

Wellington City Draft District Plan – Residents and Community Associations Briefing – Questions and Answers

Process

Question	Answer
<p>When we hear from some Councillors that input/submissions from Residents' Associations are not worth listening to, and</p> <ul style="list-style-type: none"> • when the consultation processes that WCC uses seem to focus on anecdote/individual stories rather than evidence, and • when questionnaires appear to predetermine responses to particular issues using a tickbox formulaic approach, <p>How can we be assured that it is worth bothering to make submissions?</p>	<p>It is definitely worth making submissions. This is the first full review of the District Plan for 20 years, and it addresses some of the City's most significant issues. The District Plan is also the regulatory tool for implementing the Spatial Plan and we want to know if we have got it right.</p> <p>There are a lot of issues that have not yet been widely discussed that are addressed in the Draft District Plan such as how we address natural hazard risks, how we protect the natural environment, and how we can ensure good quality development alongside addressing the City's housing needs.</p> <p>This time we are not asking submitters to fill in a questionnaire. We are encouraging you to make submissions through our ePlan where you can either make a general submission, or comment on specific rules.</p> <p>Like any consultation process, your submissions will be considered alongside a wide range of other submissions. The team reads all submissions, summarises them, and considers the points raised and whether changes are needed to the District Plan. Some of the things we consider include our legislative requirements under the RMA, the direction from our strategic documents such as the Spatial Plan and the six city goals, Te Atakura First to Zero.</p>
<p>Consultation process – our submission on the spatial plan had photos stripped out for online version. Were they looked at?</p>	<p>For the Spatial Plan process we made submissions available online for others to view, we apologise that your photos weren't uploaded – This may have been due to a file size issue. We confirm that your submission was read and considered in full during this process.</p>
<p>The terminology in the Draft Plan is confusing with different references to zones, overlays, precincts etc.</p>	<p>The range of terms used to identify different areas and apply planning controls is set out by the National Planning Standards (See district spatial layers standard) https://environment.govt.nz/publications/national-planning-standards/</p>

<p>What can be done to help us understand all of these different terms?</p>	<p>These include the terms ‘zones, precincts and overlays’ that have been mentioned. We are required to use these terms. The Ministry for the Environment has produced guidance that you may find helpful https://environment.govt.nz/publications/guidance-for-the-district-spatial-layers-standard-and-zone-framework-standard/</p>
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Housing Intensification Bill

Question	Answer
<p>What is the impact of this on the District Plan? In particular, what parts of the Plan are now outside WCC control? (so not worth putting time to submit?)</p>	<p>The Government’s Resource Management (Enabling Housing and Other Matters) Amendment Bill is currently before the Select Committee. The Council will not know with certainty the implications of the Bill on the Draft District Plan until it is passed by Parliament. We expect this to be in December 2021.</p> <p>At this stage we have identified the General Residential Zone and Medium Density Residential Zone to be affected by the proposals. We are undertaking further work to understand the implications.</p> <p>It is still worthwhile to make submissions on the planning provisions of these zones as the scope of their chapters in the draft district plan is broader than that of the Bill. In the case of the Medium Density Residential zone, the scale of development proposed in the Draft District Plan is greater than that of the Bill (so is up to Council to decide).</p>
<p>It’s been noted that a late amendment to the Plan “To enable more housing in a crisis” was supported without any apparent evidence base. Does this relate to the NPS?</p>	<p>It is unclear what this is referring to.</p>
<p>Will WCC now do an updated housing capacity assessment resulting from the new MDRS law?</p>	<p>We have just completed the update to the 2019 HBA (As required by the NPS-UD). It is likely that we do another update when we notify the proposed plan in mid-2022. This will incorporate the impacts of the new MDRS.</p>

