

Part B Examining the appropriateness of objectives

The evaluation in the following sections shows the extent to which the objectives are the most appropriate way to achieve the purpose of the Act.

Section 32 of the Act requires the appropriateness of each objective in achieving the purpose of the Act to be examined. This section of the report outlines a summary of the evaluation for each objective against both the purpose of the Act, and matters that are relevant to this purpose.

Many of the proposed objectives build on existing objectives of the Operative District Plan with some subtle changes, while other objectives are completely new. As part of the Central Area review, it is proposed to retain six existing objectives in their current form. The appropriateness of existing provisions was also considered at the time of being included in the 'first generation' District Plan (in 1994). The evaluation below shows that the existing provisions continue to remain relevant and appropriate.

An evaluation of objectives under section 32 must examine:

(3) (a) the extent to which each objective is the most appropriate way to achieve the purpose of this Act,

The purpose of the act:

5 (1) The purpose of the Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, "sustainable management" means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –

(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The evaluation below considers each objective in terms of different elements that make up the purpose of the Act. That is, enabling people to provide for their, *social wellbeing, economic wellbeing, cultural wellbeing* (5(1)), and in terms of sections 5(2)a, 5(2)b, and 5(2)c). The evaluation also considers other questions, such as:

- What would happen without it?
- Does it relate directly to the issue, and address a significant aspect of the issue?
- Would achieving the objective make a substantial difference, in terms of resolving the issue?

Policies, guidelines and other material on how to achieve that purpose are also referred to where relevant.

In assessing the extent to which the objective is the **most appropriate** way to achieve the purpose of the Act, it is necessary to look at the proposed policies and methods that will implement the objective. The analysis of those provisions should ideally reveal that the cost of pursuing the objective do not significantly outweigh the benefits.

2.1 Examining the appropriateness of proposed new objectives

12.2.1 Enhance the Central Area’s natural containment, accessibility, and highly urbanised environment by promoting the efficient use and development of natural and physical resources.

The above objective seeks to enhance the Central Area’s natural containment, accessibility and urbanised environment and in this way helps to resolve one issue identified in the Plan to ‘manage urban development’ and indirectly to promote sustainable development. The Central Area is the most urban environment of Wellington city. In this environment, Council responsibilities for managing ‘natural and physical resources’ relates to the buildings, structures, roads, open spaces and land⁴, amongst other things.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act’s purpose
Enabling – social wellbeing	Enables people to use and develop natural and physical resources within the Central Area so they can provide for their social, economic and cultural wellbeing. For example through the construction and use of a wide range of buildings such as offices, theatres, dwellings, marae or churches.
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	Promoting <i>efficiency</i> in the use and development of natural and physical resources is a way of sustaining the potential of resources, (for example, focusing urban development in a contained area on a node of public transport). Containment and co-location of activities aids efficient resource use (for example of the extent of land developed) and accessibility (for example pedestrian access and public transport use).
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

The objective is consistent with section 7(b) of the Act, which requires regard to be had to “the efficient use and development of natural and physical resources”.

The concept of efficient resource use is closely tied to sustainability. The draft Wellington Regional Strategy makes this link in seeking to ensure that land and

⁴ Land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures (s2).

infrastructure are used efficiently⁵. Sustainability and efficiency are also key concepts of the Council's Urban Development Strategy:

More sustainable – Wellington's urban form will support an efficient and sustainable use of our rural and natural resources and promote prosperity and social wellbeing over the long term (1.1(b)).

An aim of the Long Term Council Community Plan (2006/07-2015/16) is for Wellington to be 'more sustainable' through reducing its 'environmental impact by making efficient use of energy, water, land and other resources; shifting towards renewable energy resources; conserving resources; and minimising waste (4.5, Environment). A 'more compact' and 'contained urban form' is also sought 'with intensification in appropriate areas and mixed land-use, structured around a vibrant central city' (1.3, Urban Development).

Without this objective, the Council would not be able to encourage (through policy and rules) certain CBD activities to stay within a defined area, possibly resulting in the traditional city centre activities and buildings dispersing into surrounding Residential Areas. The alternative of a low density city with expanding urban limits is inefficient in terms of infrastructure, energy and the environment (Ministry for the Environment, 2005, p 10).

The Central Area covers an area intended for concentrated use and development. On the basis of the above, this objective is **appropriate** for achieving the purpose of the Act.

