

Combined Residents and Community Associations Draft District Plan Briefing

9 November 2021



Overview

- The process – where we've been and where we are going
- Where does the District Plan fit in?
- Why it's important to hear from you
- What does the Government's housing Bill mean for the District Plan?
- Key strategic changes
- Deeper dive into key issues



The process so far

- **Our City Tomorrow (2017)** – what do you want for the City given climate change, sea level rise, seismic risks, and population growth?
- **Growth Scenarios (2019)** – how do you want future growth to be distributed across the City?
- **Draft Spatial Plan (2020)** – confirming the growth pattern, and how we support this growth
- **Final Spatial Plan** – Approved June 2021



Where we are now

- Consultation on **Draft District Plan** (non-statutory)
 - Opportunity to **share your feedback** on what is proposed
- Roadshow **across the City** – opportunity to chat with staff about what is proposed
- **2 November – 14th December** – alongside LGWM and Bike Network Plan



Join us at one of our 10 community drop-in sessions or online to learn more, ask questions and have your say. There will also be information available at Wellington City Council libraries and community centres.

Date	Time	Location	Venue
1 Nov	5.30pm – 7.30pm	City centre	Public Trust Hall
3 Nov	4pm – 7.30pm	Thorndon	Loaves and Fishes
4 Nov	4pm – 7.30pm	Tawa	Tawa Community Centre
10 Nov	4pm – 7.30pm	Miramar	Miramar Community Centre
11 Nov	4pm – 7.30pm	Ngāio	Ngāio Town Hall
13 Nov	11am – 3pm	Eastern Suburbs	ASB Sports Centre
15 Nov	4pm – 7.30pm	Johnsonville	Johnsonville Community Centre
17 Nov	4pm – 7.30pm	Karori	Karori Community Centre
18 Nov	4pm – 7.30pm	Island Bay	Island Bay Baptist Church
20 Nov	11am – 3pm	Newtown	Salvation Army Community Centre
27 Nov	11am – 3pm	City centre	Prefab Hall

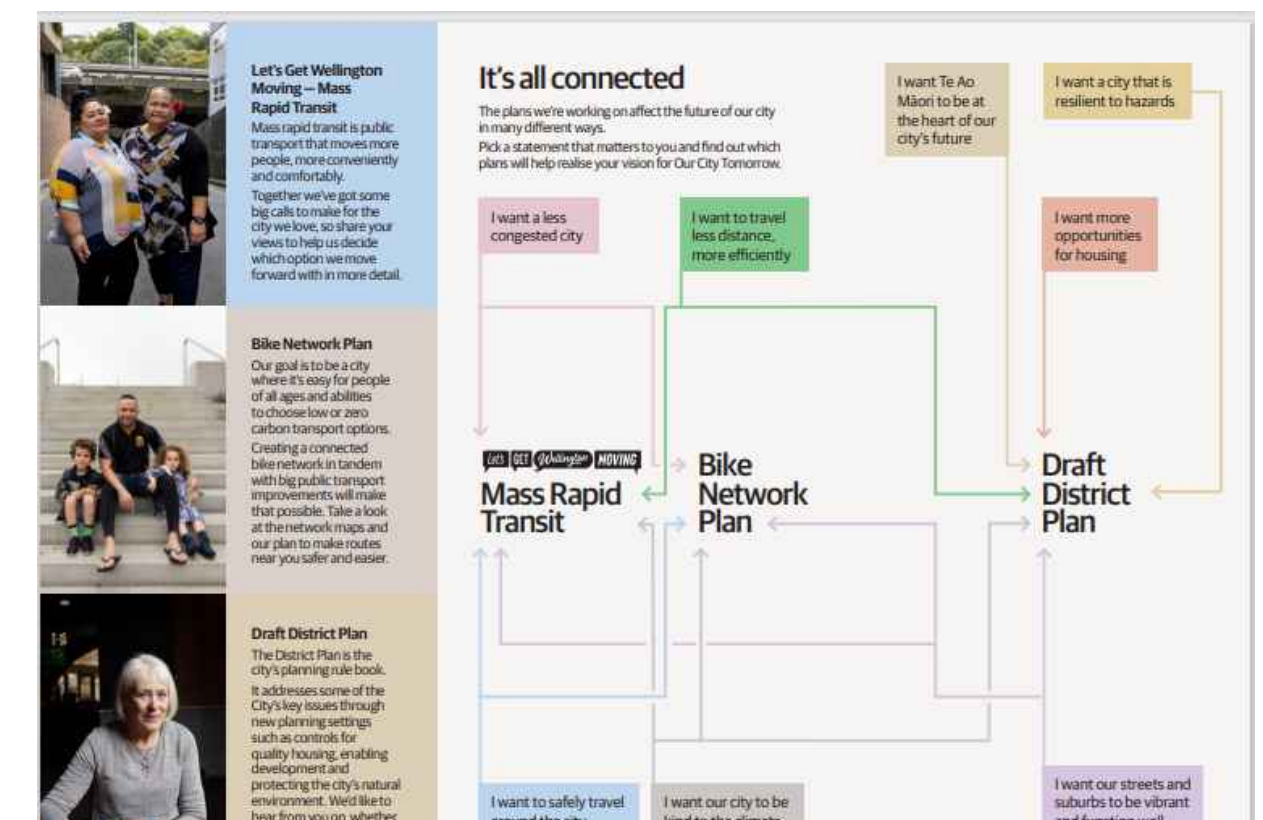
This November, Wellington City Council and Let's Get Wellington Moving are launching three exciting plans that will transform how we live, invigorate our city, and create attractive transport choices that help to reduce our carbon emissions.