Residential Amenity

Question	Answer
<p>The spatial plan says it is anticipated that the plan will “Ensure there is a reasonable level of amenity for residents, including access to sunlight, outlook, open space and privacy, through District Plan controls.”</p> <p>*Can you refer us to the relevant District Plan controls, and tell us about the level of amenity – particularly sunlight and privacy - that will be protected for existing homes <i>outside</i> character precincts when a new development is built in the neighbourhood? What is considered ‘reasonable’ when it comes to access for sunlight?</p>	<p>The Draft District Plan includes a variety of planning controls that seek to find a balance of providing for new development and managing amenity values as the city intensifies. With respect to a multi-unit development in the Medium Density Residential Zone the following standards are applicable:</p> <p>MRZ-S8 – maximum height limits of 14m or 21m MRZ-S9 – height in relation to boundary / recession planes of 8m x 60° or 12m x 60° MRZ-S10 – maximum building length of 20m MRZ-S11 – minimum building separation of 10m between buildings on the same site MRZ-S12 – minimum 2m privacy separation distance from windows and balconies to side and rear boundaries.</p> <p>In addition, any multi-unit development within the Medium Density Residential Zone requires resource consent and is subject to design guide assessment to ensure quality design outcomes are achieved.</p> <p>A summary table of the provisions as they relate to the Residential Zones is provided in the Residential Information Sheet on the Planning for Growth website</p> <p>Modelling work has also been undertaken to inform the residential amenity standards in the Draft District Plan. This is outlined in the Planning for Residential Amenity report which can also be found on the Planning for Growth website</p>
<p>What are the equivalent protections on access to sunlight, outlook and privacy for existing homes <i>inside</i> the character precincts?</p>	<p>Demolition of any building constructed prior to 1930 in the character precincts requires resource consent</p> <p>New development in the character precinct requires resource consent and would be assessed against the following standards:</p> <p>MRZ-S1 – road boundary setback of 1.5m MRZ-S2 – 1m for other boundary setbacks MRZ-S3 – 50% building coverage MRZ-S4 – 11m maximum height</p>

	<p>MRZ-S5 - height in relation to boundary / recession planes of 2.5 x either 56° or 63°</p> <p>In addition, any multi-unit development within the Medium Density Residential Zone requires resource consent and is subject to design guide assessment to ensure character and quality design outcomes are achieved.</p>
<p>And what are the equivalent requirements for access to sunlight, outlook, open space and privacy for homes in new developments?</p>	<p>With respect to multi-unit housing in the Medium Density Residential Zone the following standards are applicable:</p> <p>MRZ-S14 – Minimum outdoor living space of 5m² or 8m² for each residential unit, or alternatively 8m² of communal space can be provided for every 5 units.</p> <p>MRZ-S15 – Minimum of 2 hours daylight into all habitable rooms between 9am and 3pm on the winter solstice.</p> <p>In addition, any multi-unit development within the Medium Density Residential Zone requires resource consent and is subject to design guide assessment to ensure quality design outcomes are achieved.</p>
<p>What is the evidential basis for regulations regarding sunlight – e.g. the specificity in some areas like Cuba Mall, Civic Square etc which at only 2 hours between 12-2 seem grossly inadequate.</p>	<p>The period of protection (2 hours for smaller public spaces and 6 hours for larger public spaces) is an existing Operative District Plan standard. These times were set to achieve a balance between ensuring sunlight provision to these public places during peak hours of high public use, whilst also reducing the extent of effect on the potential development opportunities of these surrounding buildings impacted by these standards.</p> <p>All these public spaces in Appendix 7 which are subject to this sunlight protection control have been reviewed by the District Plan and Urban Design teams. The existing timeframes were deemed appropriate to carry through to the Draft District Plan. The exception being Post Office Square which has been extended to two hours. The same minimum sunlight protection timeframes have been utilised for the nine new sites added as part of the Draft District Plan i.e. 6 hours for Waitangi Park.</p>
<p>GRZ-S14 says “Each residential unit must be designed to achieve a minimum of 2 hours daylight into all habitable rooms between 9am and 3pm on</p>	<p>Compliance with this standard will be monitored through the resource consent and building consent processes. Council is keen to hear feedback on the workability of the standards proposed. Council will also need to review all the residential standards in</p>

the winter solstice". How will this be monitored? One comment here that got agreement from others 'My current house doesn't get that and it is a sun trap facing north and west.'	the Draft District Plan against the recent medium density standards announced by the Government once this new legislation has been passed.
Does the district plan take account of impact on daylight hours of existing neighbouring properties in new build consents?	Not specifically but the proposed standards for new buildings will manage the interface between development on adjoining sites, including the impact on daylight hours of existing properties.
What consideration as been given to the impacts on solar panels from increased height and density?	There is nothing specific in the Draft District Plan that manages the impacts on existing solar panels from increased building heights. This would make a good submission point for Officers to consider as we work to refine the Draft District Plan. We have had similar queries relating to other renewable energy generation devices and network utilities.

