

# Draft District Plan

Presentation to District Plan Review Committee

18 October 2023

The bottom right corner of the slide features several thick, light blue wavy lines that flow from the right edge towards the center, creating a modern, abstract graphic element.

# Schedule

First up	<ul style="list-style-type: none"> <li>Residential zones (and urban design)</li> <li>Rural zones</li> </ul>
Before lunch	<p><b>OTHER ZONES</b></p> <ul style="list-style-type: none"> <li>Commercial and Mixed-Use</li> <li>Industrial</li> <li>Open Space</li> <li>Special Purpose</li> </ul>
After lunch	<p><b>OVERLAYS</b></p> <ul style="list-style-type: none"> <li>Natural Hazards</li> <li>Sites and Areas of Significance to Māori</li> <li>Natural Environment</li> <li>Coastal Environment</li> <li>Historic Heritage</li> <li>Notable Trees</li> </ul>
Final session	<p><b>DISTRICT-WIDE MATTERS</b></p> <ul style="list-style-type: none"> <li>Energy</li> <li>Infrastructure</li> <li>Transport</li> <li>Three waters</li> <li>Subdivision, Earthworks and Public access</li> <li>Hazardous facilities</li> <li>Light</li> <li>Noise</li> <li>Signs</li> <li>Temporary Activities</li> <li>Wind</li> </ul>



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# What's in this presentation

- Runs through each chapter of the draft
- Focussing on:
  - Key direction  
*NPSs, RPS, Council strategies and previous committee meetings*
  - General approach of the chapters
  - Key changes from the current District Plan approach
  - Where we expect a high-level of interest from the community



## **Brief comment on:**

- What's not in the draft**
- What engagement will look like**



# Zones



# Residential zones

## High Density Residential Zone

- Continues approach from Plan Change 56
- Applies to walkable catchment areas and adjacent to other suburban commercial centres
- Permits three units per site and six-storey buildings (ten storeys adjacent to city centre)
- Wide range of other standards apply (such as building coverage, recession plane, landscaping requirements)
- Permits some small scale non-residential activities (child care facilities, visitor accommodation)
- Provides for some other non-residential activities, but through a resource consent process
- Main changes from Plan Change 56:
  - Permits Papakāinga
  - New policy on urban design outcomes



# Residential zones

## Medium Density Residential Zone

- Continues approach from Plan Change 56
- Applies to urban, residential areas with little to no constraints on development
- Permits three units per site and three-storey buildings (five storeys in some areas)
- Wide range of other standards to comply with (such as building coverage, recession plane, landscaping requirements)
- Similar approach as HDRZ for non-residential activities
- Main changes from Plan Change 56:
  - Area revised (but not substantially different)
  - Permits Papakāinga
  - New policy on urban design outcomes



# Residential zones

## Large Lot Residential Zone

- Largely addresses the residential areas excluded from Plan Change 56
- Applies to urban, residential areas with development constraints – lack of services, topographical constraints
- Permits one residential unit and 1 minor residential unit per site, and two-storey buildings
- Simpler range of development standards (given lower level of development anticipated in the zone)
- Key differences from other residential zones:
  - Lower density and built development
  - Minor residential units
  - Minimum net site area – 1,000m<sup>2</sup>
  - Less enabling of retirement villages
  - Fewer design standards (*no standards on Outdoor living space, Screening/Storage, Stormwater detention, Outlook space, Windows to steets, Landscaping*)

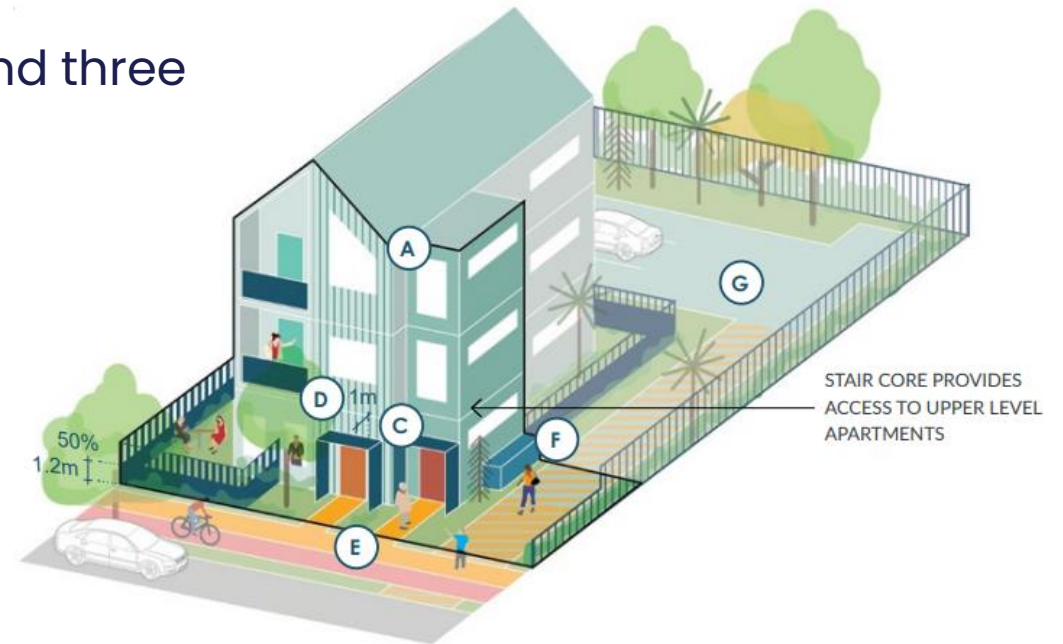




# Residential zones

## Things we expect to hear about:

- Impacts of development on adjoining properties (shading, privacy, noise, property values)
- Impacts on infrastructure (particularly road and three waters capacity)
- Reduction in carparking
- Impacts on natural environment
- Stormwater management
- Natural hazard risk
- Climate change
- Requests for rezoning



