

The partnership agreements will set out the outcomes sought for particular areas including type, extent and timing of development based on sound investigations and consultation. These partnership agreements would then provide the basis for zoning/plan changes. The partnership approach means that the Council may initiate plan change processes as a catalyst for a certain type of development or in a certain place.

The Council intends to use its statutory planning role as one tool in implementing the Framework, particularly to complement the “Partnership for the North”. There will be an ongoing need to review strategic and statutory planning measures including the District Plan and how they can be used to achieve the vision for the north. The Council will consider any necessary changes to the District Plan.

Throughout implementation, community involvement and consultation will be a key component – just like it has been in the development of this Framework.

## APPENDIX 1

### Sharing a vision

#### Planning in partnership

This Framework was created in partnership with the community. It involved the Council initiating and leading an innovative six-month planning process involving:

- The communities of the northern part of Wellington City
- Mana Whenua representatives
- Major landowners in the area
- Developers active in the area
- Other local authorities: regional, city and district councils
- Transport agencies: TranzRail and Transit New Zealand
- A range of Council departments
- External specialist advisers.

The planning process aimed to:

- describe a vision for future development of the northern area of Wellington City
- describe key initiatives that will help us to reach that vision
- outline how those initiatives can be made to happen.

## Key stages of the process

1. Beginning (November 2001) – Clear identification of issues through research and consultation with residents, business and commercial interests and other key stakeholders. December 2001 to March 2002 – Public seminars and workshops with different groups.
2. Community Planning Week 18–22 March 2002– Proposals for sustainable growth generated in a community planning week, where all parties gathered to work through options with advisers and designers. Reported back in April 2002, and public feedback received by 31 May 2002.
3. Bringing it all together – Proposals tested publicly and within the Council and with key stakeholders
4. Making it happen – further detailed work on specific areas and implementation including
  - Draft framework published as Draft Northern Growth Management Plan
  - Formation of the Partnership for the North, between the community, the Council and large landowners.

We extend a genuine thank you to all those people who gave their time and shared their insight, knowledge, desires and ideas to help flesh out this Framework. The idea of such a document is not new, and in fact planning for this area has a long history. Over the years some ideas have changed, reflecting changes in our society and values; others have remained constant. The patience and generosity of all involved is acknowledged and appreciated. The desire for high quality has been consistent.

## APPENDIX 2:

### Relationship with other Council documents

Wellington City Council has a range of plans and strategies that apply across Council activity. These include our overarching *Strategic Plan* and the *District Plan*.

The new Local Government Act 2002 also now requires all councils to prepare long-term community plans. These represent a way for councils to coordinate their long-term financial planning with city development and planning. (The Long Term Council Community Plan replaces the Annual Plan and Long Term Financial Strategy we used to publish annually).

Within this wider strategic planning context, we also have specific *strategies and policies* covering transport, urban design, heritage, parks and open spaces, community and recreation facilities, playgrounds, and more, which inform our city planning.

At a more detailed level, city development is governed by a 'family' of *urban development plans* which allow us to run intersecting projects at the same time in an efficient manner.

We are also developing *management plans* under the Reserves Act, for significant areas such as the Outer Green Belt. In addition, the various infrastructure assets the Council maintains, such as the water, stormwater and sewerage networks, are managed through the Council's *Asset Management Plans*.

Land use and development is currently regulated by Council through the *District Plan* including the *Subdivision Design Guide and Code of Practice for Land Development*.

## Developing a new approach

The Northern Area Framework for Growth Management is part of an emerging planning process within the Council.

To date the focus has been on the quality of the public environment (eg the 1994 Urban Design Strategy) and regulating the 'private' environment through managing the effects of development through the District Plan. The NGMF represents a significant shift in the way the Council manages and plans for the city's future. It presents a vision or picture of where and how we wish the northern area to develop. This vision is based on extensive research and consultation and provides the basis for an active dialogue with community and landowners about how that vision will be achieved.

## GLOSSARY

**Brownfield** – a site, usually industrial, that has residue of previous development, which needs to be resolved.

**Greenfield** – a site free from any prior development.

**High density housing** – over 30 dwellings per hectare.

**Infrastructure** – the roads, rail, water, drainage, sewerage and power required for day-to-day functioning of communities.

**Local centre** – a single or small grouping of stores within a five minute walk of the surrounding area.

**Low density housing** – around 10 dwellings per hectare (that is, conventional suburban housing).

**Medium density housing** – around 20 dwellings per hectare (such as a townhouse development).

**Neighbourhood centre** – a moderately sized grouping of retail stores that provides the surrounding neighbourhood its more frequently required convenience goods, usually at a 10-12 minute walking radius of the surrounding neighbourhood.

**Partnership for the North** – a general agreement between the Council, large landowners and private developers, plus the community, that establishes key principles for developing the northern area.

**Town centre** – a major retail or service centre, such as Johnsonville