City Centre Zone

Question	Answer
<p>When describing the Central City, the Spatial Plan referred to "neighbourhoods", ie</p> <p><i>" ... to this end, we are looking to introduce several changes to help enable, manage and support anticipated growth in the Central City. The changes are based on five underlying spatial directions:</i></p> <p><i>* Neighbourhoods</i></p> <p><i>Neighbourhoods support the day-to-day living needs of residents by providing local living, working and/or recreational environments. This includes:</i></p> <p><i>-- A mix of uses, and building forms and density that encourage social and economic diversity</i></p>	<p>The Central City chapter of the Spatial Plan has been shaped by the Central City Spatial Vision (CCSV) 2019 (https://planningforgrowth.wellington.govt.nz/_data/assets/pdf_file/0016/13507/Central-City-Spatial-Vision-final-2020.pdf). The CCSV guides the Spatial Plan's City Centre chapter in five directions: neighbourhoods, connectors, greening, anchors and areas of change.</p> <p>Whilst 'Neighbourhoods' is referred to in the CCSV and Spatial Plan, this term is not defined. Neighbourhoods are detailed in the CCSV as <i>'the unit of scale that enable the different characteristics within the city to be expressed and managed in response to growth and change'</i>. The CCSV notes that features used to define neighbourhoods include (but are not limited to):</p> <ul style="list-style-type: none"> • Topography and catchments; • Orientation to harbour and hills; • Sun/shade and climatic influences;

<p><i>-- Providing open spaces that are useable, attractive and respond to the city's climate..."</i></p> <p>If "neighbourhoods" is an official term, what determines a 'neighbourhood' (for example, is it based on land mass, or population density per square metre, or ?)</p>	<ul style="list-style-type: none"> • Density of commercial/residential land uses; • Built form/building typology; • Population demographic/culture; • Valued character (including heritage places); • Block structure and position in relation to arterial or large volume movement streets; • Anchors; and • Opportunity for change/development. <p>In addition, projects within areas of change, such as precinct planning around mass rapid transit stations in collaboration with Let's Get Wellington Moving once a mass transit route has been confirmed, may also contribute to the definition of a neighbourhood.</p>
<p>What are the locations, for example, of the neighbourhoods within the "Wellington Central" and "Te Aro" suburbs? Are the boundaries for neighbourhoods defined in an available map?)</p>	<p>Specific central city neighbourhoods have not been identified through either the Spatial Plan or as part of the District Plan review. Extensive work will be required to be completed to identify and map these neighbourhoods, particularly as a neighbourhood and the area it relates to will mean different things to different people and groups and will be influenced by a range of factors as outlined in the response above. This term does not currently translate into any specific pre-identified neighbourhood areas on maps, it is a more conceptual term. Conceptual maps/figures are provided in the CCSV and Spatial Plan to help explain and support the concept.</p>

If "neighbourhoods" is **not** the official term, what is the correct term to use when describing smaller areas within a suburb that have previously been referred to as "meshblocks" or "Statistical Area 2 (SA2)" - or have sometimes been called "zones" or "precincts" or "quarters" in various Wellington City Council documents and conversations.

-Is the term "Central City" the official term to use when describing the area which contains the following suburbs: Pipitea, Parliament and surrounds, Wellington Central, The waterfront, Te Aro? -What is the correct term to use when describing Wellington Central and Te Aro only (the term "Central City" has been used to describe just these two suburbs in the Spatial Plan)?

-What is the correct term to use when describing the "Wellington Central" suburb. Is it Wellington Central OR Wellington Central/CBD?

The term that is used to describe smaller geographical areas within a suburb will depend on the particular situation it is being used in. There is no one standard term that is used to consistently describe such areas given the multitude of different agencies, policies, projects and programmes of work undertaken across the city and the various terminologies used. Terms such as "meshblocks" or "Statistical Area 2 (SA2)" are commonly used when referring to the population and demographic information produced by Stats NZ. Terms like "zones" or "precincts" are more common within a District Plan context.

The Draft District Plan uses a set of zones, precincts and development areas to identify specific geographic areas of the city. The use of zones, precincts and development areas within the District Plan (including the names applied) are required to be consistent with the National Planning Standards (<https://environment.govt.nz/assets/Publications/Files/national-planning-standards-november-2019.pdf>). The Planning Standards require that a district plan only uses the zone options as set out in the Standards. This can however include special purpose zones which can be used to respond to unique environments and land uses.

The Draft District Plan has to refer to the 'City Centre Zone' to align with the requirements of the National Planning Standards.

