

Under the Resource Management Act 1991

In the matter of hearings of submissions and further submissions on the Proposed Wellington City District Plan

By **Wellington's Character Charitable Trust Inc**
Submitter

FIRST MEMORANDUM OF COUNSEL FOR WELLINGTON'S CHARACTER CHARITABLE TRUST
30 JANUARY 2023

Counsel Acting
D W Ballinger
Stout Street Chambers

(04) 915 9278
duncan.ballinger@stoutstreet.co.nz
PO Box 117, Wellington

FIRST MEMORANDUM OF COUNSEL FOR WELLINGTON'S CHARACTER CHARITABLE TRUST

1. Counsel files this memorandum in response to the Panel's request in Minute 1 for detailed memoranda where any party wishes to dispute the allocation of topics in the proposed district plan (PDP) to the ISPP "fast track" process versus the Part 1 Schedule 1 "slow track" process.

Summary of position

2. Wellington's Character Charitable Trust submits that there has been a misallocation of the following provisions in the PDP to the ISPP process:
 - (a) Historic Heritage Chapter, rules HH-R1, HH-R2, HH-R3, HH-R6, HH-R7, HH-R8, HH-R9, HH-R10, HH-R11, HH-R12, HH-R14, HH-R15, HH-R16; and all related policies and standards that those rules refer to.
 - (b) Medium Density Residential Zone, Character Precincts, rules MRZ-PRECO1-R1 through to MRZ-PRECO1-R7, and all related policies and standards that those rules refer to.
3. In addition, Wellington's Character Charitable Trust submits that any proposals by submitters for additional demolition or maintenance provisions in the Character Precincts or Historic Heritage chapters should be allocated to the Part 1 Schedule 1 process.
4. Broadly, these provisions regulate demolition and maintenance of heritage buildings and structures and buildings in character precincts and heritage areas. For ease of reference, they are referred to here as the "demolition/maintenance provisions".
5. The relief sought by this submission is that the Panel gives a direction that the demolition/maintenance provisions identified above will be subject to a recommendation that they be removed from the ISPP process and instead that decisions on them are made under Part 1 Schedule 1 of the Resource Management Act 1991 (RMA).

Background

6. The demolition/maintenance provisions at issue apply in relation to heritage buildings and heritage structures, and buildings and structures in character

precincts. They provide activity standards and policy guidance for maintenance and partial and full demolition of such buildings and structures.

7. An instructive example is MRZ-PRECO1-R4, which provides that demolition of any building constructed prior to 1930 in a character precinct is a restricted discretionary activity, subject to the matters of discretion in MRZ-PRECO1-P2.
8. Wellington's Character Charitable Trust has made a specific submission [233.4] on this pre-1930 demolition rule, seeking as relief that it should apply to a much wider area and specifically to the same area to which the equivalent rule in the operative district plan applies. This submission is founded in the protection of historic heritage being a matter of national importance identified in section 6 of the RMA.
9. This provision, and the other demolition/maintenance provisions identified above, have been notated "ISPP" in the notified PDP. This means that they were notified as part of an Intensification Planning Instrument (IPI) using the Intensification Streamlined Planning Process (ISPP).
10. In order to understand how that notation came to be included for the demolition/maintenance provisions, it is necessary to step through the relevant provisions in the RMA and then explain how they were applied by the Council in making its notification decision.
11. Subpart 5A of Part 5 of the RMA governs the preparation of an IPI using the ISPP process. The IPI is the "change to the district plan" and the ISPP is the planning process used to make that change.
12. The IPI may not be used for any purpose other than those specified in section 80E.¹ There are two limbs to section 80E:
 - (a) First, changes that the IPI "must" make. The IPI must incorporate the MDRS, and it must give effect to policies 3 and 4 of the NPS-UD (for a tier 1 territorial authority).
 - (b) Second, changes that the IPI "may" make. It may include provisions relating to financial contributions, provisions to enable papakāinga

¹ Section 80G of the RMA.

housing, and related provisions that support or are consequential on the MDRS or NPS-UD policies.

13. The distinction between “must” and “may” is significant. The former requirements are obviously mandatory. The latter requires a discretionary evaluation. The factors that appear to influence that evaluation include:
 - (a) The appropriateness of considering the provision using the expedited and streamlined ISPP process, including the lack of appeal rights afforded to submitters if the ISPP is utilised;²
 - (b) The desirability of recognising plan integration and dependencies between provisions.³

14. The Council's decisions as to which provisions should be allocated to the ISPP and IPI was made at a Planning and Environment Committee meeting on 12 May 2022. The agenda for that 12 May 2022 meeting shows that the relevant advice from Council officers was that:⁴
 - (a) The ISPP must include plan provisions that give effect to policy 3 and policy 4 of the NPS-UD;
 - (b) The character precincts provisions must be part of the ISPP because “they do not enable 6 storey development and rely on Policy 4 to justify that”; and
 - (c) The historic heritage provisions must be part of the ISPP. This was because “heritage areas have lower building heights than those required by policy 3 and rely on policy 4 to justify that”. For heritage buildings, the advice was that the provisions do not enable maximum development capacity to be realised in the city centre.

