

Wellington City Proposed District Plan

ISPP wrap up and integration hearing

Part 2: Design Guides - Subdivision

Appendix B - Recommended Responses to Submissions and Further Submissions

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
McIndoe Urban Limited	135.120	Design Guides Subpart / Design Guides / Subdivision Design Guide	Amend	Considers that the Subdivision Design Guide contains a lot of detail that will not be relevant to many small subdivision applications. Different types and scales of subdivision should be identified and a mechanism should be introduced to identify which guidelines apply to each type and scale of subdivision, if this is not already present in the Proposed District Plan. This is to avoid unnecessary inefficiency in minor subdivision projects such as subdividing a single lot.	Seeks that the Subdivision Design Guide identifies different types and scales of subdivision and introduces a mechanism to identify which guidelines apply to each type and scale of subdivision.	Reject.	No.
Wellington City Council	266.178	Design Guides Subpart / Design Guides / Subdivision Design Guide	Amend	Considers amendment necessary to clarify the use of the terms 'wetlands' to distinguish between 'constructed wetland' and 'natural wetland'.	Seeks to amend G19, G20, and G21 in the Subdivision Design Guide to reference natural wetland, and G23 to reference constructed wetland.	Accept.	Yes.
Greater Wellington Regional Council	351.339	Design Guides Subpart / Design Guides / Subdivision Design Guide	Support in part	Supports the intent of this guideline, and the identification and protection of existing watercourses and wetlands, but care should be taken not to encourage potentially damaging activities in them.	Retain the Subdivision Design Guide with amendment.	Accept in part.	No.
Greater Wellington Regional Council	351.340	Design Guides Subpart / Design Guides / Subdivision Design Guide	Amend	Considers that the current phrasing of policy G21 in the Subdivision Design Guide could suggest that piping streams is a way to avoid adverse effects on water quality. Existing natural wetlands should not be used as stormwater treatment devices. Using natural wetlands as stormwater devices requires disruptive maintenance activities, so constructed wetlands built for that purpose are required. Natural wetlands should not be affected by the development and improved where possible.	Amend wording in the Subdivision Design Guide in the first bullet point to avoid suggesting utilization of natural wetlands and watercourses as stormwater devices and in G21 as follows: 'Streams or wetlands should not be disturbed. However, where development does impact a stream (such as piping streams), alternative design solutions for stormwater management must be provided that will not adversely affect the waterway's quality or ecological health - such as piping streams.'	Accept.	Yes.
Glenside Progressive Association Inc	374.14	Design Guides Subpart / Design Guides / Subdivision Design Guide	Amend	Considers that the Subdivision Design guide should be stricter in restricting earthworks in elevated development area, particularly Upper Stebbings and Glenside West.	Seeks that the Subdivision Design Guide be stricter in restricting earthworks in elevated development areas, particularly Upper Stebbings and Glenside West.	Accept in part.	No.
Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmland	FS75.7	Part 4 / Design Guides Subpart / Design Guides / Subdivision Design Guide	Oppose	The proposed development areas of Upper Stebbings Valley and Glenside West represent logical and planned extensions to the existing urban areas that they adjoin. Infrastructure can be extended to serve these areas including roading, water and drainage as well as power and fibre that has been reticulated to the boundary of these areas. These new areas are important to accommodate the growing needs of the City and can be well served by public transport (including the #1 Bus). As with all greenfield areas in Wellington, some earthworks are required to provide access roads and building areas and this is the reality of developing land in Wellington. It has also been necessary to review how much of the ridgelines can be protected to accommodate this growth.	Disallow	Reject.	No.
Wellington Heritage Professionals	412.99	Design Guides Subpart / Design Guides / Subdivision Design Guide	Support	Supports G1 of the subdivision design guide. Supports the consideration of the cultural and heritage context of new subdivisions	Retain G1 of the Subdivision Design Guide as notified.	Accept in part.	No.
Wellington Heritage Professionals	412.100	Design Guides Subpart / Design Guides / Subdivision Design Guide	Support	Supports G4 of the subdivision design guide. Supports the consideration of the cultural and heritage context of new subdivisions	Retain G4 of the Subdivision Design Guide as notified.	Accept in part.	No.
Paul M Blaschke	435.12	Design Guides Subpart / Design Guides / Subdivision Design Guide	Support	Supports the widespread use of the Subdivision Design Guide	Retain the Subdivision Design Guide as notified.	Reject.	No.
Kāinga Ora Homes and Communities	391.196	Subdivision chapter / Subdivision / General SUB	Oppose in part	The inclusion of design guides as a statutory document and matter of discretion with the Subdivision chapter Rules is opposed. Design guides should act as a tool to give effect to the outcomes in the objectives and policies of the chapter. Deletion is sought in all rules.	Opposes all references to design guides throughout all rules in the plan.	Reject.	No.
Heritage New Zealand Pouhere Taonga	FS9.3	Part 2 / Subdivision chapter / Subdivision / General SUB	Oppose	The Design guides provide a useful and informative guide to design of subdivision and development and should be retained.	Disallow / Retain as notified.	Accept.	No.
Onslow Residents Community Association	FS80.24	Part 2 / Subdivision chapter / Subdivision / General SUB	Oppose	[No specific reason given beyond decision requested - refer to further submission]	Disallow / Seeks that the improved design guides in the Proposed District Plan as notified are retained.	Accept.	No.
Kāinga Ora Homes and Communities	391.197	Subdivision chapter / Subdivision / General SUB	Amend	Considers that all Rules in the Subdivision chapter should be amended to remove Design Guides. Design guides should act as a tool to give effect to the outcomes in the objectives and policies of the chapter and should not be considered as statutory documents in matters of discretion. Deletion is sought in all rules.	Amend all Rules in the Subdivision chapter to remove references of Design Guides.	Reject.	No.
Heritage New Zealand Pouhere Taonga	FS9.4	Part 2 / Subdivision chapter / Subdivision / General SUB	Oppose	The Design guides provide a useful and informative guide to design of subdivision and development and should be retained.	Disallow / Retain as notified.	Accept.	No.
Greater Wellington Regional Council	351.9	Whole PDP / Whole PDP / Whole PDP	Amend	Considers that the reference to the Subdivision Design Guide is currently only in two places in the Subdivision chapter. The wording 'The matters in the Subdivision Design Guide;' does not require evaluation for consistency with the design guide and could be strengthened. Greater Wellington acknowledges that the design guides use a rating system of importance for different guidelines, but do not Consider that the current wording is strong enough.	Seeks to strengthen reference to Subdivision Design Guide to require consistency with, or appropriate consideration of, its guidelines.	Accept.	No.

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VicLabour	414.51	Design Guides Subpart / Design Guides / Design Guides General	Not specified	[No specific reason given beyond decision requested - refer to original submission].	Seeks the prioritisation of pedestrian experience, including the emphasis on accessibility, for subdivisions.	Accept.	No.