

Proposed District Plan Recommendations of the Independent Hearings Panel (IHP)

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Wellington City Council
Me Heke Ki Pōneke

Briefing for Elected Representatives

Recap and Hearing Stream 6
1 April 2025

Briefing scope

- What is this decision?
- Planning processes compared
- Disapproving of recommendations
- What will it cover?
- Next steps
- Support available

Questions

- Hearing stream 6 recommendations

Questions

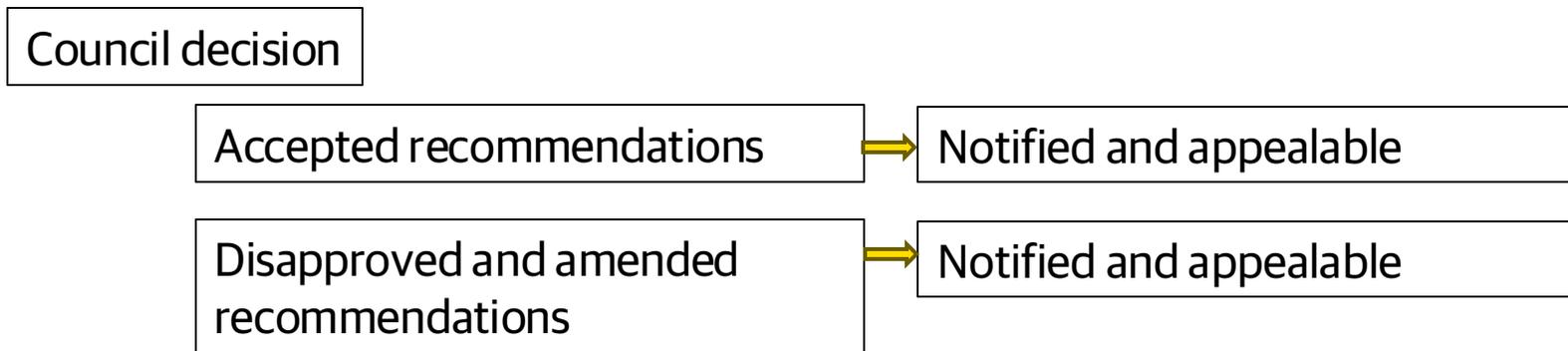


What is this decision?

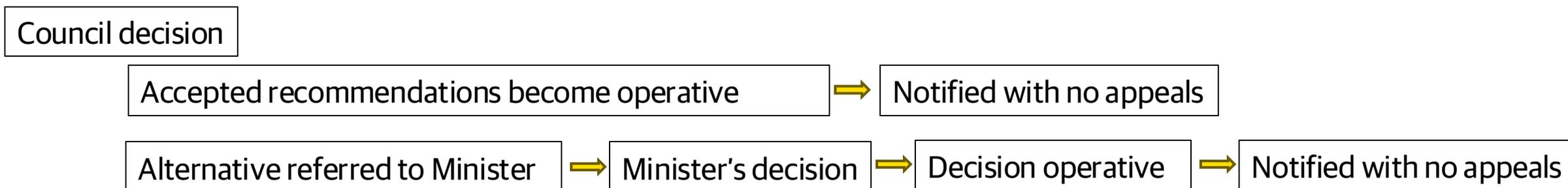
- On 12 June, Council is making decisions on hearing streams 6 – 11 of the Proposed District Plan (PDP).
- Decisions will be informed by IHP recommendations and are the final decisions for the PDP process.
- These decisions will be made under the Schedule 1 Part 1 (Standard RMA) planning process.
- Council is the decision maker on provisions. Ministers are not involved.
- The output of this decision will be:
 - District Plan amended to reflect decisions.
 - Appeals on decisions open for 30 WD after decisions publicly notified.
 - Plan will become operative after appeal period (another paper will come to Committee to authorise).

Planning processes compared

Standard planning process



Intensification streamlined planning process (ISPP)



Rejection/Disapproval of IHP recommendations

- The IHP has heard submitters and considered evidence put forward to it.
- Council needs to consider all recommendations of the IHP.
- Council has retained ability to disapprove of IHP recommendations.
- Disapproving with recommendations typically approached with caution.
- In coming to its own view, Council needs to put itself in similar position to the IHP:
 - Consider submissions;
 - Review hearing footage;
 - Consider evidence presented in hearings; and
 - If necessary, undertake any further evaluation required under the Act.
- Officers can assist with the provision of information and evaluation requirements.

What will this decision cover?

- Special Purpose Zones
- Development Areas
- Rural Zone and design guide
- Open space zones
- Signs
- Light
- Natural environment and significant natural areas
- Infrastructure
- Transport
- Designations



Where we've been

March 2024

- Council decisions on intensification and related provisions.
- Referral of alternative intensification recommendations to Minister.

May 2024

- Ministerial decisions on alternative intensification recommendations.

March - November 2024

- Remaining Proposed District Plan hearings for streams 6 - 11.

Where we're going

April - May

- Briefings on IHP recommendations for hearing streams 6 – 11.

12 June

- Kōrau Tūāpapa | Environment and Infrastructure Committee decision.

Early July

- Decision is publicly notified.
- New rules have legal effect.
- Appeal period begins.

Briefing series



Today

Decision making
Special Purpose
Zones
Development Areas



8 April

Rural and Open Space
Temporary Activities
Signs
Light
Hospital & Tertiary



15 April

Coastal environment
Natural features and
landscapes
Public access
Natural character



29 April

Infrastructure
Transport
Renewable electricity
generation
Designations
Hazardous substances



27 May

Ecosystems and
indigenous
biodiversity
Significant natural
areas (SNAs)

Who's here to help

Planning officers

- Provide briefings.
- Answer questions.
- Assist in the provision of information and evaluation requirements where Council disapproves of recommendations.

Legal and democratic support

- Meeting Secretariat.
- Answer legal questions and assist the decision-making process.

Questions?

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Hearing Stream 6 Topics

Special Purpose Zones

- Quarry Zone
- Stadium Zone
- Port Zone
- Corrections Zone
- Airport Zone
- Future Urban Zone

Development Areas

- Lincolnshire Farm
- Upper Stebbings and Glenside West

Quarry Zone (QUARZ)

Quarry Zone

- Applies to Kiwi Point Quarry and Horokiwi Quarry
- Purpose of the zone is to enable the continued use and operation of Wellington's large-scale quarries
- 40 submissions and 6 further submissions
- IHP recommended no changes to QUARZ provisions



Kiwi Point Quarry Precinct

- Applies to Kiwi Point Quarry in Ngauranga Gorge
- Was zoned mix of Business 2 and Open Space B in 2000DP
- Precinct provisions detail specific requirements i.e. Quarry Management Plan
- IHP recommended no changes



Panel recommendations

- Horokiwi Quarries sought that land adjacent to their existing quarry operation be rezoned to Quarry Zone
- The IHP agreed in part with the rezoning (up until the ridgeline) and additionally recommended a new – Horokiwi Quarry Precinct (PRECO2) with:
 - 1 objective
 - 2 policies
 - 1 restricted discretionary rule



