

IN THE MATTER

of the Resource
Management Act 1991

AND

IN THE MATTER

of Submissions and Further
Submissions on the
Proposed Wellington City
District Plan

Minute 46:

Hearing Stream 7 Follow-up

Introduction

1. Following the completion of the Stream 7 hearing on 22 March 2024, there are a number of outstanding questions that arose on which it would assist the Panel by receiving written comment/information from the relevant reporting officer.
2. Arranged by subject matter:
 - a) Rural Zone
 - i) In relation to the submission from Meridian Energy (Submitter #228) on managing reverse sensitivity near existing wind farms (Mill Creek and West Wind), can the reporting officer please advise his final position as to whether this matter is best addressed in the Rural Zone or in the Renewable Electricity Generation chapter. If it were the Rural Zone, the reporting officer is to advise whether the rules as currently framed fully capture the management of potential reverse sensitivity activities.
 - ii) Further, if the Panel were of a mind to accept the Meridian submission in relation to managing new sensitive activities within the modelled 40 dBA noise contour around both wind farms to give effect to the policies on reverse sensitivity, can the reporting officer please advise what new provisions would be recommended.
 - iii) In relation to the requested rezoning by Parkvale Road Limited (Submitter #298) of its "Parkvale Road frontage" from General Rural Zone to Medium Density Residential Zone, if the Panel were of a mind to accept this request insofar as it only relates to the area of proposed development as described by the submitter at the hearing, could the reporting officer please advise on an appropriate zone boundary (accepting that any incursion within the Ridgelines and Hilltops overlay is a matter to be heard in Hearing Stream 8).
 - iv) In relation to Rule GRUZ-R17.2, the reporting officer is to consider whether Policy GRUZ-P11 should also be

referenced, and if so, whether there is scope to make such an amendment.

- v) In relation to policy GRUZ-P5, the reporting officer was to review the wording of clause 8 to clarify what was intended by this clause, with a view to requiring that consultation with Mana whenua be undertaken when Sites and Areas of Significance to Māori are potentially impacted by new mining or quarrying activities or changes of use.
- b) Open Space Zone
- vi) In relation to the requested rezoning of 1 Upland Road to Neighbourhood Centres Zone by Panorama Property Limited (#10), can the reporting officer advise the Panel as to the recommended appropriate height control that should apply if the Panel were of a mind to accept the rezoning, either –
 - If the Minister accepts the Council’s recommended amendments to the surrounding residential height limits, or
 - If the Minister rejects the Council’s recommended amendments to the surrounding residential height limits.
- c) Natural Open Space Zone
- vii) Can the reporting officer advise his final recommendations as to the management of the seawalls around Wellington International Airport within the NOSZ.
 - viii) Can the reporting officer provide information on the extent of seawalls and other structures within and adjoining the Coastal Marine Area elsewhere in the NOSZ and whether the Zone provisions appropriately recognise and provide for the management of such structures.
- d) Wellington Town Belt Zone
- ix) Can the reporting officer please advise whether there is any site within the WTBZ where the maximum building coverage of 5% under Standard WTBZ-S4 is likely to be exceeded by additional buildings or structures.

- x) In relation to policy WTBZ-P3, the reporting officer was to consider whether the inclusion of the words “for the benefit of all” is appropriate both in terms of the focus of the policy which is on providing for Mana whenua partnership with respect to the use and management of the Wellington Town Belt, and in terms of giving effect to the objective WTBZ-O3.
- e) Tertiary Education and Hospital Zones
 - xi) The reporting officer has recommended adding a new matter to Policies TEDZ-P6 and HOSZ-P4, which address urban form, quality and amenity, as follows:

Fulfils the intent of the Centres and Mixed Use Design Guide;

While the Panel understands this amendment is to make the policies consistent with the approach used for the equivalent policies for the Centres and Mixed Use Zones, the “intent” of the Design Guide as stated in the Introduction makes no reference to either the TEDZ or HOSZ:

The intent of the Centres and Mixed Use Design Guide is to facilitate new development in the City’s centres and mixed use areas that is well-designed and contributes to a well-functioning urban environment.

Could the reporting officer please advise whether she would make any recommended wording amendments in light of this fact.

- xii) In light of the submissions from Victoria University of Wellington – Te Herenga Waka (Submitter #106) and Southern Cross Hospital (Submitter #308), could the reporting officer please advise whether the Zone provisions appropriately recognise the functional and operational requirements of Tertiary Education and Hospital facilities; in particular, in Policies TEDZ-P6 and HOSZ-P4.
- xiii) In relation to the TEDZ, given the very broad definition of ‘public space’ in the PDP, could the reporting officer please advise whether there should be any refinement of the rules permitting additions and alterations to buildings and structures

(TEDZ-R6.1)) and the construction of new buildings and structures (TEDZ-R7.1) if they are “not visible from a public space”.

