

Richard Murcott

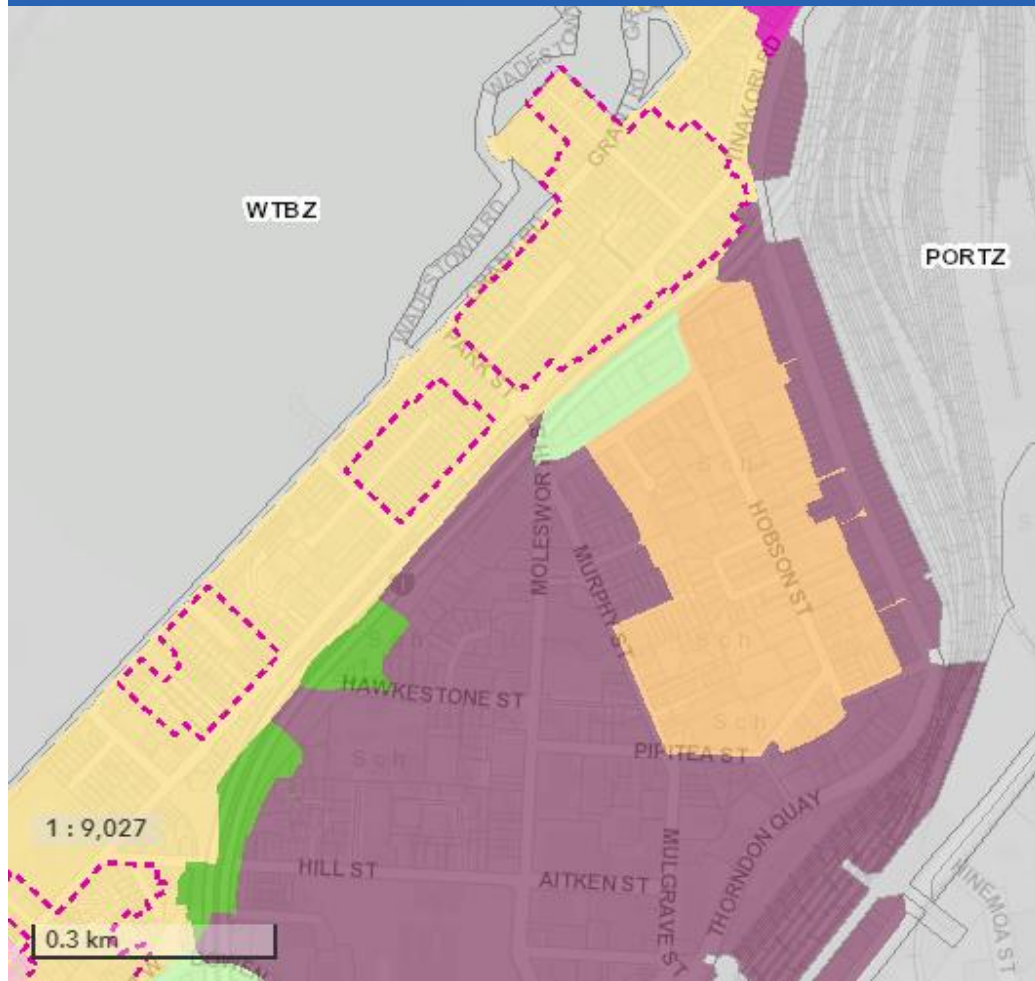
PDP Submission 322
Further Submission 071

to

Independent Hearings Commissioners' Panel
for the Wellington City Proposed District Plan

Hearing Stream 1 – **Strategic Direction**

Wellington City Proposed District Plan



Map Layers ^

Zones ^

Zones

Zoning of Legal Road

Precincts ^

Character Precincts



📷 (Source: Lloyd Homer, GNS Science)

PMP Strategic Direction

1) Housing Sufficiency

2) Qualifying Matters

3) Other Levers

PMP Strategic Direction

1) Housing Sufficiency

Wellington Regional Housing and Business Development Capacity Assessment



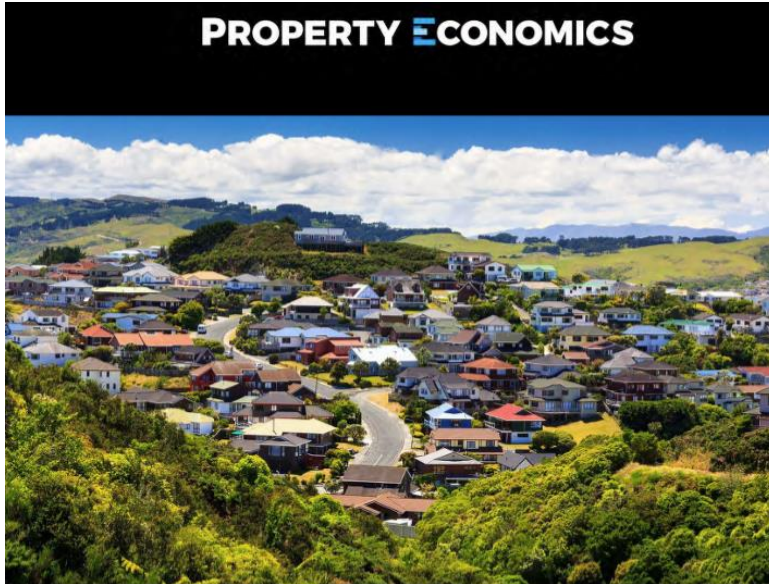
Housing update – May 2022

Capacity to meet the inner-city demand for apartment buildings is already in place.