Absolutely Positively Wellington City Council
We're here to make a difference.

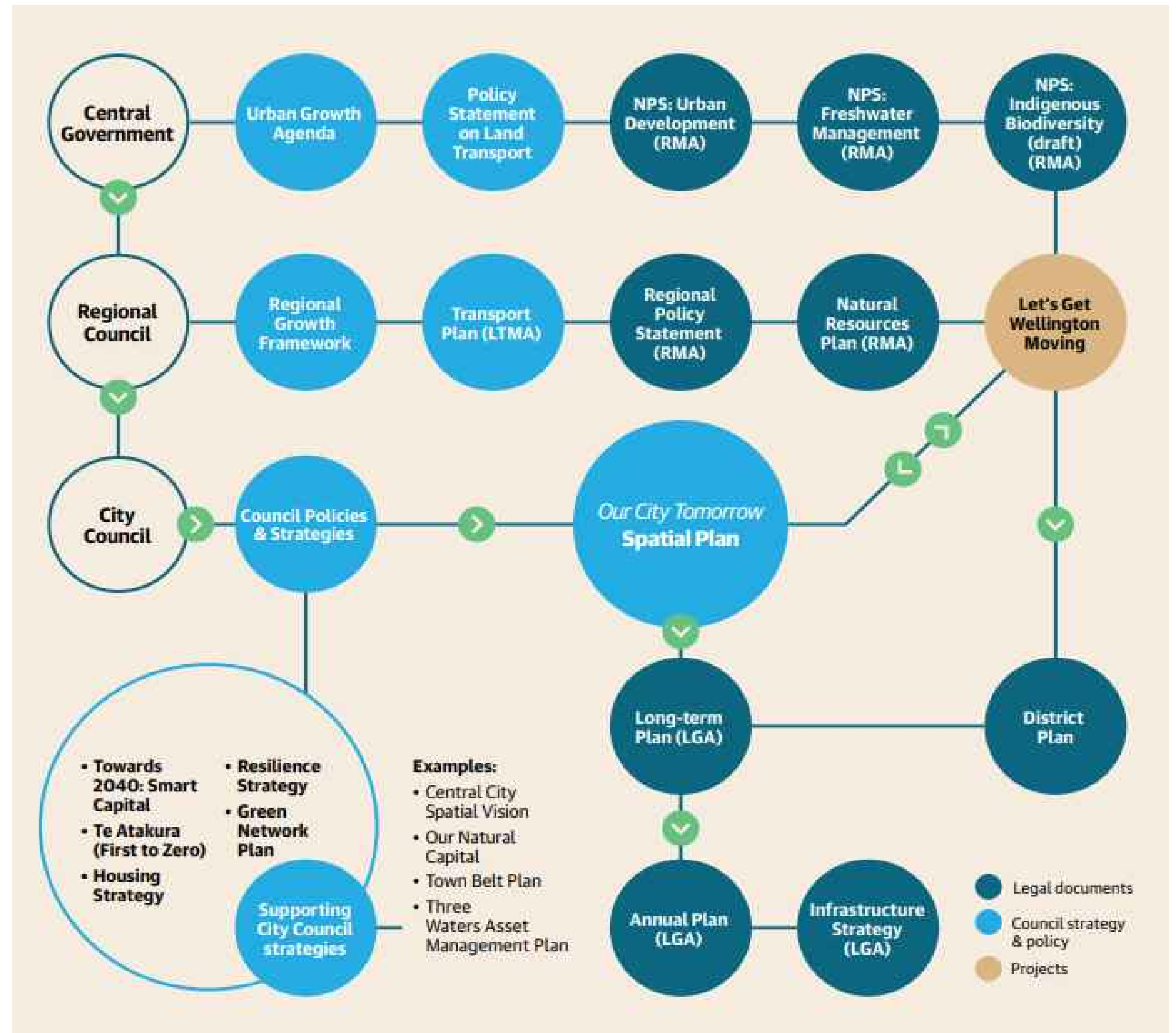
Have your say on our city's future



Our City Tomorrow
wcc.nz/tomorrow



Where does the District Plan fit?



Why is it important to share your feedback?

- This is the **first holistic review** of the District Plan for 20 years
- This is the **regulatory tool for achieving the goals and vision** of the Spatial Plan and a range of other strategies – have we got it right?
- There's also **a lot** we haven't talked about yet!
- This is a **non-statutory phase** – meaning the process is informal and an opportunity to check in with you before the formal phase



What happens after this?

- Reading and analysing submissions, making any **changes to the plan based on all the feedback**
- **Summary** of feedback – early 2022
- **Engagement Forums** in **Feb/March 2022** – come and talk to councillors about your submission
- **Notification of Proposed District Plan** mid-2022 (Statutory)
 - Further opportunity to have your say
- **Hearings** – commence early-mid **2023**
- **Decisions:**
 - Provisions relating to Housing Intensification Bill: expected by late 2023
 - Everything else: by mid-2024
- **Appeals process** (except for MDRS and any consequential changes part of bespoke process under Housing Intensification Bill)



What does the Housing Bill mean for the Draft DP?

- Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.
- Proposes **Medium Density Residential Standards** (MDRS)
 - 3 houses of up to 3 storeys – permitted activity
- Brings forward the implementation of the NPS-UD intensification policies
- These provisions will have **legal effect from the point of notification, unless:**
 - A qualifying matter applies (e.g. historic heritage)
 - More permissive height standards are proposed in the plan
 - Greenfield land is being rezoned to residential land
- **Must incorporate** these into the Proposed District Plan **by August 2022**
- Once notified, these provisions **will replace the relevant Operative District Plan provisions**

National Policy Statement on Urban Development 2020

July 2020

Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill

Government Bill

Explanatory note

General policy statement

This Bill, which amends the Resource Management Act 1991 (the **RMA**), seeks to rapidly accelerate the supply of housing where the demand for housing is high. This will help to address some of the issues with housing choice and affordability that Aotearoa New Zealand currently faces in its largest cities.

This Bill requires territorial authorities in Aotearoa New Zealand’s major cities to set more permissive land use regulations that will enable greater intensification in urban areas by bringing forward and strengthening the National Policy Statement on Urban Development (the **NPS-UD**).

