

Speaking Notes Hearing Panel presentation – Lawrence Collingbourne

30.6.2023

Tēnā Koutou, hello everyone,

1. My name is Lawrence Collingbourne. I am the President of the Onslow Residents Community Association (ORCA). We cover the suburbs of Broadmeadows, Khandallah and Kaiwharawhara. Julie Ward and I have joined together to make a joint presentation in Stream 4, Centres. We are joined by Stuart Niven who is an expert on Urban Design.

Introduction to this session

2. In this session we will be submitting that Khandallah should be a Neighbourhood Centre, and not a Local Centre, and that it should be surrounded by residential zones of 11m, and not 14m, and that these need robust design rules and guidance measures to ensure great outcomes.
3. To this end:
 - a. Stuart Niven will present his expert urban design evidence, and then,
 - b. Julie Ward will evaluate Khandallah Village as a Centre, and then,
 - c. I will summarise the points and evidence for the ORCA submission.
4. For the avoidance of doubt, Julie is an independent submitter, but in general ORCA and Julie support each other's submissions.

ORCA Presentation

5. I will now begin my presentation on behalf of ORCA.
6. Before I get into it, I want to say that we are still wrestling with the process of dividing the review of the PDP into streams. So please bear with us if we address their interconnections in multiple streams. This interconnectivity leads us to believe points may arise in subsequent streams with implications from, or even for, previous streams. Therefore we, and you, may need to revisit past points, albeit briefly, to consider their relevance to decisions required in the current stream, or vice versa.
7. Our objective remains to focus on what development will work in our suburbs to achieve the NPS-UD objectives. We want progress and densification, and we want it to be proportionate to the needs of both younger and older alike, to respect the amenity and character of our suburbs, and to reflect the realities of our geography and topography.
8. In Stream 4 we submit that this will be achieved through three things: designating Khandallah Village as a Neighbourhood Centre Zone, surrounding it with an MRZ-R1 residential development at 11m height, and providing robust rules and design guides to ensure great outcomes are achieved and bad ones are avoided.
9. To support our submission, we discuss four major points in the following sections.

Major Point 1 – No HRZ along the Johnsonville Railway

10. Our first major point is that putting HRZ along the Johnsonville Rail Line in the hope that it will further the goals of WCC and the NPS-UD to reduce emissions and congestion is a mistake.
11. We reiterate our contention that the Johnsonville Line does not meet the criteria required to be a rapid transit service (RTS). It is now classified by One Network Framework as a PT4 transport service, which according to the Regional Land Transport Plan is not sufficient for an RTS. Therefore NPS-US Policy 3(d) applies.

12. We have further submitted in previous streams that adding HRZ to Khandallah will overload our infrastructure and transport services, increase the city's carbon emissions, and relocate development away from where it can be better supported, while failing to increase overall development in the city. To support this, we have referred to expert evidence from Don Wignall and Dr Tim Helm.
13. Dr Tim Helm* has shown that the operative district plan has scope for 35,000 feasible new homes right now. MRZs proposed in the PDP along the catchment of the Johnsonville Rail Line will add a further 19,000 feasible development sites, while adding HRZ would only increase this number by a further 1,000.
* Dr Helm, Statement of Evidence 7 February, Note 30, para 126, Note 45
14. The latest population projections for Wellington City from Statistics NZ, published this month*, show that Wellington City will have a median 26,100 population increase over 30 years, not the 59,800 shown in the Sense Partners evidence**.
* https://nzdotstat.stats.govt.nz/wbos/Index.aspx?DataSetCode=TABLECODE8619&_ga=2.143995701.1076745101.1685667506-401410759.1685411170#
** Dr Kirdan Ross Lees evidence Stream 4 pp6-7
15. We conclude that MRZ development along the Johnsonville Railway catchment is enough by itself to meet the city's entire population growth, as forecast by StatsNZ, without any contribution from elsewhere in the city. Adding HRZ adds nothing significant to the total number of feasible developments and none to the city's total.

