

Proposed Wellington City District Plan

Consolidated Officer Chapter

Recommendations

Hearing Stream 1 topics

Chapters included:

- Purpose
- Description of the District
- Statutory Context
- General Approach
- Cross boundary matters
- Relationships between Spatial layers
- Abbreviations
- Glossary
- National policy statements and New Zealand Coastal Policy Statement
- National environmental standards
- Regulations
- Tangata whenua
- Strategic Direction Introduction
- Anga Whakamua – Moving into the future
- Capital City
- City economy, knowledge and prosperity
- Historic heritage and sites and areas of significance
- Natural Environment
- Strategic city assets and infrastructure
- Sustainability, resilience and climate change
- Urban form and development

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Te Kaupapa

Purpose

Purpose

The Wellington City District Plan (the District Plan) has been prepared by Wellington City Council (the Council) in accordance with the Resource Management Act 1991 (RMA). The District Plan assists Wellington City Council in meeting its functions under the RMA.

Wellington City Council is a territorial authority and its functions are set out in section 31 of the RMA. Its functions include:

1. Achieving integrated management of the effects of the use, development and protection of land and associated natural and physical resources of the City;
2. Controlling the effects of the use, development and protection of land, including in respect of natural hazards, the subdivision, use and development of contaminated land and indigenous biodiversity;
3. Controlling noise and the effects of activities on the surface of waterbodies; and
4. Ensuring that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the City.

To fulfil these functions, the Draft District Plan includes objectives, policies, rules and standards that manage how land is used, developed and subdivided in Wellington City. These provisions are supported by Design Guides which are part of the District Plan and have statutory weight through the resource consent process. The exception is the Papakāinga Design Guide, which is non-statutory.

This entire chapter has been notified using the RMA Part One, Schedule 1 process (P1 Sch1).

He Whakaaturanga o te Rohe

Description of the District

Description of the District

Wellington City is New Zealand's Capital City, lying at the foot of the North Island. The City is bounded by the coast to the south, east and west, and extends as far as Tawa and Horokiwi in the north where it meets the Porirua City and Hutt City boundaries respectively.

The City has a land area of approximately 2,900ha and a population of ~~244,200~~¹ 219,016 (2021)¹. The City's population is ageing with a higher number of the population aged between 20 and 50 years, compared with the rest of New Zealand. The City has a strong tertiary sector which attracts young people. This means the City will continue to be home for both young and older residents.

The City's topography has meant that urban development has been well-contained within a relatively small footprint. The City's townbelt and outer greenbelt have also helped to maintain this compact form while also providing extensive areas of open space in close proximity to the urban area.

As the country's seat of Government, a large proportion of the population is employed in the Government sector, located in the city centre. The City serves as a major regional hub for employment, with a large number of people commuting from outside of the City for work each day.

Wellington provides the northern link for State Highway 1 and the main trunk railway between the North Island and the South Island. Wellington Harbour (Te Whanganui-a-Tara) is an important New Zealand port, for a range of exports and imports. Wellington Airport is the third biggest passenger airport in New Zealand.

The City's population is expected to grow by 50,000 to 80,000 more people by 2050, and with that growth will come a significant change in the City's built form. A broader range of living and working environments will be needed across the City, with denser development in the City Centre, along major public transport routes, and in and around key centres such as Johnsonville, Kilbirnie, and Tawa.

At the same time, the City needs to respond to climate change and ensure that new development supports the City's commitment to reducing carbon emissions. This can be achieved through changes to how and where new development occurs, and how people move around the City.

¹~~Stats NZ (2018) New Zealand Census - Sense Partners population forecasts for 2020 to 2051~~

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Te Horopaki ā-Ture

Statutory Context

Resource Management Act 1991

The Resource Management Act 1991 (the Act) defines natural and physical resources to include 'land, water, air, soil, minerals and energy, all forms of plants and animals (whether native to New Zealand or introduced) and all structures'.

The purpose, function and contents of the District Plan are directed towards achieving the purpose of the Act (defined by Part 2), which is 'to promote the sustainable management of natural and physical resources' (under Section 5 of the Act). Wellington City Council must have a District Plan at all times under Section 73 of the Act.

Sections 6, 7 and 8 of the Act place particular duties on the Council when exercising its functions and powers under the Act, as follows:

- Section 6, Matters of National Importance – the Council must recognise and provide for the matters of national importance that are listed in this section
- Section 7, Other Matters – the Council must have regard to the matters that are listed in this section
- Section 8, Treaty of Waitangi – the Council must take into account the principles of the Treaty of Waitangi.

These matters have been addressed in the strategic objectives, and the objectives, policies, rules and standards throughout the District Plan as well as the Design Guides. In addition, the District Plan has been prepared to give effect to, have regard to (or not be inconsistent with) various other related documents to achieve the integrated management of natural and physical resources (as directed by the Act and explained in detail below).

Relationship with other planning documents and policies

The Wellington City District Plan has been prepared within a hierarchy of policy statements and plans that have been prepared under the Act. Along with the District Plan, these documents form the statutory context for plan-making. Under the concept of integrated management, these plans and policy statements work together to achieve the purpose of the Act. The hierarchy of these documents and the Council's obligations under each document, in relation to the District Plan, are set out below.

National Level

Document(s)	Purpose	Relationship with the District Plan as directed by the Act
National Policy Statements (as set out in the National Policy Statements and New Zealand Coastal Policy Statement chapter)	Prepared under section 52(2) of the Act. State objectives and policies for matters of national significance.	District Plans are required to give effect to National Policy Statements under section 75(3)(a)-(b) of the Act.
National Environmental Standards (as set out in the National Environmental Standards chapter)	Regulations, prepared under section 43 of the Act. Set out technical standards in relation to the use, development, and	District Plans must not duplicate or conflict with National Environmental Standards under section 44A of the Act.

	protection of natural and physical resources.	
National Planning Standards	Prepared under section 58B of the Act to: <ul style="list-style-type: none"> • assist in achieving the purpose of the Act; and • set out requirements or other provisions relating to any aspect of the structure, format, or content of plans. 	District Plans must give effect to the National Planning Standards under s75(3)(ba) of the Act. Council must amend its District Plan if a national planning standard directs it to do so.

Regional Level

Document(s)	Purpose	Relationship with District Plan as directed by the Act
Regional Policy Statement for the Wellington Region	Prepared by Greater Wellington Regional Council under section 60 of the Act. Sets out the significant resource management issues for the Wellington region, including issues of significance to iwi authorities in the region, and objectives, policies, and methods to address those issues.	The District Plan must give effect to the Regional Policy Statement under section 75(3)(c) of the Act, and have regard to any proposed regional policy statement under section 74(2)(a) of the Act.
Regional Plans prepared by Greater Wellington Regional Council, including: <ul style="list-style-type: none"> • The Proposed Natural Resources Plan for the Wellington Region • Regional Air Quality Plan • Regional Coastal Plan • Regional Freshwater Plan • Regional Soil Plan • Regional Plan for discharges to land 	Prepared by Greater Wellington Regional Council under section 64 of the Act. Assist the Regional Council in carrying out its functions under the Act.	District Plans must not be inconsistent with a regional plan for any matter specified in section 30(1) of the Act under section 75(4)(b) of the Act, and shall have regard to any proposed regional plan in regard to any matter of regional significance or for which the regional council has primary responsibility for under Part 4 of the Act (section 74(2)(b)(ii)).

Local level

Document(s)	Purpose	Relationship with District Plan as directed by the Act
Long-Term Plan and Annual Plan	Prepared under the Local Government Act 2002 to establish community outcomes in terms of social, cultural, economic and environmental matters, and outline the Council's responses to those in terms of budget priorities and programmes.	District Plans must have regard to these plans, to the extent that their content has a bearing on resource management issues of the District (section 74(2)(b)(i) of the Act).
Our City Tomorrow – He Mahere Mokowā mō Pōneke - A Spatial Plan for Wellington City 2021	A strategic plan to guide how the City will grow over the next 30 years, including how associated infrastructure, services and investment will be coordinated. It represents how the City will respond to expected population growth and	District Plans must have regard to these documents to the extent that the content has a bearing on resource management issues of the District, under section 74(2)(b)(i) of the Act. The Spatial Plan provides strategic direction

	other development challenges the City faces.	for the District Plan.
Heritage New Zealand List – Rārangi Kōrero	This list is required by the Heritage New Zealand Pouhere Taonga Act 2014. It lists buildings, places and sites that are of social or outstanding historical or cultural significance or value.	District Plans must have regard to this list, to the extent that its content has a bearing on resource management issues of the District (section 74(2)(b)(iia) of the Act).
Reserve Management Plans	Within the district there are a number of reserves administered under the Reserves Act 1977. Under this Act, the Department of Conservation and the Council prepare reserve management plans which manage use, maintenance and access of the public land.	District Plans must have regard to these plans, to the extent that their content has a bearing on resource management issues of the District (section 74(2)(b)(i) of the Act).

In addition to the above documents, there are other relevant Council plans and strategies for various issues and areas that the District Plan must also have regard to (to the extent that their content has a bearing on resource management issues of the district under section 74(2)(b)(i) of the Act).

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Te Anga Whānui

General Approach

District Plan Framework

The National Planning Standards November 2019 contain standards that set out the required structure, format, spatial layers and mapping requirements for a District Plan, as well as standard definitions. This District Plan has been prepared to give effect to the National Planning Standards.

The District Plan should be read in full. It contains the five interrelated parts as outlined below.

Part 1 Introduction and General Provisions	This part of the Plan contains the chapters that explain the District Plan's context, how it works and provides definitions, abbreviations and a glossary to assist in its interpretation. The chapters also provide context and process-related information in relation to tangata whenua and resource management.
Part 2 District Wide Matters	<p>This part of the Plan is in two parts; the Strategic Directions and District Wide Matters.</p> <ol style="list-style-type: none"> 1. Strategic Direction – The strategic objectives set the direction for the District Plan and help to implement national direction, the Council's Spatial Plan, and other key Council strategies. They reflect the intended outcomes to be achieved through the implementation of the District Plan. The strategic objectives are particularly relevant for any future changes to the Plan and significant resource consent applications. 2. District Wide Matters – These chapters relate to specific areas or activities that occur throughout the City. Specific areas that have distinctive value, risk or other factors that might require management, which are also referred to as Overlays, are identified spatially. The other district-wide matters apply generally across the City and are not separately covered in the Part 3 Area Specific Matters.
Part 3 Area Specific Matters	<p>This part of the Plan is in three parts; Zones, Development Areas and Designations.</p> <ol style="list-style-type: none"> a. Zones – A zone spatially identifies and manages an area with common qualities and characteristics and/or where particular environmental outcomes are sought. The entire district is zoned and all land is identified as part of a 'zone' on the planning maps, including roads, with rules which specifically address zone-based activities and effects. The zones generally seek to enable similar, compatible activities or effects to be located in appropriate areas together, while managing those that are incompatible. These zone chapters do not contain rules and standards that apply generally across the City - these are in Part 2. Some Zones include Precincts, which will have specific objectives, policies and/or rules that apply to them. b. Development Areas – A development area identifies and manages areas where plans such as structure plans apply to determine future land use or development.

	c. Designations – This part contains the designations that have been included in the District Plan under section 168, section 168A or clause 4 of Schedule 1 of the RMA. Designations authorise the use of land by requiring authorities for a particular project or public work. The District Plan rules do not apply to a public work, project or work undertaken by a requiring authority that is in accordance with the designation. However, if the designated land is used for a purpose other than the designated purpose, then the provisions of the District Plan do apply. Other people may not, without the prior written consent of the requiring authority, do anything in relation to the designated land that would impede the public work, project or work.
Part 4 Appendices and Schedules	The appendices and schedules contain technical information and data, such as schedules of specific areas (Overlays managed under the District-Wide Matters chapters) and design guides. For example, SCHED11 – Outstanding Natural Features and Landscapes lists those areas of the City that have been identified as being outstanding natural features and landscapes and includes a description of each area's characteristics and values. The objectives, policies, rules and standards that apply to the areas contained in SCHED11 are contained in the Natural Features and Landscapes chapter in Part 2.
Part 5 Maps	Electronic planning maps spatially define zones, areas, overlays and features referred to within the District Plan chapters. Although most rules apply spatially, there are some that do not.

