Integration and layout of subdivision and development P5 - Subdivision for residential activities P7 - Servicing P10 - Subdivision of land - scheduled heritage building or structure P11 - Subdivision within heritage areas P13 - Subdivision of land containing a notable tree P15 - Protection of Significant Natural Areas P16 - Subdivision in Significant Natural Areas P25 - Subdivision of land affected by Natural Hazards</p>	<p>R1 - Subdivision around an existing lawfully established building R2 - Boundary adjustments R4 - Subdivision that creates any vacant allotment R5 - Subdivision of a site on which a scheduled heritage building or object is located R6 - Subdivision of a site within a heritage area R8 - Subdivision of a site on which a notable tree is located R9 - Subdivision of land within a Significant Natural Area R15 – R23 - Subdivision and Natural Hazards 24 - Any other subdivision</p> <p>Plus all associated standards</p>
Earthworks	<p>Only these objectives and policies:</p> <p>O1 - Management of earthworks P1 - Co-ordination and integration with development and subdivision P2 - Provision for minor earthworks P3 - Maintaining stability P4 - Erosion, dust and sediment control P5 - Effects on earthworks on landform and visual amenity P6 - Earthworks and the transport network P7 - Earthworks - heritage buildings and structures, and areas P8 - Earthworks within the root protection area of notable trees P9 - Minor earthworks within significant natural areas P10 - Earthworks within significant natural areas P14 - Earthworks within Flood Hazard Overlays</p>	<p>Only these rules:</p> <p>R4 - General earthworks R5 - Earthworks within a significant natural area R6 - Earthworks - heritage buildings and structures, and areas R7 - Earthworks within the root protection area of notable trees R14 - Earthworks within the Flood Hazard Overlay R21 - Earthworks within Sites and Areas of Significance Category A and Category B</p> <p>Plus all associated standards</p>
Coastal Environment	Only the coastal hazards provisions.	
Noise	Only provisions relating to airport, rail and roads as these impact on implementation of the MDRS.	
Wind	Whole chapter – consequential to implementation of Policy 3.	
Part 3 - Zones		
General Residential	<p>Only these objectives and policies:</p> <p>O1 - Purpose O2 - Efficient use of land P3 - Multi-unit housing P6 - Residential buildings and structures P7 - Permeable surface P8 - Vegetation and landscaping</p>	<p>Only these rules:</p> <p>R1 - Residential activities, excluding retirement villages, supported residential care activities and boarding houses R12 - Demolition or removal of buildings and structures</p>

	(Residential Coastal Edge yet to be determined)	<p>R13 - Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing</p> <p>R14 - Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village</p> <p>R15 - Fences and standalone walls</p> <p>Plus all associated standards</p>
Medium Density Residential	<p>Only these objectives and policies:</p> <p>O1 – Purpose</p> <p>O2 - Efficient use of land</p> <p>All precinct objectives</p> <p>P3 - Increased housing supply and choice</p> <p>P4 - Multi-unit housing</p> <p>P6 - Residential buildings and structures</p> <p>P7 - Permeable surface</p> <p>P8 - Vegetation and landscaping</p> <p>All precinct policies</p>	<p>Only these rules:</p> <p>R1 - Residential Activities</p> <p>R12 - Demolition or removal of buildings and structures, excluding within the Character Precincts</p> <p>R13 - Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing, a retirement village and the Character and Townscape Precincts</p> <p>R14 - Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village, but excluding the Character and Townscape Precincts</p> <p>R15 - Fences and standalone walls, excluding within the Character Precincts</p> <p>All precinct rules, excluding buildings on legal road</p> <p>Plus all associated standards</p>
City Centre	<p>Only these objectives and policies:</p> <p>O1 - Purpose</p> <p>O2 - Accommodating Growth</p> <p>O3 - Urban Form and Scale</p> <p>O5 - Amenity and Design</p> <p>O6 - Development Near Rapid Transit</p> <p>O7 - Managing Adverse Effects</p> <p>P4 - Housing choice</p> <p>P5 - Urban Form and Scale</p>	<p>Only these rules:</p> <p>R17 - Demolition or Removal of Buildings and Structures</p> <p>R18 - Alterations and Additions to Buildings and Structures</p> <p>R19 - Construction of Buildings and Structures, excluding comprehensive development</p>

