

# **Section 32 Evaluation Report**

## **Part 2: Centres, Commercial, Mixed Use and Industrial Zones**

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## Table of acronyms

<b>Abbreviation</b>	<b>Full term</b>
<b>COMZ</b>	Commercial Zone
<b>DA</b>	Discretionary activity
<b>GIZ</b>	General Industrial Zone
<b>HBA</b>	Housing and Business Development Capacity Assessment
<b>MCZ</b>	Metropolitan Centre Zone
<b>MDRS</b>	Medium Density Residential Standard
<b>MUZ</b>	Mixed Use Zone
<b>NCA</b>	Non-complying activity
<b>NCZ</b>	Neighbourhood Centre Zone
<b>NES</b>	National Environmental Standard
<b>NPS</b>	National Policy Statement
<b>NPSET</b>	National Policy Statement for Electricity Transmission 2008
<b>NPSUD</b>	National Policy Statement on Urban Development
<b>NZCPS</b>	New Zealand Coastal Policy Statement
<b>PDP</b>	Proposed District Plan
<b>RDA</b>	Restricted Discretionary activity
<b>RMA</b>	Resource Management Act
<b>RPS</b>	Regional Policy Statement for the Wellington Region 2013
<b>UFD</b>	Urban Form and Development
<b>WCC</b>	Wellington City Council

## 1.0 Overview and Purpose

### 1.1 Introduction to the resource management issue

This section 32 evaluation report relates to the Neighbourhood Centre Zone, Local Centre Zone, Commercial Zone, Mixed Use Zone, Metropolitan Centre Zone and General Industrial Zone Chapters of the Proposed Plan (Part 3 – Area-Specific Matters).

This evaluation report also relates to the Kilbirnie Bus Barns Development Area provisions, which largely sit over a Neighbourhood Centre zoning.

## 2.0 Reference to other evaluation reports

This report should also be read in conjunction with the following evaluation reports:

Report	Relationship to this topic
Part 1: Context to s32 evaluation and evaluation of proposed Strategic Objectives	This report provides an overview of the PDP background and policy approach including the District Plan response to the National Policy Statement on Urban Development requirements. It also provides an evaluation of the Strategic Direction chapters of the PDP, including the centres hierarchy that underpins the Proposed Plan's approach to planning for the Centres, Commercial, Mixed Use and Industrial zones.
Subdivision	Development activities involving subdivision in these zones are all subject to the provisions of the Subdivision Chapter.
Earthworks	. Development activities involving earthworks are also subject to the provisions of the Earthworks Chapter.
Signs	Signs are a common feature of building and site development in the Centres, Commercial, Mixed Use, and Industrial Zones. Proposed signs are subject to the provisions of the Signs Chapter.
Noise and Light	Noise and light generating activities are a common feature of building and site development in the Centres, Commercial, Mixed Use and Industrial Zones, and are subject to the provisions of the Noise and Light Chapters, respectively.
Temporary Activities	The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in the Centres, Commercial, Mixed Use and Industrial Zones.
Wind	Large buildings and structures have the potential to create wind effects for pedestrians and public space users. Provisions in the Wind Chapter therefore apply.
Historic Heritage, Notable Trees and Sites and Areas of Significance to Māori	Zones in which activities or developments are proposed may contain archaeological sites and sites and areas of significance to Māori, or heritage buildings or structures, or be located within heritage areas or the dripline of notable trees. Provisions relating to earthworks in the sites and areas and in proximity to notable trees are contained in the Earthworks Chapter. Provisions relating to other activities and for the broader protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage and Notable Trees Chapters.
Infrastructure and Transport	Provisions relating to infrastructure are located in the Infrastructure Chapter and infrastructure activities are generally exempt from the provisions in the Centres, Commercial, Mixed Use and Industrial Zone Chapters.

Report	Relationship to this topic
	The Transport Chapter contains provisions relating to transport matters (such as trip generation and site access) that apply to activities and developments proposed in the Centres, Commercial, Mixed Use and Industrial Zones and all other zones.
Natural Hazards	Activities and developments in the Centres, Commercial, Mixed Use and Industrial Zones may be subject to the provisions of the Natural Hazards Chapter, where hazard-related overlays also apply.
Coastal Environment	Activities and developments in the Centres, Commercial, Mixed Use and Industrial Zones may be subject to the provisions of the Coastal Environment Chapter, where Coastal Environment and coastal margin overlays also apply.
Contaminated Land and Hazardous Substances	The Contaminated Land Chapter manages subdivision, use and development of contaminated land and potentially contaminated land for the purposes of protecting human health.
City Centre Zone	The City Centre Zone sits at the top of the centres hierarchy in the Proposed Plan and is the subject to a separate s32 evaluation report. Note also, that the 'Part 1' report referred to at the top of this table provides an evaluation of the centres hierarchy underpinning the Proposed Plan's approach to centres' planning.
All Zones	The provisions of the Centres, Commercial, Mixed Use and Industrial Zones seek to manage effects on adjacent residential and open space zoned areas, via controls on height in relation to boundaries, for example.
Designations	Numerous sites in the Centres, Commercial, Mixed Use and Industrial Zones are subject to the provisions of the Designations Chapter.

### 3.0 Strategic Direction

The following objectives in the Strategic Direction chapter of the Proposed District Plan that are relevant to this issue/topic are:

<b>Anga whakamua – Moving into the future</b>
<b>AW-O4:</b> <i>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.</i>
<b>Capital City</b>
<b>CC-O1:</b> <i>Wellington City continues to be the primary economic and employment hub for the region.</i>
<b>CC-O2:</b> <i>Wellington City is a well-functioning Capital City where:</i> <ol style="list-style-type: none"> <li>1. <i>A wide range of activities that have local, regional, and national significance are able to establish.</i></li> <li>2. <i>Current and future residents can meet their social, cultural, economic, and environmental wellbeing.</i></li> <li>3. <i>Mana whenua values and aspirations are visible, celebrated and an integral part of the City's identity.</i></li> <li>4. <i>Urban intensification is delivered in appropriate locations and in a manner that supports future generations to meet their needs.</i></li> <li>5. <i>Innovation and technology advances that support the social, cultural, economic, and environmental wellbeing of existing and future residents are promoted.</i></li> </ol>

6. Values and characteristics that are an important part of the City's identity and sense of place are identified and protected.

**CC-O3:** Development is consistent with and supports the achievement of the following strategic City goals:

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 our thriving economy.
4. *Inclusive and Connected:* Wellington recognises and fosters its identity by supporting social cohesion and cultural diversity, and has world-class movement systems with attractive and accessible public spaces and streets.
5. *Greener:* Wellington is sustainable and its natural environment is protected, enhanced and integrated into the urban environment.
6. *Partnership with mana whenua:* Wellington recognises the unique role of mana whenua within the city and advances a relationship based on active partnership.

**City Economy, Knowledge and Prosperity**

**CEKP-O1:** A range of commercial and mixed use environments are provided for in appropriate locations across the City to:

1. Promote a diverse economy
2. Support innovation and changes in technology
3. Facilitate alternative ways of working.

**CEKP-O2:** The City maintains a hierarchy of centres based on their role and function, as follows:

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 get around 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 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.
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><b>CEKP-O3:</b> <i>Mixed use and industrial areas outside of Centres:</i></p> <ol style="list-style-type: none"> <li>1. <i>Complement the hierarchy of Centres</i></li> <li>2. <i>Provide for activities that are incompatible with other Centres-based activities; and</i></li> <li>3. <i>Support large scale industrial and service-based activities that serve the needs of the City and wider region.</i></li> </ol>
<p><b>CEKP-O4:</b> <i>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 or have the potential to undermine the City's hierarchy of centres.</i></p>
<p><b>CEKP-O5:</b> <i>Strategically important assets including those that support Māori culture, tourism, trade education, research, health are provided for in appropriate locations.</i></p>
<p><b>Historic Heritage and Sites and Areas of Significance to Māori</b></p>
<p><b>HHSASM-O1:</b> <i>Significant buildings, sites, areas, places and objects that exemplify Wellington's historical and cultural values are identified, recognised and protected.</i></p>
<p><b>HHSASM-O2:</b> <i>Heritage buildings are resilient and have a sustainable long term use while ensuring their heritage and cultural values are recognised and maintained.</i></p>
<p><b>HHSASM-O3:</b> <i>The cultural, spiritual and/or historical values associated with sites and areas of significance to Māori are protected.</i></p>
<p><b>Natural Environment</b></p>
<p><b>NE-O1:</b> <i>The natural character, landscapes and features, and ecosystems that contribute to the City's identity and have significance for mana whenua as kaitiaki are identified, recognised, protected, and, where possible, enhanced.</i></p>
<p><b>NE-O2:</b> <i>Future subdivision and development is designed to limit further degradation of the City's water bodies, and recognises mana whenua and their relationship to water (Te Mana o Te Wai).</i></p>
<p><b>Strategic City Assets and Infrastructure</b></p>
<p><b>SCA-O3:</b> <i>Additional infrastructure is incorporated into new urban developments of a nature and scale that supports Strategic Objective UFD-O6 or provides significant benefits at a regional or national scale</i></p>
<p><b>Sustainability, Resilience and Climate Change</b></p>
<p><b>SRCC-O1:</b> <i>The City's built environment supports:</i></p> <ol style="list-style-type: none"> <li>1. <i>A net reduction in the City's carbon emissions by 2050;</i></li> <li>2. <i>More energy efficient buildings; and</i></li> <li>3. <i>An increase in the use of renewable energy sources.</i></li> </ol>
<p><b>SRCC-O2:</b> <i>Natural hazard risks are identified, planned for, mitigated, and, where necessary, avoided.</i></p>
<p><b>SRCC-O3:</b> <i>Development and land use activities:</i></p> <ol style="list-style-type: none"> <li>1. <i>Manage the risks associated with climate change and sea level rise effectively: and</i></li> <li>2. <i>Support the City's ability to adapt over time to the impacts of climate change and sea level rise.</i></li> </ol>
<p><b>Urban Form and Development</b></p>
<p><b>UFD-O1:</b> <i>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.</i></p>
<p><b>UFD-O3:</b> <i>Medium to high density and assisted housing developments are located in areas that are:</i></p> <ol style="list-style-type: none"> <li>1. <i>Connected to the transport network and served by multi-modal transport options; or</i></li> <li>2. <i>Within or near a Centre Zone or other area with many employment opportunities; and</i></li> <li>3. <i>Served by public open space and other social infrastructure.</i></li> </ol>



<p><b>UFD-04:</b> <i>Sufficient, feasible land development capacity is available to meet the short, medium, and long-term housing and business land needs of the City as identified in the Wellington Regional Housing and Business Capacity Assessment – Chapter 2 Wellington City.</i></p>
<p><b>UFD-05:</b> <i>A variety of housing types, sizes and tenures, including assisted housing and papakainga options, are available across the City to meet the community's diverse social, cultural, and economic housing needs.</i></p>
<p><b>UFD-06:</b> <i>Development supports the creation of liveable, well-functioning urban environments that:</i></p> <ol style="list-style-type: none"> <li>1. <i>Are safe and well-designed</i></li> <li>2. <i>Support sustainable travel choices, including micromobility modes</i></li> <li>3. <i>Are serviced by the necessary infrastructure appropriate to the intensity, scale and function of the development</i></li> <li>4. <i>Are socially inclusive</i></li> <li>5. <i>Are ecologically sensitive</i></li> <li>6. <i>Are respectful of the City's historic heritage, and</i></li> <li>7. <i>Are adaptable over time and responsive to their evolving, more intensive surrounding context.</i></li> </ol>
<p><b>UFD-07:</b> <i>Areas of identified special character are recognised and new development within those areas is responsive to the context and, where possible, enhances that character.</i></p>

An evaluation of these objectives is contained in the companion section 32 Evaluation Overview Report. A number of the objectives forming part of the Plan's Strategic Direction and referenced above inform the Centres, Commercial, Mixed Use and Industrial Zone provisions but relate more directly to significant and special areas and values. As the genesis for those provisions lie in other topics (e.g., landscape, natural character, heritage) they are also referenced in the relevant s32 Evaluation Reports relating to those topics.

## 4.0 Regulatory and policy direction

In carrying out a s32 analysis, an evaluation is required of how the objectives of the proposal achieve the purpose and principles contained in Part 2 of the RMA.

Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources.

Sustainable management '*means managing the use, development, and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety, while -*

- (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment*'.

In achieving this purpose, all persons exercising functions and powers under the RMA also need to:

- Recognise and provide for the matters of national importance identified in s6
- Have particular regard to the range of other matters referred to in s7
- Take into account the principles of the Treaty of Waitangi/Te Tiriti o Waitangi in s8.

### 4.1 Section 6

The s6 matters relevant to this topic are:

Section	Relevant Matter
Section 6(a), (e) (f) and (h)	<p>Sites subject to the provisions of the Centres, Commercial, Mixed Use and Industrial Zone Chapters may also be subject to other provisions in the Proposed Plan that relate to:</p> <ul style="list-style-type: none"> <li>• <i>the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;</i></li> <li>• <i>the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;</i></li> <li>• <i>the protection of historic heritage from inappropriate subdivision, use, and development; and</i></li> <li>• <i>the management of significant risks from natural hazards.</i></li> </ul>

## 4.2 Section 7

The s7 matters that are relevant to this topic are:

Section	Relevant Matter
Section s7(b)	<i>The efficient use and development of natural and physical resources</i> Inclusive of physical resources such as land occupied by the City's centres and industrial areas.
Section s7(ba)	<i>The efficiency of the end use of energy</i> Reflected in the Centres, Commercial, Mixed Use and Industrial Zone provisions that promote compact urban form, provide for public transport activities and impose considerations relating to building sustainability etc.
Section s7(c)	<i>The maintenance and enhancement of amenity values</i> An important consideration where building and structure activities in the Centres, Commercial, Mixed Use and Industrial Zones are concerned (and not limited to the zones themselves but also adjacent residential and open space zones).
Section s7(f)	<i>Maintenance and enhancement of the quality of the environment</i> Quality environment and design outcomes are an important aspect of the Centres and Mixed Use Zone provisions.
Section s7(g)	<i>Any finite characteristics of natural and physical resources</i> Inclusive of physical resources such as land occupied by the City's centres and industrial areas.

## 4.3 Section 8

Reflecting Te Tiriti o Waitangi principles with respect to partnership, participation and protection, the Council and Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira have worked in partnership to develop provisions that recognise and protect sites and areas of significance that may be located in Centres, Commercial, Mixed Use and Industrial Zones.