Major Point 2 – Khandallah has insufficient scale to be a Local Centre

16. In her evidence submitted to this stream, Julie Ward has given you the background facts about the Khandallah Village centre. ORCA supports her evidence, which show that:
 - a. Khandallah does not meet the criteria to be a local centre, as it does not serve a wider catchment, nor does it support the role of the other local centres,
 - b. It is one of the smaller local centres within Wellington, both by surrounding population and by land area: only three are smaller on both counts (Kelburn, Hataitai and Brooklyn),
 - c. Khandallah is not a compact, walkable centre, as its rail transport and many of its community services are dispersed widely outside the centre itself, which impairs its effectiveness as a walkable centre,
 - d. It offers a similar level of commercial and community services to the Ngaio neighbourhood centre (which together serve only 6% of the city's population),
 - e. Khandallah centre does not provide significant employment, having fewer than 200 full-time equivalent jobs, with a heavy dependence on a small supermarket that faces a new legislative environment* that may cause it to be relocated,
* Dr Kirdan Ross Lees evidence Stream 4 p16
 - f. Only 1% of total retail sales in Wellington are transacted in the Khandallah Business Improvement District.

Major Point 3 – Densification can be done well at 3-storeys

17. Stuart Niven's expert evidence* supports our contention that Khandallah can support a significant amount of new development, and it can be done well at lower height. A height must be a height and it must not be given away for 'public goods' without proper consideration of its local impact for both new and existing residents. We support the use of design guides and accountability.
* Stuart Niven's evidence for WCCT Stream 4 paras 14 & 67, Stuart Niven's evidence for ORCA Stream 4 para 13
18. We support the achievement of public goods, but they must be achieved independently of the height of development, and they must go where they are needed and have reliable longevity*.
* Stuart Niven's evidence for WCCT Stream 4 paras 13, 45, 47, 49 & 54, Stuart Niven's evidence for ORCA Stream 4 para 12

19. The most important thing for us is a good quality, well-functioning urban environment where quality densification is achieved by good design standards. For Khandallah, this means developments must reflect the amenity and character of our suburbs, and respect the realities of our geography and topography, which requires robust and accountable design rules and guides in the District Plan.

* Stuart Niven's evidence for WCCT Stream 4 paras 52 & 64, * Stuart Niven's evidence for ORCA Stream 4 paras 12 & 16

Major Point 4 – The PDP Centres strategy needs better focus

20. Dr Tim Helm* has made the point that the impact of zoning [height] is to shape where housing is built, not the overall all amount that is built, or its price. We assert that the designation of centres [height] is similar and therefore, it should be used wisely.

* Dr Helm, Statement of Evidence Stream 4, paras 12 & 23

21. The District Plan has little discernible consistency between the designation of centres and their heights, sizes, and residential zoning in the district plan, as shown in Julie Ward's evidence (Table 2).
22. Wellington is a city of 210,000 people. It is small, so applying principles from much larger cities, even Auckland, that have developed under different constraints without considering what makes Wellington work is not very helpful. We believe the context for each centre must not just reflect local realities but must also be effective for the whole city.
23. As a pocket capital, we need to prioritise where development happens and where services are focused, so we create well-functioning centres that support our population distribution and infrastructure constraints. The number of centres providing prime retail, community, industrial, business and recreational locations will inevitably be limited by our small scale. Proliferation of local centres will therefore inevitably dilute services at other locations.
24. If we focus services in the city centre, metropolitan and large local centres, we can optimise infrastructure services and influence where people choose to live to reduce carbon emissions, improve accessibility, and relieve congestion.
25. To empower this, we suggest that the DP should focus development of the Central City, the two Metropolitan Centres, and the four large Local Centres (Tawa, Karori, Newtown and Miramar). We believe this reflects established patterns and community choices. It is important that other truly neighbourhood centres are governed by consistent NCZ parameters so services in the prime locations are not fragmented.
26. Khandallah people want two things. Firstly, for Johnsonville to develop the services that belong to a metro centre. Secondly, that we retain adequate access to the place we call our town centre – the city centre itself. We don't want services at these centres to be diluted.

Presentation Wrap Up

27. Thank you for the opportunity to present to you again in Stream 4. The key points we leave you with are that we want:
- No HRZ in Khandallah, we will contribute ample development through MRZ,
 - Should you disagree, height must be a height with no city outcomes modifications,
 - 12m Khandallah centre height limit, which gives ample scope to increase its effectiveness,
 - 11m residential development surrounding our centre, supporting ample population growth,
 - Should you disagree, 5-minute catchment around our centre due to dispersed services,
 - Khandallah to be an NCZ, surrounded by MRZ-R1, with rules and design guides to ensure great outcomes are achieved and bad ones are avoided, to respect its character.

Thank you.

Lawrence Collingbourne
President ORCA
22 June 2023