	<p>P9 - Sense of place P10 - Quality Design Outcomes P11 - Quality and Amenity P12 - City Outcomes Contribution P13 - Managing adverse effects</p>	<p>R21 - Comprehensive Development of land 2000m² in area or greater Plus all associated standards</p>
<p>All other Centres including Kilbirnie bus barn development area</p>	<p>Only these objectives and policies: O1 - Purpose O3 - Amenity and Design O4 - Accommodating growth P1 - Accommodating growth P6 - Managing Effects P7 - Quality design outcomes P8 - Quality and Amenity P9 - Amenity – Minimising adverse development effects P10 - Comprehensive Development P11 - City Outcomes Contribution</p>	<p>Only these rules: R17 - Demolition or Removal of Buildings and Structures R18 - Construction, Additions, and Alterations to Buildings and Structures, excluding comprehensive development R20 - Comprehensive Development of land 1600m² in area or greater Plus all associated standards</p>
<p>Waterfront Zone</p>	<p>Only these objectives and policies: O1 - Purpose O7 - Managing effects P5 - Sense of place P6 - Development of buildings P7 - Protection of public open space P10 - Ahi kā</p>	<p>Only these rules: R12 - Alterations or additions to buildings and other structures R13 - Construction of new buildings and other structures Plus all associated standards</p>
<p>All Open Space Zones</p>	<p>Only these objectives and policies: Natural Open Space O1 – Purpose P5 - Enabled buildings and structures P6 - Potentially compatible buildings and structures Open Space O1 - Purpose P4 - Enabled buildings and structures P5 - Potentially compatible buildings and structures Sport and Active Recreation O1 - Purpose P3 - Enabled buildings and structures P4 - Potentially compatible buildings and structures Wellington Town Belt O1 - Purpose</p>	<p>Only these rules: NOSZ R14 - Construction, alteration of and addition to buildings and structures OSZ R14 - Construction, alteration of and addition to buildings and structures SARZ R16 - Construction, alteration of and addition to buildings and structures WTBZ R11 - Construction, alteration of, and addition to buildings and structures Plus all associated standards</p>
<p>Part 4 - Appendices and Schedules</p>		
<p>Centres and Mixed Use Design Guide Residential Design Guide Heritage Design Guide</p>	<p>Yes to all - consequential to implementation of Policy 3 and / or Policy 4.</p>	

Subdivision Design Guide and any appendices and schedules that are directly relevant to any of the above.	
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District Plan Content outside of ISPP

Part 1 – Introduction and General Provisions
All (except any definitions that are specifically relevant to Policy 3 or 4 or the MDRS)
Part 2 – District Wide Matters
Remaining parts of the Strategic Direction, Heritage, Subdivision and Earthworks chapters not included in the ISPP
Energy, Infrastructure, and Transport (excluding Three Waters)
Contaminated Land
Hazardous Substances
Natural Features and Landscapes
Light
Signs
Temporary Activities
Assisted Housing
Coastal Environment (excluding hazards)
Noise (excluding provisions relating to airport, rail and roads)
Part 3 - Zones
Remaining parts of the Centres, Residential, Waterfront and Open Space Zones not included in the ISPP
Large Lot Residential
Rural
Quarry Zone
Natural Character
Public Access
Mixed Use Zone
General Industrial Zone
Commercial Zone (Curtis Street)
Port Zone
Corrections Zone
Stadium Zone

