

# Recommendations of the Proposed District Plan Independent Hearings Panel

Absolutely Positively  
**Wellington City Council**  
Me Heke Ki Pōneke



# Scope of this briefing

- What is this decision?
- How will this decision be made?

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-Questions-

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- Stream One Issues and Recommendations.
  - Introduction
  - IHP Deliberations
  - IHP Findings

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-Questions-

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# What is this decision?

- On 14 March Council will vote to adopt, reject or amend the recommendations of the Independent Hearings Panel (IHP) on matters considered during Hearing Streams 1-5.
- This marks the final council decisions for matters covered by the Intensification Streamlined Planning Process (ISPP).
- The output of this decision will be:
  - Those IHP recommendations that are adopted will become operative
  - Those IHP recommendations that are not adopted or that are subject to amendment will be referred to the Minister for the Environment for decision with their evidential basis by 23 March
- Some chapters in Hearing Streams 1-5 have parts processed under the standard plan process (Part 1 Schedule 1). On 14 March Council will vote on these matters as well.
- This process will proceed according to the provisions of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

# What is this decision?

This decision will cover the following parts of the plan:

- Strategic Direction
- Residential Zones
- Character precincts
- Commercial and Mixed-Use Zones
- Heritage
- Viewshafts
- Subdivision
- Natural Hazards
- Earthworks
- Three waters
- Noise
- Waterfront Zone

# Independent Hearings Panel

Trevor Robinson  
**Chair**



Trevor Robinson



Robert Schofield



Heike Lutz



Liz Burge

Robert Schofield  
**Deputy Chair**

Heike Lutz

Liz Burge

Lindsay Daysh

Jane Black

David McMahon

Rawiri Faulkner\*



Lindsay Daysh



Jane Black



David McMahon



Rawiri Faulkner

\*Till end of ISPP hearings. To be replaced by Miria Pomare.

# Hearings

**February to September 2023**

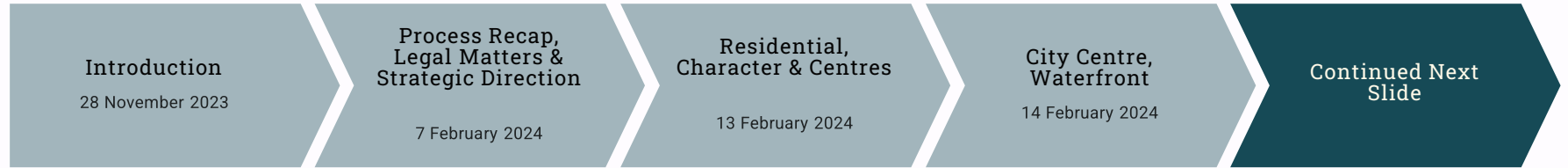
- 6 hearing streams.
- 36 total days of hearings.
- 144 unique submitters heard.
- Over 40 experts presented evidence including planning, urban design, transport, heritage, economics, natural hazards, noise and wind.
- Livestreamed and recorded on YouTube.



# How Will This Decision Be Made?

- Between now and 28 February all IHP recommendations to the ISPP will be briefed to Elected Members
- On March 12 there will be a Q & A for Elected Members
- The content of the plan works in layers. These will build up over time to give you an idea of what the Plan means for an area.

# How Will This Decision Be Made



- The process so far
- The process to come
- The parameters of decision making
- Roles of Councilors