Format of chapters in Parts 2 and 3

Each of the chapters in Parts 2 and 3 follows the same format:

- Introduction
- Objectives
- Policies
- Rules (if any)
- Standards (if any)

Each chapter has a unique acronym which identifies the topic being covered. For example, the Medium Density Residential Zone is identified as MRZ and the Subdivision chapter is identified as SUB.

The introduction provides an overview of the topic covered by the chapter.

The objectives set out the outcome to be achieved for the topic. There may be a number of objectives that apply. Each objective has a specific number; for example MRZ-O2.

The policies set out the direction to be taken to achieve the objective. There may be a number of policies that apply. Each policy has a specific number; for example MRZ-P1.

The rules have the effect of regulations and set out the activity status for different activities that may be proposed. There may be a number of rules that apply. Each rule has a specific number; for example MRZ-R4.

Rules may refer to standards that need to be complied with. Again, there may be a number of standards that apply. Each standard has a specific number; for example MRZ-S4.

Classes of activities

The activities managed by this District Plan reflect Wellington City Council's functions under section 31 of the RMA.

No person is allowed to undertake any activity in a manner that contravenes a rule in the District Plan or a

national environmental standard unless the activity is expressly allowed by a resource consent or is an existing use allowed by section 10 or 10A of the Act.

The District Plan is required to address resource management issues by setting out objectives for the District, policies to implement the objectives and rules to implement the policies. The RMA provides for a range of classes of activity, outlined in Table 1. These activity classes apply both to land use and subdivision consents.

All of the chapters in Part 3 and most of the chapters in Part 2 contain rules that establish the status of an activity. Rules will generally include conditions, requirements and standards that need to be met for that activity status to apply. If you do not comply with a particular rule condition, requirement or standard, the activity will default to a different status. You will be able to determine this by reading the rule. Unless what you are proposing is a permitted activity, you will need a resource consent.

For example, building a new house in the Medium Density Residential Zone is a permitted activity under Rule MRZ-R13 Buildings and Structures, subject to meeting particular standards. If you comply with these standards, then the new house is a permitted activity under that rule. However, for instance, if you cannot comply with MRZ-S1 (maximum building height), the activity status for your new house would default to a restricted discretionary activity status under Rule MRZ-R13.2 and you will need a resource consent.

Even if what you are doing is permitted under one rule, you will still need to check all relevant rules that apply to what you are proposing.

If more than one rule applies to your activity and different activity statuses apply, the activity will adopt the highest activity status and will be assessed under that status, unless a rule in the District Plan specifically states otherwise. The matters of control and/or discretion listed in the rules can all be used in the assessment.

Table 1 Classes of Activities

Activity status abbreviations	Activity status	Is resource consent required?	What can Council consider?
PER	Permitted	No. The activity can be undertaken 'as of right' provided that it complies with any applicable effects standards.	N/A
CON	Controlled	Yes. Consent must be granted. Conditions may be imposed on the consent.	The matters over which control is reserved, as set out in the rule.
RDIS	Restricted Discretionary	Yes. Consent may be granted or declined. Conditions may be imposed on the consent.	The matters over which discretion is restricted, as set out in the rule.
DISC	Discretionary	Yes. Consent may be granted or declined. Conditions may be imposed on the consent.	Any relevant matter.
NC	Non-complying	Yes. Consent may be granted or declined. Conditions may be imposed on the consent.	Any relevant matter. Consent can only be granted if the consent authority is satisfied that: <ol style="list-style-type: none"> 1. The adverse effects of the activity on the environment will be minor; or 2. The activity will not be contrary to the objectives and policies of the relevant plan and any relevant proposed plan.

Using the District Plan

Please follow the steps shown in the Step by step guide for using the District Plan below to determine what activity status applies to your property or proposal.

Step by step guide for using the District Plan

Step 1



Check the planning maps to identify which zone applies to your property (e.g. Residential Zone). Also check to see if any overlays or features apply to your property (e.g. natural hazards)

Step 2



Locate the relevant zone rules that apply to your property (e.g. General Residential Zone rules)

Step 3



Locate the relevant district-wide rules that apply to the activity (e.g. Subdivision rules, Earthworks rules)

Step 4



Check the relevant standards to see if you comply

Step 5



If the activity meets all the rules and standards then it is permitted. If not, you will need to apply for a resource consent.

As outlined in the Step by step guide for using the District Plan, users should first look at the planning maps to identify what zones, overlays, features and/or designations apply to your property or area.

Once you have done this, users should check if there are any national environmental standards that relate to your proposal (what activity you are wanting to do, or what application you are assessing). The National Environmental Standards chapter below provides an overview of the national environmental standards that are in force. In most cases National Environmental Standards contain regulations that override or apply in addition to rules in the District Plan; however, there are some instances where the District Plan can have more stringent rules. In the event that there is conflict between the rules in the District Plan and the rules in a National

Environmental Standards, the most restrictive rule will prevail. If the National Environmental Standards does not regulate an activity then the District Plan rule will apply.

Please note that there may be rules and standards in more than one chapter that apply to a proposed activity. The underlying zone rules will apply to most activities along with general district wide rules such as noise or earthworks. The Infrastructure, Renewable Electricity Generation, Subdivision and Temporary Activities chapters generally operate as standalone chapters containing all relevant objectives, policies, rules and standards relating to those activities, unless otherwise specifically identified in those chapters. If you are undertaking any activities relating to infrastructure, renewable electricity generation or wanting to undertake any temporary activities or subdivide your property, please start by looking at those chapters after you have looked at the planning maps to determine what zone your activity or property is in and whether any overlays, precincts, features and/or designations apply. Unless otherwise specified in the introduction or in the chapter, the rules in the Infrastructure, Renewable Electricity Generation, Temporary Activities and Subdivision chapters are the only rules that apply to the listed activities.

Users should then refer to the relevant area-specific (zone) rules and standards in Part 3 and district-wide rules and standards in Part 2 that apply to your proposal. These will determine whether your proposal requires a resource consent, and if so, its activity status.

There may be a number of different chapters that you need to check, depending on what your proposal is. The ePlan will assist with identifying these chapters, and the specific provisions within those chapters, if you use the property search function. For example:

1. If you are building a new house in the General Rural Zone, you will need to look at the General Rural Zone, Earthworks and Transport chapters.
2. If there is indigenous vegetation on your property, you will need to look at the Ecosystems and Indigenous Biodiversity chapter.
3. If your property is in or is subject to a Historic Heritage Overlay, you will need to look at the Historic Heritage chapter and the relevant Historic Heritage Schedule.
4. If your proposal triggers the Resource Management (National Environmental Standard for Assessing Contaminants and Managing in Soil to Protect Human Health) Regulations 2011, you will need to look at the Contaminated Land chapter. While there are no rules in this chapter, there are objectives and policies that will provide direction for any required resource consent.
5. If what you are proposing does not comply with a number of rules in different chapters, generally the resource consent applications required will be "bundled" together and assessed against the most restrictive activity status that applies.

Under section 86BA of the RMA, you may not need to obtain a resource consent if you are undertaking a boundary activity and have the approval of each owner of an allotment with an infringed boundary and that is the only matter you require a resource consent for. See s87AAB of the RMA for a definition of boundary activity.

To find out more about how the District Plan works refer to the Ministry for the Environment's 'An everyday guide to the RMA' or the Council's Resource Consents webpage.

Notification

An application for resource consent for a controlled activity will be considered without public or limited notification or the need to obtain written approval from affected parties unless:

1. Otherwise specified by a rule applying to the particular activity; or
2. The Council decides that special circumstances exist under section 95A(4) of the RMA.

An application for resource consent for a restricted discretionary, discretionary or non-complying activity is subject to the normal tests for notification under the relevant sections of the RMA, unless otherwise specified by a rule applying to the particular activity.

The notification provisions are set out in sections 95A-95F of the RMA. The provisions of the Act require the Wellington City Council to consider a number of matters when making a notification decision. These are summarised below:

Does the Council have sufficient information to consider the application?

Has the applicant requested public notification?

Does a rule or national environmental standard require public notification of the application or preclude public or limited notification of the application?

Are there any special circumstances which warrant the application being publicly or limited notified?

Will the activity have, or is the activity likely to have, adverse effects on the environment that are more than minor?

Are there any persons who are adversely affected in a minor or more than minor way in relation to the activity?

Is the site part of a statutory acknowledgement area?

When deciding whether any person is affected in relation to an activity for the purposes of section 95E of the Act, Wellington City Council will give specific consideration to the following entities with responsibility for any natural or physical resources which may be affected by the activity, including:

- In relation to infrastructure, the network utility operator that owns or operates that infrastructure;
- In relation to historic heritage, Heritage New Zealand Pouhere Taonga;
- In relation to natural resources and the coastal environment, the Minister of Conservation;
- In relation to sites or areas of significance to Māori, Ngāti Toa Rangatira and Taranaki Whānui; and
- In relation to a rule which addresses reverse sensitivity effects, the operator of the activity which is protected by the rule from such effects.

Information to be submitted with resource consents

Schedule 4 of the RMA sets out information that is required in all resource consent applications. This includes an Assessment of Environmental Effects (AEE).

An AEE is a written statement that must be prepared in accordance with Schedule 4 of the RMA.

For controlled activities, the AEE should only address those matters over which the District Plan has specifically reserved its control. In respect of any application for a restricted discretionary activity, the assessment should only address those matters over which the District Plan has specifically restricted its discretion. These matters of control and discretion are detailed within the District Plan.

For all other types of activities, the AEE should address all relevant matters relating to the actual or potential effects of the proposed activity on the environment, as well as the other mandatory requirements set out in Schedule 4. Additionally, any application involving a resource consent for a Discretionary or Non-complying activity must also include an assessment against relevant objectives in the Strategic Directions Chapter of the Plan.

Where relevant and/or applicable, applicants should demonstrate they have considered any tangata whenua interests and impacts. See the Tangata Whenua chapter for further information.

Some rules in the District Plan also include a requirement for specific information to be submitted with any resource consent application required under that rule.

Legal effect of rules

Subpart 7 of the Act applies to this District Plan.

Except as outlined below, the rules in the District Plan will only have legal effect once a decision on submissions relating to the rule is made and publicly notified. Section 86B of the RMA allows councils to seek legal effect from public notification. The Wellington City Council has not exercised use of this option under s86B.

In respect to Wellington City Council's functions, section 86B states that a rule in a proposed plan has immediate legal effect from public notification if it protects or relates to significant indigenous vegetation, significant habitats of indigenous fauna or historic heritage.

This means that the rules in the Ecosystems and Indigenous Biodiversity, Historic Heritage, and Sites and Areas of Significance to Māori chapters, as well as some rules in the Infrastructure, Renewable Electricity Generation, Earthworks, Signs and Subdivision chapters that relate to activities regarding the protection or development of Significant Natural Areas, Historic Heritage and Sites and Areas of Significance to Māori have legal effect from public notification of the District Plan.

In addition, the District Plan gives effect to the 'Medium Density Residential Standards' (MDRS). The MDRS will replace the existing building standards in the residential zones (MRZ and HRZ) and set out the level of development that can occur on a site as a permitted activity. Specifically, MRZ-S1 to MRZ-S9 and HRZ-S1 to HRZ-S9 (excluding MRZ-S2 and HRZ-S2) have immediate legal effect, along with the related objectives, policies and rules, except within a new residential zone or a qualifying matter area. Note that where one or more of the PDP building standards are not met, the proposal is assessed against the equivalent standard in the Operative District Plan and not this Proposed District Plan.

