

Proposed District Plan Changes 72 and 73

Wellington City District Plan
Clause 5 of First Schedule, Resource Management Act 1991

Proposed District Plan Changes 72 (Residential Area) and 73 (Centres and Business Areas)

Wellington City Council has reviewed the planning rules that affect land zoned Residential and Suburban Centre in the District Plan. These are the rules that determine where and how development can take place. The Residential zone includes most of the city's residential suburbs. The Suburban Centre zone includes shopping centres as well as commercial areas where industrial activities take place. As most people live, shop or work in these areas, it is likely the proposed District Plan Changes will be of interest to you.

Proposed District Plan Change 72 is a full review of the residential chapters of the District Plan. It builds on the provisions of the operative District Plan, with the following key changes:

- Two new 'areas of change' surrounding the Johnsonville and Kilbirnie town centres to provide for medium-density housing
- A new character area to recognise the unique character of Wellington's 'residential coastal edge'
- Amendments to the Inner Residential Area rules covering the demolition of buildings built prior to 1930 to make them more effective
- Amendments to other policies, rules, definitions and planning maps to improve effectiveness.

Proposed District Plan Change 73 is a full review of the Suburban Centre chapters of the District Plan. Key changes proposed include:

- Splitting the current Suburban Centre zone into two new zones, Centres and Business Areas, to recognise their differing roles, and better manage the activities that locate in these areas
- Increased policy guidance regarding urban design and the management of retail activities
- The introduction of a new design guides for Centres and Business Areas to help improve the quality of new development
- Rezoning of some parcels of land to better reflect existing uses
- Amendments to other policies, rules, definitions and planning maps to improve effectiveness.

Details of Proposed District Plan Changes 72 and 73, and the associated section 32 reports may be inspected at:

- **the Council Service Centre, 101 Wakefield Street**
- **electronically at city libraries**
- **www.Wellington.govt.nz/plans/index.html**

Anyone may make a submission on these proposals by sending a written submission to the Council using one of the options outlined below:

Post to: City Planning Team, Wellington City Council, PO Box 2199, Wellington
Deliver to: Ground floor reception, Council offices, 101 Wakefield Street
Email to: district.plan@wcc.govt.nz

The submission must be on form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003, or similar, and must state whether or not you wish to present your views at a Council hearing. Copies of this form are available from the above locations or will be mailed to you if you phone 499 4444.

Submissions on Proposed District Plan Changes 72 and 73 close at 5pm, Friday 27 November 2009

The process for public participation in the consideration of the Plan Changes is as follows:

- after the closing date for submissions, the Council will prepare a summary of the submissions and this summary must be publicly notified
- there will be an opportunity to make a further submission in support of, or in opposition to, the submissions already made
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held
- the Council will give its decision on the proposed Plan Changes, including its reasons for accepting or rejecting submissions
- anyone who has made a submission has the right to appeal the decision on the proposed Plan Changes to the Environment Court.

For further information on:

Proposed Plan Change 72 please call Jeremy Blake (801 3512)

Proposed Plan Change 73 please call Stefania Chrzanowska (801 3721) or Sarah Nelson (801 4235)

THE CLOSING DATES FOR SUBMISSIONS ARE:

Proposed District Plan Changes 72 and 73 - Friday 27 November 2009, at 5pm

And

Withdrawal of Proposed District Plan Changes 52 and 66

Clause 8D of First Schedule, Resource Management Act

Withdrawal of Proposed District Plan Change 52 – Suburban Centre Rule Amendments

Proposed Plan Change 52 introduced new District Plan provisions relating to urban design, traffic and out of centre retail activities. These matters have now been incorporated into Proposed District Plan Change 73 which is a full review of the Suburban Centre chapters. Accordingly Proposed District Plan Change 52 will be withdrawn concurrently with the notification of Proposed District Plan Change 73.

Withdrawal of Proposed District Plan Change 66 – Amendments to Suburban Centre Provisions and Associated Definitions

Proposed Plan Change 66 introduced new District Plan provisions relating to the management of exceptionally large retail activities. This issue has now been incorporated into Proposed District Plan Change 73 which is a full review of the Suburban Centre chapters. Accordingly Proposed District Plan Change 66 will be withdrawn concurrently with the notification of Proposed District Plan Change 73.