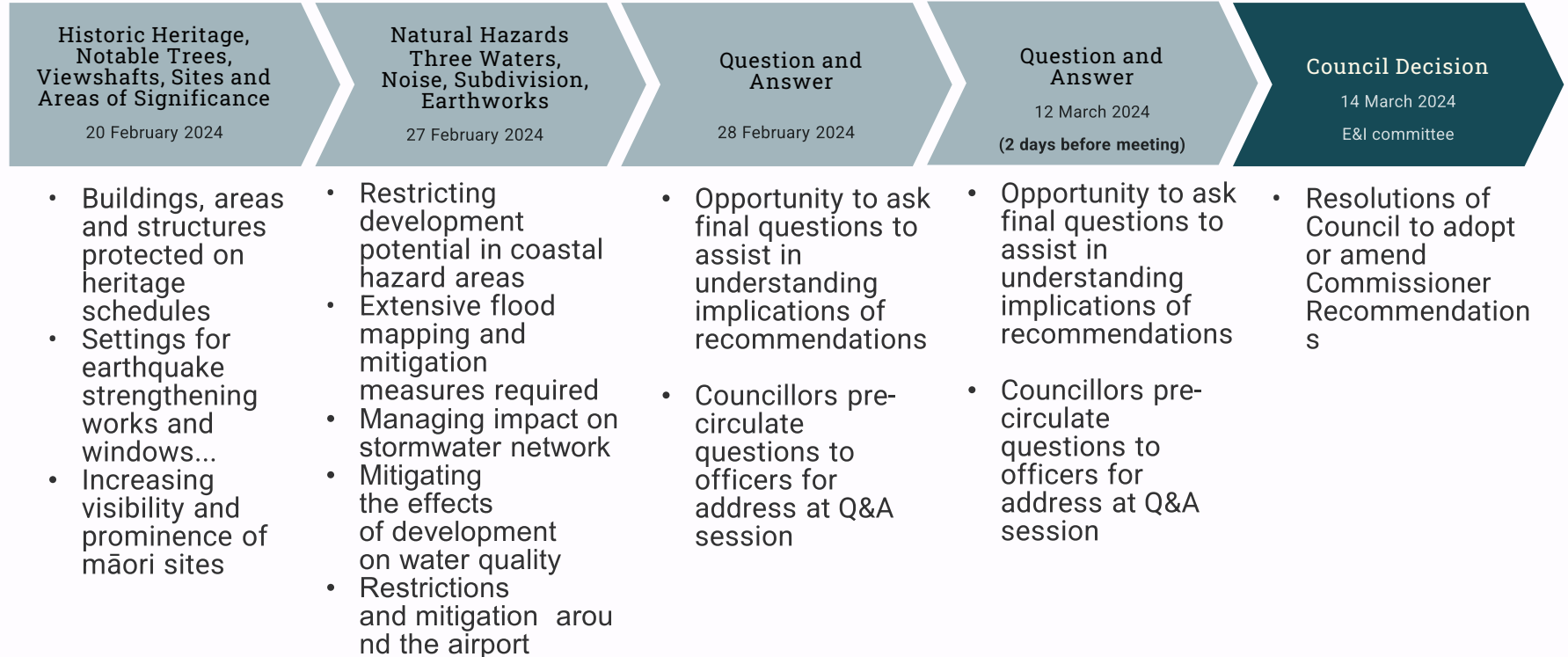
- Process Recap
- Proactive Disclosures
- Walking catchments for high density housing
- J'ville railway line 'MRT'
- High level plan direction

- Medium and high density residential zones
- Suite of centres Chapters
- Extent of character precincts
- Building heights in residential areas
- Design guides

- Unlimited maximum building heights
- 'City Outcomes Contribution'
- Minimum building height
- Te Ngākau Precinct
- Design standards
- Increasing extent of CCZ



# How Will This Decision Be Made



# How Will This Decision Be Made?



Introduction  
28 November 2023

Process Recap,  
Legal Matters &  
Strategic Direction  
7 February 2024

Residential,  
Character & Centres  
13 February 2024

City Centre,  
Waterfront  
14 February 2024

Historic Heritage,  
Notable Trees,  
Viewshafts, Sites and  
Areas of Significance  
20 February 2024

Natural Hazards  
27 February 2024

Three Waters,  
Noise, Subdivision,  
Earthworks  
28 February 2024

Question and  
Answer  
12 March 2024  
(2 days before meeting)

Council Decision  
14 March 2024  
E&I committee

# How Will This Decision Be Made?

- Elected Members will be supported in this process by three groups of people:

## Planning Officers

- Provide Briefings
- Answer Questions
- Assist in the Drafting of Amendments

## Legal & Democratic Support

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

## Independent Hearings Panel Chairs

- Provide clarification of the panel's recommendations

# How Will This Decision Be Made?

## **Amendments:**

A decision to reject any of the IHP's recommendations should not be lightly made. Councillors must pay careful attention to reasoning supporting the recommendation in the IHP report before making a decision to reject a recommendation. If a recommendation is rejected, Council may provide an alternative recommendation but this must be within scope. Officers can provide advice as to what is in scope and assist you in the drafting of amendments through the process.

# Stream 1: Strategic Direction



# Stream 1: Strategic Direction



Michael Duindam  
District Plan Manager



Adam McCutcheon  
District Plan Team Leader



Andrew Wharton  
District Plan Team Leader



Trevor Robinson  
IHP Chair

# Stream 1: Strategic Direction

- The Strategic Objectives set the direction for the District Plan for managing growth, land use and development in Wellington City.
- The Strategic Objectives provide the link between the relevant Council strategies and policies as well as regulatory planning documents that the District Plan must give effect to.
- The Strategic Objectives provide the links between the different parts of the District Plan and help it work as a whole.
- The Strategic Objectives guide future plan changes and complex resource consent applications.