# Urban design

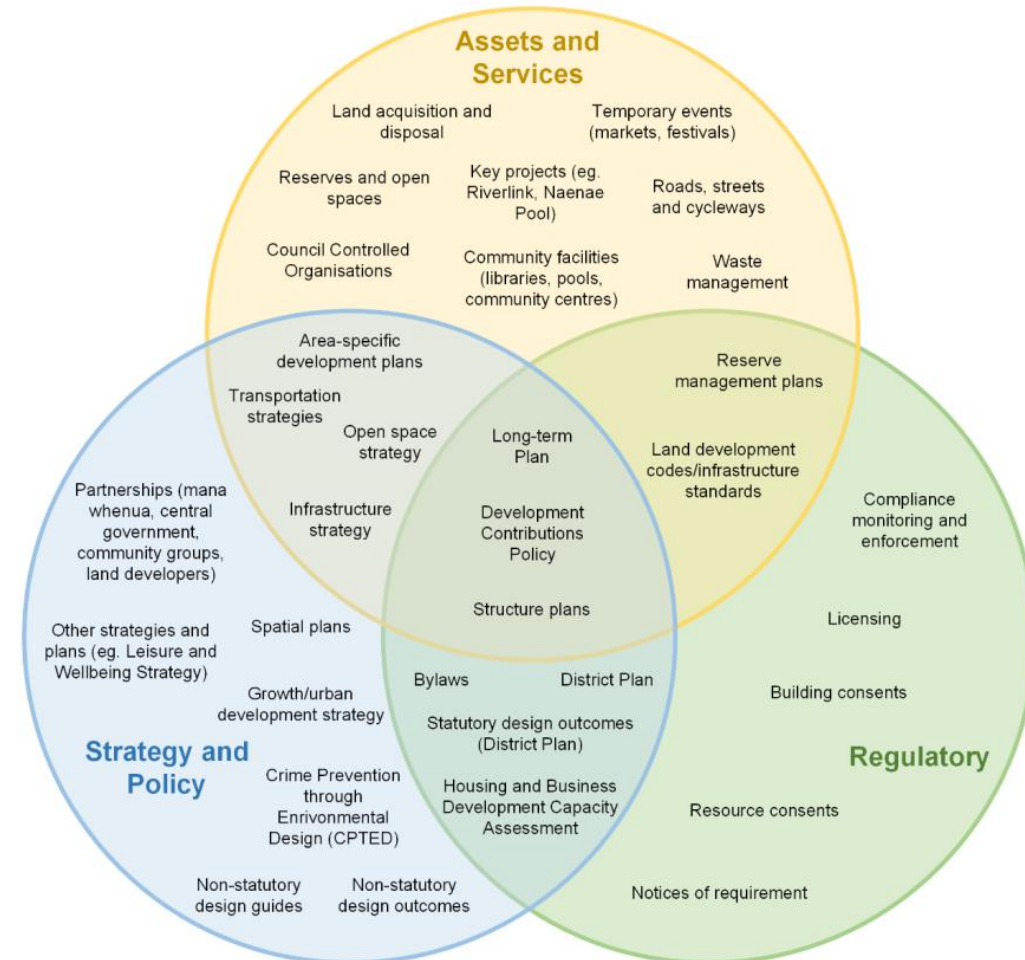
(Recap)

- Relevant to all residential, commercial, and industrial zones
- Consistent structural approach across zones
- Implements direction from previous meeting:
  - Definite outcome statements as plan policies
  - Guidance and examples will sit outside plan
- Wording is within zone chapters



# Social cohesion and wellbeing

- Further work since previous meeting, including an independent review by Boffa Miskell
- Review used MSD domains of social wellbeing:
  - Health
  - Knowledge and skills
  - Paid work
  - Economic standard of living
  - Civil and political rights
  - Cultural identity
  - Leisure and recreation
  - Safety
  - Social connectedness
  - Life satisfaction
- Social cohesion harder to define and not typically something that can be regulated



# Social wellbeing

- District Plan is a regulatory tool and has limited influence over most of these, however, we do expect the plan to influence what it can.
- Example ways are:
  - Adequately enabling social infrastructure (health, recreation, community facilities, etc.)
  - Support functional needs of social infrastructure (e.g. tertiary education, ECE)
  - Promoting active transport
  - Promoting access to employment (through location choice)
  - Protecting cultural heritage (Māori and general)
  - Managing negative effects on wellbeing (noise, vibration, light, dust, odours)
  - Managing impacts on safety and security (CPTED, transport network safety)
- Often not related to “urban design” as such, but depends on where you draw the boundaries



# Rural zones

## General Rural Zone

- Applies to larger rural sites, particularly in Wainuiomata but also in the Eastern Bays and Western Hills
- Typically open, vegetated landscapes interspersed with low-density built development and a lack of urban infrastructure
- General approach:
  - Permits a mix of rural and recreation activities
  - Permits residential activities (one dwelling per 15ha)
  - Resource consent required for most other activities, including rural industries
  - Greater restrictions on development in a Highly Productive Land Overlay (following the NPS – Highly Productive Land)

## Things we expect to hear about:

- Limits on additional development (possibly limits on rural industries)
- Regulation of highly productive land
- Constraints imposed through Natural Environment and Earthworks chapters