- xiv) In relation to the sites on The Terrace (No.s 302, 320, and 320A), the reporting officer is to provide a further height analysis which also includes the interrelationship with the controls in relation to the escarpment.
- xv) In response to questions from Commissioner Pomare, the reporting officer was to reply on whether any changes to the introduction or policies to these zones are recommended in relation to tangata whenua engagement to facilitate Māori design outcomes.
- xvi) In relation to Objective HOSZ-O3, the reporting officer was to consider whether it should refer to both ‘health care facilities’ and ‘hospital’ or whether the latter term would address all of the facilities encapsulated within the former term.
- xvii) In response to questions from Commissioner Pomare in relation to the replacement of the word ‘mauri’ with ‘mouri’ throughout the District Plan, including HS7-HOSZ-REC45, the reporting officer was to seek the views of Ngāti Toa given that ‘mauri’ is recognised as Tainui ‘mita’ or dialect.

f) Signs

- xviii) The reporting officer was to reconsider whether the zone differentiators for maximum permitted sign sizes are appropriate: in particular, are the sign size limits in the MCZ appropriate given the scale of development enabled in these centres?
- xix) The reporting officer was to provide advice on how ‘integrated signs’ on roading infrastructure such as bus shelters within the road reserve are managed both outside the RMA and under the notified provisions of the Signs chapter of the PDP.

- xx) In relation to Policy SIGN-P1, the reporting officer was to reconsider the cumulative tests created by the use of “and” to the end of each clause: for example, as it reads, the Policy necessitates all signs enabled by this policy to be required to meet statutory or regulatory requirements.
 - xxi) In relation to Standard SIGN-S13, ‘Permitted signs within the extent of a scheduled archaeological site or site and area of significance to Māori’ interrelates with the PDP earthworks provisions relating to scheduled archaeological sites and SASMs.
 - xxii) The reporting officer was to consider whether reference to Te Reo should be addressed in Policy SIGN-P4 or in the Design Guide for Signs.
 - xxiii) The reporting officer was also to review the wording of Policy SIGN-P4 to ensure that cultural values related to SASMs are also included (along with the archaeological values associated with scheduled archaeological sites) to ensure that signs established within the extent of SASMs do not detract from the identified cultural values (in the same way as the policy provides for archaeological values).
 - xxiv) The reporting officer is to reconsider whether motorway off- and on-ramps should be captured as part of signage in relation to State Highways.
 - xxv) In relation to the final evidence for WIAL in relation to signs, could the reporting officer please advise his final position.
- g) Light
- xxvi) In relation to Objective LIGHT-O2, the reporting officer is to consider whether he could recommend better wording for “are limited”.
3. In addition to the above questions, can all reporting officers for Hearing Stream 7 please advise whether the replacement of the term “cannot be achieved” with

“is not achieved” in the rules has been fully captured, in line with changes made to rules in previous hearings.

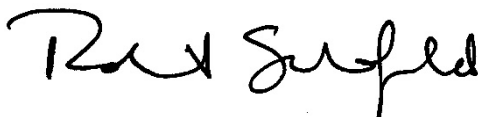
4. The Council is, of course, free to reply on any other matters arising out of the hearing.
5. We direct that the Council reply to Hearing Stream 7 be circulated by COB on Tuesday **30 April 2024**.

Meridian Energy (#228)

6. On behalf of Meridian Energy, Ms Foster was to provide information on the noise contours for the West Wind and Mill Creeks and what land outside Meridian’s control would be affected, were the Panel to be of a mind to accept this approach for managing sensitive activities near these wind farms.
7. This information is to be provided by COB on **Monday 8 April 2024**.

OOHMA (#284)

8. In relation to the statement tabled by Dr van Houtte on Thursday 21 March, OOHMA was granted leave to for its traffic expert to be able to respond, as was the legal counsel for OOHMA, who also sought to respond in writing to questions and points of clarification. These were to be circulated by COB on **Wednesday 27 March 2024**. These responses have been duly received.
9. If you have any questions or concerns relating to this hearing, please contact our Hearings Co-ordinator at jaskirat.kaur@wcc.govt.nz.



Robert Schofield
Chair for Hearing Stream 7

For the Wellington City Proposed District Plan Hearings Panel

Dated: 28 March 2024