## 4.4 National Direction

### 4.4.1 National Policy Statements

There are five National Policy Statements (NPS) currently in force:

- NPS for Electricity Transmission 2008 (NPSET)
- New Zealand Coastal Policy Statement 2010 (NZCPS)
- NPS for Renewable Electricity Generation 2011
- NPS for Freshwater Management 2020
- NPS on Urban Development 2020 (NPSUD)

The instrument/s and associated provisions relevant to this topic are:

NPS	Relevant Objectives / Policies
NPSET 2008	<p>The following policies are broadly relevant where electricity transmission networks are located in Centres, Commercial, Mixed Use and Industrial Zones:</p> <p>Policy 1: <i>In achieving the purpose of the Act, decision-makers must recognise and provide for the national, regional and local benefits of sustainable, secure and efficient electricity transmission ...</i></p> <p>Policy 2: <i>In achieving the purpose of the Act, decision-makers must recognise and provide for the effective operation, maintenance, upgrading and development of the electricity transmission network.</i></p> <p>Policy 3: <i>When considering measures to avoid, remedy or mitigate adverse environmental effects of transmission activities, decision-makers must consider the constraints imposed on achieving those measures by the technical and operational requirements of the network.</i></p> <p>Policy 5: <i>When considering the environmental effects of transmission activities associated with transmission assets, decision-makers must enable the reasonable operational, maintenance and minor upgrade requirements of established electricity transmission assets.</i></p> <p>Policy 7: <i>Planning and development of the transmission system should minimise adverse effects on urban amenity and avoid adverse effects on town centres and areas of high recreational value or amenity and existing sensitive activities.</i></p> <p>Noting that provisions intended to protect transmission networks are located in other chapters in the Proposed Plan, notably the Infrastructure chapter.</p>
NZCPS 2010	<p>Policies 6 (<i>'consolidation of urban areas', 'functional need'</i>), 13 (<i>'natural character'</i>), 15 (<i>'natural features and landscapes'</i>), 17 (<i>'historic heritage protection'</i>), 18 (<i>'public open space'</i>), 25 (<i>'subdivision, use and development in areas of coastal hazard risk'</i>), and 27 (<i>'protecting significant existing development from coastal hazard risk'</i>) are broadly relevant where Centres, Commercial, Mixed Use and Industrial Zones located in the Coastal Environment are concerned.</p>
NPSUD 2020	<p>Policy 1: Contribution of planning decisions to well-functioning urban environments including <i>'have or enable a variety of sites that are suitable for different business sectors in terms of location and site size'</i>.</p> <p>Policy 2: Tier 1 authorities (WCC is one), <i>'at all times, provide at least sufficient development capacity to meet expected demand ... for business land over the short term, medium term, and long term'</i>.</p> <p>Policy 3: In Tier 1 urban environments, and more specifically in metropolitan centre zones, district plan enable <i>'building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys'</i> and also <i>'building heights of least 6 storeys within at least a walkable catchment of the following: (i) existing and planned rapid transit stops (ii) the edge of city centre zones (iii) the edge of metropolitan centre zones'</i></p> <p>Policy 4: District plans applying to Tier 1 urban environments <i>'modify the relevant building height or density requirements under Policy 3 only to the extent necessary ... to accommodate a qualifying matter in that area'</i>.</p> <p>Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to a number of matters.</p>

	<p>Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must meet consultation obligations.</p> <p>Policy 10: Tier 1 local authorities must meet specific obligations to engage with other parties for the purposes of integrated planning.</p> <p>Policy 11: Tier 1 authorities are limited in terms of their consideration of car parking matters.</p>
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#### 4.4.2 Proposed National Policy Statements

In addition to the five NPSs currently in force there are also two proposed NPSs under development, noting that these are yet to be issued and have no legal effect:

- Proposed NPS for Highly Productive Land (NPSHPL)
- Proposed NPS for Indigenous Biodiversity (NPSIB)

Neither are relevant.

#### 4.4.3 National Environmental Standards

In addition to the NPSs there are nine National Environmental Standards (NES) currently in force:

- NES for Air Quality 2004
- NES for Sources of Human Drinking Water 2007
- NES for Electricity Transmission Activities 2009 (NESTA)
- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)
- NES for Telecommunication Facilities 2016 (NESTF)
- NES for Plantation Forestry 2017
- NES for Freshwater 2020
- NES for Marine Aquaculture 2020
- NES for Storing Tyres Outdoors 2021

No NESs are relevant where the Proposed Plan's provisions relating to the Centres, Commercial, Mixed Use and Industrial Zones are concerned, although some (particularly NESTA, NESCS and NESTF) will be generally relevant to the zoning approach as a whole. Refer to the s32 evaluation reports for the Infrastructure and Transport and Contaminated Land and Hazardous Substances topics for a specific discussion on the relevance of these NES.

#### 4.4.4 National Planning Standards

The National Planning Standards require that where the following matters are addressed, they must be included in the Centres, Commercial, Mixed Use and Industrial Zones Chapters in Part 3 – Area-Specific Matters of the District Plan:

- the District Plan Structure Standard has been applied with respect to the placement of the Centres, Commercial, Mixed Use and Industrial Zone Chapters within the Proposed Plan; and
- the Zone Framework Standard has been applied with respect to the suite of Centres, Commercial, Mixed Use and Industrial Zones employed in the Proposed Plan;

- the Format Standard has been applied with respect to the internal structure of the Centres, Commercial, Mixed Use and Industrial Zone Chapters in the Proposed Plan;
- the District Spatial Layers Standard has been applied with respect to the relationship between zones, overlays, precincts, specific controls and development areas in the Centres, Commercial, Mixed Use and Industrial Zone Chapters;
- the Mapping Standard has been applied with respect to the Centres, Commercial, Mixed Use and Industrial colour palette; and
- mandated definitions for ‘commercial activity’, ‘community corrections activity’, ‘community facility’, ‘educational facility’, ‘functional need’, ‘gross floor area’, ‘habitable room’, ‘industrial activity’, ‘net floor area’, ‘operational need’, ‘outdoor living space’, ‘residential activity’, and ‘visitor accommodation’ (among others) have been applied.

As indicated above, the National Planning Standards provide for a range of zone options to be included in Part 3 – Area Specific Matters of the District Plan. This includes the Metropolitan Centre Zone, the Local Centre Zone, the Neighbourhood Centre Zone, the Commercial Zone, the Mixed Use Zone and the General Industrial Zone, the purposes of which are as follows:

<b>Zone</b>	<b>Description</b>
Metropolitan Centre Zone	<i>Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments.</i>
Local Centre Zone	<i>Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.</i>
Neighbourhood Centre Zone	<i>Areas used predominantly for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood.</i>
Commercial Zone	<i>Areas used predominantly for a range of commercial and community activities.</i>
Mixed Use Zone	<i>Areas used predominantly for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities.</i>
General Industrial Zone	<i>Areas used predominantly for a range of industrial activities. The zone may also be used for activities that are compatible with the adverse effects generated from industrial activities.</i>

#### 4.5 National Guidance Documents

The following national guidance documents are considered relevant to this topic:

<b>Document</b>	<b>Relevant provisions</b>
<i>Understanding and implementing intensification provisions of the National Policy Statement on Urban Development</i> , MfE, ME 1529, September 2020	This guidance has been developed to help local authorities understand and interpret the provisions for intensification and in the NPSUD. Tier 1 local authorities are required to ensure that in metropolitan centre zones, building heights and density of the urban form reflects demand for housing and business space. This guidance provides detail on how local

	authorities could reconcile demand with a possible urban form, but it does not provide detail on calculating demand (see next row).
<i>Guidance on Housing and Business Development Capacity Assessments (HBAs) under the National Policy Statement on Urban Development, MfE, ME 1551, December 2020</i>	This guidance has been developed to help local authorities understand and interpret the provisions for producing a Housing and Business Development Capacity Assessment (HBA) under subpart 5 of the NPSUD.
<i>Evidence-based decision-making under the National Policy Statement on Urban Development, MfE, ME 1550, December 2020</i>	This guidance has been developed to help local authorities understand and interpret the provisions for evidence-based decision-making in subpart 3 of the NPSUD.

#### 4.6 Regional Policy and Plans

##### Regional Policy Statement for the Wellington Region 2013 (RPS)

The table below identifies the relevant provisions and resource management topics for earthworks contained in the RPS.

<b>Coastal Environment</b>	
<b>Section</b>	<b>Relevant matters</b>
Objectives 3 to 8 Policies 3, 4, 6, 22 (M) Policies 35, 36, 37, 38, 40, 53, 64 (R)	Objectives 3 to 8 (and associated policies) set out expectations for district plans and resource consent considerations with respect to: <ul style="list-style-type: none"> <li>identifying the landward extent of the Coastal Environment;</li> <li>recognising the regional significance of Porirua Harbour;</li> <li>protecting historic heritage values;</li> <li>preserving the natural character of the Coastal Environment;</li> <li>supporting a whole of catchment approach;</li> <li>protecting high natural character in the Coastal Environment;</li> <li>managing effects on natural character in the Coastal Environment;</li> <li>safeguarding aquatic ecosystem health in water bodies;</li> <li>safeguarding the life-supporting capacity of coastal ecosystems; and</li> <li>considering public access to and along the coastal marine area.</li> </ul>
<b>Historic Heritage</b>	
<b>Section</b>	<b>Relevant matters</b>
Objective 15 Policies 21 and 22 (M) Policy 46 (R)	Objective 15: <i>Historic heritage is identified and protected from inappropriate modification, use and development.</i>  Policies 21 and 22 require district plans to <i>identify places, sites and areas with significant historic heritage values and protect historic heritage values, respectively.</i>  Policy 46 includes as a resource consent consideration the managing of effects on historic heritage value.
<b>Natural Hazards</b>	

<b>Section</b>	<b>Relevant matters</b>
Objectives 19, 20 and 21  Policy 29 (M)  Policies 51 and 52 (R)	<p>Objective 19: <i>The risks and consequences to people, communities, their businesses, property and infrastructure from natural hazards and climate change effects are reduced.</i></p> <p>Objective 20: <i>Hazard mitigation measures, structural works and other activities do not increase the risk and consequences of natural hazard events.</i></p> <p>Objective 21: <i>Communities are more resilient to natural hazards, including the impacts of climate change, and people are better prepared for the consequences of natural hazard events.</i></p> <p>Policy 29 requires district plans to contain provisions to <i>avoid inappropriate subdivision and development in areas at high risk from natural hazards.</i></p> <p>Policies 51 and 52 include as resource consent considerations the minimising of the risks and consequences of natural hazards the minimising adverse effects of hazard mitigation measures, respectively.</p>
<b>Regional Form, Design and Function</b>	
<b>Section</b>	<b>Relevant matters</b>
Objective 22  Policies 30, 31 and 32 (M)  Policies 54, 55, 57 and 58 (R)	<p>Objective 22: <i>A compact well designed and sustainable regional form that has an integrated, safe and responsive transport network and (in part):</i></p> <ul style="list-style-type: none"> <li><i>(a) a viable and vibrant regional central business district in Wellington city;</i></li> <li><i>(b) an increased range and diversity of activities in and around the regionally significant centres to maintain vibrancy and vitality;</i></li> <li><i>(c) sufficient industrial-based employment locations or capacity to meet the region's needs;</i></li> <li><i>(d) development and/or management of the Regional Focus Areas [including Kilbirnie and Johnsonville] identified in the Wellington Regional Strategy ...</i></li> </ul> <p>Policies 30, 31 and 32 require district plans to <i>maintain and enhance the viability and vibrancy of regionally significant centres, identify and promote higher density and mixed use development, and identify and protect key industrial-based employment locations, respectively.</i></p> <p>Policies 55, 57 and 58 include as resource consent considerations the achieving the region's urban design principles, maintaining a compact, well-designed, and sustainable regional form, integrating land use and transportation and co-ordinating land use with development and operation of infrastructure, respectively.</p>
<b>Tangata Whenua</b>	
<b>Section</b>	<b>Relevant matters</b>
Objectives 25, 26, 27 and 28  Policy 49 (R)	<p>Objective 25: <i>The concept of kaitiakitanga is integrated into the sustainable management of the Wellington region's natural and physical resources.</i></p> <p>Objective 26: <i>Mauri is sustained, particularly in relation to coastal and fresh waters.</i></p> <p>Objective 27: <i>Mahinga kai and natural resources used for customary purposes, are maintained, and enhanced, and these resources are healthy and accessible to tangata whenua.</i></p>



	<p>Objective 28: <i>The cultural relationship of Māori with their ancestral lands, water, sites, wāhi tapu and other taonga is maintained.</i></p> <p>Policy 49 includes as a resource consent consideration recognising and providing for matters of significance to tangata whenua.</p>
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*M = policies which must be implemented in accordance with stated methods in the RPS*

*R = policies to which particular regard must be had when changing a district plan*

As signalled above, Objective 22 and Policies 30, 31 and 32 in the RPS most directly inform the general provisions of the Centres, Commercial, Mixed Use and Industrial Zone Chapters.

## Regional Plans

There are currently five operative regional plans and one (partly operative) proposed regional plan for the Wellington region:

- Regional Freshwater Plan for the Wellington Region, 1999
- Regional Coastal Plan for the Wellington Region, 2000
- Regional Air Quality Management Plan for the Wellington Region, 2000
- Regional Soil Plan for the Wellington Region, 2000
- Regional Plan for discharges to the land, 1999
- Proposed Natural Resources Plan, appeals version 2021

The proposed Natural Resources Plan (PNRP) replaces the five operative regional plans, with provisions in this plan now largely operative with the exception of those that are subject to appeal.

None of the above regional plans are relevant to the Centres, Commercial, Mixed Use and Industrial Zones topic.

### 4.7 Iwi Management Plan(s)

Currently, there are no Iwi Management Plans that are applicable to Wellington City.

### 4.8 Relevant plans or strategies

The following plans / strategies are relevant to this topic:

Plan / Strategy	Organisation	Relevant Provisions
Accessible Wellington: The Accessible Journey Action Plan, June 2019	Wellington City Council	This plan acts as a guide to enhancing people's independence and ability to participate, engage in, and benefit from, key Council services. The plan sets out specific actions and is a starting point for both coordinating what the Council is already doing and recommending key actions for the next three years.
Adelaide Road – Planning for the Future: A long-term version for future growth and development, November 2008	Wellington City Council	The framework outlines a vision for the future growth and development of the Adelaide Road area and identifies goals and actions with a view to significant urban change over the next 20+ years to create a prosperous and high-quality mixed-use area.

Business Improvement District Policy, October 2013	Wellington City Council	This policy provides guidance for prospective Business Improvement Districts (BIDs), and describes the role of the Council, which is required to approve any BID and collect the associated targeted rates.
Centres Policy, August 2008	Wellington City Council	The policy seeks to maintain and strengthen centres as primary places for shopping, living, employment growth and services. It defines a hierarchy and the function of various centres, provides guidance on how they should be managed and developed, and assists in coordinating Council investment in and around centres. The policy defines a hierarchy of centre types inclusive of the central city, sub-regional centre, town centre, district centre, and neighbourhood centre.
Johnsonville Town Centre Plan, November 2008	Wellington City Council	The town centre plan outlines a framework to guide the future development of Johnsonville. The plan defines the Council's vision for Johnsonville and identifies measures to manage change. Intended as a long-term plan for the next 20 years.
Kilbirnie Town Centre Revitalisation Plan, August 2010	Wellington City Council	Sets out a long-term vision for Kilbirnie is to consolidate its status as a sub-regional centre. Identifies goals and actions on that basis.
Let's Get Wellington Moving	Greater Wellington Regional Council. Wellington City Council, Waka Kotahi	A series of cross-agency transport-oriented initiatives under the umbrella of Let's Get Wellington Moving, including mass rapid transit planning, public transport information networks and safety improvements.
Long-term Plan 2021 – 31, adopted June 2021	Wellington City Council	The long-term plan sets the direction for the next 10 years, outlines what the Council will be investing in, how much it may cost and how this will be funded.
Newlands Centre Plan: Shaping the Future of Newlands Centre, April 2010	Wellington City Council	This plan is a long-term plan, focused on the suburban centre area, that aims to help realise the area's potential.
Our City Tomorrow: He Mahere Mokowā mō Pōneke: A Spatial Plan for Wellington City - An Integrated Land Use and Transport Strategy, June 2021	Wellington City Council	The spatial plan is essentially a 'blueprint' for the City that sets out a plan of action for where and how the City should grow and develop over the next 30 years. The spatial plan considers a range of topics relating to the City's growth including land use, transport, three waters infrastructure, natural hazards, heritage, and natural environment values. The plan will also help the Council prioritise investment for transport, new community facilities and infrastructure upgrades.
Te Atakura – First to Zero, June 2019	Wellington City Council	The blueprint sets Wellington's ambition to become a net zero carbon capital by 2050. Accompanied by an implementation plan adopted in August 2020.
Wellington Resilience Strategy, March 2017	Wellington City Council	This strategy sets out a blueprint to enable Wellingtonians to better prepare for, respond to, and recover from disruptions. Outlines a vision and goals

		to drive a series of strategic projects designed to shape the future City, such as adapting the City to the effects of sea level rise, and integrating recovery planning for inevitable earthquake strikes.
Wellington Towards 2040: Smart Capital	Wellington City Council	A strategy for Wellington that is supported by four city goals: 1) people-centred city, 2) connected city, 3) eco-city, 4) dynamic central city. Each of the city goals is associated with priority outcomes for Wellington to achieve.

