
ORDINARY MEETING
OF
PŪRORO ĀMUA - PLANNING AND ENVIRONMENT
COMMITTEE
AGENDA

Time: 9:30am
Date: Wednesday, 20 October 2021
Venue: **Virtual meeting**

MEMBERSHIP

Mayor Foster
Deputy Mayor Free
Councillor Calvert
Councillor Condie
Councillor Day
Councillor Fitzsimons
Councillor Foon
Liz Kelly
Councillor Matthews
Councillor O'Neill
Councillor Pannett (Chair)
Councillor Paul (Deputy Chair)
Councillor Rush
Councillor Sparrow
Councillor Woolf
Councillor Young

Have your say!

You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 04-803-8334, emailing public.participation@wcc.govt.nz or writing to Democracy Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number, and the issue you would like to talk about. All Council and committee meetings are livestreamed on our YouTube page. This includes any public participation at the meeting.

AREA OF FOCUS

The Pūroro Āmua | Planning and Environment Committee has the following responsibilities:

- RMA matters
- Urban Planning, District Plan
- Built environment
- Natural environment and biodiversity
- Future Development Strategy, Spatial Plans and Housing Supply
- Climate Change Response and Resilience
- Heritage
- Transport Strategy and Planning, including significant traffic resolutions
- Parking policy
- Submissions to Government or other local authorities
- Regulatory activity and compliance
- Planning and approval of business cases for Let's Get Wellington Moving, associated traffic resolutions and other non-financial statutory powers necessary for progressing the business cases (such as decisions under the Local Government Act 1974)
- Implementing and monitoring delivery of the affordable housing strategy

The Committee has the responsibility to discuss and approve a forward agenda.

To read the full delegations of this committee, please visit wellington.govt.nz/meetings.

Quorum: 9 members

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1. Meeting Conduct

1.1 Karakia

The Chairperson will open the meeting with a karakia.

Whakataka te hau ki te uru,	Cease oh winds of the west
Whakataka te hau ki te tonga.	and of the south
Kia mākinakina ki uta,	Let the bracing breezes flow,
Kia mātaratara ki tai.	over the land and the sea.
E hī ake ana te atākura.	Let the red-tipped dawn come
He tio, he huka, he hauhū.	with a sharpened edge, a touch of frost,
Tihei Mauri Ora!	a promise of a glorious day

At the appropriate time, the following karakia will be read to close the meeting.

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind
I te ara takatū	
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

1.2 Apologies

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

1.3 Conflict of Interest Declarations

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

1.4 Confirmation of Minutes

The minutes of the meeting held on 23 September 2021 will be put to the Pūroro Āmua | Planning and Environment Committee for confirmation.

1.5 Items not on the Agenda

The Chairperson will give notice of items not on the agenda as follows.

Matters Requiring Urgent Attention as Determined by Resolution of the Pūroro Āmua | Planning and Environment Committee.

The Chairperson shall state to the meeting:

-
1. The reason why the item is not on the agenda; and
 2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the Pūroro Āmua | Planning and Environment Committee.

Minor Matters relating to the General Business of the Pūroro Āmua | Planning and Environment Committee.

The Chairperson shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Pūroro Āmua | Planning and Environment Committee for further discussion.

1.6 Public Participation

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 31.2 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

Requests for public participation can be sent by email to public.participation@wcc.govt.nz, by post to Democracy Services, Wellington City Council, PO Box 2199, Wellington, or by phone at 04 803 8334, giving the requester's name, phone number and the issue to be raised.

2. General Business

APPROVAL OF DRAFT WELLINGTON CITY DISTRICT PLAN 2021 FOR CONSULTATION

Kōrero taunaki Summary of considerations

Purpose

1. This report to Pūroro Āmua - Planning and Environment Committee asks the Committee to approve the *Draft Wellington City District Plan 2021* for consultation. The paper provides the background for this consultation, the key issues that are addressed by the Draft District Plan, and the key policy changes.

Strategic alignment with community wellbeing outcomes and priority areas

Aligns with the following strategies and priority areas:

- | | |
|--|---|
| Strategic alignment with priority objective areas from Long-term Plan 2021–2031 | <input checked="" type="checkbox"/> Sustainable, natural eco city
<input checked="" type="checkbox"/> People friendly, compact, safe and accessible capital city
<input checked="" type="checkbox"/> Innovative, inclusive and creative city
<input checked="" type="checkbox"/> Dynamic and sustainable economy

<input checked="" type="checkbox"/> Functioning, resilient and reliable three waters infrastructure
<input checked="" type="checkbox"/> Affordable, resilient and safe place to live
<input checked="" type="checkbox"/> Safe, resilient and reliable core transport infrastructure network
<input checked="" type="checkbox"/> Fit-for-purpose community, creative and cultural spaces
<input checked="" type="checkbox"/> Accelerating zero-carbon and waste-free transition
<input checked="" type="checkbox"/> Strong partnerships with mana whenua |
|--|---|

Relevant Previous decisions

Approval of Our City Tomorrow He Mahere Mokowā mō Pōneke – A Spatial Plan for Wellington City 2021.

Significance

The decision is rated high significance in accordance with schedule 1 of the Council's Significance and Engagement Policy. Outline the criteria that apply as set out in the Council's [Significance and Engagement Policy](#). This is a mandatory consideration, regardless of the level of significance. Democracy Services will peer review the level of significance.

Financial considerations

- | | | |
|------------------------------|---|---|
| <input type="checkbox"/> Nil | <input checked="" type="checkbox"/> Budgetary provision in Annual Plan / Long-term Plan | <input type="checkbox"/> Unbudgeted \$X |
|------------------------------|---|---|

2. The Planning for Growth programme is included within the Long Term Plan as a priority project.

Risk

| Low | Medium | High | Extreme

- The Draft District Plan proposes significant changes to the City's planning settings to align with the recently adopted Spatial Plan and national direction. This consultation is significant as it will provide the community with an opportunity to see what is proposed and how it might affect them.

Author	Kate Pascall, Principal Advisor, Planning
Authoriser	John McSweeney, Place Planning Manager Vida Christeller, Manager City Design & Place Planning Liam Hodgetts, Chief Planning Officer

Taunakitanga

Officers' Recommendations

Officers recommend the following motion

That Pūroro Āmua - Planning and Environment Committee:

- Receive the information
- Approve the Draft Wellington City District Plan 2021 for consultation.

Whakarāpopoto

Executive Summary

- The purpose of this report is to recommend that the Committee approve consultation on the *Draft Wellington City District Plan 2021* (the Draft District Plan). This consultation follows a full review of the Operative District Plan and adoption of [Our City Tomorrow – He Mahere Mokowā mō Pōneke A Spatial Plan for Wellington City 2021](#) (the Spatial Plan).
- The District Plan is the main regulatory tool for implementing the Spatial Plan, which was approved in June 2021. It sets out the policy and rule framework for land use and subdivision. This framework will be the Council's regulatory tool for:
 - Giving greater recognition to mana whenua values and promoting an active partnership model in resource management processes.
 - Upzoning to increase housing capacity and housing choice in and around the City centre, metropolitan centres, and around the City's train stations
 - Incentivising or requiring developers to provide affordable (assisted) housing
 - New rules to protect the City's indigenous biodiversity and significant landscapes
 - New design guides and amenity controls to ensure 'density done well'
 - A risk-based approach to managing natural hazard risks and the impacts of sea level rise.
- The full Draft District Plan is available in the Council's [ePlan](#) and will not have legal effect until it is notified as a Proposed District Plan in mid-2022.

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4. Consultation on the Draft District Plan is proposed to occur over 6 weeks from 2nd November – 14th December 2021. This is the first of two rounds of consultation on the new District Plan, with the next opportunity being when the proposed Plan is notified in 2022.

Takenga mai

Background

The role of the District Plan

5. The District Plan is the Council's statutory tool to manage subdivision and development across the City. Every territorial authority is required to have a District Plan under the RMA 1991.
6. The District Plan must give effect to national direction (e.g national policy statements, national environmental standards) and the Regional Policy Statement. It must not be inconsistent with any Regional Plan prepared by the Regional Council.
7. Alongside the legislative requirements outlined above, the District Plan must also have regard to other relevant strategies and policies of the Council. This includes the Spatial Plan, Long Term Plan, and Te Atakura First to Zero.

Why the District Plan has been reviewed

The Operative District Plan

8. The Operative District Plan (the Operative Plan) was initially drafted in the early 1990s and became operative (full legal effect) in June 2000. The Plan includes objectives, policies and rules that manage the effects of land use, development and subdivision. Unlike most District Plans, the Operative Plan also includes a set of statutory design guides that seek to ensure good design outcomes are achieved.
9. Since the plan became operative, the Council has been undertaking a "rolling review" of the Operative Plan with 83 plan changes progressed in response to emerging issues and changes in Government policy. This approach enabled an agile response to key issues and several significant plan changes were progressed in that time. This included a review of the Central Area (Plan Change 48), Residential Area (Plan Change 72) and the Suburban Centres (Plan Change 73) chapters.
10. The large number of individual plan changes has resulted in a complex and administratively difficult Plan to understand. Moreover, the current plan does not address many of the pressing issues that the City is facing. These issues are briefly outlined in the following sections.

Population growth and housing capacity issues

11. The City is expecting population growth of 50,000 to 80,000 more people over the next 30 years. The City is already experiencing significant housing supply and affordability issues. This is reflected in high house prices in the real estate market as well as high rents in the rental market.
12. Without changes to the existing planning settings, the City can expect a shortfall of 4,600-12,000 homes over the next 30 years. This shortfall will be most apparent in the apartment and townhouse typologies for which there is a high demand.

Sustainability and Reducing Carbon Emissions

13. *Te Atakura First to Zero* is the City's blueprint for becoming a zero carbon city by 2050. The District Plan plays a significant role in helping the City to achieve this goal through decisions around the City's urban form, where new housing and commercial activity is located and how development is undertaken.
14. While the Operative Plan promotes a compact city, there is limited consideration of alternatives to the private motor vehicle. The District Plan review provides the opportunity to reassess matters such as how active transport modes are provided for in new development to encourage the uptake of these modes, how new development impacts the City's waterways, and how new buildings can be more energy efficient.

Addressing natural hazard risks

15. There are a number of natural hazards in Wellington City including earthquake, liquefaction, flooding, tsunami and sea level rise.
16. The Operative Plan addresses these risks on a limited basis with a focus on ground shaking (seismic) and flooding hazards. The policies and rules are based on out-of-date modelling and do not reflect the full extent of the City's resilience issues.

Lack of recognition of mana whenua values

17. The Council has committed to strengthen its partnership with mana whenua, and this was further reinforced with the addition of a city goal in the Spatial Plan – 'Partnership with Mana Whenua'. The Operative Plan contains limited content relevant to mana whenua values in relation to resource management issues. The operative plan does identify 'Māori Precincts' and 'Māori Sites' but these have limited policies or rules associated with them. This is a significant gap in the plan.