12.2.2 Facilitate a vibrant, dynamic Central Area by allowing a wide range of activities to occur, provided that adverse effects are avoided, remedied or mitigated.

The Central Area currently accommodates a wide range of activities – including retail and services, light industry, office work, residential living and entertainment – that provide for a vibrant city centre. One of the main issues identified in the Plan is to provide for areas that facilitate economic growth and development. The Central city is the primary base where large scale economic activity occurs and this is largely facilitated by this objective and related policies and rules. Ensuring adverse environmental effects⁶ associated with these activities are appropriately managed is an important part of retaining a positive vibrant city centre.

⁵ Refer Action Area 2.9, 'Internationally Competitive Wellington, a sustainable economic growth framework for our region' 2005.

⁶ The definitions of both 'effect' and 'environment' are broad in nature and give scope to consider a wide range of potential environmental effects. 'Environment' encompasses ecosystems, natural and physical resources, amenity values, and any social, economic and cultural conditions relating to these. 'Effect' includes both positive and adverse effects, temporary or permanent, past, present, future or cumulative effects, or any effect of low probability and high potential impact – or the converse (s2).

Elements that make up the purpose of the Act	Examination of objective in meeting the Act's purpose
Enabling – social wellbeing	<p>A 'mixed-use' approach enables people to carry out a range of activities that contribute to their social, economic and cultural wellbeing, whether in the form of leisure, holding down a job, or attending cultural events such as the Festival of the Arts or kapa haka.</p> <p>Avoiding, remedying and mitigating adverse effects on the environment helps to provide for people's health and safety.</p>
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	<p>Ensuring that adverse environmental effects of any activity (such as noise, glare or traffic congestion) are avoided, remedied or mitigated is a cornerstone of the Act.</p> <p>By virtue of minimising adverse environmental effects this objective contributes to sustaining the potential of natural and physical resources (such as road networks) and safeguarding the life-supporting capacity of specific resources (such as air).</p>
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

This objective is consistent with the purpose of the Act, which specifically seeks to avoid, remedy or mitigate any adverse effects of activities on the environment (s5(c)). The Central Area covers a zone in which a wide range of activities are anticipated provided that adverse effects are appropriately managed. It is likely that without this objective, there would be a tendency to regulate the location of certain activities to a greater degree, perhaps even to the point of setting aside certain zones for particular activities. Past history suggests that this approach has not been effective anyway and may result in development being stifled. This zone reflects the permissive approach to land use under section 9 of the Act. On the basis of the above, this objective is **appropriate** for achieving the purpose of the Act.

12.2.3 To recognise and enhance those characteristics, features and areas of the Central Area that contribute positively to the City’s distinctive physical character and sense of place.

Within the very urban environment of the Central Area, the distinctive character of different localities contribute to the amenity values of the zone. Recognising these areas contributes to improved amenity values and in this way the objective responds to the Act but also the issue in the Plan relating to ‘maintaining and enhancing the quality of the built environment’.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act’s purpose
Enabling – social wellbeing	Recognising and enhancing different areas and features that positively contribute to the physical character of the city helps to ensure a quality environment in which people can provide for their social, cultural and economic wellbeing.
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	The urban, built-up environment of the Central Area is its defining character. Within this general urban form there are distinctive qualities in different localities that also contribute positively to the city’s sense of place. Ensuring the city’s distinctive characteristics are recognised and enhanced is an important part of minimising adverse effects, including effects on amenity values and in many cases the City’s built heritage. The quality of the urban environment at both the human scale and city scale helps to ensure a sustainable urban form and city centre.
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

This objective enables the distinctive nature of different areas within the Central Area to be recognised and enhanced. In doing so, the objective is consistent with sections 7(c) and 7(f) of the Act in the way it seeks to maintain and enhance amenity values and the associated quality of the environment⁷.

The Council seeks to strengthen Wellington’s sense of place so that ‘Wellington is a memorable, beautiful city, celebrating and building on its sense of place, capital city status, distinctive landforms and landmarks, defining features, heritage, and high quality buildings and spaces’ (Long Term Council Community Plan 2006/07-2015/16, Urban Development 1.5). An enhanced public amenity is one aspect of that sense of place. This concept also reflects Council’s commitment to the Urban Design Protocol and making Wellington a ‘more liveable’ city (Urban Development Strategy, 1.1(a)).

