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MONITORING THE EFFICIENCY AND EFFECTIVENESS OF THE DISTRICT PLAN

1. Purpose of Report

This report summarises the results from the first phase of Council's District Plan Monitoring Programme. Specifically, information is provided on the effectiveness of the Plan's policies and rules in relation to urban form, urban design, residential amenity, heritage protection and protection of Maori values.

2. Executive Summary

Information collected for the first phase of the District Plan monitoring programme began in 2003. The breadth of information collated and analysed to date has revealed that the Plan is working very well in some areas (eg. encouraging residential infill within the urban environment and protection of Maori values) but that further improvements are needed in other areas to ensure the Plan's objectives are being achieved.

The research also revealed that some improvements to the Plan are needed to improve its effectiveness in relation to urban design and the protection of historic heritage. Council has already begun to address these two issues in its current District Plan work programme. A review of Central Area design guides is underway as part of the Central Area chapter review and a review of the heritage rules has been foreshadowed in the Draft Built Heritage Policy.

The monitoring work to date also identified a number of areas where further work is required. Of particular interest is the effect of small scale residential infill (ie. backyard infill) on the character of suburbs across the city. This issue remains contentious for some and it would be useful to debate the issue with up-to-date information.

Council is obliged to make the results of its monitoring publicly available under section 35(2A) of the RMA. It is proposed that the information gathered to date be released publicly. This monitoring information, in combination with other communication initiatives, will contribute to an improved awareness and understanding of Council's urban planning functions.

3. Recommendations

It is recommended that the Committee:

1. *Receive the information.*
2. *Agree that the results collected from Phase One of the Monitoring Programme to date be summarised, published and made available to the public as soon as practicable.*

4. Background

Every council has an obligation under the Resource Management Act 1991(RMA) to monitor the efficiency and effectiveness of any plans developed under the RMA. Councils must also make this information available to the public at least every five years.

A Monitoring Programme was developed and approved for implementation by the District Plan Subcommittee in 2003. This programme describes how the Council will fulfil these obligations relating to the Wellington City District Plan. In particular, it prioritises the areas of the Plan to be monitored and details over 100 indicators that measure whether the Plan is achieving its stated objectives.

The District Plan Monitoring Programme identified two two-year periods where the information would be collected and analysed, ensuring that the monitoring tasks would be manageable given the resources available. The first phase (2003-2005) concentrated on collecting information primarily related to the 'built environment' chapters of the Plan. Under the programme this information is to be reported to Councillors in June 2005 and a public report released soon afterwards. This report fulfils that requirement.

The second phase of work (concentrating on the natural environment issues within the Plan) is scheduled to begin in late 2005. It is expected that all major issues within the District Plan will have been studied prior to the due date for a full review of the Plan (ie. 2010).

5. Discussion

5.1 Introduction

The first phase of the Monitoring Programme identifies that information will be collected on six District Plan topics. Technical reports which collate and analyse the information collected have been drafted on four of these six topics (outlined below). This report summarises the results from those technical reports:

- Urban Form
- Urban Design and Amenity
- Heritage
- Maori Values

APPENDIX 1

Information is still being gathered on two reports (mixed use zones/activities and noise). It has taken longer than anticipated to obtain accurate data on the effects of the Central Area and Suburban Centre mixed use policies. Data has been gathered on resource consents processed for different activities in the Central Area and Suburban Centres and there is good information about 'reverse sensitivity effects' in these areas (eg. noise). However, one aspect of the mixed use policy issue is the need to investigate concerns (from some quarters) that the current regulatory approach to land use has resulted in space for some uses coming under pressure (eg. industry, light commercial). Until this information becomes available, which relies on a variety of information sources, it is not possible to conclude whether the mixed use policies have been effective and the environmental results sought have been achieved.

Similarly, gathering comprehensive information on the City's ambient noise levels has proven difficult. The Council's noise team has, over the past two years, monitored 40 out of 70 sites throughout the city in an attempt to gather up-to-date information on ambient noise levels. As it is difficult to find suitable conditions on which to monitor noise (ie. a wind-free, sunny weekend) this work has taken longer than anticipated to complete.