Let's Get Wellington Moving

18. The Planning for Growth programme is running in parallel with the Let's Get Wellington Moving programme (LGWM). A key objective of LGWM is 'moving more people with fewer vehicles'. This necessitates a change to where and how development occurs and significant investment in a new transport system that includes some form of mass rapid transit.
19. The City's planning settings need to enable this change in urban form and the scale of urban development in order to fully realise the benefits of the investment in this significant programme. Decisions on the final route and mode of any mass transit system are still to be made, and consultation will be occurring on those options alongside the consultation on the draft District Plan. Further changes to the District Plan are likely to be necessary once the final route and mode have been confirmed.

New national direction

20. Central Government has developed significant national direction in recent years which the District Plan must give effect to.
21. The [National Planning Standards](#) (the planning standards) provide specific requirements for the structure and format of the District Plan. The planning standards aim to provide a consistent structure and format for all District and Regional Plans across the country. These must be implemented by May 2024. Meeting these requirements under the current District Plan would be very challenging without making significant changes to the intent of the existing policies and rules. This has been one of the key drivers for the District Plan Review.

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22. The [National Policy Statement on Urban Development 2020](#) (NPS-UD) also requires significant zoning, policy and rule changes to enable building and housing intensification across the City. These changes have been signalled in the Spatial Plan. The effect of these requirements are outlined in **Attachment 1**. These changes must be implemented by the Council by August 2022.
 23. The Council must also give effect to the [National Policy Statement on Freshwater Management 2020](#) (NPS-FM), where the requirements of the NPS relate to the functions of territorial authorities. The NPS-FM is a directive policy statement that seeks to maintain and improve the quality of New Zealand's waterways. While water quality is predominantly the role of the Regional Council, WCC is responsible for managing land use development which can have a significant impact on water quality as a result of stormwater and sediment runoff into streams.

The link between the Spatial Plan, the Long Term Plan, and the District Plan

24. The District Plan Review is a key component of the Planning for Growth programme, alongside the Spatial Plan. These plans work together with the Council's Long Term Plan to ensure a coordinated planning approach for the City.
25. The Spatial Plan is the Council's strategic plan for how 50,000-80,000 more people can be accommodated in the City over the next 30 years. While the Spatial Plan is an important part of the Council's overarching planning framework, it is non-statutory. A statutory vehicle is required for the achievement of many of the outcomes that are sought in the Spatial Plan. The Draft District Plan is a key tool to enable the achievement of the Spatial Plan goals and directions over the short to medium term (10-20 years).
26. The [Long Term Plan 2021-31](#) (LTP) sets out the plan for funding and investment for growth-related infrastructure over the next 10 years. The LTP was adopted by the Council in June 2021 and was developed in parallel with the Spatial Plan. Addressing the City's infrastructure issues is a key priority in the LTP and the programme over the next 10 years will be critical for realising the development anticipated in the Draft District Plan. The District Plan policy framework supports coordination between the sequence of development and infrastructure investment.
27. The draft plan also aligns with the priority outcomes of the Long Term Plan, and this is outlined in the 'Considerations for decision-making' section of this report.

Resource Management Reforms

28. Central Government is reviewing the resource management system which includes the replacement of the Resource Management Act 1991 with three new pieces of legislation – the Natural and Built Environments Act, the Strategic Planning Act, and the Climate Adaptation Act. The most relevant of these for the purposes of the District Plan Review is the Natural and Built Environments Act.
29. An 'exposure draft' of the Natural and Built Environments Bill was released in June 2021. Amongst other things, the Bill will require councils across the region to produce a single 'Natural and Built Environment Plan' for the region.
30. While this is a significant shift from the current approach, the Bill has not yet been passed into law and this is not expected to happen for some time. Transitional provisions are also likely to apply once the new legislation takes effect.

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31. There are significant issues with the current planning settings that must be addressed in the short term, as outlined above. The Council is also required to give effect to national direction that has set timeframes for implementation, as noted above.
 32. As such, it is important that the District Plan Review continues as planned so that these pressing issues can be addressed and statutory deadlines are met.

Kōrerorero

Discussion

33. The *Draft Wellington City District Plan 2021* (the draft plan) represents a significant shift in the City's planning settings which is necessary to address the opportunities and challenges the City faces in the short to medium term.
34. While there are significant policy changes in the draft plan, it also builds on the aspects of the Operative District Plan that are working well.
35. The following sections outline the key policy changes as they relate to the issues outlined earlier in this report. **Attachment 1** provides more detail on these and other important policy changes in the draft District Plan.
36. The full draft plan can be accessed at <https://eplan.wellington.govt.nz/draft/>.

Strategic Priorities

37. The draft plan provides much greater clarity about what the strategic priorities are for the City and how these should be addressed in the Strategic Direction section of the Plan.
38. The Strategic Direction sets out strategic objectives for priority areas such as the City's urban form and creating well-functioning urban environments, active partnership with mana whenua, responding to climate change and sea level rise, protecting heritage and cultural values, and protecting the natural environment.

A significant increase in capacity for housing supply and choice

39. As noted above, the operative plan settings do not deliver sufficient realisable development capacity for future housing supply.
40. The draft plan addresses this shortfall by:
 - zoning significantly more areas for medium density housing (townhouses, low-rise apartments) around train stations, the central city, and suburban centres.
 - Increasing building height limits in Te Aro in the central city to support future regeneration of this area, including any future mass transit route through the central city.
 - Providing more opportunities for mixed use development in the metropolitan centres of Johnsonville and Kilbirnie, with an increase to the maximum building height in these centres.
 - Removing the existing blanket protection of pre-1930 buildings in the inner suburbs and reducing the extent of demolition controls. Outside of these areas, intensification is provided for given the proximity of these areas to the central city and public transport services.

- Increasing the opportunities for infill development (i.e. adding a new house onto a site with an existing house), outside of the Medium Density Zone and the City Centre Zone, by relaxing the exiting controls on this type of development.
- Providing for greenfield development in the Upper Stebbings and Glenside West area and the Lincolnshire Farm area.

41. In line with the Spatial Plan, these changes are estimated to result in:

- An additional 1,331ha of medium density areas over and above the current 42ha in the operative District Plan
- An additional 219ha of land within the inner suburbs for re-development and intensification than is currently provided for in the Operative District Plan.
- An estimated 600 homes in the Upper Stebbings/Glenside West area, and 1500-2000 homes in Lincolnshire Farm.
- An additional 24,600-31,100 additional dwellings across the City.

Addressing housing affordability

42. The draft plan also includes four options to encourage or require the provision of assisted housing in new multi-unit developments. One option is an easier resource consent for 100% assisted housing developments. The second option considers a building height bonus if some assisted housing is part of the development. The other two options would require a portion of units to be for assisted housing (i.e. housing coordinated by a community housing provider, Kainga Ora or the Council), or a financial contribution paid by the developer to fund new assisted housing in the City's medium/high growth areas.

Raising the profile of mana whenua values and promoting an active partnership approach

43. The District Plan Review has included significant engagement with mana whenua - 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 which has provided a much greater understanding of mana whenua values and aspirations as they relate to the District Plan.

44. The draft plan 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 operative district plan.
- Integrating mana whenua values across the remainder of the plan where relevant.

45. This is consistent with the City Goal of 'Partnership with mana whenua' in the Spatial Plan.

Responding to the City's goal of being carbon zero by 2050

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46. The draft plan places a much greater emphasis on reducing the City's carbon emissions and this is integrated throughout the plan chapters, as follows:
- A zoning approach that enables intensification in the existing urban area and limited greenfield development
 - Enabling development close to existing or planned public transport and cycleway routes.
 - Removing requirements for on-site carparking to be provided in new development (in line with NPS-UD requirements).
 - Requiring the provision of bike parking in new development.
 - A greater emphasis on planning for pedestrians, cyclists and micromobility users.
47. The draft plan also promotes more sustainable building design through a number of mechanisms, including a new 'City Outcome Contribution' policy which replaces the existing Design Excellence policy. This new policy applies in the City Centre, Centres, and Medium Density Zones to large scale developments that are overheight, underheight (in the City Centre), comprehensive development, and multi-unit developments that exceed 50 units. A high Greenstar rating, or equivalent, is one of the key contributions that could be considered in assessing such a proposal for resource consent.
48. Alongside this policy, the new Design Guides seek to improve the energy efficiency of buildings through mechanisms such as optimising sunlight access and building orientation.

Better protection for the natural environment

49. The draft plan proposes significantly more protection of the City's natural environment. This includes new rules that protect:
- significant natural areas (SNAs) including restrictions on the removal of vegetation in these areas.
 - outstanding natural features and landscapes including rules to manage new development and earthworks within these areas
 - the natural character of the coastal environment.
50. These new rules will apply on public and private property which has already been signalled through the [Backyard Tāonga](#) engagement that commenced in 2019. All affected landowners have been informed of the proposals, and this has included officers visiting a significant number of properties to discuss the changes with these landowners.
51. The identification and protection of significant natural areas also aligns with the Council's declaration of a Climate and Ecological Emergency in June 2019. Protecting the City's biodiversity and ecological systems is an important part of the Council's climate change response.
52. The City's natural environment is also a key part of its identity. With significant growth and change in the built environment these important areas will come under increasing pressure without appropriate protection.

53. The new rules will also ensure the Council is giving effect to its obligations under RMA Section 6 (which identifies the protection of these areas as matters of national importance) and the New Zealand Coastal Policy Statement (NZCPS).
54. The forthcoming National Policy Statement on Indigenous Biodiversity (NPS-IB) is expected by the end of the year. The draft plan will need to be amended to give effect to that NPS once it is released.

Water sensitive design

55. The draft plan also includes new requirements to better manage stormwater in new development of all scales. This includes requirements for infill development to provide a minimum area of the site that is permeable (i.e. not paved). Larger developments, such as multi-unit developments, will be required to achieve 'hydraulic neutrality'. This means that the development must not increase the amount of stormwater runoff from the site.
56. These new rules will help to reduce the pressure on the City's stormwater network. It also provides the opportunity to incorporate more sustainable, ecologically sensitive measures on site to not only manage stormwater quantity, but also the quality of this runoff and subsequent impacts on the City's waterways.
57. These rules are supported by new design guidance that encourages the incorporation of rain gardens, water conservation measures, and grey-water reuse into new development.

Density done well

58. A strong theme throughout the engagement on the Spatial Plan was the need to provide a good standard of amenity and quality healthy housing alongside increasing housing supply.
59. In response to this, the draft plan includes residential amenity controls and supporting design guidance for multi-unit development (apartments and townhouses) across the City Centre, Centres, Mixed Use and Medium Density Zones. These controls include minimum unit sizes, requirements for outdoor living space (private or shared), and daylight and sunlight access.
60. A complete review of the Design Guides has also been undertaken. The Design Guides are part of the District Plan and have statutory weight. The new Design Guides have been rationalised with improved useability and reflect the current priorities for the City (including supporting growth and ensuring good design outcomes).