# Rural zones

## Rural Lifestyle Zone

- Applies to relatively large sites on the interface between rural and urban areas
- Higher density and more residential character than the General Rural Zone
- Relatively low-density built development and a lack of urban infrastructure
- General approach:
  - Provides for a mix of rural, residential and recreation activities
  - Minimum allotment size of 1ha
  - One residential unit and one minor residential unit permitted per allotment
  - Resource consent required for most other activities

## Things we expect to hear about:

- Limits on additional development
- Whether more (or less) development should be enabled in Wainuiomata North and Moores Valley Road

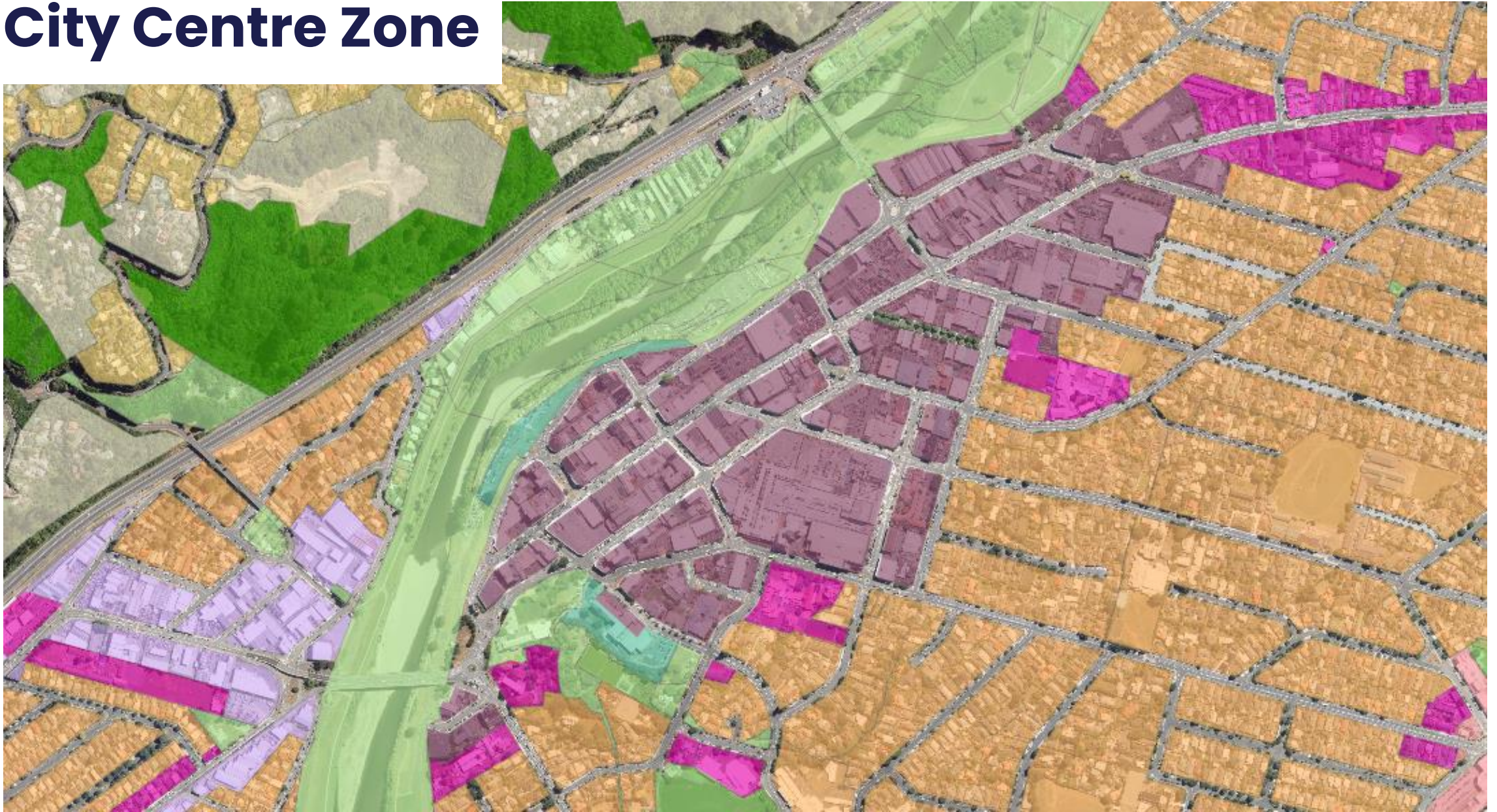


**Break?**





# City Centre Zone





# Commercial and Mixed-Use zones

## City Centre Zone

- Top of the “centres hierarchy”
- Continues approach from Plan Change 56
- Integrating and supporting key moves in CCTP, CURP, Riverlink
- Key changes from PC56:
  - New urban design outcomes (more consistent across residential and commercial zones)
  - Urban design provisions to support connections to the river and enhanced public spaces
  - Two special precincts – Riverbank and Civic

## Things we expect to hear about:

- Riverlink
- Revitalising the city centre



# Commercial and Mixed-Use zones

## Active Frontages

- Requirements about design of buildings at street-front
- Requirements for shelter (e.g. verandahs)
- Limits on “privacy sensitive activities” such as residential to activate those frontages
- Strong limits on vehicle crossings to preserve flexibility for street allocation – either permanent pedestrianisation or temporary closures for events





# Metropolitan Centre Zone



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# Commercial and Mixed-Use zones

## Metropolitan Centre Zone (Petone)

- Second in the “centres hierarchy”
- Continues approach from Plan Change 56
- Key changes from PC56:
  - New urban design outcomes (more consistent across residential and commercial zones)
  - Urban design provisions to promote character in new buildings on Jackson Street
  - More flexible land use in Petone West