Good information on these two topics should become available for reporting within the coming three to four months. There are no adverse consequences for producing a report on these issues at a later date. The RMA only requires that monitoring information is report at intervals of not more than five years; reporting on this information in the coming months will not affect our ability to fulfil that requirement.

A wide variety of indicators were used as a basis for gathering information about the environment and the effectiveness (or otherwise) of the Plan. Many of the indicators relied on information from Statistics NZ, analysis of processed resource consents, or other specialised research projects. Three research projects were carried out by experts to obtain an unbiased review of some specific methods in the Plan (eg. effectiveness of urban design guides and heritage rules).

5.2 Urban Form – managing development at the edge of the city

The main issues of this monitoring topic include assessing whether the Plan's policies relating to 'city containment' and 'encouragement of urban intensification while maintaining and enhancing the character of residential areas' have been achieved. The monitoring programme sought to understand the rate of growth in the city, where that growth was occurring and what impacts it was having on the character of existing neighbourhoods. Similarly, the topic looks at the type of development occurring in the rural area and whether this impacts on the characteristics of that area. Key findings are noted below.

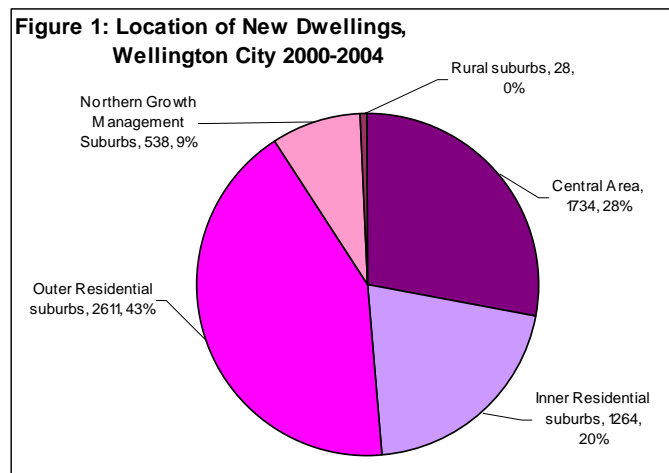
5.2.1 Growth in the urban environment

- Wellington's population at the 2001 census was 163,812 people. The population growth rate between 1996 and 2001 was 3.7%, compared with 3.3% nationwide.
- Growth has generally intensified within the existing urban limits of the city (ie. those areas that permit residential use).

APPENDIX 1

- Growth is occurring in the northern suburbs (ie. those areas already zoned for residential use where subdivisions are currently being rolled out and in some areas where the land is still zoned rural, but is within the Northern Growth Management Framework areas)
- In the 1996 to 2001 Census period, almost 60% of the City's population growth occurred in the inner city¹, compared with just 35% in the 1991-1996 census period. Growth in inner city population numbers has been matched by increasing housing densities.
- Most suburbs had minor increases of housing density over the past ten years indicating that intensification is occurring in all parts of the city, albeit at a very slow rate in the suburbs.

- New dwelling growth is dispersed throughout the city, but almost half of that growth was located in the central city and inner city suburbs (see Figure 1).



- Te Aro, Lambton, Thorndon and Mt Cook have experienced the most growth in dwelling units (particularly in 2003 and 2004). Townhouses or apartments are the dominant type of dwellings being built in these areas.
- Resource consents issued for subdivisions between July 2000 and December 2004 show that subdivision is occurring throughout the city (see Appendix 1 Map).
- Approximately 434 hectares of rural land have been rezoned for urban uses since the Plan was first notified in 1994 (Appendix 2 map). Most of that land was rezoned during the plan submissions process and a smaller proportion rezoned through private plan changes.
- Growth is continuing to occur in the Northern Suburbs (mostly within land that was rezoned from rural to residential at the time of the proposed plan submissions). Some recent growth is however occurring in areas zoned rural but which have been identified as areas for further expansion of the city under the Northern Growth Management Framework (NGMF). Rather than this being evidence that the Plan's objectives are not being achieved, it demonstrates the fact that the Plan is not able to be quickly updated with changing policies regarding the urban limits of the city. A proposed district plan change is currently being drafted to address this.