The NPS-UD was gazetted in August 2020 and addresses restrictive land use regulations. It is a powerful tool for improving housing supply in Aotearoa New Zealand’s urban areas. The NPS-UD classifies urban areas as tier 1, tier 2, and tier 3 urban environments, with tier 1 comprising Aotearoa New Zealand’s largest cities.

The NPS-UD requires, among other things, that tier 1 territorial authorities amend their RMA plans to enable intensification in urban areas where people want to live and work. However, using the current process for plan making, territorial authorities will take until at least August 2024 to deliver the additional housing development capacity unlocked by the NPS-UD.

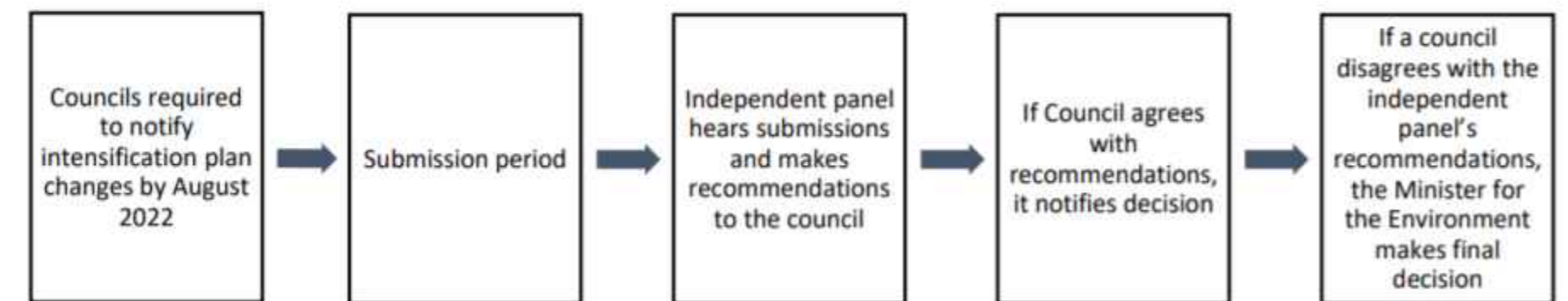
This Bill brings forward the implementation of the NPS-UD intensification policies by using the existing streamlined planning process (the **SPP**) with appropriate modifications. The SPP is an alternative to the process under Schedule 1 of the RMA that territorial authorities use when making or changing their plans. Its purpose is to provide an expeditious planning process, with opportunities for submissions and a hearing. The modified process introduced in this Bill is the intensification streamlined planning process (the **ISPP**).

Proposed Medium Density Residential Standards in the Bill

Height	up to	11m high + an additional 1m for a qualifying pitched roof
Height in relation to boundary	up to	6m high at site boundary + 60° recession plane
Setbacks	as close as	2.5m of the front yard boundary 1m of the side yard boundaries 1m of the rear boundary (except on corner sites)
Building coverage	up to	50% coverage of the site area
Impervious surface	up to	60% coverage of the site are (ie. 50% building coverage plus 10% for pavement)
Outdoor living space (one per unit)	of at least	15m² for houses at ground floor, with a minimum dimension of 3m 8m² for houses with no ground floor per floor, with a minimum dimension of 1.8m
Outlook space (per unit)	of at least	3m x 3m space from a principal living room: From all other habitable rooms: 1m x 1m

What does the Housing Bill mean for the Draft DP?

- **Once notified, a bespoke process** applies to these provisions:
 - Intensification Streamlined Planning Process (ISPP)
 - Submissions heard by an **Independent Hearings Panel**
 - **No appeals**
- Will take about a year to become 'operative'
- Still **subject to Select Committee process**, due for Gazettal by end of 2021.
- We are working through the implications of the Bill for the next part of the process, and the extent of change required across the Draft District Plan.
- Most affected will be the General Residential Zone in the Draft District Plan.



