

PUBLIC NOTICE

PROPOSED DISTRICT PLAN CHANGE 48 – Central Area Review

WELLINGTON CITY DISTRICT PLAN

Clause 5 of First Schedule, Resource Management Act 1991

The Council has undertaken a full review of the District Plan provisions of the Central Area. The review was initiated as part of Council's obligation [under the Resource Management Act (1991)] to review the effectiveness of its District Plan provisions every ten years.

As a result of the Central Area Review, Council has prepared Proposed District Plan Change 48. The proposed plan change includes completely revised chapters for the Central Area (Chapters 12 & 13), new design guides for the Central Area, and amendments to Chapter 3 (General Provisions), Chapter 5 (Residential), Chapter 9 (Institutional Precincts), Chapter 17 (Open Space), & Chapter 21 (Heritage).

While the basic philosophy regarding the management of the Central Area environment remains unchanged, there are a number of significant changes proposed to the Central Area provisions to improve the effectiveness of the District Plan:

- Retain the emphasis on enhancing the quality of the public environment in the Central Area. This will be achieved by refining the existing provisions related to wind, sunlight to public spaces, viewshafts, noise, verandahs, display windows, and signs.
- Strengthen and enhance the provisions to achieve high-quality urban design. This will be done by strengthening policies relating to urban design, revising the Central Area Urban Design Guide, and elevating urban design assessments for new building works from Controlled to Discretionary Activity (Restricted) status.
- Create nine heritage areas within the Central Area, and reduce building heights within those areas to reflect the existing scale and built form of each area. In some instances, the proposed heritage areas replace existing heritage or character areas in the operative District Plan.
- Include a standard for maximum building mass in the Central Area to allow effects relating to wind, daylight, heritage, and urban design to be more effectively managed.
- Create a new precinct to cover the port and rail land to the north of the city centre. Rules covering the precinct will require any application to develop office or retail activities to be accompanied by a masterplan (to address urban form), and economic analysis to demonstrate that the development will enhance the viability of the central city.

Details of Proposed District Plan Change 48 and associated section 32 report may be inspected at:

- Wellington City Council Service Centre, 101 Wakefield Street
- Wellington Central Library, 65 Victoria Street
- All suburban branch libraries
- www.wellington.govt.nz/plans/district/planchanges/index.html

Any person may make a submission on this Proposed District Plan Change. You may do so by sending a written submission to the Wellington City Council using one of the options outlined below:

Posted to: Planning Policy Team, Wellington City Council, PO Box 2199, Wellington
Delivered to: Ground Floor Reception, Council Offices, 101 Wakefield Street, Wellington
Faxed to: 801 3165 (if you fax your submission, please post or deliver a copy to one of the above addresses).

The submission must be in Form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003 or similar, and must state whether or not you wish to be heard on your submission. Submissions close at 5pm on Monday 27 November 2006. Copies of this form are available from the above locations or will be mailed to you if you phone 499 4444, or email Jason.Jones@wcc.govt.nz.

The process for public participation in the consideration of the proposed plan change under the Act is as follows:

- after the closing date for submissions, the Council will prepare a summary of the submissions and this summary must be publicly notified; and
- there will be an opportunity to make a further submission in support of, or in opposition to, the submissions already made; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- the Council will give its decision on the proposed plan change (including its reasons for accepting or rejecting submissions); and
- any person who has made a submission has the right to appeal the decision on the proposed plan change to the Environment Court.

Garry Poole
Chief Executive Wellington City Council

Date: 23 September 2006

For further information please telephone Jeremy Blake(801-3512), Marian Smith(801-4151), or Liz Clark(801-30).

**THE CLOSING DATE FOR SUBMISSIONS IS MONDAY 27 NOVEMBER
2006 at 5.00PM**