
ORDINARY MEETING

OF

**PŪRORO ĀMUA | PLANNING AND ENVIRONMENT
COMMITTEE**

MINUTES

Time: 9:30am
Date: Wednesday, 9 March 2022
Venue: Virtual meeting

PRESENT

Mayor Foster (via audiovisual link)
Deputy Mayor Free (via audiovisual link)
Councillor Calvert (via audiovisual link)
Councillor Condie (via audiovisual link)
Councillor Day (via audiovisual link)
Councillor Fitzsimons (via audiovisual link)
Councillor Foon (via audiovisual link)
Liz Kelly (via audiovisual link)
Councillor Matthews (via audiovisual link)
Councillor O'Neill (via audiovisual link)
Councillor Pannett (Chair) (via audiovisual link)
Councillor Paul (Deputy Chair) (via audiovisual link)
Councillor Rush (via audiovisual link)
Councillor Woolf (via audiovisual link)
Councillor Young (via audiovisual link)

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1. Meeting Conduct

1.1 Karakia

The Chairperson declared the meeting open at 9:30am and invited members to stand and read the following karakia to open the meeting.

**Whakataka te hau ki te uru,
Whakataka te hau ki te tonga.
Kia mākinakina ki uta,
Kia mātaratara ki tai.
E hī ake ana te atākura.
He tio, he huka, he hauhū.
Tihei Mauri Ora!**

Cease oh winds of the west
and of the south
Let the bracing breezes flow,
over the land and the sea.
Let the red-tipped dawn come
with a sharpened edge, a touch of frost,
a promise of a glorious day

1.2 Apologies

Moved Councillor Pannett, seconded Deputy Mayor Free, the following motion

Resolved

That the Pūroro Āmua | Planning and Environment Committee:

1. Accept the apologies received from Councillor Calvert, Councillor Rush and Councillor Young for partial absence.

Carried

1.3 Conflict of Interest Declarations

No conflicts of interest were declared.

1.4 Confirmation of Minutes

Moved Councillor Pannett, seconded Councillor Paul, the following motion

Resolved

That the Pūroro Āmua | Planning and Environment Committee:

1. Approve the minutes of the Pūroro Āmua | Planning and Environment Committee Meeting held on 10 February 2022, having been circulated, that they be taken as read and confirmed as an accurate record of that meeting.

Carried

1.5 Items not on the Agenda

There were no items not on the agenda.

1.6 Public Participation

There were no requests for public participation.

(Councillor Foon joined the meeting at 9:33am.)

Suspension of standing orders and meeting duration

Moved Councillor Pannett, seconded Councillor Paul, the following motion

Resolved

That the Pūroro Āmua | Planning and Environment Committee:

1. Agree to suspend the following standing orders, for the duration of Wednesday 9 March 2022, and Tuesday 15 March 2022, to allow the oral forum to take place within the committee meeting:
 - a. 16.1 Mode of address
 - b. 16.4 Chairperson rising
 - c. 16.5 Members to speak in place and address the chairperson
 - d. 16.6 Priority of speakers
 - e. Rules of debate – the entire section (20.1 – 20.14)
 - f. Points of order – the entire section (26.1 – 26.7)
2. Agree to reinstate all standing orders for the duration of Friday 11 March 2022, and at 4:00pm on Tuesday 15 March 2022, when the meeting resumes in the plenary.
3. Agree that the meeting continue beyond six hours, in accordance with standing order 11.7.

Carried

Secretarial note: The following members of the public spoke to their written submissions:

9:35am-10:25am

Table 1: Richard Benge and Ivan Eiroa Santamaria, James Coyle, George Brent Slater, Benoit Pette, Richard Norman.

Table 2: Peter Kelly, Mark O'Grady, Hera Cook, Koenraad Kuiper.

Table 3: Michael Papesch, Elliott Thornton, Frances Lane Brooker and Peter Hart (Karori Baptist Church), Stephen Minto.

Attachments

- 1 Richard Benge and Ivan Eiroa Santamaria
- 2 Richard Norman

(Councillor Young left the meeting at 10:00am and returned to the meeting at 10:18am.)

The meeting adjourned at 10:25am and reconvened at 10:40am with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Woolf and Councillor Young.

Secretarial note: The following members of the public spoke to their written submissions:

10:40am-11:30am

Table 1: Darryl Lundy, Martin Jenkins, Andrew Scott, David Edmonds.

Table 2: Barbara Fill, Ruth Paul, Richard Murcott.

Table 3: Carolyn Dale and Paul Cummack (Wellington Methodist Parish), Sean Grace and Andrea Millar (Ara Poutama Aotearoa Department of Corrections), Gradon Diprose (Kaicycle), Grant Griffiths, Mike Scott (Waka Kotahi).

Table 4: Joanne Neville, Dianne and Gordon Purdie, Tina Reid.

Attachments

- 1 Martin Jenkins
- 2 Andrew Scott
- 3 Richard Murcott
- 4 Wellington Methodist Parish

(Mayor Foster joined the meeting at 11:17am.)

The meeting adjourned at 11:30am and reconvened at 11:45am with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul and Councillor Woolf.

Secretarial note: The following members of the public spoke to their written submissions:

11:45am-12:35pm

Table 1: Michael Ellis, James Munro, Steve Zhao, Phil Kelliher

Table 2: Bruce White, David Parsons (Tawa Historical Society), Philip Cooke, Barry Blackett (Glenside Progressive Association).

Table 3: Duncan McDonald, Jeffrey Jones, Marilyn Powell, Kari Beavan and Geordie Gartrell (Zealandia te Mara a Tane and Mauriora ki te Kaiwharawhara Sanctuary to Sea).

Attachments

- 1 Michael Ellis
- 2 Barry Blackett

(Councillor Young returned to the meeting at 11:48am.)

(Mayor Foster returned to the meeting at 11:49am.)

The meeting adjourned at 12:35pm and reconvened at 1:30pm with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf and Councillor Young.

Secretarial note: The following members of the public spoke to their written submissions:

1:30pm-2:20pm

Table 1: Brent Layton, Jon Thompson and Tom Anderson, Eleonora Sparagna.

Table 2: Hamish Tweedie and John Palmer (Boston Real Estate Ltd), Karen Honore, Kim Bowen, Tony Randle (Johnsonville Community Association), Kate Linzey, John Daish and John Gray (Architectural Centre), Dougal List.

Table 3: Carol Comber, Colin Fraser and Barbara Miller, Julie Ward, Rhona Carson (Newtown Residents' Association), Judith Hatton, Bruce Lynch.

Attachments

- 1 Jon Thompson
- 2 Eleonora Sparagna
- 3 Architectural Centre
- 4 Architectural Centre 2
- 5 Dougal List
- 6 Newtown Residents' Association

(Mayor Foster returned to the meeting at 1:34pm.)

The meeting adjourned at 2:20pm and reconvened at 2:35pm with the following members present: Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Mayor Foster, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf and Councillor Young.

Secretarial note: The following members of the public spoke to their written submissions:

2:35pm-3:25pm

Table 1: Sue Elliott, Rod Halliday (Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Ohau Land and Cattle Ltd, Stebbings Farmlands Ltd), John Morrison, Hamish Tweedie and John Palmer (Cresswell Place Ltd).

Table 2: Aaron Humphreys and Vinh Tat, Caryn DeHoratius and Kevin Marshall, Dr Paul Blashke, Daryl Cockburn (Interprofessional Trust).

Attachments

- 1 Hamish Tweedie

The meeting adjourned at 3:20pm and reconvened at 3:40pm with the following members present: Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy

Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Rush, Councillor Woolf and Councillor Young.

Secretarial note: The following members of the public spoke to their written submissions:

3:40pm-4:25pm

Table 1: Dennis Hunt, Andrew Lensen, Joseph Pagani (Wellington Chamber of Commerce), Jane Meares, Henry Lockhart and Thomas Pope-Kerr (VicLabour).

Table 2: Andrew Macleod (Woolworths NZ Ltd), Alex Litherland, Dave Smyth, Joy Durrant.

Attachments

- 1 Dennis Hunt

Meeting adjournment

Moved Councillor Pannett, seconded Councillor Paul, the following motion

Resolved

That the Pūroro Āmua | Planning and Environment Committee:

1. Adjourn the meeting to 9:30am on Friday 11 March 2022, via virtual meeting.

Carried

The meeting adjourned at 4:34pm and reconvened at 9:32 on Friday 11 March 2022, with the following members present: Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor Pannett and Councillor Paul.

Additional apologies

Moved Councillor Pannett, seconded Councillor Matthews, the following motion

Resolved

That the Pūroro Āmua | Planning and Environment Committee:

1. Accept the apologies received from Councillor Calvert, Councillor O'Neill and Councillor Rush for absence and from Mayor Foster for lateness.

Carried

Secretarial note: The following members of the public spoke to their written submissions:

Gregory Harford, Richard Taylor, Judy Buchanan, Lawrence Collingbourne (Onslow Residents' Community Association), Steve West, Dean Raymond & Jamie Jacobs (Heritage New Zealand Pouhere Taonga), John McSoriley (Lower Kelburn Residents Association), Dr Rosalind McIntosh (Lower Kelburn Neighbourhood Group), Neil Deans (Tyers Stream Group), Helene Ritchie, Sylvia Allan (Wellington Civic Trust), Matthew Brown (Ryman Healthcare), John Collyns, Luke Hinchey, Andrea Curcio Lamas and Richard Turner

(Retirement Villages Association), Oliver Boyd (Summerset), Evita Key, Matt Norwell, Nick Mitchell and Joe Bartley (Metlifecare), Rayya Ali (New Zealand Motor Caravan Association), James Fraser (We Are Newtown), Andrew Cumming and Hamish Dahya (Escape Investments Ltd), Claire Bibby, Ruth Paul, Stu Farrant (The Sustainability Society), Lynn Cadenhead (WCC Environmental Reference Group), Dave Stewart (Te Hopai Trust Board), Jane O'Loughlin (LIVE WELLington), Katherine Wilson and Gerard Earl (Property Council), Stephen King (Inner City Wellington), Sarah Westoby (Z Energy and the Fuel Companies), Victoria Stace, Paul Forrest, Paddy Hanna, Bruce Harding (Belah Family Trust), Kathryn Lethbridge, Richard Murcott and Lance Gunderson (Thorndon Residents Association), Jane Hurley and Dominic Hurley, Joanna Newman (Mt Victoria Historical Society), Graeme Parker, John Bryce, Felicity Wong (Historic Places Wellington).

Attachments

- 1 Gregory Harford
- 2 Neil Deans
- 3 Onslow Residents' Community Association
- 4 Steve West
- 5 RVA, Metlifecare, Summerset, Ryman Healthcare
- 6 Hamish Dahya
- 7 Claire Bibby
- 8 Dave Stewart
- 9 Jane O'Loughlin
- 10 Bruce Harding
- 11 Jo Newman
- 12 Graeme Parker
- 13 Thorndon Residents' Association
- 14 Victoria Stace

(Councillor Young joined the meeting at 9:39am.)

(Mayor Foster joined the meeting at 10:52am.)

The meeting adjourned at 10:52am reconvened at 11:00am with the following members present: Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Mayor Foster, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor Pannett, Councillor Paul and Councillor Young.

(Mayor Foster left the meeting at 12:00pm.)

The meeting adjourned at 12:11pm and reconvened at 12:30pm with the following members present: Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Mayor Foster, Deputy Mayor Free, Liz Kelly, Councillor Matthews, Councillor Pannett, Councillor Paul and Councillor Young.

(Mayor Foster left the meeting at 12:54pm.)

The meeting adjourned at 2:17pm and reconvened at 2:25pm with the following members present: Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Deputy

Mayor Free, Liz Kelly, Councillor Matthews, Councillor Pannett, Councillor Paul and Councillor Young.

(Mayor Foster returned to the meeting at 2:42pm.)

(Liz Kelly left the meeting at 3:01pm.)

(Councillor O'Neill joined the meeting at 3:04pm.)

(Councillor Foon left the meeting at 4:05pm.)

Meeting adjournment

Moved Councillor Pannett, seconded Councillor Paul, the following motion

Resolved

That Pūroro Āmua | Planning and Environment Committee:

1. Adjourn the meeting to 4:05pm on Tuesday 15 March 2022, via virtual meeting.

Carried

The meeting adjourned at 4:35pm and reconvened at 4:06pm on Tuesday 15 March, with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Mayor Foster, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Woolf and Councillor Young.

Secretarial note: Brother Ibrar Sheikh, President of the Federation of Islamic Associations of New Zealand, Mustensar Qamar and Mayor Foster addressed the meeting, regarding the third anniversary of the Christchurch mosque shootings. A minute's silence was observed.

Secretarial note: The following members of the public spoke to their written submissions:

4:05pm-4:55pm

Table 1: Dinesh Sukha, Mark Lamerton, Christopher Thompson, Penny Griffith, Wayne Scott (Aggregate and Quarry Association), Jay Hadfield and Xanthe Torrens (Capital and Coast District Health Board).

Table 2: Alison Kuiper, Peter Hill, Chad Oliver, Ellen Blake (Living Streets Aotearoa).

Table 3: Glen Scanlon and Lucy Corry, Christopher Pritchett (US Embassy), Craig Palmer and Ange Rothwell, Ian Turk (Ngaio Crofton Downs Residents Association), Amy Rice (National Council of Women Wellington Branch).

Table 4: Cassandra Ng, Matt Norwell and Drugh Woods (Vital Healthcare Property Trust), John Burton and Sue Orr, Alistair Beckett, Chris Glaudel and Vic Crockford (Community Housing Aotearoa), Martin Hibma.

Table 5: Sophie Glendinning, Darcy Britliff and Bernadette Pallister (Tawa Business Group), Chessa Stevens and Cherie Jacobson, John and Jennifer Sullivan, Rachael Bell and Michael McCormack.

Attachments

- 1 Peter Hill
- 2 Martin Hibma
- 3 Tawa Business Group

Secretarial note: The following members of the public spoke to their written submissions:

5:10pm-6:00pm

Table 1: Felicity Wong (Wellington's Character Inc), Emma Bassett, Shelby Stoneburner, Logan Samuelson, Emily Stevens (Tanera Gully Restoration Project), Stephen Pause, Tegan Van der Pelt and Polly Griffiths (A City for People).

Table 2: Sam Somers, Campbell and Nina Gillett, Evita Key, Matthew Norwell and David Boersen (Foodstuffs North Island), Barbara McKenzie and Ross Murdoch.

Attachments

- 1 Tanera Gully Restoration Project

The meeting adjourned at 6:00pm and reconvened at 7:00pm with the following members present: Councillor Calvert, Councillor Condie, Councillor Day, Councillor Fitzsimons, Councillor Foon, Mayor Foster, Deputy Mayor Free, Councillor Matthews, Councillor O'Neill, Councillor Pannett, Councillor Paul, Councillor Woolf and Councillor Young.

Secretarial note: The following members of the public spoke to their written submissions:

6:00pm-7:00pm

Table 1: Maria Jones, Kate Jensen, Antony Kitchener, Paula Warren, Philip Springford, Torbjorn Hayward.

Table 2: Esther Newman, Ella Borrie, James Fairhall (on behalf of Karen Wong), Sean Fergus Mackesy-Buckley, Matt Taylor, Trudy Geogehan, Roland Sapsford (Aro Valley Community Council).

Table 3: John Gasson, Susanne Schildbach, Bernard Palamountain, Tony De Lorenzo, Anja Martel and John Kowalczyk, Russell Taylor.

Table 4: Ruth Burdekin, Craig Forrester, Glenn Kingston (Strathmore Park Residents Association Inc.), Amy Miller.

Attachments

- 1 Karen Wong
- 2 Trudy Geogehan
- 3 Roland Sapsford
- 4 Amy Miller

(Councillor Young left the meeting at 7:54pm.)

2. General Business

2.1 Draft District Plan - Oral Submission Sessions

Moved Councillor Pannett, seconded Councillor Paul, the following motion

Resolved

That the Pūroro Āmua | Planning and Environment Committee:

1. Receive the information.
2. Hear the oral submitters and thank them for their submissions.

Carried

The meeting concluded at 8:02pm with the reading of the following karakia:

Unuhia, unuhia, unuhia ki te uru tapu nui	Draw on, draw on
Kia wātea, kia māmā, te ngākau, te tinana, te wairua	Draw on the supreme sacredness To clear, to free the heart, the body
I te ara takatū	and the spirit of mankind
Koia rā e Rongo, whakairia ake ki runga	Oh Rongo, above (symbol of peace)
Kia wātea, kia wātea	Let this all be done in unity
Āe rā, kua wātea!	

Authenticated: _____

Chair

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OF

**PŪRORO ĀMUA | PLANNING AND ENVIRONMENT
COMMITTEE**

MINUTE ITEM ATTACHMENTS

Time: 9:30am
Date: Wednesday, 9 March 2022
Venue: Zoom

Business

Page No.

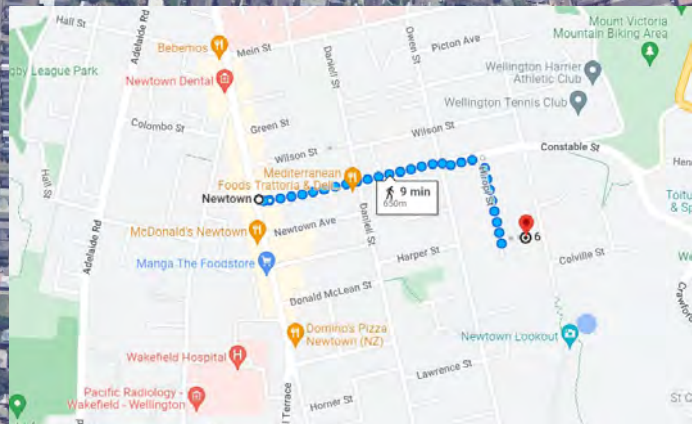
Meeting duration

1. Richard Bengé and Ivan Eiroa Santamaria	16
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33 HIROPI ST



≡ Draft Wellington City District Plan



Legend

- Stream corridor overlay
- Overland flowpath overlay
- Ponding overlay
- Noise overlay
- Character precincts
- Te Ngakau Civic Square precinct
- Sites of significance to Māori points
- Sites of significance to Māori lines
- Sites of significance to Maori polygons





Wellington City draft district plan

Poetry about Napier's special art deco heritage

Any town is more than its property
any place is a collection of memory

..

this is the enduring sense of place
as is the sense of all
that has happened
of history
heartbreak
back ache
the stories of our grandparents
sing for us

Peter Wells, 1950 – 2019,
was a key founder of
Napier's Art Deco Trust in
1985. Filmed the 'Newest
City on the Globe', a
catalyst for citizen and
council action. The building
(on left) which prompted
action)



Potential results of upzoning Mt Victoria, Pirie / Austin Streets



Aro Valley near Devon Street



Hawker Street Mt Victoria



Shading,
3 p.m.
Mid winter



Hania Street 8 storey central city zone, mid winter impact on heritage area of Moir Street.

Risks of the draft district plan allowing central city heights of 8 – 10 storey buildings close to housing.