15. The Council Committee agreed with the recommended scope of the IPI plan content and to proceed with the ISPP based on that advice.⁵ That was later confirmed when the Council resolved to notify the plan on 23 June 2022. The

² Section 42A overview report at [84].

³ Section 42A overview report at [83].

⁴ Wellington City Council Agenda for 12 May 2022 Planning and Environment Committee meeting, page 104–106 at paragraphs [17]–[24].

⁵ Wellington City Council Planning and Environment Committee meeting minutes dated 12 May 2022 at [2.3] “Proposed District Plan: Confirmation of Plan Content Pathways”.

PDP was then notified with the demolition/maintenance provisions having the ISPP notation and therefore forming part of the IPI.

16. Following the notification of the PDP, there have been submissions for new provisions on maintenance and demolition to be added to the Historic Heritage and Character Precinct chapters. For example, Historic Places Wellington has submitted [182.13] for a new policy relating to “demolition by neglect”. For procedural purposes, such proposals should be treated in the same category as the demolition/maintenance provisions in the notified plan.

Submissions

17. There are three legal issues covered by this submission:
 - (a) Were the demolition/maintenance provisions required by s 80E(1)(a) to be included in the IPI?
 - (b) Should the demolition/maintenance provisions be included in the IPI by applying the discretion in s 80E(1)(b)?
 - (c) Does the hearings panel have jurisdiction to reallocate the demolition/maintenance provisions to the Part 1 Schedule 1 process at this juncture?

First issue: Were the demolition/maintenance provisions required by s 80E(1)(a) to be included in the IPI?

18. To qualify for mandatory inclusion in the IPI for a tier 1 authority, the provision at issue must either (i) incorporate the MDRS or (ii) give effect to policies 3 and 4 of the NPS-UD.
19. Neither is true of the demolition/maintenance provisions.
20. The demolition/maintenance provisions do not incorporate the MDRS. The MDRS set out in Schedule 3A to the RMA do not include any standard or other regulation of the maintenance and demolition of buildings and structures.
21. Nor do the demolition/maintenance provisions give effect to policy 3 and 4 of the NPS-UD. Those policies are that district plans “enable” building heights and densities to meet certain requirements, with modification of the relevant

building height or density requirement only available to accommodate a qualifying matter.

22. It is helpful to read policy 3 and 4 with clause 3.31 of the NPS-UD. Clause 3.31 of the NPS-UD directs the tier 1 territorial authority to “identify, by location, the building heights and densities required by Policy 3” and to “specify the alternate building heights and densities proposed for those areas” where a qualifying matter applies.
23. In essence, the NPS-UD policies are a direction to require certain building height and density standards in the district plan. Therefore, building heights and density standards that give effect to that direction must be allocated to the IPI.
24. The demolition/maintenance provisions are in a discrete category. They are not rules or standards about what building heights are permitted for the relevant site. They simply regulate partial/total demolition and maintenance activities, which has nothing to do with building heights and densities.
25. It is therefore submitted that the Council officers' advice was incorrect to suggest that all character precinct and historic heritage provisions must be included in the IPI on the basis that they give effect to policy 4. This advice failed to identify that the demolition/maintenance provisions have a different flavour.
26. The demolition/maintenance provisions were therefore misallocated to the IPI based on this incorrect officer advice. The demolition/maintenance provisions are not required by section 80E(1)(a) to be included in the IPI.

Second issue: Should the demolition/maintenance provisions be included in the IPI by applying the discretion in s 80E(1)(b)?

27. For the demolition/maintenance provisions to be included in the IPI based on s 80E(1)(b), there would need to be a discretionary decision to allocate them to the IPI.
28. The section 42A report explains that the Council adopted to take a strict approach to section 80E and not to utilise the discretion under section

80E(1)(b). A broader approach was rejected, with the Council taking the view that it was preferable for submitters to retain appeal rights.⁶

29. The Council agenda and minutes indicate that a limited list of parts of the plan were to be included in the ISPP/IPI in order to retain plan integration and recognise dependencies between provisions. This limited list of plan provisions in this category included certain strategic directions, the three waters and wind chapters, certain subdivision and earthworks provisions, and some appendices, schedules and design guides.⁷
30. This narrow approach to the section 80E(1)(b) discretion does not support allocating the demolition/maintenance provisions into the IPI.
31. Even if the allocation of the demolition/maintenance provisions were to be looked at afresh, it is submitted that there would be insufficient basis to include them in the IPI because:
 - (a) The provisions protect historic heritage, which is a matter of national importance in section 6;
 - (b) It is therefore important that appeal rights for submitters be retained so that the degree of protection of historic heritage is able to be tested on appeal; and
 - (c) The competing factor is plan integration and recognition of the dependencies between provisions, however this is not a significant factor in light of the Panel's decision to allocate the PDP hearings into streams, with all historic heritage and character precincts to be heard together regardless of their ISPP/P1Sch1 allocation.