Notified



Submission



Recommended

Horokiwi Quarry Precinct

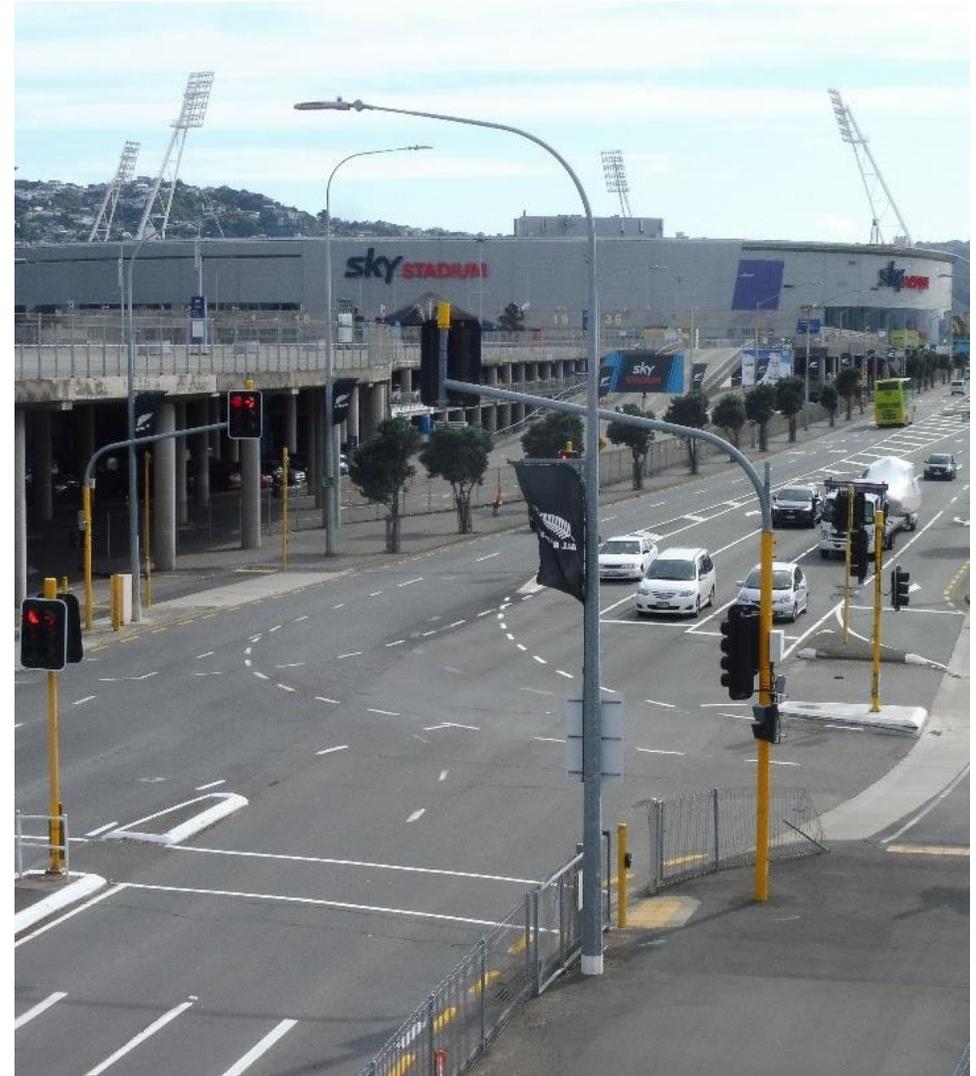
- New precinct introduced by IHP applies only to rezoned areas
- Purpose is to enable quarry expansion
- Was zoned mix of Rural and Conservation in 2000DP
- New precinct provisions manage adverse effects and require a Quarry Management Plan



Stadium Zone (STADZ)

Stadium Zone

- Applies only to the Wellington Regional Stadium site
- Purpose of the zone is to enable stadium activities
- Was zoned Central Area in the 2000DP
- Only 9 submissions
- IHP recommended 1 minor amendment



Port Zone (PORTZ)

Port Zone

- Applies from Kaiwharawhara in the north to Railway/Interisland Wharf in the south
- Purpose of the zone is to enable operational port activities and continued safe and efficient operation of the commercial port
- Was zoned Central Area in the 2000DP
- 138 submissions and 34 further submissions
- IHP recommended only minor 'touch up' amendments



Port Zone Precincts

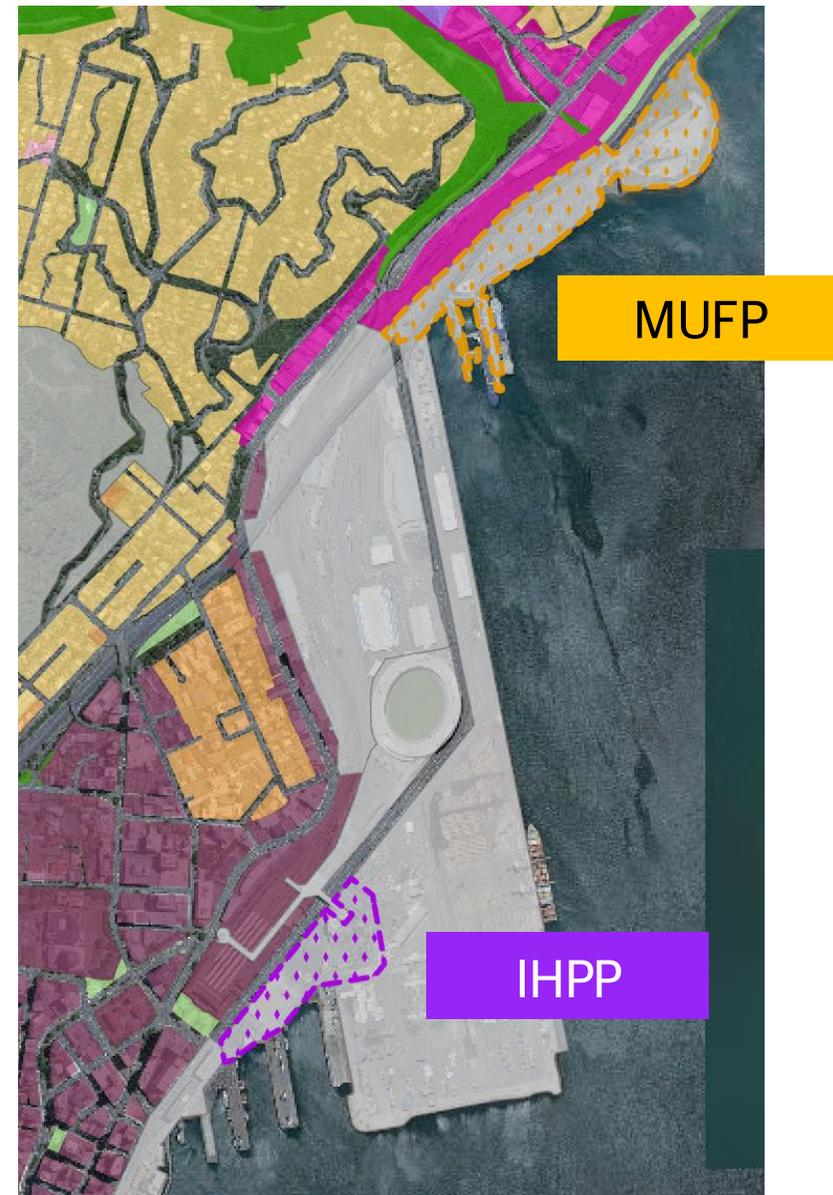
Inner Harbour Port Precinct (IHPP)