Moncrieff Street

Home Street, Mt Victoria. City zone allows 8 storeys without neighbour input. Clyde Quay School top left. Shading mid winter.

Alternatives to TINA*

*There is no alternative, a favourite saying of Margaret Thatcher

**Plan for urban density, and
affordable housing; don't
upzone and hope**

Planned density, St Peter's church, Wellington
150 apartments, garden, community facilities



Victoria / Dixon / Willis / Ghuznee Streets
563 new or converted apartments since 2018,
Approx. 1000 residents, 500 per hectare.

→ Victoria Lane, 123 apartments, completion 2022

→ Bought by Stratum for apartment development – 80?

→ *111 Dixon St, 114 apartments,
Mike Cole*

→ Pinnacle, 86 apartments

→ Conversions of offices to apartments by The Wellington Company, for leasing through Wellington City Council. Approx 100 apartments

→ *Sale by St Peter's 2014 of 1500 sq metres with park extra. 150 apartments. Approx. 300 people*



Targeted rates to 'encourage' use of car parks for housing, including green spaces. Ghuznee Street contrasts



1542 square metres, corner Victoria and Ghuznee Streets, VSP apartments, 150 units. Rates of \$292 per square metre of land.



153 Cuba Street, 40 carparks, 1008 square metres, ***\$30 per square metre, one tenth of the rates income of the apartment block.***



Garrett Street, near Cuba Street, carparking with rates at approx. \$30 per square metre

Frederic Street, Te Aro, Wellington, 75 new social houses, park, restoration of Chinese Anglican Mission hall. Building now started.



Kainga Ora redevelopment of Arlington Street
301 new homes, landscaped for sun and green space



Wellington City Mission – social housing and community spaces, Adelaide Road, in front of Government House.



Urban Habitat – 24 houses, Adelaide Road

<https://www.urbanhabitatcollective.nz/the-project/Rd>





Central Park flats, 190 units, built 1975, refurbished 2012

Example of Newtown community planning



Sites close to transport where more houses could be created than through random upzoning.

Recommendations summary:

- An active, council, working at scale, not laissez faire zoning for small titles.
- 3D modelling of brownfields sites which offer potential for affordable housing and green spaces.
- Engage with communities, developers, local businesses.

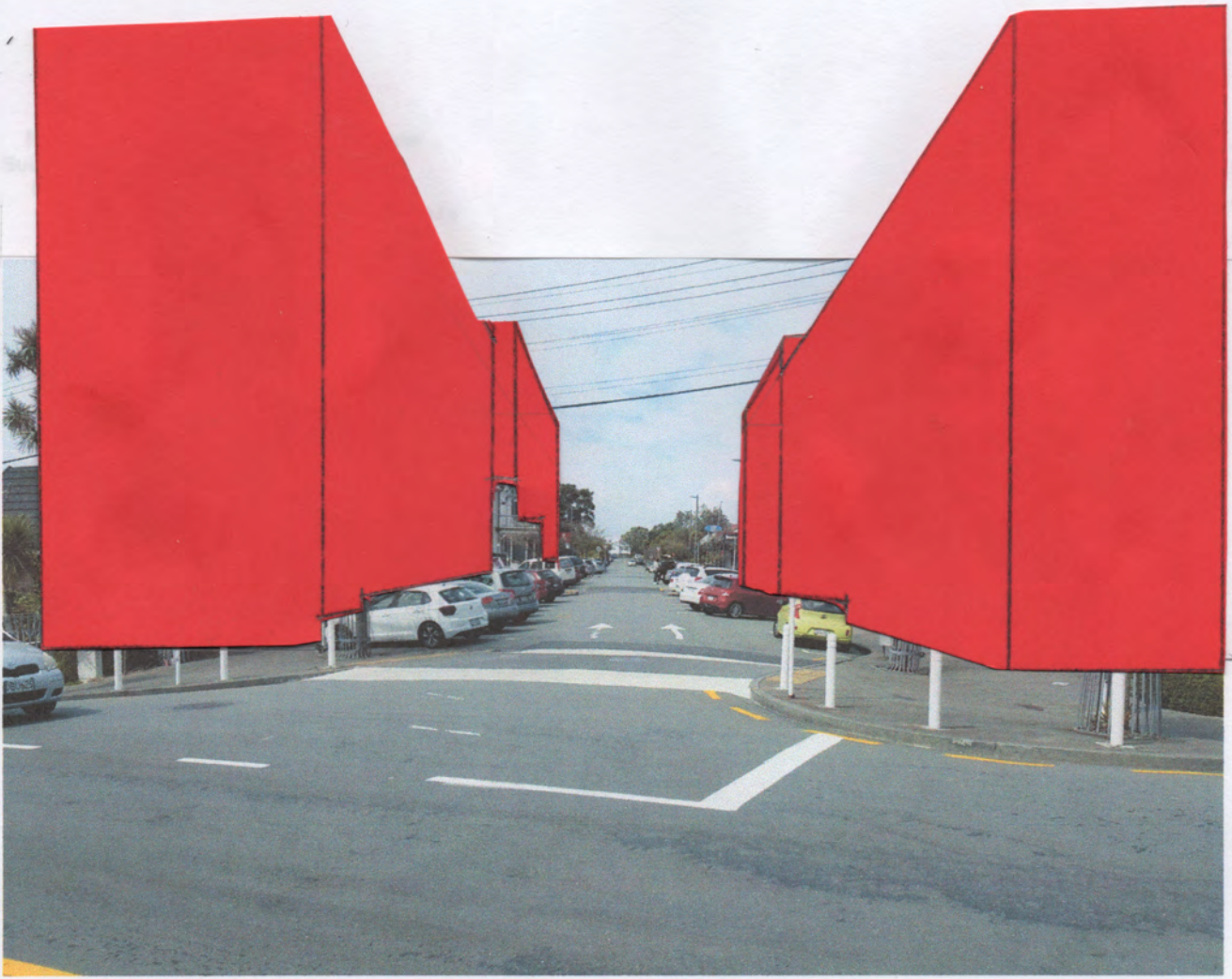
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Subject: Photo for use
Date: 3 November 2020 at 2:55 PM
To: Ben Blanton <ben@benblanton.com>



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Before

3.11.20



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After

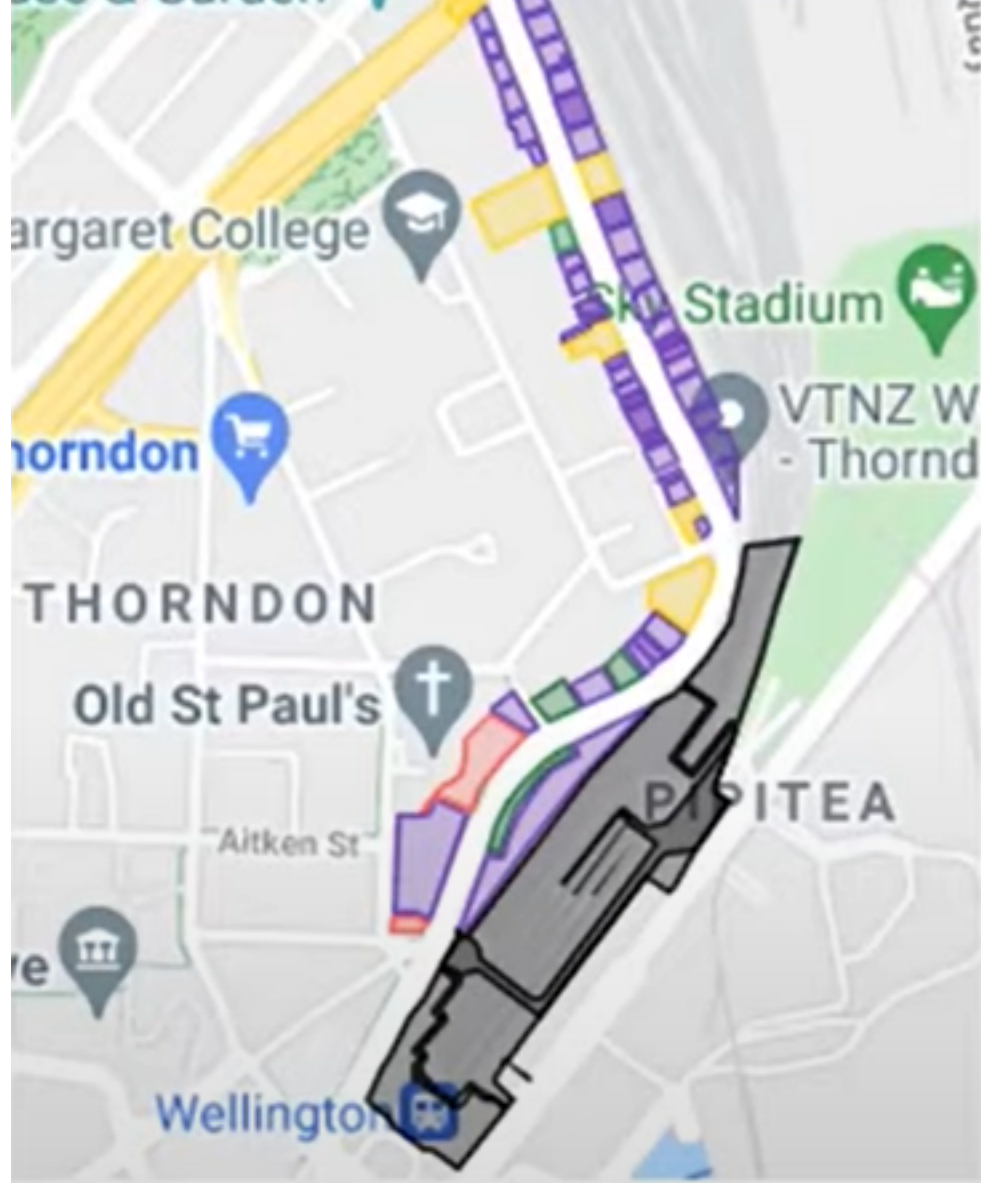
3.11.10



COFFEE ALFRESCO
ON A BRIGHTSUNNY DAY



Phil Dickson
6.12.21



1

Wellington Methodist Parish Visuals for discussion - by Paul Cummack & Carol Dale. *9 March 2022, 10:40am with Damian Story and Tom Chi.*



Support heritage listing of buildings:- Wesley Church, Old Hall, & Drama Christi.
Do not support listing the whole site and area as a heritage site.

The Site and Church



The yellow line denotes the boundary of 75 Taranaki St. TeAro, Wellington Methodist Church.

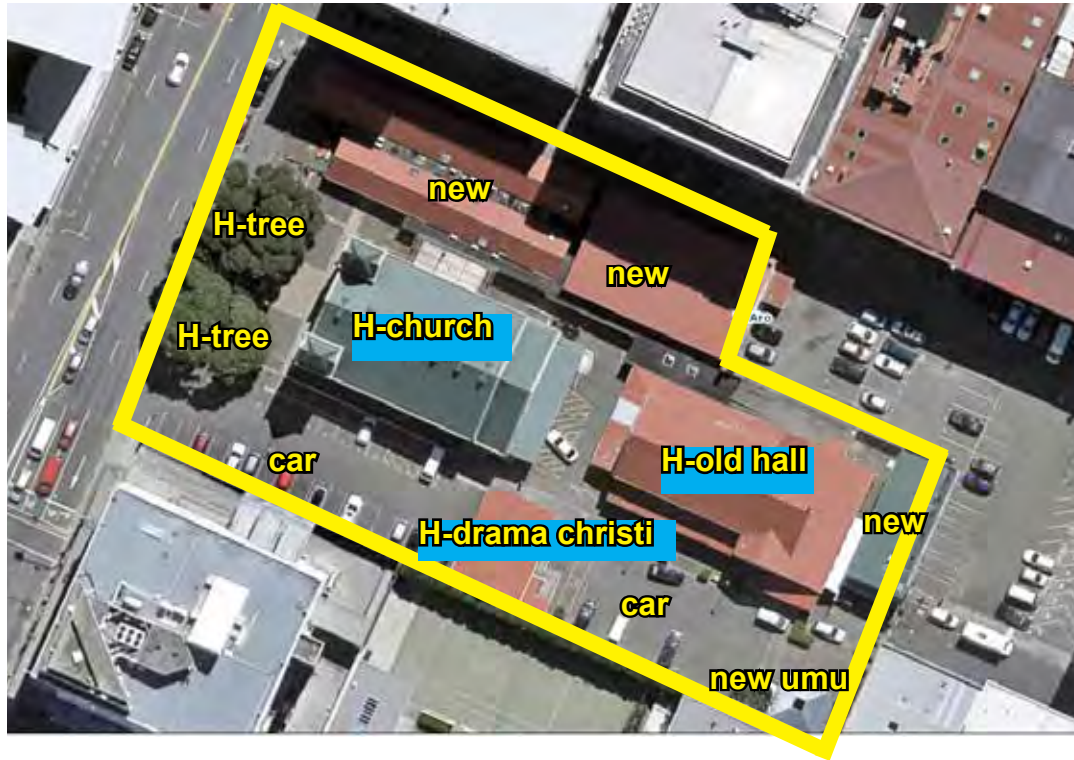
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Wellington Methodist Parish Visuals for discussion - by Paul Cummack & Carol Dale. 9 March 2022, 10:40am with Damian Story and Tom Chi.



Support heritage listing of buildings:- Wesley Church, Old Hall, & Drama Christi.
Do not support listing the whole site and area as a heritage site.

Heritage Buildings and Heritage Trees.



"H" denotes existing heritage building protection (blue) of varying forms

"H-tree" denotes trees which are protected

"new" denotes a new building.

"car" denotes a car-park.



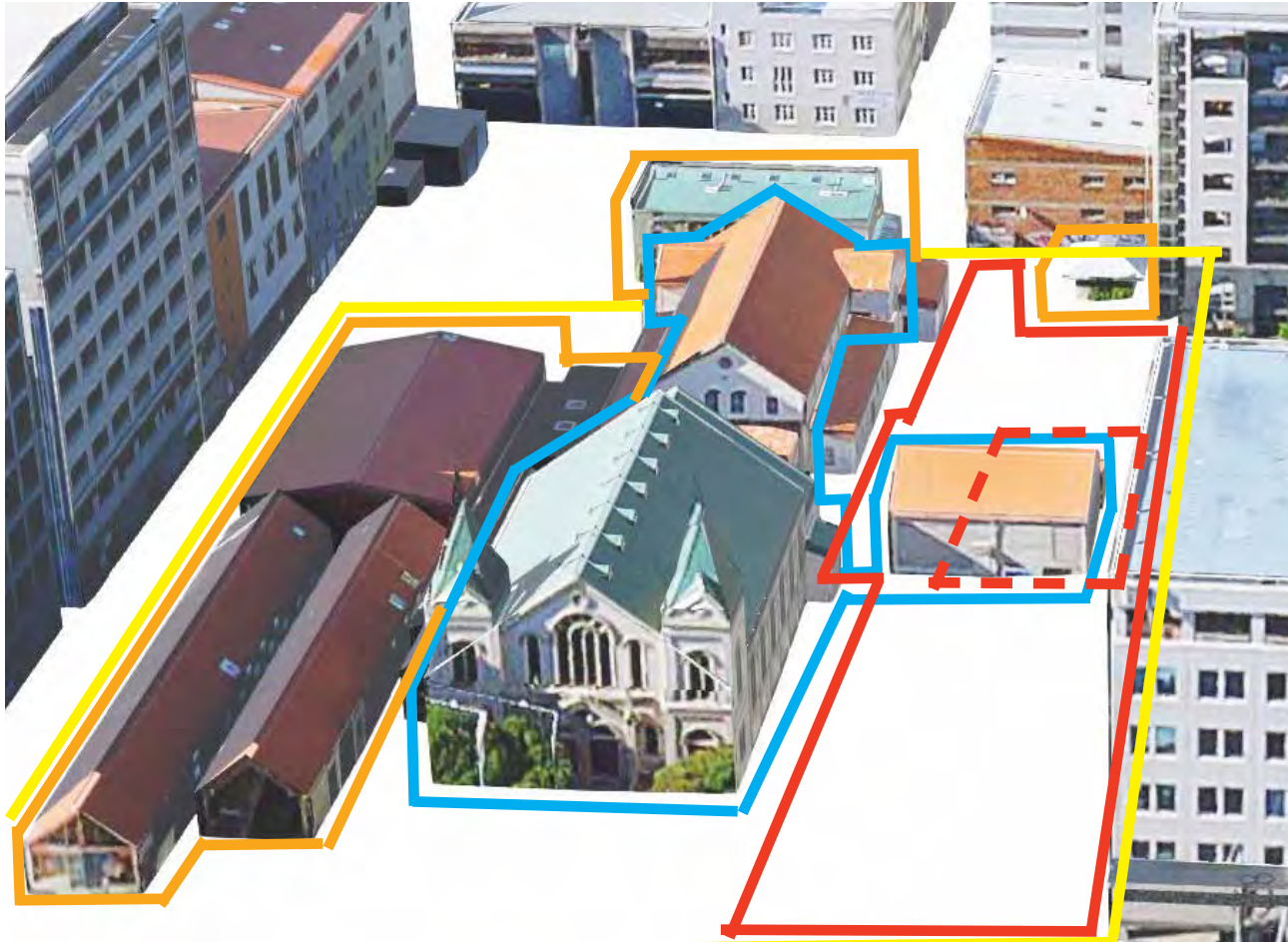
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Wellington Methodist Parish Visuals for discussion - by Paul Cummack & Carol Dale. 9 March 2022, 10:40am with Damian Story and Tom Chi.



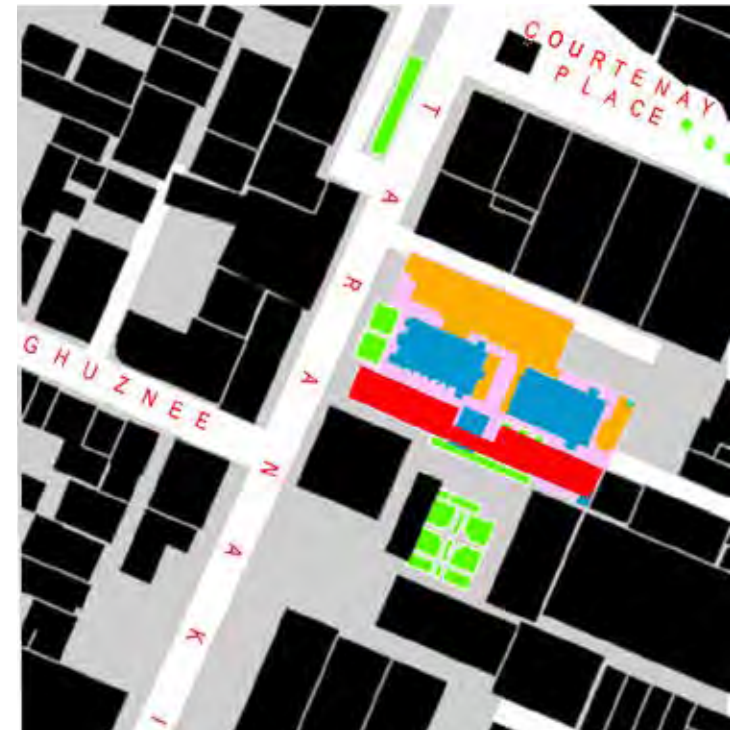
Support heritage listing of buildings:- Wesley Church, Old Hall, & Drama Christi.
Do not support listing the whole site and area as a heritage site.