Taking a proactive risk-based approach to managing natural hazards

61. A new risk-based approach to managing natural hazards is also proposed in the draft plan. This approach is based on updated modelling that has been undertaken over the last 12-18 months to inform the District Plan review. It includes updated hazard maps and a new rule framework based on high, medium and low risk hazard areas. New development within these areas is managed accordingly to protect people's safety.
62. This approach is best practice and is being adopted across the region. The modelling has also accounted for climate change and sea level rise predictions.

Aligning development with infrastructure investment

63. New policies and rules are included in the draft plan to ensure alignment between future development and the City's investment in infrastructure. This is in response to the City's significant three waters constraints.
64. The policy approach in the draft plan is to require proposals for new large scale development to show that either capacity is available, or that the infrastructure needs of the development can be met by an alternative means.
65. This approach has the following benefits:
 - infrastructure constraints can be identified early in the planning process, rather than at building consent stage, after resource consent has been granted;
 - new development will occur in alignment with the sequence for infrastructure investment that has been set out in the current LTP, future LTPs, and the Infrastructure Strategy. Where development is out of sequence with this, there will be a need for alternative solutions;
 - the District Plan meets the requirements of the NPS-UD to provide development capacity that is 'infrastructure-ready.'

Structural Changes

66. Overall, the new district plan will be a more user-friendly plan with significant structural changes in line with the planning standards. This has enabled a significant reduction in unnecessary content, duplication, and complexity. While there are more chapters than the Operative Plan, these chapters are more succinct, with clearer and more focussed policies and rules.
67. The structure and zone framework that is set out in the planning standards means that many of the provisions that are currently within the zone chapters, are now located in standalone chapters. Examples of this include noise, signs and natural hazards provisions.
68. The upgraded ePlan will also aid in navigating the plan, with the ability to easily cross-reference to other chapters, and for property owners to easily find the rules that apply to their property.

Consultation approach

69. Subject to the Committee's approval, consultation on the Draft District Plan is scheduled to commence on 2 November 2021. Submissions will be open for 6 weeks, closing on 14th December.
70. The draft plan will be available to view and make online submissions via the ePlan. Making submissions through the ePlan is encouraged. Alternative ways of providing feedback will also be available such as via email or short questionnaires.
71. A joined-up consultation approach is being taken, alongside Let's Get Wellington Moving and the Bike Network Plan. This will enable the community to see the links between these important City-shaping projects.

72. In approving the Final Spatial Plan on 24 June 2021, the Committee resolved that: “Officers change Our Place engagement to city wide engagement to be focused on young people, renters, disabled people, and other communities that Council has less engagement with, about their future housing needs that can be enabled through the District Plan.” Officers have considered this resolution as part of the design of the Draft District Plan consultation approach and have been working with Studio Tēpu and Urban Pirates to develop an approach to reach a broader audience. This approach includes:
- WCC and Studio Tēpu using existing networks (e.g. Youth Council, Wellington Youth Disability Network, Renters United, and Iwi) to ‘shoulder-tap’ rangatahi (the City’s youth). This will help in reaching a more diverse population in terms of age, cultural representation, gender representation and education background.
 - Including more diverse images and opinions in the consultation material (including social media).
 - Engaging with cultural groups to provide social media content that can be then translated into other languages for their audience.
 - Integrating te reo Māori into key headings of the consultation material supported by Māori cultural design of information sheets.
73. The Communications and Engagement Plan is included as **Attachment 2**. It includes:
- An insert with rates notices informing all ratepayers of the Draft District Plan consultation.
 - A ‘roadshow’ with 10 drop-in sessions across the City.
 - A ‘friend of submitter’ who will be available to assist people with making submissions on the draft plan.
 - A significant social media and online presence through the Council’s social media channels and the Planning for Growth website.
 - A set of information sheets on the key topic areas that enables people to easily understand the key changes in the draft plan.
74. Following the consultation period, there will be an opportunity in early 2022 for submitters to present their submission to the Council and discuss their ideas with other submitters.

Kōwhiringa

75. Options

Option 1 (**Recommended**) – Consult on a non-statutory Draft District Plan prior to the Proposed District Plan

This option enables the community to have an early look at what is being proposed and the key changes from the Operative District Plan and provide feedback. As a non-statutory document, consultation is less adversarial compared with a statutory RMA process. Issues can be identified at an early stage and this can help to reduce the need for submissions or appeals in the formal statutory process, reducing time and costs at that stage. Consultation on non-statutory draft district plans is best practice.

Option 2 (**Not recommended**) – Consult only on the Proposed District Plan

This option involves consultation that is prescribed by the Resource Management Act. At this point it is a statutory process and some rules will have legal effect. While this process still allows anyone to make a submission, this is a more formal process which can be costly and time-consuming for submitters and consequently can have the effect of excluding groups or individuals from the process. Relying on this statutory consultation is not recommended as it can result in unnecessary additional time and costs (both for the Council and submitters) to resolve matters that could have been resolved much earlier.

Whai whakaaro ki ngā whakataunga

Considerations for decision-making

Alignment with Council's strategies and policies

Our City Tomorrow – He Mahere Mokowā mō Pōneke - A Spatial Plan for Wellington City 2021

76. The Draft District Plan aligns with the [Spatial Plan](#) in all respects. A particularly important aspect of this is implementing the growth pattern outlined in the Spatial Plan and ensuring the correct zones are applied in the areas where intensification has been signalled. Alongside this, the draft plan implements a number of other key actions of the Spatial Plan including:

- Active partnership with mana whenua – a much greater acknowledgement in the draft plan of mana whenua values and aspirations, and the protection of sites and areas of significance.
- Protecting the natural environment – identifying SNAs, outstanding landscapes and features, and new requirements for better management of stormwater runoff.
- Providing policy direction to align development with investment in the City's infrastructure network.

Te Atakura First to Zero 2019

77. The draft plan also aligns with [Te Atakura First to Zero](#). It does this through:

- A zoning approach that promotes a compact urban form and directs growth to areas that are served by public transport and other key services.
- Promoting active transport modes, and a reduction in reliance on the private vehicle.
- Encouraging sustainable building design

Tō mātou mahere ngahuru tau – Our 10-Year Plan – Long Term Plan 2021-2031

78. The draft District Plan aligns with the recently adopted [Long Term Plan](#) priority objectives, in particular:

- *A functioning, resilient and reliable three waters infrastructure* – the draft plan ensures that new development aligns with the sequence of investment for three waters infrastructure over the life of the plan.
- *Wellington has affordable, resilient and safe housing* – a significant increase in housing development capacity is enabled, which includes provision for a range of housing types in a range of locations across the city. This is supported by options

for new incentives or requirements for the provision of assisted housing in new development.

- *The city's core transport infrastructure is a safe, resilient, reliable network* – the draft plan approach supports a compact urban form with upzoning proposed around the City's public transport network. This is further supported by rules that promote the use of active transport modes, over the private vehicle.
- *The city has resilient and fit-for-purpose community, creative and cultural spaces* – the zoning approach in the draft district plan enables the establishment of a range of community, cultural, educational and recreational facilities to support all communities.
- *An accelerating zero-carbon and waste-free transition* – as noted above, the draft plan supports the City's goals of reducing carbon emissions and adapting to climate change. This is through the zoning approach, promotion of active transport modes, encouraging more sustainable buildings, and new hazard modelling that accounts for the effects of sea level rise and climate change.
- *Strong partnerships with mana whenua* – significant engagement has occurred with mana whenua over the last 12 months for the District Plan Review which has been based upon this partnership approach. The new plan significantly increases acknowledgement and consideration of mana whenua in resource management decision-making, and this is integrated across the plan.

Housing Strategy 2018-28 and Housing Action Plan 2020

79. The Planning for Growth programme is a key programme of work that supports the implementation of the [Housing Strategy](#) and the [Housing Action Plan](#). In particular, the draft District Plan supports the achievement of the following key outcomes of the Strategy:

- *Wellington has a well-functioning housing system* – the draft plan provides a significant increase in housing capacity
- *Homes in Wellington are of good quality and are resilient* – while the draft plan seeks to increase the quantity of housing in the City, there are also requirements to ensure 'density done well'. This includes new rules to ensure a good standard of residential amenity (both internal and external), and new design guidance which places an emphasis on energy efficient and sustainable buildings. The new risk-based approach to managing natural hazards will also ensure that new residential development is safe and resilient.
- *Homes meet the needs of Wellingtonians* – the draft plan sets out a zoning approach that will assist in delivering housing choice. Options are also outlined for different mechanisms to encourage or require the provision of assisted housing in new developments.
- *Our housing system supports sustainable, resilient and connected communities* – the draft plan targets intensification to areas that are close to key transport routes and services. It also enables the creation of vibrant, mixed use environments that encourage social connection and support economic wellbeing.

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80. The District Plan Review has provided an opportunity to remove unnecessary costs and barriers to the provision of housing in the City to support the Council's objective of 'All Wellingtonians well-housed'.

Wellington Resilience Strategy 2017

81. One of the key drivers for the District Plan review has been the need for improved planning mechanisms for the City's resilience in relation to natural hazards and climate change. The draft District Plan responds to this in the following ways:
- Updated modelling and maps for the City's natural hazards which has informed the rules in the District Plan
 - Encouraging new development that works with the natural environment through the use of green infrastructure and better stormwater management
 - Better protection for the City's biodiversity which helps to support a more resilient natural and built environment.
 - Enabling the creation of vibrant, mixed use environments that encourage social connection and support economic wellbeing.

Engagement and Consultation

82. The Planning for Growth programme has included three rounds of community engagement since 2017, as follows:
- *Our City Tomorrow 2017* – the purpose of this engagement was to begin a discussion with the community about what their aspirations are for the City's future given population growth, seismic risks, climate change and sea level rise. From this engagement, city goals emerged: compact, inclusive and connected, resilient, greener, and vibrant and prosperous. This engagement informed the 2018 Long Term Plan process, and subsequently the Planning for Growth initiative. A total of 724 submissions were received through this engagement.
 - *Growth Scenarios 2019* – this City-wide engagement sought the community's views on where and how the City could accommodate 50,000-80,000 more people over the next 30 years, given the city goals. Four scenarios were presented (Inner City, Suburban Centres, and two greenfield scenarios) which represented different forms of development with a range of costs and benefits. A total of 1372 submissions were received on this engagement. This engagement showed strong support for a compact city approach, with focussing future growth in the City Centre, inner suburbs and in and around suburban centres. There was limited support for the further unplanned greenfield development. The Strategy and Policy Committee approved this growth approach in June 2019.
 - *Draft Spatial Plan 2020* – the draft spatial plan engagement was an opportunity for the community to see more detail about the preferred growth scenario and what this could mean for their suburb. The draft spatial plan included a number of key actions that would be needed to realise the preferred scenario, and achieving the city goals. A total of 2900 submissions were received on the draft spatial plan. The draft spatial plan was amended based on these submissions, including the addition of a city goal 'Partnership with mana whenua'

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83. In addition to the city-wide engagement outlined above, engagement with landowners affected by the new proposals to protect significant natural areas has also been undertaken through the Backyard Tāonga project. This engagement has been ongoing since August 2019, with all landowners made aware that an SNA had been identified on their property, details about the potential SNA, what it could mean in terms of district plan rules and offering a site visit with an ecologist to 'ground truth' this information.
84. A large number of site visits have been undertaken, which has enabled meaningful discussions with landowners around how the SNA can be protected while still being able to undertake work on the site (such as building extensions). In some cases, this ground truthing work has enabled adjustments to be made to the mapped extent of the SNA, where appropriate.