#### 4.9 Other relevant legislation or regulations

There is no other legislation or regulations relevant to this topic.

### 5.0 Resource Management Issues Analysis

#### 5.1 Background

This part of the report identifies and analyses the key issues relevant to this topic.

#### 5.2 Evidence Base - Research, Consultation, Information and Analysis undertaken

The Council has reviewed the operative District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions. This advice includes the following:

Title	Author	Brief synopsis
<i>Demand for business land in the Wellington Region: From today's economy to future needs, May 2018</i>	Sense Partners	<ul style="list-style-type: none"> <li>This report is intended to assist councils in the Wellington Region to assess the outlook for the regional economy, demand for business land over 3, 10 and 30 year timeframes, and respond to NPSUD requirements.</li> <li>In sum, the report found that, as a result of a shift from heavy / manufacturing to light / service industries, which use less land, and increasing intensification of industrial use, demand for industrial land in Wellington City increase to a modest amount over the next 30 years.</li> </ul>
<i>Stocktake of Business Area Land Use Trends, November 2018</i>	Wellington City Council	<ul style="list-style-type: none"> <li>Summary of results of site visits to 'ground truth' operative Business Area zone boundaries.</li> <li>Involved identifying and classifying existing activities by broad type.</li> </ul>
<i>Monitoring Report: Business Areas – Proposed Boundary Amendments; Suitability</i>	Wellington City Council	<ul style="list-style-type: none"> <li>This report assesses the nature, composition and context of all existing Business Areas 1 and 2 (excluding Shelly Bay due to the complexities</li> </ul>

Title	Author	Brief synopsis
<i>for Residential Development; Implication of National Planning Standards</i> , August 2018		surrounding the development of that site) to provide conclusions and recommendations on optimum management solutions for the Business Areas.
<i>Planning for Growth: District Plan Review – Centres – Background and Monitoring Report</i> , March 2019	Wellington City Council	<ul style="list-style-type: none"> <li>• This report relates to an information gathering and reporting exercise for the City's Centres.</li> </ul>
<i>Review of Centres Area Land Use and Trends, Planning for Growth</i> , March 2019	Wellington City Council	<ul style="list-style-type: none"> <li>• This report focuses on the Centres Areas, and provides a stocktake of the current situation in light of the growth pressures that Wellington will face over the next 30 years.</li> <li>• It is intended to assist the Council in determining whether the existing Centres Policy is still appropriate.</li> </ul>
<i>Planning for Growth: District Plan Review – Business Area Chapters, Background Report</i> , August 2019	Wellington City Council	<ul style="list-style-type: none"> <li>• This report focuses on the Business Area chapters of the operative District Plan.</li> <li>• The purpose of this report was to compile all existing information on Business Areas into one reference document.</li> <li>• In addition, this report provides further clarification on the legislative, strategic and historic contexts associated with the Business Areas.</li> </ul>
<i>Planning for Growth: District Plan Review – Business Area Chapters, Issues &amp; Options Report</i> , September 2019	Wellington City Council	<ul style="list-style-type: none"> <li>• This report draws on existing research undertaken by the Council on Business Areas to provide conclusions on the existing conditions for Business Areas and recommendations for the subsequent Spatial Plan and District Plan review.</li> <li>• Section 3 provides an identification of the key issues derived from the existing research followed by options, confirmation of a preferred option and further work to be undertaken for each issue. Section 4 of this report provides overall conclusions and confirms the next steps for the Spatial Plan and District Plan review</li> </ul>
<i>Planning for Growth: District Plan Review – Centres, Issues &amp; Options Report</i> , October 2019	Wellington City Council	<ul style="list-style-type: none"> <li>• The purpose of this report is to identify issues and recommend options for further consideration in the upcoming district plan review regarding Wellington's network of centres.</li> <li>• Section 3 provides an identification of the key issues derived from the existing research followed by options,</li> </ul>

Title	Author	Brief synopsis
		<p>confirmation of a preferred option and further work to be undertaken for each issue.</p> <ul style="list-style-type: none"> <li>Section 4 of this report provides overall conclusions and confirms the next steps in terms of the Spatial Plan and District Plan review given the preferred options and further work identified in the preceding section of the report.</li> </ul>
<p><i>Housing and Business Development - Capacity Assessment - Wellington City Council, November 2019</i></p>	<p>Wellington City Council, Hutt City Council, Porirua City Council, Kapiti Coast District Council, Upper Hutt City Council, Wellington Water, property Economics, MRCagney, Sense Partners, Eagle Technology</p>	<ul style="list-style-type: none"> <li>This report presents the results of the Housing and Business Land Capacity Assessment (HBA) for Wellington City Council.</li> <li>The HBA reports on the demand for, and supply of, residential and business development capacity over the 30 years to 2047.</li> </ul>
<p><i>Wellington Outer Suburbs Assessment &amp; Evaluation Report, 2020</i></p>	<p>Beca &amp; Studio Pacific Architecture for Wellington City Council</p>	<ul style="list-style-type: none"> <li>The purpose of this study is to progress early growth scenario work and further investigate 15 outer suburbs and their potential for urban growth.</li> <li>The study identifies Tawa, Johnsonville, Khandallah, Kelburn, Hataitai, Brooklyn and Island Bay as preferred areas for medium density growth.</li> </ul>

### 5.2.1 Analysis of Operative District Plan provisions relevant to this topic

For the purposes of this report the key provisions in the Operative Wellington District Plan of relevance to this topic are summarised below.

Topic	Summary of relevant provisions
Centres	<p>Chapter 6 comprises the provisions relating to the City's identified centres. The chapter features 10 objectives that:</p> <ul style="list-style-type: none"> <li>Establish a hierarchy of centres under the title 'role and function'</li> <li>Enable a 'wide range' of 'appropriate activities' in these centres</li> <li>Seek to: <ul style="list-style-type: none"> <li>ensure good quality outcomes with respect to built development, urban form and public space</li> <li>promote building efficiency and sustainability</li> <li>maintain an efficient and sustainable transport network</li> <li>achieve well integrated, sensitive and safe signage</li> <li>ensure adverse effects of subdivisions are managed</li> <li>manage the effects of hazards and hazardous substances</li> <li>facilitate the exercise of tino rangatiratanga and kaitiakitanga</li> </ul> </li> </ul> <p>These objectives are implemented by a framework of 58 supporting policies that:</p>

Topic	Summary of relevant provisions
	<ul style="list-style-type: none"> <li>• Class all centres as one of the following types: Central City, Regionally Significant Centres, Town Centres, District Centres and Neighbourhood Centres</li> <li>• Provide for activities in accordance with the role and function of those centres</li> <li>• Set out resource consent considerations with respect to specific activities, buildings and specific effects (such as noise, lighting and 'edge' effects and traffic access)</li> </ul> <p>Broadly speaking, the rules dictating the consent status of activities do not vary between the centres zones. Activities are generally permitted subject to compliance with permitted activity standards relating to noise generation, parking, servicing and site access, lighting, hazardous substances, and other matters.</p> <p>Buildings are also permitted subject to standards relating to height, yard provision, noise insulation and other matters. Limits imposed by some standards (e.g., height) vary between zones.</p> <p>Separate rules apply with respect to signs, subdivision, activities, or buildings affecting heritage, and utilities.</p> <p>Generally, activities and buildings unable to comply with the relevant standards default to restricted discretionary activity status.</p> <p>Throughout the rules, notification statements are provided (e.g., buildings unable to meet permitted activity standards will not be publicly notified unless special circumstances apply).</p> <p>The Centres Chapter concludes with appendices that set out master plans for four specific areas, methodologies for wind effect assessments, and an indicative list of activities under Schedule 3 of the Health Act 1956.</p> <p>The Issues &amp; Options Report referred to in section 5.2 above, identifies the following key issues:</p> <ul style="list-style-type: none"> <li>• there are low levels of residential activity within centres given current building stock constraints, heritage area provisions and considerations, the relatively small size of land use parcels, and developer preference for non-notification (which is not catered for in the plan);</li> <li>• some centres are underperforming as evidenced by business spend and declining numbers of businesses;</li> <li>• some centres have become dominated by singular buildings and activities;</li> <li>• greater plan enabled development is needed, with restrictions on building height in centres, residential density around centres and heritage provisions lifted or altered;</li> <li>• current boundaries of centre zones could change to better reflect current use and future outcomes;</li> <li>• the requirements of the National Planning Standards 2019, including the nomenclature applied to centre zones, need to be integrated into the provisions;</li> <li>• risks from natural hazards in centres need to be addressed; and</li> <li>• infrastructure constraints in centres need to be addressed.</li> </ul>
Business Areas	<p>Chapter 33 comprises the provisions relating to the City's identified business areas. The chapter features 14 objectives that:</p> <ul style="list-style-type: none"> <li>• Enable a 'wide range' of 'business and industrial activities' in business areas, so long as they don't undermine the centres hierarchy</li> <li>• Encourage the redevelopment of identified business precincts</li> </ul>

Topic	Summary of relevant provisions
	<ul style="list-style-type: none"> <li>• Seek to: <ul style="list-style-type: none"> <li>○ maintain amenity values and public safety</li> <li>○ promote building efficiency and sustainability</li> <li>○ maintain an efficient and sustainable transport network</li> <li>○ achieve well integrated, sensitive and safe signage</li> <li>○ ensure adverse effects of subdivisions are managed</li> <li>○ ensure the continued operation of the National Grid</li> <li>○ look after the Coastal Environment</li> <li>○ manage the effects of hazards and hazardous substances</li> <li>○ facilitate the exercise of tino rangatiratanga and kaitiakitanga</li> <li>○ provide for the continued operation of the Kiwi Quarry.</li> </ul> </li> </ul> <p>These objectives are implemented by a framework of 61 supporting policies that:</p> <ul style="list-style-type: none"> <li>• Class all business areas as either ‘Business 1’ or ‘Business 2’ (the former having a more mixed use profile and the latter catering mainly to industrial activities)</li> <li>• Provide for activities in accordance with the role and function of those business areas</li> <li>• Set out resource consent considerations with respect to specific activities, buildings, and effects (such as noise, lighting, potential effects on the centres hierarchy, ‘edge’ effects and traffic access)</li> </ul> <p>The Curtis Street Business Area has its own set of 10 objectives and 46 supporting policies that cover similar matters as those set out for generally for broader business areas, as above.</p> <p>Broadly speaking, the rules dictating the consent status of activities do not vary between the business zones. Activities are generally permitted subject to compliance with permitted activity standards relating to noise generation, parking, servicing and site access, lighting, hazardous substances, and other matters.</p> <p>Buildings are also permitted subject to standards relating to height, yard provision, noise insulation and other matters. Limits imposed by some standards (e.g., height) vary between zones.</p> <p>Separate rules apply with respect to signs, subdivision and the Kiwi Point Quarry.</p> <p>Generally, activities and buildings unable to comply with the relevant standards default to restricted discretionary activity status.</p> <p>Throughout the rules, notification statements are provided (e.g., buildings unable to meet permitted activity standards will generally not be publicly notified unless special circumstances apply).</p> <p>The Business Areas Chapter concludes with appendices that set out the boundaries and specific controls relating to identified precincts.</p> <p>The following key issues were identified in the Business Areas Issues &amp; Options Report (referred to in section 5.2 above) :</p> <ul style="list-style-type: none"> <li>• the requirements of the National Planning Standards 2019, including the nomenclature applied to business zones, need to be integrated into the provisions;</li> <li>• residential outcomes in business areas are poor and represent a loss of remaining business land needing to be retained for business purposes;</li> <li>• sites adjacent to business areas remain undeveloped and represent development potential;</li> </ul>

Topic	Summary of relevant provisions
	<ul style="list-style-type: none"> <li>• industrial activities are declining as a proportion of the total landuses in business areas;</li> <li>• the redevelopment potential of sites in business areas is unclear; and</li> <li>• consideration needs to be given to a future shift in the character of the Pipitea Precinct and Central Areas to more mixed-use and the potentially complementary role of the Kaiwharawhara and Sar Street Business Areas in that context.</li> </ul>

### 5.2.2 Analysis of other District Plan provisions relevant to this topic

Current practice has been considered through a review of the following District Plans.

Plan	Local Authority	Description of approach
Operative Auckland Unitary Plan 2016 (inclusive of subsequent updates)	Auckland Council	<ul style="list-style-type: none"> <li>• As a unitary plan, the Plan incorporates the RPS, which includes objectives and policies relating to urban growth and form, among other topics.</li> <li>• The Plan was developed before the advent of the National Planning Standards and is therefore not aligned with its requirements.</li> <li>• There are 10 business zones comprising city, metropolitan, town, local and neighbourhood centre zones, a mixed-use zone, a general business zone, a business park zone, and light and heavy industrial zones.</li> <li>• Site-specific precinct provisions may also apply.</li> <li>• Each zone features its own set of objectives and policies.</li> <li>• In zones other than those for industry, activities are generally permitted subject to standards, whereas new buildings generally require consent as restricted discretionary activities. This consent category allows an assessment of urban design outcomes. Whilst the Plan sets out expected design outcomes it does not make compliance with the Auckland Design Manual mandatory. The Manual is an external, periodically updated resource that references the Plan outcomes in providing illustrations as to how they can be achieved.</li> <li>• In the Metropolitan Centre Zone, by way of example, building standards relate to height, height in relation to boundary, building setback at upper floors, tower dimension and separation, residential uses at ground floor, yards, landscaping, impervious areas, wind, outlook space and dwelling size.</li> <li>• In the heavy and light industrial zones, the majority of all commercial and retailing activities not associated with industry are either non-complying or prohibited activities, respectively. In order to protect land for industry and avoid reverse sensitivity issues, all dwellings are either non-complying or prohibited, respectively.</li> <li>• The Plan's provisions are currently under review by the Council with a view to achieving alignment with the requirements of the NPSUD and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act with respect to residential provision.</li> </ul>