Heritage buildings in blue
New buildings in orange, red is the car-park.



A heritage site will mean that the new buildings, orange, and the car-park, red, will have heritage protection. These buildings have no heritage value. We do not support upgrading the protection status of these buildings to a heritage area.

The existing heritage buildings (blue) have varying degrees of heritage protection. This protection is supported to varying degrees



SUMMARY

A complex site, a simple "Heritage Area" rule does not apply

4

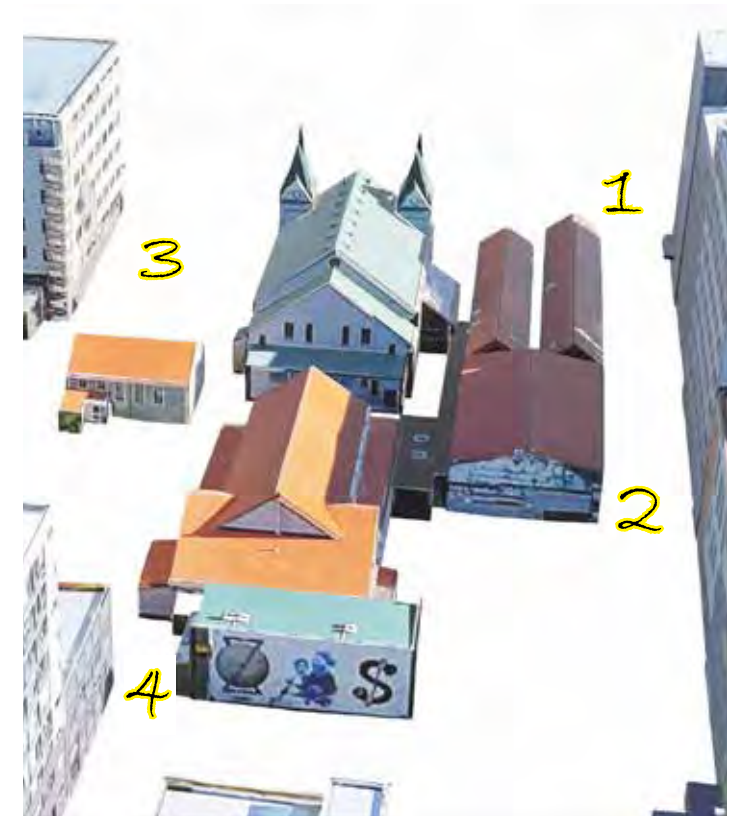
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Support heritage listing of buildings:- Wesley Church, Old Hall, & Drama Christi.
Do not support listing the whole site and area as a heritage site.



A heritage site protection will mean that the new buildings and car-park drawn &/or photographed on this page, 1,2,3, & 4 have extra protection in a heritage area. These new buildings do not warrant such high protection. We do not support adding these buildings into a heritage area for the site.



SUMMARY These areas do not warrant extra protection

5

Wellington Methodist Parish Visuals for discussion - by Paul Cummack & Carol Dale. *9 March 2022, 10:40am with Damian Story and Tom Chi.*



Support heritage listing of buildings:- Wesley Church, Old Hall, & Drama Christi.
Do not support listing the whole site and area as a heritage site.

Methodist Church is the 5th most frequented in NZ.

<i>Total people stated</i>	<i>4,699,755</i>
<i>No Religion</i>	<i>2,264,601</i>

Anglican	495,789
Roman Catholic	468,759
Presbyterian	221,199
Hinduism	121,644

Methodist	76,458
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Islam nfd	57,276
Latter-day Saints	54,123
Buddhism nfd	44,355

NZ Stats, 2018 census.

*The raw data table from the census has been simplified.
From the census I have combined the Samoan, Cook Island,
Tongan, and Wesleyan Methodist figures, which all worship
here.*

*Stats NZ note a number for "Christian (not further defined)".
This number has been split proportionally between Anglican
and Presbyterian.*

Roman Catholic & Catholicism have been combined.

6

Wellington Methodist Parish Visuals for discussion - by Paul Cummack & Carol Dale. *9 March 2022, 10:40am with Damian Story and Tom Chi.*



Support heritage listing of buildings:- Wesley Church, Old Hall, & Drama Christi.
Do not support listing the whole site and area as a heritage site.

St John's, Presbyterian



*St John's, Presbyterian, have developed this part of their site. (yellow)
Contributions support the preservation of the church.*



7

Wellington Methodist Parish Visuals for discussion - by Paul Cummack & Carol Dale. *9 March 2022, 10:40am with Damian Story and Tom Chi.*



Support heritage listing of buildings:- Wesley Church, Old Hall, & Drama Christi.
Do not support listing the whole site and area as a heritage site.

St Peter's, Anglican

*St Peter's Anglican' church have developed this part of the site. (yellow)
Contributions will support the preservation of the church.*



8

Wellington Methodist Parish Visuals for discussion - by Paul Cummack & Carol Dale. 9 March 2022, 10:40am with Damian Story and Tom Chi.



Support heritage listing of buildings:- Wesley Church, Old Hall, & Drama Christi.
Do not support listing the whole site and area as a heritage site.

Metropolitan Cathedral of the Sacred Heart

Metropolitan Cathedral of the Sacred Heart , Roman Catholic, have developed this part of the site in yellow, contributions support the preservation of the church.



SUMMARY. It is punitive to the Methodist Church to not allow development of their “non heritage” areas on their Methodist Church site, in some way.
When the Anglican, Catholic, and Presbyterian sites have been developed.

9

Wellington Methodist Parish Visuals for discussion - by Paul Cummack & Carol Dale. *9 March 2022, 10:40am with Damian Story and Tom Chi.*



Support heritage listing of buildings:- Wesley Church, Old Hall, & Drama Christi.
Do not support listing the whole site and area as a heritage site.

Old Hall, (protected) top & Drama Christi, (partially protected) below.



SUMMARY.

If the site was able to be used more productively, then revenue obtained from a development of some sort or new building(s), for the community, then preservation can continue for the Old Hall, and Drama Christi,

Support heritage listing of buildings:- Wesley Church, Old Hall, & Drama Christi.
Do not support listing the whole site and area as a heritage site.

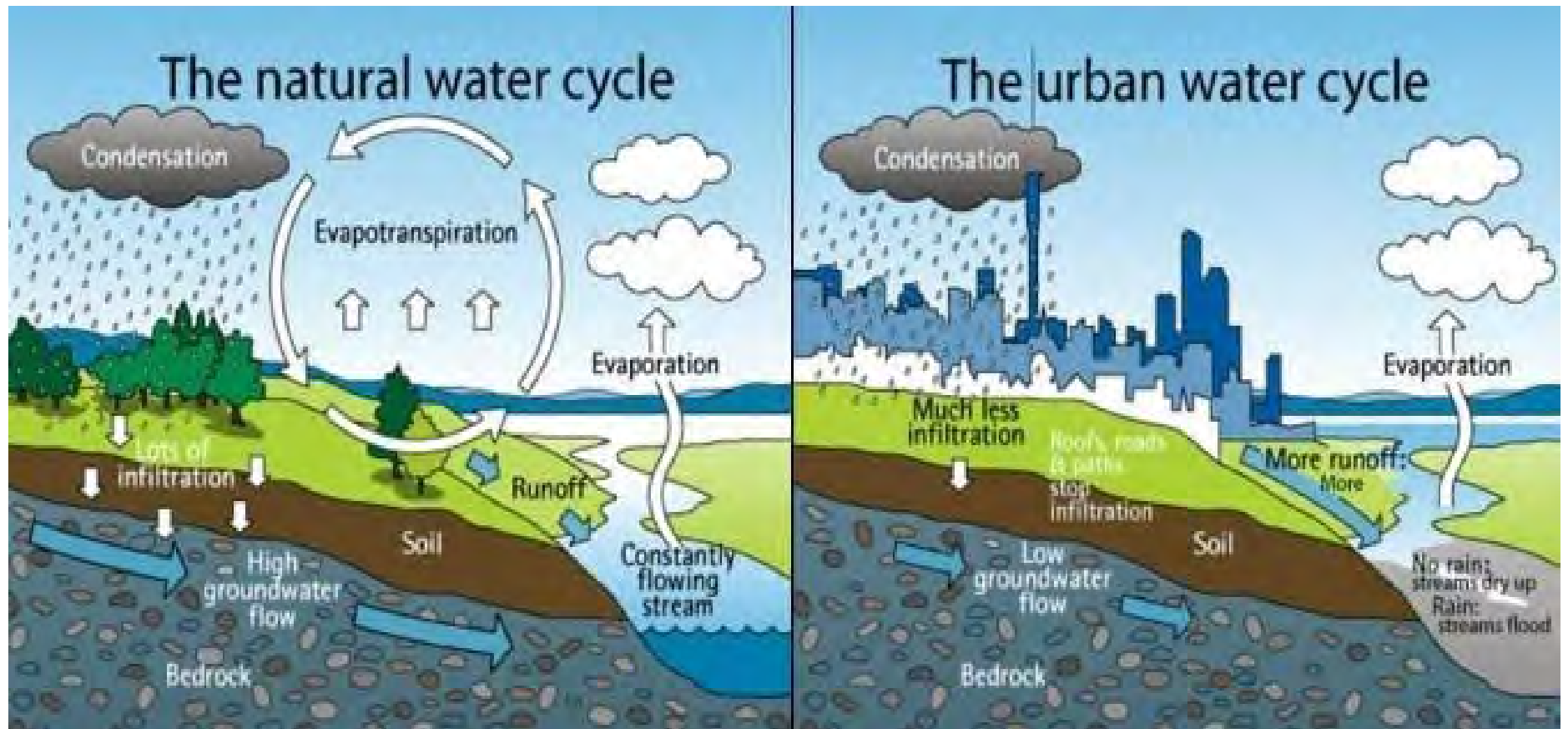
SUMMARY.

1. TRACK RECORD - The Methodist Church has a track record of being a responsible steward in preserving the church, with little site development.
2. HERITAGE - All three heritage buildings should be continued to be maintained.
3. NEWER BUILDINGS - Upgrading the existing “newer” buildings identified in this report with Heritage area status is not warranted.
4. FINANCE - The flexibility of site development creates financial flexibility so that the church can continue and improved their good works in the community. There needs to be continued flexibility around both car-park areas and use of the site. Listing the whole site as a Heritage area does not allow for financial flexibility.

Presentation to District Plan Workshop

- Michael Ellis
- New-ish resident of Crofton Downs (6 months)
- Involvement in community groups, notably as chair for a friends group for a notable waterway in the region.
- Concerns that more properties will create negative impacts on streams in Wellington, and increase flooding and pollution risks.
- Also concerned about overloading infrastructure.

Impact on streams and rivers



Urban pollution



Water runoff – Erosion and Slips



So what to do?

- Retention tanks for developments



So what to do?

- Properties to have water storage tanks.
- Plumbed for non-potable use (gardens/tiolets.)



Rain gardens



Glenside Progressive Association

District Plan Changes – West Glenside

Oral submission 9 March, 2022

Summary of GPA's Submission – Part 1

- Broad support for Council proposals for Upper Stebbings Valley.
- Advocate road link to Takapu via Arohata to be reinstated.
- Ridgelines, streams and bush remnants must be protected.
- Earthwork volumes must be minimised.
- Development must include porous areas to reduce flash flooding.
- Circular road to encourage efficient use of public transport.
- Strongly oppose Council's proposals for Glenside West.
- Advocate that Council Design Guides for development in elevated areas be strengthened.

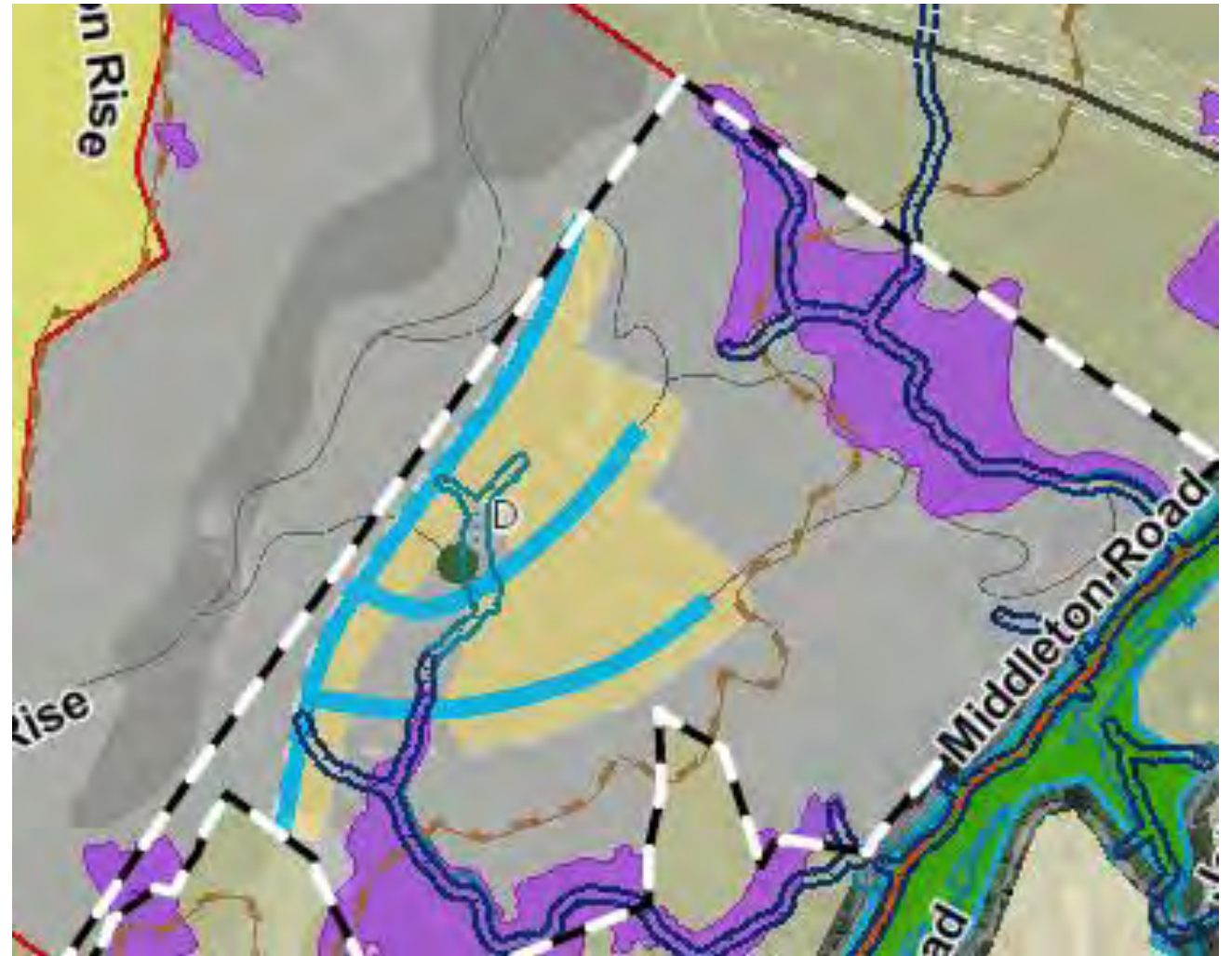
Glenside West

- Currently elevated rolling farmland with high visibility from SH1 and Grenada.
- Mostly included within the Ridgelines and Hilltops Overlay, DPC 33, 2005.
- This gives the area a strongly protecting Activity Status of Discretionary Unrestricted.



Council's Proposal

- Narrow ridgeline - now called a Ridgetop - Dark Grey - to be protected.
- Large area within Ridgeline Overlay – Yellow - to be built on.
- Earthworks of unlimited volume will be permitted in built area. [Activity Status – weaken to Discretionary Restricted.]
- Bush remnants to be preserved – Purple.
- DP33 Ridgeline and Hilltop boundary – Orange dotted line - Apparently to be ignored.



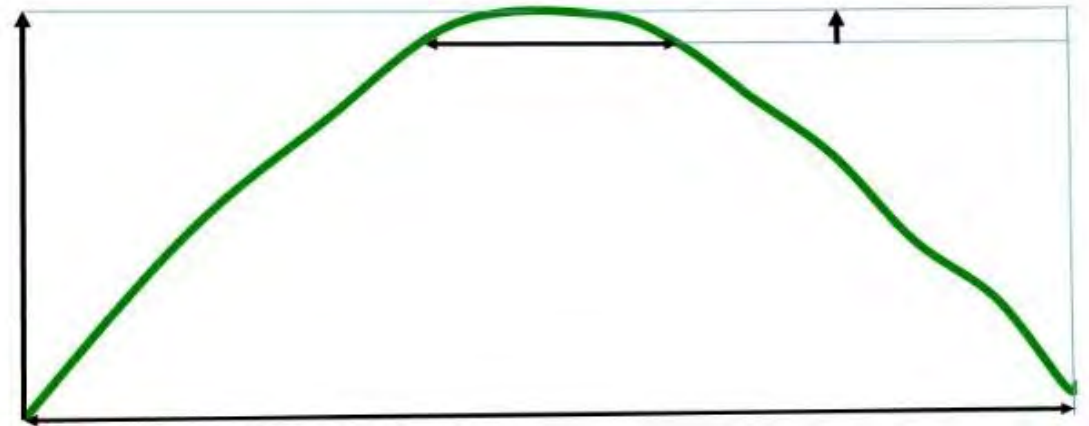
Ridgetop

Gentle rolling aspect of the ridgetop looking south.



Vertical protection offered by the Ridgelines and Hilltops Overlay (Left arrow) and by the Ridgetop Overlay (Right arrow).

The ridgetop overlay protection is tiny. Therefore, difficult to see what is being protected.



GPA Alternative - Large Lot Residential

- Allow housing to be constructed on larger lots.
- Reduce impact of land clearance on natural vegetation
- Maintain and observe current Activity Status - Discretionary Unrestricted:
 - Reduces impact of earthworks on sedimentation.
 - Reduces impact of hard surfaces on storm water runoff.
 - Reduces visual impact of housing development in a high altitude and visually prominent position.
- Support proposed Significant Natural Areas (SNAs) and incorporate buffer zones. These could be used as reserve contributions.

Subdivision Design Guide

G13 “Minimise any earthworks disturbance to the natural ground form.”



Residential Design Guide

Amend for houses in high altitude locations or houses which are visible from a distance by including guidelines for:

- Form, shape and colour of buildings.
- Encouraging forms that harmonise with the landscape.
- Encouraging use of subdued natural colours.
- Strengthen Guide to minimise long distance and cross valley light pollution.



