

Memo

To: His Worship the Mayor, Councillors,
Executive Leadership Team

From: Senior Planner (Policy)

Subject: PC50 Outcomes & Methods Engagement
Overview and Workshop

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Plan Change 50 – Outcomes & Methods Engagement Overview and Dec 9 Workshop

Introduction & Purpose

1. The purpose of this memo is to: provide a high-level overview of the response received on the latest phase of public engagement on Plan Change 50 (PC50); provide a copy of the associated final draft Engagement Report; as well as outline the purpose of the forthcoming Councillor Workshop on 9 December 2020.
2. The purpose of the forthcoming Councillor Workshop will be to:
 - a. Provide an overview of feedback received;
 - b. Seek Councillor endorsement on the Engagement Report's public release;
 - c. Detail our thoughts on proposed responses, noting a further workshop will cover this in detail in the New Year;
 - d. Provide an overview of Southern Growth Area inclusion, including: plan change development rationale; indicative planning controls; plan change scenarios and alternative options;
 - e. Outline next steps for Plan Change 50.

Overall public feedback

3. Two papers were released on 30 September 2020 seeking public feedback on 72 proposed Strategic Objectives and Policies for rural and residential areas, remaining open until 2 November 2020. Additional material was also released on the PC50 project webpage, including further supplementary reporting and explanatory information. A proactive social media campaign was enacted, with advertising and feedback material available at all libraries and the Civic Building,

with officers also engaging people on early morning commuter trains at Silverstream Railway Station and Upper Hutt Main Station.

4. Over the engagement period, 129 respondents formally provided feedback across both papers, with the website receiving over 450 unique views, or approximately 100 unique views per week. This rate was similar to the last PC50 engagement.
5. Respondents were encouraged to provide their feedback via an online feedback form platform available on Council's webpage. This platform sought to tailor the feedback form based on the areas of interest to respondents by firstly asking which topics they were interested in, then only providing questions which related to relevant objectives and policies.
6. This was a novel approach to seek feedback, intended to streamline the feedback process to review the wide set of objectives and policies more effectively. This online platform proved to be a popular means to provide feedback, with 83% of respondents choosing to provide feedback online. The remainder simply emailed in their feedback to the PC50 email inbox, with informal feedback provided via phone or front desk enquiry. No respondent provided feedback in physical form.
7. The nature of the feedback platform meant that no single objective or policy received a 100% response rate. As above, it was an intentional decision to allow respondents to target those areas of interest and to increase the quality of feedback received.
8. The feedback received across papers was fairly even, with 60% of responses towards the residential paper and 40% towards the rural paper. However, when evaluating the number of topics covered, the balance was contained in rural responses, at over 700 topics, with the residential paper receiving just over 650 topics. This was reflective of the diversity of interest respondents on the rural paper had. The following provides a brief overview of response themes.

Key feedback topic areas

9. The following briefly details those topics that received polarising feedback, both for and against.

Areas of high support

10. The following areas received a high degree of support from respondents across rural and residential papers:
 - a. Three waters infrastructure and roading infrastructure:
 - i. Respondents noted current constraints with these assets and the importance of developing with appropriate consideration of suitable infrastructure, including their ability to deliver sustainable solutions.
 - b. Sustainability, climate change, and resilience:
 - i. Respondents acknowledged development should occur sustainably with resilience in mind, in many cases advocating for stronger requirements.
 - c. Urban Design:
 - i. For the residential paper, respondents commonly stated that high urban design standards should be required in the face of growing housing demand and the need for intensification.

- d. Medium density and high density intensification areas:
 - i. For the residential paper, respondents expressed a high degree of support for both proposals to increase density around (and within) the CBD and railway stations, recognising the multiple benefits of this approach to both increase housing supply and provide a living style with a high degree of accessibility.
- e. Rural character controls:
 - i. For the rural paper, respondents were supportive of the description of rural character and the parameters, with high support for the use of landscaping to retain rural character.