Key Strategic Changes

- Much stronger recognition of **Mana Whenua values and aspirations** across the Plan
- More **opportunities for housing across the city** – quantity and choice
- **Affordable housing** – options for how this could be incorporated into new development, either voluntary or required
- **Greater protection for the natural environment** – indigenous biodiversity, landscapes, natural character



Key Strategic Changes cont'd

- Policy shift to support a range of **more sustainable transport options**
- Requirements and guidance for **better stormwater management**
- A **more proactive, risk-based approach** to managing natural hazard risks
- New **design guides** to achieve well-designed, sustainable and accessible development across the City



NPS-UD implementation

- **City Centre Zone**
 - Must **enable as much development capacity as possible**
 - Maximum **height limits increased in Te Aro (12 storeys)** and on boundaries
 - **Minimum height limit** across the zone - **6 storeys**
 - Enabling **comprehensive development** on land 2000m² or greater
 - CCZ extended to pockets of Thorndon and Adelaide Rd
- **Centres Zones**
 - Maximum **height limits increased - 8 storeys** in MCZ (Johnsonville and Kilbirnie), **5-6 storeys** in Neighbourhood Centre Zone and Local Centre Zone
 - Centres **Hierarchy**
 - **Mixed use** enabled
 - **Residential activity** provided for **above ground floor**



NPS-UD implementation – General Residential Zone

- **Relaxation of infill standards** – infill heights increased from 4.5/6m to 8m (2 storeys)
- Enabling multi-unit development – min. size requirements
- **Increased site coverage from 35% to 40%**
- **20m² outdoor living space**
- 30% of site must be **permeable surfaces**



NPS-UD implementation – Medium Density Residential Zone

- Applies **within the 10-min walkable catchments**, within **15-min walk of City Centre Zone**, and in other areas **around centres** e.g. Brooklyn, Miramar.
- **6 storeys (21m)** – for **all walking catchments** and **train stations**
- **3 storeys** in **character precincts**, and 3-4 storeys in all other areas
- Minimum **unit sizes**
- Enabling bulk and location standards