Implications for Māori

85. The District Plan Review has involved significant engagement with mana whenua (Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira) over the last 12 months. This has included more than 100 hui and wānanga for officers to understand what needs to change in the District Plan and how the provisions can better integrate consideration of mana whenua values.
86. This supports the Council's statutory obligations in relation to Te Tiriti o Waitangi and the Resource Management Act 1991.
87. Engagement with mana whenua on the District Plan will be an ongoing process.

Financial implications

88. The District Plan Review has been allocated funding in the Long Term Plan.

Legal considerations

89. The Draft District Plan is a non-statutory document and therefore has no legal effect. The Council is not required by law to develop a draft District Plan but has chosen to do so given the eventual legal implications once the Proposed Plan is publicly notified in 2022.
90. The draft District Plan has been drafted in line with the Council's statutory requirements under the Resource Management Act 1991.

Risks and mitigations

91. While the draft District Plan is non-statutory, it is an important part of the overall Planning for Growth programme and ensuring the community has an opportunity to shape the final District Plan. If approval for consultation is not provided by the Committee, this could mean that the statutory timeframes under national direction may not be met, or there is a significant delay in meeting those timeframes. This poses a significant risk for the Council in terms of reputation as well as delivering on the commitments made to address the City's major issues.
92. If the Committee decides to not consult on the Draft District Plan at all, the Council would be reliant on the RMA Schedule 1 consultation process in 2022 when the Proposed Plan is publicly notified. This represents a single opportunity for comment on the Proposed District Plan and would not provide an opportunity for early feedback on what is proposed. A perverse outcome of this could be a greater number of submissions and appeals on the Proposed District Plan than would otherwise be the case and additional time and costs for the Council.

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93. The ongoing implications of Covid-19 could also disrupt the Draft District Plan consultation. Wellington City is currently in 'Alert Level 2'. If the City remains at this alert level when consultation commences on 2 November, many of the consultation events can either be shifted online, or can still take place with appropriate protocols in place (e.g. physical distancing, mask-wearing etc). If an increase in alert levels were to occur the consultation would need to be solely online or delayed.

Disability and accessibility impact

94. The new Design Guides that form part of the District Plan incorporate guidance and advocacy on Universal Design in new development.
95. The consultation material for the Draft District Plan has been designed to ensure it is accessible for those with disabilities. This includes ensuring readability of the plan for those who are vision impaired and the ePlan is compatible with screen readers.
96. Online submissions through the ePlan are encouraged, but it is acknowledged that this will not be an option for some submitters. A 'friend of submitter' will be made available to provide assistance to those wishing to make submissions along with the ability to provide submissions via email or hard copy.
97. The venues for the drop-in sessions across the City are also accessible.
98. The Council's Accessibility Advisory Group will also be briefed on the Draft District Plan process.

Climate Change impact and considerations

99. The draft District Plan contributes positively to the City's zero carbon goal. This is outlined in detail earlier in this report.

Communications Plan

100. The Communications and Engagement Plan is attached as **Attachment 2**.

Health and Safety Impact considered

101. Covid-19 protocols will need to be implemented throughout the consultation process as appropriate to the relevant alert level. This includes mask-wearing, physical distancing, and using online methods where possible.

Ngā mahinga e whai ake nei

Next actions

102. Following the Committee's approval, consultation on the draft District Plan will commence on 2nd November 2021 through to 12th December 2021 to align with the Let's Get Wellington Moving and Bike Network Plan consultations.
103. The feedback from submissions will then be used to inform the Proposed District Plan which will be publicly notified by mid-2022. This will be a statutory consultation in accordance with Schedule 1 of the RMA.

Attachments

- Attachment 1. Key Policy Changes - Operative District Plan to Draft District Plan Page 24

Attachment 2. Plan [↓](#)  Draft District Plan Communications and Engagement Plan [↓](#)  Page 38

ATTACHMENT 1: KEY POLICY CHANGES – OPERATIVE DISTRICT PLAN TO DRAFT DISTRICT PLAN

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
<p>1. Housing supply and accommodating growth</p>	<ul style="list-style-type: none"> • Housing is provided for within the Inner and Outer Residential Zones, and medium density housing is provided for on a limited basis in Kilbirnie and Johnsonville. • Residential activity above ground floor is provided for in the Central Area and Centres Areas, and in the Business 1 Area (a mixed-use type zone). • The Lincolnshire Farm Structure Plan and the associated 'Urban Development Area' zoning sets out an approach to greenfield development in this area providing for housing. • The Plan places controls on infill development in the Outer Residential Area which limits the bulk and scale of an additional house on a site. 	<ul style="list-style-type: none"> • Housing intensification is provided for across a broader range of areas. • A Medium Density zone applies to a larger number of residential areas that are currently zoned Inner Residential Area or Outer Residential. This includes: <ul style="list-style-type: none"> ▪ Development of at least 6 storeys is enabled in the following areas: <ul style="list-style-type: none"> - Within a 15-minute walking catchment of the City Centre Zone - Within a 10-minute walking catchment of the Johnsonville Metropolitan Centre Zone - Within 10 minutes of all train stations – this includes all stations in Tawa on the Kāpiti Train line, and all stations on the Johnsonville train line. ▪ Development of between 3 and 5 stories in areas that are located close to other services and employment areas, generally around existing suburban centres (e.g. Brooklyn, Kelburn, Miramar) • Provision for future housing development in the Lincolnshire Farm and Upper Stebbings/Glenside West greenfield areas in the north. • Residential development above ground floor is provided for in all Centres Zones and in the new Mixed-Use Zone. • The existing controls on infill development in residential zones that were introduced into the District Plan in 2009 have been relaxed to enable more development capacity and choice. 	<p>General Residential Zone</p> <p>Medium Density Residential Zone</p> <p>City Centre Zone</p> <p>Metropolitan Centre Zone</p> <p>Local Centre Zone</p> <p>Neighbourhood Centre Zone</p> <p>Mixed Use Zone</p> <p>Future Urban Zone</p> <p>Lincolnshire Farm Development Area</p> <p>Upper Stebbings and Glenside West Development Area</p>

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
<p>2. Assisted Housing</p>	<p>There are no requirements to provide assisted housing.</p>	<p>A new 'Assisted Housing' chapter is proposed, with 4 options for how the District Plan could facilitate the provision of affordable housing in new development. The draft chapter is focussed on assisted housing (housing provided by a social or community housing provider), and there are 4 possible options for the District Plan provisions which are subject to feedback:</p> <ol style="list-style-type: none"> 1. Controlled Activity: allow developments of 100% assisted housing to be processed as a controlled activity (i.e. resource consent must be granted but conditions may be imposed) in residential and commercial/mixed use zones if it meets the zone standards. 2. Height incentive: enable additional building height to be considered in the City Centre Zone and Metropolitan Centre Zone if assisted housing is provided. This is a matter of discretion that Council can consider as part of "Design Excellence" within these zones. 3. Require with additional height: require multi-unit residential development in all zones that exceed the height or height to boundary standards to pay financial contributions equivalent to a percentage of the value of the additional floorspace enabled by the extra height, unless assisted/affordable housing is otherwise provided. <i>Note the quantum of contribution is waiting on a market economic assessment, but may be around 10%.</i> 4. Require all developments: require all subdivisions and multi-unit residential development to pay a financial contribution equivalent to x% of the value of the total floorspace, unless assisted/affordable housing is otherwise provided. Note the quantum of contribution is waiting on the market economic assessment, but may be around 2%. The amount for subdivisions may be higher if market assessment indicates a 	<p>Assisted Housing</p>

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
		significant land value uplift happens when subdivision consent is granted.	
3. Character protection	<ul style="list-style-type: none"> • The pre-1930 character area overlay applies to the majority of the inner suburbs – Mt Victoria, Thorndon, Aro Valley/Holloway Road, southern end of The Terrace, Mt Cook, Newtown, and Berhampore. Alterations to and demolition of buildings within these areas that were constructed prior to 1930 require resource consent. • This overlay applies to approximately 5,500 properties in the Inner Residential Area • The policy approach for the Pre-1930s character areas is to maintain and enhance the distinctive character of these suburbs, as viewed from the street. Rules restrict alterations and additions to the primary form of these buildings, and there is a strong presumption against demolition. Resource consent is required for demolition and the assessment involves a 3-step process: <ol style="list-style-type: none"> 1. The level of contribution made by the building to townscape character. 2. The condition of the existing building i.e. whether retention of the building is impractical or unreasonable. 3. The contribution of any replacement building to townscape character. • Character areas are also identified in Mount Victoria North and Thorndon. The rules in these areas aim to protect the townscape values of these areas and manage new buildings and additions and alterations to existing buildings. Demolition is permitted. 	<ul style="list-style-type: none"> • Removal of blanket character protection, instead a more targeted approach applies through identification of 'Character Precincts' or areas within the inner suburbs where there is a high concentration of intact pre-1930 buildings. • Policy approach is to maintain the character of these identified precincts and continue to apply demolition controls in these areas. • Outside of the Precincts, no demolition or character controls apply, and the Medium Density Residential Zone applies. Transitional controls (height in relation to boundary) apply to sites in the MRZ zone that are directly adjacent to a character precinct site to manage the effects of more intense development on the character areas. • Design Guides apply to all Character precincts to manage new development in these precincts and ensure it is sensitive to the streetscape characteristics of the precinct. • The Mount Victoria North Character Area has been retained, but renamed 'Mount Victoria North Townscape Precinct' • The Thorndon Character Area has been removed. 	Medium Density Residential Zone (MRZ) – Character Precincts and Mt Victoria North Townscape Precinct.