VIEW 2.3

PROJECT SUMMARY

Proposed development in South Karori incorporating multiple unit types with new vehicle and pedestrian access



SITE LOCATION
1:2000

Parkvale Road

200 PARKVALE ROAD, KARORI, WELLINGTON

DRAWING LIST

No.	LAYOUT NAME	REV
C01	COVER PAGE	
C02	SITE LOCATION	
C03	PROPOSED SITE PLAN (PARKVALE ROAD)	
C04	PROPOSED SITE PLAN (MONTGOMERY AVE)	
C05	MATERIALS PALETTE - ZONE 1	
C06	MATERIALS PALETTE - ZONE 2	
C07	MATERIALS PALETTE - ZONE 3	
C08	MATERIALS PALETTE - ZONE 4	
P01	3D VIEW KEY	
P02	3D VIEW 1.0	
P03	3D VIEW 2.0	
P04	3D VIEW 3.0	
P05	3D VIEW 4.0	
P06	3D VIEW 5.0	
P07	3D VIEW 6.0	

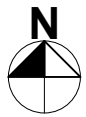
holmes
architecture

www.holmesarchitecture.co.nz

Issue date: 14/12/21
Revision
Drawing No. A3

C01

Proposal



SITE LOCATION
1:2100

holmes
architecture

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Issue date: **14/12/21**
Revision
Drawing No. **A3**

C02

Proposal

PT SECTION 58 KARORI DIST
200 PARKVALE ROAD,
KARORI, WELLINGTON

Boundary of Ridge/hilltop
(scaled from WCC maps)

Existing road widened to
permit two-way traffic












Proposed communal
utility space & rubbish
collection

Existing stream

Access to upper
units in Area 4

Pedestrian access

Existing road widened to
permit two-way traffic

	
PROJECT INFORMATION	
Address: ROAD	200 PARKVALE KARORI WELLINGTON
Territorial Authority: Legal Description:	WCC PT SECTION 58 KARORI DIST
DESIGN CRITERIA	
Exposure zone:	C
Wind zone:	SED
Earthquake zone:	3
Snow Load:	N1
PROPOSED UNITS	
ZONE 1	
 TYPE 1 (6)	3 storeys - 47m ² 141m ² total
ZONE 2	
 TYPE 2 (10)	2 storeys - 77m ² 154m ² total
 TYPE 3 (2)	2 storeys - 77m ² 154m ² total
ZONE 3	
 TYPE 4 (4)	2 storeys - 50m ² 100m ² total
 TYPE 5 (6)	2 storeys - 47m ² 94m ² total
ZONE 4	
 TYPE 6 (6)	2 storeys - 47m ² 94m ² total
 TYPE 7 (5)	2 storeys - 97m ² 156m ² total
COMMUNAL AREAS	
 SHARED UTILITY SPACE (4)	
	Residents parking (47)
	Guest parking (10)

PROPOSED SITE PLAN (PARKVALE ROAD)
1:650



ZONE LEGEND

ZONE 1

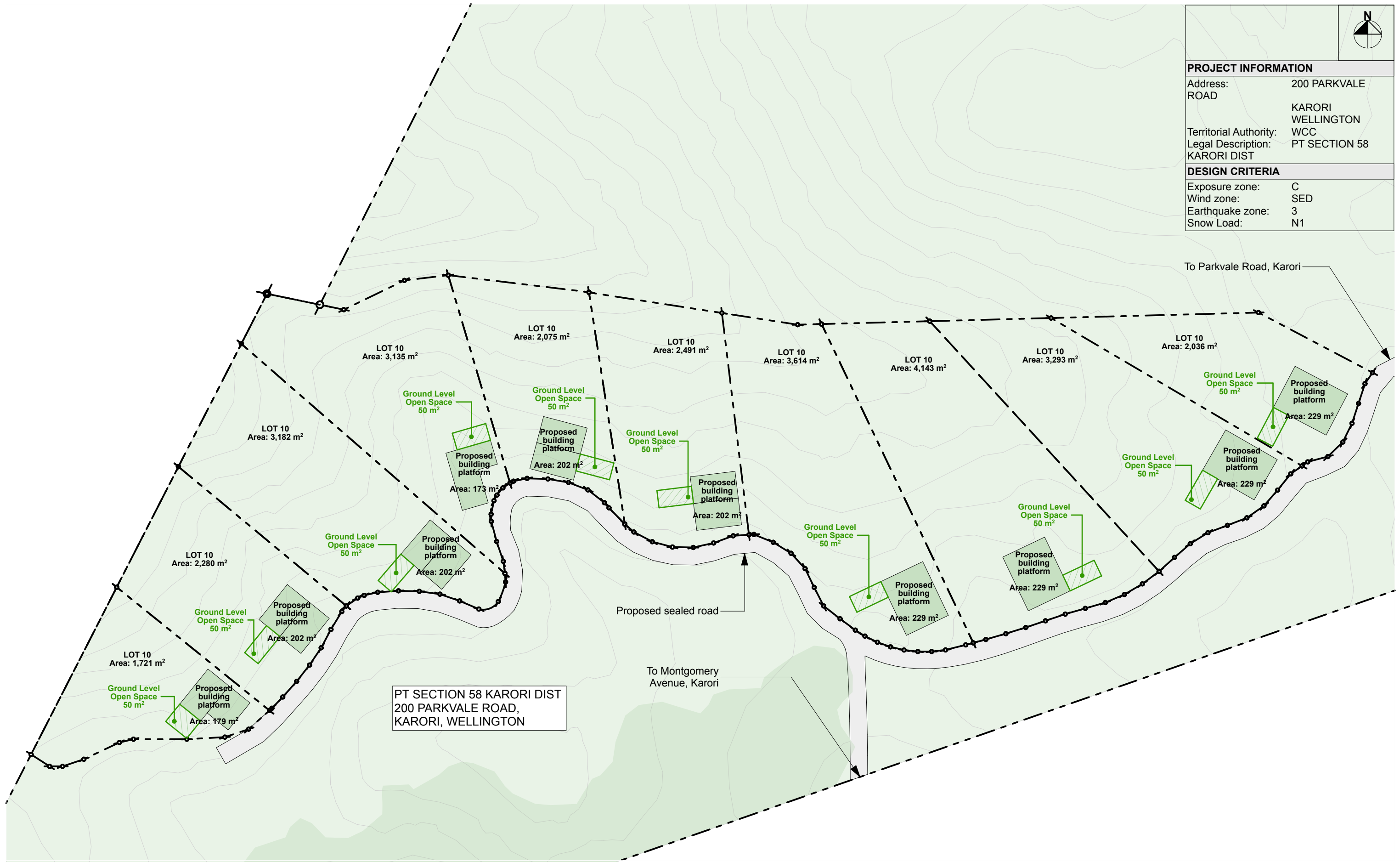
ZONE 2

ZONE 3

ZONE 4



PROJECT INFORMATION	
Address:	200 PARKVALE ROAD
Territorial Authority:	KARORI WELLINGTON
Legal Description:	WCC PT SECTION 58 KARORI DIST
DESIGN CRITERIA	
Exposure zone:	C
Wind zone:	SED
Earthquake zone:	3
Snow Load:	N1



PROPOSED SITE PLAN (MONTGOMERY AVE)
1:1000

ZONE 1

Materials Palette

Unit Type 1

- Light render masonry wall finish
- Dark vertical metal roof/wall cladding (Colorsteel Slate shown)
- Contrasting vertical timber wall cladding



Planting Palette

Trees



Ti Kouka (Cabbage Tree)



Kohekohe

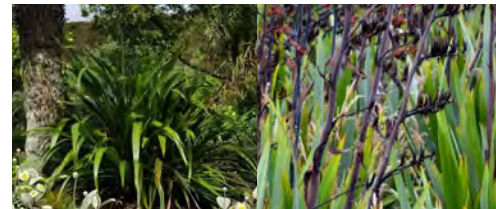


Putaputaweta (Marbleleaf)

Shrubs/Flax & Groundcover



Pukio (Swamp Sedge)



Harakeke (Flax)



Kiokio

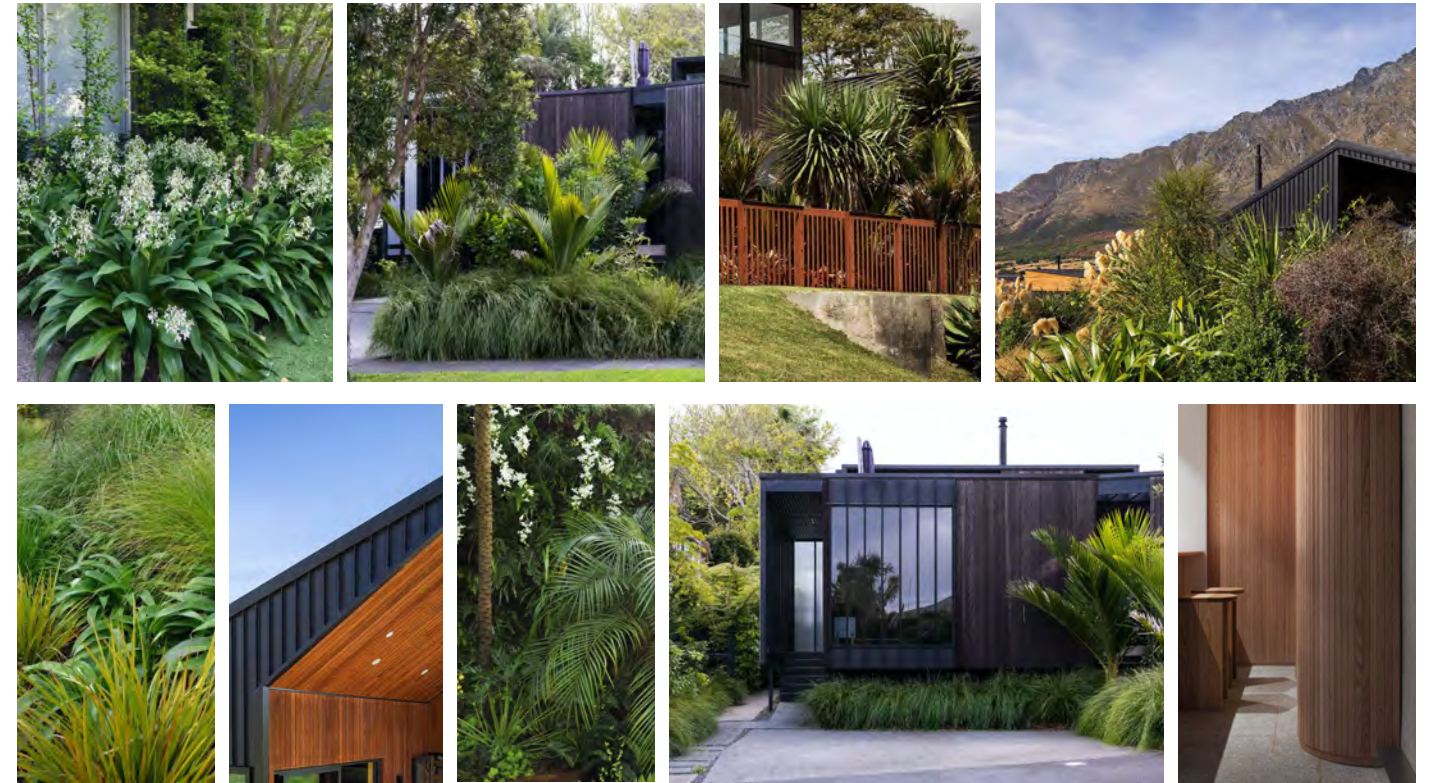


Rengarenga



Toetoe

Precedents



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Issue date: 14/12/21

Revision

Drawing No. A3

C05

Proposal

ZONE 2

Materials Palette

Unit Types 2 / 3

- Masonry retaining
- Colorsteel roof/wall cladding (Colorsteel Slate, Scoria & Lichen colours shown)
- Contrasting timber wall claddings



Planting Palette

Trees



Horoeka (Lancewood)



Titoki



Ngaio

Shrubs/Flax & Groundcover



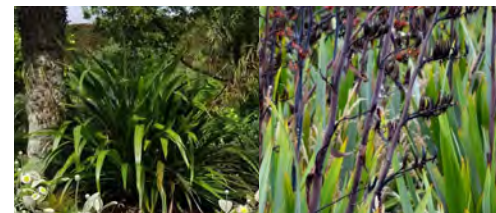
Maurea (New Zealand Grass/Sedge)



Mangatangi



NZ Iris



Harakeke (Flax)



Manuka

Precedents



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Issue date: 14/12/21
Revision
Drawing No. A3

C06

Proposal

ZONE 3

Materials Palette

Unit Type 4

- Finned aluminium balustrades
- Vertical metal roof/wall cladding (Colorsteel Lichen colour shown)
- Light contrasting vertical timber cladding



Materials Palette

Unit Type 5

- Masonry retaining
- Vertical metal roof/wall cladding (Colorsteel Permanent Green colour shown)
- Contrasting vertical timber cladding



Planting Palette

Trees



Cook Strait Kowhai



Titoki



Kohekohe

Shrubs/Flax & Groundcover



Maurea (New Zealand Grass/Sedge)



Kapuka



NZ Iris



Harakeke (Flax)



Bronze Bush Flax

Precedents



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Issue date: 14/12/21

Revision

Drawing No. A3

C07

Proposal

ZONE 4

Materials Palette

Unit Type 6

- Finned aluminium balustrades
- Light metal roof/wall cladding
- Light vertical timber cladding



Materials Palette

Unit Type 7

- Coarse textured stone retaining
- Vertical metal roof/wall cladding (Colorsteel Slate shown)
- Light vertical timber cladding



Planting Palette

Trees



Cook Strait Kowhai



Ngaio



Pohutukawa

Shrubs/Flax & Groundcover



Maurea (New Zealand Grass/Sedge)



Kapuka



NZ Iris



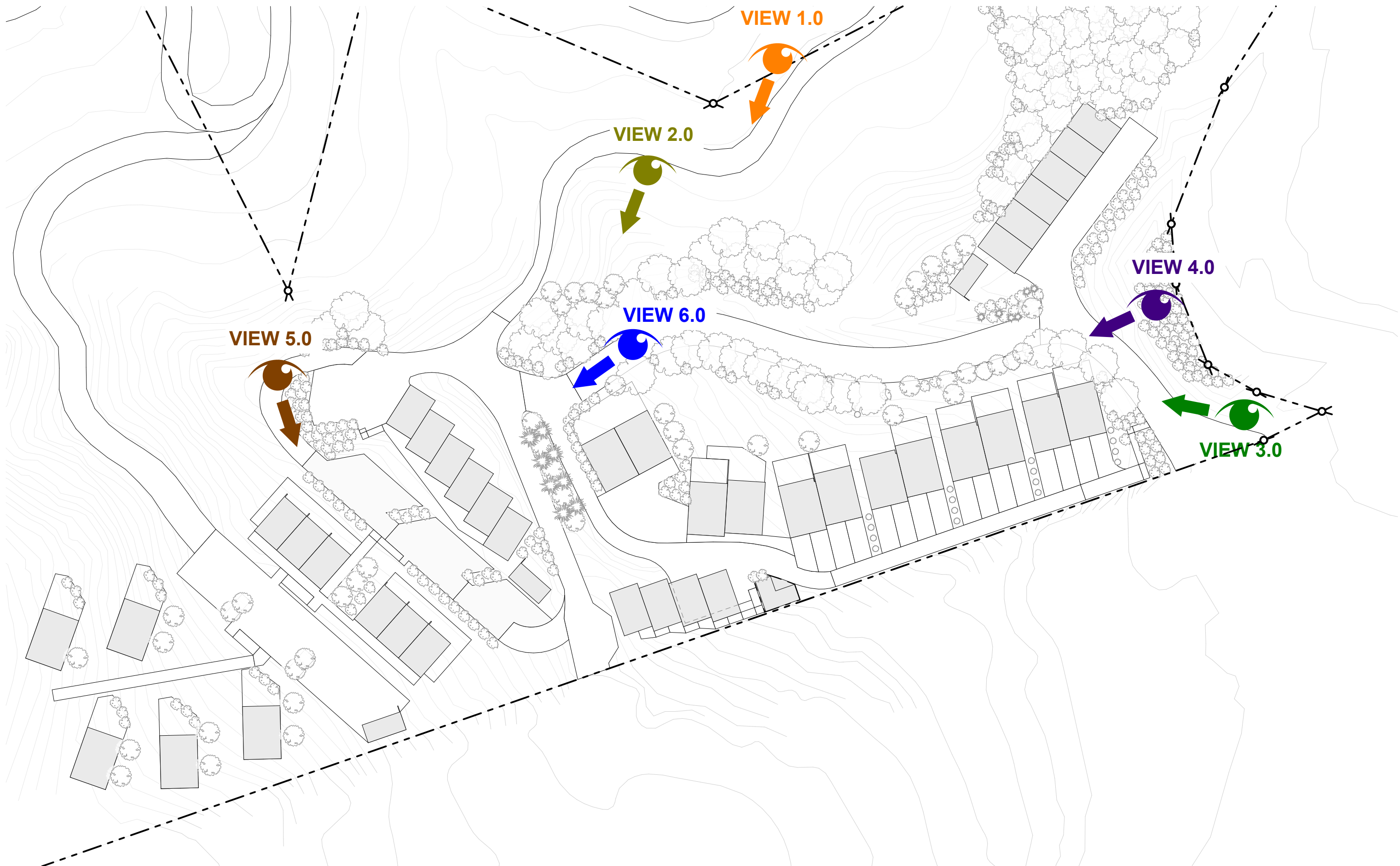
Pohuehue



Mingimingi

Precedents





3D VIEW KEY
1:650

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Issue date: 14/12/21
Revision
Drawing No. A3

P01

Proposal



VIEW 1.3

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Issue date: 14/12/21

Revision

Drawing No. A3

P02

Proposal



VIEW 2.3



VIEW 3.3



VIEW 4.3



VIEW 5.3



VIEW 6.5

<https://www.change.org/p/wellington-city-council-stop-wellington-city-council-s-unlawful-landgrab/c>

Stop Your Unlawful SNA Landgrab



[Barbara McKenzie](#) started this petition to Wellington City Council

SNAs: Wellington City Council's Plan to Expropriate and Rewild Home Gardens

Wellington City Council has designated some 160 "Significant Natural Areas" in the District Plan. This policy will give protected status to part or all of 1693 private properties, mostly the back gardens of suburban homes. As a consequence of this high-handed action, homeowners:

- Lose the right to use and enjoy their property as they wish;
- Suffer a loss - often dramatic - in the value of their property.
- Are experiencing extreme distress as a consequence.

The Council's SNA policy is:

- Counter productive: Council's weaponising of native bush provides a huge disincentive to encourage native regrowth.
- Undemocratic: there has been no public debate; this was not a declared policy by any candidate at the last local election. Efforts to inform affected owners or the public at large have been inadequate.
- Dishonest: native plants regenerating on former farmland, toxic weeds, camellias and agapanthus do NOT constitute significant indigenous biodiversity of national importance under the RMA.