On the basis of the above, this objective is **appropriate** for achieving the purpose of the Act.

⁷ In achieving the purpose of the Act, section 7(c) requires regard to be had to the maintenance and enhancement of amenity values, and section 7(f) requires regard to be had to maintenance and enhancement of the quality of the environment.

12.2.4 Ensure that any future development of large land holdings within the Central Area is undertaken in a manner that is compatible with, and enhances the contained urban form of the Central Area.

There are a limited number of large relatively undeveloped landholdings within the Central Area. These areas include the railway yards and the Operational Port Area (Pipitea Precinct), ‘surplus’ port land (Port Redevelopment Precinct) and finally the Te Aro Corridor. This objective addresses several issues identified in the Plan, including:

- Managing urban development
- Providing areas to facilitate economic growth
- Enhancing the quality of the built environment

Elements that make up the purpose of the Act	Examination of objective in meeting the Act’s purpose
Enabling – social wellbeing	The areas have considerable potential because they are situated alongside a primary public transport corridor, with large areas of land available for redevelopment (including public space areas). Development within the precincts gives people the opportunity to provide for their social, economic and cultural wellbeing.
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	Ensuring that future development is compatible with and enhances the urban form of the Central Area will sustain the potential of natural and physical resources and will help to avoid adverse effects on the environment, particularly amenity values.
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

New development in these areas is likely to influence other new development, including public space development and the amenity values of the area.

In achieving the purpose of the Act regard should be had to the finite nature of potential ‘brownfield’ development within the Central Area, the efficient use and development of natural and physical resources (such as transport corridors), as well as maintaining and enhancing both the quality of the environment and amenity values (s7(b), (c), (f) and (g)). Failure to include such an objective may result in these areas of land being developed in an uncoordinated manner, without reference to the rest of the central city, possibly affecting the vitality of the central city and leading towards unsustainable outcomes. This is addressed in more detail in the later discussion on the proposed policies.

Enabling future development in a considered way is **appropriate** for achieving the purpose of the Act.

12.2.5 To ensure that the potential adverse environmental effects of new building works are avoided, remedied or mitigated.

New building work can have adverse environmental effects, for example, through adverse wind effects or on compromising access to daylight. This objective responds to the issue identified in the Plan to ‘maintain and enhance the quality of the built environment’.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act’s purpose
Enabling – social wellbeing	<p>New building works contributes to people’s social, economic and cultural wellbeing in providing for places to work, shop, live and recreate. Social wellbeing is particularly enhanced when those buildings works incorporate features that enhance the public environment.</p> <p>Avoiding, remedying and mitigating adverse effects on the environment from building works helps to provide for people’s health and safety.</p>
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	<p>Ensuring that adverse environmental effects (such as wind, shadowing from tall buildings, and amenity values) are avoided, remedied or mitigated is a cornerstone of the Act.</p>
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	
<p>By virtue of avoiding or minimising adverse environmental effects this objective contributes to sustaining the potential of natural and physical resources (such as quality public spaces).</p>	

This objective is consistent with the purpose of the Act, which specifically seeks to avoid, remedy or mitigate any adverse effects of activities on the environment (s5(c)). The Central Area covers a zone in which intensive urban development (ie. construction of large buildings) is anticipated provided that adverse effects are appropriately managed. This zone reflects the permissive approach to land use under section 9 of the Act. On the basis of the above, this objective is **appropriate** for achieving the purpose of the Act.

12.2.6 To ensure that new building works maintain and enhance the amenity and safety of the public environment in the Central Area, and the general amenity of any nearby residential areas.

The objective focuses on the amenity and safety of the public environment. The Act defines ‘amenity values’ as:

Those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

In the Central Area, this is largely implemented by exercising control over building design, sunlight to public spaces, creating ‘active edges’, provision of verandah cover, protection of important viewshafts etc, as all these things contribute to amenity values. As a result, this objective aims to address the issue in the Plan regarding ‘maintaining and enhancing the quality of the public environment’.