Plan	Local Authority	Description of approach
City of Lower Hutt District Plan	Hutt City Council	<ul style="list-style-type: none"> <li>• The Plan does not contain any strategic level objectives.</li> <li>• The Plan was developed before the advent of the National Planning Standards and is therefore not aligned with its requirements.</li> <li>• There are five commercial zones comprising central, Petone, suburban and special commercial activity areas, and a suburban mixed use activity area. There are four business zones, comprising general, special and Avalon business activity areas and an extraction activity area.</li> <li>• Each zone features its own set of objectives, policies and anticipated environmental results.</li> <li>• In the Central Commercial Activity Area, activities are generally permitted subject to standards, whereas new buildings generally require consent as restricted discretionary activities, as a means of managing design outcomes.</li> <li>• With respect to new buildings, matters of discretion include the contents of the Central Commercial Activity Area Design Guide, which is appended to, and forms part of, the Plan.</li> <li>• The Design Guide contains guidelines and illustrative examples, rather than objectives.</li> <li>• In that Activity Area, by way of example, permitted activity standards relate to height, yards, sunlight protection, building frontages and display windows, verandahs, screening, lighting, dust, and parking.</li> <li>• In the industrial zones, the majority of all commercial and retailing activities not associated with industry, and residential activities, are discretionary activities, with a view to protecting land for industry and avoiding reverse sensitivity issues, respectively.</li> <li>• The commercial and business zone suite is currently under review by the Council with a view to achieving alignment with the requirements of the NPSUD and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act with respect to residential provision.</li> </ul>
Operative Christchurch District Plan 2017	Christchurch City Council	<ul style="list-style-type: none"> <li>• The Plan contains strategic objectives relating to business and economic prosperity, urban growth, form and design, revitalising the City Centre and commercial and industrial activities, among other topics.</li> <li>• The Plan was developed before the advent of the National Planning Standards and is therefore not aligned with its requirements.</li> <li>• There are nine commercial zones comprising core, local, Banks Peninsula, retail park, office, mixed use, central city business, central city mixed use and central city (south frame) zones. In addition, the Plan features three industrial zones: general, heavy and park.</li> <li>• The commercial and industrial zones are supported by collective objectives and policies, although objectives and policies relating to zone purpose and built form and amenity are specific to the zone concerned.</li> <li>• The Plan takes a prescriptive approach to classifying the consent status of activities, rather than more generally</li> </ul>

Plan	Local Authority	Description of approach
		<p>permitting activities that are compliant with relevant standards.</p> <ul style="list-style-type: none"> <li>• New buildings generally do not require consent if the activities to which they relate are also classed as permitted activities.</li> <li>• Exceptions to the above apply with respect to particular areas, such as the Banks Peninsula commercial zone, where design guidelines apply to resource consent assessments.</li> <li>• Building standards relate to such matters as height, building setback, sunlight and outlook, outdoor storage areas, and landscaping and trees.</li> <li>• In the industrial zones, the majority of all commercial and retailing activities not associated with industry, and residential activities, default to discretionary activity status, with a view to protecting land for industry, and avoiding reverse sensitivity issues, respectively.</li> <li>• The Plan's provisions are currently under review in order to align with the requirements of the NPSUD and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act.</li> </ul>
Proposed Porirua District Plan 2020	Porirua City Council	<ul style="list-style-type: none"> <li>• The Plan contains strategic objectives relating to centres, employment and industry, a functioning city and urban form and development, among other topics.</li> <li>• The Plan was developed after the advent of the National Planning Standards and is aligned with its requirements.</li> <li>• Consequentially, the Plan features a suite of five commercial and mixed-use zones (neighbourhood centre, local centre, large format retail, mixed use and city zones), and one general industrial zone.</li> <li>• Each commercial, mixed-use and industrial zone features its own set of objectives and policies.</li> <li>• The Plan takes a prescriptive approach to classifying the consent status of activities, rather than more generally permitting activities that are compliant with relevant standards.</li> <li>• New buildings in commercial and mixed-use zones generally require consent as restricted discretionary activities above specified size thresholds.</li> <li>• Design guides for each of the commercial and mixed-use zones are embedded in the Plan. Where standards are infringed, or consent is otherwise required consistency with them is a matter of discretion and policy consideration.</li> <li>• Design Guides contain design objectives and guidelines.</li> <li>• Standards relate to such matters as height, height in relation to boundary, setback, active street frontages, location of residential units above ground floor, outdoor living space, and screening and landscaping.</li> <li>• In the General Industrial Zone, commercial and retailing activities not associated with industry, and residential activities, default to non-complying activity status. This is intended to protect land for industry, and avoid reverse sensitivity issues, respectively.</li> </ul>

These plans were selected because:

- They have been subject to relatively recent plan reviews that have addressed similar issues relating to this topic;
- The associated Councils are of a similar scale to Wellington City and are confronting similar issues relating to this topic.

A summary of the key findings follows:

- Most plans contain strategic level objectives, which inform zone level provisions.
- All the plans feature variations on a centres hierarchy, inclusive of provision for mixed use areas.
- Objectives and policies, and the manner in which commercial activities are catered for in commercial zones, are in part intended to support that hierarchy.
- Light and heavy industrial activities are provided for by way of distinct zones.
- Industrial objectives are generally protective of industrial land for industry and for reverse sensitivity reasons.
- Consent requirements for new buildings are generally imposed in centres where a higher level of amenity and/or design outcomes are sought, and are commonly classed as restricted discretionary activities.
- In this respect, consideration of consent applications for buildings is informed, variously, by embedded or external design guides that in some cases, include objectives as well as illustrative guidance.
- Activity and building standards vary in centre zones but also relate to height (for example) and only some (usually in higher density centres) seek to control residential outlook, building separation, and the like.
- Some plans are prescriptive in terms of their listing of permitted activities whereas others take a more general approach, that is, activities able to comply with standards are accorded permitted activity status.
- All plans appear to be under review to address NPSUD and RMA amendment obligations with respect to housing provision.

### *5.2.3 Advice received from Taranaki Whānui and Ngāti Toa Rangatira*

Under Clause 4A of Schedule 1 of the RMA local authorities are required to:

- Provide a copy of any draft policy statement or plan to any iwi authority previously consulted under clause 3 of Schedule 1 prior to notification;
- Allow adequate time and opportunity for those iwi authorities to consider the draft and to supply advice; and
- Have particular regard to any advice received before notifying the plan.

As an extension of this s32(4A) requires evaluation reports prepared in relation to a proposed plan to include a summary of:

- All advice received from iwi authorities concerning the proposal; and
- The response to that advice, including any proposed provisions intended to give effect to the advice.

The District Plan Review has included significant engagement with our mana whenua partners - Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira. This has included over 100 hui and wānanga attended by Council officers over the last 12 months. This has

provided a much greater understanding of mana whenua values and aspirations as they relate to the PDP.

The PDP elevates the consideration of mana whenua values in resource management processes, including:

- A new Tangata Whenua chapter which provides context and clarity about who mana whenua are and what environmental outcomes they are seeking.
- A new Sites and Areas of Significance to Māori chapter that provides greater protection for sites and areas of significance than the current District Plan.
- Integrating mana whenua values across the remainder of the plan where relevant.

This is consistent with both the City Goal of ‘Partnership with mana whenua’ in the Spatial Plan; and the recently signed Tākai Here (2022), which is the new partnership agreement between the Council and our mana whenua partners, Rūnanga o Toa Rangatira, Taranaki Whānui ki Te Upoko o Te Ika and Te Rūnanganui o Te Āti Awa.

A full copy of the advice received is attached as an addendum to the complete suite of Section 32 reports as Addendum A – Advice received from Taranaki Whānui and Ngāti Toa Rangatira

No specific advice has been received from Taranaki Whānui and Ngāti Toa Rangatira regarding this topic and the proposed provisions evaluated within this report.

#### 5.2.4 Consultation undertaken to date

The following is a summary of the primary consultation undertaken in respect of this topic:

Who	What	When	Relevant Issues Raised
Feedback on Draft Plan (internal and external sources)	Feedback received on Draft Plan provisions	Feedback period: 2 November to 14 December 2021	<ul style="list-style-type: none"> <li>• Broad support for centres hierarchy.</li> <li>• Broad support for zone-based objectives and policies albeit with concerns expressed over role of policy references to city outcome contributions and design guides, and the additional burden this may place on developers.</li> <li>• Requests for explicit provision for certain activities e.g., community corrections facilities, supermarkets, service stations, retirement villages, basement parking.</li> <li>• Concerns regarding the consent status accorded certain activities (e.g., residential building) and, overall, the extent to which such controls are, in reality, ‘enabling’.</li> <li>• Requests to amend thresholds associated with rules and standards e.g., to increase the maximum GFA associated with integrated retail activities, to increase (or decrease) building height limits in particular centres or zones.</li> <li>• Requests to further embed consideration of the functional and operational requirements of activities where certain rules and standards are concerned e.g.,</li> </ul>

Who	What	When	Relevant Issues Raised
			<p>those relating to verandah provision and active street frontages.</p> <ul style="list-style-type: none"> <li>• Queries regarding the rationale and value of certain standards e.g., those relating to minimum residential unit size, daylight access, and building separation and depth.</li> <li>• Comments and suggestions regarding the wording of specific provisions.</li> <li>• Rezoning of specific sites and centres sought.</li> </ul>

A summary of specific feedback on this topic received during consultation on the Draft District Plan is contained in Appendix 2, including how it has been responded to in the Proposed District Plan. Additional detail concerning the wider consultation undertaken in preparing the Proposed District Plan is contained in the companion section 32 Evaluation Overview Report.

In summary, the key findings arising from the consultation undertaken on this topic, with reference to feedback on the draft plan provisions, are:

- The centres hierarchy underlying the operative provisions remains valid and provides a reasonable basis for further refinement;
- It is generally accepted that the zoning palette for centres, commercial, mixed use and industrial areas needs to align with the requirements of the National Planning Standards (NPS) and mandated NPD definitions must be adopted.
- There is scope to rationalise the relationship between plan provisions and design guidance and consequential references to the latter in policy, in order to provide clearer direction on outcomes sought for plan users.
- There is scope to reconsider, in total, whether consent requirements and policy considerations are genuinely enabling of development in centres and mixed-use zones, and in light of the Council's obligations with respect to housing supply under the NPSUD and Resource Management (Enabling Housing Supply and Other Matters) Amendment Act.
- Some additional activities (such as community corrections facilities) are appropriately located for in centre, mixed use and industrial zones and can be explicitly catered for as permitted activities.
- Other activities with a minimal or nil effects envelope (e.g., basement parking and parking for people with disabilities) can be accommodated as further exemptions to control in rules or standards.
- The effects of other activities need to be assessed as part of a consenting exercise and are adequately provided for in the context of wider activity groupings (e.g., service stations as 'yard-based retailing activities').
- Existing policies and matters of discretion enable adequate accounting of functional and operational needs.
- Broadly speaking, the thresholds that apply with respect to standards are set at an appropriate level, although in some circumstances further refinement is warranted (e.g., residential outdoor living spaces for residential units, and building height limits for certain sites).
- Zone standards relating to minimum daylight access for multi-unit housing should be reframed as minimum outlook space requirements for ease of interpretation.
- The implications of zone standards in benefit and cost terms need to be better understood.

### 5.3 Summary of Relevant Resource Management Issues

Based on the research, analysis and consultation outlined above the following issues have been identified:

Issue	Comment	Response
Issue 1: Enabling of development uplift in centres and mixed use zones	<ul style="list-style-type: none"> <li>• There is considerable potential for development uplift in centres and mixed use zones to support the Council's higher order aspirations with respect to compact urban form, carbon neutrality and a high-performing city centre and other centres.</li> </ul>	<ul style="list-style-type: none"> <li>• Recalibration of building height limits in centres and mixed use zones.</li> <li>• Further, clear expression of non-notification clauses in the district plan where appropriate.</li> <li>• Careful consideration of the implications of standards applying to activities and building development in centres and mixed use zones.</li> </ul>
Issue 2: Enabling residential activity in centres and mixed use zones	<ul style="list-style-type: none"> <li>• Through the NPSUD and recent amendments to the RMA, the Government has mandated additional densification of housing provision (including the identification of medium density residential areas).</li> <li>• Plan provisions applying in adjacent centres and mixed-use zones need to align with those higher order obligations.</li> <li>• The enabling of residential activity in centres and mixed-use zones supports Council's own higher order aspirations for these areas as set out in the row above.</li> </ul>	<ul style="list-style-type: none"> <li>• Raising of building height limits in centres and mixed use zones adjacent to medium density residential areas.</li> <li>• Clear non-notification clauses in the district plan where appropriate.</li> <li>• Careful consideration of the implications of standards applying to residential activities and residential building development in centres and mixed-use zones.</li> <li>• Careful consideration of the consent status of residential development proposals in centres and mixed-use zones.</li> </ul>
Issue 3: Resolving the inherent tension between measures to enable development uplift and quality design outcomes in centres and mixed-use zones	<ul style="list-style-type: none"> <li>• Additional measures to address unrealised development capacity and limited growth in centres and mixed-use areas are necessary, as indicated above.</li> <li>• The Council's aspirations for quality design outcomes in these areas are valid and supportable within the context of the RMA.</li> <li>• However, the impact of potential measures to achieve quality design outcomes must be clearly understood, such that their imposition avoids adverse impacts on the feasibility and viability of worthy development projects.</li> </ul>	<p>Careful consideration of:</p> <ul style="list-style-type: none"> <li>• the relationship between plan provisions and design guidance;</li> <li>• the rationale for and implications of design-led standards in cost benefit terms; and</li> <li>• the consent status accorded building activities that do not meet design-led standards.</li> </ul>

Issue	Comment	Response
<p>Issue 4: The effective loss of industrial land to residential and other non-industrial uses needs to be arrested</p>	<ul style="list-style-type: none"> <li>• Flat land suitable for industry is entirely finite in nature in the Wellington City context.</li> <li>• Industrial land has continued to be lost to residential and other non-residential activities during the life of the operative plan.</li> <li>• This loss is effectively permanent as industrial activities are 'priced out' of areas given over to higher-value activities.</li> <li>• The 'bleeding' of residential use into industrial uses generally results in poor residential outcomes and missed opportunities where the revitalisation of centres and mixed-use areas are concerned (i.e., where residential activity can be more appropriately accommodated). This can undermine the efficient operation of established or future industrial activities.</li> <li>• The evidence base assembled by the Council suggests that demand for industrial land will reduce over the medium term – but over the short term, it is important that sufficient supply is maintained to cater for industry in Wellington City.</li> </ul>	<ul style="list-style-type: none"> <li>• Clear identification of business areas as suitable for industry (as distinct from mixed use areas) and employment of National Planning Standard zone nomenclature on that basis.</li> <li>• Tightening of policy settings for residential and other non-industrial uses in industrial zones.</li> <li>• Consequential tightening of consent status for residential and other non-industrial uses in industrial zones.</li> </ul>
<p>Issue 5: There is sufficient land in Wellington City identified for business, mixed use and industrial purposes and no need for rezoning to accommodate further growth</p>	<ul style="list-style-type: none"> <li>• There is no evidence of insufficient land for business, mixed use and industrial purposes in the City.</li> <li>• There is evidence of unrealised development potential that can be accommodated through measures to uplift capacity within the existing footprint of areas currently catering to such activities (as set out in the report above).</li> <li>• There are also opportunities (and obligations) to accommodate increased densification in adjacent areas (also as indicated above).</li> </ul>	<p>No action required other than:</p> <ul style="list-style-type: none"> <li>• as identified in the rows above; and</li> <li>• minor adjustments to zoning boundaries in certain areas to address anomalies.</li> </ul>
<p>Issue 6: Plan provisions</p>	<ul style="list-style-type: none"> <li>• The operative centres and business zones do not align</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt and apply metropolitan, local, and neighbourhood centre, mixed use,</li> </ul>

<b>Issue</b>	<b>Comment</b>	<b>Response</b>
relating to centres and business areas must align with National Planning Standards	<p>with the nomenclature required under the National Planning Standards (commercial, mixed use and industrial zones).</p> <ul style="list-style-type: none"> <li>The National Planning Standards also mandate activity definitions and a plan format that need to be imported into the proposed plan.</li> </ul>	<p>commercial and general industrial zone categories to operative centres and business zoned areas as appropriate.</p> <ul style="list-style-type: none"> <li>Reformat the centres, mixed use and industrial provisions to align with national templates.</li> <li>Adopt mandated definitions for activities.</li> </ul>

## 6.0 Evaluation of the Proposal

This section of the report evaluates the objectives of the proposal to determine whether they are the most appropriate means to achieve the purpose of the RMA, as well as the associated policies, rules and standards relative to these objectives. It also assesses the level of detail required for the purposes of this evaluation, including the nature and extent to which the benefits and costs of the proposal have been quantified.

