

**PROPOSED  
DISTRICT PLAN CHANGE 36:  
NORTHERN GROWTH  
MANAGEMENT FRAMEWORK  
REFERENCE**

## PROPOSED DISTRICT PLAN CHANGE 36: NORTHERN GROWTH MANAGEMENT FRAMEWORK REFERENCE

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### ALTERATIONS TO THE WELLINGTON CITY DISTRICT PLAN

Detailed below are the alterations to the Wellington City District Plan to incorporate proposed new provisions for the Residential and Rural Areas. To assist the understanding of the new provisions an annotated copy of the affected chapters of the District Plan (Chapters 4 and 14) are attached as Appendix 1.

### ALTERATIONS TO VOLUME ONE, POLICIES, METHODS AND EXPLANATORY TEXT

1. **Delete** the word “the” and **add** the letter “s” to the word “area” in policy 4.2.1.1 to read:

**4.2.1.1            Encourage new urban development to locate within established urban areas.**

2. **Add** a new policy after policy 4.2.1.1 to read:

**“4.2.1.1(a)    Provide for areas of anticipated future growth as identified in the Northern Growth Management Framework, in accordance with the values and principles of the Framework.”**

3. **Add** a new method under policy 4.2.1.1 to read:

**“• Other mechanisms (Northern Growth Management Framework)”**

4. **Delete** the first paragraph of the explanatory text under policy 4.2.1.1 and **replace** it with two new paragraphs to read:

*“The existing urban area of Wellington City is contained by the surrounding hills and particularly the Outer Green Belt that separates the urban area from the main rural areas of Makara and the Ohariu Valley. Council intends to contain urban development by the Outer Green Belt as it is considered that continued expansion beyond the Outer Green Belt will not promote sustainable management.*

*In 2003, the Council completed a comprehensive planning review of the future development of the northern part of the City between Newlands and Johnsonville in the south and Porirua to the north. The resulting Northern Growth Management Framework provides the communities, landowners, developers and Wellington City Council with a set of agreed goals and an agreed process for urban expansion. This includes the identification of areas currently zoned rural that are considered suitable for residential development and which will*

*strengthen existing communities. Rezoning of areas earmarked for new urban development will be undertaken by way of future plan changes.”*

**Add** the words “and intended” before the word “infrastructure” in the last line of the last paragraph of the explanatory text under policy 4.2.1.1 to read:

*The environmental results will be that the city’s development occurs in a manner which will reduce transport distances, make public transport systems more viable, and make better use of existing and intended infrastructure.*

5. **Add** the words “and intended” before the word “infrastructure” in the last line of policy 4.2.4.2 to read:

**4.2.4.2 Control greenfield subdivision to ensure that adverse effects are avoided, remedied or mitigated and that if land is developed, it is developed in a way that will lead to neighbourhoods which have a high amenity standard and which are adequately integrated with existing and intended infrastructure.**

6. **Add** a new method under policy 4.2.4.2 to read:

“• Other mechanisms (Northern Growth Management Framework)”

7. **Add** and **replace** various words in the explanatory text under policy 4.2.4.2 so the explanation reads as follows:

*The District Plan Maps identify the extent of urban (primarily residential) areas on the basis of existing residential and suburban centre development and land subject to current subdivision consents. In accordance with the purpose of sustainable management, the aim is to provide for the intensification of land use within the urban area and potential growth areas as identified within the Northern Growth Management Framework to accommodate, where adverse effects can be avoided, remedied or mitigated, the orderly development of new subdivisions on the fringes of the existing urban area.*

*Greenfield subdivision may be considered as part of a District Plan change to extend the urban area. However, the effects of the potential development can be assessed according to the design of the subdivision, its impact on the natural and physical environment, and constraints (such as natural hazards) imposed by the environment, which may be identified by mechanisms such as the Northern Growth Management Framework.*

*The environmental result will be a compact city and, where approved, the development of new subdivisions that are well designed and integrated with existing and intended infrastructure.*

8. **Delete** the word “the” and **add** the letter “s” to the word “area” in policy 14.2.1.1 to read:

**14.2.1.1 Encourage new urban development to locate within established urban areas.**

9. **Add** a new policy after 14.2.1.1 to read:

**“14.2.1.1(a) Provide for areas of anticipated future growth as identified in the Northern Growth Management Framework, in accordance with the values and principles of the Framework.”**

10. **Add** a new method under policy 14.2.1.1 to read:

“• Other mechanisms (Northern Growth Management Framework)”

11. **Add** the words “and intended” before the word “infrastructure” in the last line of the last paragraph of the explanatory text under policy 14.2.1.1 to read:

*The environmental results will be that the city’s development occurs in a manner which will reduce transport distances, make public transport systems more viable, and make better use of existing and intended infrastructure.*

12. **Add** the words “and intended” before the word “infrastructure” in the last line of policy 14.2.4.1 to read:

**14.2.4.1 Control greenfield subdivision initiated in the Rural Area to ensure that adverse effects are avoided, remedied or mitigated and that if land is developed, it is developed in a way that will lead to neighbourhoods which have a high amenity standard and which are adequately integrated with existing and intended infrastructure.**

13. **Add** a new method under policy 14.2.4.1 to read:

“• Other mechanisms (Northern Growth Management Framework)”

14. **Add** and **replace** various words in the explanatory text under policy 14.2.4.1 so the explanation reads as follows:

*The District Plan Maps identify the extent of urban (primarily residential) areas on the basis of existing residential and suburban centre development and land subject to current subdivision consents. In accordance with the purpose of sustainable management, the aim is to provide for the intensification of land use within the urban area and potential growth areas as identified within the Northern Growth Management Framework to accommodate, where adverse effects can be avoided, remedied or mitigated, the orderly development of new subdivisions on the fringes of the existing urban area.*

*Greenfield subdivision may be considered as part of a District Plan change to extend the urban area. However, the effects of the potential development can be assessed according to the design of the subdivision, its impact on the natural and physical environment, and constraints (such as natural hazards) imposed by the environment, which may be identified by mechanisms such as the Northern Growth Management Framework.*

*The environmental result will be a compact city and, where approved, the development of new subdivisions that are well designed and integrated with existing and intended infrastructure.*

## APPENDIX 1:

### PROPOSED DISTRICT PLAN CHANGE 36: NORTHERN GROWTH MANAGEMENT FRAMEWORK REFERENCE

### ANNOTATED CHAPTERS OF THE OPERATIVE DISTRICT PLAN INCLUDING PROPOSED DISTRICT PLAN CHANGE PROVISIONS

#### Key to annotated text

- Proposed new text to be added as part of the draft proposed plan change is underlined
- Existing text (Operative District Plan) to be deleted is ~~struck through~~
- Text to be altered/added by Plan Change 33 (still under appeal) is **highlighted grey**. The text has been added (and highlighted) for information purposes only and does not form part of this Plan Change.

#### Note

This annotation does not form part of the Plan Change and is for information purposes only.

# 4. RESIDENTIAL AREAS

[...]

## 4.2 Residential Objectives and Policies

### OBJECTIVE

**4.2.1 To promote the efficient use and development of natural and physical resources in Residential Areas.**

### POLICIES

To achieve this objective, Council will:

**4.2.1.1 Encourage new urban development to locate within the established urban areas.**

**4.2.1.1(a) Provide for areas of anticipated future growth as identified in the Northern Growth Management Framework, in accordance with the values and principles of the Framework.**

### METHODS

- Rules
- Operational activities (management of infrastructure)
- Other mechanisms (Northern Growth Management Framework)

*The existing urban area of Wellington City is contained by the surrounding hills and particularly the Outer Green Belt that separates the urban area from the main rural areas of Makara and the Ohariu Valley. Council intends to contain urban development by the Outer Green Belt as it is considered that continued expansion beyond the Outer Green Belt will not promote sustainable management.*

*In 2003, the Council completed a comprehensive planning review of the future development of the northern part of the City between Newlands and Johnsonville in the south and Porirua to the north. The resulting Northern Growth Management Framework provides the communities, landowners, developers and Wellington City Council with a set of agreed goals and an agreed process for urban expansion. This includes the identification of areas currently zoned rural that are considered suitable for residential development and which will strengthen existing communities. Rezoning of areas earmarked for new urban development will be undertaken by way of future plan changes.*

*The edge of the urban area of the city is defined by the interface between the Outer Residential Area and nearby Rural and Open Space Areas. Council generally intends to contain new development within the existing urban area, as it considers that continuously expanding the city's edges will not promote sustainable management. Expansion beyond the existing urban form will only be considered where it can be demonstrated that the adverse effects, including cumulative effects, of such expansion can be avoided, remedied or mitigated. Applying more flexible rules to encourage more mixed-use activity and allow for more intensive building development will help keep the city compact.*

*The environmental results will be that the city's development occurs in a manner which will reduce transport distances, make public transport systems more viable, and make better use of existing and intended infrastructure.*

[...]

- 4.2.4.2 Control greenfield subdivision to ensure that adverse effects are avoided, remedied or mitigated and that if land is developed, it is developed in a way that will lead to neighbourhoods which have a high amenity standard and which are adequately integrated with existing and intended infrastructure.**

**METHODS**

- Rules
- Design Guides
- Other mechanisms (Northern Growth Management Framework)

*The District Plan Maps identify the extent of urban (primarily residential) areas on the basis of existing residential and suburban centre development and land subject to current subdivision consents. In accordance with the purpose of sustainable management, the aim is to provide for the intensification of land use within the urban area and potential growth areas as identified within the Northern Growth Management Framework to accommodate, where adverse effects can be avoided, remedied or mitigated, the orderly development of new subdivisions on the fringes of the existing urban area.*

*~~In most circumstances, greenfield~~ Greenfield subdivision ~~will~~ may be considered as part of a District Plan change to extend the urban area. ~~This enables~~ However, the full effects of the potential development to can be assessed according to the Assessments will include the design of the subdivision, its impact on the natural and physical environment, and constraints (such as natural hazards) imposed by the environment, which may be identified by mechanisms such as the Northern Growth Management Framework.*

*The environmental result will be a ~~more~~ compact city and, where approved, the development of new subdivisions that are well designed and integrated with existing and intended infrastructure.*

# 14. RURAL AREA

[...]

