

1 February 2023

Wellington City Council

PO Box 2199

Wellington 6140

Via email: [jaskirat.kaur@wcc.govt.nz](mailto:jaskirat.kaur@wcc.govt.nz) and [District.Plan@wcc.govt.nz](mailto:District.Plan@wcc.govt.nz).

**Attention: Jaskirat Kaur**

Dear Jaskirat

**WELLINGTON PROPOSED DISTRICT PLAN: HEARING STREAM 1 – STRATEGIC DIRECTIONS:  
STATEMENT TABLED ON BEHALF OF WOOLWORTHS NEW ZEALAND LIMITED (SUBMISSION 359)**

Thank you for the opportunity to review the section 42A hearing report regarding Hearing Stream 1 – Strategic Directions in relation to the Wellington Proposed District Plan (**PDP**).

We write on behalf of Woolworths New Zealand Limited (submission 359) (**Woolworths** or **the submitter**) in respect of its primary submission and in lieu of both provision of evidence and attendance at this hearing.

Specifically, Woolworths notes that matter 871 of the section 42A hearing report states:

*871. I agree with the submission to add the words 'passers-by' and 'generally' into the description of the Neighbourhood centre zone as sought by Woolworths [359.11].*

Woolworths' submission point 359.11 is reproduced below:

Amend Objective CEKP-O2 as follows:

*The City maintains a hierarchy of centres based on their role and function, as follows:*

...

- 4. Neighbourhood Centres - these centres service the immediate residential neighbourhood and passers-by and offer generally small-scale convenience-based retail for day-to-day needs. These centres are generally for small commercial clusters and community services. Neighbourhood Centres are accessible by public transport and active transport modes.*

However, in section 14.4.3 summary of recommendations, matter 882 does not contain any recommended amendments to Objective CEKP-O2, as below:

*882. HS1-Rec139: CEKP-O2 be confirmed as notified.*

Similarly, this has not been included as a tracked change amendment to Objective CEKP-O2 within Appendix A – Recommended Amendments to Provisions, as below:

City Economy, Knowledge and Prosperity		Proposed: 18/07/2022
ISPP		3. Facilitate alternative ways of working.
	CEKP-O2	<p>The City maintains a hierarchy of centres based on their role and function, as follows:</p> <ol style="list-style-type: none"> <li>1. City Centre – the primary centre serving the City and the wider region for shopping, employment, city-living, government services, arts and entertainment, tourism and major events. The City Centre is easily accessible and easy to navigate for all and serves as a major transport hub for the City and wider region. The City Centre is the primary location for future intensification for both housing and business needs;</li> <li>2. Metropolitan Centres – these centres provide significant support to the City Centre Zone at a sub-regional level by offering key services to the outer suburbs of Wellington City and the wider Wellington region. They contain a wide range of commercial, civic and government services, employment, office, community, recreational, entertainment and residential activities. Metropolitan Centres are major transport hubs for the City and are easily accessible by a range of transport modes, including rapid transit. As a result, these centres are will be major live-work hubs for the City over the next 30 years. Intensification for housing and business needs will be enabled in these locations, to complement the City Centre;</li> <li>3. Local Centres – these centres service the surrounding residential catchment and neighbouring suburbs. Local Centres contain a range of commercial, community, recreational and entertainment activities. Local Centres are well-connected to the City’s public transport network and active transport modes are also provided for. Local Centres will play a role in accommodating and servicing the needs of the existing and forecast population growth that is complementary to the City Centre and Metropolitan Centre Zones. This intensification is due to the capacity of the area to absorb more housing with enablers of growth such as walkable access to public transport, and community facilities and services; and</li> <li>4. Neighbourhood Centres - these centres service the immediate residential neighbourhood and offer small-scale convenience-based retail for day-to-day needs. These centres are generally for small commercial clusters and community services. Neighbourhood Centres are accessible by public transport and active transport modes.</li> </ol>
	P1 Sch1	<p>CEKP-O3 Mixed use, <b>and industrial areas</b> and <b>commercial zones</b> outside of Centres:</p> <ol style="list-style-type: none"> <li>1. Complement the hierarchy of Centres;</li> <li>2. Provide for activities that are incompatible with other Centres-based activities; and</li> <li>3. Support large scale industrial and service-based activities that serve the needs of the City and wider region.</li> </ol>
P1 Sch1	<p>CEKP-O4 Land within the City Centre, Centres, Mixed Use, and General Industrial Zones is protected from activities that are incompatible with the purpose of the zone</p>	

Woolworths seeks that this change supported under matter 871 is incorporated into an amendment to Objective CEKP-O2 and reflected accurately in Appendix A.

If Council have elected that this change is deferred to be considered in Hearing Stream 4 with respect to the Neighbourhood Centre Zone and related amendments to Objective NCZ-O1, we seek confirmation that amendments to Objective CEKP-O2 can be made to reflect this. We reiterate that the inclusion of wording "passers-by" is consistent with the current wording proposed in Policy NCZ-P2.

Thank you for the opportunity to provide the enclosed. Please confirm receipt and that this statement will be tabled for the Hearings Panel's consideration. Please do not hesitate to contact the undersigned if you have any questions regarding this letter.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'Kay Panther Knight', written in a cursive style.

**Kay Panther Knight**

Director

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