### 6.1 Scale and Significance

Section 32(1)(c) of the RMA requires that this report contain a level of detail that corresponds with the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

The level of detail undertaken for this evaluation has been determined by assessing the scale and significance of the environmental, economic, social, and cultural effects anticipated through introducing and implementing the proposed provisions (i.e., objectives, policies and rules) relative to a series of key criteria.

Based on this the scale and significance of anticipated effects associated with this proposal are identified below:

<b>Criteria</b>	<b>Scale/Significance</b>			<b>Comment</b>
	<b>Low</b>	<b>Medium</b>	<b>High</b>	
Basis for change		✓		<ul style="list-style-type: none"> <li>Statutory obligation to address implications and obligations of National Planning Standards, NPSUD and recent RMA amendments.</li> <li>There is evidence to suggest that some operative provisions are having an adverse effect on developmental yield.</li> <li>Some changes to existing operative plan provisions including standards are of a technical nature arising from plan effectiveness monitoring.</li> <li>Others involve the imposition of new policy considerations and standards to address additional amenity and quality design outcomes.</li> </ul>
Addresses a resource management issue	✓			<ul style="list-style-type: none"> <li>The amenity and quality design outcomes referred to above are all supportable in terms of the purpose and principles of the RMA.</li> </ul>



Criteria	Scale/Significance			Comment
	Low	Medium	High	
Degree of shift from the <i>status quo</i>		✓		<ul style="list-style-type: none"> <li>Changes to existing operative plan provisions to address the implications of National Planning Standards are largely of a cosmetic nature.</li> <li>Changes to existing operative plan provisions to address the obligations of NPSUD and recent RMA amendments and/or enable an uplift in development potential in centres and mixed-use areas do represent a reasonable shift from the <i>status quo</i>.</li> <li>Changes to existing operative plan provisions of a technical nature do not represent a significant shift from the <i>status quo</i>.</li> <li>Changes involving the imposition of new policy considerations and standards to address additional amenity and quality design outcomes represent a more significant shift from the <i>status quo</i>.</li> </ul>
Who and how many will be affected/ geographical scale of effect/s		✓		<ul style="list-style-type: none"> <li>Centres, commercial, mixed use and industrial areas occupy a significant footprint of land in the City.</li> <li>Property owners and the development community will be affected by proposed changes to centres, commercial, mixed use and industrial provisions.</li> <li>The wider community, including the users of such areas (residents, workers and consumers) and adjacent residents will be affected by proposed changes to centres, commercial, mixed use and industrial provisions.</li> </ul>
Degree of impact on or interest from iwi/ Māori		✓		<ul style="list-style-type: none"> <li>Refer to Appendix 3 for a summary of consultation with Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira.</li> </ul>
Timing and duration of effect/s			✓	<ul style="list-style-type: none"> <li>Changes effected by the proposed provisions will be experienced over the longer term (i.e., the operative life of the proposed plan).</li> </ul>
Type of effect/s	✓			<ul style="list-style-type: none"> <li>Changes to enable development uplift in centres and mixed-use areas should have a positive impact on the functionality and viability of these areas.</li> <li>The imposition of additional standards and consideration relating to amenity and quality design outcomes should have a positive impact on social, cultural and well-being of residents, workers and consumers.</li> <li>The likelihood of such changes taking place is moderate. This is because development feasibility is largely outside the influence of the district plan.</li> </ul>

<b>Criteria</b>	<b>Scale/Significance</b>			<b>Comment</b>
	<b>Low</b>	<b>Medium</b>	<b>High</b>	
Degree of risk and uncertainty		✓		<ul style="list-style-type: none"> <li>• There is a low risk of adverse community reaction to the proposed provisions, with some potential exceptions where specific centres are concerned.</li> <li>• There is some risk of adverse reaction from property owners and the development community where additional standards and consideration relating to amenity and quality design outcomes are concerned.</li> <li>• The degree of uncertainty associated with proceeding is low given the comprehensiveness of the information base.</li> </ul>

Overall, the scale and significance of the proposed provisions is considered to be moderate for the following reasons:

The proposed provisions represent the refinement of a well-established centres hierarchy, supported by an appropriate zoning pattern, activity and building-based rules and standards. Some changes are proposed that address workability issues, to the benefit of resource users and the environment.

- Other changes to operative provisions represented by the proposal will 'release' current constraints on development yield, to the benefit of resource users – as directed by national planning instruments.
- In other respects, the proposal will impose new and more onerous standards focused on amenity and design-led outcomes for resource users than exists at present.

Consequently, a high-level evaluation of the proposed provisions has been identified as appropriate for the purposes of this report, with the exception of those that would introduce additional, more onerous controls, for which a more detailed evaluation is considered warranted.

## 6.2 Quantification of Benefits and Costs

Section 32(2)(b) requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Based on the assessment of the scale and significance of the proposed provisions in section 6.1 above, specific quantification of the benefits and costs in this report is only considered necessary, beneficial, and practicable in respect to those parts of the proposal that would introduce additional, more onerous controls, for the following reasons:

- In a broad sense, the identified provisions would not result in a more restrictive regime than the *status quo*;
- Some proposed provisions that are intended to provide a development uplift respond to evidence demonstrating that relevant aspects of the *status quo* are resulting in adverse effects on development yield;
- Overall, the proposal would not result in a significant loss of development opportunity / potential above the *status quo*;
- The proposal would not see the introduction of a more permissive regime that could result in significant adverse effects on s6 'Matters of National Importance'; and
- there is a reasonable level of certainty around the effects of those aspects of the proposal that would introduce additional, more onerous controls.

To conclude, given the scale and significance of those parts of the proposal that would introduce additional, more onerous design-led controls, a separate economic evaluation was commissioned which quantifies associated benefits and costs. The resulting report is titled *Draft Wellington City District Plan – Proposed Amenity and Design Provisions: Cost Benefit Analysis*, and was prepared for the Council by The Property Group in April 2022. The report concludes:

- Building depth and separation standards (as drafted at the time the evaluation was undertaken) would have a significant impact on the yields achieved at each site without generating the intended outcomes of access to sunlight, enhanced outlook, and increased privacy.
- That both these standards are reviewed to assess if the design outcomes sought could be achieved using a different control.

The results of this evaluation have been used to inform the assessment of reasonably practicable options and associated policies, rules and other methods contained in section 11 of this report. In any event, the Council has decided to amend these standards so that, for all the centres zones, a common (rather than differentiated) standard will be applied.

Where the remainder of the proposal is concerned, no economic evaluation is warranted, and this report identifies more generally where any additional costs or cost may lie.

## 7.0 Zone Framework

Based on the issues analysis in section 5.3 of this report and the National Planning Standard zone options set out in section 4.4.4 the following zone framework has been selected in relation to this topic:

Zone	Reason/s
Metropolitan Centre Zone	<ul style="list-style-type: none"> <li>• Close match in terms of role and purpose to operative 'sub-regional centre' zoning.</li> <li>• Applied to Johnsonville and Kilbirnie centres accordingly.</li> </ul>
Local Centre Zone	<ul style="list-style-type: none"> <li>• Close match in terms of role and purpose to operative 'district centre' zoning.</li> <li>• Applied to Newtown, Island Bay, Hataitai, Karori, Brooklyn, Churton Park, Crofton Downs, Kelburn, Khandallah, Linden, Miramar, Newlands and Tawa centres accordingly.</li> </ul>
Neighbourhood Centre Zone	<ul style="list-style-type: none"> <li>• Close match in terms of role and purpose to operative 'neighbourhood centre' zoning.</li> <li>• Applied to Aro Valley, Berhampore, Ngaio and other neighbourhood centres accordingly.</li> </ul>
Commercial Zone	<ul style="list-style-type: none"> <li>• Reasonable match to Curtis Street Business Area provisions in the operative plan, that were the product of a relatively recent plan change.</li> <li>• Applied to Curtis Street area accordingly.</li> </ul>
Mixed Use Zone	<ul style="list-style-type: none"> <li>• Reasonable match to Business 1 zoned area provisions in the operative plan.</li> <li>• Applied to Newtown South, Greta Point, Tawa South, Takapu Island, Miramar, Rongotai South, Tawa Junction, Glenside, Kaiwharawhara, Sar Street, Kilbirnie, Ngauranga, Shelly Bay and other business areas accordingly.</li> </ul>
General Industrial Zone	<ul style="list-style-type: none"> <li>• This is a close match to Business 2 zoned area provisions in the operative plan.</li> <li>• Applied to Rongotai East, Miramar South, Glenside, Miramar / Burnham Wharf, Newlands, Ngauranga, Grenada North and other business areas accordingly.</li> </ul>

## 8.0 Overview of Proposal

The proposed provisions relevant to the centres, commercial, mixed use and industrial zone topic are set out in detail in the ePlan and should be referenced to in conjunction with this evaluation report.

In summary, the proposed provisions include:

- Definitions:
  - A set of relevant definitions, including but not limited to those for:
    - *Commercial activities* (NPS mandated)
    - *Industrial activities* (NPS mandated)
    - *Yard-based retail activities*
    - *Heavy industrial activity*
    - *Comprehensive development*
    - *Development capacity*
    - *Active frontage*
    - *Featureless façade*

- Objectives:
  - Metropolitan Centre Zone:
    - Four objectives that address the zone’s purpose, appropriate activities, amenity and design considerations, and the zone’s significant role in accommodating growth;
  - Local Centre Zone:
    - Four objectives that address the zone’s purpose, appropriate activities, amenity and design considerations, and the zone’s important role in accommodating growth;
  - Neighbourhood Centre Zone:
    - Four objectives that address the zone’s purpose, appropriate activities, amenity and design considerations, and the zone’s role in servicing local needs;
  - Commercial Zone:
    - Three objectives that address the zone’s purpose, appropriate activities, amenity and design considerations;
  - Mixed Use Zone:
    - Five objectives that address the zone’s purpose, compatibility with other centres, amenity and design considerations, the management of nuisance effects, and the zone’s role in accommodating growth;
  - General Industrial Zone:
    - Five objectives that address the zone’s purpose, discouragement of sensitive and commercial activities, amenity and design considerations, and the management of nuisance effects;
- Policies:
  - Metropolitan Centre, Local Centre and Neighbourhood Centre Zones:
    - For each zone, ten policies to accommodate growth, enable appropriate activities, manage commercial activities so as to maintain the centres hierarchy, avoid or discourage incompatible activities, manage ‘edge’ effects, and achieve quality design outcomes;
  - Commercial Zone:
    - Seven policies that seek to enable appropriate activities, manage commercial activities so as to maintain the centres hierarchy, avoid or otherwise discourage incompatible activities, manage ‘interface’ effects, and achieve quality design outcomes;
  - Mixed Use Zone:
    - Six policies that seek to enable appropriate activities, manage larger-scale commercial activities so as to maintain the centres hierarchy, avoid incompatible activities, provide for residential activities in a way that ensures the on-going functional use of mixed use areas, encourage high standards of design and amenity, and manage ‘interface’ effects;
  - General Industrial Zone:
    - Seven policies that seek to enable appropriate activities, avoid incompatible activities, encourage amenity enhancements and manage ‘interface’ effects;
- A rule framework that manages land use and building and structure activities as follows:

<b>Rule ref.</b>	<b>Activity</b>	<b>Consent Status</b>
<b>Land Use Activities</b>		
MCZ-R1 to R10	Various enabled activities	Permitted

<b>Rule ref.</b>	<b>Activity</b>	<b>Consent Status</b>
LCZ-R1 to R10 NCZ-R1 to R10 MUZ-R1 to R9 GIZ-R2 to R4		
COMZ-R1	Commercial activities	Permitted if compliant with conditions, restricted discretionary activity if not
GIZ-R5		Permitted if compliant with conditions, non-complying activity if not
MUZ-R13	Residential activities	Permitted if compliant with conditions, restricted discretionary activity if not
MCZ-R11 LCZ-R11 NCZ-R11 COMZ-R2		Permitted if compliant with conditions, discretionary activity if not
MCZ-R12 LCZ-R12 NCZ-R12 MUZ-R11	Integrated retail activity	Permitted if compliant with conditions, restricted discretionary activity if not
MUZ-R12	Supermarkets	As above
GIZ-R1	Industrial activities	Permitted if compliant with conditions, discretionary activity if not
MCZ-R13 LCZ-R13 NCZ-R13 MUZ-R10		Permitted if compliant with conditions, non-complying activity if not
COMZ-R5		Non-complying activity
COMZ-R6	Heavy industrial activities	Non-complying activity
COMZ-R3	Carparking activities	Permitted
MCZ-R14 LCZ-R14 NCZ-R14		Permitted if compliant with conditions, discretionary activity if not

<b>Rule ref.</b>	<b>Activity</b>	<b>Consent Status</b>
MCZ-R15 LCZ-R15 NCZ-R15	Yard-based retailing activities	Discretionary activity
GIZ-R6	Sensitive activities not ancillary to a permitted activity	Non-complying activity
MCZ-R16 LCZ-R16 NCZ-R16 COMZ-R4 MUZ-R14 GIZ-R7	All other land use activities	Discretionary activity
<b>Building and structure activities</b>		
MCZ-R17 LCZ-R17 NCZ-R17 COMZ-R8 MUZ-R15 GIZ-R8	Maintenance and repair of buildings and structures	Permitted
COMZ-R7 MUZ-R16 GIZ-R9	Demolition or removal of buildings and structures	Permitted
MCZ-R18 LCZ-R18 NCZ-R18		Permitted if compliant with conditions, discretionary activity if not
MCZ-R19 LCZ-R19 NCZ-R19 MUZ-R17 GIZ-R10	Construction, additions, and alterations to buildings and structures	Permitted if compliant with conditions, restricted discretionary activity if not
COMZ-R9		Restricted discretionary activity
MCZ-R20 LCZ-R20 NCZ-R20	Conversion of buildings or parts of buildings to residential activities	Restricted discretionary activity

<b>Rule ref.</b>	<b>Activity</b>	<b>Consent Status</b>
COMZ-R10 MUZ-R18		
MCZ-R21 LCZ-R21 NCZ-R21 MUZ-R19 GIZ-R11	Outdoor storage areas	Permitted if compliant with conditions, restricted discretionary activity if not

- Complementary sets of effects standards that address:
  - Maximum building height<sup>1</sup>
  - Minimum building height<sup>2</sup>
  - Minimum ground floor height<sup>3</sup>
  - Height in relation to boundary<sup>4</sup>
  - Verandah provision<sup>5</sup>
  - Active frontages and non-residential activity frontages<sup>6</sup>
  - Minimum residential unit size<sup>7</sup>
  - Outdoor living space requirements for residential units<sup>8</sup>
  - Minimum outlook space for multi-unit housing<sup>9</sup>
  - Building separation distance<sup>10</sup>
  - Maximum building depth<sup>11</sup>
  - Windows adjacent to residential zones<sup>12</sup>
  - Building setback<sup>13</sup>
  - Maximum gross floor area of buildings<sup>14</sup>
- Design Guides:
  - Complementary design guidance as follows:
    - Centres and mixed-use design guide, to be considered with the objectives, policies and rules for the Metropolitan Centre Zone, Local Centre Zone, Neighbourhood Centre Zone and Mixed Use Zone.
    - Residential guide, to be considered with the objectives, policies and rules for the Metropolitan Centre Zone, Local Centre Zone, Neighbourhood Centre Zone and Mixed-use Zone, among others.