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
<p>4. Central City</p>	<p>Central Area zoning extends from the railway corridor at the Kaiwharawhara reclamation, along the operational port and waterfront to the Basin Reserve, and is bounded generally by Kent Terrace to the East, Webb and Buckle Streets to the South and the line of the existing State Highway 1 to the West.</p> <p>The policy approach is enabling, with a wide range of uses anticipated in this zone, including residential uses above ground floor.</p> <p>All new buildings require resource consent, with the ability for the Council to assess the design of the new building.</p> <p>The bulk and scale of new buildings is managed via maximum height limits and building mass controls to ensure good design outcomes.</p> <p>Maximum height limits apply across the city centre, based on a high city/low built form concept. High-rise buildings are anticipated in core CBD area centred on Lambton Quay and lower Willis Street (the 'high city') and lower rise buildings provided for on the outer boundaries and across the majority of Te Aro (the 'low city').</p> <p>The plan requires that any building proposal to exceed the height limits must achieve 'design excellence'.</p> <p>The zone also covers provisions for:</p> <ul style="list-style-type: none"> • The Port • Wellington Stadium • Lambton Harbour. 	<p>City Centre Zoning has been applied, with the following areas 'carved out' as special purpose zones:</p> <ul style="list-style-type: none"> • Port (Port Zone) • Lambton Harbour Area (Waterfront Zone) • Wellington Stadium (Stadium Zone). <p>Overarching enabling policy approach has been retained, with the following changes:</p> <ul style="list-style-type: none"> • Much greater emphasis on the need to accommodate growth, use land efficiently, and the central city as a major area of change over the life of the plan, particularly in terms of residential development • Introduction of residential amenity controls to ensure new apartment developments are well-designed and liveable (see further detail on this below under 'Density Done Well'). • Introduction of a minimum building height of 6 storeys/21.5 metres – this means that any proposal to building below this height will require resource consent and assessed on its merits. • Increase to the maximum building height in Te Aro to 12 storeys/42.5 metres • Removal of building mass standards, and introduction of street edge height standard. • New comprehensive development rule – developments of 2000m² or more are incentivised through a non-notification clause to amalgamate smaller sites and undertake good quality development. This incentive is via a non-notified resource consent process. Note that a similar rule also applies in the Metropolitan and Local Centre Zones. 	<p>City Centre Zone</p> <p>Waterfront Zone</p> <p>Port Zone</p> <p>Stadium Zone</p> <p>Metropolitan Centre (for comprehensive development)</p> <p>Local Centre (for comprehensive development)</p>

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
		<ul style="list-style-type: none"> • The spatial extent of the zone has been extended to incorporate the following areas: <ul style="list-style-type: none"> ▪ the northern end of Adelaide Road that is currently zoned Centres (between Rugby St and the junction with Riddiford St ▪ The area currently zoned Inner Residential in the vicinity of Selwyn Terrace and Portland Crescent, as well as Hobson Street. 	
5. Active Partnership with mana whenua	<ul style="list-style-type: none"> • Limited acknowledgement of mana whenua aspirations and principles. • Sites of Significance to Māori within the Heritage Chapter – limited rules apply. • Māori precincts are identified across the City, but these have limited protection. 	<ul style="list-style-type: none"> • New Tangata Whenua chapter in Part 1. This chapter outlines who mana whenua/tangata whenua are in Wellington City (Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira), what the key priorities are for mana whenua, the resources that are important to them and how they wish to be involved in resource management processes. This chapter has been drafted following extensive engagement with mana whenua. • The Strategic Direction provides overarching direction on mana whenua matters, including an active partnership approach. • New Sites of Significance to Māori chapter. This is a standalone chapter that identifies and protects a range of sites that mana whenua have identified as significant. These sites include Pā (e.g. Te Aro Pa), marae (e.g. Pipitea Marae), and waahi tapu. Rules apply for certain activities within a site of significance, or in close proximity to them. For example, earthworks that affect a site of significance require resource consent and mana whenua must be involved in this process. • Mana whenua aspirations integrated across the District Plan in relevant chapters (e.g. Natural Environment). 	Tangata whenua Sites and Areas of Significance to Mana Whenua
6. Natural Environment	Ridgelines and Hilltops overlay This overlay applies in the Rural Area and aims to manage the visual effects of new buildings and earthworks on	Protecting significant natural areas <ul style="list-style-type: none"> • Areas of important ecosystems and indigenous biodiversity across the City have been identified as Significant Natural Areas 	Ecosystems and Indigenous Biodiversity

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
	<p>important ridgelines and hilltops. The purpose of these provisions is to retain these areas as largely undeveloped areas of the City that have particular visual character.</p> <p>Open Space B areas</p> <p>The Open Space B zoning applies to land that has natural character and open space values. They are typically free of buildings and structures and include scenic areas and in some cases vegetated areas with ecological values.</p> <p>Conservation Sites</p> <p>The Plan identifies a number of sites across five key geographical groupings. These areas were identified for their ecological significance or natural heritage values (e.g. wildlife, native bush remnants etc). The sites are within both the urban and rural areas of Wellington.</p>	<p>(SNAs). The spatial extent of these areas is much broader than the existing Conservation Sites.</p> <ul style="list-style-type: none"> The SNAs have been identified based on criteria set out in Policy 23 of the Greater Wellington Regional Policy Statement (RPS). These sites are on public and private land. New rules which limit the clearance of indigenous vegetation on both public and private land will apply. Some exceptions apply where a site is zoned residential and is currently vacant. <p>Protecting outstanding natural features and landscapes</p> <ul style="list-style-type: none"> A hierarchy of landscapes protection applies: <ol style="list-style-type: none"> Outstanding Natural Features and Landscapes (ONFLs) Special Amenity Landscapes (SALs) Ridgelines and Hilltops A total of 8 ONFLs have been identified based on the criteria in Policy 25 of the Regional Policy Statement. A total of 7 SALs have been identified based on the criteria in Policy 27 of the Regional Policy Statement. A total of 18 Ridgelines and Hilltops have been carried over from the operative District Plan. Rules to limit the scale of new development within these areas (buildings, structure, earthworks), relative to the type of landscape or feature. <p>Protecting natural character</p> <ul style="list-style-type: none"> A new chapter is included that applies to the inland extent of the coastal environment. The rules in this chapter seek to manage the effects of activities and development on the natural character of the coastal environment. The provisions have been 	<p>Outstanding Natural Features and Landscapes</p> <p>Natural Character</p> <p>Coastal Environment</p>

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
		<p>drafted to give effect to the New Zealand Coastal Policy Statement 2010.</p> <ul style="list-style-type: none"> The natural character of rivers and their margins is also addressed in a separate 'Natural Character' chapter. These provisions have been drafted to give effect to Policy 43 of the Regional Policy Statement which requires Council's to have particular regard to maintaining or enhancing the ecological functions of riparian margins when changing/reviewing a District Plan. The rules ensure the effects of activities on the margins of rivers are assessed and take into account the character and amenity of the area. The rules apply a riparian margin setback from the beds of all rivers throughout the district. Within these margins certain activities are restricted. This is to ensure that development within proximity to rivers is sympathetic to the sensitive environment and maintains or enhances the natural character. 	
<p>7. Water sensitive Design</p>	<p>There are no requirements to relating to water sensitive design.</p>	<ul style="list-style-type: none"> New residential development of up to two residential units in the General Residential Zone are required to provide a minimum of 30% of the site as permeable surface. New large-scale development (e.g. multi-unit development, comprehensive development) must achieve hydraulic neutrality. This means that the amount of stormwater runoff from the site must not increase as a result of the development. Design guidance to encourage the incorporation of rain gardens, water conservation measures, and grey-water reuse. 	<p>Three Waters General Residential Zone Upper Stebbings and Glenside West Development Area Lincolnshire Farm Development Area</p>

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
<p>8. Density done well</p>	<ul style="list-style-type: none"> Design guides form part of the District Plan to ensure new development achieves good urban design outcomes. A total of 13 statutory design guides and two non-statutory design guides currently apply across most zones, including residential, central area and centres areas. The Design Guides are applied at the resource consent stage. The District Plan policies and rules have a strong emphasis on protecting existing amenity and character values, regardless of whether the area is an identified character areas. The Residential Area rules include requirements for the provision of open space, maximum site coverage, building setbacks, height in relation to boundary (recession planes), and other similar controls There are no amenity standards for apartments. In the Central Area, the plan requires that any development proposal that exceeds the height limits achieve 'design excellence'. This may be achieved through strong architectural design, or where the proposal includes provision of benefits to the public realm (e.g. provision of a laneway or pocket park). 	<ul style="list-style-type: none"> Design Guides have been retained but they have been reviewed, updated and re-focussed. The number of design guides has been reduced to 6 which are a mix of activity-based design guides (e.g. residential activity) as well as zone-based: <ul style="list-style-type: none"> Centres and Mixed-Use Design Guide Residential Design Guide (includes appendices for character precincts, Papakāigna housing etc) Heritage Design Guide Signs Design Guide Subdivision Design Guide Residential amenity controls have been included for all new multi-unit (i.e. townhouses and apartments) development. These standards cover: <ul style="list-style-type: none"> Minimum unit size Minimum outdoor living space Privacy and outlook Daylight and sunlight access A re-balancing of the policy approach from an emphasis on protecting existing amenity and character to ensure intensification can still be achieved, while ensuring a good standard of amenity. The draft District Plan provides greater acknowledgement of a 'changing urban environment'. Re-framing of design excellence policy City Outcome Contribution and extension of this to apply the Centres and Medium Density Residential Zones. The new provisions apply to any under or over height development, development comprising 50 or more units or any comprehensive development. This sits 	<p>General Residential Zone</p> <p>Medium Density Residential Zone</p> <p>City Centre Zone</p> <p>Metropolitan Centre Zone</p> <p>Local Centre Zone</p> <p>Neighbourhood Centre Zone</p> <p>Mixed Use Zone</p> <p>Future Urban Zone – Lincolnshire Farm Development Area and Upper Stebbings and Glenside West Development Area</p>

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
		<p>within the Design Guides with policy hooks within the District Plan. These developments will need to achieve a certain number of 'points' based on the scale of the development and these points can be gained through particular outcomes of the development under five key headings:</p> <ul style="list-style-type: none"> ▪ Contribution to public space and amenity ▪ Universal accessibility ▪ Sustainability and carbon reduction ▪ Housing Affordability ▪ Feedback provided by an Urban Design Panel. 	
<p>9. Business and employment (outside of the City Centre)</p>	<p>A centres hierarchy approach is applied based on the Centres Policy 2008. The hierarchy is as follows:</p> <ol style="list-style-type: none"> 1. Central City 2. Sub-Regional Centres 3. District Centres 4. Town Centres 5. Neighbourhood Centres <p>This hierarchy is translated into the District Plan zones with the Central City zoned 'Central Area' and all other suburban centres zoned 'Centres'.</p> <p>This policy approach aims to maintain and strengthen the role of each centre, and to ensure that centres that are higher in the hierarchy are not undermined by large-scale activities in the smaller centres. For example, size limits are placed on 'integrated retail developments' (malls) in the suburban centres.</p> <p>In addition to the Central Area and Centres, the Business 1 and Business 2 Areas provide for mixed use/commercial activity, and general industrial type activity respectively.</p>	<p>The centres hierarchy approach has been retained, albeit with a new zoning framework.</p> <p>Centres Zones The 'Centres' zone is now comprised of 3 zones:</p> <ul style="list-style-type: none"> • Metropolitan Centre Zone (Johnsonville and Kilbirnie) • Local Centre Zone (e.g. Newtown, Karori, Khandallah, Brooklyn, Hataitai, Miramar) • Neighbourhood Centre (e.g. Northland, Kingston, Seatoun) <p>Mixed Use and General Industrial Zones The Business Areas are now covered by the Mixed Use and General Industrial Zones as appropriate.</p> <p>One area previously zoned 'Business 1' (Fraser Ave) is rezoned to 'Medium Density Residential Zone' to reflect the use of the area solely for residential purposes following recent development of the site.</p> <p>The General Industrial Zone covers areas previously zoned 'Business 2'.</p>	<p>Strategic Direction – City Economy, Knowledge, and Prosperity.</p> <p>City Centre Zone</p> <p>Metropolitan Centre Zone</p> <p>Local Centre Zone</p> <p>Neighbourhood Centre Zone</p> <p>Mixed Use Zone</p> <p>General Industrial Zone</p>