Demand is for 2-3 storey townhouses i.e. not 6 storey blocks.

Appendix 2.2

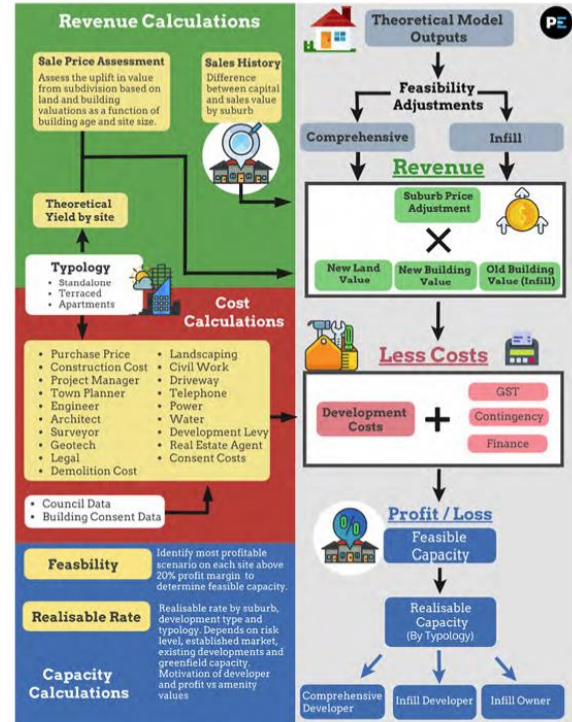
Wellington City Property Economics Assessment of Residential Capacity



WELLINGTON CITY
 COMMERCIALLY FEASIBLE
 RESIDENTIAL CAPACITY
 ASSESSMENT

Client: Wellington City Council
Project No.: 51968
Date: October 2021

FIGURE 1: PROPERTY ECONOMICS RESIDENTIAL FEASIBILITY MODEL OVERVIEW



Source: Property Economics

PMP Strategic Direction

2) Qualifying Matters



Local vulnerabilities

During Community Response Planning the following potential vulnerabilities were identified. These may need further attention or assistance.

Places and spaces

Note on map:

- › Landslides
- › Fallen trees
- › Flooding
- › Liquefaction
- › Fires
- › Blocked roads
- › Dangerous structures
- › Anywhere in the tsunami zone
- › Tinakori Hill
- › Port area