- Unlawful: The Council claims authority from the Resource Management Act, Section 6 (c). There is nothing in the RMA that justifies the forced rewilding of environmentally insignificant land in private ownership.
- Unconstitutional: *Legislation Guidelines* adopted by Cabinet in 2021 recognise respect for property as a fundamental constitutional principle: "*People are entitled to the peaceful enjoyment of their property*".
- Totally contrary to New Zealand values, and the values of a modern democratic society.

The purpose of the policy is to forcibly rewild private property, riding rough-shod over the rights, wishes and interests of Wellingtonians, and to normalise land expropriation.

Furthermore, by overlaying existing reserves with an SNA designation, there are implications for the use, management and development of public parks and open spaces.

Wellington City Councils SNA policy is unworkable on multiple levels. The Council must:

- **Remove all reference to SNAs in the district plan;**
- **Apologise to landowners for unjustifiably causing angst and expense.**

Is your property affected? You can view the online Significant Natural Areas map at the Council's "Backyard Taonga" webpage.

2,006 have signed

I'm signing because I have power of attorney over my mother's affairs. This policy plans to appropriate most of her section in Clark St. It includes her path down to the house (concrete and camellia borders, most decidedly NOT significant natural bush), and is plainly theft. My mother has always cherished the bush on her land and now it appears the Council will use this to appropriate most of her section with no compensation. The so-called first growth bush includes rhododendrons planted 100 years ago, hydrangeas, back lawn, blossom trees, the list goes on.

There is a bit of confusion that SNAs are about saving the planet from climate change and saving trees. THIS IS NOT THE CASE AT ALL. They are about giving Council control over private land to protect natives where people already have them. They are about giving the same Council that has a landfill on its own SNA, and that has been cutting decades old trees in Wellington (including Pohutukawas) for years extra powers over private land that has been managed perfectly well by others. SNAs will not achieve what we need now to respond to climate change. We do not need a punitive approach, land expropriation and more Council rules, we need positive incentives for those doing a good job already, and incentives for others to join in with good efforts. Imagine you have two kids and want them to keep their rooms tidy. One has a tidy room and the other one does not. What would work best: punish your kid with the tidy room and stop them from using what they have so carefully put away and cared for? Or praise them and leading by example? Do not be fooled by propaganda that SNAs are about people in favour of saving nature versus evil developers or farmers wanting to destroy nature. Recognise what SNAs are really about, how ineffective they will be and choose a future where we work together to respond to climate change instead.

This policy is nothing but theft!

This is private land that government is taking with no consultation or compensation.

My property is affected - I stand to lose about 60 to 70% of it, if this unlawful and unconstitutional 'landgrab' proceeds

It's my land that I pay rates on and they can't make these decisions without my consent.

Our country is over regulated...

Property owners have rights and this is daylight robbery!

I'm signing this because its yet another criminal act committed by this corrupt incompetent government

SNA is wrong, private land is private!

These are private urban properties which Govt has no democratic right to interfere with owners & tenants wish to garden. This must especially distressing to older residents with beautiful heritage gardens which incidentally attracts bees & birds. Keep Govt nose out of personal property!!

I believe the government has no right to retrospectively make a property significant

Private land is private land and no one should be able to stop you using your land. You buy a property fee simple, do your LIM and check covenants etc and there should be no retrospective land grab. I totally reject SNAs and any other form of land grab of private land.

I will lose over 40 ha with no thanks or any offer of any compensation what so ever . If the Govt and those in the public want more SNA land they should do the honest thing and buy their own land and reforest it . Don't steal of others.

I don't want this happening to my property in Kaipara as it will be a lead-on once they get one region under this control

The "council/govt" is only using this sneaky tactic to steal land that is not theirs. People paid hard earned money for their land as well as all the rates paid over the years, and the govt is using this dirty handed trickery to take it without justification or repercussion, then will more than likely sell to developers in future to suit themselves at our cost!! NO THANKS WANXERS KEEP YOUR SLIMY FILTHY HANDS OFF OUR LAND. NOT ONE MORE ACRE!!!!

As with most things these days introduced by Government and Councils. It indicates an increase in their control over the public. (They think know what's best, seldom true.) It needs stamping out before it can remove even more of our rapidly declining freedoms all over the country.

I support local community's voices being LISTENED to by Govt and Councils. This SNA policy sounds "nice" but is actually another control mechanism that like many other draconian Govt "plans" will undermine property owners democracy and autonomy. Throw it out!

This penalises people who are planting natives and therefore discourages further planting of them. My son is an example. currently planting native trees to create a Kiwi forest. Why should he?

Because this is nothing more than land theft.. It was found illegal when the English did it to the Maori so why is it now considered legal

It's just daylight theft with the added insult of still having to pay rates, mortgage, insurance and upkeep of the stolen land ,how this garbage sna ever eventuated is showing just how inept and evil this govt truly are

SNA's are a stupid piece of "lore" that has many more negatives than positives. It encourages people not to re naturalise their land. Which is daft!! It achieves exactly the opposite of what it's stated goals are

I'm signing because the SNA policy is divisive, unworkable and is not in the best interests of the country

I'm signing because this unworkable regulation penalises land owners who have pro active about conservation on their property.

I dont like the power the councils are receiving in this area

Council's don't do due diligence

SNAs are an unjust burden on property owners. It will limit what they can do in their own back yards, and will devalue their properties.

SNAs are unlawful daylight robbery. Many people have spent thousands of dollars protecting areas of land that they own. To then have this land effectively taken from them is wrong! Where will it all stop? This is nothing more than an unlawful land grab

I know people personally affected by these new rules and legislation. While we do need to look after our environment, we also need to consider the cost and significant stress these restrictions can cause to farmers and the general public. People will still have to continue to pay the mortgage value of the land that will be stripped away from them, and I cannot justify how that is fair.

We own land also affected by this new law which in turn effects the viability of the entire property to be self sufficient

This SNA could have been a fantastic win for everyone, but instead it is effectively theft, and manages to treat the regions landowners like we are the miscreants!

I'm signing to oppose this socialist land theft.
I still like to think maybe foolishly NZ is a democracy.

The council is penalising land owners who have tried to plant trees for the birds and wildlife. This is just a land grab and is unethical.

My property is affected - I stand to lose about 60 to 70% of it, if this unlawful and unconstitutional 'landgrab' proceeds

Private land is exactly that. Private property Councils should not have the power to infringe the rights of those who have purchased their private property, and fund the Council with their ever-increasing rates demands, only to have what can only be described as THEFT of private property rights, by the same Council who extract the Rates, or any other body. NO ONE voted for this land-grab which is UNCONSCIONABLE in the extreme. Punishing land owners for having created gardens or left natural flora & fauna intact is just plain WRONG. If Councils want to take land? Then they should have to pay for it at an agreed amount, if an amount cannot be agreed, then the Council should abandon their plan and leave land owners alone with their property to use and enjoy at their discretion.

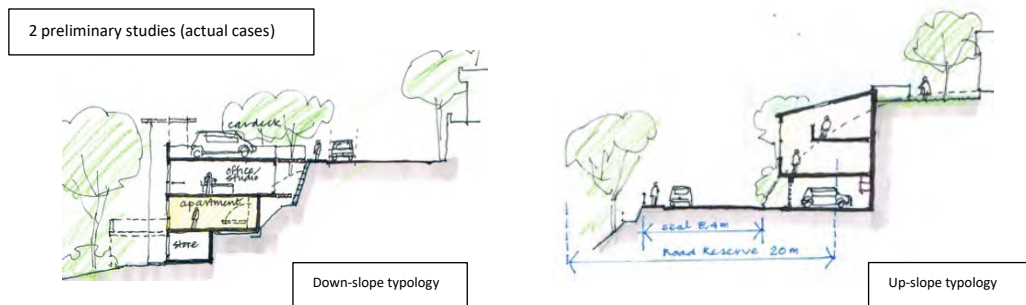
It's just not right to take private property rights without compensation

INHABITING THE ROAD RESERVE: a Contribution to Wellington's Spatial Plan

An Existing Unique Fabric: During 'lockdown' we spent time walking around our local area. In doing so we came to appreciate the uniqueness of the building fabric making up so much of Wellington's hilly suburbs. It is distinguished by roads hugging the hill's contours, resulting in houses nestled well above and below these roads. Overall, the physical texture is modest in size, detached and low-rise. It is unique and **place based** - exactly the built fabric the Spatial Plan is seeking to encourage.

Under utilised Road Reserve Land: Making up this hilly suburban fabric there is a large area of road reserve land crossed by footpaths to houses, and on which garages encroach. Below, above, and alongside these footpaths and garages there is substantial unused reserve land inviting habitation.

Potential for contribution to Density: Though individually modest in size, in-fill dwellings on suitable road reserve land, when repeated across our suburbs, have the potential to significantly increase density and diversity while maintaining the scale of the existing built fabric that residents value.



We estimate there are around 690 km of sealed roads in Wellington, primarily suburban. The width of land set aside for our city roads is 20m, but the sealed part is usually about half of this (less in the hillside suburbs, but let's say 10m). The remaining 'road reserve' land is the land that we believe is a missed opportunity, an under-utilised resource. So, how much road reserve is there in Wellington?

Length of road reserve: Rounded down to say 600Km. (600,000 metres). **Area of road reserve:** Assuming 10m width of road reserve land = $10 \times 600,000\text{m} = 6,000,000\text{m}^2 = 600$ hectares. **Length of road frontage for a dwelling:** double garage width + margin + side access, say 9m wide.

Frequency of suitable sites: in a small but indicative sample in one hillside road some 570m long, we identified 10 very suitable double-garage type sites, one vacant road reserve site, three sites with land above or below and to the sides of single garages, all partly or fully on road reserve. So, conservatively it suggests a suitable site for a modest house can be found every 100metres of road length (200metres of property frontage on roads with residential property on both sides).

Conclusion: This **Infill Typology** of modest and affordable dwellings in Wellington are likely to be in the order of **6,000 to 10,000houses** accommodating say **9,000 to 15,000 inhabitants**.

Benefits to Community and Council: With the necessary modifications to encroachment licenses, activity permissions, and tenancy options, these in-fill dwellings will increase the range of dwelling and household types needed to meet the increasing diverse population the Spatial Plan is seeking. For the Council dwellings on road reserve land provide a beneficial income stream through such strategies of lease, rent and sale.

Case Studies: To test the viability of inhabiting the road reserve, we propose a small number of detailed Case Studies targeting typical road reserve sites, the aim being to identify costs and benefits for both Council and community. Each study, engaging key stakeholders, would be tasked with identifying the physical issues of site, context, and infra-structure as well as community issues of road use, public transport, community facilities and diversity of habitation.

THE ARCHITECTURAL CENTRE
MANIFESTO
FOR ARCHITECTURE

- 1) **Architecture must be better than what it replaces**
(Fresh air is better than some buildings)
- 2) **Architecture relies on intelligent government**
(Mindless bureaucracy will only create mindless architecture)
- 3) **Architecture needs an assertive public**
(Architecture will only thrive if the public demand this)
- 4) **Urban Environments must be planned**
(but not only by planners)
- 5) **Recycle Architecture; Good architecture is elegant environmentalism**
(Continued human existence relies on having planet earth in our future; ditto for the next planet)
- 6) **Architecture must facilitate better living**
(The delights of good design - light, warmth and pleasure etc - must be cherished)
- 7) **Bad building must be eliminated**
(Wellington is too important for soulless building; buildings designed heartlessly for profit are not architecture)
- 8) **Architecture must be celebrated**
(New architecture is our future heritage)
- 9) **Architecture has an obligation to challenge**
(Controversy has a positive role in architecture)

The Architectural Centre

Kate Linzey
John Daish
John Gray



Proposal for Adelaide Road: Urban Habitat Collective by
Spacecraft Architects.

KATE LINZEY

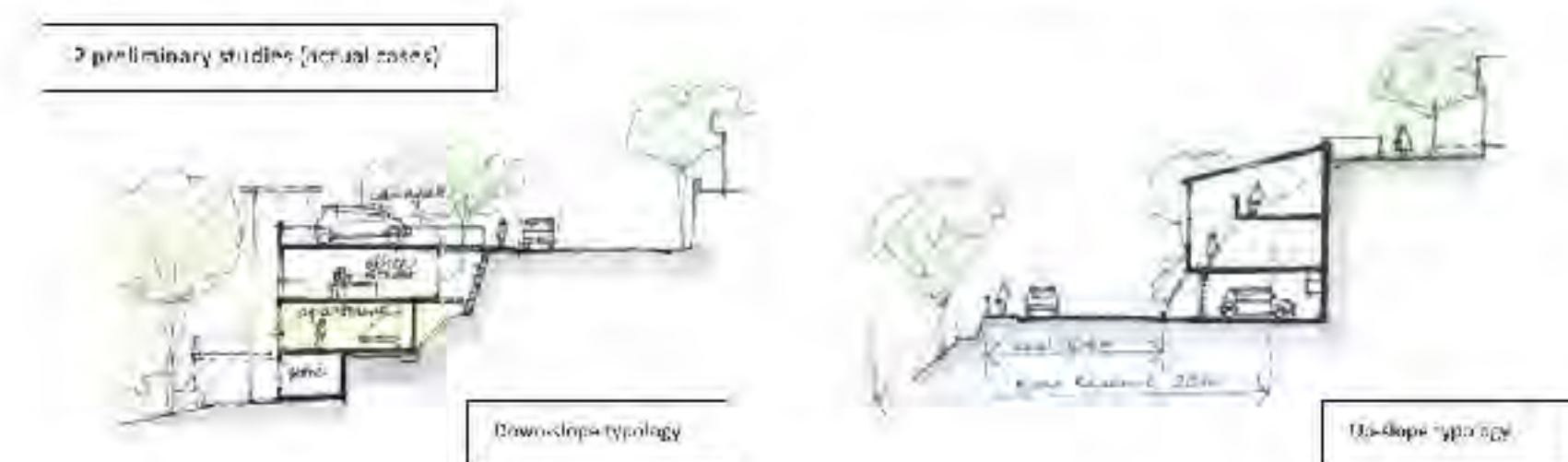
- The Architectural Centre supports densification to meet future environmental and population demands.
- Good densification needs to be led by aspirational Design Guides
- These Design Guides need wide, peer review.

INHABITING THE ROAD RESERVE: a Contribution to Wellington's Spatial Plan

An Existing Unique Fabric: During 'lockdown' we spent time walking around our local area. In doing so we came to appreciate the uniqueness of the building fabric making up so much of Wellington's hilly suburbs. It is distinguished by roads hugging the hill's contours, resulting in houses nestled well above and below these roads. Overall, the physical texture is modest in size, detached and low-rise. It is unique and **place based** - exactly the built fabric the Spatial Plan is seeking to encourage.

Under utilised Road Reserve Land: Making up this hilly suburban fabric there is a large area of road reserve land crossed by footpaths to houses, and on which garages encroach. Below, above, and alongside these footpaths and garages there is substantial unused reserve land inviting habitation.

Potential for contribution to Density: Though individually modest in size, in-fill dwellings on suitable road reserve land, when repeated across our suburbs, have the potential to significantly increase density and diversity while maintaining the scale of the existing built fabric that residents value.



We estimate there are around 690 km of sealed roads in Wellington, primarily suburban. The width of land set aside for our city roads is 20m, but the sealed part is usually about half of this (less in the hillside suburbs, but let's say 10m). The remaining 'road reserve' land is the land that we believe is a missed opportunity, an under-utilised resource. So, how much road reserve is there in Wellington?

Length of road reserve: Rounded down to say 600km. (600,000 metres). **Area of road reserve:** Assuming 10m width of road reserve land - $10 \times 600,000\text{m}^2 = 600$ hectares. **Length of road frontage for a dwelling:** double garage width + margin + side access, say 9m wide.

Frequency of suitable sites: In a small but indicative sample in one hillside road some 570m long, we identified 10 very suitable double-garage type sites, one vacant road reserve site, three sites with land above or below and to the sides of single garages, all partly or fully on road reserve. So, conservatively it suggests a suitable site for a modest house can be found every 100metres of road length (200metres of property frontage on roads with residential property on both sides).

Conclusion: This **Infill Typology** of modest and affordable dwellings in Wellington are likely to be in the order of **6,000 to 10,000houses** accommodating say **9,000 to 15,000 inhabitants**.

Benefits to Community and Council: With the necessary modifications to encroachment licenses, activity permissions, and tenancy options, these in-fill dwellings will increase the range of dwelling and household types needed to meet the increasing diverse population the Spatial Plan is seeking. For the Council dwellings on road reserve land provide a beneficial income stream through such strategies of lease, rent and sale.

Case Studies: To test the viability of inhabiting the road reserve, we propose a small number of detailed Case Studies targeting typical road reserve sites, the aim being to identify costs and benefits for both Council and community. Each study, engaging key stakeholders, would be tasked with identifying the physical issues of site, context, and infra-structure as well as community issues of road use, public transport, community facilities and diversity of habitation.

JOHN DAISH

- Wellington's hilly suburbs have a unique built fabric - modest, detached and low-rise
- Within these suburbs is a large area of unused Road Reserve inviting habitation
- Such habitation increases density and diversity yet keeps the scale of existing fabric.