The red gavel icon (



) identifies a rule that has immediate legal effect.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Ngā Kaupapa o Ngā Rohenga Whakawhiti

Cross Boundary Matters

Cross Boundary Matters

The Act states that the process by which cross boundary matters will be resolved can be stated in the District Plan.

Wellington City has boundaries with Porirua City Council and Hutt City Council. Wellington City is within the Wellington Region, which is administered by Greater Wellington Regional Council.

Cross boundary matters refer to situations where an activity takes place on or near a territorial boundary (e.g. residential subdivision), or where the effects of a particular activity impact on the territory of an adjacent authority (e.g. where an activity will result in traffic effects on a road in another District).

[Environmental effects of land use activities in Wellington City on the water quality of the Porirua Stream and Te Awarua o Porirua/Porirua Harbour is an example of a cross boundary matter.](#)

The cross-boundary matters take two forms. The first is ensuring that the overall policies and rules in the District Plan take reasonable account of the effects on adjacent areas. The second category of cross boundary matters concern the consideration of the effect of activities in the District, on adjacent Districts.

Cross-boundary issues are addressed by:

1. Ensuring consistency and a degree of integration between the District Plan and the plans and policy statements of adjoining territorial authorities, as well as the Greater Wellington Regional Council. This will ensure that the region's resources are managed in a coordinated manner, and provide the basis for an assessment of resource consent applications; and
2. Consulting with adjoining authorities, Greater Wellington Regional Council, Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira on resource management matters, including Plan reviews, Plan changes and resource consent applications as required under the RMA or as is necessary or appropriate. This will include discussions with Council officers, as well Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira staff, possible notification of applications for resource consent in adjoining authorities and ~~where appropriate, joint hearings with adjoining territorial authorities and/or the Greater Wellington Regional Council.~~
3. [Where appropriate, joint processing of resource consents and the undertaking of hearings with adjoining territorial authorities and/or the Greater Wellington Regional Council.](#)

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Ngā Hononga i Waenga i Ngā Paparanga Mokowā

Relationships Between Spatial Layers

Relationships Between Spatial Layers

The District Plan uses a range of spatial layers that are shown on planning maps. The function of each spatial layer is set out in the National Planning Standards, November 2019, as follows:

Spatial Layer	Description
Zones	A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible.
Overlays	An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.
Precincts	A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).
Specific controls	A specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district-wide provisions that apply to that site or area (for example where verandah requirements apply, or where a different maximum height on a particular site applies).
Development Areas	A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.
Designations	Spatially identifies where a designation is included in a plan under section 168 or section 168A or clause 4 of Schedule 1 of the RMA.

All sites across the City, including roads, will have an underlying zoning. In addition to this, there are areas of the city that are also subject to precincts or overlays. As outlined in the table above, precincts generally apply to a smaller area within a zone(s) where some different rules may apply to the underlying zoning for certain activities. The relationship between precinct rules and zone rules varies and is identified in the relevant chapter. [Where more than one precinct applies to a site, the provisions of both precincts apply unless specified in the relevant chapter.](#)

Overlays are applied to areas which have specific values or risks that need to be managed carefully. An overlay may apply across an area that also has a precinct. The rules that apply in overlay areas are in addition to those of the underlying zone or precinct rules in relation to the specific value or risk that is being managed. The Overlay Chapters only include rules for certain types of activities. If a proposed activity is within a particular overlay area or on land containing an identified feature, but there are no overlay rules that are applicable to your activity, then your activity can be treated as a permitted activity under the relevant Overlay Chapter, unless stated otherwise. However, resource consent may still be required under other Part 2: District-

wide Matters chapters or Part 3: Area-Specific chapters (or both).

Some chapters, such as the Port Zone, contain master plans or requirements to develop a master plan. In these instances, the zone rules will indicate where an activity or new development must be carried out in accordance with the master plan. There are also development plans in relation to identified Development Areas contained within the relevant Development Area chapters. Similarly, the zone rules will indicate where an activity or new development must be carried out in accordance with the master plan.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Ngā Whakapotonga

Abbreviations

Abbreviation	Full term
BPO	Best practicable option
CMA	Coastal Marine Area
Council	Wellington City Council - Me Heke Ki Pōneke
GWRC	Greater Wellington Regional Council/Wellington Regional Council
RMA	Resource Management Act 1991

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Papakupu Whāiti

Glossary

Term	Explanation
Hapū	means kinship group, section of a large kinship group and the primary political unit in traditional Māori society.
Iwi	means extended kinship group- often refers to a large group of people descended from a common ancestor and associated with a distinct territory.
Iwi/hapū management plans	planning documents that are recognised by an iwi authority, relevant to the resource management issues of the region/district/rohe and/or lodged with the relevant local authority.
Kāinga	means village, settlement, habitation, habitat, dwelling.
Kaitiakitanga	means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources; and includes the ethic of stewardship.
Karakia	means to recite ritual chants, say grace or recite prayer.
Mahinga Kai	means garden, cultivation, food-gathering place.
Mana Whenua	means Māori with ancestral claims to a particular area of land resources. Literally, translated as “authority over the land”. Whānau, hapū, and iwi are mana whenua of a particular rohe, While Māori are tangata whenua of Aotearoa (New Zealand)
Manaakitanga	means hospitality, kindness, generosity, support – the process of showing respect, generosity and care for others.
Marae	Marae means the land and buildings (meeting house/whareniui, kitchen & dining hall/wharekai, ablution block/wharepaku) generally associated with gatherings, and meetings and programmes of Mana Whenua, hapū or whanau for religious, educational, or community purposes.
Mātauranga	means scientific and spiritual indigenous knowledge and related oral histories
Nga Ara Pakanga	means ancient ara – pathways that the battles were led by forces aligned to Mana Whenua. Battlegrounds significant to Mana Whenua.
Nga ara Tawhito	means ancient ara – pathways and waka routes. Areas of occupation and use were connected by ara. These ara followed significant ridges, awa and the coast. Kāinga and pahi (resting places) were established on route to enable the harvest of wāhi taonga and mahinga kai from land and sea.
Ngāti Toa Rangatira	means the collective group of individuals who are descended from both Toa Rangatira; and any other recognised ancestor of Ngāti Toa Rangatira who migrated permanently to the area of interest of Ngāti Toa Rangatira in the nineteenth century and who exercised customary rights predominantly within that area: and includes those individuals; and includes any whānau, hapū, or group to the extent that it is composed of those individuals.

Pā	means fortified village, fort, stockade, screen, blockade, city (especially a fortified one).
Rohe	means boundary, district, region, territory, area, border (of land).
Takiwā	means district, area, territory, vicinity, region.
Tangata Whenua	means people of the land.
Taranaki Whānui	comprises the tribes of people from Te Ati Awa, Taranaki, Ngati Ruanui, Ngati Tama, Ngati Mutunga and other iwi from the Taranaki area, whose ancestors migrated to Wellington in the 1820s and 30s.
Tikanga	means customary practices or behaviors.
Wāhi Kainga	means places of settlement e.g., Pā, villages, homes, gardens.
Wāhi Mahinga Kai	means places of harvest/ food-gathering areas e.g., ngahere (forests), pā manu (birding sites), māra kai (gardens), awa (waterways), repo (wetlands), ngā roto (lakes), taku taimoana (fishing grounds).
Wāhi Taonga	means special places e.g., places of work, mineral areas, waka landing sites.
Wāhi tapu	means sacred or spiritual places e.g., battle sites, urupā, burial sites, caves, ritual sites including burial of pito / whenua (placenta). <u>means a place sacred to Māori in the traditional, spiritual, religious, ritual, or mythological sense.</u>
Wāhi Tawhito	means historical and cultural places including where significant events occurred and significant people lived and died.
Wāhi Tūpuna	means places with special cultural, scenic or amenity values e.g., mountains, rivers and other waterways, including the sea and coastal areas, important landmarks, boundary markers. means a place important to Māori for its ancestral significance and associated cultural and traditional values, and a reference to wāhi tūpuna includes a reference, as the context requires, to— (a) wāhi tūpuna: (b) wāhi tupuna: (c) wāhi tipuna
Wāhi Tūpuna	means a place associated with traditional uses.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Ngā Tauāki Kaupapahere ā-Motu me Te Tauākī Kaupapahere mō te Takutai whānui o Aotearoa

National Policy Statements and New Zealand Coastal Policy Statement

National Policy Statements and New Zealand Coastal Policy Statement

National policy statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the Resource Management Act's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations. The following table provides an overview of whether any relevant review/s of the plan has been undertaken in relation to NPSs and the NZCPS.

National Policy Statement on Urban Development 2020	This plan has been reviewed (July 2022)
National Policy Statement for Freshwater Management 2020	This plan has been reviewed (July 2022)
National Policy Statement for Renewable Electricity Generation 2011	This plan has been reviewed (July 2022)
New Zealand Coastal Policy Statement 2010	This plan has been reviewed (July 2022)
National Policy Statement on Electricity Transmission 2008	This plan has been reviewed (July 2022)

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Ngā Paerewa Taiao ā-Motu

National Environmental Standards

National Environmental Standards

National environmental standards (NESs) are prepared by central government and can prescribe technical standards, methods (including rules) and/or other requirements for environmental matters throughout the whole country or specific areas. If an activity doesn't comply with an NES, it is likely to require a resource consent. NESs must be observed and enforced by local authorities. The following NESs are currently in force:

Resource Management (National Environmental Standards for Storing Tyres Outdoors) Regulations 2021

Resource Management (National Environmental Standards for Marine Aquaculture) Regulations 2020

Resource Management (National Environmental Standards for Freshwater) Regulations 2020

Resource Management (National Environmental Standards on Plantation Forestry) Regulations 2017

Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009

Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007

Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (amended 2011)

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Ngā Waeture

Regulations

Regulations

The regulations included in this chapter come under the Resource Management Act 1991 (excluding the national environmental standards listed above). These regulations are:

Resource Management (Stock Exclusion) Regulations 2020
Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020
Resource Management (Exemption) Regulations 2017
Resource Management (Network Utility Operations) Regulations 2016
Resource Management (Discount on Administrative Charges) Regulations 2010
Resource Management (Forms, Fees, and Procedure) Regulations 2003
Resource Management (Infringement Offences) Regulations 1999
Resource Management (Marine Pollution) Regulations 1998
Resource Management (Exemption) Regulations 1996
Resource Management (Transitional, Fees, Rents, and Royalties) Regulations 1991

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Tangata Whenua

Tangata Whenua

TW	Tangata Whenua
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Introduction

The purpose of the Tangata Whenua chapter is to:

1. Enable and recognise the relationship of Tangata Whenua with their land, resources and traditions;
2. Articulate relevant matters that are significant to Tangata Whenua; and
3. Protect and mitigate activities that may impact on Tangata Whenua land, resources and traditions.

Mana Whenua and Resource Management

Over many centuries, Māori have forged a close relationship with the environment and developed an educated set of resource management practices that have sustained people and resources over generations. Since 1840, Māori systems of resource management have seldom been recognised by European approaches to resource management and planning and the Council is looking to create opportunities for better integration across the city into the future.

Tangata Whenua interests within the Council jurisdiction are represented by:

- Port Nicholson Block Settlement Trust who represent Taranaki Whānui ki te Upoko o te Ika a Maui; and
- Te Rūnanga o Toa Rangatira Incorporated who represent Ngāti Toa Rangatira.