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
	<p>The purpose of this overall approach is to provide a range of live/work, commercial and light industrial environments across the City and ensure the City is well-served in terms of employment and service needs.</p> <p>The Plan provides an enabling framework for activities across these areas including:</p> <ul style="list-style-type: none"> • provision for above-ground floor residential activity in the Centres in addition to retail and commercial activity on the ground floor. • A broad range of uses in Business 1 Areas to provide a mixed-use environment including: light industrial, commercial, community, and residential activities. • A range of light industrial activities and manufacturing type activities in the Business 2 areas. 		
<p>10. Sustainability and climate change</p>	<p>Limited acknowledgement of climate change and sustainability issues.</p> <p>Central Area chapter provides policy direction on environmentally sustainable design, but there are no requirements to provide this.</p>	<p>Strategic Direction</p> <p>The Strategic Direction chapter sets out some key directions that support the Council's commitment to a more sustainable City that is prepared for climate change. Key directions in this chapter include:</p> <ul style="list-style-type: none"> • An overarching direction on the City's urban form – a compact city with intensification within the existing urban area and limited greenfield development. • Development and land use activities must plan for and manage the risks associated with climate change and sea level rise and support the City's adaptation to the impacts of these phenomena. 	<p>Three Waters Renewable Electricity Generation Natural Hazards Coastal Environment Transport Design Guides</p>

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
		<ul style="list-style-type: none"> • The built environment will support a net reduction in the City's carbon emissions by 2050, more energy efficient buildings and an increase in the use of renewable energy sources. • A well-functioning urban environment, which includes sustainable travel choices, including micromobility options, and ecologically sensitive development. <p>Natural Hazards As noted in Topic 11 below, new policy direction and rules are proposed to manage hazard risks, including effects of sea level rise and more severe weather events. The new hazard maps are based on modelling that reflects best practice (as noted in more detail above).</p> <p>Transport The Transport chapter manages on-site transport issues such as activities. It is no longer a requirement to provide on-site carparking anywhere in the City. Instead, the chapter promotes the uptake of active and public transport modes including a requirement to provide bicycle parking.</p> <p>This is in line with the broader Council direction and commitment to reducing carbon emissions and the National Policy Statement on Urban Development which does not allow the Council to require on-site carparking.</p>	
11. Managing natural hazard risks (including sea level rise and climate change)	<ul style="list-style-type: none"> • The following hazards are addressed: <ul style="list-style-type: none"> ▪ Liquefaction ▪ Ground shaking ▪ Flooding 	<ul style="list-style-type: none"> • Standalone Natural Hazards chapter addressing: <ul style="list-style-type: none"> ▪ Flooding ▪ Fault rupture • Coastal Hazard provisions are included in the Coastal Environment chapter, and cover: 	Natural Hazards Coastal Environment

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
	<ul style="list-style-type: none"> ▪ Fault rupture • Coastal hazards are not identified • Natural hazard provisions are located across the plan, within individual zone chapters. • Overarching approach is to identify natural hazards that pose a significant threat and to avoid or mitigate the adverse effects of those hazards on people, property and the environment. • Mitigation is addressed through a combination of land use management within the District Plan and Building Act controls. • Within the Hazard (Fault Line) Area, rules place limitations on development to reduce development intensity and promote safety (e.g. residential buildings must have a light roof and wall claddings; two or more residential units requires resource consent) • Includes the Hazard (Flooding) Area based on a 1 in 100-year event. Rules allow for small scale accessory buildings and additions 	<ul style="list-style-type: none"> ▪ Coastal inundation ▪ Coastal erosion ▪ Tsunami • The maps for these hazards have been updated based on up-to-date modelling. • A new risk-based approach applies which aims to ensure that land use and development in natural hazard areas does not significantly increase the risks to people, property and infrastructure. • Mitigation will continue via the District Plan and Building Act working in tandem. • The approach to managing development in active fault areas has also changed. A new single timber framed residential unit on an existing site within the Fault Overlay is permitted while a risk-based approach applies to all other activities. • In flood hazard areas, additions to buildings are permitted if they have a floor level above the 1:100-year flood level, and do not obstruct overland flow paths. 	
12. Heritage	<ul style="list-style-type: none"> • The Heritage chapter includes objectives, policies and rules covering the following topic areas: <ul style="list-style-type: none"> ▪ Heritage buildings/objects ▪ Heritage Areas ▪ Heritage Trees ▪ Signs (as they relate to listed heritage) ▪ Māori Sites 	<ul style="list-style-type: none"> • Historic Heritage chapter which covers: <ul style="list-style-type: none"> ▪ Heritage buildings/objects ▪ Heritage Areas ▪ Scheduled Archaeological Sites ▪ Heritage Orders • Heritage Trees are covered under a new standalone chapter – ‘Notable Trees’ 	<p>Historical Heritage</p> <p>Sites and Areas of Significance to Māori</p> <p>Notable Trees</p>

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
	<ul style="list-style-type: none"> • The heritage scheduled lists a total of: <ul style="list-style-type: none"> ▪ 547 heritage buildings ▪ 51 heritage objects ▪ 35 heritage areas ▪ 66 Māori Sites ▪ 204 heritage trees • Adaptive reuse and ongoing use is identified as an important part of the survival of heritage buildings, but not at the loss of its historic and architectural integrity. Acknowledges that modifications may be necessary to ensure ongoing use of the building. • Internal modifications and seismic strengthening works are permitted where undertaken within the interior of a building. • Seismic strengthening that is visible from the exterior is considered a modification and requires resource consent. • Repairs and maintenance are a permitted activity. This also includes restoration activities. • New structures on the site of a heritage building/object or within a heritage area are a permitted activity. • 'Relocation' applies to moving a heritage building within the site or to another site and is addressed in the same way as total demolition (restricted discretionary activity). • Demolition of heritage buildings requires resource consent as a restricted discretionary activity. Council needs to be satisfied that there is no reasonable alternative. • Archaeological sites are not identified in the District Plan. 	<ul style="list-style-type: none"> • Māori Sites are covered in a new standalone chapter – 'Sites and Areas of Significance to Māori'. This chapter includes greater protection for these areas and sites (see topic 5 above). • Provisions relating to signs are located in a standalone Signs chapter. • The existing heritage schedule has been reviewed with some buildings/objects being removed where appropriate (e.g. they have been damaged/demolished or no longer meet criteria). A total of 76 places and objects have been identified for listing and are included in the draft District Plan: <ul style="list-style-type: none"> ▪ 58 buildings ▪ 10 heritage areas ▪ 2 existing heritage areas – the addition of new contributing objects and buildings ▪ 2 existing heritage buildings – the addition of features ▪ 4 heritage objects. • Provisions relating to adaptive reuse have been retained and clarified – sustainable long-term use of heritage buildings is a key principle. Where modifications are proposed, they must protect and maintain heritage values. • Seismic strengthening internal to a building is permitted. Modifications internal to a building are also permitted where interior elements are not listed and does not result in new floor levels being visible from the exterior. • Removal of unreinforced masonry chimneys is provided for where they present a safety risk. • Definition of what constitutes 'repairs and maintenance' has been clarified. Repairs and maintenance are permitted. Restoration requires resource consent. 	

Topic	Operative DP approach	Draft DP approach	Relevant Draft DP chapters
		<ul style="list-style-type: none"> • New structures on the site of a heritage building/object or within a heritage area require resource consent. • Relocation of a heritage building has been split into two different activities: <ul style="list-style-type: none"> ▪ Repositioning on an existing site (restricted discretionary activity) ▪ Relocation to another site (discretionary activity) • Demolition is split into 'partial demolition' and 'total demolition'. Partial demolition is a restricted discretionary activity and total demolition is a discretionary activity. • 3 archaeological sites are identified on public land with accompanying rules to protect and manage them. 	
13. Aligning development with infrastructure investment	<ul style="list-style-type: none"> • Limited requirements to ensure there is infrastructure capacity available prior to development occurring. 	<ul style="list-style-type: none"> • New policy direction to: <ul style="list-style-type: none"> ▪ ensure new development aligns with planned infrastructure upgrades ▪ require that new large-scale development (multi-units, comprehensive development, retirement villages) must be able to connect to the three waters network, or that an alternative solution can be provided. 	Three Waters

DRAFT District Plan

Communications and

Engagement

Project governance

Project manager: Liam Hodgetts

Comms and Engagement Project team members: Marcus Downs (Research), Renae Clark (Iwi Partnerships) Clare Lundon (Community engagement) Charlotta Heyd (Planning), Chris Mitchell (Creative and Brand) and Diane Livingston (Engagement).

Working in partnership with connected projects: Alison Howard (Climate Action) Willy Trolove (LGWM), Transport (Oli de Burn) and representatives from GWRC and Waka Kotahi.

Plan version: 8 October

Councillors Interest - All Ward Councillors, and committee leads Iona Pannett and Tamatha Paul

Part One: Project Introduction

1) Project overview

The District Plan is under review.

A non-statutory Draft District Plan will be released for city-wide consultation in late October/November 2021. The statutory Proposed District Plan will be released for public submissions in May 2022. This engagement plan relates to the release of Draft District Plan.

This is phase four of the Planning for Growth work programme which started with 'Our City Tomorrow' in 2017. The review is informed by community feedback on different growth scenarios (2019), the Draft Spatial Plan (2020), and the final Spatial Plan which was approved by Councillors on 24th June 2021.

The District Plan review is happening alongside big plans for improving our city's transport network, increasing affordable and accessible housing, and reducing carbon emissions to meet the goals of Te Atakura – first to zero.

Project statement:

We are reviewing the District Plan to bring rules in line with today's environmental challenges and aspirations for the city, align with new central government direction on intensification, and to enable changes signalled in the Spatial Plan.

This phase of the engagement is to test the workability of the draft provisions, and ensuring they deliver on the directed signalled in the Spatial Plan. Spatial Plan directions are:

- housing is affordable, accessible, and there is enough to meet the needs of a growing population.
- better management of climate change and natural hazard risks.
- celebrate Wellington's unique way of life, diverse cultures, and creativity
- value Wellington's mana whenua culture and Māori roots
- people can live close to nature
- streets are made for people, businesses prosper, and communities thrive.

2) Communications and engagement objectives

We're seeking feedback rather than running a statutory consultation process (this happens next year), with a focus on enabling what's been agreed.

- Stakeholders are actively involved in 'road testing' draft District Plan provisions and making enhancements in line with city aspirations.
- People are supported to have a say on the things they care about.
- Engagement is coordinated across related transport, cycling and climate change projects in the context of the 30-year vision.