Key areas of objection

11. The following details the two dominant topics that respondents expressed the greatest objection to:

- a. Southern Growth Area (SGA) – Many respondents on the residential paper expressed specific objection to development on the Pinehaven Hills or Silverstream Spur. This contrast can be seen in the difference in response rates for SGA-related policies and others, with about a 40% difference between the two, representing a significant drop-off. Specific points raised by those respondents on objection included:
 - i. Density over growth area;
 - ii. Stormwater runoff;
 - iii. Capacity constraints for three waters, roading, and community facilities;
 - iv. Visual impact of removing green backdrop; and
 - v. Ecological value of the site.
- b. Maymorn Development – A large proportion of respondents on the rural paper expressed specific objection to proposals for development within the Maymorn Area.
 - i. Most of these respondents were specifically supportive to an extension of the rural lifestyle zone to abut existing Maclaren Street density.
 - ii. These respondents believed that the productive capacity of the area was limited and the current densities meant that production was not commercially viable.
 - iii. The balance of other respondents on Maymorn development were against any development, noting their desire to retain the rural aesthetic and amenity of the area – which both parties (for and against) believed should be the objective of any development.

12. Other areas where there was notable negative feedback included:

- a. Rural:
 - i. Development on rural hill policies;
 - ii. Rural production and high productivity protection;

- iii. Intensification areas and extent; and
- iv. Rural visitor accommodation and business;
- b. Residential:
 - i. No or reduced minimum allotment sizes; and
 - ii. Visitor accommodation.

Scope of public feedback in relation to PC50

13. In many of the cases feedback received from respondents touched upon matters that were outside of the scope of PC50 consideration. To quickly summarise, the scope of PC50 includes the review of all objectives and provisions in the District Plan associated with current and future rural and residential zones, including associated subdivision controls. The following highlights some of the specific matters' submitters discussed that will not be considered as part of the plan change and instead where they best can be addressed.
14. Many of the points raised related to engineering, network utility, or three waters controls (e.g., hydraulic neutrality, earthworks, and transmission lines). While material referred to some of these, it is likely that much of these will be addressed during the rolling District Plan review via specific plan changes. The bulk of these will be through Plan Change 46 – Engineering Code of Practice & Esplanades, which is intended to be notified in 2021. Other matters raised by respondents that will be addressed in separate plan changes including biodiversity and the integration of community facilities and commerce within development areas, the latter of which will be addressed in the forthcoming PC50 workshop.
15. In addition, respondents commonly referred to additional water quality standards, such as the quality of water discharges, protection of waterways and water sources, and effluent management. All these matters are controlled through the Regional Plan, in accordance with the prescribed responsibilities of regional and local councils under sections 30 and 31 of the Resource Management Act 1991, respectively. In terms of regional and local council crossover, Council is only required to give effect to matters contained within the Regional Policy Statement (RPS), noting that in many cases applicants would need to obtain both local and regional consents for any moderate to significant works. The current RPS for the Greater Wellington Region is from 2013 and is not intending to be reviewed until 2021.
16. Lastly, respondents also referred (directly or indirectly) to several current and possible new Council policies throughout feedback, which are outlined below:
- a. Development Contributions Policy (DCs Policy);
 - i. Respondents stated their objection to Council paying for infrastructure required to service new developments, seeking a user-pays model. Given there are currently no urban development contributions, a new DCs policy will be required prior to PC50 gaining legal effect. This will be elaborated on further in the Councillor Workshop.

- b. Residential Stimulus Policy;
 - i. While not directly discussed in feedback, respondents did state that housing diversity and intensification was a priority with some urgency. The Residential Stimulus Policy currently promotes the development of Comprehensive Residential Developments (CRDs) only, with a fixed budget and scope, with the objective to increase the number of CRDs being constructed. To be as effective as possible, the policy would need to align with the direction of PC50 prior to gaining legal effect.
- c. Sustainability incentives and policies;
 - i. Much of the feedback received on sustainability-related policies, such as passive housing solutions, renewable energy, and water harvesting, expressed a support for stronger controls and incentives. This included suggestions of Council grants to incentivise sustainable solutions, as well as supplementary policies to give effect to the 2020 Sustainability Strategy. As above, these measures are outside of the scope for PC50 but are worthwhile for Council to consider further.