Information required by Treaty of Waitangi Settlement Legislation:

The following table sets out the relevant information and links to that information, required by existing or pending Treaty of Waitangi settlement legislation or related statutory documents:

Tangata Whenua	Representative Organisation	Links to Organisation Information	Links to Settlement Information
Taranaki Whānui ki te Upoko o te Ika	Port Nicholson Block Settlement Trust	https://www.pnbst.maori.nz/	Port Nicholson Block Settlement Act 2009
Ngāti Toa Rangatira	Te Rūnanga o Toa Rangatira Inc	http://www.ngatitoea.iwi.nz/	Ngati Toa Rangatira Claims Settlement Act 2014

RECOGNITION OF IWI AND HAPŪ

History of the Hapū and Iwi Within the Rohe

Taranaki Whānui

Taranaki Whānui ki Te Upoko o Te Ika refers to the collective group composed of individuals who descend from:

- Te Āti Awa

- Ngāti Tama
- Taranaki
- Ngāti Ruanui
- other iwi from the Taranaki area, such as Ngāti Mutunga

Throughout the 1820s and 30s, members of Te Āti Awa and other tribes left their ancestral home in Taranaki and travelled south in four great migrations, eventually settling around the Kāpiti coast and Wellington Harbour. The collective name given to these iwi is Taranaki Whānui ki Te Upoko o Te Ika, or Taranaki Whānui, and their continued occupation of the Wellington area affords them the rights and responsibilities of mana whenua.

Between 1819 and 1821, following the two musket war parties led by Ngā Puhi and Ngāti Whātua along with Ngāti Toa and Te Āti Awa, much of Te Whanganui a Tara was left empty, particularly the western shoreline which includes Ngā Ūranga (today the Wellington suburb of Ngauranga). In the 1820s and 30s however, the land was reclaimed by the north Taranaki people of Ngāti Tama and Ngāti Mutunga, who later (1835) chose to migrate to the Chatham Islands, but proclaimed their interests in their lands by way of panui (proclamation) to their Te Āti Awa kin. Learning of this, Te Wharepōuri (of Te Āti Awa and Ngāti Tāwhirikura) brought some 300 people to Te Whanganui a Tara, settling at Ngā Ūranga. The Ngā Ūranga people cultivated lands along the western Harbour which later, at Te Wharepōuri's special request, the New Zealand Company made sections 5 & 6 Native Reserves.

At the time of the signing of Te Tiriti o Waitangi, Taranaki Whānui had established themselves and put down roots in the Te Whanganui a Tara area, making them mana whenua of Wellington. Since 1840, Taranaki Whānui have maintained ahi kā (permanent occupation) and established kāinga and papakāinga around the Wellington Harbour and other areas. Their traditional kāinga, papakāinga, māra kai (gardens) and mahinga kai (food gathering areas), as well as other sites of cultural significance, have now been largely destroyed by urban development.

Ngāti Toa Rangatira

Ngāti Toa Rangatira (Ngāti Toa) are a Tainui iwi descended from the eponymous ancestor Toa Rangatira, and those tūpuna that established their mana (authority) to the Raukawa Moana (Cook Strait) region through take raupatu and ringa kaha in the 1820's. Ngāti Toa established important historical and cultural associations within the rohe (tribal area) defined as 'Mai i Miria te Kākara ki Whitiaria, whakawhiti te Moana Raukawa ki Wairau ki Whakatū'.

The Wellington City area is an intrinsic and integral component of the Raukawa Moana maritime domain of Ngāti Toa and our allied iwi of Te Āti Awa, Ngāti Tama, Ngāti Mutunga and other iwi of Taranaki, Ngāti Rangatahi, Ngāti Koata, Ngāti Rarua and Ngāti Raukawa.

Ngāti Toa mana over the Wellington area was acknowledged by the symbolic gifting of the mere pounamu (greenstone club) Tawhito Whenua to Ngāti Toa chief Te Rangihaeata by the previous inhabitants at Taputeranga Island in Island Bay.

Three Ngāti Toa chiefs, Te Hiko, Tūngia and Kahe Te Rauoterangi, signed Te Tiriti at Port Nicholson (Wellington) on 29 April 1840.

Ngāti Toa, and the representative iwi authority, Te Rūnanga o Toa Rangatira, acknowledge and affirm our responsibility to uphold the mana, rangatiratanga and mauri of the land, waters, natural resources and people within the rohe as consistent with the kawa, tikanga and values of Ngāti Toa. The iwi exerts the intergenerational rights and responsibilities of kaitiakitanga within the rohe that are a source of spiritual, cultural, social, and physical sustenance for Ngāti Toa and the local community.

The Ngāti Toa Rangatira Treaty Settlement with the Crown acknowledges the legitimacy of the customary rights and interests of Ngāti Toa in Wellington City. Te Rūnanga o Toa Rangatira will work in partnership with Crown authorities and iwi partners to advance the kawa, tikanga and values of Ngāti Toa within Te Whanganui a Tara.

The Relationship of Hapū and Iwi with their Rohe / The Relationship of Hapū and Iwi with Ancestral Lands, Water, Sites, Wāhi Tapu, and other Taonga, and interests in Resource Management

Te Whanganui a Tara

Te Whanganui a Tara (the Wellington Harbour) has always been of great importance to Māori since the arrival of Kupe many centuries ago when he named the Harbour islands Matiu and Makaro (after his daughters) and Mokopuna. Early Māori settled on the land around the Harbour, initially on Matiu and then Motu Kairangi (Watts Peninsula and Miramar). The Harbour has always provided a trade route, not only across Te Moana o Raukawa (the Cook Strait) but also up Te Awa Kairangi (the Hutt River), and its fish and shellfish species long supported iwi who used it as their food basket.

Despite the pollution, iwi ties to Te Whanganui a Tara have remained strong and both Ngāti Toa and Taranaki Whānui can call the harbour their food basket. Ngāti Toa and Taranaki Whānui have their own special sites, wāhi tapu, and other taonga throughout the Harbour area and both iwi have Statutory Acknowledgements over Te Whanganui a Tara, included in their Deeds of Settlement, which must always be honoured.

Taranaki Whānui

Taranaki Whānui ki Te Upoko o Te Ika (Taranaki Whānui) have a long history and close affiliation with Wellington city and act as its traditional guardians.

The old Pā site of Ngā Ūranga was the home of Te Wharepōuri but had limited flat land for gardens to support the people and so Tuna (freshwater eels) were caught in weirs in the Waitohi (now Ngauranga) stream to supplement the fish caught in the Harbour. Ngā Ūranga, or 'the resting place for waka' as it is defined, was also closely associated with the island Matiu in the middle of the Harbour and the Ngā Ūranga people had connections with many sites along this part of the Harbour to Pito-One. These sites include:

- Piki-wahine - the hill above Ngā Ūranga where women and children used to go for konini fruit, seed berries from kahikatea pines and other forest foods;
- Tahataha-roa beach - the old beach made easy for waka landings amongst a dangerous rocky shoreline that was lost in the 1855 uplift when parts of the escarpment also collapsed onto the beach;
- Paroro-rangi or 'Cloudy Sky' - a small Te Āti Awa kāinga (village)
- Te Ana-puta or 'Cave-opening' - a cave a mile and a quarter north of Ngā-Ūranga that is extremely tapu; and
- Pari-karangaranga or 'Cliff of Echoes'

Ngāti Toa Rangatira

Ngāti Toa, together with the iwi of Taranaki Whānui, claim mana whenua (tribal authority) within the Wellington City area. The rights and responsibilities of mana whenua are based on traditional values that are closely linked to the environment.

The land, waterways and resources of Te Whanganui a Tara are a source of tribal identity that connect current generations to those before and after, and hold memories and potential for tribal growth and mātauranga (understanding/knowledge). They provide a spiritual base for tribal members to remember the achievements, losses and lessons of their ancestors, and provide a tangible heritage for future generations.

Ngāti Toa interests in Te Whanganui a Tara stem from the migration and conquest of the region in the early nineteenth century. Ngāti Toa chief Te Rauparaha had accompanied a Ngā Puhi raiding party to the Raukawa Moana region in 1819/20, and upon arrival at Omere on Wellington's south coast, spotted a European vessel travelling through the straits. Ngā Puhi chief Tamati Waka Nene encouraged Te Rauparaha to take possession of the land to secure trade with Pākehā. Subsequent migrations and conquests led to the mana of the land being passed to Ngāti Toa and Taranaki tribes, and the establishment of a maritime domain encompassing the lower North Island and upper South Island. The gifting of Tawhito Whenua to Te Rangihaeata at Taputeranga solidified Ngāti Toa claims to Te Whanganui a Tara and provide a tangible link to our past.

The lands, waterways and resources of Te Whanganui a Tara provided a secure and profitable future for Ngāti Toa and our allies, and many places have historic and cultural significance to Ngāti Toa.

Ngāti Toa whakapapa (genealogy) and creation stories connect us to both the natural environment and the human experience within it. Omere and Taputeranga are significant landmarks that represent important markers of tribal identity and connect present and future generations with the origins of Ngāti Toa mana in the region.

Kaimoana (seafood) is collected from several points around Te Whanganui a Tara. Makara, Rimurapa (Sinclair Head), Taputeranga (Island Bay) and Te Tangihanga a Kupe (Barrett's Reef) are traditional fishing spots. Kōura (crayfish) is collected from Karori Rock/Light and Tokohaere (Thoms Rock). Kuku (mussels) are harvested from Te Aroaro o Kupe (Steeple Rock), pātiki (flounder) from (Evans Bay), and tuare (blind eel) from Taputeranga. Tītī (muttonbirds) were caught along the cliffs near Pipinui Point.

Ngāti Toa place critical value on water management. It is incumbent that management of Wellington's waterways ensure and protect the mauri (lifegiving properties) for future generations, and the natural environment it supports. For instance, the Porirua Stream flows into Porirua Harbour, the pātaka (food storehouse) of Ngāti Toa. The discharge of wastewater and pollutants into waterways, and the disposal of human remains into waterways is wholly inconsistent with the tikanga of Ngāti Toa.

Other natural resources including flora, fauna and minerals were important sources of sustenance, healing and other necessities for housing, transport, clothing, tools and so forth. They were also traded extensively. Trade posts, including Port Nicholson, were, and continue to be, important economic centres of opportunity for Ngāti Toa. Food, fresh water and other resources from throughout the region were gathered to trade with whalers, sailors, settlers and other iwi.

The coastal statutory acknowledgment over Thoms Rock in the Ngāti Toa Settlement is also significant recognition of their interest along the south coast of Wellington. Thoms Rock is named after the trader and whaler Joseph Thoms who married Te Uatōrikiriki, daughter of Ngāti Toa chief Nohorua (brother of Te Rauparaha). The name also commemorates the sinking of the 'Three Brothers' and the drowning of Horomona Matakape, grandson of Nohorua, who was buried at an urupā near the Waiariki Stream, then later moved to Oteranga Bay.

Te Rūnanga o Toa Rangatira is the representative mandated authority for Ngāti Toa and will work in partnership with the Council for the active protection, recognition and management of taonga pertinent to the culture and traditions of the iwi, and the ongoing relationship between tangata and whenua.

ENVIRONMENTAL OUTCOMES

Ngāti Toa Rangatira

For Ngāti Toa, the environment is sustained through:

- Reclaimed connections and mātauranga relevant to their natural resources;
- Empowered kaitiaki who are leaders and co-managers of their natural environment;
- Their commitment to environmental sustainability; and
- Their ability to adapt to the impacts of climate change.

Environmental Management Perspectives and Values of Hapū and Iwi

Ngāti Toa Rangatira

Ngāti Toa recognises the importance of a healthy and sustainable environment in terms of their tribal identity and whakapapa connections to maunga, moana and awa. They want to play a leadership and co-management role in this regard, aiming to see kaitiaki, and the iwi as a whole, have a greater influence and role in

environmental management decision-making, both across the region and country. Ngāti Toa also recognise the opportunity to confirm their commitment to sustainability, and to actively plan for their need to adapt to the inevitable effects of climate change. They also express a desire to revitalise and reconnect to their rohe and hapū based strengths, having reflected on past times when each hapū held the skills relevant to specific environmental roles, that collectively contributed to the wellbeing of the iwi.