- Purpose of the IHPP is provide for the long-term vision for the area into a vibrant integrated mixed-use environment

Multi-User Ferry Precinct (MUFP)

- Purpose of the MUFP is to enable the potential reconfiguration of the Cook Strait ferry operations

APP10 – Inner Harbour Port Precinct and Multi-User Ferry Precinct Requirements



Panel recommendations

- New policy clauses about responding to coastal marine area + Kaiwharawhara Stream and estuary
- Clarification that the Permitted Activity passenger port building rule applies only to existing operators
- IHPP: Permitted office activities GFA increased from 2000m² to 10,000m²
- IHPP: New Permitted Activity rule for minor ads/alts and buildings less than 100m²

Alignment with CentrePort's long-term vision:



Corrections Zone (CORZ)

Corrections Zone

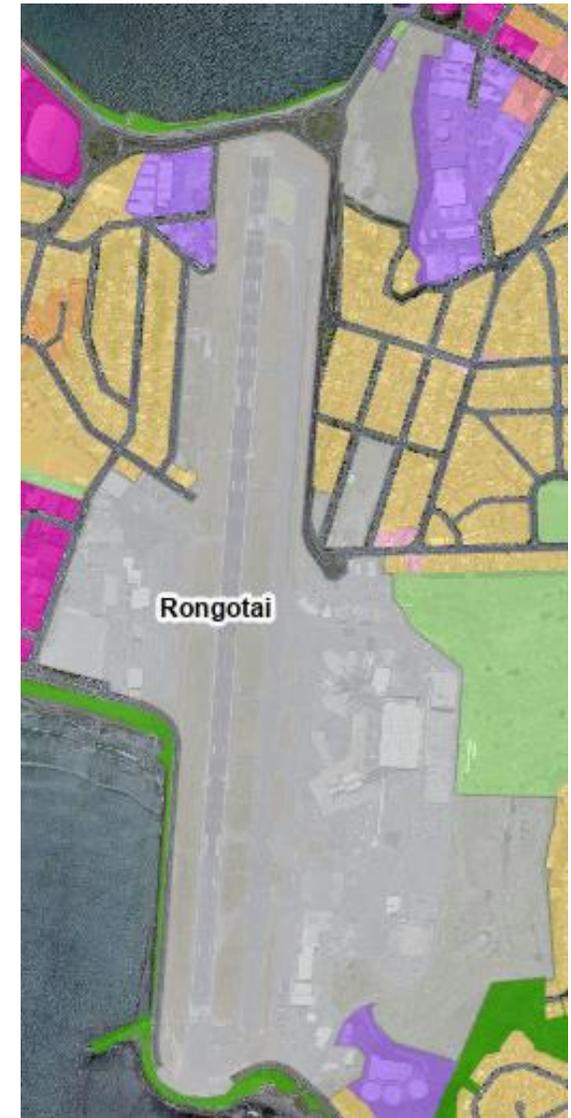
- Applies to the land that Arohata women's prison is located on.
- Purpose is to enable ongoing operation and development of the prison.
- Works in conjunction with designation.
- Was zoned rural in the 2000 DP.
- 13 submission points.
- IHP recommended no amendments



Airport Zone **(AIRPZ)**

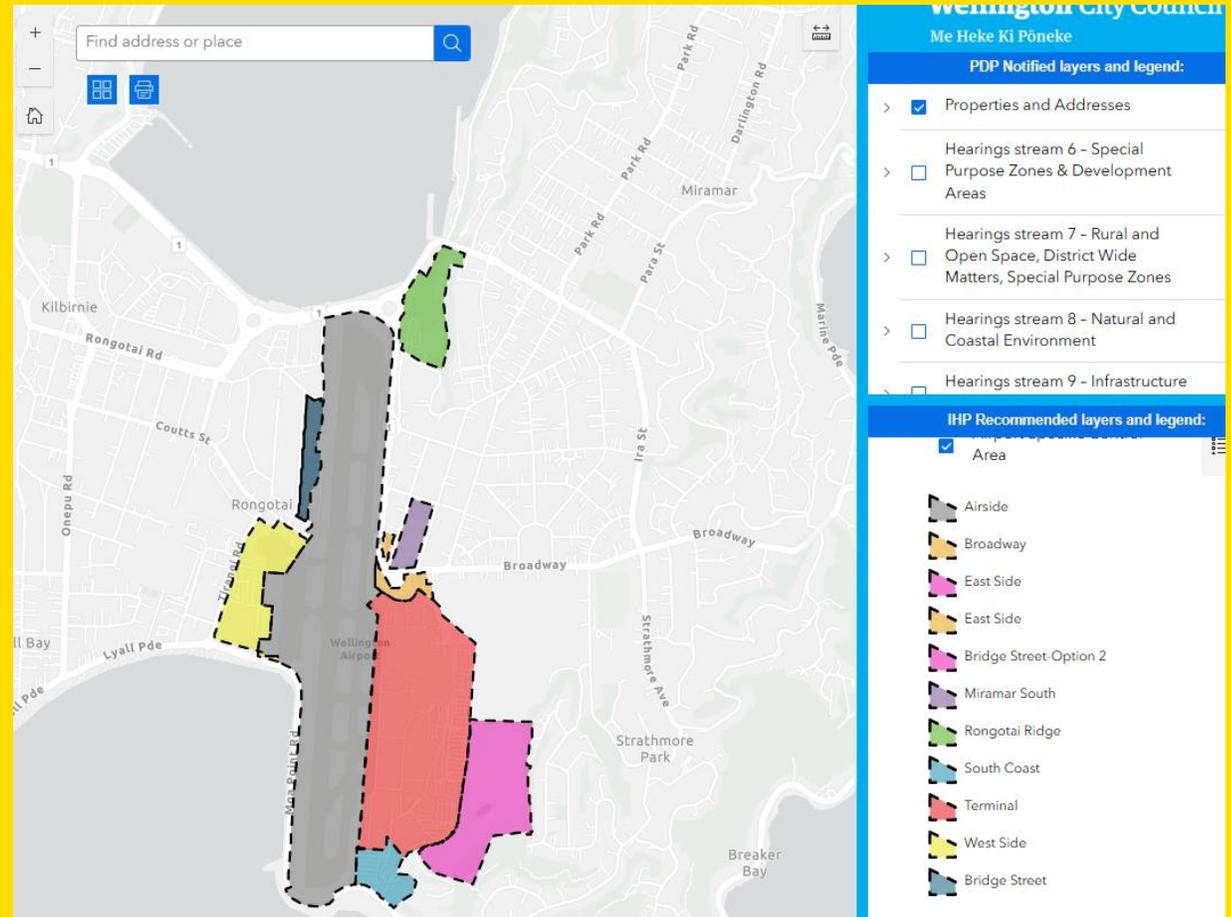
Airport Zone

- Applies to the land owned by the airport.
- Purpose is to recognise and protect airport operations.
- Works in conjunction with designations and reflects change in airport extent since 2000 District Plan.
- 244 submission points.