The District Plan has facilitated the diversity of housing stock across the city to date (ie. apartments in the central city, multi-unit developments right across the city, and new greenfield subdivisions in 'planned' future growth areas). On this basis it is expected

¹ Inner city is defined as being the following Area Units: Thorndon-Tinakori, Lambton, Willis St-Cambridge St, Aro St-Nairn St, Mt Cook-Wallace St, Mt Victoria West, Adelaide and Oriental Bay.

that the Plan will continue to be effective in facilitating further growth over the coming five years. It is acknowledged that other management tools have also influenced growth patterns in the city, eg. the Town Belt and Outer Green Belt, and investment in the inner city.

5.2.2 Development in the rural environment

One of the Plan's objectives for the rural area is to "*maintain and enhance the character of the Rural Area by managing the scale, location and rate of new building development.*" Accordingly, some information was collated on this issue:

- Building consents for 28 new dwellings in the rural area were processed between 2000 and 2004 (less than 0.5% of all new dwellings).
- Over 100 resource consents have been processed for a range of rural area activities and buildings between July 2000 and December 2004. Many of the building related activities were for residential dwellings in areas that are expected to be re-zoned from rural to residential area in the near future (ie. NGMF areas).
- Conditions on these consents related to the type of building material used (eg. natural colour tones, low reflective surfaces), landscaping plans and earthworks management plans, in addition to the standard monitoring condition.

The District Plan is well placed to cope with the future growth of the City, in terms of capacity for growth (during the life of the Plan). The monitoring has highlighted that urban growth is generally occurring within the existing city limits or within areas identified for future urban growth. The policies in place that promote containment (via residential infill) are working. However, questions remain regarding the second aspect of the intensification policy, ie. that intensification occurs while maintaining and enhancing the character of residential areas. Some work has been done in this area under the next topic, but further work is suggested (see section 5.7).

5.3 Urban design and residential amenity

This component of the Monitoring Programme was designed to examine how effective the design guides are in maintaining and enhancing the urban environment (especially in the Central Area and Suburban Centres) and whether residential amenity is generally maintained and enhanced as development continues in residential areas. The impact of development in 'character' residential areas was also examined.

5.3.1 Residential Amenity

The majority of the bulk and location rules in the Residential Area are designed to protect residential amenity. Fifty-four percent of all permitted activity breaches in the Plan related to residential building activities in Residential Areas and the most common rules breached were the sunlight access plane controls, site coverage and yard encroachments.

- Many of these resource consents were triggered because of Wellington's hilly topography (this is particularly true for the sunlight access plane breaches) and by people maximising the value of their property by subdivision or construction of additional dwellings.

APPENDIX 1

- In all consent applications studied, the effects of proposed activities were localised to the immediate neighbours eg. privacy and loss of sunlight to neighbours.
- The study showed that where proposed activities had potential environmental effects on neighbouring properties, affected parties were given the opportunity to be involved (by choosing to give their approval or not). In most cases, approvals were forthcoming. In this regard, the rules are effective in ensuring those that would be directly affected are given the opportunity to comment.

5.3.2 Residential building controls in 'character' areas

The Council was specifically required to monitor and report on the residential character provisions it included in the Plan as part of Variation 14 (Inner-city Residential Character Development Issues, particularly Thorndon and Mt Victoria). The results from this monitoring were first reported to Council in October 2003 and have been updated for this report.

- The rule controlling the partial or total demolition of pre 1930s buildings in Mt Victoria and Thorndon (Rule 5.3.11) was triggered by 10 resource consent applications between July 2000 and December 2004. One consent application was declined.
- No resource consent applications were lodged to demolish pre-1930s buildings in the Thorndon Character Area (under rule 5.4.2). This is unquestionably a reflection of its Discretionary (Unrestricted) Activity status.
- The application of the side yard rule is resulting in consistently better character outcomes that would have been achieved under the previous rule.
- The construction of multi-unit developments (MUDs) in character areas are controlled by Rules 5.2.4 and 5.3.10 to ensure that multi-units are well designed and respect the predominant patterns of the area. An external review by a Wellington urban designer of the built outcomes of 16 multi-unit developments in Mt Victoria and Thorndon found that:
 - 8 MUDs were exemplary
 - 4 MUDs were marginal or good
 - 3 MUDs were poor to marginal
 - Consent was declined for 1 MUD and was not built.
- The report concluded:
 - That the design guidelines and rules are helping to achieve the desired character outcomes.
 - Decisions reached on character related aspects of the proposal prior to issuing a resource consent were technically sound.
 - Pre-application consultation and constructive change to design is consistently taking place. There is strong evidence of effective negotiation and constructive change to take character issues into account.
 - The role of Council's urban designer was found to be pivotal in assessing MUD applications to ensure a positive design result that complements the character of the area. A wide range of design related conditions were placed on resource consents for multi-units.