Third issue: Does this Panel have jurisdiction to reallocate the demolition/maintenance provisions to the P1 Schedule 1 process at this juncture?

32. This issue is discussed because the section 42A report on Hearing Stream 1 suggests that the plan making process through which provisions were notified cannot be changed post notification and that this Panel does not have the

⁶ Section 42A overview report at [80]–[84].

⁷ Wellington City Council Agenda for 12 May 2022 Planning and Environment Committee meeting, page 104–106 at paragraphs [25]–[27].

power or authority to reallocate or to correct misallocations. This view is said to be informed by legal advice.⁸

33. Wellington's Character Charitable Trust disagrees, and submits that the Panel does have jurisdiction to grant the relief sought by this submission.
34. First, it is unlikely that Parliament would have intended the independent hearings panels not to have an ability to recommend the correction of misallocations of provisions to the IPI. If the Panel does not have the ability to do so, then there would be no opportunity to correct legal errors in the allocation except for judicial review by the High Court. That would not be consistent with the purpose of achieving "an expeditious planning process",⁹ or with the statutory timeframes for decisions.
35. Secondly, the Panel can make recommendations that are related to any matter identified by the Panel or another person during the hearing, without being limited by the scope of submissions on the IPI.¹⁰ This can include a recommendation to delete a provision from the IPI and reintroduce that same provision (with or without amendment) into the plan being processed under Part 1 Schedule 1. There is therefore a mechanism for the Panel to recommend the correction of any misallocation.
36. Thirdly, the Panel has an ability to recommend that new provisions be included in the PDP in response to matters raised in submissions.¹¹ Logically, the Panel's recommendations report will need to indicate whether new provisions are allocated to the ISPP or Part 1 Schedule 1, so that the scope of appeal rights is crystallised. This factor indicates that the Panel is expected to engage with the correct allocation of provisions to the ISPP or Part 1 Schedule 1 process.

Relief sought and next steps

37. For the reasons explained in this memorandum, it is submitted that the Panel should give a direction now that the demolition/maintenance provisions

⁸ Section 42A Report: Part 1 at [81].

⁹ Section 80D.

¹⁰ Clause 99 of Schedule 1.

¹¹ Clauses 10(1) and 100(2)(c) of Schedule 1.

were misallocated to the IPI/ISPP, and recommend that this misallocation be corrected when it issues its recommendation report(s).

38. It appears that the Panel intends to address submissions on the allocation of provisions as part of Hearing Stream 1. Counsel will therefore be available to speak to this submission as part of Wellington's Character Charitable Trust's presentation in Hearing Stream 1.
39. It may be helpful for the Council reporting officers to provide any legal submissions on the reasons why they consider the Panel lacks jurisdiction to address these allocation issues.



D W BALLINGER
Counsel for Wellington's Character Charitable Trust
30 JANUARY 2023

Index of relevant attached documents

1. Agenda to Planning and Environment Committee meeting on 12 May 2022 "Proposed district plan: confirmation of plan content pathways".
2. Minutes from Planning and Environment Committee meeting on 12 May 2022.
3. Minutes from Planning and Environment Committee meeting on 23 June 2022.

PROPOSED DISTRICT PLAN: CONFIRMATION OF PLAN CONTENT PATHWAYS

Kōrero taunaki | Summary of considerations

Purpose

1. This report to Pūroro Āmua | Planning and Environment Committee identifies the content of the Proposed District Plan (PDP) which will follow an Intensified Streamlined Planning Process (ISPP) and the Part One, Schedule One process (standard process).

Strategic alignment with community wellbeing outcomes and priority areas

Aligns with the following strategies and priority areas:

- Sustainable, natural eco city
 - People friendly, compact, safe and accessible capital city
 - Innovative, inclusive and creative city
 - Dynamic and sustainable economy
- Strategic alignment with priority objective areas from Long-term Plan 2021–2031**
- Functioning, resilient and reliable three waters infrastructure
 - Affordable, resilient and safe place to live
 - Safe, resilient and reliable core transport infrastructure network
 - Fit-for-purpose community, creative and cultural spaces
 - Accelerating zero-carbon and waste-free transition
 - Strong partnerships with mana whenua

Relevant Previous decisions

At a meeting on 31 March 2022 Te Kaunihera o Pōneke | Council resolved to:

1. Agree to instruct the Chief Executive to use the Schedule One process under the Resource Management Act for those parts of the Proposed District Plan which are not able to be approved through the Intensification Streamlined Planning Process (3.4)(1).
2. Request officers to come back with more detailed advice chapter by chapter on what needs to be sent through the Intensification Streamlined Planning Process by the 14 April at the Pūroro Āmua | Planning and Environment Committee (3.4)(3).