<sup>1</sup> MCZ-S1, LCZ-S1, NCZ-S1, COMZ-S1, MUZ-S1, MUZ-S2, GIZ-S1, GIZ-S2

<sup>2</sup> MCZ-S2, LCZ-S2, NCZ-S2

<sup>3</sup> MCZ-S3, LCZ-S3, NCZ-S3, COMZ-S3, MUZ-S4

<sup>4</sup> MCZ-S4, LCZ-S4, NCZ-S4, COMZ-S2, MUZ-S3, GIZ-S3

<sup>5</sup> MCZ-S5, LCZ-S5, NCZ-S5, COMZ-S5, MUZ-S7, GIZ-S6

<sup>6</sup> MCZ-S6, LCZ-S6, NCZ-S6, MUZ-S11

<sup>7</sup> MCZ-S7, LCZ-S7, NCZ-S7, COMZ-S6, MUZ-S8

<sup>8</sup> MCZ-S8, LCZ-S8, NCZ-S8, COMZ-S7, MUZ-S9

<sup>9</sup> MCZ-S9, LCZ-S9, NCZ-S9, COMZ-S8, MUZ-S10

<sup>10</sup> MCZ-S10, LCZ-S10, NCZ-S10

<sup>11</sup> MCZ-S11, LCZ-S11, NCZ-S11

<sup>12</sup> COMZ-S4, MUZ-S5, GIZ-S5

<sup>13</sup> COMZ-S9

<sup>14</sup> MUZ-S6, GIZ-S4



As mentioned in section 1.1, this section 32 report also encompasses the Development Area provisions relating to the Kilbirnie Bus Barns site, which largely sits over a Neighbourhood Centre zoning. The development area provisions comprise an objective (DEV1-O1), policy (DEV1-P1), rule relating to comprehensive development (DEV1-R1), and development plan (APP11).

There are also a number of other objectives in the Proposed Plan that inform the provisions in the centres, commercial, mixed use and industrial zone chapters: The Strategic Objectives referred to in section 3.0 of this report;

- HH-O2 relating to the protection of historic heritage and, particularly, HH-P11 that seeks to (in part) manage the height of development in the centres zones to recognise and respect the unique form and scale of heritage areas;
- NOISE-O2 relating to the protection of noise generating activities from reverse sensitivity effects and, particularly, NOISE-P4 requiring sound insulation for new sensitive activities in the centres and mixed use zones;
- DEV2-O2 relating to integrated and coordinated development in the Lincolnshire Farm and, particularly, DEV2-P1 and DEV2-P6 relating to the provision of a local centre; and
- REG-O1 and, particularly REG-P7 and REG-P8 relating to provision for community scale electricity generation activities in the General Industrial Zone.

## 9.0 Qualifying Matters

For the purposes of preparing this evaluation report for the centres, commercial, mixed use and industrial zone topic, Council is required, under section 77P(2) of the RMA, to consider the following in relation to applying a less permissive approach than that required under Policies 3(a)-(c) of the NPSUD in an area to accommodate any of the qualifying matters listed in section 77O(a)-(i):

- (a) To demonstrate why –
  - (i) it considers that any area proposed is subject to a qualifying matter; and
  - (ii) the qualifying matter is incompatible with the level of development provided for in the other intensification policies; and
- (b) Assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and
- (c) Assess the costs and broader impacts of imposing those limits.

Within the spatial extent of the area covered by this topic a number of areas have been identified as subject to a qualifying matter. These include those areas with a centres, commercial, mixed use or industrial zoning that are also subject to the provisions of the:

- Wellington Fault Overlay
- Liquefaction Hazard Overlay
- Coastal Hazard Inundation Overlay
- Coastal Hazard Tsunami Overlay
- Stream Corridor Overlay
- Overland Flowpath Overlay
- Ponding Overlay
- Heritage Buildings and Structures
- Heritage Areas
- Sites of Significance to Māori

- Coastal Environment Overlay
- Transmission Lines and Transmission Lines Buffer

An evaluation setting out how these areas meet the requirements outlined above is contained in the following supporting evaluation reports:

- Natural Hazards and Coastal Hazards
- Historic Heritage, Notable Trees, Sites and Areas of Significance to Māori
- Coastal Environment and Public Access
- Infrastructure and Transport

Further to this, under section 77R, and in relation to the qualifying matters listed in section 77O(j) of the RMA the evaluation report is also required to address the following:

- (a) Identify the specific characteristic that makes the level of urban development required under Policy 3(a), 3(b) or 3(c) of the NPSUD inappropriate; and
- (b) Justify why that characteristic makes that level of urban development inappropriate in light of the national significance of urban development and the objectives of the NPSUD; and
- (c) Include a site-specific analysis that –
  - (i) identifies the site to which the matter relates; and
  - (ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and
  - (iii) evaluates an appropriate range of options to achieve the greatest heights and densities provided by the other intensification policies while managing the specific characteristics.

Within the spatial extent of the area covered by this topic a number of areas have been identified as subject to a qualifying matter for the purposes of sections 77O(j) and 77R. These include provisions relating to:

- Notable Trees
- Noise Boundary

***NOTE: At date of publication the Council is awaiting a detailed assessment that meets and goes beyond the requirements of 77K and 77Q of the RMA to demonstrate the net effect of each qualifying matter on the provision of development capacity, including those new scheduled items that are not currently scheduled in the operative district plan.***

***This report will be published approximately August 2022 and made publicly available to support this section 32 report.***

## 10.0 Evaluation of Proposed Objectives

### 10.1 Introduction

Section 32(1)(a) of the RMA requires that the evaluation report examine the extent to which the objectives of the proposal are the most appropriate way to promote the sustainable management of natural and physical resources.

For the purposes of evaluation, the objectives for the centres, commercial, mixed use and industrial zones have been split into two groups or themes, as follows:

1. Objectives relating to 'well-functioning urban centres'. Collectively, these comprise those mutually supportive objectives addressing the purpose of the zone concerned<sup>15</sup>, appropriate activities within each zone<sup>16</sup> and the intention to accommodate growth<sup>17</sup>.
2. Objectives relating to 'design, amenity and the effects of activities, development and buildings'<sup>18</sup>.

An examination of the two sets of proposed objectives against the *status quo* is provided in sections 10.2 and 10.3, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e., Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)
2. Usefulness (i.e., Will the objective guide decision-making? Does it meet sound principles for writing objectives (i.e., does it clearly state the anticipated outcome?)
3. Reasonableness (i.e., What is the extent of the regulatory impact imposed on individuals, businesses, or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e., Can the objective be achieved with tools and resources available, or likely to be available, to the Council?)

### 10.2 Evaluation of Objectives MCZ-O1, O2 and O4, LCZ-O1, O2 and O4, NCZ-O1, O2 and O4, COMZ-O1 and O2, MUZ-O1, O2 and O5 and GIZ-O1 to O3

For the purposes of this evaluation, the Council has considered two potential sets of objectives:

1. The proposed objectives relating to 'well-functioning urban centres' for the centres, commercial, mixed use and industrial zones<sup>19</sup>.
2. The current most relevant objectives - the *status quo*.

In practice, the package of Proposed Plan objectives that inform the provisions in the centres, commercial, mixed use and industrial zone chapters include not just those referred to directly above but also the other objectives referred to at the conclusion of section 8.0 above. Those objectives are evaluated in the relevant s32 reports relating to district-wide topics and, as such, should be read in conjunction with the evaluation contained in the following table.

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<sup>15</sup> MCZ-O1, LCZ-O1, NCZ-O1, COMZ-O1, MUZ-O1, GIZ-O1

<sup>16</sup> MCZ-O2, LCZ-O2, NCZ-O2, COMZ-O2, MUZ-O2, GIZ-O2, GIZ-O3

<sup>17</sup> MCZ-O4, LCZ-O4, NCZ-O4, MUZ-O5

<sup>18</sup> MCZ-O3, LCZ-O3, NCZ-O3, COMZ-O3, MUZ-O3, MUZ-O4, GIZ-O4, GIZ-O5

<sup>19</sup> MCZ-O1, O2 and O4, LCZ-O1, O2 and O4, NCZ-O1, O2 and O4, COMZ-O1 and O2, MUZ-O1, O2 and O5 and GIZ-O1 to O3

**Proposed Objectives MCZ-01, 02 and 04, LCZ-01, 02 and 04, NCZ-01, 02 and 04, COMZ-01 and 02, MUZ-01, 02 and 05 and GIZ-01 to 03**

Seventeen objectives that address the purpose of each zone, compatibility with other centres, appropriate activities within the zone concerned and the role of the zones in accommodating growth and servicing needs.

**Other potential objectives**

*Status quo:*

Six objectives in the Centres chapter that establish a hierarchy of centres under the title ‘role and function’ (6.2.1), enable a ‘wide range’ of ‘appropriate activities’ in these centres (6.2.2), and seek to:

- promote building efficiency and sustainability (6.2.4)
- maintain an efficient and sustainable transport network (6.2.5)
- manage the effects of hazards (6.2.8)
- facilitate the exercise of tino rangatiratanga and kaitiakitanga (6.2.10).

Eight objectives in the Business Areas chapter that enable a ‘wide range’ of ‘business and industrial activities’ in business areas (33.2.1), so long as they don’t undermine the centres hierarchy (33.2.2), encourage the redevelopment of identified business precincts, and seek to:

- promote building efficiency and sustainability (33.2.5)
- maintain an efficient and sustainable transport network (33.2.6)
- ensure the continued operation of the National Grid (33.2.9)
- manage the effects of hazards (33.2.11)
- facilitate the exercise of tino rangatiratanga and kaitiakitanga (33.2.13)
- provide for the continued operation of the Kiwi Quarry (33.2.14).

The Curtis Street Business Area has its own set of objectives that cover similar matters as those set out for business areas, as above.

	Preferred objective	<i>Status quo</i>
<i>Relevance:</i>		
Addresses a relevant resource management issue	Seek to manage centres as a ‘physical resource’.	Seek to manage centres as a ‘physical resource’ and address broader Part 2 obligations.
Assists the Council to undertake its functions under s31 RMA	Provides objectives that readily articulate and encapsulate the Council’s s31(a) and (aa) responsibilities.	Provides objectives that reasonably articulate and encapsulate the Council’s s31 s31(a) and (b) responsibilities, less so s31(aa) responsibilities.
Gives effect to higher level documents	Assists the Council in giving effect to the NPSUD and RPS (the NZCPS is addressed in other chapters).	Assists the Council in giving effect to the NZCPS and RPS; but less so for the NPSUD.

<b>Usefulness:</b>		
Guides decision-making	Establishes a clear set of outcomes sought for each of the centres, mixed use and industrial zones.	Establishes a reasonably clear set of outcomes sought for each of the centres and business areas, although these extend into district-wide considerations that are equally relevant for other zones.
Meets best practice for objectives	The objectives are specific and state what is to be achieved. They are framed as clear outcome statements, consistent with best practice.	Although the objectives are specific and state what is to be achieved, they are framed more as policies than outcomes.
<b>Reasonableness:</b>		
Will not impose unjustifiably high costs on the community/parts of the community	Should not impose unjustifiably high costs on property owners and developers.	Has not imposed unjustifiably high costs on property owners and developers.
Acceptable level of uncertainty and risk	The objectives are specific, state what is to be achieved and are founded on a comprehensive information base, thereby minimising uncertainty, and risk.	The objectives are founded on a dated information base, thereby increasing the level of uncertainty and risk associated with their retention.
<b>Achievability:</b>		
Consistent with identified tangata whenua and community outcomes	The intent to support well-functioning urban centres reflects the aspirations of the general public, stakeholders, tangata whenua.	The intent to support well-functioning urban centres reflects the aspirations of the general public, stakeholders, tangata whenua.
Realistically able to be achieved within the Council's powers, skills and resources	The objectives can be achieved through ongoing management of consent processes, non-regulatory methods and monitoring of plan and consent outcomes and the state of the environment. Council has the relevant expertise in these respects.	The objectives can be achieved through ongoing management of consent processes, non-regulatory methods and monitoring of plan and consent outcomes and the state of the environment. Council has the relevant expertise in these respects.
<b>Summary</b>		
The above analysis suggests that the proposed objectives are the most appropriate to implement s31(a) and (aa), the RPS, the NPSUD and, in turn, the purpose of the Act. By contrast, the <i>status quo</i> provides an inadequate response to the NPSUD, which it predates. The structure of the <i>status quo</i> also conflicts with the National Planning Standards, whereas the proposed objectives are aligned with them.		

### 10.3 Evaluation of Objectives MCZ-O3, LCZ-O3, NCZ-O3, COMZ-O3, MUZ-O3 and O4 and GIZ-O4 and O5

For the purposes of this evaluation, the Council has considered two potential sets of objectives:

1. The proposed objectives relating to ‘design, amenity and the effects of activities, development and buildings’<sup>20</sup>.
2. The current most relevant objectives - the *status quo*.

The package of Proposed District Plan objectives that inform the provisions in the centres, commercial, mixed use and industrial zone chapters include not just those referred to directly above but also the other objectives referred to at the conclusion of section 8.0 above. Those objectives are evaluated in the relevant s32 reports relating to district-wide topics and should be read in conjunction with the evaluation contained in the following table.

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<sup>20</sup> MCZ-O3, LCZ-O3, NCZ-O3, COMZ-O3, MUZ-O3, MUZ-O4, GIZ-O4, GIZ-O5

**Proposed Objectives MCZ-O3, LGZ-O3, NCZ-O3, COMZ-O3, MUZ-O3, MUZ-O4, GIZ-O4 and GIZ-O5**

Eight objectives that address amenity and design considerations and the management of nuisance effects.

**Other potential objectives**

*Status quo:*

Four objectives in the Centres chapter that seek to:

- ensure good quality outcomes with respect to built development, urban form and public space (6.2.3)
- achieve well integrated, sensitive, and safe signage (6.2.6)
- ensure adverse effects of subdivisions are managed (6.2.7)
- manage the effects of hazardous substances (6.2.8).

Six objectives in the Business Areas chapter that seek to:

- maintain amenity values in precincts (33.2.3) and public safety (33.2.4)
- achieve well integrated, sensitive and safe signage (33.2.7)
- ensure adverse effects of subdivisions are managed (33.2.8)
- look after the Coastal Environment (33.2.10)
- manage the effects of hazardous substances (33.2.12).

The Curtis Street Business Area has its own set of objectives that cover similar matters as those set out for generally for broader business areas, as above.

	Preferred objective	<i>Status quo</i>
<i>Relevance:</i>		
Addresses a relevant resource management issue	Specify outcomes to be achieved within the scope of s7 amenity value and environmental quality considerations.	Specify outcomes to be achieved within the scope of s7 amenity value and environmental quality considerations as well as broader obligations.
Assists the Council to undertake its functions under s31 RMA	Provides objectives that articulate the Council's s31(b) responsibilities.	Provides objectives that reasonably articulate and encapsulate the Council's s31(b) responsibilities. During the life of the operative District Plan, the express functions of territorial authorities under s31(b) have been amended to exclude the management of hazardous substances.