## Things we expect to hear about:

- Jackson Street heritage
- Transport issues





# Commercial and Mixed-Use zones

## Local Centre Zone

- Third in the “centres hierarchy”
- Applies to approx. 19 suburban centres (still waiting on technical work to confirm exactly which)
- Continues approach from Plan Change 56
- Key change from PC56:
  - New urban design outcomes (more consistent across residential and commercial zones)

## Things we expect to hear about:

- Revitalising local centres
- Demand for residential-only developments in commercial areas
- Whether there should be more different treatment for different centres



# Commercial and Mixed-Use zones

## Mixed Use Zone

- New zone with no equivalent in the operative plan
- Outside the “centres hierarchy”
- Applies to:
  - Several dozen very minor suburban shopping centres
  - Unusual sites
  - Fringe areas around larger centres
  - Some key corridors with existing mix of uses and good public transport routes – parts of these are existing residential areas
- Same heights as in Plan Change 56 but otherwise significant change in direction – signalled in Petone/Moera by Petone 2040 but otherwise new:
  - New urban design outcomes (more consistent across residential and commercial zones)
  - Allows small-scale commercial, community, health, etc.



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# Commercial and Mixed-Use zones

## **Mixed Use Zone**

- Intended to provide for local needs
- Flexible to future changes in demand
- Protects existing residential (context-specific controls)
- Allows full-residential new developments

## **Things we expect to hear about:**

- Where the zone is applied (e.g. mixed-use corridors and centre fringes)
- Amenity for existing residential
- Urban design factors



# Industrial zones

## Heavy Industrial Zone

- The heart of Seaview – replaces current “Special Business” area (so, not Gracefield)
- Area “protected” for potentially hazardous industry by ensuring sensitive activities like residential are prevented
- Also protects development capacity for industry by limiting non-industrial uses to smaller scale uses serving the area (service stations, dairies, cafes, etc.) or less permanent re-uses of existing buildings (e.g. commercial recreation)
- Landscaping / character requirements on main through routes

## Things we expect to hear about:

- Whether rules are too strict on other uses (commercial pressure)
- Providing for amenities in the area
- Needs of existing industry





# Industrial zones

## General Industrial Zone

- Applies to main industrial areas across the city – Petone North, Petone East, Taitā, Gracefield, Wainuiomata (Waiu St), Naenae
- Floating one new area in Manor Park, Ngāti Toa-owned site with planned business park
- Enabling industrial and specialised commercial (e.g. equipment hire, garden centres) that are low-density and use big sites
- Restricts sensitive activities and non-industrial activities to protect industrial capacity

## Things we expect to hear about:

- Whether rules are too strict on other uses (commercial pressure)
- Providing for amenities in the area
- Needs of existing industry
- Manor Park neighbours' views on possible new industrial area



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# Industrial zones

## Light Industrial Zone

- Applies to smaller industrial areas scattered across the city
- Unlike Heavy and Medium Industrial, often has boundaries with residential areas that need to be managed
- Unlike Heavy and Medium Industrial, compatible with “sensitive” activities like homes, childcare, health, etc. and provides for “live-work” developments
- Provides for commercial activities that don’t belong in centres (trade supply, garden centres, etc.)

## Things we expect to hear about:

- Whether rules are too strict on other uses (commercial pressure)
- Needs of existing industry
- Protections for neighbours



# Open Space zones

## Natural Open Space

- Primarily large, undeveloped, natural areas (HCC, GWRC DoC reserves)
- Applies to a wider area than the existing District Plan (mainly areas currently in rural zones)
- Provides for a range of recreation and conservation activities
- Provides for a range of other activities anticipated within some sites in the zone:
  - Visitor accommodation, Visitor centres, Commercial activities, Rural activities
  - More enabling of visitor accommodation and commercial activities

## Open Space Zone

- Generally applies to parks in urban areas with low levels of development
- Provides for a range of recreation, park management and conservation activities
- Provides for mobile commercial activities



# Open Space zones

## **Sport and Active Recreation Zone**

- Primarily provides for sports fields and larger reserves with playgrounds
- Provides for a range of recreation, park management and conservation activities
- Provides for retail activities typically associated with active recreation (such as sports events)
- A range of standards, including hours of operation.

## **Things we expect to hear about (across all open space zones):**

- Restrictions on park management (such as providing for events, tracks, operational buildings)
- Whether it's too enabling of non-recreation activities
- Whether some areas should be in a zone that provides greater development