THE IDEA:

SMALL-SIZED NEW DWELLINGS ON ROAD
RESERVE LAND ACROSS WELLINGTON'S
OUTER RESIDENTIAL ZONE

- Concept for housing on Road Reserve land
- Key metrics - space, scale, economics
- Benefits to the city, tenants, neighbourhoods

JOHN GRAY



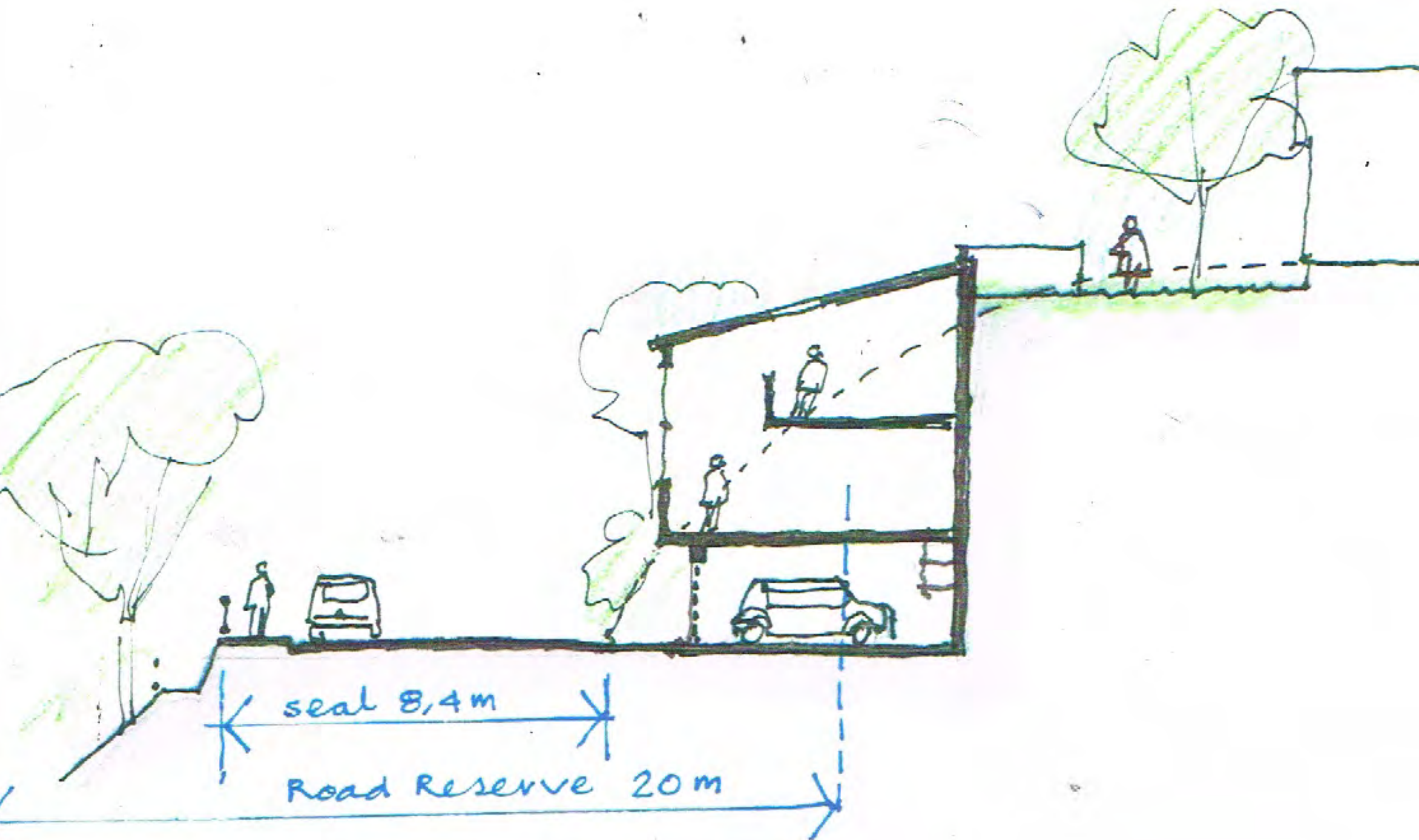
- Two double garages

JOHN GRAY



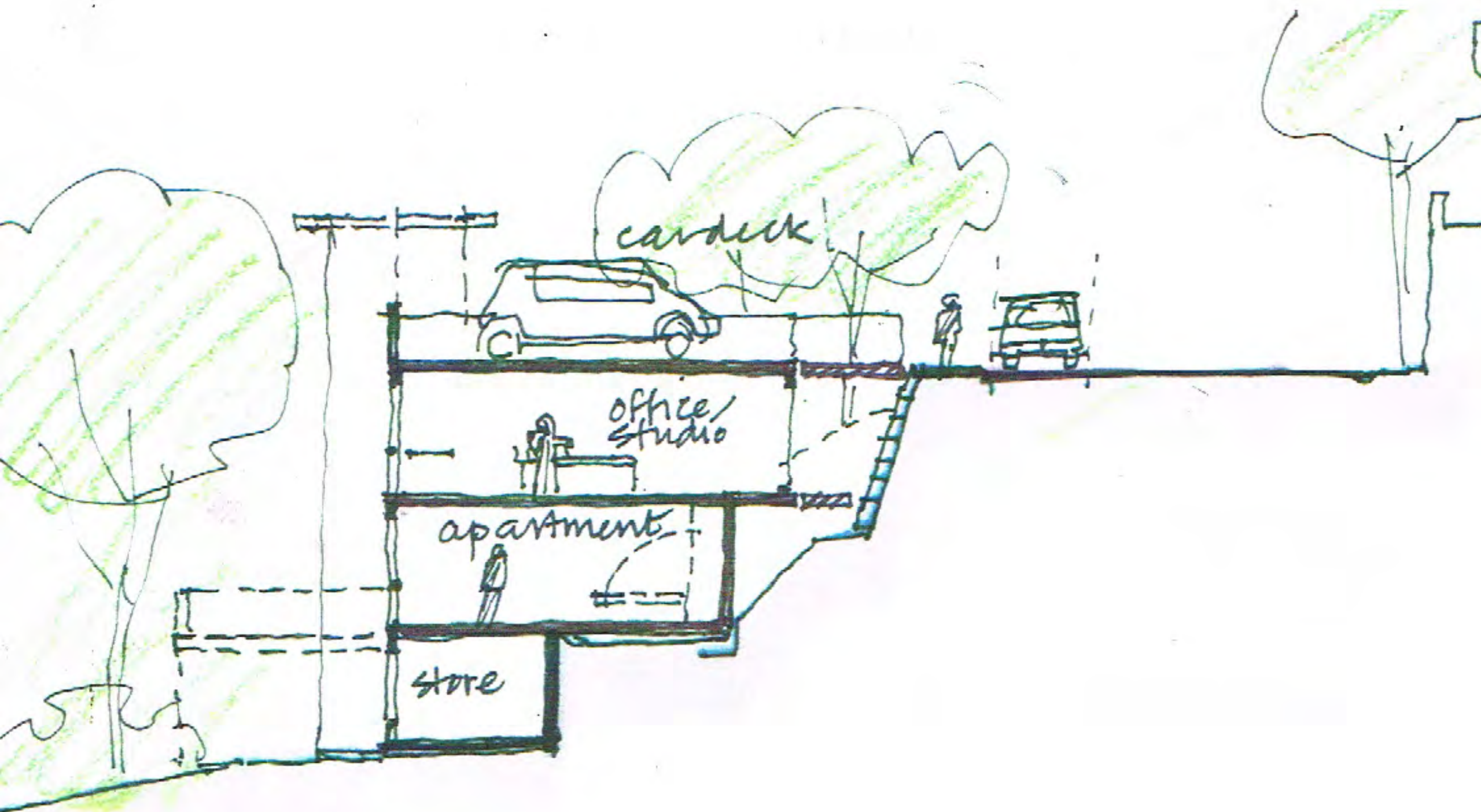
- One double garage

JOHN GRAY



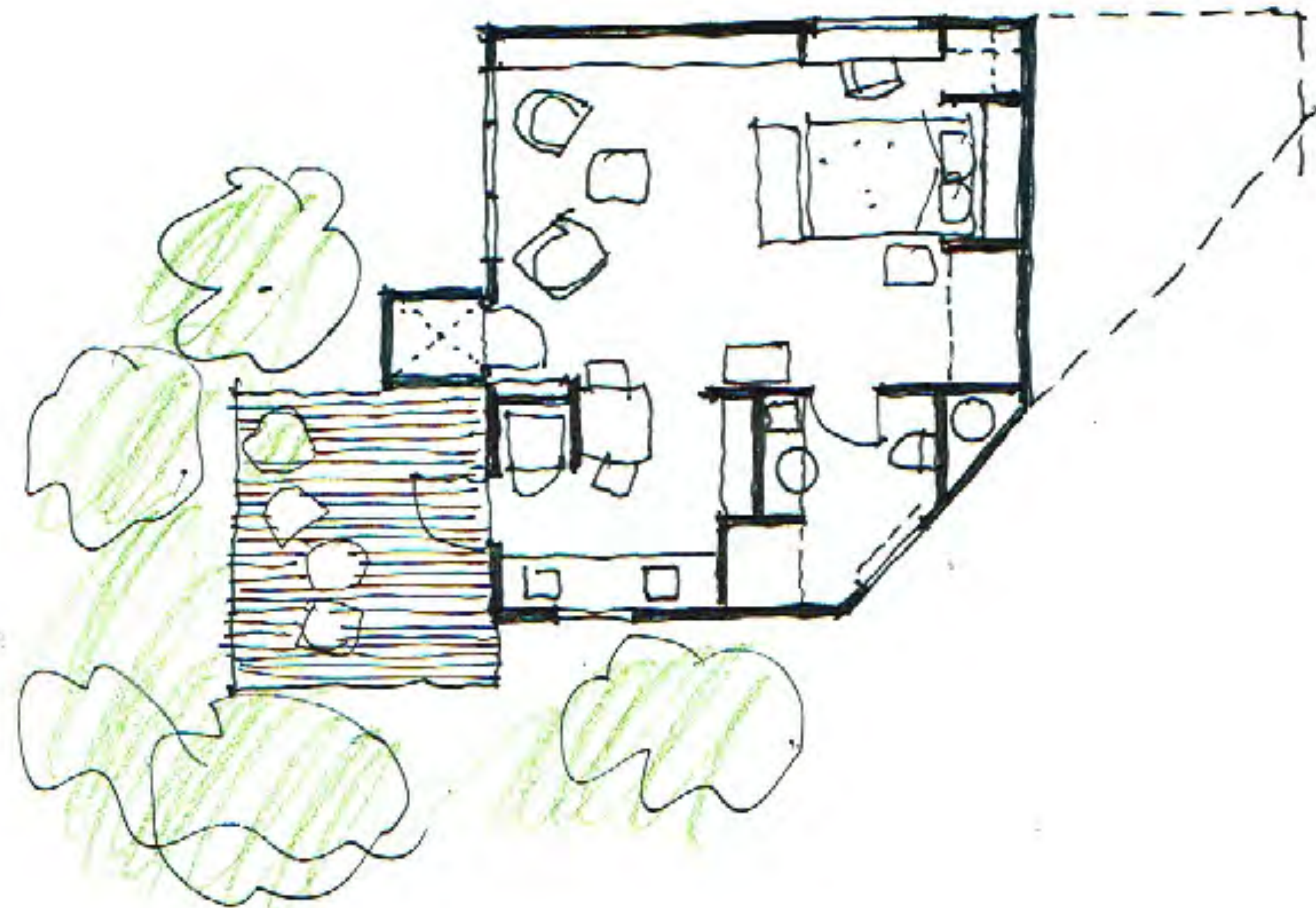
- Section of uphill side of the street

JOHN GRAY



- Section of downhill side of the street

JOHN GRAY



- As built, small dwelling over garage.

The Sums

690km of road in Wellington, say **600km of road**

Legal road width 20m, paving < 10m, say **Road Reserve width 10m**

Area of road reserve $600,000 \times 10 =$ **600 hectares or 6million m² of land**

2 sides of the street = **1200 km (1.2million metres) of frontage**

1% of road frontage yields **1710 sites for new small dwellings**

And utilizes only **0.14% of road reserve by area**

5% of Wellington's road frontage would yield 8500 houses

THE ECONOMICS ROC, RENTAL & ROI

SCENARIO 40m² dwelling, 50m² land

A newly-built 40m² single level dwelling for one person. Site could be above an existing concrete double garage (as foundation), on road reserve. Assume access steps alongside and 10m² open space at the dwelling level. Total site area 50m².

CAPITAL 325k

Construction cost at 6k/m², say 240 k

External works, say 20k

RR Land purchase 50m² @ 300/m², say 15k

Fees say 45k

Development contribution say 5k

AFFORDABLE RENT one person, \$330/week

Median single income NZ, June 2020 = about 57k

Median weekly earnings NZ, June 2020 = \$1100

25% of income = \$275/week up to 35% of income = \$385/week

ANNUALIZED RENT \$17,160

@ 25% of median income = 14.3k

@ 30% of median income = 17.1k

@ 35% of median income = 20.0k

ROI 5.28%

@ 14.3k p/a rent = 4.40%

@ 17.1k p/a rent = 5.28%

@ 20.0k p/a rent = 6.25%

OUTCOMES

Benefits for the City as a whole

More essential workers, students, nurses, teachers etc can afford to live and work in Wellington

A significant quantum of new housing especially suited to an overlooked demographic

Suburban areas are unobtrusively intensified

Potential for improved streetscape

Reduced pressure on other planning tools for intensification

Existing infrastructure better utilized (services, transport, schools, community facilities etc)

Less pressure on greenfield/fringe development, requiring massive investments in infrastructure

Increased revenue (capital gain and rental income) that would help pay for upgrades

Increased social capital

Benefits for the Occupants and Neighbourhoods

Good quality, genuinely affordable tenured rental for people on median incomes

Location in attractive, iconic and long-established suburban settings

Safe, direct access from street

Enhanced walking/cycling options

Walking distance (generally) to public transport, neighbourhood shops etc

More life in the street

More 'eyes on the street' (Jacobs)

MOIR STREET

20+ submissions from residents in Moir Street on spatial and district plan

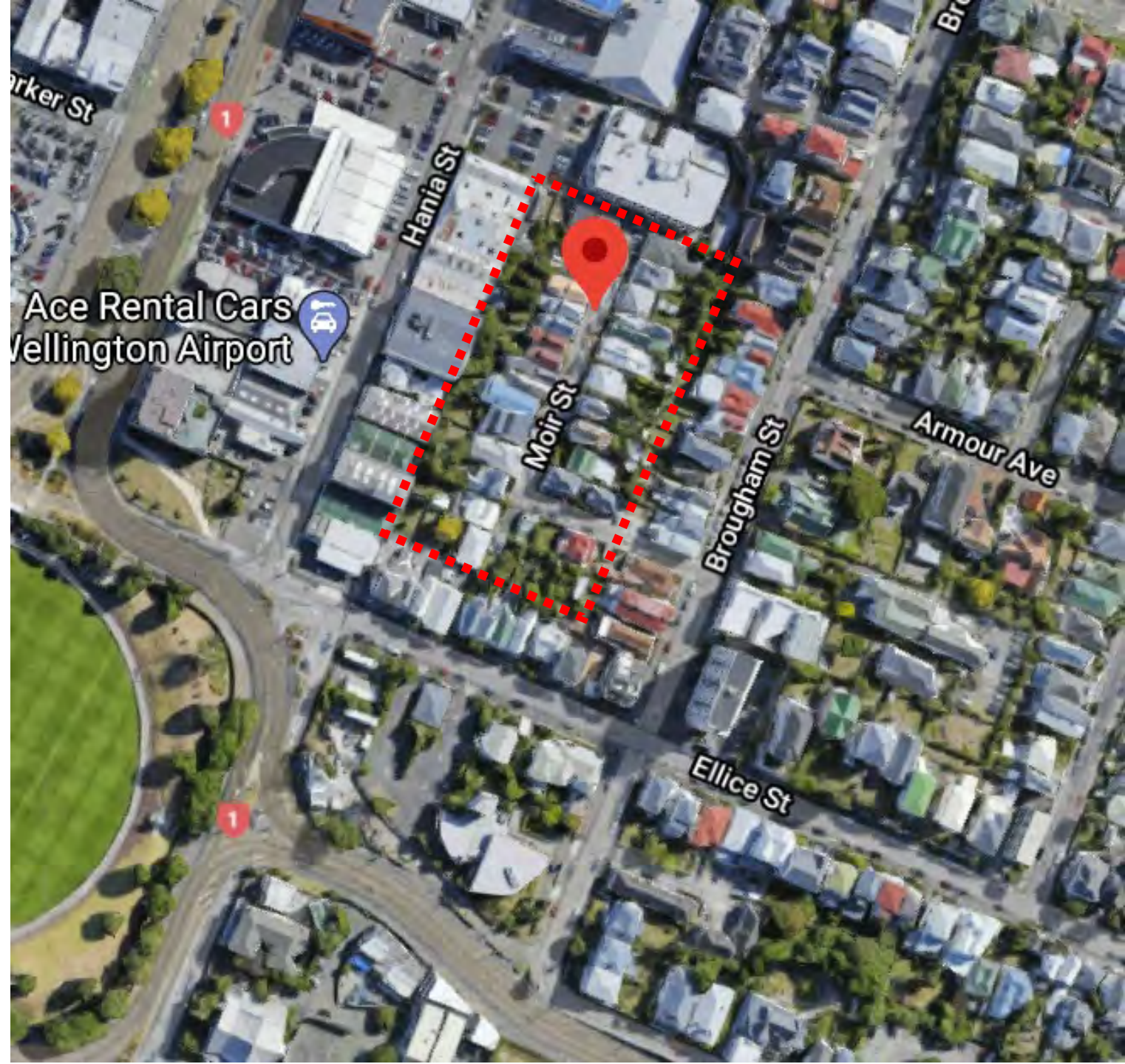
Acknowledge effort and balance required to form new district plan.



MOIR STREET

Recognised as one of the key coherent character and heritage areas of Mt Victoria

- Established from 1880s
- 32 Homes
- 1-2 stories
- 50 / 50 owned and rental
- Ages: new-born to over 80
- Smaller, narrow sections
- Low lying
- Sunlight / space at a premium

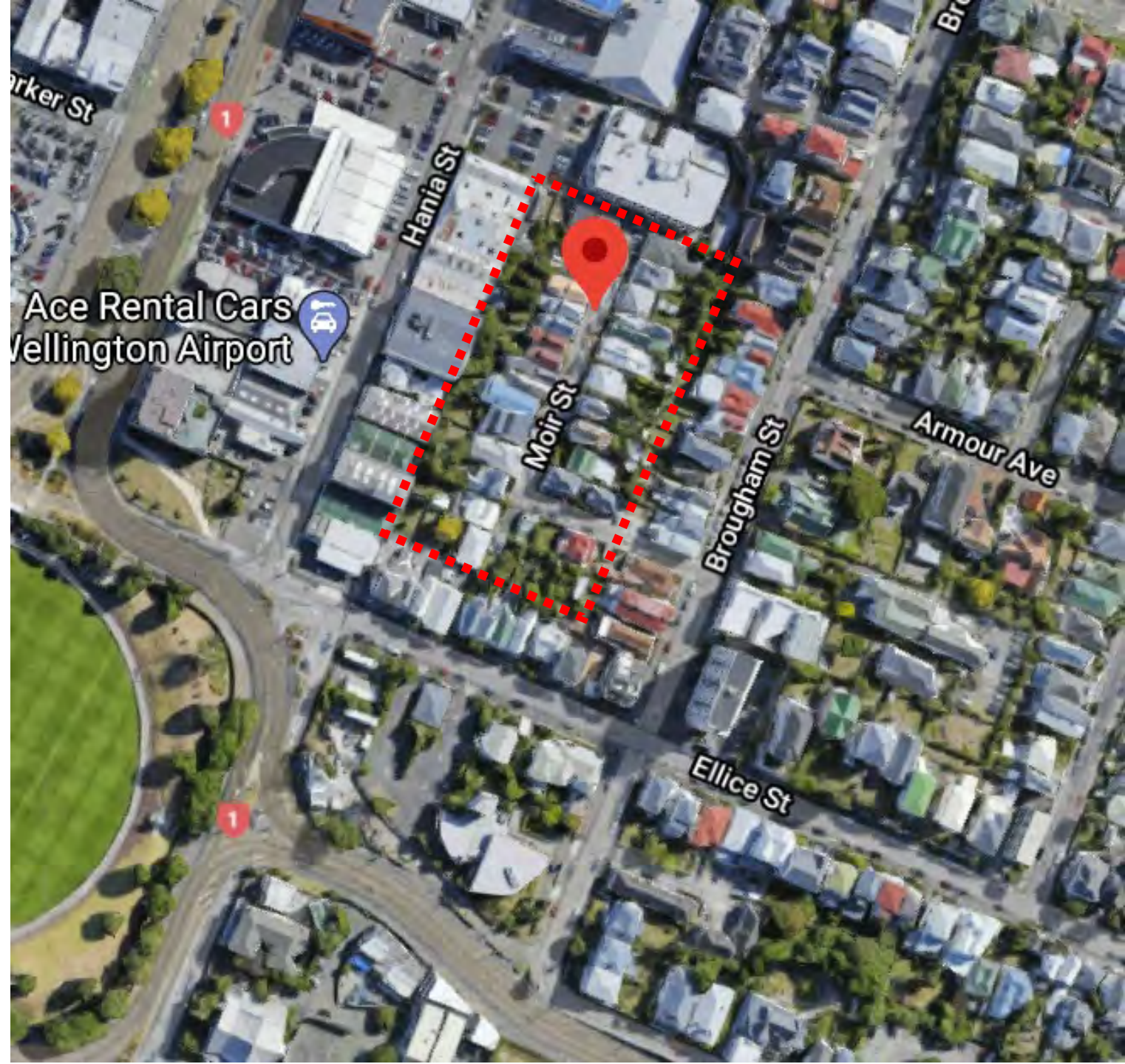




MOIR STREET

Unique:

- In MDRZ
- Character area
- Heritage area – one of only 4 in Mt Vic.
- Adjacent to Central Area
- No other MDRZ has all these characteristics



PRIMARY CONCERN = 6-8 STOREY DEVELOPMENT ON HANIA STREET

Significant Adverse Effects:

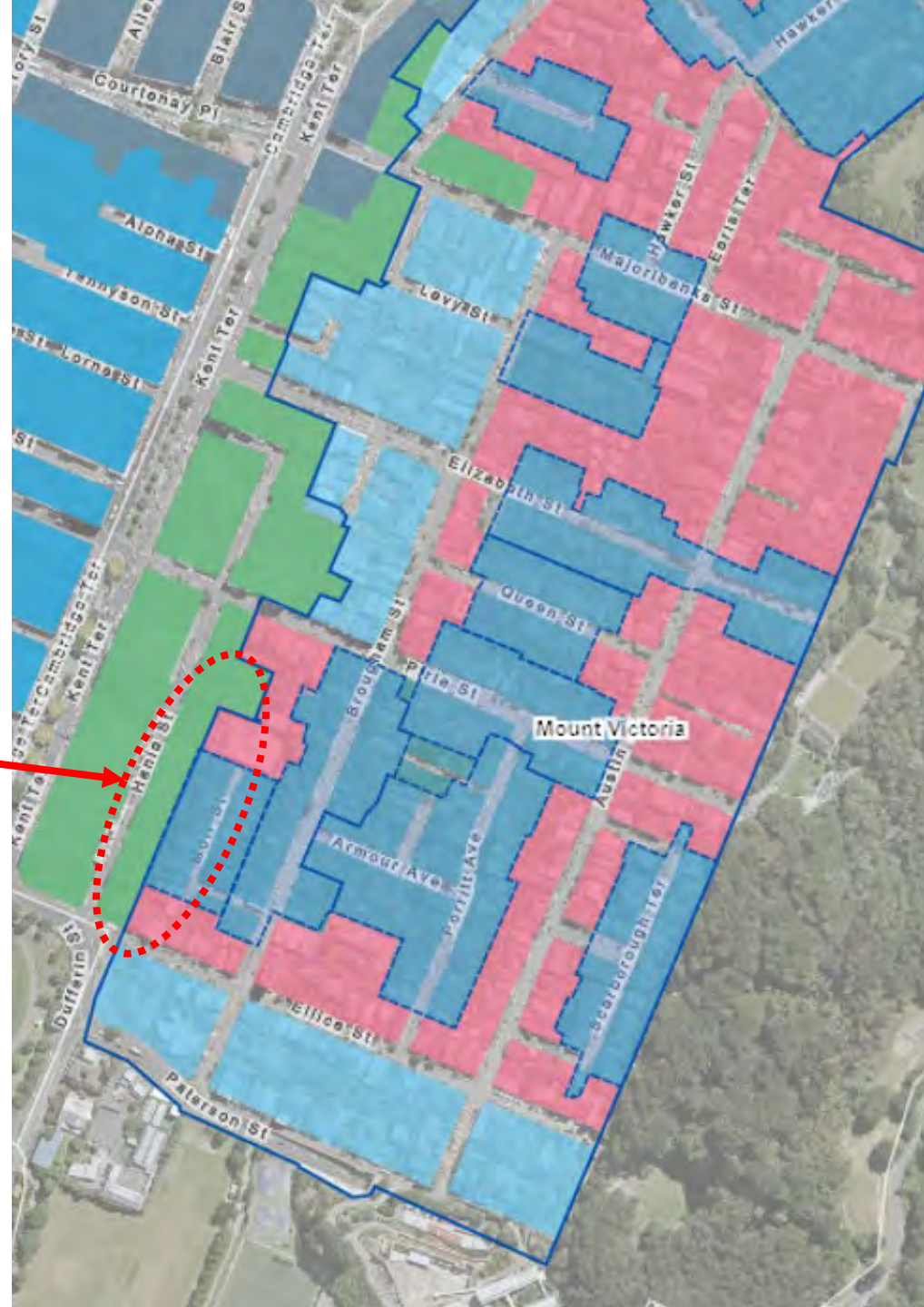
- Heritage
- Sunlight
- Character
- Streetscape
- Noise
- Privacy
- Wind



NEED FOR BUFFER AND TRANSITION

We do not oppose development

- District plan indicates buffer areas next to sensitive areas
- No other part of Mt Victoria has lack of transition to Central Area
- Cannot mitigate effects of 8 stories with design controls
- Minimum changes to District plan required – policy and rules



RELATED CONCERNS

- Site suitability and focus for intensification – sea level rise relative to higher parts of Te Aro and Adelaide Road corridor
- Infrastructure deficit - major issues with 3 waters on Hania St / Moir St leading to flooding / sewerage in backyards
- Lack of local greenspace / public spaces

SUMMARY

- We support reasonable development
- Proposed heights = significant adverse effects
- Cannot manage effects of 8 stories with 'design controls'

We request

- Retain existing transitional height limits on Hania St
- Work with residents on development of details.



Oral Submission to the Wellington City Council Draft District Plan Forum 9/3/22

I'm here as the President of the Newtown Residents' Association.

We are enthusiastic about having additional, good quality and affordable housing in Newtown, but we strongly disagree with the current proposals in the Draft District Plan, which would allow 6 storey developments scattered across most of residential Newtown, which is primarily narrow streets of one and two storey houses.

We have an alternative proposal for housing development in the Newtown Suburban centre, which has been carefully mapped out in a way that protects the heritage values of the main street. It proposes apartments behind the old shops, or as new additions to underused sites, with commercial and retail on the ground floor and housing above. We can demonstrate the potential for housing 2000 or more people in this way.

Our vision is that this proposal would be accepted and zoned instead of high rise in the residential streets, not as well as.

Unfortunately the Government's National Policy Statement on Urban Development, with its prescriptions for enabling 6 storey developments within walkable distance of city centres and mass rapid transit routes, doesn't easily allow for such initiatives.

Ironically the NPS-UD 'one size fits all' policy is at odds with the recently published Government Policy Statement on Housing and Urban Development (GPS-HUD) which says "We will take a place-based approach. Every community has their own housing and urban development challenges and opportunities and a 'one size fits all' approach will not work to address them. This is because every place is unique, with different characteristics – including challenges or problems – arising from local history, culture and heritage, geography, economy, and resources." (p14). We wholeheartedly agree with the GPS-HUD, but unfortunately it isn't being put into practice.

The potential within the NPS-UD for adjustment to local conditions is in the allowance for 'qualifying matters' to modify the blanket up-zoning requirements, but Wellington City Council have had very little interest in exploring the possible application of qualifying matters in the Wellington context. The Council has even gone out of its way to increase the extent of the zones subject to the NPS-UD by increasing the 'walkable catchment' to 15 minutes.

The one avenue that has been allowed is in the designation of some 'character areas', but even with this the WCC Officers recommendations were significantly reduced when the Councillors voted on them.

In our submission we asked that the damaging environmental effects of high rise developments in established low rise communities should be considered a 'qualifying matter' for modifying building heights and encouraging retention and adaptation of existing housing stock, under NPS-UD clause 3.32 (1) (h).

Reducing emissions and protecting against climate change is meant to be one of the purposes of the NPS-UD rules, but the consideration of this is limited to rules that encourage people to use public transport.

There are also environmental effects associated with demolition and rebuilding. New building, particularly high rise, is very carbon intensive. On the other hand the existing old houses built of native timbers represent a great deal of embodied energy and sequestered carbon. Many have been adapted and upgraded over time, which is more environmentally sustainable than replacing them. Also these buildings are resilient and have survived 100+ years of earthquakes while many new buildings in Wellington have been badly damaged.

The other major environmental effects come with the loss of sunlight. Sunlight is important for a carbon-zero lifestyle **** [ran out of time – would have continued as below!]

Rhona Carson

President, Newtown Residents' Association

March 9th 2022

***– it fuels solar panels, helps gardens grow, dries the washing, and heats people's homes. If tall buildings are able to overshadow low-rise homes the latter risk becoming cold and damp. Solar panels won't work, extra energy will be needed for heating and drying, people's physical and mental health will be compromised, and in some cases the homes will become unfit for purpose. Sunlight is vital for everyday life.

We also submit that allowing extensive redevelopment which removes the existing trees and other plants in Newtown's backyards does permanent damage to the natural biodiversity of the area. Newtown resident Paul Forrest has made an extensive submission about this; we won't repeat all of his arguments here but we fully support his submission.

Submission to WCC

Re Draft District Plan

11 Makomako Road

62 Kaiwharawhara Road

Introduction /1

- Submission is based on two properties
 - 11 Makomako Rd, Brooklyn [on behalf of Karepa Dell Developments Ltd]
 - 62 Kaiwharawhara Rd, Kaiwharawhara [on behalf of Boston Real Estate Ltd]
- While specific to these two properties, objections raise fundamental 'in principle' issues with WCC process and proposals
- Objection is based around two areas of draft District Plan
 - Rezoning of properties
 - Application of Significant National Area (SNA) status on them

Introduction /2

- We contend:
 - The changes of status to these properties are **arbitrary** and **unreasonable**;
 - WCC is following a flawed process;
 - WCC legislative interpretation appears flawed or unduly narrow;
 - This will result in the opposite outcomes to those WCC appear to be seeking and are counter productive
 - These will probably result in litigation with WCC

Specific Objections – Rezoning /1

- Rezoning is arbitrary and unreasonable:
 - 11 Makomako Rd
 - Will be rezoned *Rural* (fringe) -> *Large Lot Residential*
 - While more permissive it is out of character with neighbouring residential zoning (*General Residential*)
 - Many of the proposed *Large Lot Residential* Lots have a higher site coverage and density when compared to neighbouring *General Residential* lots
 - WCC appeared to have simply mapped *Rural* -> *Large Lot* zoning and neighbouring *Outer Residential* -> *General Residential*
 - They have split *Outer Residential* into *General Residential* and *Medium Density Residential* so perversely houses directly across the road on the same topographic, character, site coverage etc having differing zoning.
 - **We contend the entire area should be zoned *General Residential***

Specific Objections – Rezoning /2

- 62 Kaiwharawhara Rd
 - Currently dual zoned Outer Residential and Business
 - Will be rezoned *Outer Residential* -> *Natural Open Space Zone (NOSZ)*
 - This appears to be a space designated for open spaces that contain *high natural, ecological or historic value* and appears to be aimed at Green Belt preservation.
 - It is supposed to be areas that are *natural open areas accessible to the public for informal activities .. Include walking, tramping, running, fishing, picnicking, etc*
 - None of the surrounding privately held lots have been designated in this fashion, even though they have the same unbuilt, topographic and bush characteristics. It would thus be an anomaly in the area
 - This land is privately held and not available for public access so none of the activities suggested can occur on this land
 - **We contend this Lot should be zoned *General Residential***



Specific Objections – SNA's /3

- SNA's applied to 11 Makomako Rd / 62 Kaiwhara Rd
- We object to this and contend:
 - s6 of the RMA requires WCC to “*recognize and provide for .. matters of national importance*” including “*the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna*”
 - No clarity is provided in the Act on what “*recognize and provide for*” means
 - No clarity is provided in the Act as to what “*significant*” means
 - WCC's proposed method:
 - Is not prescribed in the legislation
 - Is flawed
 - Appears to ignore other less arbitrary/unreasonable means of discharging its statutory obligation to “*recognize and provide for*” significant areas

Specific Objections – SNA's /4

- WCC's interpretation of "*significant*" is flawed, arbitrary and high-level thus setting the bar 'too low':
 - No onsite audits have occurred
Aerial photography has been used to assess bush, which is imprecise and unreasonable given the lasting impact of SNAs on landowners
 - Areas have been grouped into large contiguous chunks with the same characteristics applied
 - Kaiwhara SNA designation lists Kaiwhara streams, fish specie, birds etc as being a reason to designate, with no evidence to support the presence of such elements on our land
 - SNA zoning approach contains arbitrary/unreasonable elements, such as:
 - SNA bush zones running along property boundaries (rather than by reference to physical realities)
 - Populated areas being less prone to SNA's status than unpopulated areas (even though they share common bush, typography etc characteristics)

Specific Objections – SNA's /5

- Data discontinuities exist (neighbouring sites with similar characteristics receive differing classifications)
- Alternative ecological analysis/reports do not place the same importance on SNA designation bush as Wildlands do:
 - Wildlands accept Mahoe (the dominant bush in both these sites) as being of “low ecological value” and “Mahoe forest types are common in this area”
 - Some of the SNA designated areas have none natives, Pinus Radiata, blackberry, gorse and old mans beard in them
 - Boffa Miskell reports do not view the surrounding area as being indigenous or exotic
 - MWH NZ conclude that in a similar area “Mahoe is of low to moderate value .. [and it] preclude[s] Mahoe low forest developing into long standing biologically diverse forest”

Specific Objections – SNA's /6

- WCC appears to rely upon the Darroch valuation report to justify the arbitrary approach to SNA's. This is flawed as:
 - The report is heavily redacted and thus not open to critique
 - The report adopts a social benefit approach ie the 'losers' who transfer their assets to the 'winners' are a lesser value and so it is a societal benefit
 - Darroch are property valuers and appear to stray into economic cost benefit and asset allocation matters that they have no quailed to opine on
 - Darroch appear to rely on overseas data and skewed assumptions (eg Australian research, properties only considered to be able to under take Permitted activities under the DP).
- WCC's implementation of SNA/zoning approach removes flexibility and forces outcomes:
 - Makomako has development plans that would see 60 houses built and 80% of the bush retained; this is now not possible
 - Kaiwharawhara would see houses built and as much of the bush retained as practicable; this will not now happen





Conclusion

- WCC process and proposals are **arbitrary** and **unreasonable**
- The end result of the WCC's draft District Plan will:
 - Undermine public confidence in WCC's process and outcomes
 - Arbitrarily and unreasonably limit private property rights without compensation
 - Create unnecessary tension between WCC and landowners
 - Likely result in litigation regarding these issues
- Furthermore, unamended, WCC's draft District Plan will actually undermine WCC's objectives:
 - It will reduce available land for housing
 - Increase house building costs
 - Incentivise removal of bush **NOW**, prior to District Plan coming into force, as the bush becomes a liability
 - All, at least in the case of our properties, without any material environmental benefit and most probably environmental dis-benefits occurring

Wesley Bolton Aurora
PHOTOS

Aurora Terrace accommodation



Samoaan Embassy new build and Art Deco flats



Wesley Road from Aurora Terrace corner



Wesley Road/Salamanca Road Villa



Salamanca Tennis Club



Corner Wesley and Salamanca – new build



Salamanca Road



Wesley Road entrance to Botanic Rose Garden



Bolton Street



Wesley Road NE aspect sun



53 Jubilee Road is NOT a “significant natural area” or a “stream”



Note the weeds and rubbish. We are planning to plant fruit trees on this bank over the next week or so.

53 Jubilee Road is NOT a “significant natural area” or a “stream”



Note that Tradescantia Fluminensis is listed by the Department of Conservation as a pest plant.

“Wandering willie is a threat to New Zealand forests and plants. It is very hard to get rid of and overtakes the forest floor so that nothing else can grow.”

This weed smothers small plants, seedlings and other living things and threatens their survival.”

53 Jubilee Road is NOT a “significant natural area” or a “stream”



Note the large trees in the background are next door.

Hydrangeas and trampolines are not natural vegetation.

53 Jubilee Road is NOT a “significant natural area” or a “stream”



Note the
absence of
stream or
vegetation. The
trees at the back
are next door.

Playground
equipment is
neither
significant nor
natural.

Requests to Council

- Remove the proposed SNA and stream designation from 53 Jubilee Road.
- Ditch the unfair and wrong SNA policy in its entirety.

More information?

Greg Harford

027 243 2842

greg@gregharford.co.nz



Tyers Stream Facebook Group

District Plan Submission

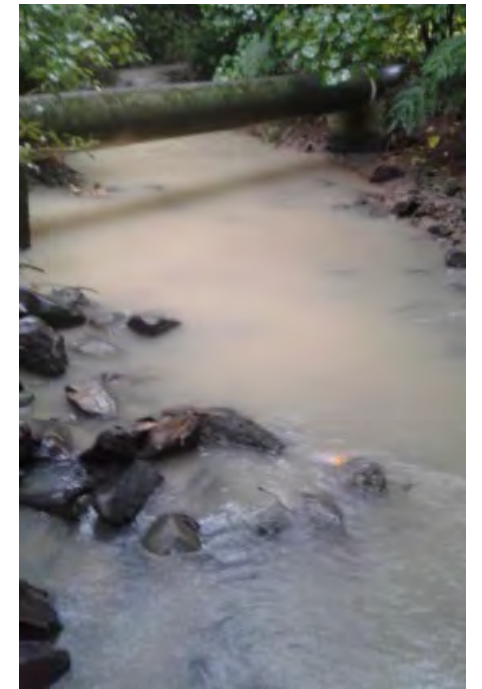
Neil Deans

Tyers Stream Facebook Group (TSFG) formed to protect and restore Tyers Stream and its catchment, particularly that part in public ownership and its regenerating native habitat. It is an ecologically and historically significant area in the heart of Khandallah.



