



Plan Change 56

Enabling Intensification in Residential and Commercial Areas

Opening presentation from
Council reporting officers

Introductions

- Planning – Stephen Davis, Hamish Wesley, Erica Wheatley
- Legal – Stephen Quinn
- Technical experts – Chessa Stevens (Heritage), Alistair Osborne (Flood hazards), David Burbidge (Tsunami)
- Technical experts (not here today) – Scott Stephens (Coastal inundation), Nicola Litchfield (Fault rupture)

In this presentation

- Introductions (done)
- About the plan change
- Issues of scope and validity and other legal issues
- Key matters in contention

We'll pause regularly to give an opportunity for questions

About the plan change

- Purpose – to implement the MDRS, Policies 3 and 4 of the NPS-UD, and update financial contributions provisions
- About the ISPP requirements
- Interpretation of key pieces of direction
- Strategic approach to MDRS/Policy 3
- Strategic approach to qualifying matters

Scope, validity, and other legal issues

- Some requests are not valid to grant
- Some requests cannot be pursued through ISPP
- Some requests are not in scope of the proposed plan change
- Council's proposed approach
- Legal advice

Key matters in contention – Strategic

- Providing for height and density above MDRS/Policy 3 requirements
- Requests for additional strategic direction
- Relationship with national and regional direction (e.g. NPS-FM, RPS PC1)

Key matters in contention – Residential

- Spatial extent of the Medium and High Density Residential Areas (MDRAA and HDRAA)
- Allowing for additional density and adopting more enabling development standards than those required by the MDRS (particularly in the HDRAA)
- Design guides - in or out of the Plan (and whether this is in scope)
- Integrating management of urban intensification with freshwater management and embedding nature-based solutions in the Plan (and whether this is in scope)
- Specific provision for retirement villages (and whether the requested amendments are within scope)
- Five-metre building setback from the rail corridor (and whether this is in scope)
- Balancing providing for development capacity and managing its effects on the surrounding residential environment, while ensuring quality urban design outcomes are achieved .

Key matters in contention – Commercial

- Centres hierarchy – e.g. role of Petone
- Whether to provide for additional land uses (community corrections, retirement villages)
- Role of/updates to design guides
- Relationship between Petone Commercial & Jackson Street Heritage Area provisions

Key matters in contention – Subdivision

- Greater recognition and provision for efficient water use and alternative water supplies for non-potable use
- Greater recognition and provision for subdivision design that supports modal shift and reducing greenhouse gas emissions

Key matters in contention – Financial contributions

- Relationship between financial contributions and development contributions – ‘double dipping’
- Clarification of the methodology and calculation of financial contributions
- Recognition and provision for specific financial contributions for retirement villages

Key matters in contention – Heritage

- Voluntary or compulsory approach
- Controls on the surroundings of heritage areas
- Heritage values of the proposed areas
- Additional requested areas

Key matters in contention – Natural hazards

- The Plan structure and the relationship between the zone and natural hazard overlays
- Flood hazard maps sitting inside/outside of District Plan (Kāinga Ora)
- The approach for coastal inundation mapping (basic vs dynamic)
- Request to limit any new development in High Coastal Hazard Overlay (EQC and Greater Wellington Regional Council)

Key matters in contention – Sites of Significance to Māori

- Which controls to apply in protecting SASMs
- Controls on the surroundings of marae and urupā
- Additional proposed sites

Key matters in contention – Other

- Possible other qualifying matters (infrastructure, indigenous biodiversity, residential character)
- Providing for papakāinga