# Key Independent Hearings Panel Deliberations

- Should plan topics be switched between the ‘streamlined’ and ‘normal’ plan processes?
- How to apply directions in National Policy Statement on Urban Development?
- What is “walkable” for Wellington when enabling high density in walkable catchments?
- Is the Johnsonville Line “rapid transit” as defined by NPS-UD? What metrics and guidance help decide this?



# Key Independent Hearings Panel Deliberations

- How should the Panel consider competing claims of mana whenua status?
- Should the Plan go further on affordable housing and climate change action/response?
- Are the strategic objectives appropriate?
- How can the strategic objectives phrasing improve?

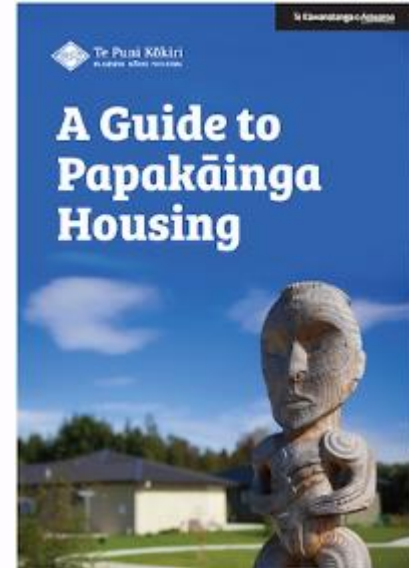
# ISPP v Standard Planning Process – Strategic direction

The following provisions are within these processes:

ISPP	Standard Planning Process (appealable)
Rapid transit classification	Most strategic objectives, except for the topics in the left column
Commercial centres hierarchy	
Walkable catchments and other NPS-UD policies	
Built heritage protection	
Risks from natural hazards	
Climate change risks on development	
Urban form and development (except for development capacity bottom lines – inserted directly)	

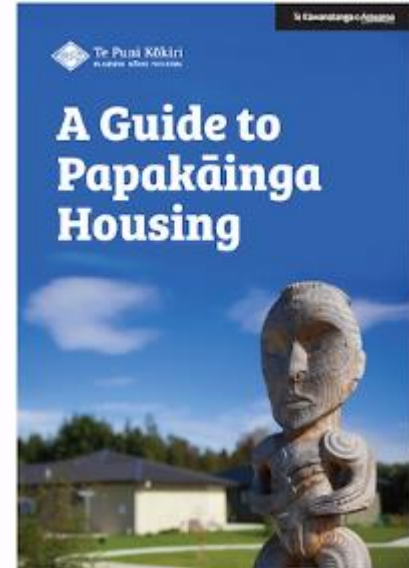
# Key IHP findings

- Support the Plan's general approach to growth
- PDP population projections are appropriate
- Keep plan topics in their current 'streamlined' and 'normal' processes
- Recommend the Council work with mana whenua to develop a new Papakāinga Chapter



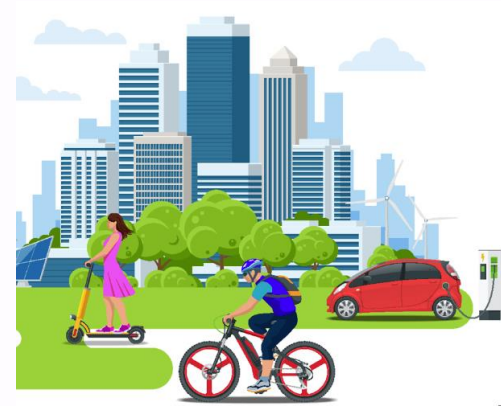
# Key IHP findings

- Size of walkable catchments change from topography, pedestrian service and variety of local destinations
- Walkable catchments (for intensification) starting points before local factors considered:
  - City Centre Zone – 15 minutes walk
  - Metropolitan Centre Zones – 10 minutes walk
  - Railway Stations – 5-10 minutes walk
- The Johnsonville Line is found to be not rapid transit, therefore residential intensification should not be calculated from the lines stations.



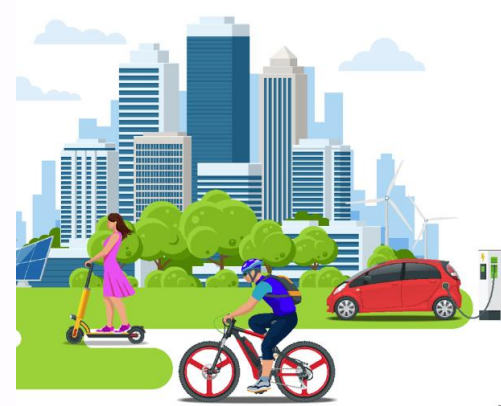
# Key IHP findings

- Qualifying matters can be added and expanded from those in notified Plan
- LGWM rapid transit routes not been recommended for rezoning in the Plan
- Recommendations confirmed Proposed District Plan's approaches to climate change and nature-based solutions
- Recommendations confirmed no additional provisions on affordable housing from the Proposed District Plan