# Hospital Zone





# Hospital zone

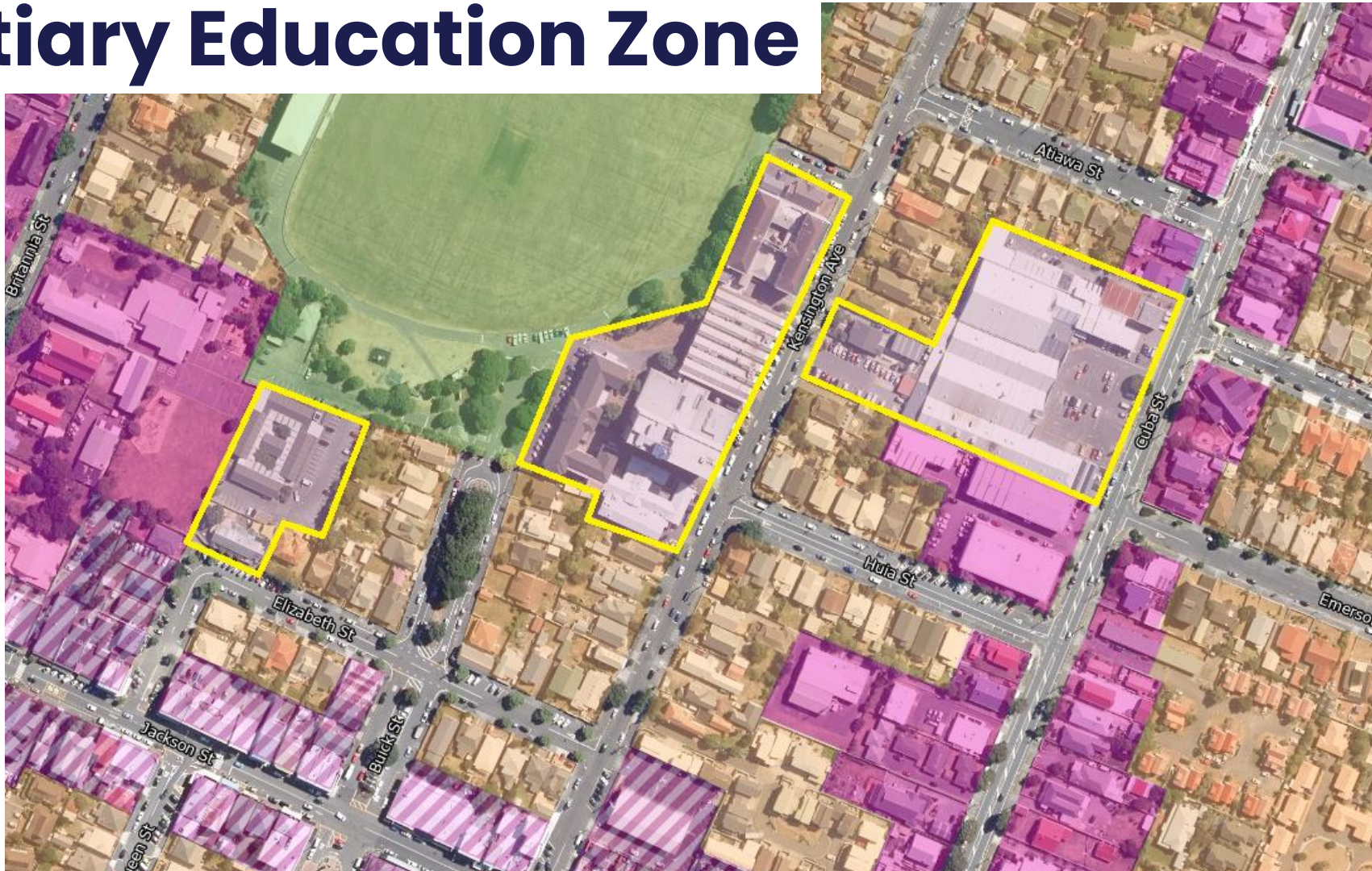
- Specific to Hutt Hospital site and adjoining healthcare facilities
- Similar to existing District Plan approach:
  - Enable healthcare facilities and ancillary activities.
  - Require resource consent for other developments.
  - Provide for similar level of built development as what's provided for in adjoining residential zone
- Key changes:
  - Includes Boulcott Hospital (previous residential zone)
  - No longer permits residential redevelopment of the sites
  - Additional landscaping controls (including for carparking areas)

## **Things we expect to hear about:**

- Providing for changing functional/operational needs of modern healthcare facilities
- The heritage building identified on the Hutt Hospital site
- May hear from nearby residents (level and design of new built development)



# Tertiary Education Zone



# Tertiary Education Zone

- Specific to WelTec Whitireia campus in Petone
- A new zone for the District Plan
- Similar to existing District Plan approach:
  - Provides for education facilities, including ancillary activities
  - Enables a similar level of built development to surrounding residential area
  - Design controls for street frontage
- Key changes:
  - No longer includes Udy Street carpark
  - No longer permits residential redevelopment of the site
  - Additional landscaping controls, including for carparking areas
  - Removed access requirements for corner sites
- May hear from nearby residents (including level of built development and carparking)





# Quarry Zone





# Quarry zone

- Applies to two existing quarries in Liverton/Belmont
- Largely continues existing District Plan approach:
  - Enables quarrying and ancillary activities
  - Restricts non-quarry related activities
  - Controls noise and vibration from blasting
  - Protects landscape, amenity and screening areas
  - Restricts new sensitive activities near quarries
  - Requires quarry management plans
- May be some interest from quarry operators and residents concerned with noise/vibration



**Lunch?**



# Overlays



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# Natural hazards

- Continues the work that was done for Plan Change 56
- Greater focus on vulnerability of activities (rather than building just buildings and structures)