Panel recommendations

- "Precincts" changed to "Specific Control Areas"
- New Bridge Street "Specific Control Area" introduced with 7m building height.
- A number of changes made to provisions for clarity, greater consistency with wider plan, to clarify relationship with designations and to remove unnecessary duplication.



Future Urban Zone

(FUZ)

+

Development

Areas

(DEV2 + DEV3)

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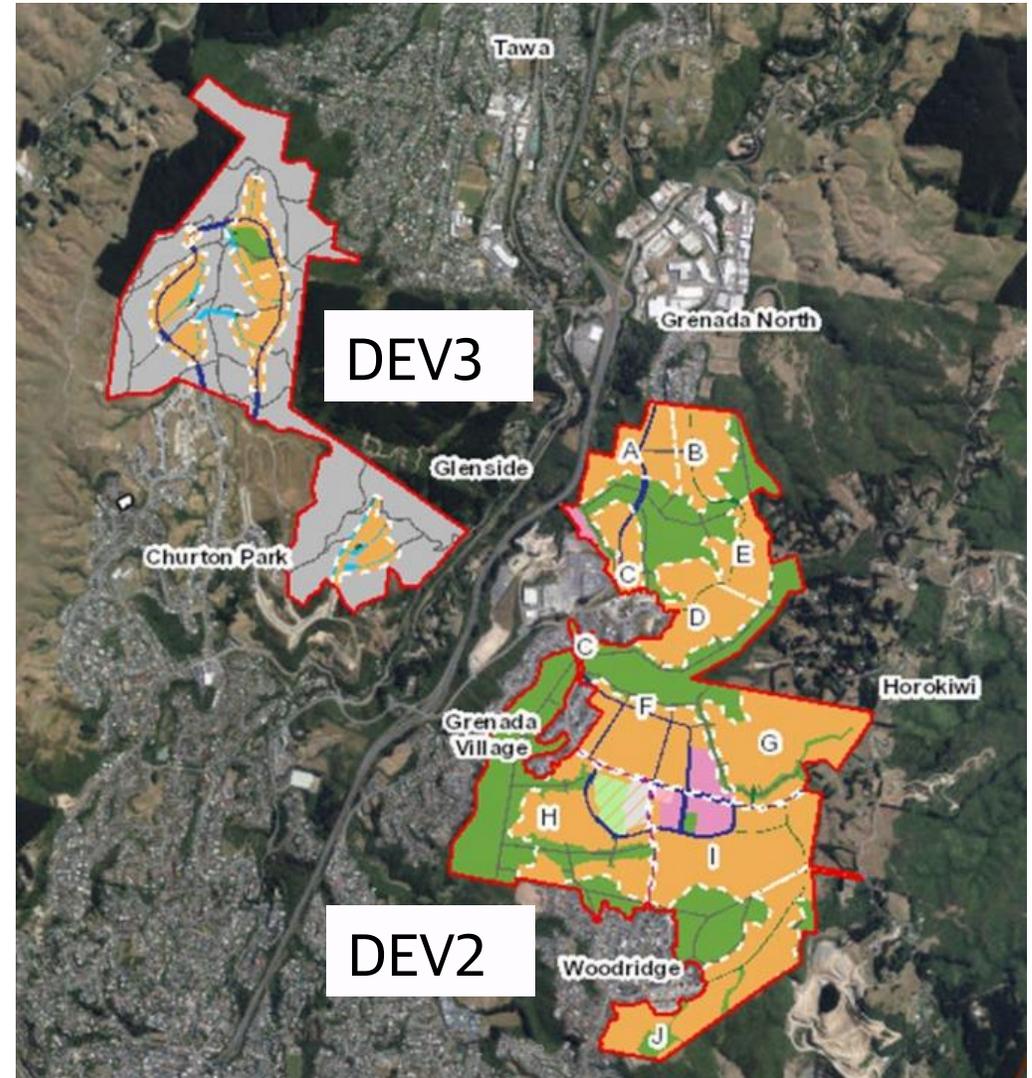
Future Urban Zone + Development Areas

Lincolnshire Farm (DEV2)

- APP12 – Lincolnshire Farm Development Area

Upper Stebbings and Glenside West (DEV3)

- APP13 – Upper Stebbings Glenside West Development Area



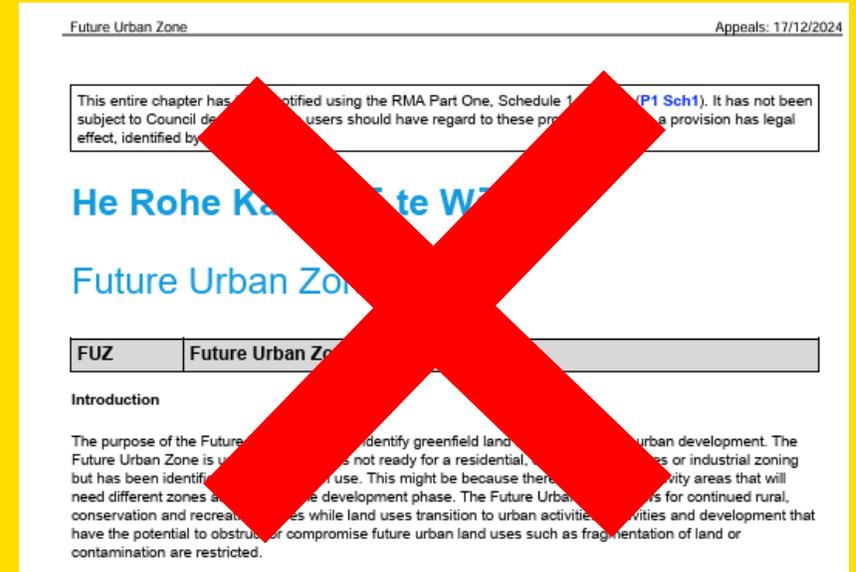
Future Urban Zone

- Purpose to act as a 'holding zone' to enable urban development to occur in an integrated and cohesive manner
- Zoned Rural and Urban Development Area in 2000DP
- 201 submissions and 33 further submissions