Ngāti Toa have a number of inherent tangible and intangible values they closely identify with. They are:

Te Mauri o te Whenua - all things are connected

All things have a mauri (lifeforce) which unites them and can be devalued or enhanced by activities or natural processes. Mauri stems from the belief that the Atua (gods) created everything, and therefore everything is connected, including the spiritual realm, physical realm, the Atua, the environment, the people and their ancestors. Mauri is used to measure the cause and effect of activities to determine their impact on the environment and our connection with it. Ngāti Toa are not separate from Te Taiao (the environment), and what impacts the whenua impacts the people. This relationship is reciprocated in the health of the whenua as an indicator of the health of the people, as Ngāti Toa rely on Te Taiao for their physical and cultural wellbeing. Therefore, it is essential to the iwi health and wellbeing that the mauri of the Ngāti Toa environment (including earth, plants and waterways) is not devalued or degraded, meaning the effects of activities within their rohe are never more than minor or irreversible.

Mana

To have mana is to have authority and influence, as well as the ability to apply tikanga and to have a mandate to make decisions. It can be inherited through whakapapa (genealogy) or gained through ones' actions. Ngāti Toa need to practice their mana at all levels, through governance and management arrangements, partnerships, and maintaining their own autonomy. Examples of Ngāti Toa exercising their mana include the development of Memoranda of Understanding with local councils, providing employment opportunities for iwi members, hosting manuhiri, gathering traditional kai from their rohe, and providing for the wellbeing of their people.

Kaitiakitanga

The primary objective of kaitiakitanga (guardianship) is to protect and enhance mauri for environmental sustainability. As mana whenua of the Wellington District, Ngāti Toa have kaitiaki responsibilities to protect their taonga and the mauri inherently linked with the natural environment. This can be achieved through participation and decision-making in resource management processes with local councils, such as responding to resource consents and co-developing policies to protect their interests.

Ki Uta Ki Tai

Ngāti Toa's world is inherently connected and recognised in the principle of Ki Uta Ki Tai (from the mountains to the sea). This holistic view represents that the Ngāti Toa catchment and any issues concerning the environment cannot be addressed in isolation.

Description of Resources Significant to Tāngata Whenua / Mana Whenua

Taranaki Whānui

Taranaki Whānui settled near the coast and made use of its plentiful resources. The Wellington harbour became their food basket, providing a variety of fish, shellfish and other kai moana. Freshwater environments, such as the Waitohi (now Ngauranga) stream, provided Tuna (freshwater eels) that were caught in weirs, as well as water for drinking and karakia. The land provided a wide array of vegetation that supported biodiversity and animal life, and produced food and resources for Taranaki Whānui, such as konini fruit and seed berries from kahikatea pines for eating, as well as flax for weaving.

Taranaki Whānui have used many of Wellington's natural resources and established mahinga kai sites (sites of

food gathering) throughout the district. Knowledge of different sites has been passed down through generations, enhancing kaitiakitanga through innate connections with earth, sea and water. Access to traditional resources for mahinga kai, as well as traditional practices like weaving, is crucial to Taranaki Whānui. Having safe and unbarred access to traditional grounds is important to the iwi and their mana, but gradually becoming less attainable due to developments (infrastructure, earthworks, etc) and destruction of land and waterways. As well as allowing access, there are areas in which Taranaki Whānui want to restrict access due to the significance of the site, which must be protected. Wāhi tapu / tūpuna are areas that have history Taranaki Whānui would like to be protected. While many sites and areas of significance have already been destroyed or are on private land, it is still important to preserve the story of the site in some way.

Ngāti Toa Rangatira

Coastal settlement and the use of marine resources largely influenced the way of life of those Ngāti Toa Rangatira living near the harbour that provided a variety of paua, mussels, crayfish, eels, flounder and other kai moana. Freshwater environments also provided fish species harvested for kai, and water itself was a resource used for drinking and karakia. The terrestrial environment provided a wide range of vegetation that encouraged biodiversity, supported animal life and produced food and resources for Ngāti Toa, such as titi (mutton birds) for eating, rongoā plants for medicine and flax for weaving. There are also many historical gardens and kumara pits scattered throughout the rohe of Ngāti Toa.

Ngāti Toa have utilised Wellington's natural resources and established mahinga kai sites (sites of food gathering) in the district area. The knowledge of different sites has been passed down through the generations, enhancing kaitiakitanga through an inherent connection with the area and environment. Access to traditional resources for mahinga kai, as well as rāanga and whakairo is important to Ngāti Toa. Having safe unobstructed access to traditional grounds is an essential value that is gradually becoming unattainable due to new developments and the further destruction of land and waterways. As well as allowing access, there are some areas where Ngāti Toa want to limit entry due to the significance of the site, which must be protected. Wāhi tapu / tūpuna are areas that have history Ngāti Toa would like to be preserved. Although many sites and areas of significance have been destroyed or are on private land, it is still a necessity to preserve the story of the site in some way.

Relevant Iwi Authorities

Taranaki Whānui

The Port Nicholson Block Settlement Trust was formed in August 2008 to accept and manage the settlement package for Taranaki Whānui ki Te Upoko o Te Ika, and not long after that (2nd of September 2009) the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 came into force. The Deed of Settlement was signed on 19 August 2008 at a service held at Pipitea Marae attended by some 700 people. As part of the settlement process, the Crown required that the establishment of the Trust be authorised by those registered with the Port Nicholson Block Claim in 2007, a process that was undertaken in August / September 2007. At the end of the period for voting on the formation of the Trust and the initial Trustees, 96.8% of those who voted supported the proposal that had been presented.

Ngāti Toa Rangatira

The Ngāti Toa Rangatira Claims Settlement Act 2014 came into force on 23rd of April 2014. The Settlement date was 1st of August 2014, and the effective date was 1st of February 2015. This Act required a statutory acknowledgement of statutory areas, and statements of association and of coastal values made by Ngāti Toa Rangatira in respect to those statutory areas.

In 1986, Ngāti Toa lodged the Ngāti Toa Tribunal Claim (Wai207), covering the entirety of their traditional rohe from Whangaehu in the North-East to the Tararua Ranges, South to Turakirae Heads, across Cook Strait to Kaikoura, and West to Arahura. However, because the claim was so extensive the Waitangi Tribunal divided it into three separate districts of inquiry:

- The Wellington / Port Nicholson Block District Inquiry (Wai145) heard by the Waitangi Tribunal 1991-1999;

- The Northern South Island Inquiry/Te Tau Ihu (Wai 785) heard by the Waitangi Tribunal 2000-2004; and
- The Porirua ki Whanganui District Inquiry.

In November 2005, the Minister in Charge of Treaty Negotiations and the Minister of Māori Affairs recognised the mandate of the Ngāti Toa Rangatira Negotiating Team to represent Ngāti Toa Rangatira in negotiating a comprehensive historical Treaty settlement, and the Crown signed Terms of Negotiation with Ngāti Toa Rangatira on 24 September 2007. This was then followed by a co-signed Letter of Agreement between the Crown and Ngāti Toa Rangatira on the 11th of February 2009, providing for the full and final settlement package.

Statutory Acknowledgements

There are two Statutory Acknowledgements over Te Whanganui a Tara included in the Deeds of Settlement with Taranaki Whānui (Port Nicholson Block Deed of Settlement) 2008 and Ngāti Toa Rangatira and Toa Rangatira Trust. These statutory acknowledgments require consultation over resource consent matters in or affecting the Harbour.

Council Obligations:

The Council has certain obligations and duties it must exercise when managing resource consent applications within, adjacent to, or directly affecting a statutory area. These are:

- To have regard to the statutory acknowledgment when making decisions on whether the Trustee of the Toa Rangatira Trust is an affected person on resource consent applications submitted for activities within, adjacent to, or directly affecting a statutory area.
- Until 1 February 2035, to provide either summaries of resource consent applications lodged with Council, and copies of notices of resource consent applications that have been served on Council under section 145(10) (where the matter is lodged with the Environmental Protection Authority), to the Trustee of the Toa Rangatira Trust where the resource consent application is for an activity within, adjacent to, or directly affecting a statutory area.

TANGATA WHENUA / MANA WHENUA – LOCAL AUTHORITY RELATIONSHIPS

Taranaki Whānui

The Council acknowledges Taranaki Whānui as mana whenua. The Council works in partnership with Taranaki Whānui, and engages through the iwi authority, the Port Nicholson Block Settlement Trust.

As Mana Whenua of Wellington, Taranaki Whānui are afforded rights and responsibilities through Te Tiriti o Waitangi / The Treaty of Waitangi and the RMA that the Council accommodates. The Council has a Memorandum of Understanding (2010) with the Port Nicholson Block Settlement Trust and a mutually beneficial relationship where Taranaki Whānui are included in decision-making processes that affect them (e.g. resource management, active protection, etc.) Council acknowledge Taranaki Whānui as not only Mana Whenua but kaitiaki (guardians of the land), with the right to practice Kaitiakitanga, as well as providing for their traditional and cultural values. They also ensure that Taranaki Whānui's contribution to Wellington's heritage and future is fully and publicly acknowledged and work closely with them to explore opportunities for the city regarding settlement of their Te Tiriti o Waitangi / Treaty of Waitangi claims. An example of the partnership between Taranaki Whānui and Council is the Council's work with the Port Nicholson Block Settlement Trust to host Waitangi Day celebrations in the city.

Formally, the Council has a Memorandum of Understanding with Taranaki Whānui. The MOU between the Council and the Port Nicholson Block Settlement Trust (Taranaki Whānui) was signed in 2010, replacing the previous MOU, and acknowledges the Treaty of Waitangi, the United Nations Declaration of the Rights of Indigenous Peoples, etc. as well as the 3.1 Port Nicholson Block Claims Settlement Act 2009, the Port Nicholson Block Settlement Trust Vision, and the Council Vision. The MOU also sets out principles and how to give effect to them.

Ngāti Toa Rangatira

The Council acknowledges Ngāti Toa Rangatira as mana whenua. The Council works in partnership with Ngāti Toa Rangatira, and engages through the iwi authority, Te Rūnanga o Toa Rangatira.

As mana whenua of Wellington, Ngāti Toa are afforded rights and responsibilities through Te Tiriti o Waitangi / The Treaty of Waitangi and the RMA that the Council accommodates. The Council has a Memorandum of Understanding (2017) with Ngāti Toa Rangatira and a mutually beneficial relationship where Ngāti Toa are included in decision-making processes that affect them (e.g., resource management and active protection). The Council acknowledges Ngāti Toa as not only Mana Whenua but Kaitiaki, with the right to practice Kaitiakitanga, as well as providing for their traditional and cultural values. They also ensure that Ngāti Toa's contributions to Wellington's heritage and future are fully and publicly acknowledged and work closely with them to explore opportunities for the city regarding settlement of their Te Tiriti o Waitangi / Treaty of Waitangi claims.

Formally, the Council has a Memorandum of Understanding (MOU) with Ngāti Toa Rangatira. The MOU between the Council and Ngāti Toa Rangatira was signed in 2017 and acknowledges the Treaty of Waitangi, the United Nations Declaration of the Rights of Indigenous Peoples, the Mana Whenua status of Ngāti Toa, as well as the Ngāti Toa Rangatira Claims Settlement Act 2014, and the Rūnanga Vision.

HAPŪ AND IWI PLANNING DOCUMENTS

The Council will encourage the preparation and lodgement of Iwi/Hapū Management Plans. Where the plans have been lodged with the Council, Council will be guided by their contents to the extent that they are relevant to the resource management issues of the District.

INVOLVEMENT AND PARTICIPATION WITH TANGATA WHENUA / MANA WHENUA

The Council recognises that the need to consult with mana whenua stems from Te Tiriti o Waitangi / the Treaty of Waitangi principle of partnership, requiring both parties to act reasonably and make informed decisions. The Council also acknowledges engaging and consulting with mana whenua often leads to a better understanding of issues and opportunities. In many cases, this will result in stronger, more trusting relationships, and positive outcomes of mutual benefit.