APPENDIX 1

- There is a correlation between absence of a skilled professional designer, incomplete application information and a poor quality result.

The character related rules introduced by Variation 14 have been effective in many cases, but further work is needed to ensure more consistent outcomes for all developments in these areas. Improvements to the rules and guidelines do not appear necessary given that many multi-unit developments were found to be of a high standard. Instead, Council officers may be able to achieve more consistent outcomes by working with landowners and their designs before resource consent applications are lodged (eg. greater use of pre-application meetings).

5.3.3 Central Area Design Guides

A key philosophy of the Central Area chapter in the District Plan is that instead of having rigid bulk and location controls over new development, it is better to focus on the design and appearance of new buildings (and additions and alterations to existing buildings). Research into the effectiveness of these design guides was carried out by an Auckland based urban designer, and the results outlined below.

- Between July 2000 and December 2004, the Council processed 213 resource consent applications under Rule 13.2.1 (Construction of new building, or alteration and addition to existing buildings). This equates to almost 30% of all resource consents processed in the Central Area.
- The built outcomes produced under three Central Area design guides were assessed; the results detailed below:
 - Of the 20 developments assessed, 60% achieved an urban design rating better than average, and of those, 35% were rated as good or exemplary.
 - However, since 40% of the buildings studied did not obtain favourable design outcome assessments, it was concluded that the design guides are not achieving their stated aims as well as they should.
- It was clear, however, that the design guides have had a positive influence on urban design quality compared with the likely results of not having guidelines in place. Further work is required to improve the effectiveness of the guidelines. To understand where improvements need to be made, it is necessary to understand the problems:
 - The content of some guidelines are out of date and require comprehensive review.
 - The guidelines are not an effective tool when they are used in association with “controlled activity” assessment.
 - Multiple issues, such as heritage, traffic access, wind effects and signage, need to be dealt with in a more holistic urban design context, rather than from the narrower approach of individual disciplines.
 - **The continuing use of design guides is recommended, but subject to improvement in content, rule structure and process.**

5.3.4 Suburban Centre Area Character Guidelines

Two design guides exist for two character shopping areas – Thorndon Character Area and the Newtown Suburban Centre Character Area. A review of consents processed and works that were built as permitted activities was conducted in the Thorndon and

APPENDIX 1

Newtown Shopping Character Areas to examine the effectiveness of the guidelines that apply in these areas to help retain character.

- Only five consents have been processed for the Thorndon Character Area between July 2000 and Dec 2004. In these consent applications, there was clear evidence of measures adopted to seek compliance with the design guide. Consents were granted in all cases.
- Twenty resource consents have been processed for the Newtown Suburban Centre Character Area in that same period. This study revealed that it was significantly easier to apply the design guides to entirely new developments or buildings that already had character attributes that the design guide sought to protect. Conversely, it was difficult to apply the guidelines to ‘modern’ buildings constructed in the 1950s through to the late 1980s. Further investigation needs to be done regarding the issue of verandah posts as the application of this part of the design guide has been inconsistent.

Overall, it is considered that the approach adopted in the Plan to manage residential amenity concerns, identifying character areas and controlling urban design in the Central Area and Suburban Centres is appropriate. There are some efficiency issues in the residential rules relating to the sunlight access plane rules, a matter that should be investigated at the time of the next Plan review. The character area controls appear to be working well for both residential and suburban centre character areas.

The area where most attention is needed now is the Central Area design guides. The research endorsed the concept of using guidelines, but highlighted several problems that inhibited their effectiveness. Work to review these guidelines is already underway as part of the rolling review of the District Plan.