Part Two – Engagement Scoping

3) Summary of previous engagement activities relevant to this project

Ongoing engagement has been central to this programme of work.

General awareness is high as a result of enduring communications activity, and the very topical nature of the issues that are of concern to Wellingtonians. Stakeholder groups have been strongly involved in shaping the Spatial Plan.

Emotions run high on density and affordability issues, particularly where residents want to retain character protections. We would like to avoid an 'us versus them' reaction and allow a broader and more informed debate to occur.

Interest groups in particular are seeking a connection between this and how it is integrated with other big things happening in the city to achieve transformational change.

Councillors heard a range of views through nearly 3,000 Spatial Plan submissions. They debated the issues and settled on:

- Freeing up planning rules that restrict building heights in inner-city suburbs like Mt Victoria, Mt Cook and Newtown.
- Removing rules that make it difficult to demolish pre-1930s buildings in these areas. Only high-character areas identified in the Draft Spatial Plan will continue to be protected.
- Enabling buildings of six storeys or more to be built in areas outside of the high-character areas.
- Maintaining existing height limits on buildings in most of the Central City, but allowing ten or more storeys along Taranaki Street and Te Aro.
- Introducing a six-floor minimum height for new buildings in the Central City to maximise the use of land.
- Enabling buildings of six storeys or more in areas around rail stops and centres. This involves six storeys or more within 10 minutes' walk of stations in these areas.

We are not revisiting these agreed positions but progressing the job of getting the rules right to support what's been decided.

We want to keep the aspirations of the city alive – although the District Plan is a technical document, it is the vehicle for putting in place the rules and regulations that take us to a carbon zero capital that is compact, green, vibrant and prosperous, inclusive and connected, with strong mana whenua partnerships.

4) Project significance rating and influence

Having completed the significance rating and influence matrix our assessment is:

- **High Significance** - city wide impact with high interest in how the District Plan enables the Spatial Plan.
- **Influence is medium** – the District Plan is technical and of greatest interest to planning / technical experts or community representatives with knowledge and capacity.

Pre engagement research, good stakeholder mapping and targeted engagement is making it possible to involve highly interested people and groups in the areas they care about, with the ability to influence District Plan settings.

This is not a statutory consultation. Our engagement approach is to get feedback on work to date ahead of formal notification.

The next stage in the process will be formal notification (consultation) in mid-2022.

5) Concurrent Council engagement and consultation projects

This will be out for feedback at the same time as LGWM consultation on mass rapid transport options and the cycle network plan, and the Southern Landfill.

We are coordinating District Plan engagement with these other projects, and crafting an overarching narrative. The shared context is a citywide plan to address climate change and improve liveability.

6) Role of elected members

We encourage the Mayor and Councillors to be actively involved in the activities and conversations with Wellington residents. They can help emphasise that the opportunities and challenges impact everyone and we want a citywide solution.

We will provide communications information and support, and a schedule of opportunities so Councillors can promote and attend events and meetings.

7) Engaging with mana whenua iwi and Māori community stakeholders

Mana whenua representatives have been involved in identifying site/areas of significance, and assisting with the writing of the District Plan chapters and design guides.

We are seeking advice from mana whenua on how best to bring cultural considerations and long-term aspirations into the overarching narrative and engagement approach. We aim to do this with the guidance of the people working closely with mana whenua – LGWM reps, Onur Oktem and Jade Wikaira, and Renae Clare from Council who have strong partnerships with Iwi.

8) Stakeholder mapping

There are four broad audiences:

- **Technical** – project team is working with these to road test the detail.
- **Interest groups** – by topic or community – “Does this give effect to affordable housing, sustainability, economic opportunity, etc?”
- **Understanding future housing needs** – young people, renters, people with disabilities.
- **Home-owners** – does this affect my property or future plans, or what my neighbour can do.

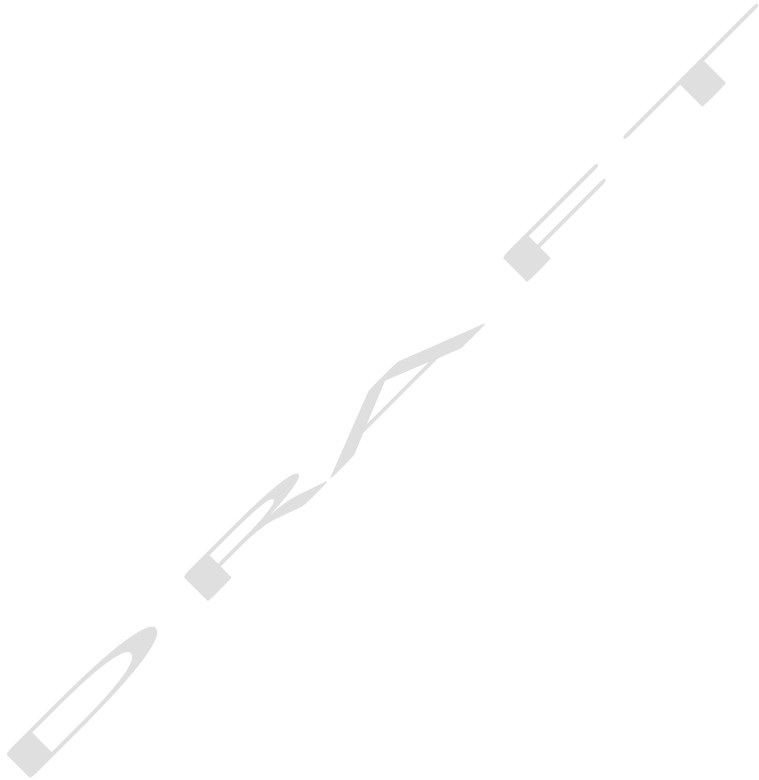
Who	Interest	What they can influence	How
<p>Councillors. In particular: Iona Pannett – P&E Committee Chair Tamatha Paul – Deputy Chair</p>	<p>Leadership of District Plan governance issues</p> <p>Ward based implications</p> <p>Engagement strategy</p> <p>Options to get involved</p>	<p>Final decision makers.</p> <p>Engagement strategy</p>	<p>Briefing for Iona and Tamatha pre workshop.</p>
<p><i>Technical experts:</i></p> <ul style="list-style-type: none"> - Mana whenua - Heritage NZ - Planning institute - Institute of Architects - Urban designers - Uni planning departments - Heritage NZ - Surveyors - RMA law firms 	<p>Does this deliver the city we all want?</p> <ul style="list-style-type: none"> - Providing solid technical input / peer review - Identifying changes and what they'll mean in practice - How they will be implemented. 	<p>Their speciality area: Any aspects that are out of balance – checking the intent of the change and how it will play out in practice.</p>	<p>In a room together or via a series of workshops.</p>

<p><i>Government Agencies:</i></p> <ul style="list-style-type: none"> - GWRC and other Wellington region TAs - Waka Kotahi - Kainga-ora - MfE - Min of Housing and Urban Development - Ministry of Education 	<p>Relationship between Draft District Plan changes and their work / area of responsibility.</p>	<p>Draft provisions</p>	<p>Project team direct contact</p>
<p><i>Infrastructure and utility providers:</i></p> <ul style="list-style-type: none"> - Wgtn Water - Wgtn Electricity Lines Ltd - Centreport - WIAL - Transpower - Kiwirail 	<p>Relationship between Draft District Plan changes and their work / area of responsibility.</p>	<p>Draft provisions</p>	<p>Project team direct contact</p>
<p><i>Interest groups:</i></p> <p>Harder to reach groups – understanding future housing needs: Young people, people with disabilities, people who rent.</p>	<p>Understanding future housing needs.</p>	<p>District Plan provisions relating to meeting future housing needs.</p>	<p>Stakeholder reps</p> <p>Help desk.</p> <p>Studio Tēpu targeted comms / engagement opportunities.</p>
<p><i>Interest groups:</i></p> <p>Developers Property Council</p>	<ul style="list-style-type: none"> - How it affects their building practices / current and future projects. 	<p>Appreciate expectations around sustainable practice and quality urban design.</p>	<p>In a room together – breakfast briefing.</p> <p>(Project team)</p>

<p><i>Interest groups:</i></p> <p>Communities affected (little or a lot) by changing DP settings:</p> <ul style="list-style-type: none"> - Newtown - Berhampore - Inner city - Mt Vic - Aro Valley - Khandallah / Ngaio - Karori - Miramar - Island Bay - Johnsonville - Tawa - Brooklyn 	<ul style="list-style-type: none"> - New opportunities - Affordability and accessibility - Concern about changing character - Carparking and transport options - Property values - Protection of green space - Business operations 	<p>Building rules for future development</p> <p>Design Guides</p> <p>Rules relating to how the pre 1930s character protection changes are implemented.</p> <p>Green space</p> <p>Business activity</p>	<p>City-wide roadshow (drop-in style).</p> <p>DP access by suburb via the map 'zoom-in' function.</p> <p>Info sheets.</p> <p>(Engagement)</p>
<p><i>Interest groups:</i></p> <ul style="list-style-type: none"> - Gen Zero - Renters United - Co-Housing groups - Accessibility groups - Young people - Ethnic groups - City for People - Cycle Wellington - Vic Hub – Trish Given - Talk Wellington - Living Streets - Council for Women 	<p>Does the DP deliver what the Spatial Plan promises?</p> <p>Will the changes enable fast progress on affordability and accessibility?</p> <p>How will the District Plan ensure density is high quality and environmentally sound, and makes the place better rather than detracts from what we have.</p> <p>How does it move us towards carbon neutral by 2050.</p>	<p>Plan for implementing what's been agreed.</p>	<p>Ask them what they'd like to review / influence and tailor comms accordingly.</p> <p>DP access via topic areas.</p> <p>Info sheets.</p> <p>(Engagement)</p>

Residents Associations Community Boards	What it means for my community.	Building rules for future development Design Guides. Green space Business activity	Resident's Wrap. Roadshow.
Advisory Groups	What it means for: - Environmental - Accessibility - Pacific community - Rainbow community - Youth Council	Implementation detail relating to their area of interest.	We (DP, LGWM, Cycle network, Climate) are on the 20 October 'All of the Gs' meeting agenda. Help desk.
Different ethnic groups	That their communities have been considered and will benefit.	TBC	Multi-cultural Council network Help desk Studio Tēpu's work to reach less engaged groups.
Homeowners	What can I do? What can my neighbours do? Will it affect the value of my property? What will LGWM do?	Feedback / questions about subdivision / building rules based on experience or current plans. LGWM and cycleway master plan.	Help desk Rates letter Access to e-Plan via address.
General public / sign up group and submitters	Will this deliver the city I want, and the city I want for my kids?	Design guides Any areas of implementation that sparks your interest.	Drop ins Social media Email update

Business community (BIDS)	More business opportunity in suburbs and the inner city?	Rules relating to zoning / activity. Spaces for business to be an integral part of community.	First retail Chamber of Commerce.
SNA affected people	What's proposed relating to land use and support.	SNA implementation.	Personalised contact.



