

**BEFORE INDEPENDENT HEARING COMMISSIONERS AT
WELLINGTON**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER the hearing of submissions on the
Proposed Wellington City District Plan

**STATEMENT OF EVIDENCE OF MACIEJ WIKTOR LEWANDOWSKI ON BEHALF
OF STRATUM MANAGEMENT LIMITED (SUBMITTER 249)**

WRAP UP STREAM – ISPP PROVISIONS

SEPTEMBER 2023

PLANNING

1. INTRODUCTION

1.1 My name is Maciej (Mitch) Wiktor Lewandowski. I am a Resource Management Consultant and Director of Building Block Planning Ltd, a Wellington based planning and resource management consultancy. I have held my current role since April 2022.

Qualifications and Experience

1.2 I hold a Bachelor of Resource Studies from Lincoln University, a Master of Resource and Environmental Planning from Massey University, and a Post Graduate Diploma in Management from Massey University. I am a Full Member of the New Zealand Planning Institute and accredited resource management commissioner.

1.3 I have 21 years' professional experience. In my current role I assist a range of private and public sector clients, including Stratum Management Ltd ("**Stratum**"), across a range of resource management matters.

1.4 Prior to my current role I was employed by Urban Perspectives Limited as a Resource Management Consultant for a period of 3 years. Prior to that role, I was employed by the Wellington City Council for a period of 5 years, as Principal Advisor Planning within the Council's District Plan team.

Involvement in Stratum Managements' submission to the Proposed District Plan

1.5 I provided Stratum with advice to inform its submission, and further submission, to the Proposed District Plan ("**PDP**").

Involvement in the Proposed District Plan

1.6 I note that I have assisted the Council in the development of the Character Precinct and Mt Victoria North Townscape Precinct provisions of the PDP. I was the reporting officer for those topics for Hearing Stream 2. I was also on the Council's Technical Review Panel during the development of the PDP.

1.7 I have presented evidence for Stratum as part of Hearing Stream 4 – Centres, and Hearing Stream 5 – General District Wide Matters.

Code of conduct

1.8 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

2. SCOPE OF EVIDENCE

2.1 My evidence addresses the Residential Design Guide ("**RDG**") and the Centres and Mixed Use Design Guide ("**CMUDG**"), both of which were addressed by Stratum's submission to the PDP.

2.2 Stratum's submission in respect of the design guides addressed a number of 'high level' issues, along with a number of specific guidelines across both the RDG and CMUDG. In terms of the higher level concerns, these related to:

(a) Duplication across the two design guides;

- (b) The appropriate scope of the guidelines;
- (c) The overall number of guidelines;
- (d) Rationalisation of the guidelines;
- (e) Concerns relating to the 'outcomes' statements;
- (f) Appropriate phrasing of guidelines so that they were not presented as standards; and
- (g) How the guidelines were referenced within the District Plan either as part of rules or within policies.

2.3 Both the RDG and CMUDG have been subject to significant re-drafting. Both guidelines have been significantly reduced in length, restructured, and a large number of guidelines that were of concern to Stratum have been removed. A clear 'Intent' statement has been added to each design guide, which overcomes my concern about the linkage to policies that reference each respective design guide.

2.4 The RDG and CMUDG as now proposed overcome the issues identified by the Stratum submission. Subject to my comments below in respect of a small number of guidelines, I support the RDG and CMUDG as now proposed.

3. RESIDENTIAL DESIGN GUIDE

Guideline G18

3.1 Guideline G18 states:

Locate and design on-site car parking areas so that they are not visually dominant elements at the street edge.

3.2 Stratum has designed and constructed a number of multi-unit developments where parking spaces are located at the dwelling frontage if not provided by way of a gargae. In these examples, parking areas are landscaped to address the effects that could arise as a result of parking dominance on the streetscape.

3.3 The advice note to the guideline appears to continue to support such an approach. The potential concern that arises is that the guideline could be otherwise interpreted and applied. Consideration could be given to including

the words 'wherever practicable' at the start of the guideline, and maintaining the advice note text as is presently proposed.

3.4 Figure 1 below highlights the type of layout that Stratum has successfully adopted in some of its multi-unit residential projects:



FIGURE 1. Example of car parking layout in a Stratum multi-unit development.

Guideline G42

3.5 G42 states:

Locate and design living areas within residential units to receive winter sunlight.

3.6 The goal of G42 is supported, however, it may not always be practicable when accounting for topography and other site constraints. It is therefore suggested that the guideline be amended as follows:

Wherever practicable, locate and design living areas within residential units to receive winter sunlight.

3.7 Such an approach maintains the intent of the guideline while providing some scope for considering any particular constraints.

4. CENTRES AND MIXED USE DESIGN GUIDE

Guideline G44

4.1 G44 states:

Locate and design living areas within residential units to receive winter sunlight.

- 4.2 As for G42 of the RDG, the same relief is sought. In a city centre context, additional constraints may also impact on the ability to achieve this guideline. It is therefore suggested that the guideline be amended to:

Wherever practicable, located and design living areas within residential units to receive winter sunlight.

5. CONCLUSION

- 5.1 Both the RDG and CMUDG are significantly improved from their notified versions, with the recommended changes addressing a range of issues identified in the Stratum submission.
- 5.2 I support the changes recommended to the RDG and CMUDG with a small number of exceptions where I consider that minor amendments are required to ensure appropriate design flexibility and recognition of potential constraints that could make 'compliance' with the guideline difficult to achieve.



Mitch Lewandowski

4 September 2023