# Key IHP findings

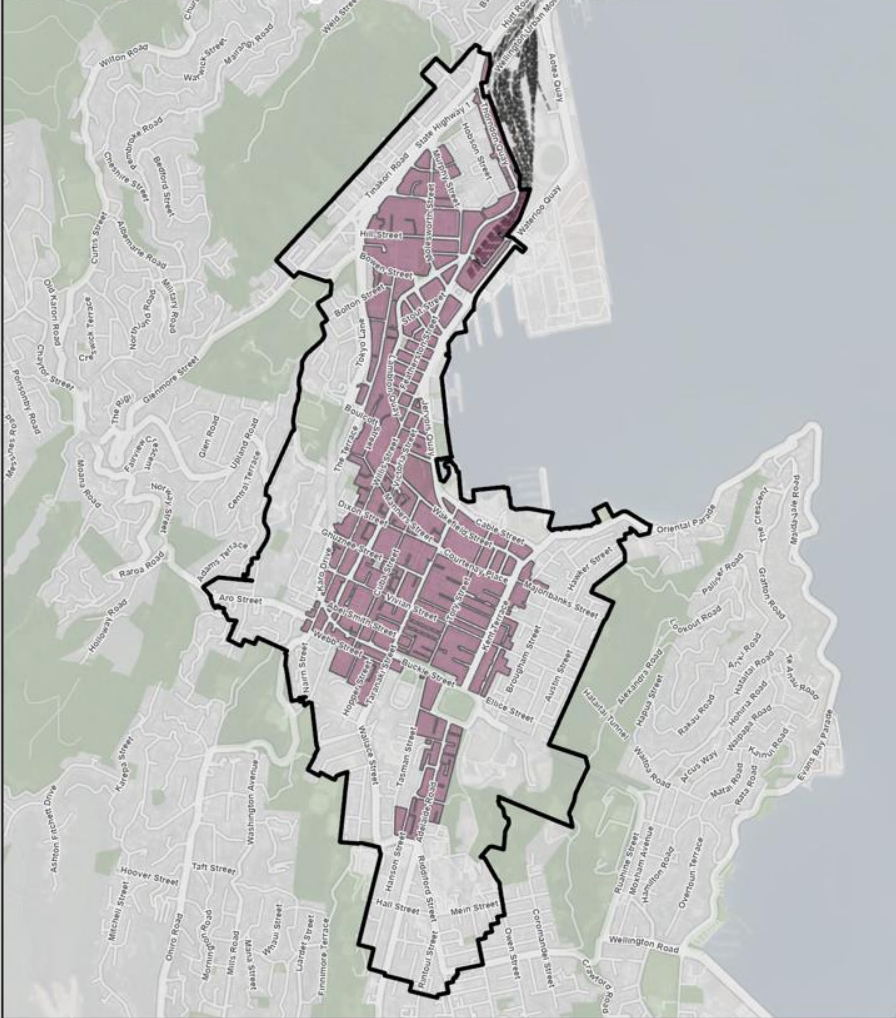
- The Plan is not the place to determine priority of mana whenua status in Wellington City RMA processes
- Muaūpoko Tribal Authority sites can be noted in “sites of significance to Māori” but not appropriate for Panel to identify them as mana whenua in the Plan
- Built environment should support low carbon and multi-modal transport options
- All strategic objectives retained with improvements.