The Resource Management Act 1991 has different requirements for consulting with mana whenua, whose contribution to measuring effects on Māori cultural values is set out under Part II of the Act. For this reason, Council engages and consults with mana whenua on a wide range of resource management-related matters.

Specific Involvement and Participation or RMA Consultation Processes with Tāngata Whenua / Mana Whenua

The Council has responsibility to mana whenua under the RMA. The RMA requires the Council to consider mana whenua matters of significance in Resource Management processes. This includes:

- (Section 6(e)) recognition and protection of Māori and their culture and traditions with their ancestral lands, waters, sites, wāhi tapu and other taonga.
- (Section 7(a)) having particular regard to the exercise of kaitiakitanga or the iwi's exercise of guardianship over resources.
- (Section 8) the principles of the Treaty of Waitangi and their application to the management of resources.
- (Section 74(2)b) recognition of any planning document recognised by an iwi authority; and
- (all sections cited) the obligation to consult with iwi over consents, policies, and plans.

Ngāti Toa Rangatira

Te Rūnanga o Toa Rangatira is the mandated iwi authority for Ngāti Toa and has responsibility for protecting

and enhancing the mana of Ngāti Toa across the various political, economic, social and environmental circles. Te Rūnanga o Toa Rangatira is also an iwi authority under the RMA and the trustee of the Ngāti Toa Post-Settlement Governance Entity (the Toa Rangatira Trust). As such, Te Rūnanga o Toa Rangatira manages local government relationships and resource management matters on behalf of Ngāti Toa.

Consultation with mana whenua under the RMA should be directed through Te Rūnanga o Toa Rangatira. Contact can be made via: resourcemanagement@ngatitoea.iwi.nz.

Taranaki Whānui

The Port Nicholson Block Settlement Trust is the mandated iwi authority for Taranaki Whānui and has responsibility for protecting and enhancing the mana of Taranaki Whānui across the many political, economic, social and environmental spheres. The Port Nicholson Block Settlement Trust is also an iwi authority under the RMA and as such, manages local government relationships and resource management matters on behalf of Taranaki Whānui.

Consultation with mana whenua under the RMA should be directed through The Port Nicholson Block Settlement Trust. Contact can be made via: reception@portnicholson.org.nz

Te Ahunga ā-Rautaki

Strategic Direction

Purpose and context of the 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 help to implement relevant Council strategies and policies as well as regulatory planning documents that the District Plan must give effect to. The Strategic Objectives will be implemented through future plan changes and complex resource consent applications, as follows:

- For the purpose of plan implementation (including the assessment of resource consents and notices of requirement):
 - The Strategic Objectives may provide guidance on what the objectives and policies in other chapters of the Plan are seeking to achieve.
 - The relevant objectives and policies of the plan (including Strategic Objectives) are to be considered together, and no fixed hierarchy exists between them.
 - In addition to the specific objectives and policies contained in topic chapters of the Plan relevant Strategic Objectives in this chapter will also need to be assessed for any activity identified as discretionary or non-complying.
- For the purposes of plan development, including future plan changes and variations:
 - The Strategic Objectives form the basis for the development of more detailed objectives, policies and rules in Parts 2 and 3 of this District Plan.
 - The Strategic Objectives should be considered as part of plan change or variation proposals.

Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Anga whakamua

Anga Whakamua – Moving into the future

Introduction

The Wellington City Council acknowledge Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira as mana whenua. As partners, mana whenua see the strategic opportunity and role that Wellington City has as the capital city and as a host national and international visitors. Mana whenua also note and support the aspirations for the city to grow in line with national policy direction created under the Act.

Taranaki Whānui comprises the people from Te Ati Awa, Taranaki, Ngati Ruanui, Ngati Tama, Ngati Mutunga and other iwi from the Taranaki area, whose ancestors migrated to Wellington in the 1820s and 30s. Since then they have maintained ahi kā (continuous occupation). Ngāti Toa Rangatira (Ngāti Toa) have a strong history and affiliation with Porirua and have held exclusive tangata whenua status in the Porirua area since migrating here in the early 1820s.

The Council works in partnership with Taranaki Whānui, and engages through the iwi authority, the Port Nicholson Block Settlement Trust. It also works in partnership with Ngāti Toa Rangatira, and engages through the iwi authority, Te Rūnanga o Toa Rangatira.

Mana whenua have an important role to play in the City's future growth and development and the District Plan provides the appropriate mechanism for facilitating this. This includes the active involvement of mana whenua in the development of the policy and rule framework and, where required, its implementation. Moreover, the District Plan provides the regulatory mechanism to enable mana whenua to exercise their rights and responsibilities as kaitiaki and that this can occur in accordance with mātauranga Māori principles. When development is to occur within a Site or Area of Significance to Māori, consultation is required with mana whenua. Any advice that is provided expected to be incorporated into proposals. The expected outcome is the protection of the spiritual and cultural values of the site and the relationship of mana whenua with it, and where sought by mana whenua, opportunities to build on the cultural identity of Wellington City are taken

The Tangata Whenua chapter outlines the Environmental Outcomes sought by mana whenua, and the environmental management perspectives and values of Hapū and Iwi. These outcomes and perspectives should be referenced where required through plan development and resource consent processes.

Strategic Objectives	
AW-O1	Resource management processes include mana whenua as active participants in a way that recognises Te Tiriti o Waitangi and its principles.
AW-O2	The relationship of Tangata Whenua with their lands and traditions is recognised and provided for, including: <ol style="list-style-type: none"> 1. The use, development and expansion of Treaty Settlement land and any land that is subject to Deed of Settlement provisions relating to right of first refusal land, in a manner that recognises its commercial redress purposes; and 2. The use and development of all other land in a manner that te contributes to achieving provide for the social, economic, commercial, and cultural aspirations of Tangata Whenua.
AW-O3	Mana whenua can exercise their customary responsibilities as mana whenua and kaitiaki with their own mātauranga Māori.
AW-O4	The development and design of the City reflects mana whenua and the contribution of their

	culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes, and other taonga of significance to the district's identity and sense of belonging.
<u>AW-05</u>	<u>Resource management decisions are informed by best available information including mātauranga Māori.</u>

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Tāone Kāwana

Capital City

Introduction

Wellington City plays a critical role in the wider region and as the nation's capital. The City attracts a diverse range of people through its many activities including Central Government employment opportunities, tertiary education institutions, arts and cultural activities, natural environment, economic activity, and its overall liveability.

Decisions that are made now will significantly influence the ability for future generations of the City to thrive socially, economically, and culturally and the city functions in an environmentally sensitive manner. This District Plan is focused on achieving the outcomes of the Spatial Plan and is a future focused plan that builds on what is great about Wellington, allows the City to evolve in partnership with mana whenua and the community, while recognising and safeguarding those things that are special about this City.

The Spatial Plan provides the overarching vision and direction for how the City will evolve over the next 30 years. This District Plan distils this vision and direction through a regulatory framework in order to realise the short to medium term (10-15 years) direction of the Spatial Plan.

There are six strategic City goals in the Spatial Plan that have been developed through engagement with the community – compact, greener, vibrant and prosperous, inclusive and connected, resilient, and partnership with mana whenua. These goals have influenced decisions about where and how the City will grow and what needs to be protected in doing so. The City goals are a critical part of a well-functioning Capital City and it is the Council's expectation that they underpin how development is planned and how decisions are made.

The Spatial Plan recognises that the City faces some significant changes over the next 30 years as a result of:

- Projected population growth of 50,000-80,000 more people;
- Significant housing supply, housing choice, and affordability issues;
- Growth in business development, technology changes, and new ways of working;
- A changing climate and rising seas;
- A commitment to reducing the City's carbon emissions to net zero by 2050;
- Risks associated with natural hazards, such as earthquakes;
- Major transport and urban development projects which will influence the City's urban form;
- Growing pressure on critical infrastructure; and
- Meeting national and regional planning requirements.

The role of the District Plan is to establish a framework within which change can occur while ensuring that the environmental, economic and social effects of change are well-managed. The District Plan is a critical tool for ensuring these changes happen in an environmentally sensitive way and that services and infrastructure are provided and coordinated in ways that ensure the City retains its high levels of liveability.

The City is committed to strengthening its partnership with mana whenua. This commitment is evident throughout this District Plan to ensure that mana whenua are a part of how the city grows and changes, that their voice is heard and that this voice is given meaning and is visible in how we plan, design and build Wellington's future. The values and aspirations of mana whenua are expressed in the Tangata Whenua chapter in Part 1 of the District Plan.

Strategic Objectives	
CC-01	Wellington City continues to be the primary economic and employment hub for the region.
CC-02	<p>Wellington City is a well-functioning Capital City where:</p> <ol style="list-style-type: none"> 1. A wide range of activities that have local, regional and national significance are able to establish and thrive; 2. The social, cultural and economic and environmental wellbeing of current and future residents, <u>within environmental limits</u> is supported; 3. Mana whenua values and aspirations become an integral part of the City's identity; 4. Urban intensification is delivered in appropriate locations and in a manner that meets the needs of current and future generations; 5. Innovation and technology advances that support the social, cultural, and economic and environmental wellbeing of existing and future residents <u>and supports the environment are</u> promoted; and 6. Values and characteristics that are an important part of the City's identity and sense of place are identified and protected.
CC-03	<p>Development is consistent with and supports the achievement of the following strategic city objectives:</p> <ol style="list-style-type: none"> 1. Compact: Wellington builds on its existing urban form with quality development in the right locations; 2. Resilient: Wellington's natural and built environments are healthy and robust, and we build physical and social resilience through good design; 3. Vibrant and Prosperous: Wellington builds on its reputation as an economic hub and creative centre of excellence by welcoming and supporting innovation and investing strategically to maintain a thriving economy; 4. Inclusive and Connected: Wellington recognises and fosters its identity by supporting social cohesion and cultural diversity, has world-class movement systems and attractive and accessible public spaces and streets; 5. Greener: Wellington is environmentally sustainable and its natural environment is protected, enhanced and integrated into the urban environment; and 6. Partnership with mana whenua: Wellington recognises the unique role of mana whenua within the city and advances a relationship based on active partnership.

Parts of this chapter have been notified using either a Part One Schedule 1 process (**P1 Sch1**), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process (**ISPP**). Please see notations.

Te Ohaoha, Mōhiotanga me te Taurikura ā-Tāone

City Economy, Knowledge and Prosperity

P1 Sch1 Introduction

The City's commercial areas play a fundamental role in both the City and regional economies and will be essential for supporting the City's growth, economy, employment and meeting people's day to day needs into the future. Mana whenua also have significant commercial aspirations and this an important part of planning the City's future.

As outlined in the Spatial Plan, a large proportion of the City's growth over the next 30 years will be directed to the City Centre and suburban centres. Vibrant, sustainable and well-functioning centres are important for attracting investment and business to those centres and supporting the social, economic, cultural and environmental wellbeing of local residents and workers.

Based on the Housing and Business Development Capacity Assessment, the City will require up to 24ha of land that would accommodate 78ha of floor space for future business development and activities over the next 30 years. Much of this growth is anticipated to be driven by the commercial and government sectors. While these requirements extend beyond the life of this District Plan, the planning and development that occurs now will have long term implications. It is imperative that the City retains sufficient supply of business and commercial land over the short, medium and long term.

A diverse range and mix of activities enables agglomeration benefits to be realised, economies of scale to be increased, and supports a population with a diverse range of skills and knowledge. This helps to support:

- People's social and economic wellbeing;
- Different ways and places of work;
- A reduction in the need to travel via private vehicle;
- Reduced carbon emissions; and
- Economic and social resilience.

The District Plan provides a framework that is flexible enough to support diversity in commercial activities and uses, while still ensuring the effects of those uses are appropriately managed.