The Draft District Plan's 'City Centre Zone' includes Te Ngākau Civic Square Precinct but excludes other areas identified as specific zones. Unlike the Operative District Plan's 'Central Area' Zone, the draft 'City Centre Zone' no longer includes the Port, Lambton Harbour Area, or Stadium, instead these areas have been rezoned as:

- Special Purpose Port Zone (which includes the Multi-User Ferry Precinct in Kaiwharawhara and Inner Harbour Port Precinct adjacent to the Commercial Port)
- Special Purpose Stadium Zone
- Special Purpose Waterfront Zone (current Lambton Harbour Area)

The extent of these zones and precincts are detailed in the Draft District Plan maps. In the context of the Draft District Plan, the City Centre Zone includes parts of Thorndon (East of the motorway), Pipitea, Parliament, Wellington Central, Te Aro and a section of

	<p>Adelaide Road from the Basin Reserve to Riddiford Street. The Spatial Plan includes all of these areas as part of its 'Central City' detail and maps.</p> <p>The Spatial Plan is a strategic planning document to help the Council plan for the city's long term growth and it is not bound by the requirements of the Planning Standards. Because it is a high-level strategy, the Spatial Plan identifies three general spatial areas making up Wellington City, these being the: Central City, Outer Suburbs and Inner Suburbs. The area identified by the Spatial Plan as 'Central City' (and where the Spatial Plan's key proposals for growth and intensification apply) are shown on the Spatial Plan maps and comprise the following key areas:</p> <ul style="list-style-type: none"> • Wellington Central/CBD (excluding the stadium, rail station, the Port and Waterfront areas) • Te Ngākau Civic Square Precinct • Courtney Place, Te Aro, Willis/Victoria Street areas • the Centres zoned area bordering Adelaide Road between Rugby Street and the junction with Riddiford Street • parts of Thorndon adjacent to Wellington Central/CBD in the vicinity of Selwyn Terrace and Portland Crescent and the area around Hobson Street <p>There is no specific name for Te Aro and Wellington Central. For the CBD area, the official suburb name is 'Wellington Central', which Council utilises (https://wellington.govt.nz/~/-/media/maps/files/suburbs.pdf?la=en).</p>
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City Outcomes Contribution

Question	Answer
Can you explain why this has been introduced and how it would work?	The City Outcomes Contribution policy replaces the Design Excellence requirements in the Operative District Plan's Central Area Zone. Under the existing Design Excellence policy, over-height developments are expected to be of a high urban design and amenity standard. However, Design Excellence is not well defined and greater detail is needed in terms of how to achieve Design Excellence, with the Operative Plan silent on how it is measured, what the thresholds are etc.

	<p>The proposed City Outcomes Contribution policy seeks to improve the quality of design for projects that have significant impact on the quality and functionality of the city. It is based on the premise that these large-scale developments should give something back to the City.</p> <p>Developments that are over-height, under-height (in the City Centre Zone only), large-scale residential, non-residential and comprehensive developments trigger City Outcomes Contributions. It includes a matrix table containing the thresholds and how many points are required to achieve City Outcomes Contributions, this differs per zone.</p> <p>For Metropolitan, Neighbourhoods, Local and Medium Density Zones, this mechanism only applies to exceedances in height by 25% and above. Whereas developments in the city centre which exceed the permitted height by 10-24% will need to meet 20 points. The greater an exceedance the greater number of points that need to be achieved. A project can do this through meeting the requirements of two or more of the below outcomes:</p> <ul style="list-style-type: none"> ○ Contribution to public space and amenity ○ Universal Accessibility ○ Sustainability and Resilience ○ Housing Affordability ○ Urban Design Panel. <p>The City Outcomes Contributions cannot be traded between different sites and developments.</p>
<p>Why are buildings allowed to exceed the height limits if providing green elements? (It doesn't seem right to be able to exceed any height limits just because you build green).</p>	<p>As detailed in the above answers, developments will need to achieve a minimum of two categories to meet City Outcome Contribution requirements. So in addition to the outcomes category of 'Sustainability and Resilience', another contribution needs to be provided from another category, for example contribution to public space such as a lane-way or public open space provision.</p>
<p>Can 'green' approaches like solar power for communal area lighting and heating and green roofs be mandated in design rules?</p>	<p>These approaches are currently included in the design guides, but are not mandated through the rules. We are open to feedback on whether the District Plan should go</p>

	further, however such rules would need to be able to be justified alongside all our other requirements under the Resource Management Act 1991.
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Three Waters Infrastructure