## 14.2 Rural Area Objectives and Policies

### OBJECTIVE

**14.2.1 To promote the efficient use and development of natural and physical resources in the Rural Area.**

### POLICIES

To achieve this objective, Council will:

**14.2.1.1 Encourage new urban development to locate within—the established urban areas.**

**14.2.1.1(a) Provide for areas of anticipated future growth as identified in the Northern Growth Management Framework, in accordance with the values and principles of the Framework.**

### METHODS

- Rules
- Design Guide (Rural Area)
- Operational activities (management of infrastructure)
- Other mechanisms (Northern Growth Management Framework)

*The existing urban area of Wellington City is contained by the surrounding hills and particularly the Outer Green Belt that separates the urban area from the main rural areas of Makara and the Ohariu Valley.*

*Council intends to contain urban development to the east of the Outer Green Belt. Within the rural area to the east of the Outer Green Belt the Council will support well designed rural residential development in identified locations (shown on Appendices 4 to 7 in Chapter 15) on the city fringe if it can be demonstrated that this will promote sustainable management. In many of these areas steep slopes or difficult access will need to be overcome before consideration will be given to allowing rural parcels of land on the edge of the city to be subdivided. In general such sites will only be appropriate for a lower density of residential development than that allowed in residential areas. An assessment will need to be made on a case by case basis, with the Council seeking a high standard of design through the assessment of proposals against the Rural Area Design Guide.*

*In 2003, the Council completed a comprehensive planning review of the future development of the northern part of the City between Newlands and Johnsonville in the south and Porirua to the north. The resulting Northern Growth Management Framework provides the communities, landowners, developers and Wellington City Council with a set of agreed goals and an agreed process for urban expansion. This includes the identification of areas currently zoned rural that are considered suitable for residential development and which will strengthen existing communities. Rezoning of areas earmarked for new urban development will be undertaken by way of future plan changes.*

*The edge of the urban area of the city is defined by the interface between the Outer Residential Area and nearby Rural and Open Space Areas. Council generally intends to contain new development within the existing urban area, as it considers that continuously expanding the city's edge will not promote sustainable management. Expansion beyond the existing urban form will only be considered where it can be demonstrated that the adverse effects, including cumulative effects, of such expansion can be avoided, remedied or mitigated.*

*However, the Council recognises that some parts of the Rural Area are more likely to be suitable than others for future urban development. In particular, the land east of the motorway generally north of Newlands and south of Grenada North known as Lincolnshire Farm is a strategic resource for the future development of the city given its central location in the greater Wellington area, topography and access to infrastructure. Historically parts of this land have been identified for possible future urban growth. This land also has ridgelines and gullies with significant natural and landscape values which must be protected.*

*The environmental result will be that the city's development occurs in a manner which will reduce transport distances, make public transport systems more viable and make better use of existing and intended infrastructure.*

[...]

## OBJECTIVE

**14.2.4 To ensure that the adverse effects of new subdivisions in the Rural Area are avoided, remedied or mitigated and that subdivision is consistent with the approach to containment of the urban area in this Plan.**

## POLICIES

To achieve this objective, Council will:

**14.2.4.1 Control greenfield subdivision initiated in the Rural Area to ensure that adverse effects are avoided, remedied or mitigated and that if land is developed, it is developed in a way that will lead to neighbourhoods which have a high amenity standard and which are adequately integrated with existing and intended infrastructure.**

## METHODS

- Rules
- Design Guide (Rural Area and Subdivision)
- Other mechanisms (Northern Growth Management Framework)

*The District Plan Maps identify the extent of urban (primarily residential) areas on the basis of existing residential and suburban centre development and land subject to current subdivision consents. In accordance with the purpose of sustainable management, the aim is to provide for the intensification of land use within the urban area and potential growth areas as identified within the Northern Growth Management Framework to accommodate, where adverse effects can be avoided, remedied or mitigated, the orderly development of new subdivisions on the fringes of the existing urban area.*

*~~In most circumstances, greenfield~~ Greenfield subdivision ~~will~~ may be considered as part of a District Plan change to extend the urban area. ~~This enables~~ However, the ~~full~~ effects of the potential development ~~to~~ can be assessed according to the Assessments ~~will include the~~ design of the subdivision, its impact on the natural and physical environment, and constraints (such as natural hazards) imposed by the environment, which may be identified by mechanisms such as the Northern Growth Management Framework.*

*The environmental result will be a ~~more~~ compact city and, where approved, the development of new subdivisions that are well designed and integrated with existing and intended infrastructure.*