This objective also relates to the ‘quality of living environments’ issue in that it recognises that Central area buildings and activities may adversely affect adjoining Residential Areas.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act’s purpose
Enabling – social wellbeing	<p>Amenity values are those parts of the environment that, simply put, give people pleasure.</p> <p>Maintaining and enhancing amenity values can contribute to:</p> <ul style="list-style-type: none"> • social wellbeing – for example through maintaining sense of place (ie. protecting viewshafts), • cultural wellbeing – for example through maintaining buildings of cultural meaning, • economic wellbeing – for example where good amenity attracts business or provides a market edge (ie. active edges). <p>The objective explicitly seeks that new building work maintains the safety of the public environment. This may, for example, include provision for informal surveillance and appropriate lighting to discourage crime.</p> <p>The objective also seeks to provide for the amenity values of residents in adjoining Residential Areas.</p>
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	

Sustaining the potential of natural and physical resources	<p>‘Amenity values’ are included in the definition of ‘environment’, and therefore maintaining and enhancing amenity values also helps to minimise adverse environmental effects (including on adjoining residential zones).</p> <p>Maintaining and enhancing amenity values helps to ensure the potential of resources are sustained. For example, ensuring quality building design enables building uses to adapt as changes in living and working patterns occur.</p>
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

In achieving the purpose of the Act, section 7(c) and (f) requires regard to be had to the maintenance and enhancement of amenity values and a quality environment. The two are related in that amenity values are an important attribute of a quality environment.

As already noted, the Council seeks to ensure Wellington is a ‘liveable’ city and a great place to live⁸. Having a quality public environment is part of this.

On the basis of the above, this objective is **appropriate** for achieving the purpose of the Act.

12.2.7 To promote energy efficiency and environmental sustainability in new building design.

Interest in energy efficiency and environmentally sustainable building design has grown in recent years. This proposed objective is new and reflects the Act’s 2004 amendments that introduced new matters to have regard to in section 7: ‘the efficiency of the end use of energy’ and ‘the benefits to be derived from the use and development of renewable resources’ (s 7(ba) and (j)). These matters are loosely related to two issues identified in the Plan, specifically ‘managing urban development’ and the ‘quality of the built environment’.

⁸ Long Term Council Community Plan 2006/07-2015/16, Urban Development p 16.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act's purpose
Enabling – social wellbeing	<p>The Central Area covers an area where building development is concentrated and anticipated.</p> <p><i>Promoting</i> energy efficiency and environmentally sustainable design (ESD) in new buildings means that people can design and use new buildings and structures in a way that reduces their demand on energy consumption and other resources.</p> <p>Energy efficiency can contribute to people's economic wellbeing where the financial cost of energy use is reduced.</p> <p>People can still provide for their social, economic and cultural wellbeing, and their health and safety because energy efficiency and ESD can be achieved alongside building functionality.</p>
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	<p>Promoting energy efficiency and ESD places less demand on natural and physical resource, including those used to generate and transmit electricity. To this end, the objective helps to sustain the potential of natural and physical resources, such as transmission lines, and where relevant safe-guard the life-supporting capacity of resources and reduces adverse environmental effects, such as greenhouse gases.</p>
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

Promoting sustainable management is the core purpose of the Act. The 2004 amendments are also closely related to central government's Sustainable Development For New Zealand Programme of Action (2003), which promotes creation of a sustainable energy system for New Zealand (Ministry of Economic Development, 2004).

Likewise, an aim of the Long Term Council Community Plan (2006/07-2015/16) is for Wellington to be 'more sustainable' through reducing its 'environmental impact by making efficient use of energy, water, land and other resources; shifting towards renewable energy resources; conserving resources; and minimising waste (4.5, Environment).

The Ministry for the Environment has been promoting the potential benefits of environmentally sustainable building design through publications such as *Value Case for Sustainable Building in New Zealand*, December 2005. This includes the benefit to building users of having an appropriate level of building amenity.

On the basis of the above, this objective is **appropriate** for achieving the purpose of the Act.

12.2.9 To Support the use and development of the regional stadium so that it continues to contribute to the well-being of the local and regional community.

The operative District Plan enabled the development of a stadium subject to performance standards. The Wellington regional stadium is now a unique sporting, cultural and recreational facility within the district and region. The objective responds to one issue in the Plan, being to ‘provide for areas that facilitate economic growth and development’.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act’s purpose
Enabling – social wellbeing	The objective promotes the use and development of the stadium in a way that contributes to people’s wellbeing.
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	Providing for the use and development of the stadium ensures the potential of this physical resource is sustained.
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

Contributing to community wellbeing as an outcome for the ongoing use and any further development (if any) of the stadium is **appropriate** for achieving the purpose of the Act.