Question	Answer
<p>The District Plan says “The sequencing of development to align with increases in infrastructure capacity also needs to be carefully managed, while not hindering efforts to provide for housing and business needs”. How will this happen, and will existing infrastructure currently in need of repair be brought up to standard before or at the time that new development results in increasing demands?</p>	<p>The Three Waters Infrastructure chapter in the draft District Plan requires large-scale development proposals (multi-unit developments, retirement villages etc) to either be able to connect to the three waters network (i.e. there has to be capacity for them to be able to connect). If this is not possible then resource consent would be required and the assessment of that consent would look at whether there are alternative solutions that can be used to service the development. Resource consent may be declined if these solutions are not viable or they do not meet required standards set out by Wellington Water.</p> <p>This brings forward these considerations to much earlier in the consenting process. Currently connections to the network are not considered until the building consent stage, which is typically after resource consent has been granted.</p> <p>The policy intent is to direct development into areas that have existing capacity, or where there are planned upgrades.</p> <p><i>Note: there may be some implications from the recent Housing Bill on the approach set out above and in the below answers.</i></p>
<p>How can we have any confidence that this will happen given the huge discrepancy in adequacy of current infrastructure (water/sewage, waste disposal, green/open space in inner city etc) for the existing population?</p>	<p>The Council has acknowledged the significant infrastructure issues the City faces both in the Spatial Plan and in the recent Long Term Plan.</p> <p>The Spatial Plan sets out a sequence to align development uptake and infrastructure investment. This has been considered as part of the 2021-2031 LTP which provided funding to undertake the initial work to determine the detail of necessary upgrades and the costs of those upgrades. The next LTP will likely include further funding to undertake the necessary works, in a staged manner.</p>

<p>Do the new rules to help reduce pressure on our stormwater network and the more sustainable approach taken in the Plan go far enough?</p>	<p>The plan requires that new, large scale development (multi-units, retirement villages etc) achieve hydraulic/stormwater neutrality and that smaller developments of 1-2 dwellings provide at least 30% of the site as permeable surface.</p> <p>This is supported by design guidance which sets out different approaches to achieving this, as well as achieving an improvement in stormwater quality and quantity.</p> <p>We are interested to hear feedback on whether this requirement is sufficient, or whether the rules should go further.</p>
<p>How we can be sure everything required in the transport plans and water infrastructure plans will be actioned in time for the densification enabled by the district plan, e.g. has phasing the zoning been considered in the DP, or making it conditional, to ensure that it is?</p>	<p>The draft plan would require large-scale development proposals (multi-unit developments, retirement villages etc) to either be able to connect to the three waters network (i.e. there has to be capacity for them to be able to connect). If this is not possible then resource consent would be required and the assessment of that consent would look at whether there are alternative solutions that can be used to service the development. Resource consent may be declined if these solutions are not viable or they do not meet required standards set out by Wellington Water.</p> <p>The policy intent is to direct development into areas that have existing capacity, or where there are planned upgrades, thus managing the sequencing of development and infrastructure upgrades as far as possible.</p> <p>We are interested to hear feedback on whether this approach is workable</p> <p>In line with the Spatial Plan, the Draft District Plan does not upzone Karori for intensification at this stage due to the significant infrastructure capacity issues the suburb is experiencing.</p>
<p>The 2020 taskforce report contains 48 recommendations for restoring the City's 3 Waters infrastructure to good health and protecting people and the environment going forward. Given WCC has accepted the Report, the District Plan should be a</p>	<p>As noted above, the Draft District Plan proposes new requirements for large scale developments to achieve hydraulic/stormwater neutrality, and for smaller developments (1-2 dwellings) a minimum of 30% of the site area must be permeable surface.</p>