Panel recommendations

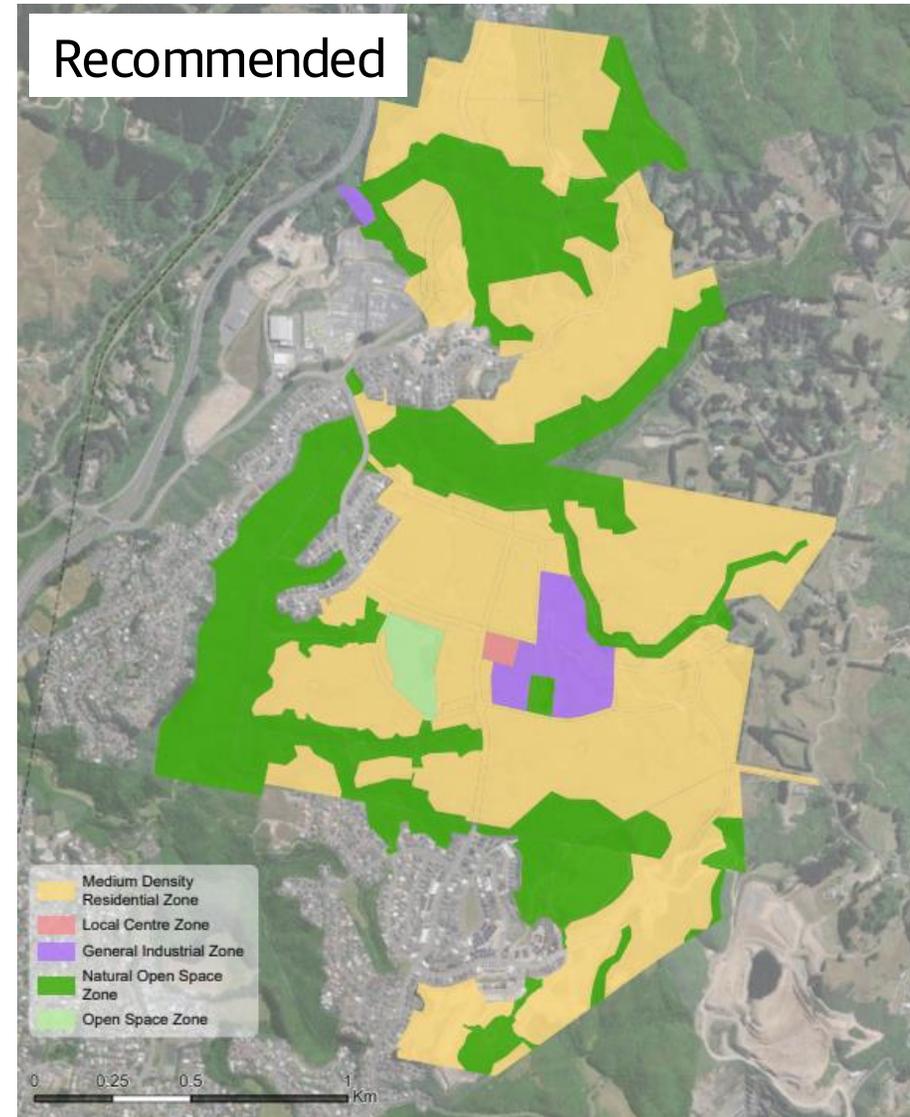
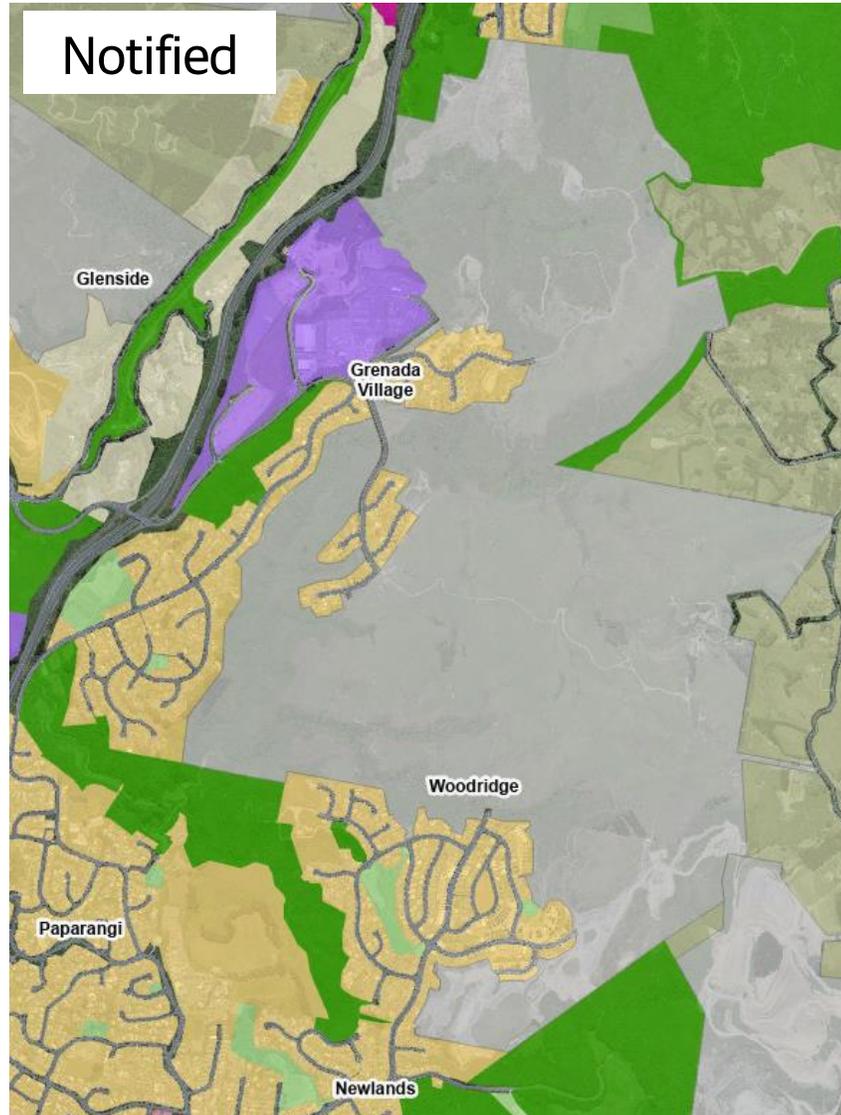
- Deletion of the Future Urban Zone (FUZ) in its entirety
- Upzoning/live zoning of the FUZ based on the underlying Development Areas structure plan to MRZ, NOSZ, GIZ etc