17. A complete copy of the final draft engagement report has **been included in your Stellar Library** for your consideration.

Core areas likely to be further reviewed

18. The primary purpose of the next Councillor workshop is to provide an overview of feedback we received in this phase of public engagement. The next phase of public engagement will be a significant step towards finalising the proposal for the rural and residential review, being the release of full draft objectives, provisions, and zoning for public feedback before public notification within 12 months thereafter.
19. An overview of the plan change schedule in the lead up to this next phase of public engagement is provided as **Attachment 1** to this Memo.
20. This details that in February 2021, a workshop with Councillors is scheduled to fully detail how we intend to respond to feedback received and finalise objectives and policies to set the direction of associated rules and zoning extent. As a precursor to this, it is worthwhile to highlight some of our immediate thoughts on likely proposed changes to core policy. These are as follows:
- a. Amalgamation of some policies and objectives to rationalise policy direction, improve clarity, and avoid duplication.
 - b. Dividing the current urban growth area objective into separate objectives to compartmentalise sites and better address some site-specific sensitivities and constraints.
 - c. Creation of a new urban design-related objective and associated policies to better reflect its priority in directing urban development and intensification and rationalise current policies.

- d. Creation of a new infrastructure-related objective and associated policies (for rural and residential chapters) to address capacity-related matters and design solutions more comprehensively.
- e. Continued development of medium and high density intensification extents within the urban environment to better reflect the latest guidance on implementing the requirements of the National Policy Statement for Urban Development 2020 (NPS-UD).
 - i. Work has continued on how best to manage developments within these areas and a framework for managing effects has been developed. A copy of this report has been **included in your Stellar Library** for your consideration.
 - ii. The workshop intends to detail the process that Ministry guidance on NPS-UD requirements sets to determine appropriate building heights, recognising that the minimum required enabled height is six stories within intensification areas.
- f. Review the Maymorn and Wallaceville Church rural-residential intensification extents.

Next steps

- 21. Work has begun to review the current draft policy settings in light of public feedback and will continue until the next Councillor Workshop.
- 22. Supplementary reporting to improve our evidence basis will also begin between now and the next phase of public engagement. This includes the likes of: urban design guidance (including high density); updated traffic modelling; rural character; economic cost benefit analysis.
- 23. In addition to this, ongoing discussions with key stakeholders, landowners, and the various PC50 community groups will continue.

Ike Kleynbos
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Attachment 1:**Indicative PC50 development programme (Dec 2020 to Jul 2021)**

Dec 2020	<ul style="list-style-type: none"> - Councillor Workshop – Objectives & Policies Engagement Overview - Engagement Report release - Stakeholder & landowner discussions continue - Objectives and Policies development
Jan 2021	<ul style="list-style-type: none"> - Stakeholder & landowner discussions continue - Objectives and Policies development
Feb 2021	<ul style="list-style-type: none"> - Councillor workshop – Finalise Objectives & Policies - Provision drafting - Supplementary reporting
Mar 2021	<ul style="list-style-type: none"> - Provision drafting - Supplementary reporting
Apr 2021	<ul style="list-style-type: none"> - Councillor workshop – Initial Draft Provisions & Zoning - Provision drafting
May 2021	<ul style="list-style-type: none"> - Provision drafting - Supplementary reporting
Jun 2021	<ul style="list-style-type: none"> - Councillor workshop – Objectives, Provisions & zoning confirmation prior to release & SGA inclusion - Public consultation content development
Jul 2021	<ul style="list-style-type: none"> - Public engagement opens on Final Draft PC50 objectives, provisions, and zoning