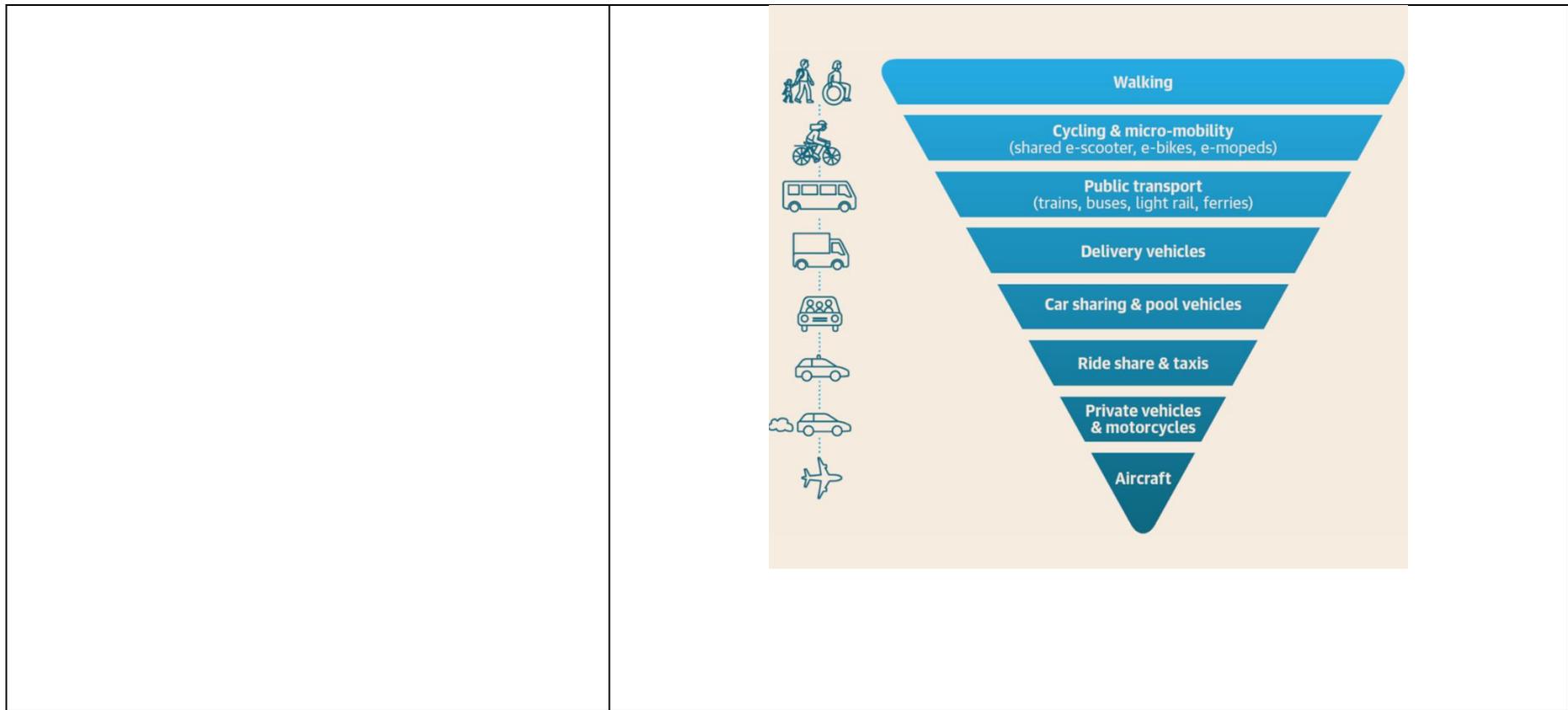
<p>key instrument the City uses to action the recommendation. Our questions below...</p> <p><i>Recommendation 6 “The Council, together with WWL and with input from GWRC must develop a comprehensive suite of regulatory and non-regulatory interventions to require property developments and roading infrastructure to adopt water sensitive urban design such as the use of water impact assessments, rainwater/stormwater</i></p> <p><i>Recommendation 7 The chosen interventions should be incorporated into the Council’s Codes of Practice and District Plan and mandated for all new development (both greenfield and infill/brownfield) supported by education for contractors, community groups, and the design and engineering community</i></p> <p>Has this been done? It does not appear so.</p>	<p>This is supported by Design Guidance in the draft design guides outlining how this could be achieved e.g. rain gardens, greywater reuse etc. The design guides also include a provision that developments should aim to improve the quality of stormwater. This is something that the District Plan cannot require, as water quality issues are the responsibility of the regional council under the RMA. However, the design guides provide an opportunity to advocate for these types of matters through the assessment of resource consents.</p> <p>For example, the Residential Design Guide includes the following provision:</p> <p><i>G16. New development should improve the quality and reduce the quantity of stormwater runoff. This could be through:</i></p> <p><i>Minimising the area of impervious surfaces.</i></p> <ul style="list-style-type: none"> • <i>Providing filtration and attenuation around car parks and other large impervious surfaces.</i> • <i>Providing roof gardens and vegetation on surfaces which would typically be covered by cladding or external building materials.</i> • <i>Capturing roof runoff in stormwater detention tanks for management.</i> • <i>Soakage/ground water recharge.</i> <p>The Code of Practice has not yet been completed but will be included with the Proposed District Plan in 2022 for consultation.</p>
<p><i>Recommendation 8 Propose changes to the District Plan so that all new land development consents are required to improve the stormwater effects of the site (a higher bar than maintaining the current level of effects). Where this is not possible or sensible within development sites, a formal stormwater offsetting programme could be adopted to fund more efficient centralised systems in the public realm.</i></p> <p>Has this been done? It does not appear so.</p>	<p>The Draft District Plan does not include requirements to improve stormwater effects of the site, however this is something that we will be investigating between the draft District Plan and Proposed District Plan phases.</p>
<p><i>Recommendation 17 Establish a suite of policy measures, including changes to the District Plan,</i></p>	<p>The Draft Design Guides include provisions relating to water conservation, an example is in the Residential Design Guide:</p>