Gives effect to higher level documents	Assists the Council in giving effect to the NPSUD and RPS (the NZCPS is addressed in other chapters).	Assists the Council in giving effect to the NZCPS but predates the NPSUD and RPS.
<i>Usefulness:</i>		
Guides decision-making	Establishes a clear set of outcomes sought for each zone.	Establishes a reasonably clear set of outcomes sought for each of the areas concerned, although these extend into district-wide considerations that are equally relevant for other zones.
Meets best practice for objectives	The objectives are specific and state what is to be achieved.	Although the objectives are specific and state what is to be achieved, they are framed more as policies than outcomes.
<i>Reasonableness:</i>		
Will not impose unjustifiably high costs on the community/parts of the community	Should not impose unjustifiably high costs on property owners and developers.	Has not imposed unjustifiably high costs on property owners and developers.
Acceptable level of uncertainty and risk	The objectives are specific, state what is to be achieved and are founded on a comprehensive information base, thereby minimising uncertainty and risk.	The objectives are founded on a dated information base, thereby increasing the level of uncertainty and risk associated with their retention.
<i>Achievability:</i>		
Consistent with identified tangata whenua and community outcomes	The overall focus on enhancing design outcomes and the amenity of centres zones, and maintaining the amenity of areas adjacent to mixed use and industrial zones reflects the aspirations of the general public, stakeholders, tangata whenua.	The overall focus on enhancing design outcomes and the amenity of centres zones, and maintaining the amenity of areas adjacent to mixed use and industrial zones reflects the aspirations of the general public, stakeholders, tangata whenua.
Realistically able to be achieved within the Council's powers, skills and resources	The objectives can be achieved through ongoing management of consent processes, non-regulatory methods and monitoring of plan and consent outcomes and the state of the environment. Council has the relevant expertise in these respects.	The objectives can be achieved through ongoing management of consent processes, non-regulatory methods and monitoring of plan and consent outcomes and the state of the environment. Council has the relevant expertise in these respects, apart from hazardous substance management, which requires external advice/input.
<b>Summary</b>		



The above analysis shows that the proposed objectives are the most appropriate to implement s31(b) and the NPSUD and RPS as they are focused on design and amenity outcomes and the effects of activities. The *status quo* focus is diluted by its consideration of broader obligations that are better addressed elsewhere in the Plan.

## 11.0 Evaluation of Reasonably Practicable Options and Associated Provisions

### 11.1 Introduction

Under s32(1)(b) of the RMA, reasonably practicable options to achieve the objective/s associated with this proposal need to be identified and examined. This section of the report evaluates the proposed policies and rules, as they relate to the associated objectives.

Along with the proposed provisions, the Council has also identified through the research, consultation, information gathering, and analysis undertaken in relation to this topic reasonably practicable alternative options to achieve the objectives.

The technical and consultation input used to inform this process is outlined in section 5 of this report.

### 11.2 Evaluation method

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 5 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objectives.

This evaluation is contained in the following sections (11.3 and 11.4). Note that the two sections relate to the equivalent sets of objectives evaluated in in sections 10.2 and 10.3 above; in other words:

1. Section 11.3 contains an evaluation of the relevant options against proposed objectives relating to 'well-functioning urban centres' for the centres, commercial, mixed use and industrial zones<sup>21</sup>.
2. Section 11.4 contains an evaluation of the relevant options against proposed objectives relating to 'design, amenity and the effects of activities, development and buildings'<sup>22</sup>.

### 11.3 Provisions to achieve Objectives MCZ-O1, O2 and O4, LCZ-O1, O2 and O4, NCZ-O1, O2 and O4, COMZ-O1 and O2, MUZ-O1, O2 and O5 and GIZ-O1 to O3

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions
2. The *status quo*
3. A reasonable alternative, involving a less varied approach to providing for development across the centres, commercial, mixed use and industrial zones

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<sup>21</sup> MCZ-O1, O2 and O4, LCZ-O1, O2 and O4, NCZ-O1, O2 and O4, COMZ-O1 and O2, MUZ-O1, O2 and O5 and GIZ-O1 to O3

<sup>22</sup> MCZ-O3, LCZ-O3, NCZ-O3, COMZ-O3, MUZ-O3, MUZ-O4, GIZ-O4, GIZ-O5

**Proposed Objectives MCZ-O1, O2 and O4, LCZ-O1, O2 and O4, NCZ-O1, O2 and O4, COMZ-O1 and O2, MUZ-O1, O2 and O5 and GIZ-O1 to O3**

Seventeen objectives that address the purpose of each zone, compatibility with other centres, appropriate activities within the zone concerned and the role of the zones in accommodating growth and servicing needs.

Option 1: Proposed approach (recommended)	Costs	Benefits	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p><b>Policies:</b></p> <p>Twenty-one policies (MCZ-P1 to P4, LCZ-P1 to P4, NCZ-P1 to P4, COMZ-P1 to P3, MUZ-P1, P2 and P4 and GIZ-P1, P3 and P4) relating to a total of <u>six</u> centres, commercial, mixed use and industrial zones that seek to accommodate growth and enable, manage, or restrict activities commensurate with the zones' purpose.</p> <p><b>Rules:</b></p> <p>Rules that provide for activities compatible with the zones' purpose as permitted activities, which default to either RDA or DA status (a notable exception are the majority of commercial activities in the GIZ which are accorded non-complying activity (NCA) status commensurate with an 'avoid' policy stance). Generally enabling of commercial, community, educational, recreation, residential, industrial and other activities in the centres and mixed-use zones, with a more constrained approach to accommodating such activities in the site-specific Commercial Zone.</p> <p><b>Other Methods:</b></p> <p>The Centres and Mixed Use and Residential Design guides are not relevant to matters relating to accommodating growth, but are relevant with respect to provisions relating to design, amenity and the effects of activities, development and buildings (refer evaluation under section 11.4).</p>	<p><b>Environmental</b></p> <p>Direct costs: No direct environmental costs have been identified.</p> <p>No indirect environmental costs have been identified.</p> <p><b>Economic</b></p> <p>Direct costs: The majority of commercial activities will likely find it difficult to establish in areas with a GIZ zoning.</p> <p>No indirect economic costs (e.g., on economic growth or employment) have been identified.</p> <p><b>Social</b></p> <p>No direct or indirect social costs have been identified.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural costs have been identified.</p>	<p><b>Environmental</b></p> <p>Direct benefits: Industrial land (with a GIZ zoning) is likely to be retained for industrial activity, thereby protecting a scarce resource and reducing pressure for additional rezoning for this purpose.</p> <p>No indirect environmental benefits have been identified.</p> <p><b>Economic</b></p> <p>Direct benefits: The provisions for each zone use a common, easy-to-follow structure that will be of benefit to plan users. The provisions relating to the COMZ zone specifically are effectively a roll-over of the <i>status quo</i>, but the relatively recent nature of the plan change which introduced those provisions to the operative District Plan, the site-specific nature of the zone and its relatively undeveloped state means that plan users will find the provisions as incorporated into the Proposed Plan familiar and relatively easy to work with. Industrial land (with a GIZ zoning) is likely to be retained for industrial activity. Residential activity will be more enabled in centres and mixed-use zones.</p> <p>No indirect economic benefits (e.g., on economic growth or employment) have been identified.</p> <p><b>Social</b></p> <p>No direct or indirect social benefits have been identified.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural benefits have been identified.</p>	<p>There is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> <li>the evidence base for acting is comprehensive; and</li> <li>overall, the risk of not acting is considered to be greater than the risk of acting.</li> </ul>

<b>Effectiveness and efficiency</b>	<b>Effectiveness</b> The proposal effectively implements the focus of the objectives on maintaining a centres hierarchy, enabling a wide range of activities in centres and mixed-use zones, being more constraining of activities in the Commercial Zone in accordance with its site-specific nature, and retaining industrial zoned land for industry and a select range of commercial activities.		<b>Efficiency</b> Having a common, easy-to-follow structure for plan users consistent with the National Planning Standards represents an efficient approach to structuring provisions relating to centres, commercial, mixed use and industrial areas. Wider, common cross-plan considerations for the transport network, natural hazards, hazardous substances and tangata whenua are efficiently hosted in district-wide plan chapters.
<b>Overall evaluation</b>	This approach is considered to be most appropriate as it focuses on the resource management matters particular to centres, commercial, mixed use and industrial areas, establishes appropriate policy and consent settings and provides a common, easy-to-follow platform on that basis.		
<b>Option 2: Status Quo</b>	<b>Costs</b>	<b>Benefits</b>	<b>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</b>
<b>Policies:</b> Sixty-eight policies relate to a total of six centre and business area zones. They implement the relevant objectives by providing for the role and function of centres and business areas, activities, building efficiency and sustainability, access and transport and the national grid, address natural and technological hazards, and tangata whenua considerations. <b>Rules:</b> Rules that provide for activities compatible with the zones' purpose as permitted activities, with defaults to either RDA or DA status (but no greater). <b>Other Methods:</b> No other methods	<b>Environmental</b> Direct costs: The operative provisions are not adequately retaining industrial land for industrial activity, thereby failing to protect a scarce resource or reduce pressure for additional rezoning. No indirect environmental costs have been identified. <b>Economic</b> Direct costs: The operative provisions are difficult to follow for those plan users unfamiliar with them. They are not resulting in an uplift in development density or residential activity in the centres. No indirect economic costs (e.g., on economic growth or employment) have been identified. <b>Social</b> Direct costs: The operative provisions have proved an inadequate means of enabling residential activities in centres. No indirect social costs have been identified. <b>Cultural</b> No direct or indirect cultural costs have been identified.	<b>Environmental</b> Direct benefits: Some aspects of the operative provisions do enable effects and risks to be addressed. No indirect environmental benefits have been identified. <b>Economic</b> Direct benefits: Retention of operative provisions would minimise initial uncertainty and any costs of comprehending change for property owners, developers, community and Council. No indirect economic benefits (e.g., on economic growth or employment) have been identified. <b>Social</b> Direct benefits: Regular plan users have a degree of familiarity with the operative provisions. No indirect social benefits have been identified. <b>Cultural</b> No direct or indirect cultural benefits have been identified.	There is certain and sufficient information relating to the operative policies and methods as this approach has been used for a number of years and is well understood by those already familiar with the provisions. No risk assessment is necessary in this respect.
<b>Effectiveness and efficiency</b>	<b>Effectiveness</b> The <i>status quo</i> is not considered to be an entirely effective method of achieving the intent of the proposed objective because it has not enabled uplifts in development density or residential activity in centres, nor protected industrial land for industry.		<b>Efficiency</b> The <i>status quo</i> represents some efficiencies in the sense that it is familiar to regular plan users, however, it is hard to follow for people unfamiliar with the operative District Plan, and it addresses matters best dealt with in district-wide chapters.
<b>Overall evaluation</b>	The <i>status quo</i> is no longer considered appropriate as it has proved ineffective in enabling appropriate activities and discouraging inappropriate activities, is hard-to-follow, and does not align with the requirements of the National Planning Standards.		
<b>Option 3: Alternative approach to provisions</b>	<b>Costs</b>	<b>Benefits</b>	<b>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</b>

<p>This involves a smaller number of zones provided for under the National Planning Standards - the MCZ, NCZ, MUZ and GIZ only.</p>	<p><b>Environmental</b></p> <p>Direct costs: A reduced number of zoning options would not allow for appropriate distinctions in development density to be made between 'natural' groupings of centres, with adjacent residential areas.</p> <p>No indirect environmental costs have been identified.</p> <p><b>Economic</b></p> <p>Direct costs: The role and function of centres could be eroded if the centres hierarchy is not maintained through a more 'granular' approach to zoning.</p> <p>No indirect economic costs have been identified.</p> <p><b>Social</b></p> <p>Direct costs: The imposition of inappropriate development densities at the lower end of the scale (i.e., in neighbourhood centres) could have a negative impact on the amenity and enjoyment of those centres and adjacent residential areas.</p> <p>No indirect social costs have been identified.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural costs have been identified.</p>	<p><b>Environmental</b></p> <p>No direct or indirect environmental benefits have been identified.</p> <p><b>Economic</b></p> <p>Direct benefits: A 'simplified' number of zoning options could provide for a further uplift in development densities (and therefore economic opportunities) at the lower end of the scale (i.e., in neighbourhood centres).</p> <p>No indirect economic benefits have been identified.</p> <p><b>Social</b></p> <p>No direct or indirect social benefits have been identified.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural benefits have been identified.</p>	<p>There is sufficient evidence to conclude that this would amount to a relatively high risk of inappropriate levels of development occurring in these zones which would adversely impact adjacent residential land uses.</p>
<p><b>Effectiveness and efficiency</b></p>	<p><b>Effectiveness</b></p> <p>The proposal would be less effective in achieving the stated objectives as it provides no assurance that community aspirations (particularly where neighbourhood centres are concerned) will be achieved. This option will not optimise the Proposed Plan's objectives for well-functioning urban environments.</p>	<p><b>Efficiency</b></p> <p>The costs of this proposal outweigh the benefits, given that there would likely be an increased level of community opposition to proposals enabled by the proposal, and the lack of a suitably granulated approach to identifying and ranking centres would not assist in ensuring public investments in servicing and upgraded spaces are directed appropriately.</p>	
<p><b>Overall evaluation</b></p>	<p>This proposal is not appropriate as it would be less effective and, less efficient than the proposed option.</p>		

#### 11.4 Provisions to achieve Objectives MCZ-03, LCZ-03, NCZ-03, COMZ-03, MUZ-03 and O4 and GIZ-O4 and O5

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions
2. The *status quo*
3. Two reasonable alternatives, involving:
  - a. a more stringent regulatory approach to addressing 'design, amenity and the effects of activities, development and buildings' matters, involving the classing of activities not compliant with the relevant standards as non-complying activities
  - b. a less stringent regulatory approach to addressing 'design, amenity and the effects of activities, development and buildings' matters, involving the establishment of a three-storey permitted baseline for buildings in centres (on a par with Enabling Act provisions applying in neighbouring residential areas) and use of an RDA default setting for activities not compliant with relevant standards (similar in this respect to the proposed provisions).

**Proposed Objectives MCZ-O1, O2 and O4, LCZ-O1, O2 and O4, NCZ-O1, O2 and O4, COMZ-O1 and O2, MUZ-O1, O2 and O5 and GIZ-O1 to O3**

Seventeen objectives that address the purpose of each zone, compatibility with other centres, appropriate activities within the zone concerned and the role of the zones in accommodating growth and servicing needs.