Strategic Objectives

P1 Sch1

CEKP-O1	<p>A range of commercial and mixed use environments are provided for in appropriate locations across the City to:</p> <ol style="list-style-type: none"> 1. Promote a diverse economy; 2. Support innovation and changes in technology; and
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	<p>3. Facilitate alternative ways of working.</p>
<p>ISPP</p>	<p>CEKP-O2 The City maintains a hierarchy of centres based on their role and function, as follows:</p> <ol style="list-style-type: none"> 1. City Centre – the primary centre serving the City and the wider region for shopping, employment, city-living, government services, arts and entertainment, tourism and major events. The City Centre is easily accessible and easy to navigate for all and serves as a major transport hub for the City and wider region. The City Centre is the primary location for future intensification for both housing and business needs; 2. Metropolitan Centres – these centres provide significant support to the City Centre Zone at a sub-regional level by offering key services to the outer suburbs of Wellington City and the wider Wellington region. They contain a wide range of commercial, civic and government services, employment, office, community, recreational, entertainment and residential activities. Metropolitan Centres are major transport hubs for the City and are easily accessible by a range of transport modes, including rapid transit. As a result, these centres are will be major live-work hubs for the City over the next 30 years. Intensification for housing and business needs will be enabled in these locations, to complement the City Centre; 3. Local Centres – these centres service the surrounding residential catchment and neighbouring suburbs. Local Centres contain a range of commercial, community, recreational and entertainment activities. Local Centres are well-connected to the City’s public transport network and active transport modes are also provided for. Local Centres will play a role in accommodating and servicing the needs of the existing and forecast population growth that is complementary to the City Centre and Metropolitan Centre Zones. This intensification is due to the capacity of the area to absorb more housing with enablers of growth such as walkable access to public transport, and community facilities and services; and 4. Neighbourhood Centres - these centres service the immediate residential neighbourhood and offer small-scale convenience-based retail for day-to-day needs. These centres are generally for small commercial clusters and community services. Neighbourhood Centres are accessible by public transport and active transport modes.
<p>P1 Sch1</p>	<p>CEKP-O3 Mixed use, and industrial areas and commercial zones outside of Centres:</p> <ol style="list-style-type: none"> 1. Complement the hierarchy of Centres; 2. Provide for activities that are incompatible with other Centres-based activities; and 3. Support large scale industrial and service-based activities that serve the needs of the City and wider region.
<p>P1 Sch1</p>	<p>CEKP-O4 Land within the City Centre, Centres, Mixed Use, and General Industrial Zones is protected from activities that are incompatible with the purpose of the zone</p>

P1 Sch1

	or have the potential to undermine the City's hierarchy of centres.
CEKP-O5	Strategically important assets including those that support Māori culture, tourism, trade, education, research, and health and cultural wellbeing are provided for in appropriate locations.

Parts of this chapter have been notified using either a Part One Schedule 1 process (**P1 Sch1**), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process (**ISPP**). Please see notations.

Ngā Wāhi Aronehe me ngā Wāhi Tapu o te Mana Whenua

Historic Heritage and Sites and Areas of Significance to Māori

P1 Sch1 **Introduction**

Historic and cultural heritage provides a connection with those who lived before us. It helps us define who we are and contributes to our sense of place. Once destroyed, it cannot be replaced. It is a fundamental part of the wellbeing of people and communities.

Historic Heritage is a key contributor to the City's vibrancy and sense of place, particularly when it is retained, celebrated, and maintained. It can also make a significant contribution to the economy, through employment, tourism and the provision of interesting and alternative work and recreation spaces.

The protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance under section 6(f) of the RMA. The District Plan must recognise and provide for this.

The District Plan recognises that the City's 'heritage' includes sites and areas that pre-date colonial settlement and are significant for mana whenua. Recognising and protecting these sites and areas provides a richer understanding of the City's history, ensuring that the City's history extends beyond a European view of 'historic heritage' to include Māori cultural heritage values.

Sites and areas of significance to Māori capture the relationship of mana whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga. Sites and areas of significance to Māori carry history, connection, meaning and associations for mana whenua. They provide a tangible connection to whenua and significant historical events. Often the physical evidence of sites no longer exist ~~physically~~ however their memory and association remains an important part of the cultural landscape, narrative and whakapapa.

As the City grows, it is important that the sustainable long-term use of heritage buildings is provided for and that these buildings are suitable for a variety of uses in the future. Wellington City is prone to natural hazards, particularly seismic risks, so the safety and resilience of the City's building stock is a significant issue. The age and design of many of the City's older buildings means that some may need significant upgrades to ensure they meet Building Act requirements. A number of these are heritage buildings. It is important that the District Plan continues to promote seismic strengthening of built heritage to contribute to a safe and resilient city. The District Plan will enable works on heritage buildings that improve their safety and ongoing resilience while managing the effects on historic heritage values. This includes ensuring that any changes maintain or enhance heritage values, rather than detracting from them.

The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga is a matter of national importance under section 6(e) of the RMA. There are many sites across the City which have significance for Māori. Large areas of urban development in the City have already disturbed some of these sites, so in accordance with the principle of kaitiakitanga it is important that future development does not further compromise remaining sites and where possible acknowledges this history.

Strategic Objectives

ISPP

**HHSASM-
O1**

Significant buildings, structures, areas, and sites that exemplify Wellington's historical and cultural values are identified, recognised and protected.

ISPP

**HHSASM-
O2**

Built heritage is resilient and has a sustainable long term use while ensuring heritage and cultural values are recognised and maintained.

P1 Sch1

**HHSASM-
O3**

The cultural, spiritual and/or historical values associated with sites and areas of significance to Māori are protected.

P1 Sch1

**HHSASM-
O4**

Sites of significance to Māori are identified and mana whenua's relationships, interests and associations with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes, and other taonga of significance are recognised and provided for.

P1 Sch1

**HHSASM-
O5**

Recognise that only mana whenua can identify impacts on their relationship with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga/sites of significance to Māori.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Te Taiao Māori

Natural Environment

Introduction

Wellington's natural environment is one of its defining features. The close proximity of the City and easy access to the natural environment is unique and this is highly valued by the community.

The City benefits from a range of indigenous ecosystems that support the survival of organisms, assist with reducing the impacts of climate change, and support carbon sequestration. The City also has a number of iconic landscapes and natural features that are distinct and have particular visual, cultural, experiential, and geographical significance.

The preservation of the natural character of the coastal environment, and the protection of significant indigenous vegetation, significant habitats of indigenous fauna, and outstanding natural landscapes and features from inappropriate subdivision, use, and development are matters of national importance under section 6 of the RMA, which the District Plan must recognise and provide for, [a function of the Council under s31 of the Act, and part of the Regional Policy Statement for the Wellington Region which the District Plan must give effect to. The Council must also implement the National Policy Statement for Freshwater Management 2020 where the Council has responsibilities to adopt ki uta ki tai or an integrated management approach, particularly with respect to the maintenance of indigenous biological diversity and Te Mana o Te Wai.](#)

In Wellington City, this is important given the significant population growth expected over the next 30 years, and the impacts that growth and development could have on our indigenous biodiversity if left unchecked.

The Council also declared a Climate and Ecological Emergency in 2019. This declaration provides impetus to ensure that the City's ecosystems are not further degraded.

The City's open space network is also a key part of the broader natural environment values. A defining feature of these open spaces, both formal and informal, is their close proximity to the urban area. This proximity enables residents and visitors to easily enjoy their natural environment and provides opportunities to integrate more natural elements into the urban area. As the City grows, these areas may come under increasing pressure for development if they are not protected and managed efficiently and effectively. The open space network provides for the City's social, cultural and environmental wellbeing and it is important that these areas are retained for future generations to enjoy.

There are also important cultural and spiritual values associated with the natural environment for local iwi.

The City's waterways and harbour have become increasingly contaminated as the City has developed over time. The increase in impervious surfaces and stormwater runoff has resulted in increased contaminant loads that have significant effects on water quality and increased runoff leading to higher storm flows and lower flows in dry weather. Poor water quality and changes in flow subsequently threatens the flora and fauna that rely on these water bodies for their survival. It also impacts on the community's ability to enjoy these waterways for recreational purposes, and the degradation of water impacts on the cultural and spiritual values held by mana whenua in relation to water. Greater urban development within the existing urban footprint has the potential to exacerbate existing water quality issues without changes to how development is undertaken and the impacts of development on water are considered.

For mana whenua, water (wai) is a gift – Ngā wai tuku kiri. Implementation of the District Plan has an important

role in ensuring that the value of water is recognised and enhanced in new development so that the broader regional goals of improving water quality can be achieved. The vision for mana whenua is that the mauri of water is restored to primarily support the health of the wai, which will in turn support:

- The natural systems and habitat for our taonga species;
- Mana Whenua and residents of Te Whanganui-a Tara, and manuhiri, to enjoy, live and play in our freshwater taonga; and
- The hauora (health) of present and future generations.

On that basis, mana whenua have developed the following overarching principles for the management of the City's water in the future:

1. **Te Mātāpuna:** Headwaters are revered, protected and restored as the ultimate sources of mauri of fresh water;
2. **Ngā awa tipua:** Rivers and streams are named, their mana as living entities recognised, accumulated stressors identified, and their values measured;
3. **Āku waiheke:** Small water bodies are named and recognised for their individual and accumulated values including habitat and water volume;
4. **Ngā wai huna:** Aquifers and piped streams are named, their mana recognised and made visible through education and daylighting of streams;
5. **Wāhi a wai:** Places of particular importance and vulnerability are identified, protected and provided for in planning and management;
6. **Takutaimoana:** Connections of coastal waters to freshwater systems are specified in management targets, the specific relationships are articulated in storm and waste water discharge limits;
7. **Te Mana O te Wai:** We must care for the integrated well being of the water;
8. **Tāngata:** Our Environment is a place of human occupations;
9. **Te Hāpori me te wai:** Community has a significant regard for water;
10. **Tiakina mō apōpō:** Future resilience is connected to our environment; and
11. **Papatūanuku:** Our relationship with land predetermines our relationship with water.

More extreme weather events as a result of climate change also mean that stormwater management will become an increasingly important issue. It is therefore important that urban development does not exacerbate pressure on the City's stormwater systems, and that a more integrated approach is taken in considering how water is managed within new developments.

Strategic Objectives	
NE-O1	The natural character, <u>outstanding</u> landscapes and features, and <u>ecosystems</u> areas of <u>significant indigenous biodiversity</u> that contribute to the City's identity, <u>including those that and</u> have significance for mana whenua as kaitiaki are identified, recognized <u>and</u> protected, <u>and,</u> <u>where possible, enhanced.</u>
NE-O2	Future subdivision, <u>land use</u> and development contributes to an improvement in the quality of the City's water bodies, <u>freshwater ecosystems and receiving environments, protects and enhances Māori freshwater values</u> and recognises mana whenua and their relationship to water (Te Mana o Te Wai).
NE-O3	The City retains <u>and expands</u> an extensive open space network across the City that: <ol style="list-style-type: none"> 1. Is easily accessible; 2. Connects the urban and natural environment; 3. Supports <u>the protection of</u> ecological, cultural, and landscape values; and 4. Meets the needs of anticipated future growth.
NE-O4	Mana whenua are able to exercise their customary responsibilities as mana whenua and kaitiaki with their own mātauranga Māori in the protection and management of the natural environment.

<u>NE-O5</u>	<u>The special amenity landscapes and ridgelines and hilltops that contribute to the City's identity, including those that have significance for mana whenua as kaitiaki are recognised and their values maintained or enhanced</u>
<u>NE-O6</u>	<u>Subdivision, land use and development is undertaken in an integrated manner recognising the importance of ki uta ki tai and the interconnectedness between ecosystems, natural processes and freshwater.</u>

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Ngā Rawa me te Tūhanga ā-Rautaki o te Tāone

Strategic City Assets and Infrastructure

Introduction

Infrastructure is critical to the ability of Wellington City to thrive and grow. The expected population growth over the next 30 years will place pressure on this infrastructure, and in particular for the three waters and transport networks. It is important that the District Plan supports a coordinated approach to infrastructure planning.

