

General Point on Strategic Directions

Sub-part / Chapter / Provision	Submitter Name	Sub No / Point No	Position	Summary of Submission	Decisions Requested
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Alan Fairless	242.10	Not specified	Considers that the assessment of housing capacity in Wellington needs to be based on a target of realising at least 50% of the development capacity (as measured under the Operative Plan) on underutilised land over the term of the Draft Plan.	Seeks that the District Plan includes methods to achieve at least 50% of development capacity (as measured under the Operative Plan) on underutilised land over the term of the Draft Plan.
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Transpower New Zealand Limited	315.39	Support in part	Considers that although required under the National Planning Standards, the exact role of strategic direction and relationship to objectives and policies is not clear in the "Purpose and context of Strategic Direction" section. Transpower supports the guidance as drafted and the specific reference to the lack of a hierarchy. However, Transpower does have concerns with the section relating to plan implementation as it considers the objectives and policies will articulate and give effect to the strategic direction objectives and therefore there is no need to refer back 'up the chain'.	Retain the section, with amendment.
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Transpower New Zealand Limited	315.40	Amend	Considers that although required under the National Planning Standards, the exact role of strategic direction and relationship to objectives and policies is not clear in the "Purpose and context of Strategic Direction" section. Transpower supports the guidance as drafted and the specific reference to the lack of a hierarchy. However, Transpower does have concerns with the section relating to plan implementation as it considers the objectives and policies will articulate and give effect to the strategic direction objectives and therefore there is no need to refer back 'up the chain'.	Retain the section but reference to plan implementation be removed as follows: ... For the purpose of plan implementation (including the assessment of resource consents and notices of requirement): - The Strategic Objectives may provide guidance on what the objectives and policies in other chapters of the Plan are seeking to achieve. - The relevant objectives and policies of the plan (including Strategic Objectives) are to be considered together, and no fixed hierarchy exists between them. In addition to the specific objectives and policies contained in topic chapters of the Plan relevant Strategic Objectives in this chapter will also need to be assessed for any activity identified as Discretionary or Non-Complying.
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Hilary Watson	321.10	Support	Supports the Strategic Directions chapter.	Retain the Strategic Directions chapter as notified.
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Richard Murcott	322.12	Oppose	Considers that the strategic directions introduce measures that exceed what is needed in the foreseeable 10 years, as well as unnecessarily over-reach to negatively impact character areas. The recent Housing and Business Land Capacity Assessment (HBA) Update for WCC concluded that there already is sufficient capacity in Wellington's inner-city suburbs to meet the inner-city demand for the next 30 years. The drive to decimate inner city character areas is therefore unwarranted and should be abandoned, especially on the eastern side of the motorway.	Opposes Strategic Directions on the grounds that they over-reach and sacrifice character areas to unnecessarily increase housing capacity in the inner city.
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Property Council New Zealand	338.5	Amend	Considers that the overarching principles of the Plan's Strategic Direction should include urban design. With intensification, it is important that good urban design is not only maintained but supported to thrive. Given the strategic objectives will be an important part of resource consents and plan changes, this will help indicate to the Council's planners and Wellington City developers the importance of good urban design with urban form and development.	Seeks that urban design be included in the Strategic Direction chapter.
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Woolworths New Zealand	359.7	Amend	Strategic Directions should clearly articulate a positive framework for establishing new business zoned land or establishing enabling and flexible planning provisions for commercial activity, specifically supermarkets, across the urban zones.	Seeks that Strategic Directions clearly articulate a positive framework for establishing new business zoned land or establishing enabling and flexible planning provisions for commercial activity, specifically supermarkets, across the urban zones.

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Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Woolworths New Zealand	359.8	Amend	Considers that the PDP should err on the side of oversupplying business land; and/or enabling commercial/retail activities in other zones through a consenting pathway. Strategic Directions should clearly articulate a positive framework for establishing new business zoned land or establishing enabling and flexible planning provisions for commercial activity, specifically supermarkets, across the urban zones.	Seeks that the PDP provisionally provide for the oversupply of business land; and/or the enabling of commercial/retail activities in other zones through a consenting pathway.
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	WCC Environmental Reference Group	377.12	Support in part	Generally supportive but consider it is not appropriate to balance environmental and economic matters. Instead, social, cultural and economic needs should be provided for an promoted, within environmental limits.	Not specified.
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	WCC Environmental Reference Group	377.13	Support	Supports the preamble in the Strategic Direction Chapter. Good to have clarity that matters in this section need to be assessed for any activities that are identified as Discretionary or Non-Complying.	Retain and highlight throughout each section with Discretionary or Non-Complying activities.
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Investore Property Limited	405.24	Support	Generally supports the strategic objectives of the Proposed Plan.	Not specified.
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Wellington International Airport Ltd	406.48	Amend	Considers that the airport is a lifeline utility operator under CDEM 2002. Wellington Airport serves an important role in facilitating the movement of people and goods, which in turn feeds the region's economy. Wellington Airport makes a significant contribution to the Wellington region's economy. The Airport also facilitates social connectivity and wellbeing. [See original submission for full reason]	Seeks that the Strategic Direction chapter of the Proposed District Plan is amended to require recognition of Wellington Airport.
Strategic Direction / General point on Strategic Directions / General point on Strategic Directions	Fabric Property Limited	425.8	Support	Generally supports the strategic objectives of the PDP. In particular, Fabric supports: (a) the centres hierarchy and the recognition of the City Centre as the primary centre for the wider region under CEKP-O2; (b) the 'compact urban form' and emphasis on urban development within the City Centre provided under UFD-O1; (c) the recognition of the need to provide sufficient development capacity for business land under UFD-O5; (d) supporting the creation of 'well-functioning urban environments' under UFD-O7, consistent with the NPSUD. The NPS-UD requires intensification in urban areas and sufficient development capacity that is a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments, with the highest levels of density in city centre zones. Fabric supports the strategic direction set by the NPS-UD. The feedback that Fabric provides on the provisions below seeks to ensure that the rules and standards in the Proposed Plan enable this outcome.	Retain Strategic Direction chapter as notified.