5.4 Heritage Protection

The Plan seeks to maintain and enhance the city’s heritage to provide continuity with the past as the city develops over time. The Plan identifies and lists items worthy of heritage protection with the objective of avoiding loss of the item’s heritage values. The Plan also sought to manage the effects of activities associated with listed heritage items. Outlined below are the key findings from monitoring these policies:

- The Plan identifies a total of 731 heritage items for protection, although it is noted that information exists for a further 102 sites that are worthy of being protected (but haven’t been listed to date).
- Since June 2000, 45 listed heritage buildings have commenced work to strengthen their resistance to earthquake related effects. Council has given out approximately \$490,000 in grants since June 2000 to encourage building owners to strengthen their heritage buildings, rather than demolish them.
- There are 166 heritage trees listed in the District Plan. Council staff respond to numerous calls about trees every week, but only four resource consents have been processed in four and a half years relating to the heritage tree rule.

APPENDIX 1

This shows that Council has generally fulfilled one of the policies (to identify and list items of heritage value). However, anecdotal evidence over the past five years has suggested the Plan's existing rules are not as effective as they need to be to protect the values associated with listed items.

In order to assess the environmental outcome of the Plan's policies and rules, a report was commissioned that involved reviewing resource consent files and undertaking site visits of finished works to heritage buildings. 70 heritage buildings were randomly selected from the building list on heritage schedule. Of those, 55 had a resource consent history and 15 did not.

- For the 55 buildings that had a resource consent history:
 - 9% positive outcome: heritage values enhanced (n=5)
 - 36% neutral outcome: heritage values maintained (n=20)
 - 22% minor/pragmatic loss of heritage values (n=12)
 - 22% notable loss of heritage values (n=12)
 - 11% substantial loss of heritage values (n=6)
- Five buildings were assessed as having their heritage values improved as a result of work carried out. These buildings scored well because the applicants sought to retain and refurbish important features of the building. The largest category of buildings identified above, were those that had no effect (either positive or negative) on the heritage values of the building.
- The Plan anticipates some minor loss of heritage values in order to maintain active use of a heritage building, hence it is considered that there is a 'pragmatic' loss of heritage values in 22% of buildings studied.
- However, it is clear that with 31% of buildings having a notable or substantial loss of heritage value then the objectives of the Plan are not being achieved.
- For buildings that did not have a resource consent history (mostly situated in Residential Areas), most buildings were in a good state of repair and well maintained.

Overall, it seems clear that the heritage outcomes sought by the Plan are not being achieved where a resource consent involves a listed heritage building. Likely reasons for the poor results are:

- Controlled Activity status for additions and alterations to heritage buildings, ie. no ability for Council to decline consent where the effects are more than minor or impose certain types of conditions.
- The heritage related definitions in the Plan are considered unclear, leading to inconsistent interpretation over time.
- Possible contradictions between the heritage objectives and policies of the Plan and how those are reflected in the Plan's rules.
- Possible inconsistent application of the rules and enforcement of resource consents, probably due in part to the problems previously identified.
- Applications for resource consent for heritage buildings were generally deficient in terms of information on the effects of the proposed works on heritage values.

APPENDIX 1

It is noted that these results do not reflect the work that Council has done to achieve better results through the resource consent process than would have resulted otherwise. It is clear though that good heritage outcomes cannot be achieved with the current rule structure in place. These results provide adequate justification to reconsider the approach taken in the District Plan to heritage protection, and to prepare a plan change (work that has been anticipated in the Draft Heritage Policy).

5.5 Protection of Maori Values

The Plan seeks to facilitate and enable the exercise of tino rangatiratanga and kaitiakitanga by Wellington's tangata whenua and other Maori. In order to implement this, Council sought to identify and protect sites of significance and require consultation for any activity within a Maori Precinct. Accordingly, the Monitoring Programme identified three study areas:

- Consents for works on Sites of Significance (SoS)
- Consents for works in Maori Precincts
- Consultation with Maori generally in the resource consent process.