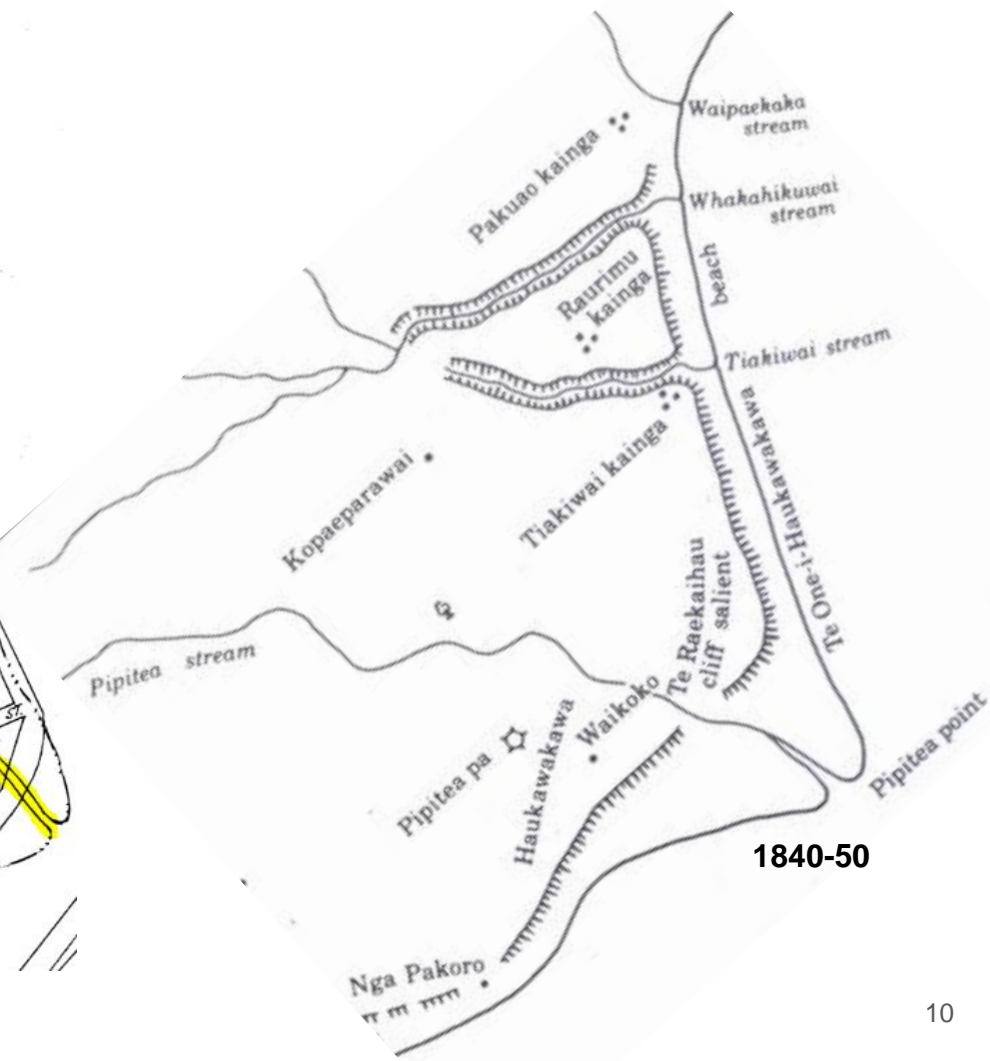
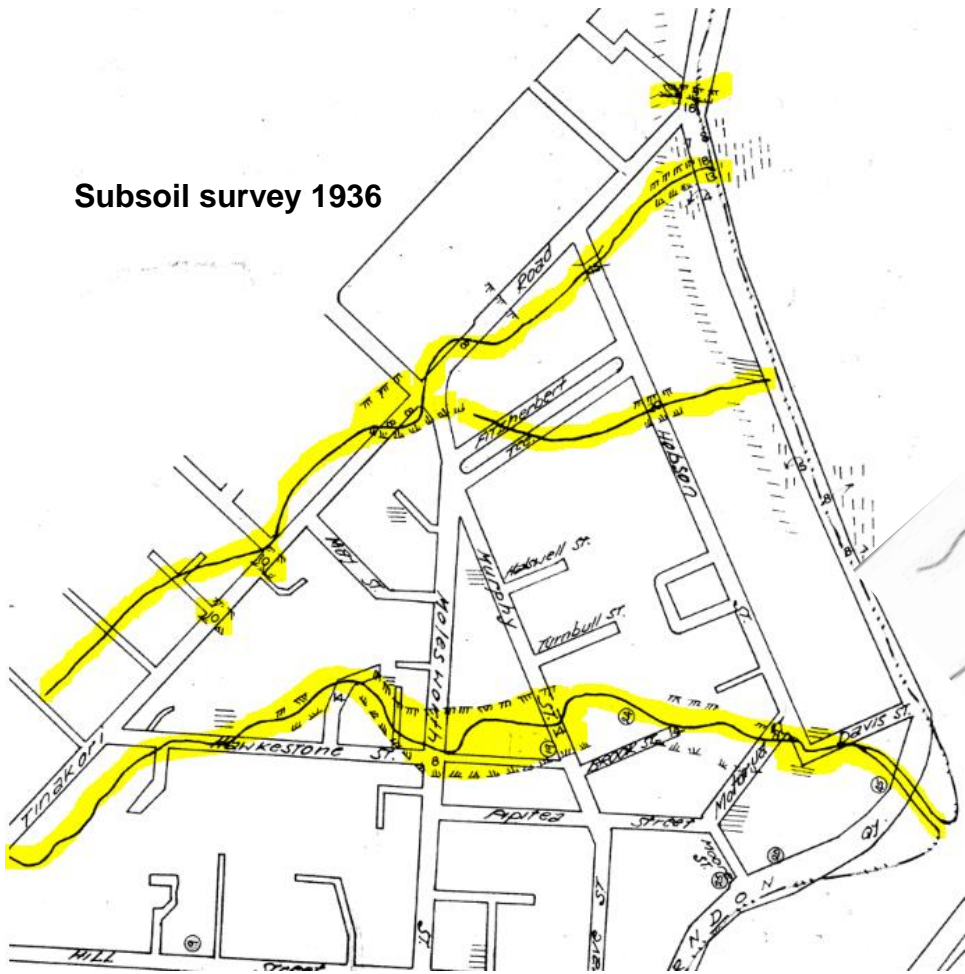
Infrastructure

Mark on map

- › Downed power lines
- › Flooding from broken pipes
- › Broken sewage pipes
- › Blocked roads

Other damage to key services

Subsoil survey 1936



1840-50

PMP Strategic Direction

3) Other Levers - the Rating System

How Wellington's rating system discourages housing development

Richard Norman and Andrew Washington • 05:00, Sep 02 2022



Wellington has many areas of under-developed land in or very close to the city which could be reused for housing with green spaces and public amenities.



Planning for Growth VS Planning for Resilience

The tension between coping in a fragile place, and intensification of urban development in that place

Ref: Wellington Lifelines Regional Resilience Project, rev 3, 2019

Highlight TRA's Community Resilience Planning work.