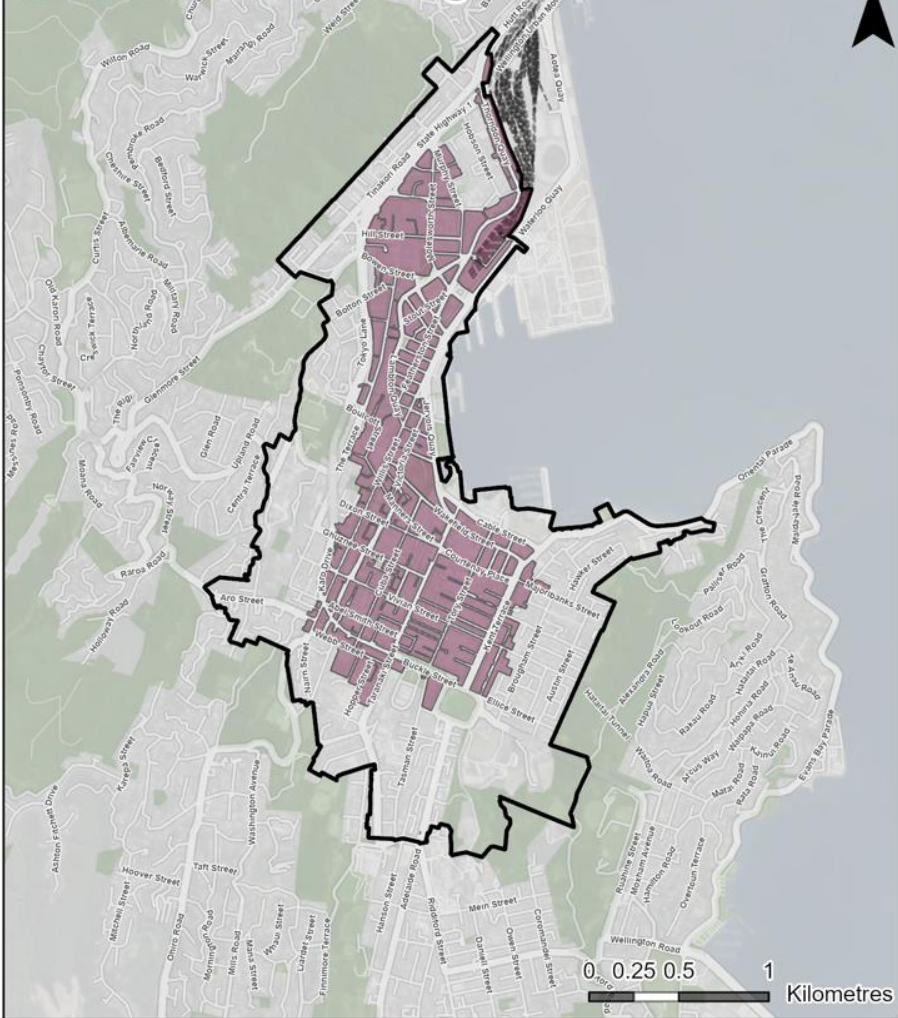
# High density changes around the City Centre

- City Centre Zone south of Basin Reserve rezoned to Mixed Use Zone (with a precinct to retain 42.5 m max height)
- High Density Residential Zone around City Centre: starting with 15 minutes walkable catchment, then:
  - Excludes Thorndon west of the motorway
  - Excludes Kelburn uphill of Kelburn Park and Victoria University
  - Excludes character and heritage areas in Kelburn, Aro Valley, Mt Cook, Mt Victoria
  - Excludes areas south of the Hospital (because CCZ ends at Basin Reserve)
  - Excludes Oriental Bay (Parade) Height Precinct, but all sites now have at least 6 storeys max height
  - Excludes Hay St above properties #7 and #8
- Maps of high density residential shown in **Briefing 2**