12.2.10 To achieve signage that is well integrated with and sensitive to the receiving environment, and that maintains public safety.

Signs are a prominent part of any cityscape. They can come and go in quick succession or have a long standing presence in the environment. How the effects of signage are managed is a key issue in respect of the ‘quality of the built environment’, and the ‘quality of living environments’.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act's purpose
Enabling – social wellbeing	<p>Signs are a way of conveying information and marketing products. They play an important part of people's social, economic and cultural activities, and can contribute to people's health and safety.</p> <p>In some situations signs need to be designed and constructed to ensure they do not cause problems with public safety.</p>
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	<p>Ensuring signage is well integrated with the receiving environment helps to avoid, remedy and mitigate adverse effects, such as effects on the visual amenity of the host environment or the adjacent residential areas.</p> <p>Signs that are well integrated with the host building or site are less likely to compromise the visual quality of the surrounding environment.</p>
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

This objective enables signs to positively contribute to the city environment. In doing so, the objective is consistent with sections 7(c) and 7(f) of the Act in the way it seeks to maintain and enhance amenity values and the associated quality of the environment.

On the basis of the above, this objective is **appropriate** for achieving the purpose of the Act.

12.2.12 To maintain and enhance access to, and the quality of the coastal environment within and adjoining the Central Area.

In the Central Area's coastal environment is largely made up of the Operational Port Area, proposed Port Redevelopment Precinct and the Lambton Harbour Area. These areas contain a wide mix of land uses, including port activities, residential, office buildings, recreational and entertainment areas and finally open space. The working port area is typically excluded from public access.

In the Lambton Harbour Area, the District Plan's locality-specific provisions guide development in conjunction with the Wellington Waterfront Framework. As developments within parts of the Operational Port Area have moved away from traditional port activities, the need to apply standard rules and design principles has become more relevant. This is reflected in Proposed District Plan Change 41 as part of the proposed Port Redevelopment Precinct. The primary issue identified in the Plan relating to this is 'to manage the coastal environment' in particular providing for access to the coast.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act's purpose
Enabling – social wellbeing	Access to, and the quality of the coastal environment are considered to be factors that are important to people's social and cultural wellbeing. People are able to provide for their economic wellbeing through use of the coastal environment – for example port activities and other buildings that support waterfront activities. Health and safety is improved through providing pedestrian links with the rest of the Wellington waterfront and other parts of the city.
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	Managing adverse effects of activities alongside the coastal environment helps to protect its quality ensuring the natural resources are sustained and its associated life-supporting capacity is safeguard.
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

Section 6(d) of the Act requires public access to and along the coastal marine area to be recognised and provided for as a matter of national importance. Similarly, section 6(a) seeks to preserve the natural character of the coastal environment to be protected from inappropriate subdivision, use and development as a matter of national importance.

The natural character of the coastal environment within and adjoining the Central Area is modified from historical reclamation, and port and wharf development. While the natural character of the environment is largely modified, there is scope to maintain and enhance its quality in appropriate ways. This includes providing access to the coast and opportunities for people to experience the harbour environment.

A review of the New Zealand Coastal Policy Statement is underway, but it is highly unlikely that this objective would be redundant as a result of that review.

In recognising these matters, this objective is **appropriate** for achieving the purpose of the Act.

2.2 Examining appropriateness of existing objectives

12.2.8 To ensure that the development of the Lambton Harbour Area, and its connections with the remainder of the city's Central Area, maintains and enhances the unique and special components and elements that make up the waterfront.

The Lambton Harbour Area is a part of the waterfront and coastal environment that is unique to the Central Area. The area is in close proximity to the city's centre and its core characteristics are its recreational, cultural and heritage values as well as increasing entertainment focus. This objective also responds to the 'coastal environment' issue, as well as 'quality of urban environments' issue.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act's purpose
Enabling – social wellbeing	Development of the Lambton Harbour Area enables people to provide for their social, economic and cultural wellbeing, for example through providing new open spaces, recreational facilities, entertainment areas, apartments and offices. Concerns about safety in the many open spaces along the waterfront can be reduced by appropriate design and adequate lightening.
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	Maintaining and enhancing the 'unique and special components and elements' of the waterfront helps to ensure any adverse environmental effects are avoided, remedied and mitigated. This includes any adverse effects on the cultural and social conditions associated with the environment and related amenity values. Ensuring the special nature of the waterfront is maintained and enhanced helps to sustain the potential of this resource and, where possible, safeguard its life-supporting capacity.
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

As discussed above, the Act identifies a range of matters of national importance, including protection of historic heritage, public access to the coastal environment, and the natural character of the coastal environment (s6(a),(d) and (f)). These matters are discussed more specifically in relation to objective **12.2.12**. However, as part of the coastal environment, the Lambton Harbour Area is an important feature.