The Committee date was deferred until 12 May to enable officers time to consider legal advice on the issues outlined in this paper.

Significance

The decision is **rated low significance** due to its regulatory nature in accordance with schedule 1 of the Council's Significance and Engagement Policy.

Importance to Wellington City – low
Community interest – moderate

Consistency with existing policy and strategy – low
The impact on Council’s capacity and capability – low

Financial considerations

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

- 2. Council has previously been advised of the possible cost of Environment Court appeals which could arise from plan content being appealed, and the need to seek additional funding through the LTP.

Risk

Low Medium High Extreme

- 3. Council officers have considered legal advice received in respect of the assessment made. The identification and rationale for the approach recommended is considered robust.

Author	Adam McCutcheon, Senior Advisor Planning
Authoriser	John McSweeney, Place Planning Manager Sean Audain, Manager Strategic Planning Vida Christeller, Acting Chief Planning Officer

Taunakitanga | Officers' Recommendations

Officers recommend the following motion.

That the Pūroro Āmua | Planning and Environment Committee:

- 1) Receive the information.
- 2) Agree with the recommended scope of plan content that will proceed through the Intensification Streamlined Planning Process (ISSP), and the Part One, Schedule One process (standard process).
- 3) Note that decisions on the content and detail of the Proposed District Plan will be made at the 23 June 2022 Council meeting, where authorisation to notify the plan will be sought.

Whakarāpopoto | Executive Summary

4. Decision making processes for the Proposed District Plan (PDP) are required to follow both a Resource Management Act 1991 (RMA) Intensification Streamlined Planning Process (ISPP) and the Part One, Schedule One process (standard process).
5. At the 31 March 2022 Te Kaunihera o Pōneke | Council meeting councillors resolved to use a standard RMA Part One, Schedule One process for those parts of the PDP not otherwise part of the ISPP.
6. At that meeting, officers provided an assessment of the scope of PDP content which needs to be part of the ISPP process.
7. Council resolved to request that officers provide more detailed advice to the Pūroro Āmua | Planning and Environment Committee on that assessment.
8. In reporting back, officers have taken legal advice given the technical and legal nature of this assessment process. There are provisions that must be progressed through the ISPP and provisions that the Council has a discretion about including in that process.
9. The scope of plan content that must or may follow the ISPP is open to interpretation and has not yet been tested by the courts. All high growth councils must now make judgement calls based on the professional advice of staff who are subject matter experts about what is within the scope of the ISPP.
10. Based on further legal advice the following matters are now recommended for inclusion in the standard RMA Part One, Schedule One process:
 - a) Significant Natural Areas (SNAs);
 - b) Sites and Areas of Significance to mana whenua;
 - c) Notable trees; and
 - d) Open space zones.
11. Attachment One provides officers' final recommendations of content to follow the ISPP and the standard process.

Takenga mai | Background

12. The Resource Management (Enabling Housing Supply and other matters) Amendment Act (the Amendment Act) was enacted in December 2021.
13. 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 National Policy Statement on Urban Development 2020 (NPS-UD). This implementation of the Amendment Act must follow a streamlined District Plan making process (the ISPP).
14. This has the effect of splitting Wellington City's PDP into two separate plan change processes.
15. The ISPP process uses an independent hearings panel, has no merits appeals to the Environment Court and must be completed in around one year. This contrasts with the Standard Part One, Schedule One process where those parts could be appealed to the Environment Court.
16. Council resolved to use Part One, Schedule One process for the other parts of the PDP not included in the ISPP.

Kōrerorero | Discussion

17. The scope of plan content which must or may use the ISPP is summarised in Table One below and discussed in turn:

(RMA section 80E)

Must include those plan provisions which:

1. Incorporate the MDRS;
2. Give effect to Policy 3 and 4 of the NPS-UD (intensification and qualifying matters);

May also include provisions which:

3. Relate to financial contributions;
4. Enable papakāinga housing; and
5. Related provisions, including objectives, policies, rules, standards, and zones, that support or are consequential to the above.
 - a) related provisions includes provisions that relate to any of the following, *without limitation*:
 - i. district-wide matters;
 - ii. earthworks;
 - iii. fencing;
 - iv. infrastructure;
 - v. qualifying matters;
 - vi. storm water management (including permeability and hydraulic neutrality);
 - vii. subdivision of land.

Table 1: Scope of ISPP

Incorporate the MDRS

18. **The MDRS must be incorporated into every relevant residential zone (s77G) through the ISPP process.**

19. The MDRS permit 3 residential units up to 11m on any residentially zoned site across Wellington City, and have immediate legal effect unless a qualifying matter applies.
20. This means the Medium Density Residential Zone (MRZ) and High Density Residential Zone (HRZ) MDRS provisions must use the ISPP. This includes subdivision rules giving effect to subdivision provisions introduced by the Amendment Act.