# WCC Notified Proposed District Plan



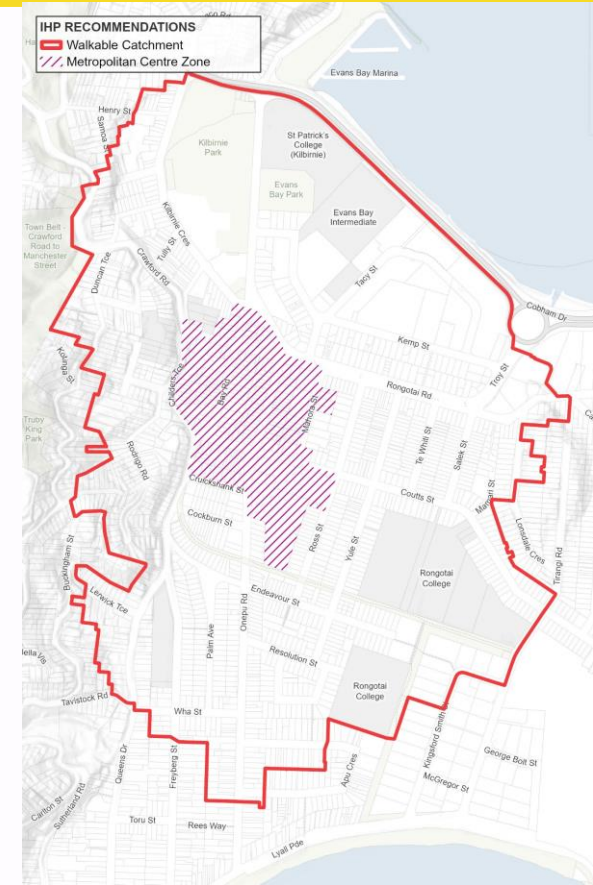
# IHP Recommended Change





# High density changes around Kilbirnie

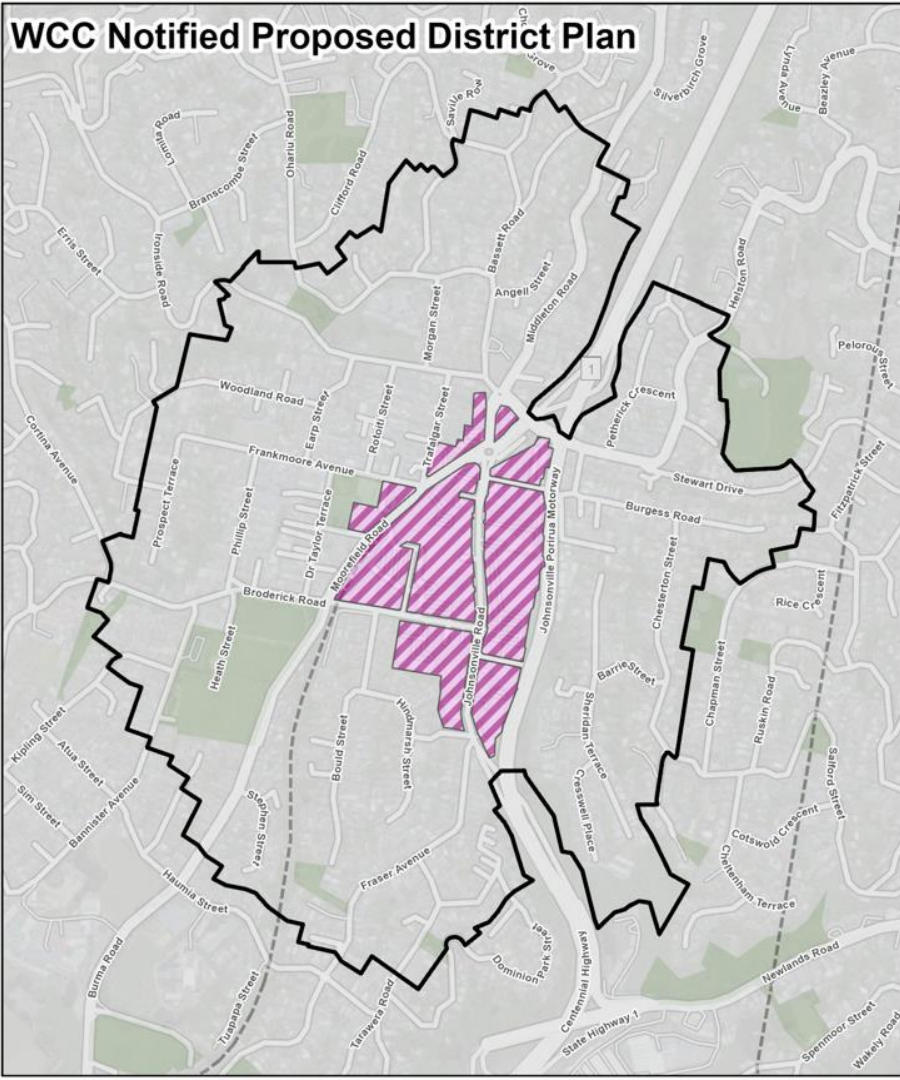
- High Density Residential Zone around Kilbirnie Metropolitan Centre Zone: starting with 10 minutes walkable catchment, then:
  - Excludes coastal hazard risk around Rongotai Rd and seaward
  - Excludes Lyall Bay coastal hazard risk (~350-400m in from the coast)
  - Excludes two hilly residential areas west Kilbirnie
- Maps of high density residential shown in **Briefing 2**