In achieving the purpose of the Act regard should also be had to the finite nature of the waterfront, the ethic of stewardship and the quality of this environment (section 7(aa), (g) and (f)).

Many of the special elements of the waterfront are covered in the Wellington Waterfront Framework 2001. The public nature of the Lambton Harbour Area, the large tracts of open recreational space, the heritage values of the area all contribute to the unique nature of the waterfront.

Finally, the above objective was examined extensively as part of the section 32 analysis of Variation 22 to the District Plan and subsequent public process. The Variation became operative in 2004 and continues to be relevant reflected in the fact that no substantive changes are proposed to the Lambton Harbour provisions.

Having considered the matters above, this objective is **appropriate** for achieving the purpose of the Act.

12.2.11 To ensure that the adverse effects of new subdivisions are avoided, remedied or mitigated.

Subdivision provides the structure and long term layout for future development; whether in the form of lots of land or the unit titling of a building. This objective is carried over from the existing Plan with no changes in recognition that managing subdivision in the Central Area continues to be a necessary method of ‘maintaining and enhancing the quality of the built environment’.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act’s purpose
Enabling – social wellbeing	<p>Ensuring that people have the necessary services and infrastructure to provide for their social and cultural wellbeing and health and safety is an important part of achieving appropriate subdivision design.</p> <p>Enabling subdivision also helps people to provide for their economic wellbeing, for example, in adapting to a dynamic city environment where changes in land ownership and land uses occur frequently. .</p>
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	<p>The land use effects associated with subdivision need to be managed to ensure the natural and physical resources (ie land and infrastructure) are sustained and to ensuring the life-supporting capacity of specified resources are safeguarded (such as water).</p> <p>Avoiding, remedying and mitigating adverse effects of subdivision on the environment also enables people to provide for their health and safety (eg. adequate stormwater and sewage connection, and water supply).</p>
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

This objective is consistent with the purpose of the Act, which specifically seeks to avoid, remedy or mitigate any adverse effects of activities on the environment (s5(c)). Territorial authorities are responsible for the prevention or mitigation of any adverse effects of the subdivision of land (s31(1)(b)(iia)).

On the basis of the above, this objective is **appropriate** for achieving the purpose of the Act.

12.2.13 To avoid or mitigate the adverse effects of natural and technological hazards on people, property and the environment.

The objective responds to a key issue in the Plan which is to ‘reduce risk’ from both natural hazards (flood, earthquake etc) and technological hazards (such as electromagnetic radiation).

Natural and technological hazards can create havoc on every day life through damaging property, infrastructure (including critical facilities), as well as causing loss of life and limb. Such phenomena can also result in substantial pollution of the physical environment, for example, through contamination of water resources.

One particular natural hazard risk for the Central Area is the proximity of the Wellington fault to the northern end of the Central Area, along with the fact that much of the Central Area is identified as a ground shaking hazard zone.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act’s purpose
Enabling – social wellbeing	This objective helps to maintain people’s economic, social and cultural wellbeing in times of hazardous events through avoiding undue loss of life, limb and possessions.
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	Natural and technological hazards pose a threat to people, property and the environment. Avoiding and mitigating the adverse effects of these hazards avoids undue environmental degradation during hazardous events, and contributes to sustaining the potential of natural and physical resources (including buildings) and safe-guarding the life supporting capacity of specified resources (such as water) during such events.
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

The objective is consistent with the territorial authority’s function to avoid or mitigate natural hazards (s31(1)(b(i))). It is an appropriate way to protect people, property and the natural environment.

Most council strategies and policy documents seek to achieve a safer community, and this includes maintaining appropriate emergency management procedures (eg the Environment, Transport and Urban Development Strategies; 2006, and draft Long Term Council Community Plan, 2006/07-2015/16).

On the basis of the above, this objective is **appropriate** for achieving the purpose of the Act.