## **General approach:**

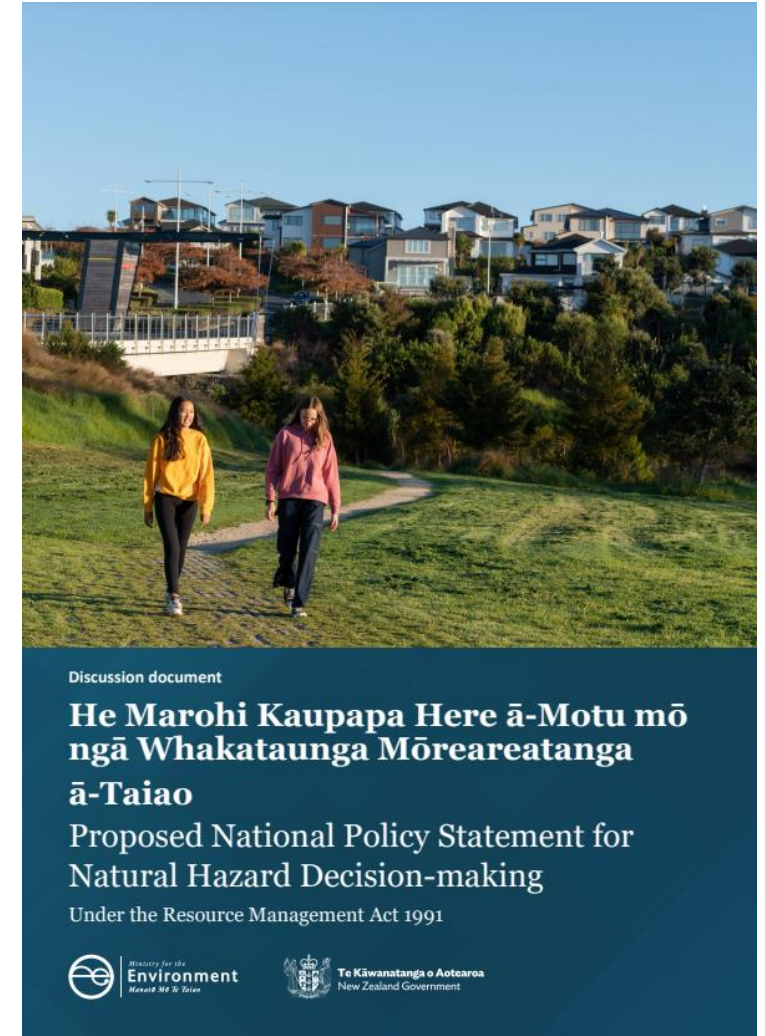
- Categorise hazard areas as High, Medium and Low Hazard Areas
- Categorise activities as Hazard Sensitive, Potentially Hazard Sensitive and Less Hazard Sensitive
- The higher the hazard level for the area, and the more sensitive the activity, the less enabling the plan provisions.
- Includes controls on additions to existing buildings
- Permits Flood mitigation works and Green infrastructure from the HCC, GWRC or a Crown entity



# Natural hazards

## Things we expect to hear about:

- Costs for landowners, including impacts of having hazards identified on LIMs and impacts on insurance
- Concerns with climate change adaptation
- Identification of areas that are currently relatively risk free, but will have greater risk with climate change
- Impacts for commercial and industrial areas (particularly for coastal inundation)
- Complexity for plan users



# Natural environment

## Natural Features and Landscapes

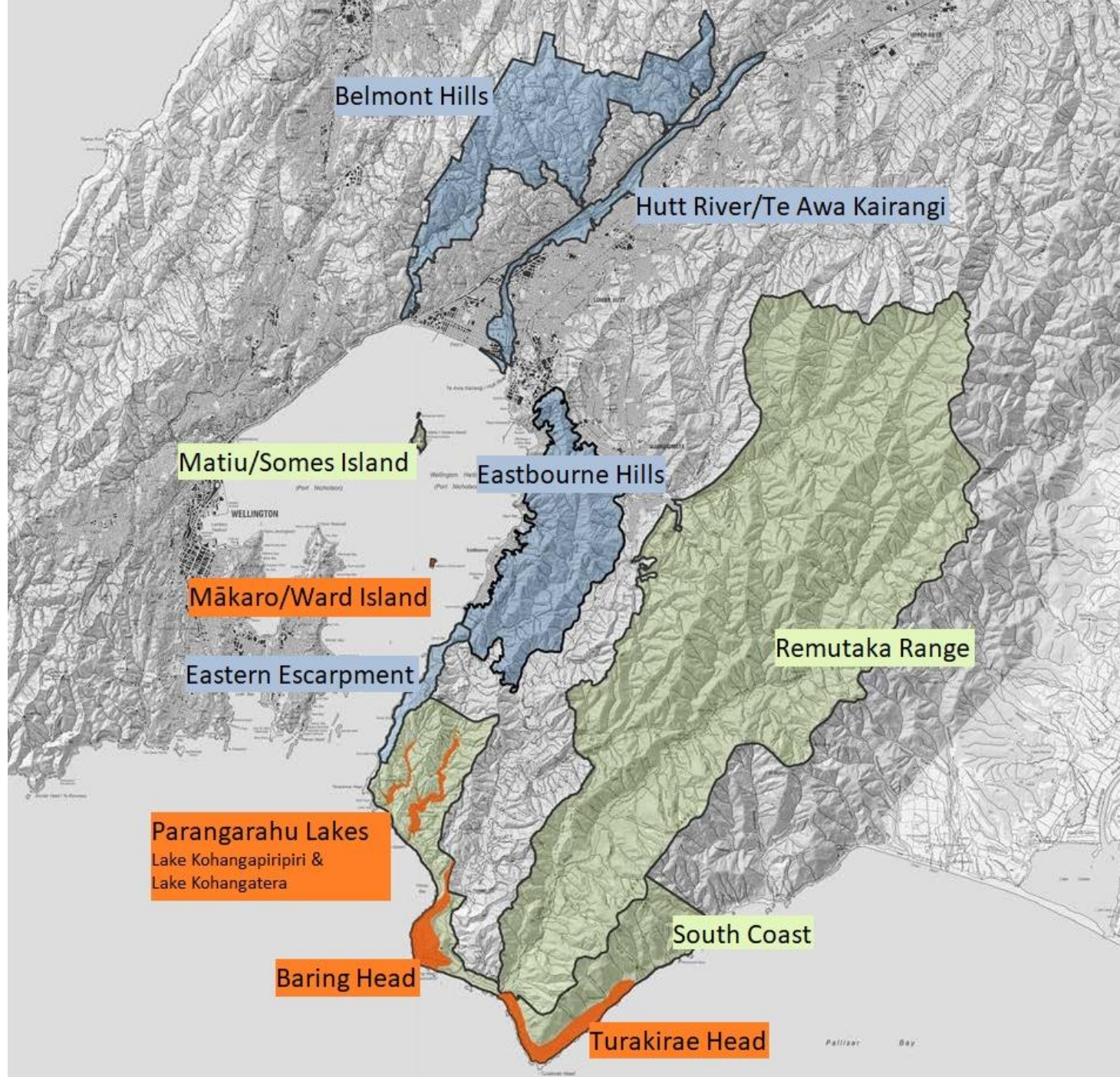
- Strong guidance in the RMA, Regional Policy Statement and NZ Coastal Policy Statement to identify and protect Outstanding Natural Features and Landscapes
- Policies, rules and standards:
  - Provide for existing activities and limited new development where they are of an appropriate scale and identified values can be protected
  - Avoid new quarries and plantation forestry
- Specific rules to enable restoration and enhancement activities
- Could also identify Special Amenity Landscapes, but this is not recommended