Give effect to Policy 3 of the NPS-UD

21. Policy 3 of the NPS-UD directs Council to change its district plan to enable intensification. Accordingly, the following provisions must be part of the ISPP:
 - a) **All remaining provisions managing buildings and structures in the MDZ and HRZ**
 - because they enable growth around the specified centres or 6 storey buildings within walking catchments;
 - b) **All provisions of the City Centre Zone managing buildings and structures**
 - because they enable building heights and density of urban form to realise as much development capacity as possible;
 - c) **All provisions of the Metropolitan Centre Zone managing buildings and structures**
 - because they enable intensification of at least 6 storeys;
 - d) **All provisions of other centres zones managing buildings and structures**
 - because they enable intensification commensurate with the level of commercial and community services.

Give effect to Policy 4 of the NPS-UD

22. Policy 4 of the NPS-UD enables district plans to include lower building heights and densities than those required by policy 3 (or the MDRS) when qualifying matters apply, and alternative heights or densities are specified.
23. Accordingly, the following provisions must be part of the ISPP:
 - a) **Character precincts**
 - They do not enable 6 storey development and rely on Policy 4 to justify that;
 - b) **Natural hazards**
 - Provisions managing flooding, fault lines and coastal hazards do not enable the MDRS or intensification;
 - c) **Historic Heritage**
 - Heritage areas have lower building heights than those required by policy 3 and rely on Policy 4 to justify that;
 - Heritage buildings do not enable maximum development capacity to be realised in the city centre;

- MDRS on sites of residentially zoned heritage buildings are not permitted activities.

d) Viewshafts

- Viewshafts cannot be intruded into and do not enable maximum development capacity within their spatial extent.

e) Airport noise overlay

- More than one MDRS compliant building on sites within the overlay is not a permitted activity.

f) Very high and high coastal natural character

- MDRS compliant buildings on sites within the overlay are not permitted activities.

g) Waterfront zone

- 6 storey buildings should be enabled on sites within this area, but the proposed waterfront zone proposes the continuation of the 'zero building heights' approach.

24. Also to be progressed through the ISPP are any definitions expressly used in provisions that must be progressed in that process. This is because definitions are integral to the mechanics of how the PDP works and should be considered at the same time as related rules.

Other provisions that may be included

25. While at face value the ISPP appears limited to the MDRS, policy 3 and 4 of the NPS-UD, a wide range of related provisions are enabled to be included.

26. This recognises that the PDP is written in an integrated way and that many provisions support or are consequential to achieve outcomes sought by those otherwise required to be in the ISPP.

27. Accordingly, to retain plan integration and recognise the dependencies between provisions required to be in the ISPP and those which support them, officers recommend the following content is also included in the ISPP:

a) Strategic directions which provide high level direction to those chapters required to be part of the ISPP

- These directions need to be considered by the same hearings commissioners as those considering related ISPP content.

b) Three waters chapter

- This chapter is related to the implementation of the MDRS and including hydraulic neutrality is expressly enabled.

c) Subdivision provisions that relate to content required to be part of the ISPP

- Subdivision is a key mechanism for realising the outcomes sought by the intensification outcomes in Policy 3, the protection of qualifying matters in policy 4 and the implementation of the MDRS.
- d) Earthworks provisions that relate to content required to be part of the ISPP**
 - Earthworks are a key mechanism for realising the outcomes sought by the intensification outcomes in Policy 3, the protection of qualifying matters in Policy 4, and the implementation of the MDRS.
- e) Wind chapter**
 - The management of the comfort and safety of wind is an effect that must be managed as larger buildings are enabled by policy 3.
- f) Appendices and Schedules related to those chapters progressing through ISPP**
 - These identify areas and buildings where provisions apply or contain technical content that informs assessments against standards.
- g) Design guides**
 - The design guides are a critical component of how development that must be enabled by policy 3 is assessed to ensure 'density done well'.

Kōwhiringa | Options

Option 1: Focused interpretation (recommended option)

28. Based on legal advice a focussed interpretation of the scope of the ISPP enabled by the RMA is recommended.
29. Legal advice supports this approach detailed above and in Attachment One.

Option 2: Broader interpretation

30. The scope of plan content that must or may follow the ISPP is open to interpretation and has not yet been tested by the courts. All high growth councils must now make judgement calls about what is within scope.
31. Provisions relating to SNAs, notable trees and Sites and Areas of Significance to mana whenua have the effect of limiting urban intensification. However, they do not specifically limit building heights and density, and is our view from a strict legal interpretation of the legislation that these matters cannot form part of the ISPP.
32. Despite this, Council has the discretion for SNAs, Notable trees and Sites of Significance to mana whenua to be included in the ISPP if it chooses to take a broader interpretation of s80E.

Whai whakaaro ki ngā whakataunga | Considerations for decision-making

Alignment with Council's strategies and policies

33. The Proposed District Plan contributes to and supports the implementation of Council's strategies and policies such as the Our City Tomorrow: He Mahere Mokowā mō

Pōneke A Spatial Plan for Wellington City - An Integrated Land Use and Transport Strategy and Te Atakura - First to Zero mahere kaupare āhuarangi hurihuri.