Option 1: Proposed approach (recommended)	Costs	Benefits	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p><b>Policies:</b></p> <p>Twenty-nine policies (MCZ-P5 to P10, LCZ-P5 to P10, NCZ-P5 to P10, COMZ-P4 to P7, MUZ-P3, P5 and P6 and GIZ-P2, P6, P7 and GIZ-PREC01-P1) in the centres, commercial, mixed use and industrial zones that seek to:</p> <ul style="list-style-type: none"> <li>• promote housing choice and maintain and enhance amenity and ensure quality design outcomes in the centres zones and to lesser degree, in mixed use and industrial zones,</li> <li>• maintain amenity in adjacent residential and open space zones, particularly where the mixed use and industrial zones are concerned.</li> </ul> <p>The provisions generally effect a balance between enabling development, amenity, and design outcomes sought for each zone.</p> <p><b>Rules:</b></p> <p>Rules that provide for unanticipated activities as either DA or NCA, and consent requirements for building and structures which are often applied to a RDA status.</p> <p>Specification of standards relating to building height, ground floor height, height in relation to boundary, verandah control, active frontage and non-residential activity frontage controls, minimum residential</p>	<p><b>Environmental</b></p> <p>Direct costs: Will lead to changes in townscape and may lead to a reduction in sunlight / daylight access to street level, pedestrians and workers in particular locations as a result of increased height limits.</p> <p>No indirect environmental costs have been identified.</p> <p><b>Economic</b></p> <p>Direct costs: Imposes consenting and assessment costs on property owners and developers in the centres zones where design and amenity related standards and policy considerations apply. The lack of a permitted baseline with respect to buildings may create consenting challenges for applicants, and the restricted discretionary status represents uncertainty for applicants as to the likely consenting outcome.</p> <p>No indirect economic costs (e.g., on economic growth or employment) have been identified.</p> <p><b>Social</b></p> <p>No direct or indirect social costs have been identified.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural costs have been identified.</p>	<p><b>Environmental</b></p> <p>Direct benefits: A relatively high standard of amenity and design is likely to be achieved where developments proceed.</p> <p>No indirect environmental benefits have been identified.</p> <p><b>Economic</b></p> <p>Direct benefits: The non-notification clause with respect to building development should reduce the level of uncertainty property owners and developers would otherwise face. Height limits have generally been increased to provide greater development potential, apart from sites/areas subject to qualifying matters.</p> <p>No indirect economic benefits (e.g., on economic growth or employment) have been identified.</p> <p><b>Social</b></p> <p>Direct benefits: Standards focused on design and amenity outcomes should provide social benefits (in terms of pedestrian, residential and other environments) to be enjoyed by new residents and the general public.</p> <p>No indirect social benefits have been identified.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural benefits have been identified.</p>	<p>There is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> <li>•</li> <li>• the costs and benefits associated with the imposition of design and amenity outcomes are reasonably well understood; and</li> <li>• overall, the risk of not acting is considered to be greater than the risk of acting.</li> </ul>

<p>unit size, outdoor residential living space, residential outlook and building separation and depth. The standards are generally enabling of building height increases in the majority of zones.</p> <p>Non-notification statements are specified with respect to the majority of activities.</p> <p><b>Other Methods:</b></p> <p>Consideration of the extent to which proposals accord with the Centres and Mixed Use and Residential Design guides.</p>			
<p><b>Effectiveness and efficiency</b></p>	<p><b>Effectiveness</b></p> <p>The proposal balances enabling appropriate development while maintaining or enhancing amenity and the quality of design and the environment, particularly in the centres and mixed use zones. There is a risk that the cumulative effect of design and amenity focused provisions in these zones may limit some development initiatives, thereby compromising the achievement of the Council's objectives with respect to the viability and vitality of centres and the desire for a greater concentration of residential activities in those areas.</p>		<p><b>Efficiency</b></p> <p>The efficiency of the proposal could be adversely affected by relatively wide discretion available to the Council with respect to the design and appearance of buildings (inclusive of design guide considerations). This could impact on the efficient assessment of proposals, and may reduce their regulatory efficacy in achieving the Council's objectives.</p>
<p><b>Overall evaluation</b></p>	<p>This approach is considered to be the most appropriate as it builds on the <i>status quo</i>, and incorporates up-to-date resource management practice. However, it does contain some risk in terms of the achievement of some of the stated objectives, and may not maximise efficiency for achieving the Plan's objectives as a whole.</p>		
<p><b>Option 2: Status Quo</b></p>	<p><b>Costs</b></p>	<p><b>Benefits</b></p>	<p><b>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</b></p>
<p><b>Policies:</b></p> <p>Fifty-one policies relating to a total of six centre and business area zones that seek to implement the relevant objectives by addressing built development, urban form and public space, amenity in business area precincts, the effects of signs, subdivision and hazardous substances, and effects on the Coastal Environment.</p> <p><b>Rules:</b></p> <p>Rules that provide for activities non-compliant with relevant standards as RDA. Imposition of consent requirements for building and structures (most commonly accorded RDA status). Consent status also imposed on signs, subdivision,</p>	<p><b>Environmental</b></p> <p>Direct costs: The achievement of good design and amenity outcomes in the centres has been variable.</p> <p>No indirect environmental costs have been identified.</p> <p><b>Economic</b></p> <p>Direct costs: Imposes consenting and assessment costs on property owners and developers where design and amenity related standards and policy considerations apply. Opportunity costs are inherent in the existing building bulk and location limits.</p> <p>A restricted discretionary activity status for infringing activities presents some uncertainty for applicants as applications could be refused.</p> <p>No indirect economic costs, for example, on economic growth or employment have been identified.</p> <p><b>Social</b></p> <p>Direct costs: The operative provisions have not adequately provided for residential activities in centres.</p>	<p><b>Environmental</b></p> <p>Direct benefits: Some positive outcomes in terms of amenity and design have been achieved where development has occurred.</p> <p>No indirect environmental benefits have been identified.</p> <p><b>Economic</b></p> <p>Direct benefits: Retention of operative provisions would minimise initial uncertainty and any costs of comprehending change for property owners, developers, community and Council.</p> <p>No indirect economic benefits (e.g., on economic growth or employment) have been identified.</p> <p><b>Social</b></p> <p>Direct benefits: Regular plan users have a degree of familiarity with the operative provisions.</p> <p>Standards focused on design and amenity outcomes may provide social benefits (in terms of pedestrian, residential and other environments) to be enjoyed by new residents and the general public, where developments have proceeded.</p> <p>No indirect social benefits have been identified.</p>	<p>There is certain and sufficient information relating to the operative policies and methods because this approach has been used for a number of years. No risk assessment is necessary in this respect.</p>



<p>utilities and activities or buildings affected heritage items.</p> <p>Specification of standards relating to noise generation and insulation, parking, servicing and site access, lighting, hazardous substances, screening, dust, electromagnetic radiation, contaminant discharges, building height, height in relation to boundary, building mass, minimum gross floor area, yards, windows, primary and secondary frontages, signs and subdivision and standards specific to the Kiwi Point Quarry.</p> <p>The majority of activities would be assessed as non-notified.</p> <p><b>Other Methods:</b></p> <p>No other methods.</p>	<p>No indirect social costs have been identified.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural costs have been identified.</p>	<p><b>Cultural</b></p> <p>No direct or indirect cultural benefits have been identified.</p>	
<p><b>Effectiveness and efficiency</b></p>	<p><b>Effectiveness</b></p> <p>The <i>status quo</i> is not an effective method of achieving the intent of the proposed objectives because it has not achieved the desired balance between enabling development while maintaining or enhancing amenity and the quality of design and the environment. The existing provisions have not been effective at maximising development potential or providing sufficient opportunities for residential activities in centres.</p>		<p><b>Efficiency</b></p> <p>The <i>status quo</i> is a relatively inefficient means of implementing the objective, when taking into account the lack of a permitted baseline and overly constraining height limits.</p>
<p><b>Overall evaluation</b></p>	<p>The <i>status quo</i> is not appropriate as it has not resulted in either increasing development intensity in the centres or contributing to improvements in suburban amenity or design. Greater development potential needs to be unlocked in order for the proposed objectives to be achieved.</p>		
<p><b>Option 3: Alternative approach to provisions (more stringent regulatory approach)</b></p>	<p><b>Costs</b></p>	<p><b>Benefits</b></p>	<p><b>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</b></p>
<p>This approach involves a similar policy approach to Option 1, but with a default consent status of NCA for activities and buildings that are non-compliant with the relevant standards.</p>	<p><b>Environmental</b></p> <p>Direct costs: No direct environmental costs have been identified.</p> <p>No indirect environmental costs have been identified.</p> <p><b>Economic</b></p> <p>Direct costs: This would impose an onerous consent status on activities unable to comply with relevant standards and increase the level of uncertainty in terms of outcome faced by developers. This is likely to reduce development interest.</p>	<p><b>Environmental</b></p> <p>Maximise the level of control on all developments, thereby potentially influencing the environment outcomes.</p> <p>No indirect environmental benefits have been identified.</p> <p><b>Economic</b></p> <p>No direct economic benefits have been identified.</p> <p>No indirect economic benefits have been identified.</p> <p><b>Social</b></p> <p>No direct or indirect social benefits have been identified.</p>	<p>There is sufficient information to conclude that this option would be inappropriate.</p>

	<p>Indirect economic costs may include reduced economic growth and employment opportunities in the centres over the medium to long term.</p> <p><b>Social</b></p> <p>Direct costs: No direct social costs have been identified.</p> <p>Indirect social costs may include a reduced amenity, vitality and vibrancy in centres enjoyed by residents and the general public as inward investment declines.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural costs have been identified.</p>	<p><b>Cultural</b></p> <p>No direct or indirect cultural benefits have been identified.</p>	
<b>Effectiveness and efficiency</b>	<p><b>Effectiveness</b></p> <p>The proposal is unlikely to be effective in achieving the objectives. While the stringent regulatory approach might in theory ensure good design and amenity outcomes (and attendant community aspirations) are achieved, it is likely to dampen development interest to the extent that redevelopment proposals would be less forthcoming. In doing so, it would likely compromise the ability to achieve other desired outcomes with respect to the provision of residential and business opportunities and development uplift.</p>	<p><b>Efficiency</b></p> <p>The costs of this proposal outweigh the benefits, particularly given that no specific guidance would be provided to applicants in terms of how elements of non-compliance could be addressed or assessed (e.g., through an RDA vehicle). This carries a high degree of uncertainty for applicants that is unjustified based on the evidence base compiled as part of the District Plan review..</p>	
<b>Overall evaluation</b>	<p>This proposal is not appropriate as it provides no assurance that the balance sought in terms of outcomes would be achieved. An NCA status for non-compliant activities and buildings is not warranted and represents the least efficient option.</p>		
<b>Option 4: Alternative approach to provisions (less restrictive regulatory approach)</b>	<b>Costs</b>	<b>Benefits</b>	<b>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</b>
<p>An approach involving the establishment of a three-storey permitted baseline for buildings in centres (consistent with RMA (Enabling Housing Supply and other Matters) provisions, and use of an RDA default setting for activities not compliant with relevant permitted standards (similar to Option 1).</p>	<p><b>Environmental</b></p> <p>Direct costs: The creation of a permitted baseline could lead to poor environmental outcomes where the 'first three stories' of any permitted developments in centres are concerned, although retention of permitted activity status would remain conditional on compliance with relevant standards relating to 'active frontages' etc.</p> <p>No indirect environmental costs have been identified.</p> <p><b>Economic</b></p> <p>Direct costs: No direct economic costs have been identified.</p> <p>No indirect economic costs have been identified.</p> <p><b>Social</b></p> <p>Direct costs: No direct social costs have been identified.</p> <p>Indirect social costs may include reduced amenity in centres where poor design outcomes arise from aspects of permitted developments not adequately addressed through permitted activity standards.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural costs have been identified.</p>	<p><b>Environmental</b></p> <p>No direct or indirect environmental benefits have been identified.</p> <p><b>Economic</b></p> <p>Direct benefits: Would remove regulation of permitted activities able to comply with the relevant permitted activity standards. Would potentially accelerate developer interest.</p> <p>No indirect economic benefits have been identified.</p> <p><b>Social</b></p> <p>No direct or indirect social benefits have been identified.</p> <p><b>Cultural</b></p> <p>No direct or indirect cultural benefits have been identified.</p>	<p>There is sufficient information with respect to the evidence base to conclude that this would amount to a moderate risk of adverse design and amenity outcomes.</p>

<b><u>Effectiveness and efficiency</u></b>	<b><i>Effectiveness</i></b> The proposal would not be effective in achieving the objectives as it reduces the likelihood that design and amenity outcomes will be achieved in all instances, although it will likely assist in achieving desired outcomes with respect to development uplift.	<b><i>Efficiency</i></b> The benefits of this proposal may match the costs. A higher volume of enabled development is likely to be achieved, but in cases where permitted activity standards are not complied with, consent applications will still be required.
<b><u>Overall evaluation</u></b>	This proposal may not be appropriate as it provides less assurance that the balance sought in terms of outcomes would be achieved. It is likely to be more effective than the preferred option of enabling development uplift. However, there is no guarantee that permitted, and 'standard compliant' proposals will contribute to an improvement in the quality of built development.	

## 12.0 Conclusion

This evaluation has been undertaken in accordance with section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as it:

- Focuses on the resource management matters particular to centres, commercial, mixed use and industrial areas, establishes appropriate policy and consent settings, and provides a common, easy-to-follow platform on that basis.
- This approach is considered to be appropriate as it builds on the *status quo*, and incorporates up-to-date resource management practice.

However, the proposal does contain a risk in terms of the ultimate achievement of the stated objectives, particularly where an uplift in development is concerned. This risk is largely due to the absence of any permitted baseline, the automatic requirement for resource consent where buildings in the centres and mixed use zones are concerned, the relatively unconstrained nature of the Council's consideration in this respect, and the level of development uncertainty inherent in this.

In conclusion, the proposal's dual promotion of development uplift and quality design outcomes is finely balanced, as the evaluation of alternative approaches attests.

**Appendix 1: Advice Received from Taranaki Whānui and Ngāti Toa Rangatira** *[attach copy of any advice received]*

## Appendix 2: Feedback on Draft District Plan 2021

Who	Feedback Received	Response
Commercial property owners	<i>Broad support for centres hierarchy.</i>	Welcomed, approach retained.
Commercial property owners, Kāinga Ora, Vic Labour	<i>Broad support for zone-based objectives and policies albeit with concerns expressed over role of policy references to city outcome contributions and design guides, and the additional burden this may place on developers.</i>	Rationalisation of relevant policies.
Ara Poutama, retailers, service station operators, retirement village operators	<i>Requests for explicit provision for certain activities e.g., community corrections facilities, supermarkets, service stations, retirement villages, basement parking.</i>	Inclusion of provision for community corrections facilities, basement parking.  Retention of approach to embedding provision for other activities within broader activity definitions.
Commercial property owners, Kāinga Ora, Vic Labour	<i>Concerns regarding the consent status accorded certain activities (e.g., residential building) and, overall, the extent to which such controls are, in reality, 'enabling'.</i>	Consideration of CBA finding with respect to certain standards.  Some rationalisation of those standards.
Commercial property owners, residents associations, individual residents	<i>Requests to amend thresholds associated with rules and standards e.g., to increase the maximum GFA associated with integrated retail activities, to increase (or decrease) building height limits in particular centres or zones.</i>	Thresholds generally retained as appropriate.  Height limits in certain areas have been amended to address anomalies and better reflect uplift associated with adjacent MDRS areas.
Commercial property owners, service station operators	<i>Requests to further embed consideration of the functional and operational requirements of activities where certain rules and standards are concerned e.g., those relating to verandah provision and active street frontages.</i>	Retention of current approach, which allows for such considerations to be appropriately factored in.
Commercial property owners, Kāinga Ora, Vic Labour	<i>Queries regarding the rationale and value of certain standards e.g., those relating to minimum residential unit size, daylight access, and building separation and depth.</i>	Residential unit size standard retained.  Daylight access standard replaced by MDRS model relating to residential outlook.

		Standards relating to building separation and depth retained but adjusted.
All of the above	<i>Comments and suggestions regarding the wording of specific provisions.</i>	Changes made to standards where appropriate to improve clarity of expression and certainty.
Commercial property owners, residents associations, individual residents	<i>Rezoning of specific sites and centres sought.</i>	In the main, zonings have been retained with a small number of exceptions to address anomalies.