<p>relevant bylaws, and Codes of Practice that result in reduced drinking water use in new residential developments, such as through requiring rainwater harvesting and storage. How is this reflected in the District Plan? .</p>	<p>G17. Water conservation should be incorporated into both landscape and building design. This could be through:</p> <ul style="list-style-type: none"> • Reducing demand on mains by recycling captured stormwater as greywater. • Utilising plant and tree species that do not require regular irrigation. <p>G18. Consider grey water reuse and circular water systems for washing and cleaning purposes.</p>
<p>Recommendation 19 Task and fund WWL to develop a road-map for consideration in the 2024/34 LTP that would see WWL (or a future entity) funded to achieve compliance with the National Policy Statement – Freshwater Management by 2040 What practical work has been done on this?</p>	<p>The Whaitua committee has recently made its recommendations to the Regional Council. These are received and will be considered by the Regional Council for inclusion in future iterations of the Natural Resources Plan and associated rules and Resource Consents. WWL has not been funded to develop a roadmap towards compliance with the NPS-FM. It could be expected that the development of such a roadmap will form part of the requirements set out in the changes to the Natural Resources Plan.</p>

Transport

Question	Answer
<p>Will the DP be amended to raise density along the MRT route?</p>	<p>The District Plan will need to be amended once decisions on the MRT stations have been made and included in the Regional Land Transport Plan. That is not expected until around 2024. At that point, a variation to the Proposed District Plan (if it is prior to the new plan becoming operative) or a Plan change will need to be progressed to rezone the areas within the walkable catchments of the MRT stations. This is required by the NPS-UD.</p>
<p>Has the GWRC confirmed the status of the Johnsonville line?</p>	<p>The Wellington Regional Land Transport Plan (led by GWRC) and Wellington Regional Growth Framework (with GWRC as a partner) identify the Johnsonville Line as part of Wellington’s rapid transit network. The draft District Plan identifies the Line as a rapid transit service based on an assessment of its frequency, speed (vs cars from rail station), reliability and capacity. We are also asking the Minister for the Environment to identify all the existing rapid transit services and stops nationally using consistent measures.</p>
<p>What about future modes like the quadricycles now in use in China? How does the plan ‘future proof’ or enable quick revision as changes occur?</p>	<p>The draft plan talks about best practice design which is evolving all the time. However, emerging technologies will no doubt test space allocations. Already we are seeing longer and wider cargo and mobility bikes and whether they will fit in the</p>

	<p>space we're able to allocate remains to be seen. I don't envisage a wide quadricycle would fit comfortably on most of the network we will be able to deliver in the 2020s, so adaptation of the networks for new technologies may require ongoing development.</p>
<p>What methods of disincentivising parking and car-yards on prime intensification sites and on preventing the land-banking practice that underlies it are provided in the District Plan?</p>	<p>The Draft District Plan includes policy direction to make efficient use of sites.</p> <p>The demolition of existing buildings that would create a vacant site (i.e. there is no immediate plan for a new building) in the City Centre, Metropolitan Centre, Local Centre, or Neighbourhood Centre Zones requires resource consent as a non-complying activity. This is a signal that this activity is strongly discouraged and sets a high bar for the applicant to prove their case.</p> <p>Ground level carparks and car yards (yard-based retail) would also require resource consent as a Discretionary Activity which is a higher category of consent than under the current plan. These consents would also need to be publicly notified.</p> <p>In addition to this, the City Centre Zone and the Centres zones include provision for 'comprehensive development' on sites that are vacant or currently used as ground-level carparking areas to encourage optimisation.</p>
<p>The district plan creates a hierarchy of transport with private vehicles least preferred. It does not appear to cover e-bikes and electric mopeds/ motorbikes – how are these classified?</p>	<p>The Sustainable Transport Hierarchy that is included in both the Spatial Plan and the Draft District Plan includes cycling and micro mobility devices as the second layer of the hierarchy after walking. The 'Cycling and micromobility' category includes shared e-scooters, e-bikes and mopeds. The full hierarchy is shown in the diagram below:</p>