Engagement and Consultation

34. Extensive consultation has already been undertaken with the community in the Planning for Growth Spatial Plan and Draft District Plan processes.
35. No additional consultation is considered necessary on this technical assessment requiring application of statutory provisions about the scope of the ISPP.

Implications for Māori

36. Progressing Sites of Significance to mana whenua provisions through a Part One, Schedule 1 process means they could be appealed to the Environment Court.
37. Officers have taken a collaborative approach working with mana whenua on PDP content to ensure that it reflects their ambitions and desires.

38. Officers will continue exploring with our mana whenua partners their preferences for involvement in the notified PDP process. Financial implications

39. PDP funding has been secured through the 2021-2031 LTP.

Legal considerations

40. Council's legal team has been involved in the preparation of this paper.
41. External legal advice has been received on the interpretation of the requirements of the RMA as it relates to the scope of the ISPP process.

Risks and mitigations

42. There is a possibility that the Council's assessment of plan content in each process is judicially reviewed.
43. Legal advice is that there is a low risk of a judicial review having a substantial impact on the progression of the PDP.

Disability and accessibility impact

44. None.

Climate Change impact and considerations

45. Provisions that address transportation mode shift such as requiring bike and micro mobility parks are to be progressed through the Part One, Schedule 1 process and as such could be challenged through appeals to the Environment Court.

Communications Plan

46. The Proposed District Plan and communication materials will identify the respective plan making process for all provisions.
47. Officers are planning the consultation campaign for the PDP. The action plan currently includes:

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- a) Public drop in sessions;
 - b) A social and print media campaign;
 - c) 'Friend of submitter' assistance;
 - d) Tailored meetings, webinars and workshops with key stakeholder, business and community groups;
 - e) Promotional material with rates notices; and
 - f) Brochures and explanatory videos.

Health and Safety Impact considered

48. None.

Ngā mahinga e whai ake nei | Next actions

49. Officers will continue to finalise the content of the PDP for Council decision making on 23 June 2022.

Attachments

Attachment 1. District Plan Content Pathways 

Attachment 1: Officer recommended plan making pathways for the Proposed District Plan content

Table 1: Summary Table of District Plan Pathways by Plan Chapter.

Chapters	Chapters containing content to proceed through the ISPP process*	Chapters to Proceed through the RMA First Schedule Process
Part 1: Introduction and General Provisions		
Introduction		X
How the Plan Works		X
Interpretation	X	
National Direction Instruments		X
Tangata Whenua		X
Part 2: District-Wide Matters		
Strategic Direction	X	
Energy Infrastructure and Transport	X	
Hazards and Risk	X	
Historical and Cultural Values	X	
Natural Environment Values		X
Subdivision	X	
General Districtwide Matters	X	
Part 3: Area Specific Matters		
Residential Zones	X	
Rural Zones		X
Commercial and Mixed-Use Zones	X	
Industrial Zones		X
Open Space and Recreation Zones		X
Special Purpose Zones	X	
Development Areas	X	
Designations		X
Part 4 Appendices, Design Guides and Schedules		
Appendices	X	
Design Guides	X	
Schedules	X	

***Note:** Content within in these Chapters will be divided between the ISPP & First Schedule Process. The Content within Chapters is detailed in the tables below. Provisions identified for inclusion in ISPP are limited to the urban environment.

Table 2: District Plan Content to include in the ISPP process

Part 1 – Introduction and General Provisions	Comments	
Introduction How the Plan Works Interpretation National Direction Instruments	Only the definitions that are specifically relevant to Policy 3 or 4 or the MDRS.	
Part 2 – District Wide Matters		
Strategic Direction	City Economy, Knowledge and Prosperity: only CEKP-O2 as this implements Policy 3. Historic Heritage HHSASM-O1 Sustainability, Resilience and Climate Change: only SRCC-O2 and O3 Urban Form and Development: only UFD-O1, O3 and UFD-O7.	
Three Waters	Whole chapter	
Natural Hazards	Whole chapter	
Heritage	All heritage chapter apart from archaeological sites	
Viewshafts	Whole chapter	
Subdivision	Only these objectives and policies: O1 - Efficient pattern of development 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	Only these rules: 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 Plus all associated standards
Earthworks	Only these objectives and policies: O1 - Management of earthworks	Only these rules: R4 - General earthworks