Hospital Zone

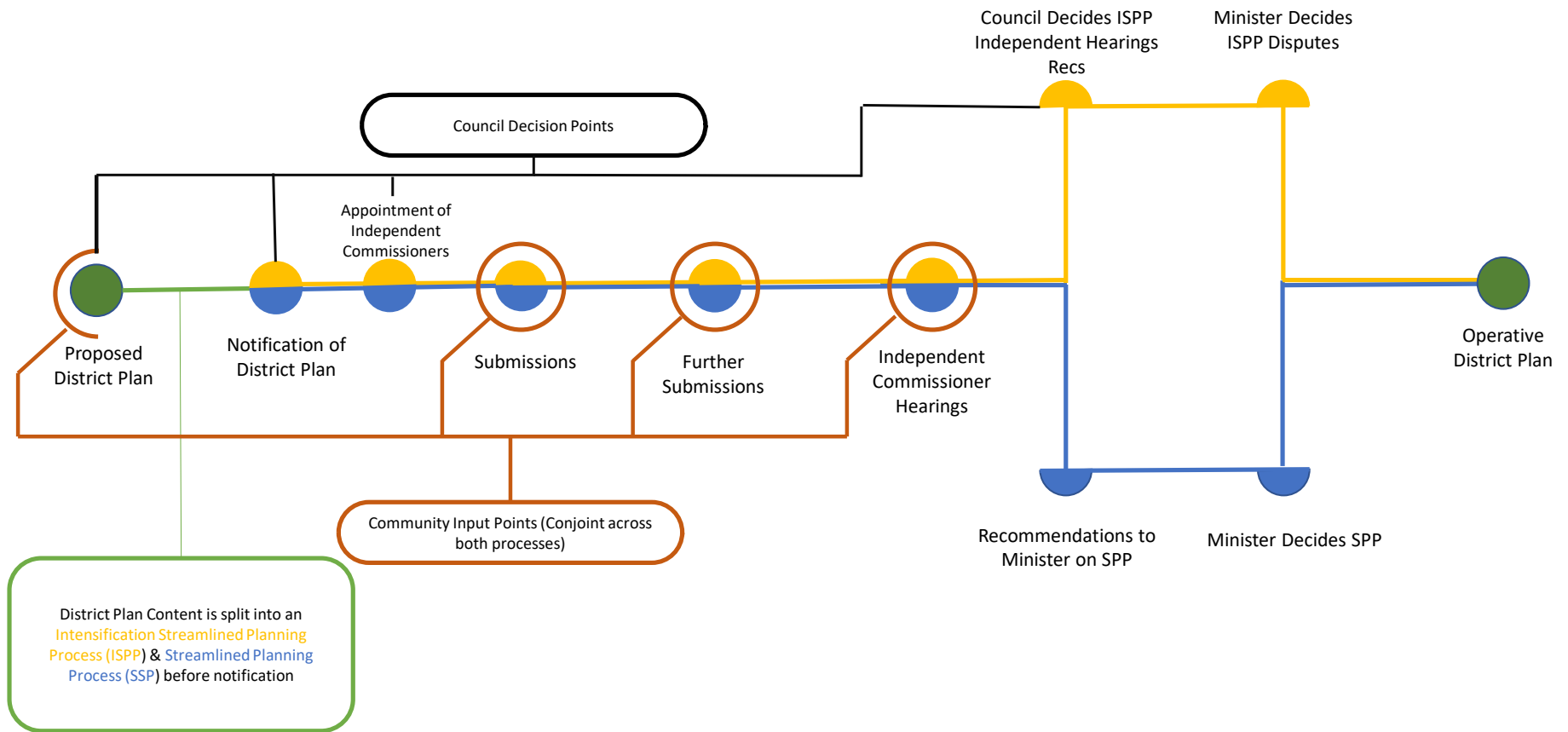
Tertiary Education Zone

Airport Zone

Future Urban Zone and Development Areas (excluding Kilbirnie bus barns)

Designations

Option 1: Wellington City PDP Conjoint District Plan Pathway



Option 2: Wellington City PDP process with Councillors on RMA First Schedule, Part 1 Hearings Panel