DEV2 Zone Amendments

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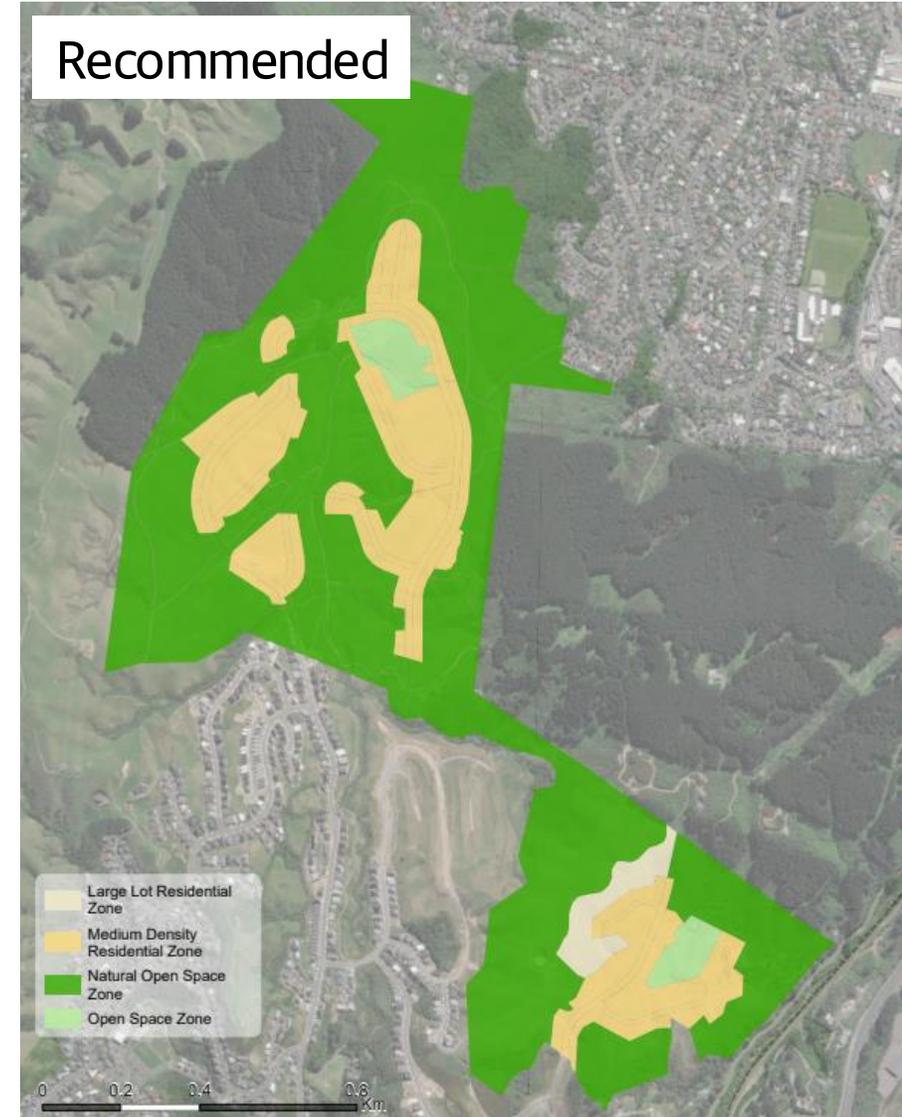
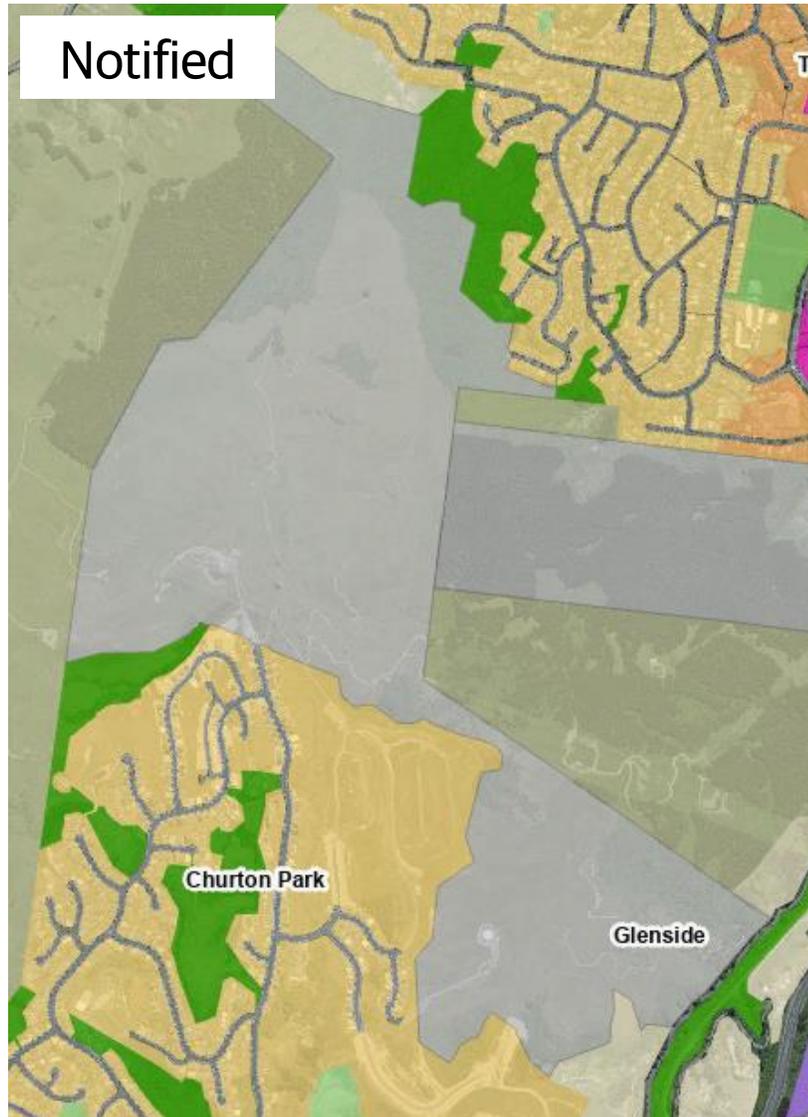
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DEV3 Zone Amendments

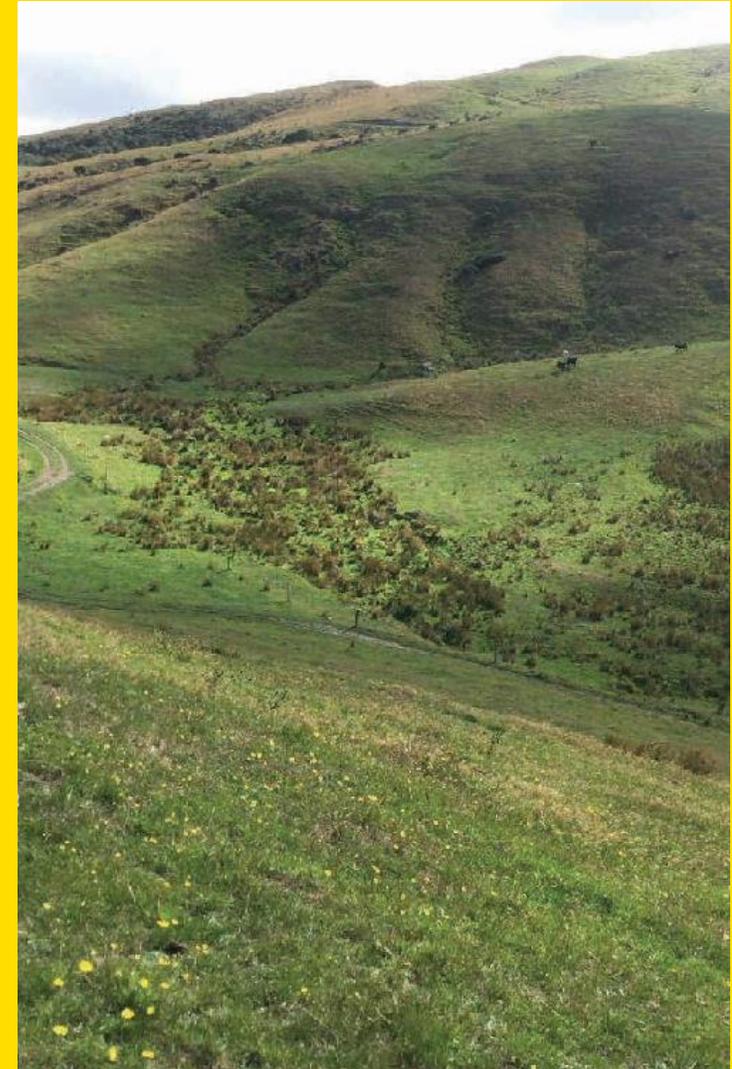
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Panel recommendations