	<p>P1 - Co-ordination and integration with development and subdivision</p> <p>P2 - Provision for minor earthworks</p> <p>P3 - Maintaining stability</p> <p>P4 - Erosion, dust and sediment control</p> <p>P5 - Effects on earthworks on landform and visual amenity</p> <p>P6 - Earthworks and the transport network</p> <p>P7 - Earthworks - heritage buildings and structures, and areas</p> <p>P8 - Earthworks within the root protection area of notable trees</p> <p>P9 - Minor earthworks within significant natural areas</p> <p>P10 - Earthworks within significant natural areas</p> <p>P14 - Earthworks within Flood Hazard Overlays</p>	<p>R5 - Earthworks within a significant natural area</p> <p>R6 - Earthworks - heritage buildings and structures, and areas</p> <p>R7 - Earthworks within the root protection area of notable trees</p> <p>R14 - Earthworks within the Flood Hazard Overlay</p> <p>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 noise overlay	
Wind	Whole chapter – consequential to implementation of Policy 3.	
Part 3 - Zones		
<p>General Residential</p> <p><i>(Will become Medium Density Residential Zone)</i></p>	<p>Only these objectives and policies:</p> <p>O1 - Purpose</p> <p>O2 - Efficient use of land</p> <p>P3 - Multi-unit housing</p> <p>P6 - Residential buildings and structures</p> <p>P7 - Permeable surface</p> <p>P8 - Vegetation and landscaping</p>	<p>Only these rules:</p> <p>R1 - Residential activities, excluding retirement villages, supported residential care activities and boarding houses</p> <p>R12 - Demolition or removal of buildings and structures</p> <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>
<p>Medium Density Residential</p> <p><i>(Will become the High Density Residential Zone)</i></p>	<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>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</p>

	<p>P6 - Residential buildings and structures P7 - Permeable surface P8 - Vegetation and landscaping All precinct policies</p>	<p>structures including accessory buildings, but excluding multi-unit housing, a retirement village and the Character and Townscape Precincts 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 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 O2 - Accommodating Growth O3 - Urban Form and Scale O5 - Amenity and Design O6 - Development Near Rapid Transit O7 - Managing Adverse Effects P4 - Housing choice P5 - Urban Form and Scale P9 - Sense of place P10 - Quality Design Outcomes P11 - Quality and Amenity P12 - City Outcomes Contribution P13 - Managing adverse effects</p>	<p>Only these rules:</p> <p>R17 - Demolition or Removal of Buildings and Structures R18 - Alterations and Additions to Buildings and Structures R19 - Construction of Buildings and Structures, excluding comprehensive development R21 - Comprehensive Development of land 2000m² in area or greater</p> <p>Plus all associated standards</p>
All other Centres zones including Kilbirnie bus barn development area	<p>Only these objectives and policies:</p> <p>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:</p> <p>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</p> <p>Plus all associated standards</p>
Waterfront Zone	<p>Only these objectives and policies:</p> <p>O1 - Purpose O7 - Managing effects P5 - Sense of place P6 - Development of buildings P7 - Protection of public open space P10 - Ahi ka</p>	<p>Only these rules:</p> <p>R12 - Alterations or additions to buildings and other structures R13 - Construction of new buildings and other structures</p> <p>Plus all associated standards</p>

Part 4 - Appendices and Schedules		
Centres and Mixed Use Design Guide		
Residential Design Guide		
Heritage Design Guide		
Subdivision Design Guide		
Appendices and schedules that are directly relevant to any chapters above		

Table 3: District Plan Content in the Standard Part One, Schedule One process

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
Ecosystems and Indigenous Biodiversity (SNAs)
Sites and Areas of Significance to mana whenua
Notable Trees
Light
Signs
Temporary Activities
Assisted Housing
Coastal Environment (excluding hazards)
Noise (excluding provisions relating to airport noise overlay)
Part 3 - Zones
Remaining parts of the Centres, Residential, Waterfront and Open Space Zones not included in the ISPP
Open Space
Sport and active recreation
Town belt zone

Natural open space
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

Note: The provisions referenced on the tables above are from the Draft District Plan. While refining the plan, some provisions will change number, may be added, or removed and are indicative. General principles of inclusion in either process will not change post committee decision.

ORDINARY MEETING

OF

**PŪRORO ĀMUA | PLANNING AND ENVIRONMENT
COMMITTEE**

MINUTES

Time: 9:30am
Date: Thursday, 12 May 2022
Venue: Ngake (16.09)
Level 16, Tahiwī
113 The Terrace
Wellington

PRESENT

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

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2.3 Proposed District Plan: Confirmation of Plan Content Pathways

Moved Councillor Paul, seconded Councillor Condie, the following motion

Resolved

That the Pūroro Āmua | Planning and Environment Committee:

- 1) Receive the information.
- 2) Agree with the recommended scope of plan content that will proceed through the Intensification Streamlined Planning Process (ISSP), and the Part One, Schedule One process (standard process).
- 3) Note that decisions on the content and detail of the Proposed District Plan will be made at the 23 June 2022 Council meeting, where authorisation to notify the plan will be sought.

Carried

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

Clause 2:

For:

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

Against:

Councillor Calvert, Councillor Pannett, Councillor Woolf

Majority Vote: 9:3

Carried

Clauses 1 and 3:

For:

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

Majority Vote: 12:0

Carried

ORDINARY MEETING

OF

**PŪRORO ĀMUA | PLANNING AND ENVIRONMENT
COMMITTEE**

MINUTES

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

PRESENT

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

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1. Meeting Conduct

1.1 Karakia

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

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

No apologies were received.