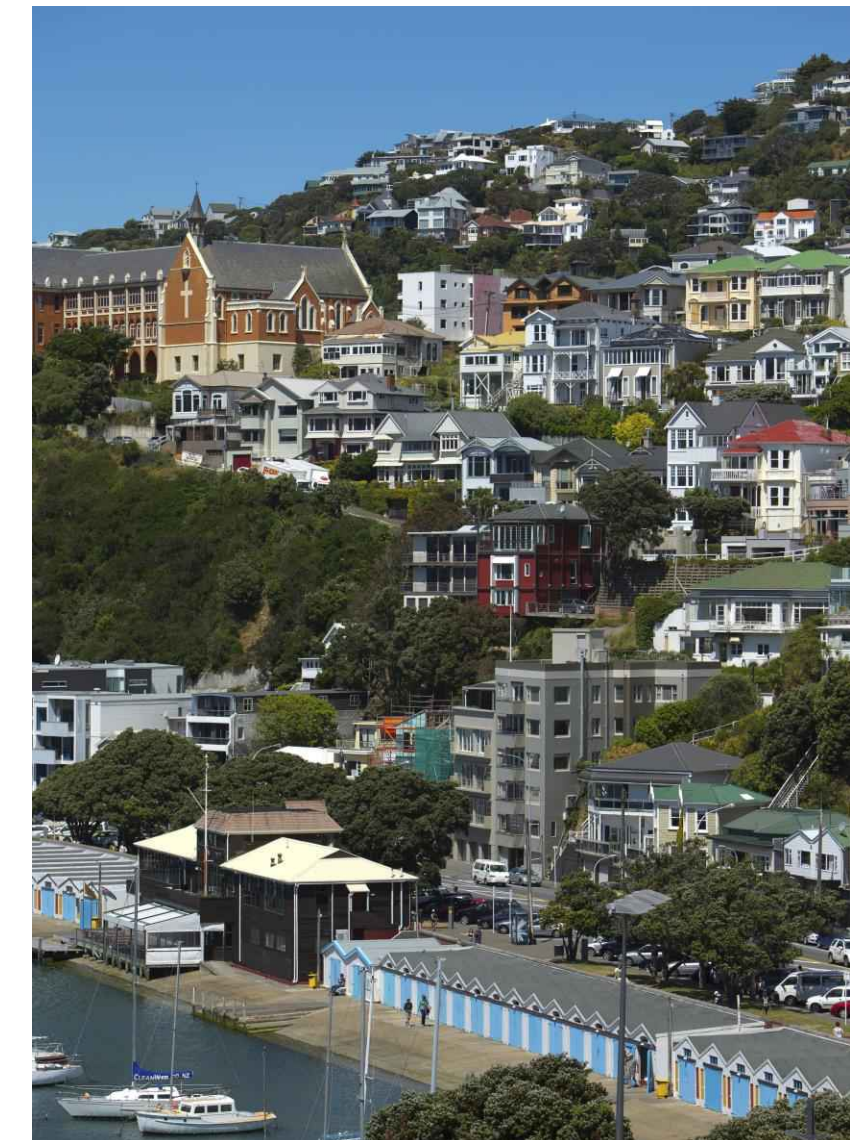
Residential Amenity

- Residential amenity controls apply **across zones where intensification is anticipated**
- Residential amenity standards include:
 - **Maximum height** and **height in relation to boundary** (recession planes)
 - Building **length**
 - **Privacy** separation between units
 - Minimum **residential unit size** – based on number of bedrooms
 - **Outdoor living space** – a minimum area relative to size of residential unit; can be private space or shared
 - Minimum **daylight access**
- Meeting **NPS-UD** requirements while still **providing a good standard of amenity** for residents.
- Supported by the **Design Guides**



Character

- Character Precincts
 - Applies to areas of concentrations of intact pre-1930 buildings
 - Rules located in the **Medium Density Zone chapter**
 - Clarifying that these areas **do not protect historic heritage**
 - Specific characteristics of each precinct described in the **Residential Design Guide**
 - **Demolition restricted discretionary activity**, with comprehensive matters of discretion (only applies to pre-1930 buildings)
 - **New buildings restricted discretionary activity**
- Mt Victoria North Townscape Precinct
 - Included in Operative Plan as **Mt Victoria North Character Area**
 - **Townscape values** – particularly view across harbour of St Gerard's and surrounds
 - Controls design of new development, but **not demolition**
 - Rules located in the **Medium Density Zone Chapter**



City Outcomes Contribution

- Applies across City Centre, Centres and Medium Density zones to:
 - Overheight development
 - Underheight development (City Centre Zone)
 - Developments of 50+ units
 - Comprehensive developments
- Intent is that where these **large-scale developments** are proposed, they **give something back to the City**
- Includes provision of public space, assisted/affordable housing, buildings that have a high sustainability rating, or good accessibility
- **Resource consent process still applies**



Assisted (affordable) Housing



- Standalone chapter that applies **across zones**
- **Options** for consultation:
 1. **Controlled activity** (must be granted) for developments of 100% assisted housing where zone standards are met (Medium density residential, CCZ, Centres Zones)
 2. **Height incentive** if assisted housing provided (Medium density residential, CCZ, Centres Zones)
 3. **Require** overheight multi-units to pay **financial contributions** or provide assisted/affordable housing (all zones)
 4. **Require all** subdivisions and multi-unit developments to pay **financial contributions or provide assisted/affordable housing** (all zones)
- WCC does not yet have a preference, we want to get feedback
- Could be a combination of options



Infrastructure

- **Hydraulic neutrality required** for new large-scale developments e.g. multi-units, retirement villages
- **Minimum permeability** requirements for smaller scale residential development
- Further work required before Proposed DP on 'positive stormwater' outcomes
- **Design Guides go further:**
 - Developments should aim to **improve** stormwater quality
 - Roof gardens, detention tanks etc.
 - **Water conservation** encouraged e.g. greywater reuse
- Policy direction to **align development with infrastructure investment** – new large scale development must be able to connect to the three waters network
OR provide an alternative solution