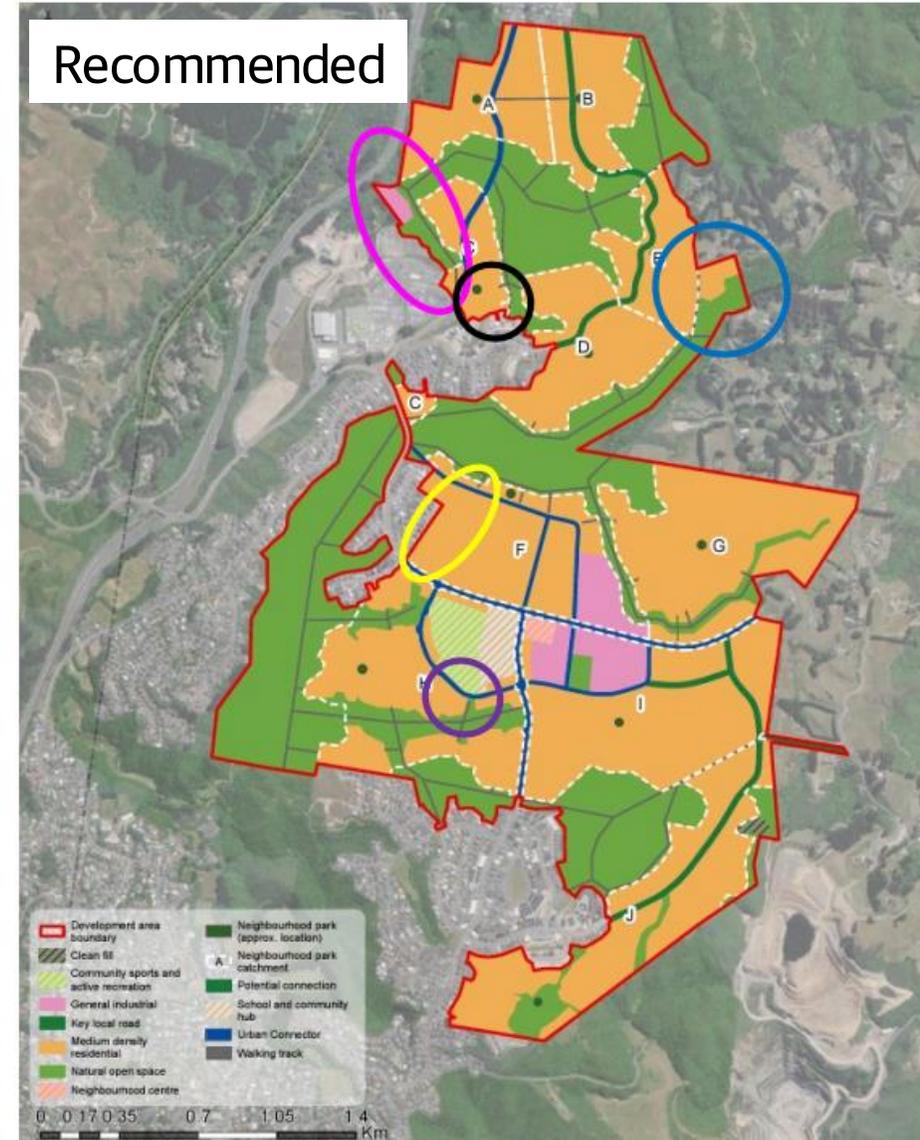
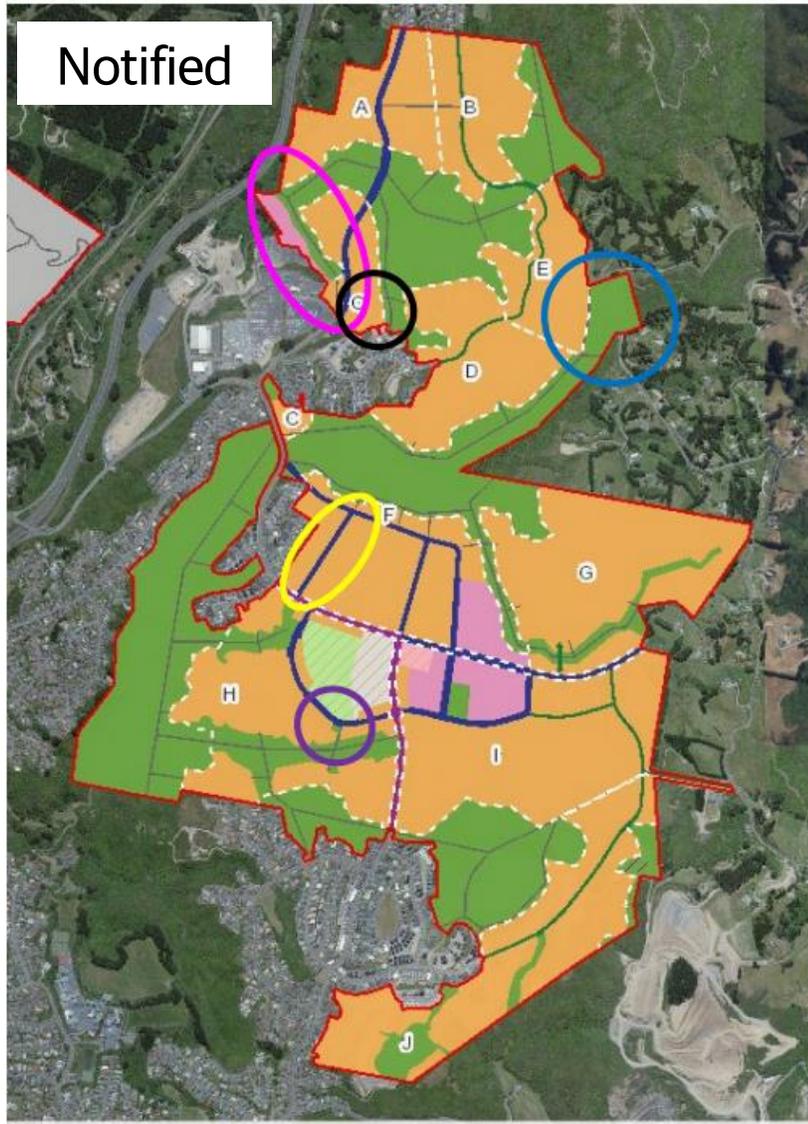
- IHP recommendations based on Joint Witness Statement between Council and the landowners' planners
- New policies to allow for flexibility of Development Area boundaries
- New rules which require development to be in accordance with the planning maps and appendices
- Minor tweaks to internal Development Area zone boundaries to reflect on the ground works / consenting