1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

1.4 Confirmation of Minutes

Moved Councillor Pannett, seconded Councillor Paul, the following motion

Resolved

That the Pūroro Āmua | Planning and Environment Committee:

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

Carried

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

1.5 Items not on the Agenda

There were no items not on the agenda.

1.6 Public Participation

There was no public participation.

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

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

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

2. General Business

2.1 Approval of Proposed District Plan for Public Notification

Moved Councillor Pannett, seconded Councillor Paul, the following motion

That the Pūroro Āmua | Planning and Environment Committee:

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

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

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

Moved Councillor Condie, seconded Councillor Matthews, the following amendment

Resolved

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

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

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

Carried

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

Clause 1:

For:

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

Majority Vote: 15:0

Carried

Clause 2:

For:

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

Majority Vote: 15:0

Carried

Clause 3:

For:

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

Majority Vote: 15:0

Carried

Clause 4:

For:

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

Against:

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

Councillor Young

Majority Vote: 9:6

Carried

Clause 5:

For:

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

Against:

Councillor Foon, Councillor O'Neill

Majority Vote: 13:2

Carried

Clause 6:

For:

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

Against:

Councillor O'Neill

Majority Vote: 14:1

Carried

Clause 7:

For:

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

Against:

Councillor Foon, Councillor Pannett

Majority Vote: 13:2

Carried

Clause 8:

For:

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

Against:

Councillor Calvert, Councillor Woolf

Majority Vote: 13:2

Carried

Clause 9:

For:

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

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

Against:

Councillor Young

Majority Vote: 14:1

Carried

Clause 10:

For:

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

Against:

Councillor Pannett

Majority Vote: 14:1

Carried

Clause 11:

For:

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

Majority Vote: 15:0

Carried

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

Moved Mayor Foster, seconded Councillor Calvert, the following amendment

Resolved

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

Carried

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

Clause 10:

For:

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

Against:

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

Matthews, Councillor O'Neill, Councillor Paul

Majority Vote: 8:7

Carried

Clause 10B:

For:

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

Against:

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

Majority Vote: 8:7

Carried

Clause 12:

For:

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

Majority Vote: 15:0

Carried

Clause 13:

For:

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

Against:

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

Majority Vote: 8:7

Carried

Clause 13B:

For:

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

Against:

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

Majority Vote: 8:7

Carried

Clause 1:

For:

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

Against:

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

Majority Vote: 8:7

Carried

Clause 2:

For:

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

Against:

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

Majority Vote: 8:7

Carried

Clause 3:

For:

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

Against:

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

Majority Vote: 7:8

Lost

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

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

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

Moved Councillor Young, seconded Councillor Woolf, the following amendment

Resolved

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

Carried

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

Clause 1:

For:

Councillor Pannett, Councillor Young

Against:

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

Majority Vote: 2:13

Lost

Clause 2:

For:

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

Against:

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

Majority Vote: 6:9

Lost

Clause 3:

For:

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

Against:

Councillor Matthews, Councillor Paul

Majority Vote: 13:2

Carried

Clause 4:

For:

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

Against:

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

Majority Vote: 8:7

Carried

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

Meeting duration

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

Resolved

That the Pūroro Āmua | Planning and Environment Committee:

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

Carried

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

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

Resolved

That Pūroro Āmua | Planning and Environment Committee:

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

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

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

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

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

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

Carried

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

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

Clauses 1-7:

For:

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

Majority Vote: 15:0

Carried

Clause 8:

For:

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

Against:

Councillor Foon, Councillor Pannett

Majority Vote: 13:2

Carried

Clause 9:

For:

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

Majority Vote: 15:0

Carried

Clauses 10 and 10b:

For:

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

Against:

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

Majority Vote: 8:7

Carried

Clauses 11 and 12:

For:

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

Majority Vote: 15:0

Carried

Clauses 13 and 13b:

For:

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

Against:

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

Majority Vote: 8:7

Carried

Clauses 14-17:

For:

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

Majority Vote: 15:0

Carried

Clause 18:

For:

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

Against:

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

Majority Vote: 9:6

Carried

Clauses 19-20:

For:

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

Majority Vote: 15:0

Carried

Clause 21:

For:

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

Against:

Councillor Pannett

Majority Vote: 14:1

Carried

Clause 22:

For:

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

Majority Vote: 15:0

Carried

Clause 23:

For:

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

Against:

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

Majority Vote: 8:7

Carried

Clause 24:

For:

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

Against:

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

Majority Vote: 8:7

Carried

Clause 25:

For:

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

Against:

Councillor Matthews, Councillor Paul

Majority Vote: 13:2

Carried

Clause 26:

For:

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

Against:

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

Majority Vote: 8:7

Carried

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

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

Authenticated: _____
Chair