## What we expect to hear about:

- Impacts of overlays and associated rules on current land use activities or future development aspirations
- Significance of the areas identified
- General concerns with rules imposed on private property (including impacts on property values)









# Natural environment

## Natural Character

- Relates to activities in the margins of rivers, lakes and the coastal marine areas
- Policies and rules:
  - Require most use and development to be set back from waterbodies and the coast
  - Allow for minor, small scales activities within coastal and riparian margins
  - Allow for activities where there is a functional need to be within the margin (for example, some infrastructure and river protection)

## Things we expect to hear about:

- How the rules would impact areas with small streams where the margins are already developed
- Other work that is being done to improve the natural character of coastal and riparian margins



# Coastal environment

- Includes provisions for:
  - Identifying the Coastal Environment
  - Managing risk from coastal hazards (tsunami, coastal inundation)
  - Managing impacts on High, Very High and Outstanding Coastal Natural Character Areas
- Ensures the draft District Plan:
  - Gives effect to the New Zealand Coastal Policy Statement
  - Gives effect to the Regional Policy Statement with regard to the coastal environment

## **Things we expect to hear about:**

- The same things we'll hear regarding other natural hazards and landscape areas (particularly plans for adapting to sea level rise)
- Why there is a different approach for landscape areas in the coastal environment



# Historic heritage

- Council must *recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development*
- Regional Policy Statement sets criteria for identifying places/sites/areas with *significant* historic heritage values
- Expert review of the places/sites/areas identified in the current District Plan
- Letters have gone out previously to owners of properties with newly identified heritage buildings and within newly identified heritage areas



# Historic heritage

- Rules for heritage buildings/structures are *similar* to that of the existing District Plan:
  - Maintenance and interior alterations/demolition are permitted
  - Resource consent required for other alterations, additions, demolition reallocation of heritage buildings
- New rules for heritage areas:
  - For contributing buildings/structures – similar to rules for identified heritage buildings/structures
  - For non-contributing buildings, more enabling of redevelopment of the site

## **Things we expect to hear about:**

- Support for voluntary protection of heritage
- Feedback on the heritage assessments
- Concerns on impacts on property value and insurance
- That the draft identifies buildings that it shouldn't / isn't identifying buildings that it should





# Sites and areas of significance to Māori

- Initial identification of sites and areas of significance is complete.
- Identification has primarily been informed by:
  - Discussion with Kāhui Mana Whenua, and
  - A review of existing cultural impact assessments.
- Objectives and policies have been developed.
- Intend to develop these chapters with further discussions with te Kāhui and landowners

## **Things we expect to hear about:**

- Questions on how we've identified the location and extent of the sites/areas
- Opportunities to better recognise the values and narratives associated with the sites/areas
- Implications of being in a site/area of significance to Māori for future development (particularly in already developed sites/areas)



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# Notable trees

- No RMA requirements to identify and protect notable trees
- Continuing existing District Plan approach:
  - Receiving public nominations for notable trees
  - Expert assessment against the STEM assessment criteria
  - Trees with a score of 120 or more get identified and protected, but only with the approval of the land owner
  - Council takes responsibility for monitoring and maintaining the trees (needs to be funded by Council)
- Lower STEM threshold for trees native to Lower Hutt (100)

## **Things we expect to hear about:**

- Additional trees to be included on the list
- Requests for developers (and Council) to plant new trees



**Break?**  
**Are we on track?**



# District-Wide Matters





# Energy and Infrastructure

## Renewable Electricity Generation

- Provides for small-scale, community scale and commercial scale generation, including solar panel and wind turbines
- Small-scale generation typically permitted, subject to conditions
- Resource consent likely to be required for larger scale activities (such as wind farms)
- Generally continues the existing District Plan approach (introduced in 2016)



## Energy and Infrastructure

### Infrastructure

- Infrastructure addressed in chapter includes transport network, three waters and gas mains, electricity supply, and telecommunication networks
- Provides for operation and maintenance of infrastructure, as well as new or upgraded infrastructure.
- Quite a long chapter, due to wide range of infrastructure types and complex national policy direction.
- Operation, repair and maintenance of infrastructure will typically be permitted.
- Consent may be required for upgraded or new infrastructure.
- Limitations for infrastructure located in overlays (Outstanding Natural Landscapes and Features, coastal character areas, natural hazards, heritage areas and sites of significance to Māori.
- Rules for new or upgraded roads are more enabling than current plan.
- Includes controls on sensitivity activities near the National Grid.

### Things we expect to hear about:

- Is integration of overlays into infrastructure chapter coherent?
- Should we do more to provide for active and public transport network infrastructure?