12.2.14 To prevent or mitigate any adverse effects of the storage, use, disposal, or transportation of hazardous substances, including waste disposal, and from the use of contaminated sites.

Hazardous substances and contaminated sites pose a significant risk to human health and the natural environment. This objective also relates to the issue in the Plan that seeks to ‘reduce risk’.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act’s purpose
Enabling – social wellbeing	Storage, use, disposal, or transportation of hazardous substances is part of the day to day environment of the Central Area. This objective enables people to make use of hazardous substances in providing for their social, economic and cultural wellbeing, on the basis that every care is taken to prevent or mitigate any adverse effects. Also, remediating contaminated sites promotes people’s health and safety.
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	Hazardous substances pose a threat to people and the environment. Preventing or mitigating the adverse effects of hazardous substances avoids environmental degradation, and contributes to sustaining the potential of natural and physical resources and safe-guarding the life supporting capacity of specified resources (including air, water and soil). Encouraging remediation of contaminated sites will lead to an improved environmental quality.
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

The objective is consistent with territorial authorities’ function to prevent or mitigate any adverse effects of the storage, use, disposal or transportation of hazardous substances, and of the development, subdivision, or use of contaminated land (s31(1)(b)(ii) and (iia)). On the basis of the above, this objective is **appropriate** for achieving the purpose of the Act.

12.2.15 To enable efficient, convenient and safe access for people and goods within the Central Area.

A key component of the Plan is ‘accessibility’ as this promotes sustainable management. At the city-wide level, Wellington City Council has recently prepared a Transport Strategy (2006) that outlines principles relating to being integrated, accessible, efficient, affordable, safe, sustainable and creative.

The Strategy identifies a number of areas for possible change or further investigation and review; for example, in relation to road safety, cycle safety, parking policies and bus priority measures. On completion of any further work any outcomes will be taken on board as appropriate.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act's purpose
Enabling – social wellbeing	Ease of movement within and around the Central Area enables people to provide for their social, economic and cultural wellbeing – without undue delay. Enabling efficient and safe access also provides for people's health and safety.
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	Promoting <i>efficient</i> access is a way of sustaining the potential of resources, including the roading network, the life-supporting capacity of specified resources, such as air, while also minimising adverse environmental effects, such as emissions of carbon monoxide.
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

Access for moving people and goods is an important part of any functional city. On the basis of the above, this objective is **appropriate** for achieving the purpose of the Act.

12.2.16 To facilitate and enable the exercise of tino rangatiratanga and kaitiakitanga by Wellington's tangata whenua and other Maori.

Tangata whenua with ancestral relationships with Wellington city have an important resource management role in the district. There are opportunities to foster this role.

Elements that make up the purpose of the Act	Examination of objective in meeting the Act's purpose
Enabling – social wellbeing	Enabling the exercise of tino rangatiratanga – or self determination – helps to ensure that tangata whenua provide for their communities social, cultural and economic wellbeing, for example in the way natural and physical resources are managed. Enabling kaitiakitanga provides for tangata whenua to actively provide guardianship over natural and physical resources.
Enabling – economic wellbeing	
Enabling – cultural wellbeing	
Enabling – health and safety	
Sustaining the potential of natural and physical resources	Enabling the exercise of kaitiakitanga or guardianship helps to ensure that any adverse effects on the cultural conditions associated with the environment (including amenity values, natural and physical resources and ecosystems) are avoided, remedied or mitigated. Exercising kaitiakitanga contributes to sustaining the potential of natural and physical resources, and where relevant safeguarding the life-supporting capacity of specified resources.
Safeguarding life-supporting capacity	
Avoiding, remedying, or mitigating any adverse effects on the environment	

In achieving the purpose of the Act, section 6(e) requires the Council to recognise and provide for *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga*. In turn section 7(a) requires regard to be had to 'kaitiakitanga', and section 8 requires the principles of the Treaty of Waitangi to be taken into account. The principles of the Treaty include, amongst other things, the duty to provide information in a timely manner, and to maintain an open mind in decision making.

An important part of any relationship of tangata whenua with ancestral areas is tino rangatiratanga or self determination. Although tino rangatiratanga naturally links back to the people with manawhenua over the area or rohe, there is also a role for other Maori to maintain their cultural wellbeing, for example, in establishing and operating kohanga reo.

In recognising these matters, this objective is **appropriate** for achieving the purpose of the Act.

Appendix B1 References

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