Transport

- Enabling and promoting **mode-shift** e.g. **minimum bike/micromobility parking** requirements
- **No minimum carparking** requirements
- Higher densities **close to key public transport services and centres** to reduce reliance on private motor vehicles
- Emphasis on creating **walkable communities and pedestrian friendly environments**
- **Greenfield areas** – strong emphasis on **well-connected development for all modes**
- **Rapid transit lines** – identified in the Regional Land Transport Plan (GWRC) and the Wellington Regional Growth Framework, includes Johnsonville line



Let's Get Wellington Moving + the District Plan

- Draft District Plan does not include zoning and land use controls around future MRT stations – a **variation** will include these once stations are confirmed
- Approach to **enabling growth in Centres and along key transport routes** supports future MRT indirectly
- Specific City Centre Zone objective for **rapid transit TOD** to support core MRT route from Railway Station to Hospital
- **Collaboration** across programmes to ensure alignment where possible

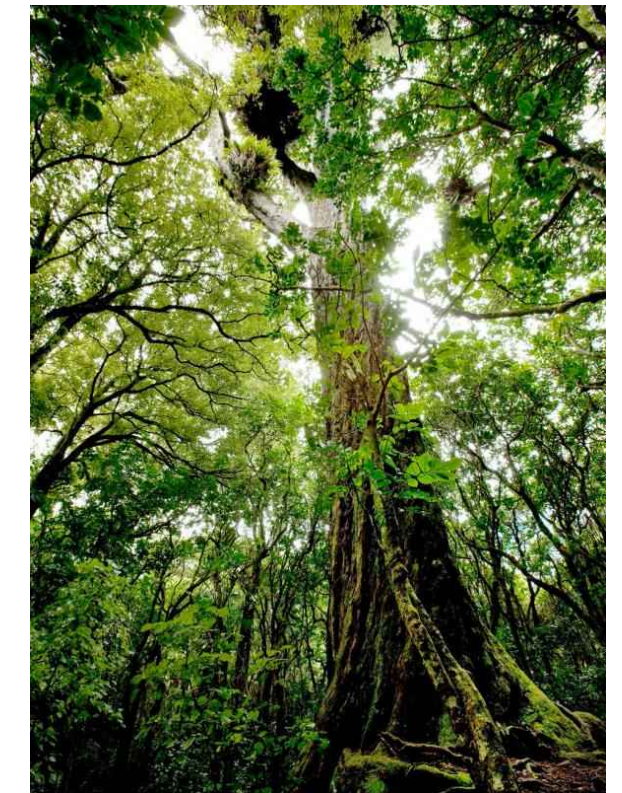
Let's Get Wellington Moving

Working with the people of Wellington to improve our transport and create a more liveable city.



Indigenous Biodiversity and Landscapes

- Gives effect to **RMA Matters of National Importance**, also **RPS** and **Our Natural Capital** and Backyard Tāonga work.
- Protection of **outstanding natural features (ONFs)** and **landscapes (ONLs)**, and **special amenity landscapes (SALs)**
- Controls on **earthworks and buildings** in in ONFs, ONLS and SALs.
- Rules to protect **Significant Natural Areas (SNAs)** – minor trimming permitted, allowance for some development of vacant sites in residential zones.
- Current **Ridgelines and Hilltops** retained but **refined and protection strengthened**.



Final thoughts

- The District Plan has a **legacy of 20+ years** – what we put in place now will impact the City's **future generations**
- **We want to hear your views** – tell us what you like and what you don't like
- Jump online and **check out the ePlan** – we can help if you are having any trouble
- Come along to the **drop-in sessions** across the City – they are **open to all**
- **Friend of Submitters** service – to assist with navigating the plan and making a submission
 - Email: friendofsubmitters@wcc.govt.nz
 - Phone 027 803 0080



ePlan Demonstration



Questions?