The City also hosts some major infrastructure facilities, such as the Commercial Port and Wellington International Airport, which not only serve the immediate City, but also play a major role at the regional and national scale [and are 'lifeline utilities' under the Civil Defence Emergency Management Act 2002](#).

These assets are defined as 'regionally significant infrastructure' under the Regional Policy Statement and must be provided for and their benefits recognised. There are also likely to be major transport projects for the City in the coming years that will need to be provided for. The District Plan must enable these activities to continue to establish, operate and function.

The sequencing of development to align with increases in infrastructure capacity also needs to be carefully managed, while not hindering efforts to provide for housing and business needs. The National Policy Statement on Urban Development requires that local authorities enable sufficient development capacity for housing and business needs over the short, medium and long term. This includes providing 'infrastructure-ready' capacity.

Given the significant costs involved with servicing new growth with infrastructure, Wellington City is taking a long-term and pragmatic approach to prioritising growth areas for infrastructure investment through its Spatial Plan, Long Term Plan and Infrastructure Strategy. Future development must align with this sequencing as much as possible. However, it is not intended that this approach hinder developments that have broader benefits to the City. Out-of-sequence development proposals (including private plan changes) will need to show that the development will result in a significant increase in development capacity, and that the necessary servicing and funding for the development is available.

The Council will also encourage the use of green infrastructure to manage the impacts of development on the City's infrastructure network. Green infrastructure will not only assist with managing infrastructure pressures, but also supports the broader City goals of a more sustainable and greener City.

Strategic Objectives

SCA-01	<p>Infrastructure is established, operated, maintained, and upgraded in Wellington City so that:</p> <ol style="list-style-type: none"> 1. The social, economic, cultural, and environmental benefits of this infrastructure are recognised; 2. The City is able to function safely, efficiently and effectively; 3. The infrastructure network is resilient in the long term; 4. Infrastructure, including renewable electricity generation facilities, contributes to the transition away from dependence on fossil fuels; and
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	5. Future growth and development is enabled and can be sufficiently serviced.
SCA-02	New urban development occurs in locations that are supported by sufficient development infrastructure capacity, or where this is not the case the development: <ol style="list-style-type: none"> 1. Can meet the development infrastructure costs associated with the development, and 2. Supports a significant increase in development capacity for the City.
SCA-03	Additional infrastructure is incorporated into new urban developments of a nature and scale that supports Strategic Objective UFD-O 6 7 or provides significant benefits at a regional or national scale.
SCA-04	Regionally significant infrastructure is provided for in appropriate locations and the social, cultural economic, and environmental benefits of this infrastructure are recognised and provided for.
SCA-05	The adverse effects of infrastructure are managed having regard to the economic, social, environmental and cultural benefits, and the functional technical and operational needs of infrastructure.
SCA-06	Infrastructure operates efficiently and safely and is protected from incompatible development and activities that may create reverse sensitivity effects <u>or compromise its efficient and safe operation.</u>
<u>SCA-07</u>	<u>The benefits of and contribution to the development of the city's infrastructure and built environment from the utilisation of the city's mineral resources from quarrying activities are recognised and provided for.</u>

Parts of this chapter have been notified using either a Part One Schedule 1 process (**P1 Sch1**), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process (**ISPP**). Please see notations.

Te Whakaukatanga, Te Manawaroa me te Āhuarangi Hurihuri

Sustainability, Resilience and Climate Change

P1 Sch1 Introduction

Wellington City has a goal of being a ~~net-zero carbon capital~~ (net zero emissions) ~~city~~ by 2050. This approach is consistent with the national and global concerns about the impacts of human behaviour on climate change. How and where the City grows will play a key role in our ability to reach this goal and support future generations to live more sustainably than has traditionally been the case.

Reliance on fossil fuels and other non-renewable sources of energy is harmful to the environment and will have a negative impact on the City's ability to be 'zero carbon **capital**' by 2050. Wellington should make use of renewable energy technologies at both the small and large scale. This, coupled with a reduction in private car travel and supported by a compact urban form will help to reduce the City's emissions.

The City is subject to a range of natural hazards including earthquakes, liquefaction, and flooding. The impacts of climate change and sea level rise are also beginning to be felt in some parts of the City. It is important that new development does not exacerbate these risks.

There remains a level of uncertainty about the full extent of the impacts of climate change and sea level rise. This means the planning framework needs to retain a level of flexibility to enable the City to adapt in response to changing circumstances.

The District Plan provides a framework within which these various risks can be managed to ensure people's safety. New developments must be designed to be resilient, to ensure buildings not only keep people safe, but that they can endure and withstand hazard events. This will reduce costs in the long term and enable the City to quickly recover when these events do occur.

The District Plan must provide a framework that is responsive to changes in data and knowledge and enables the community to make informed decisions about how they will adapt to these circumstances.

There are multiple benefits associated with the protection and enhancement of the City's natural systems and features for climate change adaptation and managing hazard risks. The District Plan includes rules to protect indigenous biodiversity across the City. The protection and enhancement of the City's biodiversity supports important ecosystems and habitats, as well providing carbon storage opportunities that can reduce carbon emissions.

Strategic Objectives

P1 Sch1	SRCC-O1	<p>The City's built environment supports:</p> <ol style="list-style-type: none"> 1. <u>Achieving</u> net reduction in the City's carbon <u>net zero</u> emissions by 2050; 2. More energy efficient buildings; 3. An increase in the use of renewable energy sources; and 4. Healthy functioning of native ecosystems and natural processes; and 5. <u>Low carbon and multi-modal transport options including walking, cycling, micro mobility and public transport</u>
ISPP	SRCC-O2	<p>Risks from natural hazards are:</p> <ol style="list-style-type: none"> 1. Identified and understood; 2. Planned for through adaptation and mitigation measures <u>so that risk is not increased or is reduced</u> ensure the risks are low; and 3. Avoided where <u>there would be a high risk to life or buildings</u>. are intolerable.
ISPP	SRCC-O3	<p><u>Land use, Ssubdivision, and</u> development and use:</p> <ol style="list-style-type: none"> 1. Effectively manage<u>s</u> the risks associated with climate change and sea level rise; 2. Support<u>s</u> the City's ability to adapt over time to the impacts of climate change and sea level rise; and 3. Support<u>s</u> natural functioning ecosystems and processes to help build resilience into the natural and built environments.
P1 Sch1	SRCC-O4	<p>Land use, subdivision and development design <u>seeks to integrates</u> natural processes that provide opportunities for carbon <u>reduction, carbon</u> storage, natural hazard risk reduction and support climate change adaptation.</p>

Parts of this chapter have been notified using either a Part One Schedule 1 process ([P1 Sch1](#)), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process ([ISPP](#)). Please see notations.

Provisions in this chapter have immediate legal effect as they relate to the Medium Density Residential Standards. In accordance with In section 80H of the RMA. provisions that have legal effect are marked in this chapter with a gavel (



). To see more about what legal effect means please click here.

Te Āhua Tāone me te Whanaketanga

Urban Form and Development

P1 Sch1 Introduction

Population growth will result in higher demand for housing and employment over the next 30 years. Capacity modelling shows that without significant increases in the amount of urban intensification the City will fall short of meeting demand for housing over the next 30 years. Managing where this new development occurs is an important matter to be managed through the District Plan. The overarching growth direction is well-established in the Spatial Plan and is also endorsed by higher order documents including the National Policy Statement on Urban Development, and the Wellington Regional Policy Statement.

A compact form contributes to reducing the City's carbon emissions and residents' need to travel long distances in private vehicles. It also incentivises more sustainable travel modes such as walking, cycling, and public transport.

Enabling sufficient land supply for housing and business activity is crucial for the ability of residents to meet their social, economic, environmental, and cultural well-being. The National Policy Statement on Urban Development requires the Council to provide sufficient development capacity to meet expected demand for housing and business land over the short (3 years), medium (3-10 years), and long term (10-30 years). This District Plan sets the policy foundation to enable growth to be accommodated beyond the life of the Plan.

An undersupply of housing in the City plays a significant role in making housing and renting less affordable [affordable](#). This in turn negatively impacts on people's social and economic wellbeing.

The District Plan approach is to increase housing choice and affordability by enabling development across the housing spectrum – from assisted housing solutions through to private home ownership. [It provides for a variety of housing types across the city including standalone, terraced, attached, retirement villages and apartment buildings.](#)

In addition to increasing housing supply and choice, the District Plan seeks to ensure that the City remains liveable and functions in a way that enhances people's wellbeing. A quality-built environment is one that is walkable, with well-designed buildings and open spaces (both public and private), supported by good public transport options, and ecologically sensitive development. It extends beyond aesthetic considerations to include a broader range of features that make a liveable, quality-built urban and rural environment.

The Plan also protects areas of special character in the City's inner suburbs. These suburbs are

some of the City’s original settlements, with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and site boundary treatment. These are known as ‘Character Precincts’. Rules in these Precincts control demolition and significant alterations and additions to buildings built before 1930.

Overall, the District Plan seeks to achieve good design outcomes while providing for innovation and changes in building technologies and design approaches. The Plan includes design guidance for development across the City to support the rules and development standards to achieve good design outcomes.

Strategic Objectives

ISPP

UFD-01

Wellington's compact urban form is maintained with the majority of urban development located within the City Centre, in and around Centres, and along major public transport corridors.

P1 Sch1

UFD-02

Urban development in identified greenfield areas:

1. Is environmentally and ecologically sensitive;
2. Makes efficient use of land;
3. Is well-connected to the public transport network; ~~and~~
4. Provides a mixture of land uses and activities, where feasible; and
5. Reinforces the City's compact urban form.

ISPP

UFD-03

Medium to high density and assisted housing developments are located in areas that are:

1. Connected to the transport network and served by multi-modal transport options; or
2. Within or near a Centre Zone or other area with many employment opportunities; and
3. Served by public open space and other social infrastructure.

Noting that medium to high density housing developments may not be appropriate in qualifying matter areas.

P1 Sch1

UFD-04

In order to achieve sufficient, feasible land development capacity to meet expected housing demand, the following housing bottom lines below are to be met or exceeded in the short-medium and long term in Wellington City as contained in the Wellington Regional Housing and Business Capacity Assessment (Housing Update 2022).

	2021-2024 Short	2024-2031 Medium	2031-2051 Long
Demand figures	4, 148	8, 426	18, 724

Competitiveness margin	20%	15%
Housing bottom line	15, 089	21, 532


P1 Sch1

UFD-05	<u>At least Ssufficient, feasible</u> land development capacity is available to meet the short-, medium- and long-term business land needs of the City, as identified in the Wellington Regional Housing and Business Capacity Assessment.
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ISPP

UFD-06	A variety of housing types, sizes and tenures, including assisted housing, supported residential care, and papakainga options, are available across the City to meet the community's diverse social, cultural, and economic housing needs.
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ISPP

UFD-07 	<p>Development supports the creation of a liveable, well-functioning urban environment that enables all people and communities to provide for their social, economic, environmental, and cultural wellbeing, and for their health and safety now and into the future.</p> <p>Development will achieve this by:</p> <ol style="list-style-type: none"> 1. Being accessible and well-designed; 2. Supporting sustainable travel choices, including active and micromobility modes; 3. Being serviced by the necessary infrastructure <u>(including additional infrastructure)</u> appropriate to the intensity, scale and function of the development and urban environment; 4. Being socially inclusive; 5. Being ecologically sensitive; 6. Respecting of the City's historic heritage; 7. Providing for community well-being; and 8. Adapting over time and being responsive to an evolving, more intensive surrounding context.
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ISPP

UFD-08	Areas of identified special character are recognised and new development within those areas is responsive to <u>their streetscape values while recognising their role in accommodating growth. the context and, where possible, enhances that character.</u>
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