

Proposed District Plan Change and Variations

Wellington City District Plan
Clause 5 of First Schedule, Resource Management Act 1991

Proposed District Plan Change 69 and Proposed Variations 8, 9 and 10 Changes to Contaminated land provisions

Proposed District Plan Change 69 aims to amend the way contaminated land is managed under the District Plan. The change includes:

- a stand-alone chapter that includes specific contaminated land objectives, policies and rules
- new and amended definitions in accordance with national legislation
- permitted activity status for investigations of potentially contaminated land and use, redevelopment, or subdivision of land confirmed as not being contaminated
- a discretionary (restricted) status for any use, redevelopment, or subdivision of contaminated and potentially contaminated land

Proposed Variations 8, 9 and 10 aim to amend three existing plan changes which are not yet operative to make them consistent with Plan Change 69. Variations 8 and 9 are to align the new contaminated land provisions with the latest proposed amendments to the Rural Area (Plan Change 33) and the Central Area (Plan Change 48) chapters of the District Plan. Variation 10 makes minor amendments to terminology used in the Airport provisions in Plan Change 57 and inserts relevant assessment criteria from Plan Change 69.

Proposed District Plan Change Variation 11 Changes to Central Area Provisions

Variation 11 proposes to amend District Plan Change 48 - Central Area Review. Existing provisions will be revised to establish a suitable regulatory framework for the assessment of any new development in identified areas on the Wellington waterfront, including:

- the inclusion of more detailed policy provisions for future building development on the waterfront – particularly in the North Kumutoto area;
- the introduction of defined limits including building height and ‘footprints’ for development in the North Kumutoto area;
- the inclusion of a new rule 13.3.4A to provide for new building development within the defined limits to be considered by the Council on a “restricted discretionary” basis without the requirement for public notification – proposals that do not meet this rule will be dealt with on a fully discretionary basis and are likely to be notified;
- a new design guide that recognises the special character of the North Kumutoto Area and the need for outstanding design of new buildings and related public space.

In addition, the Variation provides for:

- the removal of references to the *Waterfront Framework* as a Design Guide;
- the inclusion of a new policy and related rules to ensure that the ground floors of waterfront buildings are predominantly accessible to the public and interact with public space; and
- updated references to governance arrangements on the waterfront.

Details of Proposed District Plan Change 69, Variations 8, 9, 10, and 11 and associated section 32 reports may be inspected at:

- **the Council Service Centre, 101 Wakefield Street**
- **city libraries**
- **www.Wellington.govt.nz/plans/index.html**

Anyone may make a submission on these proposals by sending a written submission to the Council using one of the options outlined below:

Post to: Planning Policy Team, Wellington City Council, PO Box 2199, Wellington
Deliver to: Ground floor reception, Council offices, 101 Wakefield Street
Fax to: 801 3165 (if you fax your submission, please post or deliver a copy to one of the above addresses)
Email to: district.plan@wcc.govt.nz

The submission(s) must be on form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003, or similar, and must state whether or not you wish to present your views at a Council hearing. Copies of this form are available from the above locations or will be mailed to you if you phone 499 4444.

Submissions close at 5pm, Monday 6 April 2009

The process for public participation:

- after the closing date for submissions, the Council will prepare a summary of the submissions and this summary must be publicly notified
- there will be an opportunity to make a further submission supporting, or opposing the submissions already made
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held
- the Council will give its decision on the proposed Plan Change, including its reasons for accepting or rejecting submissions
- anyone 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: 1 February 2009

For further information please telephone Brett McKay on 801- 3511

THE CLOSING DATE FOR SUBMISSIONS IS MONDAY 6 APRIL 2009
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