Lincolnshire Farm

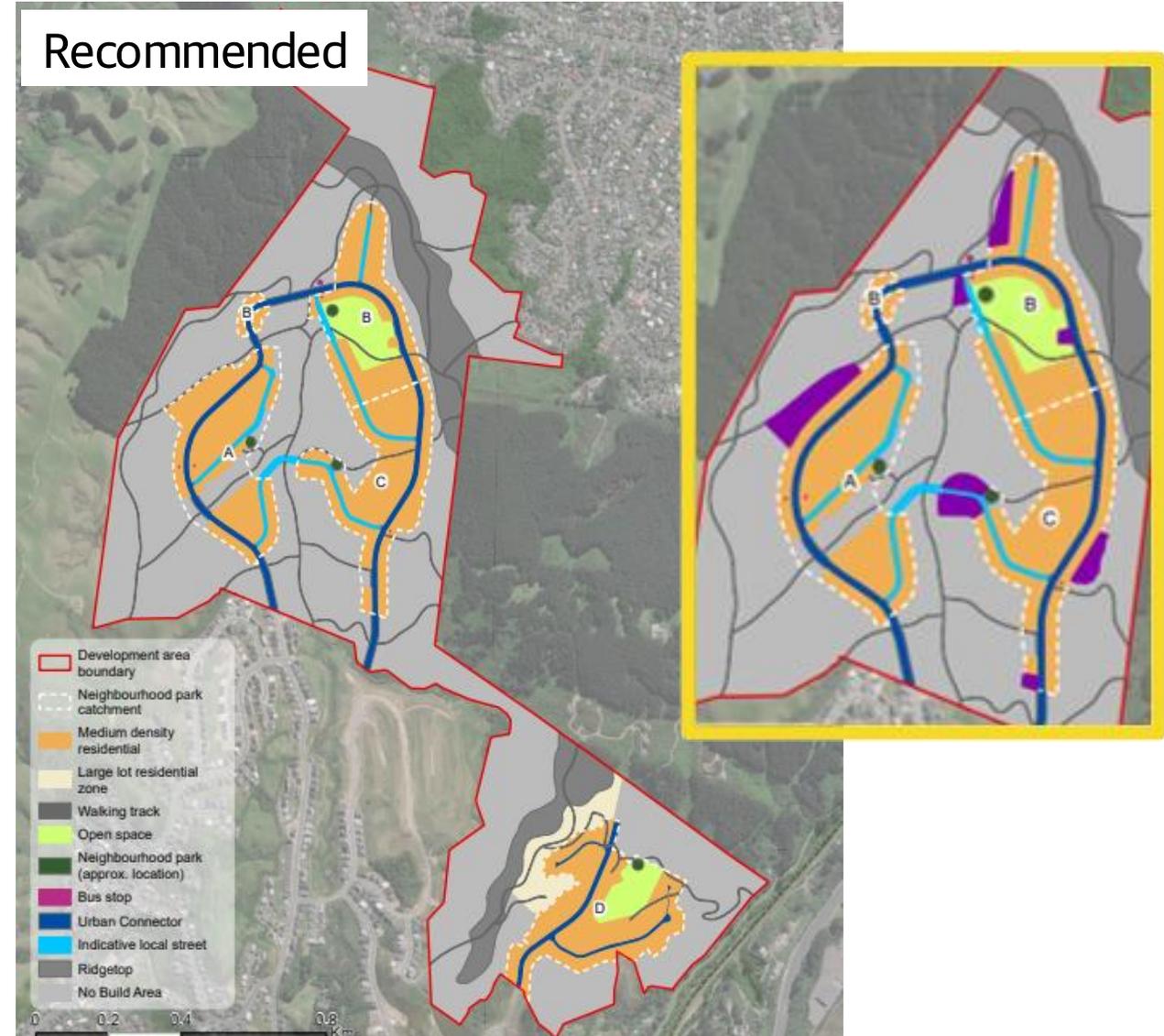
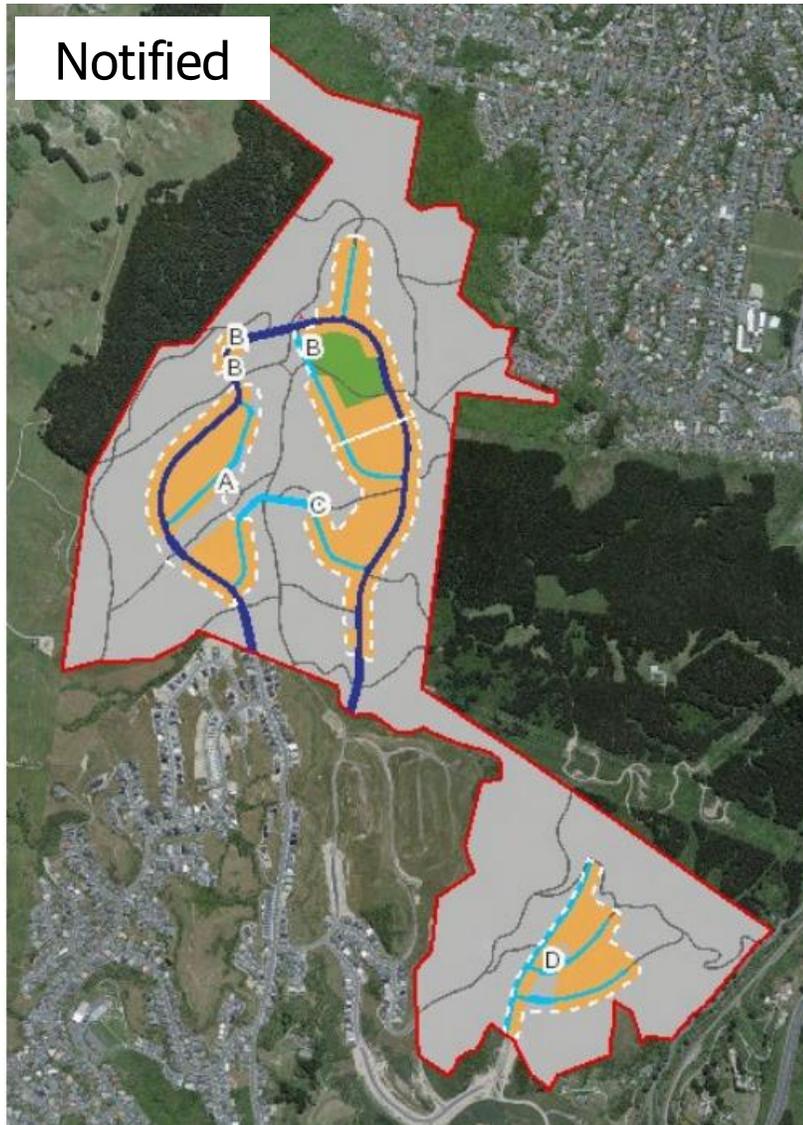
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Upper Stebbings & Glenside West

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Panel recommendations

- New DEV2 objective and additional policy clause about connection between Grenada North and Woodridge
- More specific reference to Marshalls Ridge throughout DEV3
- Deletion of all duplicate provisions because the live zoning means the underlying zone provisions are now applicable:
 - DEV2: 33 rules and 21 standards deleted
 - DEV3: 17 rules and 16 standards deleted



Questions?

Next Briefing

Tuesday 8 April 2025

Hearing Stream 7 – Rural and Open Space, District Wide Matters, Special Purpose Zones

- Rural Zone & Design Guide
- Open Space Zones
- Hospital and Tertiary Zones
- Light
- Signs
- Temporary Activities



Ngā mihi
Thank you