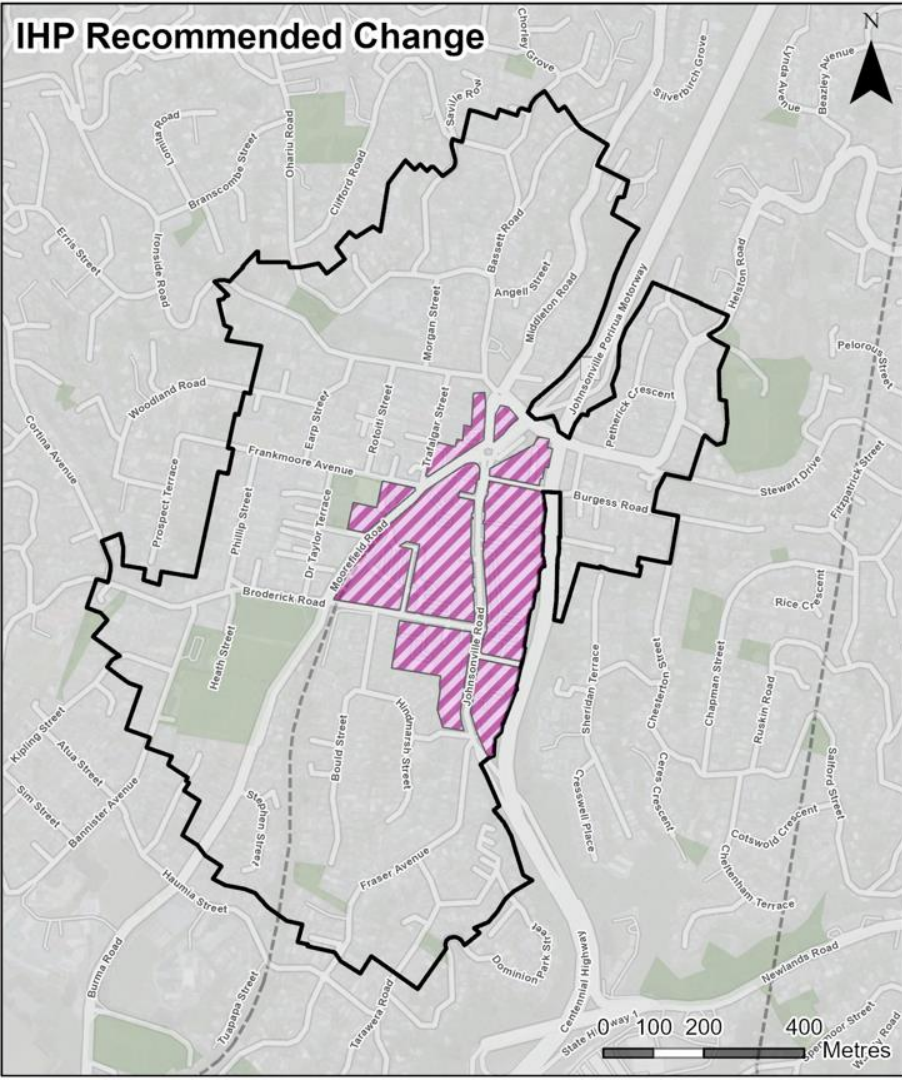
# High density changes around Johnsonville

- High Density Residential Zone around Johnsonville Metropolitan Centre Zone: starting with 10 minutes walkable catchment, then:
  - Excludes Prospect Tce and upper Woodland Rd area
  - Excludes walkable catchment via Disraeli St to Sheridan Tce walkway
  - Excluded because topography, walking conditions
- Maps of high density residential shown in **Briefing 2**