# Transport

- Chapter covers on-site transport facilities, vehicle access and trip-generating land use
- Manages the impact of these on the safety and function of transport network, and supports shift to active / public transport modes
- Regional Policy Statement direction to reduce transportation emissions and integrate transport and land use
- Integrated Transport Strategy objectives on liveable / walkable environments, innovations to reduce emissions, reducing travel distances
- Another pillar in climate change response (53% of emissions come from transportation)
  - More requirements for cycle parking and end of trip facilities
  - Greater control on vehicle crossings (which impact the pedestrian environment)
  - Greater emphasis on location of high trip generating activities



- Chapter also addresses:
  - Design requirements for driveways, vehicle manoeuvring, loading spaces
  - Residential rubbish storage and collection – more alignment with Council’s bylaw
  - High trip generating activities – lowering thresholds
  - Highly constrained roads – Liverton Road, Natusch Road, Waitohu Road

**Things we expect to hear about:**

- Suitability of cycle parking rates, high-trip thresholds
- Useability, how easy is it to follow
- Rules on vehicle crossings / rubbish collection – too onerous / not enough?
- Anything else to promote active and public transport modes?





# Three waters

- A new chapter for the District Plan
- Would introduce provisions that require:
  - Hydraulic neutrality for new subdivision and development
  - Rainwater tanks and greywater systems
  - Water sensitive urban design for non-residential developments and housing of four or more units
  - Water metering devices
  - Treatment of copper and zinc building materials

## Things we expect to hear about

- Additional costs for developers (and whether it will have the effect of development not taking place)
- Effectiveness of hydraulic neutrality and water sensitive urban design (including long term effectiveness)



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# Subdivision, Earthworks and Public Access

## Subdivision and Public access

- Relatively consistent with the existing District Plan
- Carries the approach of other chapters of the District Plan but with regard to the creation of new allotments
- Stronger provisions relating to overlays and precincts
- Three waters standards updated to align with the standards from Wellington Water
- Public access provided through requirements for esplanades strips and reserves (the existing District Plan approach)

## Things we expect to hear about:

- Unlikely to be much interest specifically on subdivision and public access. Interest will relate more to a relevant zone, overlay or district-wide provision.



# Subdivision, Earthworks and Public Access

## Earthworks

- A range of new standards (area of earthworks, cut height/fill depth, slope angles, transport of material, site reinstatement)
- Policies, rules and standards that are more enabling of earthworks:
  - In rural and open space zones
  - For farming tracks and public walking and cycling tracks
  - For natural hazard mitigation and green infrastructure
- Policies, rules and standards that impose additional controls in some overlay areas

## Things we expect to hear about:

- Impacts of provisions on new development, including residential development and ongoing farming activities
- Impacts of earthworks on hazards (particularly slope stability and flooding)
- Impacts of earthworks on landscapes



# Hazardous substances and Contaminated land

## Hazardous substances

- Essentially the same as presented to the Subcommittee in 2021
- Requires resource consent for:
  - Expansion of existing significant hazardous facilities
  - New significant hazardous facilities (although more enabling in the Heavy Industrial Zone)
  - New sensitive activities in a risk management overlay

## Contaminated land

- Essentially the same as presented to the Subcommittee in 2021
- A simple chapter that effectively defers to the *National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health* (required by the RMA)

## Things we expect to hear about:

- May hear from the oil companies on potential impacts of new development near their storage facilities



# Light

- Largely driven by updated technical standards and emerging issues.
- Essentially the same as presented to subcommittee in 2021, but we've made calls on which topics to cover:
  - Stricter limits for residential protection
  - New rules to cover traffic safety, indigenous biodiversity, coastal area, night sky, general glare
  - Includes protections for future infill developments

## **Things we expect to hear about:**

- Which of the new issues should be included
- Enforcement / practicality of the rules



# Noise

- Essentially the same as presented to the subcommittee in 2021
- Based on new Ambient Noise Survey and modernising technical standards
- Simplifies complex existing limits
- Keeps rules requiring noise insulation in centres and near railways/highways

## **Things we expect to hear about:**

- Cars and street racing (however, not under our control)
- Hours and days for different limits (e.g. Sundays, evening limits)
- Whether special sites and activities should have exemptions or stricter treatment



# Signs

- Essential for a wide range of activities, but particularly businesses
- Managed to address impacts on visual amenity, safety, *naturalness* and heritage values
- Signs generally permitted subject to controls on:
  - Size, number and location of signs (varies by zone)
  - Messaging on the signs (particularly whether it relates to the activity on the site)
  - Traffic safety
  - Heritage buildings, structures and areas
- Additional controls for digital signs and illumination

## **Things we expect to hear about:**

- Impacts of digital and illuminated signs
- Impacts of signs and billboards on traffic safety (particularly near busy roads and intersections)
- Impacts of signs in residential areas and parks



# Temporary activities

- Essentially the same as presented to the Subcommittee in 2021.
- Limits (noise, duration, recurrence) now differ based on zones and traditional locations for major events
- New limits of number of events per site per year to stop potential abuses
- Increased thresholds for transport assessment as operative rules are triggering a lot of unnecessary consents
- Still includes more generous rules for filming

## Things we expect to hear about:

- Major event locations
- Hours and limits





# Wind

- Addresses wind effects from buildings on public spaces
- Wind effects include effects on safety and comfort
- Continues approach of Plan Change 56 for the the Petone and City Centre Activity Areas
- Buildings over 12m (or 22m in some areas) require resource consent, supported by a wind assessment
- Increase in the areas in centre zones that require an assesment against the 'comfort' criteria

## Things we expect to hear about

- Challenges in meeting wind assessment requirements



Wrapping up