Part Three: Communications and engagement action plan

9) Key communications messages

- The vision for Wellington is a carbon zero city with streets made for people, high quality affordable homes, and thriving business.
- Getting to the end game takes change, but we know it's what people want, and what our city needs to set us up for the future.
- Priorities are set and funded through the Long-term Plan.
- The big pieces of work now out for public feedback are proposed routes and modes for mass rapid transport, a cycleways network plan, and new District Plan rules.
- Together these things will change the way Wellingtonians live and move about, creating the city we need to respond to climate change and housing pressure.
- District Plans regulate the environmental impacts of development by looking at:
 - o Controls for quality housing
 - o Rules for enabling more development in the city centre and suburbs
 - o How it helps Wellington to become carbon neutral by 2050
 - o Making sure there is sufficient infrastructure (like transport and stormwater) in place before development occurs.
- Direction has been set through the Spatial plan and National Policy Statement for Urban Development.
- Now we're test driving how well the District Plan gives effect to what people have asked for. It includes changes to height limits and density to enable more quality housing and shorter distances to travel, while protecting cultural and historical heritage, providing plenty of green space, and creating opportunities for business growth.
- You can learn more and have your say by: TBC

10) Communications and engagement approach

We are road testing the District Plan. This is a non-statutory process seeking feedback before the more formal statutory process begins in the middle of 2022.

The District Plan is technical. People need a degree of understanding and 'reason to care' to give meaningful feedback. It is part of a bigger plan of change for the city.

Our approach is to tailor engagement to four broad groups:

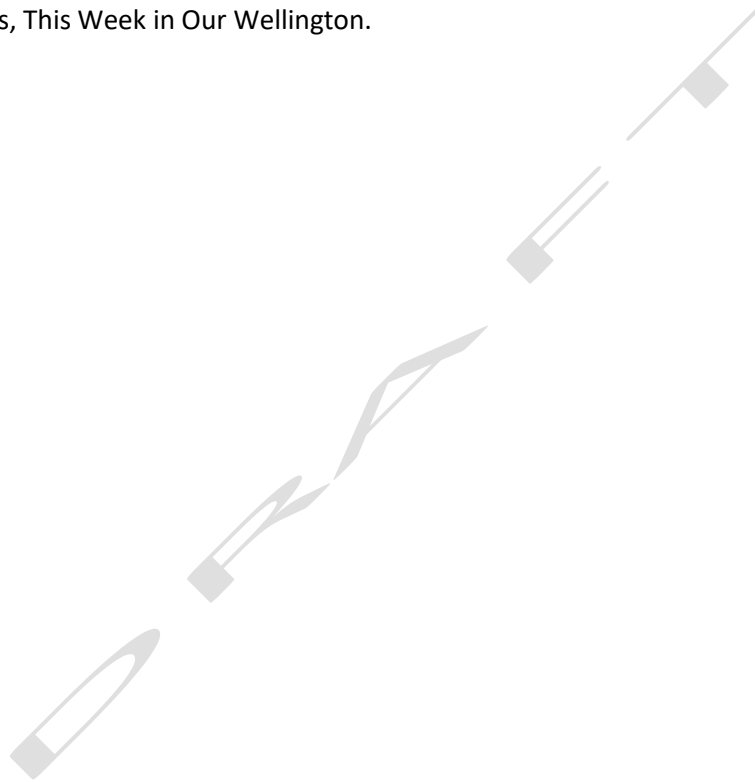
- **Technical** – project one-on-one briefings and workshops.
- **Future housing need target groups** – targeted approach and 'helpdesk' for renters, young people and less engaged groups.
- **Interest group needs** – we have survey results from 283 members of the public, and approached Gen Zero, Renters United, three communities via resident associations, First Retail, and accessibility groups via Accessibility Advisor Mellissa walls, to understand their areas of interest and tailor material to match.
- **Homeowners** – direct mail with access to e-plan via residential address.

District Plan comms will be wrapped into a package of engagement that gives context to the overall change.

Go live 2 November 2021 for six weeks

- **Councillor involvement** – information pack and engagement opportunities as part of the roadshow, stakeholder sessions, and support for additional sessions they may choose to organise.
- **Joined up story and event / media briefing** that paints the big picture, and profiles the big strategies taking our city into the future (*appendix three*).
 - o Purpose – paints the vision and shows a roadmap for how we will get there.
 - LGWM – mass rapid transport route and mode, Basin Reserve options
 - District Plan – how it takes Spatial Plan values into future development.
 - Cycleways network plan.
- **Future housing needs** – audience focused processes designed to reach and answer the question, 'What is good housing in Wellington?'. See the summary of Studio Tēpu's proposal (*appendix four*).
- **Citywide roadshow** – drop-in style programme of events with all partners present. See draft schedule (*appendix one*).
- **Tailored stakeholder engagement** – working with our partners (LGWM / Transport / Climate) to establish a schedule of meetings, workshops and communications that are tailored to their areas of interest. See the stakeholder table. Detailed schedule to come (*appendix two*).
- **Help desk** – establish a Council Helpdesk that people can call into to information and help. Evidence from Porirua City Council found this helpful for less engaged groups. (*appendix five*).

- **District Plan made simple** – information and processes that support the feedback process.
 - o District Plan ‘user guide’ video explaining the purpose of the DP and how to navigate it.
 - o e-plan (the Draft District Plan) access points for homeowners, interest groups, communities of place.
 - o info sheets for key topic areas – concise, plain English, informed by survey results and stakeholder conversations.
 - o Suburb by suburb map with height and SNA zones shown.
 - o Helpdesk – to deepen understanding across different stakeholder groups and improve accessibility overall.
- **Personal contact** with homeowners – insert with rates letter.
- **Renters** – Universities, rental agencies, Renters United, social media, Studio Tēpu work.
- **General comms** – citywide drop ins, Facebook Live events, media, social media, City Council newsletters, This Week in Our Wellington.



Appendix one – citywide roadshow

This is a draft 'City we Need' roadshow

Location	Date	Time	Venue (tbc)
Launch event	Monday 1 November	5.30-7.30pm	Public Trust Hall
Thorndon	Wednesday 3 November	4pm – 7.30pm	Loaves and Fishes
Tawa	Thursday 4 November	4pm – 7.30pm	Tawa Community Centre
Miramar	Wednesday 10 November	4pm – 7.30pm	Miramar Community Centre
Ngaio	Thursday 11 November	4pm – 7.30pm	Ngaio Town Hall
Eastern suburbs	Saturday 13 November	11am - 3pm	ASB Sports Centre
Johnsonville	Tuesday 16 November	4pm – 7.30pm	Johnsonville Community Centre – Trust Room
Karori	Wednesday 17 November	4pm – 7.30pm	Karori Community Centre
Island Bay	Thursday 18 November	4pm - 7.30pm	Baptist Church
Newtown	Saturday 20 November	11am –3pm	Salvation Army Centre
Central city	Saturday 27 November	11am – 3pm	Prefab Hall

Appendix two – stakeholder schedule (under construction)

Stakeholder schedule to come – we are following the stakeholder table, and working with the project team and partners to confirm a detailed schedule of briefings.

Appendix three

Event – The City we Need

This event is targeted towards stakeholders and interest groups - city leaders, planners, architects, climate change groups, resident groups, character / heritage groups, students, youth reps, renters, media.

Venue and date:

Public Trust Hall: Monday 1 November 5.30 to 7.30pm

DRAFT Format:

Live audience and / or online version only if necessary. Soundbites for roadshow promos.

- MC – Bryan Crump, RNZ.
- Informal warm up – relaxed interviews with key people.
- Scene setting – painting the end game picture from themed perspectives:
 - Iwi partnership and vision setting as part of the opening.

- The city we need – words from the people who live and work here now or in the future. Collection of vox pops from all ages and stages, ethnicity, and world view.
- Wellington City Council Ambitions – Mayor introduces the story and road map
- Projects outlined with Q&A:
 - Let’s Get Wellington Moving – Minister intro followed by David Dunlop
 - District Plan and Cycle Network – Liam

Appendix four – understanding future housing needs

We are engaging Studio Tēpu, with support from Urban Pirates, to lead a strategy to reach young people and hard to engage groups. Studio Tēpu uses their architectural knowledge, age, and multimedia skillset (for example VR, board games, PC games) to get young people involved. Their proposal also appeals to other hard to reach audiences and will build from the initial workshops. Their proposal involves:

- Report outlining their approach.
- Series of three workshops.
- A ‘story-book’ video and report that feeds into the submission process.

Appendix five – help desk

As part of their engagement strategy, Porirua City Council contracted planner and communicator Emily Bayliss to provide a helpline for people wanting assistance in understanding and giving feedback on District Plan changes. This service proved especially popular with the Pacific community.

11) Action plans

DISTRICT PLAN COLLATERAL

What	Notes	Lead	When
'What is a District Plan' 'How to' guide' videos	<p>What is a District Plan and 'How to make a submission' - video and content'</p> <ul style="list-style-type: none"> - Brief - Script - Narrator - Approvals 	Jan	28 October
Information sheets	<p>Guided by feedback from public survey and stakeholder conversations about areas of interest – 15 plus one overview.</p> <p>Rima questions for each information sheet.</p> <p>Get timeline from creative for sign off and print.</p>	Jan	15 October

FUTURE HOUSING NEEDS – young people, renters, people with accessibility challenges

What	Notes	Lead	When
Strategy for young people	<ul style="list-style-type: none"> - Studio Tēpu and Urban Pirates, Petone Groom (Nāvagate). - Three workshops – addressing housing needs and environmental / social aspirations. - Video story book and report. - Approaching young people via diverse networks. 	Gerald / Clare	1 Oct
People with disabilities	<p>Attending AAG meeting and working with WCC Disability Advisor Melissa to reach disability sector. Sign language built into launch event.</p>	Clare	30 August
People from other cultures	<p>Multi Culture Council advise translations for social media for advice on appropriate strategies for reaching people.</p> <p>Confirmed Road Show approach works if will promoted.</p>	Clare	11 August
People who rent	<p>Work with Renters United to make sure comms and engagement tactics are reaching this audience.</p> <p>Rental services – note on their website or tenancy newsletters?</p>	Jan	10 Sept

COMMS AND MEDIA

What	Notes	Lead	When
Draft DP Media release	Send when Committee paper goes live	Jan/Richard	13 October
Social media / promotion	Agree a way of coordinating media around the event, roadshow, and requirement to draw public attention to individual engagement platforms.	Seb / Fiona / Bridgett / Katya / Matthew / Jan	Done
Media briefing	Work with 'The City we Need' group to scope a joined-up media briefing – media invites to the launch event.	Diane / Fiona	Done
Establish Help Desk	Set up phone line and build into promotional material.	Jan	Done

WEBSITE / PLATFORM

What	Notes	Lead	When
Coordinated approach to access for feedback	Work with 'The City we Need' team to design an approach that works.	Oli	6 Sept
District Plan e-Plan	Update WCC project page, Let's Talk and P4G websites for seamless access to the ePlan.	Jan	30 Sept