The results of this monitoring work is summarised below:

- Council holds no records for a consent being processed under rule 21.3.1 for the total or partial demolition of a site of significance between July 2000 and Dec 2004.
- Between July 2000 and June 2004 there were 62 resource consents for activities in the Maori Precincts. Consultation with Maori occurred in most, but not all, resource consent applications.
- There were some situations where there was no evidence of consultation on the file. This seemed to be less common in the later part of the study period, suggesting that both consent applicants and Council planners have become more aware of consultation requirement for *any* activity occurring in the Maori Precincts.
- Some examples of how Maori values have been protected include:
 - conditions on consents relating to the process to be followed if koiwi (artefacts) are discovered.
 - placement of a plaque or artwork symbolising the tangata whenua history and association to the site.
 - blessings or ceremonies to open a new building.
 - covenants on land to restrict building within some parts of a site.
- Despite the generally positive results relating to Maori heritage protection, this monitoring work did reveal one particular problem with the 'red dots' (sites of significance in the Plan). It is difficult to know the extent of these areas because they are depicted with a small red dot, rather than a defined area (ie. polygons). It is possible that some works on one of these sites were not triggered as requiring a resource consent because of this.
- The Wellington Tenth Trust have been working on a GIS model of sites of significance which is expected to provide more detailed information about the extent of the site.

The Wellington Tenth Trust had no disagreement with the draft report findings, but did note some issues from their perspective:

APPENDIX 1

- The consultation process, while generally working well, could be improved with better site definition and more work on policies and rules in the District Plan.
- The burden of consultation is onerous for both the consent applicant and tangata whenua and greater assistance is required.
- The Tenths Trust accepted that there are some situations where consultation is not required, but that they should be the ones to decide when to apply this discretion.

Accordingly, it is considered that the Plan's objective and policies relating to Maori heritage are being met, though it is acknowledged further work in this area would be desirable as part of the rolling review of the District Plan.

5.6 Value of monitoring results to date

The information collected to date has already been used to inform policy development in a number of areas within the Urban Strategy Group.

Information on population, housing and subdivision trends has been used by the Forward Planning Team to inform the City Urban Development Strategy. Likewise, the results from the heritage monitoring influenced certain tasks in the Draft Heritage Policy. The findings from the urban design guidelines assessment work confirmed what was already anecdotally suspected. However, in the context of the Central Area review of the District Plan, a review of the guidelines has now been made a priority and work has begun on revising the content and structure of the design guides.

The monitoring work has, however, also identified critical gaps in our understanding of some issues, and further work is required.

5.7 Further work required

As data collection and analysis progressed over the past two years, it became evident that there were some significant issues that needed to be investigated in more depth. This is particularly the case with the 'Mixed Use and Boundary Effects' monitoring topic, which explains why the preliminary results on this topic have not been included with this report. Similarly, the results of the work carried out have inevitably led to further questions and the need for further research. These are outlined below:

- Assessing the character effects of residential infill in selected suburbs across the city. The effects of multi-unit developments in character areas has been assessed but there is little information on the cumulative effects of 'one-off' residential infill developments which, the subdivision data shows, is happening all across the city.
- Information on the quality of residential subdivisions being developed is another area where further information is required. A review of relevant Codes of Practice, the earthworks rules and the subdivision design guide is underway. This review should include a study of recently built residential subdivisions.
- It has been difficult to obtain accurate data on the effects of the Central Area and Suburban Centre mixed use policies. There is concern in some quarters that the current regulatory approach to land use in these two zones has resulted in space for some uses coming under pressure (eg. industry, light commercial). Until accurate information is gathered about the proportion of space occupied by certain uses, it is not possible to further any policy work on this issue.

APPENDIX 1

- Similarly, while residential uses add vibrancy to these central area and suburban centre areas, the associated ‘reverse sensitivity’ effects do need to be managed (eg. complaints from apartment dwellers about the noise/smell/traffic from the factory across the street). Further work on this issue is desirable.
- The Council’s noise team has, over the past two years, monitored 40 sites throughout the city in an attempt to gather up-to-date information on ambient noise levels. As it is difficult to find suitable conditions on which to monitor noise (ie. a wind-free, sunny weekend) this work has taken longer than anticipated to complete.
- On a process matter, it is timely to monitor the effectiveness of the non-notification statements in the Plan (ie. clauses in the Plan that state notification of a consent is not necessary under a given rule). Concerns about the use of these statements remain despite the legalisation allowing such statements to be used in the Plan. This work was foreshadowed in the Plan Change 28 decision (which proposed technical changes to the wording of these non-notification statements in response to an amended RMA).