# WCC Notified Proposed District Plan



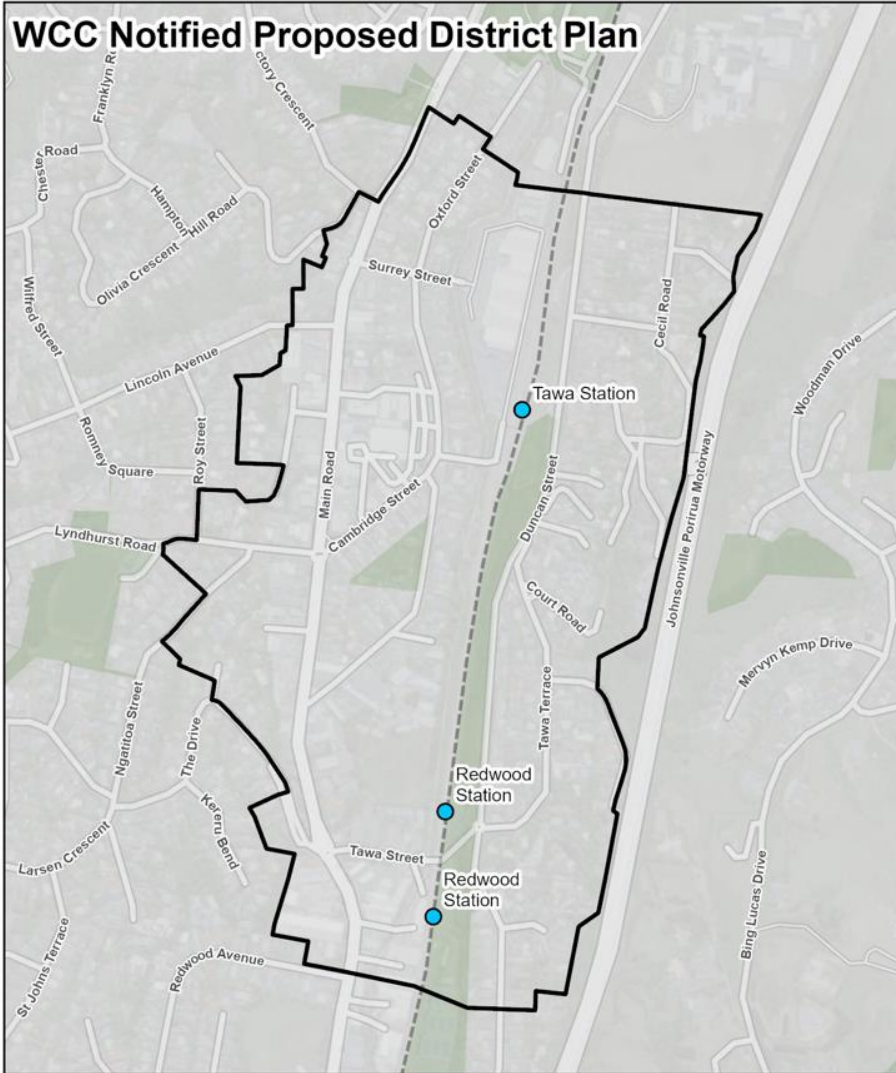
# IHP Recommended Change



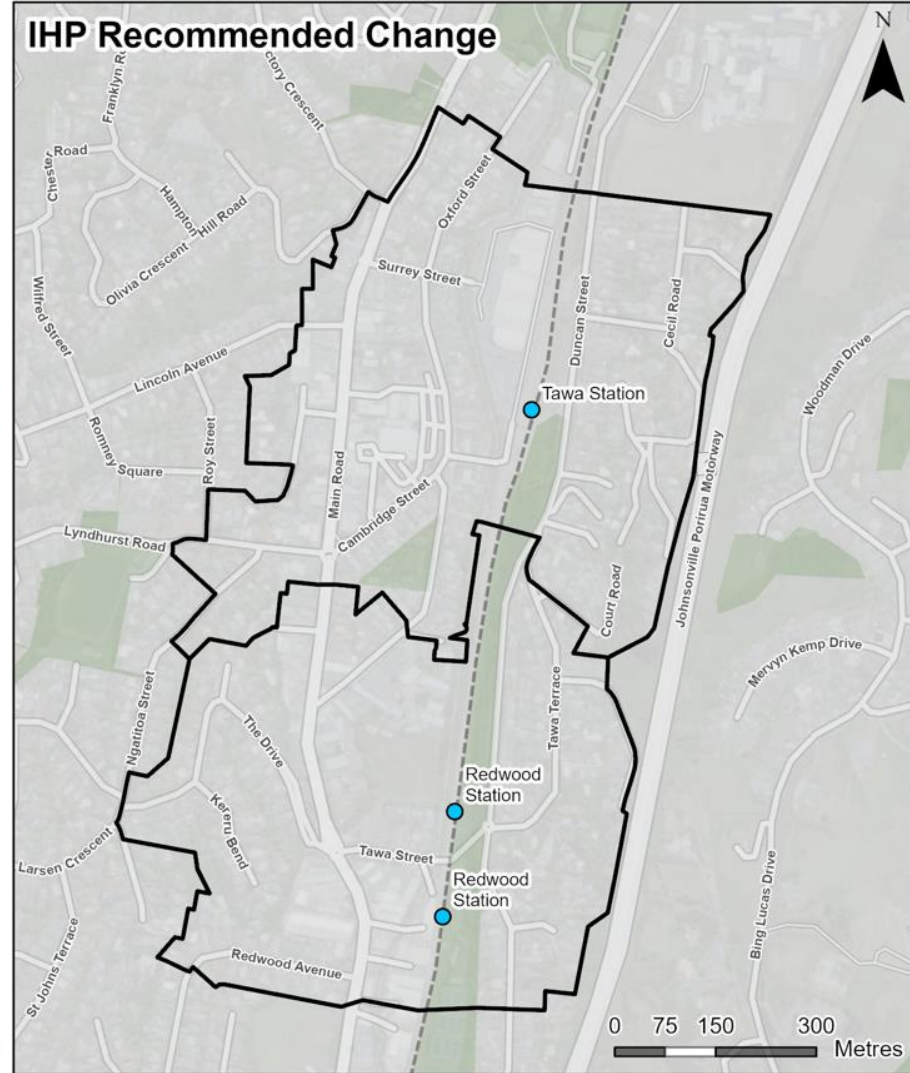
# High density changes around Tawa stations

- Keep High Density Residential Zone within 10 minutes walk of Kenepuru and Tawa stations, 5 minutes walk of Linden and Takapu Rd Station (same as in notified Plan)
- Expand High Density Residential Zone around western side of Redwood Station

# WCC Notified Proposed District Plan



# IHP Recommended Change



**Questions?**