Population Projections

Question	Answer
<p>There is considerable concern about these, and particularly how they impact for specific communities. Will these be checked before developments are considered?</p>	<p>Population projections will not be checked before each development is considered; however the Council will be regularly monitoring projections and will need to respond to any changes in this that might impact how the planning settings respond to this growth.</p>

	The Council has engaged Sense Partners to review the population projections. This work shows that the 50,000-80,000 growth projection range is still accurate, and in fact growth may be higher than this. The Sense Partners work will be presented to Councillors this month, after which the information will be publicised.
How does the DP address the trend and already evident shift of business from the CBD to suburbs/working from home?	The District Plan provides for a range of working situations across the City, and the enabling provisions of the City Centre and Centres zones will provide opportunities for more mixed use activity – meaning residential alongside office, retail and other commercial activities.

Resilience

Question	Answer
Does the inclusion of resilience issues in the District Plan mean there is now no formal Strategic Resilience Plan?	The Council still has its Resilience Strategy in place. The inclusion of rules in the District Plan provides a greater level of detail than the strategy supports the achievement of the strategy outcomes. The District Plan is one tool of many for achieving these outcomes. The approach in the Draft District Plan to managing natural hazard risks has been informed by updated modelling and maps undertaken by Wellington Water, GNS and NIWA which provides a more robust approach than the current district plan.

Assisted Housing

Question	Answer
Does Council already have a preference for one of the options for Assisted Housing that is proposed? Why has there been little emphasis on development of mixed housing models?	Council does not yet have a preference. The feedback we're getting through draft district plan discussions will help Council to start prioritising the options that may work best for Wellington. The assisted housing options incorporate mixed housing, for example 10%+ assisted housing for apartments in options 3 and 4, and 1% - 50%+ mixed assisted/market housing for option 2.

Significant Natural Areas

Question	Answer
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<p>The draft District Plan includes a new chapter (Ecosystems and Indigenous Biodiversity) that sets out policies and rules for SNAs. As written, landowners will not be able to trim natives to protect daylight and view shafts on their land. Even removing dead natives will require an arborist. Most activity will now require resource consent, supported by an ecologist report. What steps has Council taken to test that the rules being proposed will strike the right balance between protecting indigenous biodiversity and other requirements in Section 5 of the RMA such as social wellbeing?</p>	<p>The draft rules allow for the trimming or and removal of vegetation within 3m around buildings to allow for maintenance and daylight to buildings.</p> <p>The council is required to provide a detailed evaluation of the proposed provisions under section 32 of the RMA. This will include an evaluation report specifically addressing the draft ECO chapter provisions, examining whether the provisions are the most appropriate way to achieve the purpose of the RMA, considering other practicable options, weighing efficiency and effectiveness and providing reasons for recommending the draft provisions. This also includes assessing the benefits and costs of the environmental, economic, social and cultural effects of the provisions.</p> <p>The feedback we receive through this consultation phase will also inform these reports. In general, the RMA and statutory directions require council to balance many competing factors when formulating a draft district plan. The balance between protecting the remaining areas of significant indigenous biodiversity vs providing for ongoing residential amenity is one of those issues. While district plans do not protect private views, we will be exploring options to fine tune the balance of sunlight access and examining the extent and range of these types of situations.</p>
<p>Other than SNAs, what else is in the Draft District Plan that retains existing vegetation?</p> <p>How does the plan allow for street planting supportive of native biodiversity outside of SNAs? (When several old houses are demolished for a block of apartments – as in the corner of Rugby and Tasman Streets – the two trees there and the hedge were removed and replaced with concrete and a building out to the street edge for example. An overall loss of habitat and greenery.)</p>	<p>The draft district plan includes as a matter for consideration through the assessment of resource consents, to provide landscaping, and to replace mature trees where these are removed to enable development on a site. This is supported by design guidance.</p> <p>The planting of street trees within the road reserve is a matter that sits outside of the District Plan.</p>
<p>Are SNAs a deterrent to improving indigenous biodiversity as people will choose to plant exotics</p>	<p>The purpose of the SNAs is to protect the <i>remaining</i> areas of indigenous biodiversity and to restrict the ongoing decline of what little is left.</p>

instead of natives so they don't have future planning restrictions placed on their property in the future?

We would welcome submissions on the Draft District Plan on other measures Council could explore to help landowners to enhance indigenous biodiversity.