5.8 Making this information publicly available

The RMA requires that *“Every local authority must, at intervals of not more than five years, compile and make available to the public a review of the results of its [plan efficiency and effectiveness] monitoring”*. The District Plan will have been operative for 5 years in July 2005. Accordingly, it is proposed that we collate the results of our monitoring to date (ie. those topics covered in this report) and make it publicly available.

The Act does not prescribe the format of these reports, other than to say a ‘review of the results’ is required. Very few have prepared reports on their plan effectiveness monitoring activities and this Council would certainly be the first in the Wellington Region to produce a report of this kind. As such there is little guidance in how to do this. Instead, guidance has been taken from the monitoring report card approach adopted by Greater Wellington for reporting state of the environment information. In the past, Greater Wellington officers have prepared technical reports (mainly for in-house use) and those reports were summarised into plain English report cards for the community.

It is proposed to adopt a similar concept (ie folded A3 report cards) for each of the monitoring topics covered in this report. The report cards will be visually attractive, with an emphasis on relaying information in pictures and graphs rather than long sections of text. It is anticipated that the availability of the monitoring reports will be advertised in ‘Absolutely Positively Wellington’ and on the Council’s website. The technical reports will also be made available to any person who wants to see the fuller reports.

One advantage of these monitoring cards is that they can be used to raise awareness and understanding of Council’s urban planning functions. In this way, it will complement other communication activities that aim to educate the community about the planning process and why Council controls certain activities and land uses.

6. Conclusion

Work began on collecting information for the first phase of the District Plan monitoring programme in 2003. The breadth of information collated and analysed to date has revealed that the Plan is working very well in some areas (eg. enabling residential intensification) but that further improvements are needed in other areas of the Plan (eg. urban design and heritage). Work has already begun to address the main deficiencies identified by the plan monitoring process.

The work carried out to date has identified a number of areas for further investigation. That work, in addition to finishing the mixed use and noise reports will begin as soon as possible and should result in reports to the Committee in September 2005 (mixed use activities and noise) and early 2006 (remaining 'further information' items). Progress on the second phase of the monitoring programme also needs to begin later this year as the second major report on that is due in 2007.

Council is obliged to make this monitoring information publicly available under the RMA. It is proposed that the information gathered to date be formatted in a style appropriate for the public, and advertised accordingly.

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Supporting Information
<p>1) Strategic Fit / Strategic Outcome The District Plan supports a wide range of strategic outcomes particularly under the Built Environment and Transport KAA's. The monitoring information presented in this report helps to determine whether or not the District Plan and other related Council policies are achieving their objectives.</p>
<p>2) LTCCP/Annual Plan reference and long term financial impact Project C533 – District Plan. The costs incurred by the Monitoring Programme are included in this project.</p>
<p>3) Treaty of Waitangi considerations All District Plan work is required to take account of the principles of the Treaty of Waitangi (refer: Section 8 Resource Management Act 1991). Also, the Wellington Tenth Trust and Ngati Toa have been consulted over the monitoring information that particularly related to them.</p>
<p>4) Decision-Making The decisions required are not significant. Council is obliged to make this information publicly available, and this paper suggests a format for doing so.</p>
<p>5) Consultation a) General Consultation Consultation is not required for this type of report. The information within this report has however been reviewed by both the Resource Consents team, the Compliance and Monitoring Team and other relevant Council staff. b) Consultation with Maori The information that specifically deals with the monitoring results on Maori cultural heritage was provided to the Wellington Tenth Trust and Ngati Toa in late 2004. We received positive feedback from the Wellington Tenth Trust in February 2005.</p>
<p>6) Legal Implications None.</p>
<p>7) Consistency with existing policy N/A. This paper contains merely information that will be used to ensure robust policy decisions are made in the future.</p>