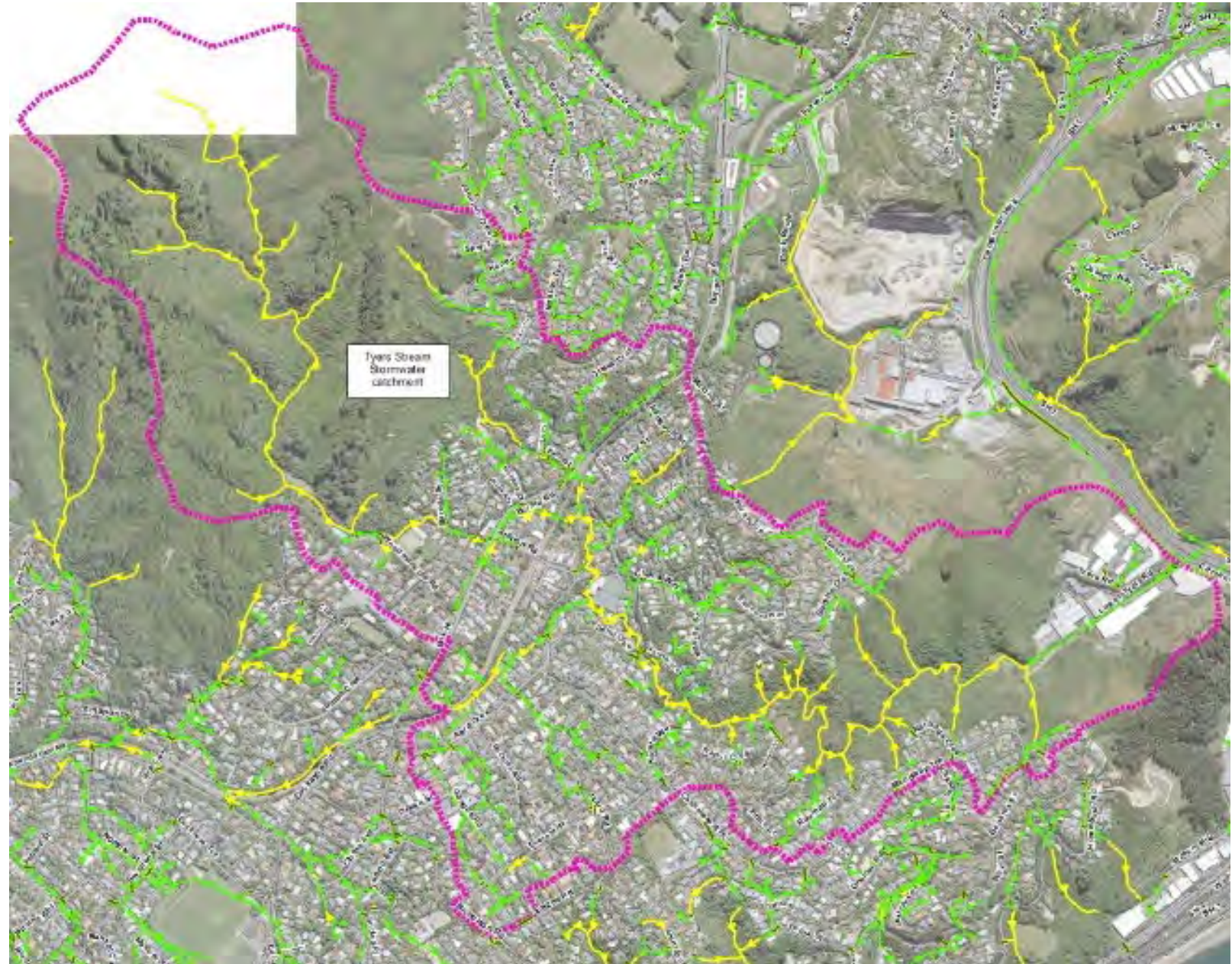
Issues

- Water Quality
 - Poor infrastructure; sewage failure, stormwater pollution
 - Rubbish
- Water Quantity
 - Increased flashiness
 - Risks to infrastructure
- Biodiversity
 - Weed incursion
 - Pests
- Public access
- **But: residents keen to undertake weed control, replant and visit**



Submission Summary

- SNA status for Tyers Reserve and surrounds
- Upgrade 3 waters infrastructure before further densification
- Stormwater neutrality for all new development
- Public ownership to and along Tyers Stream on subdivision
- Stricter District Plan rules to protect the natural character of riparian margins
- Stricter District Plan rules to restrict buildings and infrastructure in areas covered by the Stream Corridor, Overland Flow Path and Ponding Overlays
- Building on legal roads providing access to public reserves should be non-complying



Oral Submission to Wellington City Council

Draft District Plan

Lawrence Collingbourne

11th March 2022

Tena Koutou, good morning and thank you for opportunity to speak this morning. ORCA represents the suburbs of Broadmeadows, Khandallah and Kaiwharawhara, but what I have to say also applies in Ngaio, Crofton Downs and Johnsonville. ORCA's written submission comes from the view of residents expressed at two public meetings and a drop-in. I will refer to new information we have discovered post-submission from OIAs and a local resident.

In our written submission we said that we support the urgent creation of affordable housing, near the city, that reduces carbon emissions, and improves wellbeing, but key criteria used in the draft District Plan require tuning to achieve this.

I will speak to two topics this morning:

1. Significant Natural Areas on private land, and
2. High Rises in Khandallah

SNAs

We fully support the action that will come from designating SNAs on public land in the city. Our town belt and reserves are our heritage and we eagerly await the councils removing their gorse and broom, and trapping the predators on them, so we enjoy the resulting biodiversity. But we oppose SNAs on private land.

One of our committee tells me that a house is now for sale on Kanpur Avenue, apparently with a value of \$1.1m. It has an SNA, apparently because two juvenile totara trees were found on it. When most buyers find out they immediately withdraw. The highest offer received to date is just \$600,000. It's just an anecdote, but if all the 1,500 properties in our city lose \$0.5m in value, the council is up for compensation of \$750m for this compulsory devaluation of land.

It makes no sense, the city cannot afford it, it is not required, so don't do it.

High Rises in Khandallah

We were done to. We were never told that developers would be permitted to build 10-storeys in Khandallah just by complying with some basic design rules and a swing. Stalinist blocks of 6-storeys are possible after all, apparently.

However, you are not obliged to develop at least 6-storeys within a walking catchment of the Johnsonville Train Line stops, despite any impressions you may have gained to the contrary. You are free to choose what you believe is appropriate. We now have undeniable evidence.

There are three reasons for that:

1. Post-submission OIA response from MfE says it is local councils that must make the determination about rapid transport stops
2. Post-submission OIAs also confirm that nobody in the Wellington Region has done this, no analysis has been done at all, unlike in Auckland City, which now has
3. The RLTP has not designated any rapid transit stops along the Johnsonville Railway.

So, the implied mandate of the NPS (UD) for "at least 6-storeys" in the walking catchment around Johnsonville train stops, categorically does not apply.

The choice you need to make for development in Khandallah and Ngaio is one that is appropriate to the Neighbourhood Centre that it actually is.

There's six reasons why you need to do that:

1. Post submission we can show that that the Johnsonville and Melling train services are not an RTS by the definition used in Auckland
2. Further, we have calculated that the Johnsonville train service will never have enough capacity to support high rise development, the report you were sent made wrong assumptions about then data, which we have pointed out
3. In fact, the draft Plan would result in up to a train load of extra carbon emissions every 15-minutes in peak time, plus the road congestion, which will also affect commuting from Wadestown, Northland and Karori, as rats in cars find their rat runs
4. With the new housing now enabled by MDRS, and to be enabled by LGWM corridors, neither of which are in the District Plan, there is no need for this high rise, and when, or should I say if, you get a revised HBA containing high rise, it will show this
5. The LTP does not provide the required infrastructure for development outside of the Inner City for ten years, so there is no infrastructure to support this high rise
6. Homes will never be affordable in our expensive suburbs, as by definition, homes built in lower-cost suburbs will be lower-cost, making ours unaffordable

High rises along the Johnsonville train line: make no sense, the city cannot afford them, they are not required.

We therefore request that Councillors give four directions to officials for the nominated District Plan:

1. Revise the draft Plan to propose Neighbourhood Centre appropriate development along the Johnsonville train line, engage with us and we'll be your supporters
2. Justify the required development in Wellington in a revised HBA and identify the priority areas for immediate development in the HBA so you can meet your goals
3. Confirm that these priority areas can be supported by infrastructure budgeted in the Long Term Plan
4. Remove SNAs on private land, they make no sense, the city cannot afford them, they are not required.

I understand that the Chief Planning Officer has agreed to engage with us to consider our post-submission evidence, so thanks Liam, we'll see you soon. Let's build a brighter future.

Draft district plan

Submission on the proposed SNA policy

Steve West
-
Ngaio
Wellington

Introduction

- Local Ngaio landowner, foundation member of Zealandia, predator free trapper with almost **50%** of our land targeted as a SNA
- For local context, bird numbers are flying high in the capital ¹
 - *Council data (last 10 years) shows 50% rise in bird count*
 - *Kākāriki up 500%, Kākā up 250%, Kererū up 186%*
 - *Tītiti pounamu beginning to establish locally in the wild*
- These statistics highlight the importance of Zealandia, council reserves, private landowner actions and predator free
- Yet **no** SNAs have led to this rising symphony in Pōneke

The question is will SNAs help or hinder our biodiversity?

1. <https://wellington.govt.nz/news-and-events/news-and-information/our-wellington/2021/11/bird-count-and-video>

SNA policy discussion

Biodiversity policy objectives

- Council states SNAs are about protecting indigenous biodiversity, if true then policy would:
 - *Squarely target land use change on all land*¹
 - *Seek out unprotected land with rare significant habitat values*²
 - *Provide vision and incentives to encourage habitat protection*
 - *Work alongside private landowners to achieve biodiversity objectives*
- Instead Council has delivered SNAs, which provide:
 - *A blunt tool that captures commonly found bush, like Mahoe*
 - *Unworkable rules for landowners who have been looking after their bush*
 - *Disincentive for retaining or developing new indigenous habitat*
 - *Destruction of landowner goodwill*
 - ***And as a result, poor outcomes for indigenous biodiversity***

1. DOC and Forest & Bird cite land use change, such as greenfield development and dairy expansion as the primary cause of habitat loss

2. Logically there is little to be gained by re-targeting land already protected by conservation covenants or where under public ownership

Resource Management Act

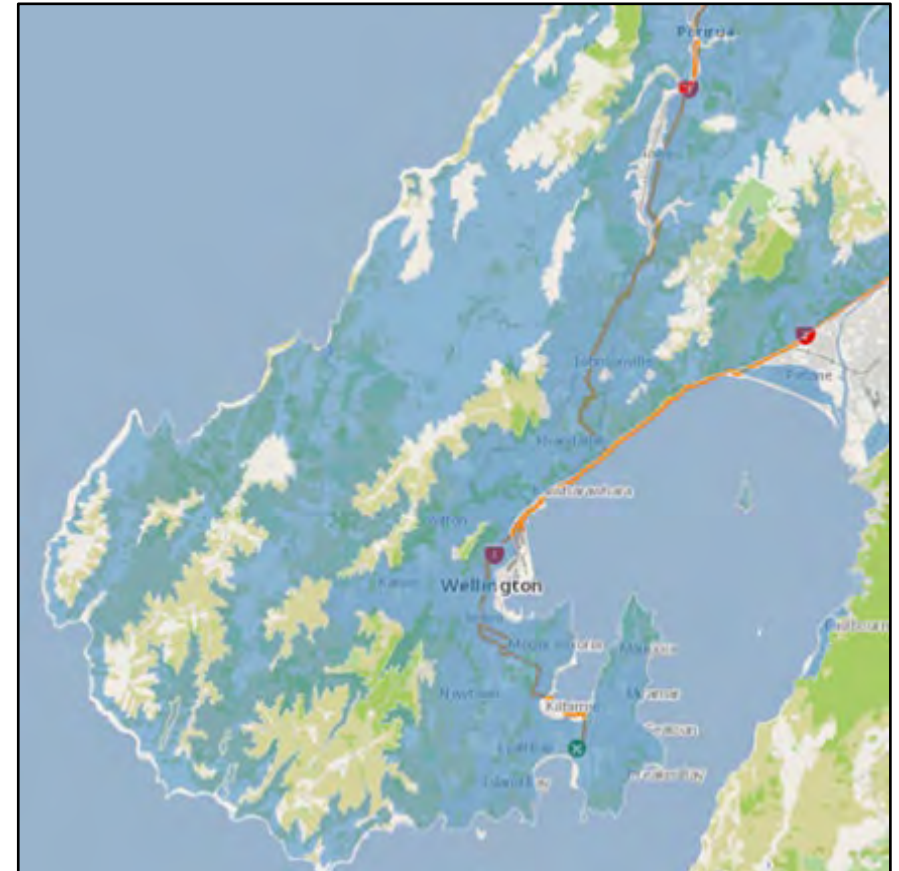
- Section 6c is often quoted as the basis for creating SNAs, yet searching the RMA finds:
 - *54 references to “significant”*
 - *123 references to “natural”*
 - *601 references to “area”*
 - *But **no** references to “significant natural area” or “SNA”*
- However, the RMA does require recognising and providing for the protection of areas of significant indigenous vegetation and habitats
- Importantly Section 5¹ requires balancing of **physical and natural resources**, as well as enabling persons to provide for their **social, economic and cultural well-being**, and for their **health and safety**

So qualified protection balanced with requirements like well-being, but the RMA does not mandate SNAs

1. Section 5 describes the purpose to which Section 6 applies

GWRC regional policy statement

- Policy 23 sets out criteria for identifying and evaluating indigenous ecosystems and habitats (again no reference to SNAs)
- Instead the SNA term arises from legal fiction created by GWRC on its website linking back to Policy 23
- Wellington is part of MF6 ecosystem¹:
 - *described as a Kohekohe, Tawa forest with only 16% remaining*
 - *also in this ecosystem are Kawakawa, Mahoe Nikau, Supplejack*
- Yet reviewing reports including by GWRC finds none of these species threatened
- As a compact region with a large urban base, having specific criteria for our natural and built up environment would seem more appropriate than using regional criteria

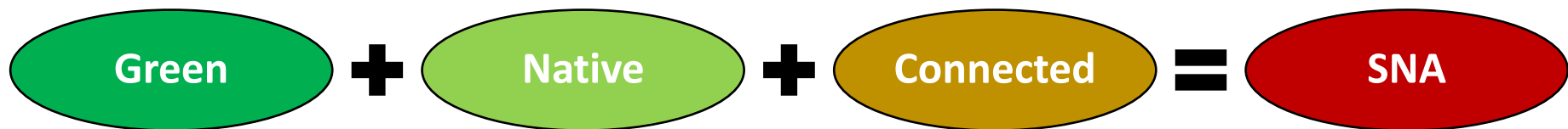


GIS map of MF6 ecosystem (blue shaded area)¹

1. Forest ecosystems of the Wellington Region | Greater Wellington Regional Council | December 2018

SNA assessment criteria

- Policy 23 sets out the five criteria provided by GWRC for assessing for SNAs
- While Council argues it is just following this policy, these policies were set in consultation and agreement with Councils in the region¹
- Representativeness criteria is used to assess for now uncommon ecosystems, but no detail on how the '30% remaining' trigger was validated or set
- In Wellington the MF6 ecosystem triggers 'representativeness' and as the ecosystem is broad, vast areas of native bush will be captured:
 - Including commonly found bush like Mahoe and Rangiora
 - SNAs would need to increase by 3,400ha to avoid triggering the representativeness criteria
 - Given the broad criteria used, arguably the policy can be simplified to the diagram below



The qualifying criteria is so broad that most native bush, if connected to other native bush, will eventually become a SNA

1. www.gw.govt.nz/SNA/

Draft NPSIB and other legislative changes

- Draft National Policy Statement on Indigenous Biodiversity (NPSIB):
 - *So far the policy has taken 14 years to develop but is still struggling to get over the line¹*
 - *SNAs are defined in this policy, referencing RMA language, presumably to establish more legislative weight for creating SNAs*
 - *MFE website indicates the timeframe for completion is now by year end, but currently this policy remains under development with the regulation not finalised or in effect*
- Government intending to repeal and replacement of the RMA:
 - *Have started the process for replacing the RMA with new legislation*
 - *There is an exposure draft of the Natural and Built Environments Bill, which has now been referred to a Parliamentary Select Committee*
 - *Government hopes to pass the new legislation before the 2023 election*

Timing is wrong for deciding on SNAs in the District Plan, Council should put this on hold (as other councils have done)

1. <https://environment.govt.nz/acts-and-regulations/national-policy-statements/proposed-nps-indigenous-biodiversity/developing-a-national-policy-statement-for-indigenous-biodiversity/>

Council policy settings and impacts¹

- Good policy should balance **deliverables** with **cost** and **impacts**, which the proposed SNA policy fails to achieve
- Current policy captures 5,300 hectares of SNAs from 1,700 landowners, with private urban landowners:
 - accounting for 83% of the landowner pool
 - only contributing 6.6% of the SNA area
- Excluding urban private land from SNAs at worst would deliver over 98%² of the habitat while impacting only 17% of the current landowner pool
- Excluding these landowners would also avoid them facing significant land value losses of up to 30%³

Good SNA policy would exclude urban private land with an option for interested urban landowners to sign up

1. Statistics based on LGOIMA requests and public Wellington City Council information

2. This assumes 30% of the private urban SNAs were destroyed which seems unlikely

3. Significant Natural Areas Implementation by Wellington City Council and Impact on Property Owners | Darroch | 2019

SNA policy – closing comments

- RMA requires recognising and protecting areas of significant indigenous vegetation and habitats, instead the GWRC policy used by Council is so broad that it has captured virtually **all** connected native bush
- To date Council has shown little regard for how SNAs will impact landowners or our native flora & fauna when setting its SNA rules
- By creating SNAs on private land Council will effectively de-zone that land, rendering it incapable of reasonable use, creating RMA litigation risk for Council in the process
- The only thing SNAs will protect, is Council from litigation by Forest & Bird (as has happened to other councils seeking alternatives to SNAs)¹

Creating SNAs will have a chilling effect on indigenous biodiversity

1. E.g. such as the response from Officers to Council on the legality of SNAs at the Council meeting on 22 October 2022

SNA rules discussion

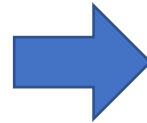
GWRC policy and Council rules

- GWRC requires district plans include policies and rules to protect significant indigenous ecosystems from inappropriate subdivision, use and development
- GWRC does not prescribe the policies and rules to be used – the unworkable SNA rules in the draft District Plan have been set by Council¹
- In summary, under the new rules private urban landowners will not be permitted to trim any native trees on their SNA land, unless:
 - *These are encroaching on a formed road or accessway*
 - *Within three metres of an existing building*
 - *Complying with the Fire and Emergency Act 2017*
 - *Flood protection, but only if done by Regional or Territorial Authorities*
 - *Removing dead trees if there is an imminent threat, but that will require an arborist*
- Landowners can remove exotic trees, do pest control and plant eco-sourced local indigenous vegetation. But **all** other activities will require resource consent supported by an ecologist's report

1. The full set of policies and rules are described in the ECO – Ecosystems and Indigenous Biodiversity Chapter

Unworkable rules (1 of 3)

- SNA rules do not permit trimming of bush to protect daylight or view shafts
- Despite Section 5 of the RMA highlighting well-being, the rules have ignored the importance of protecting daylight and view shafts
- In contrast our Conservation Covenant allows trimming for daylight and views
- Views like this (enjoyed by many) will quickly grow into this:

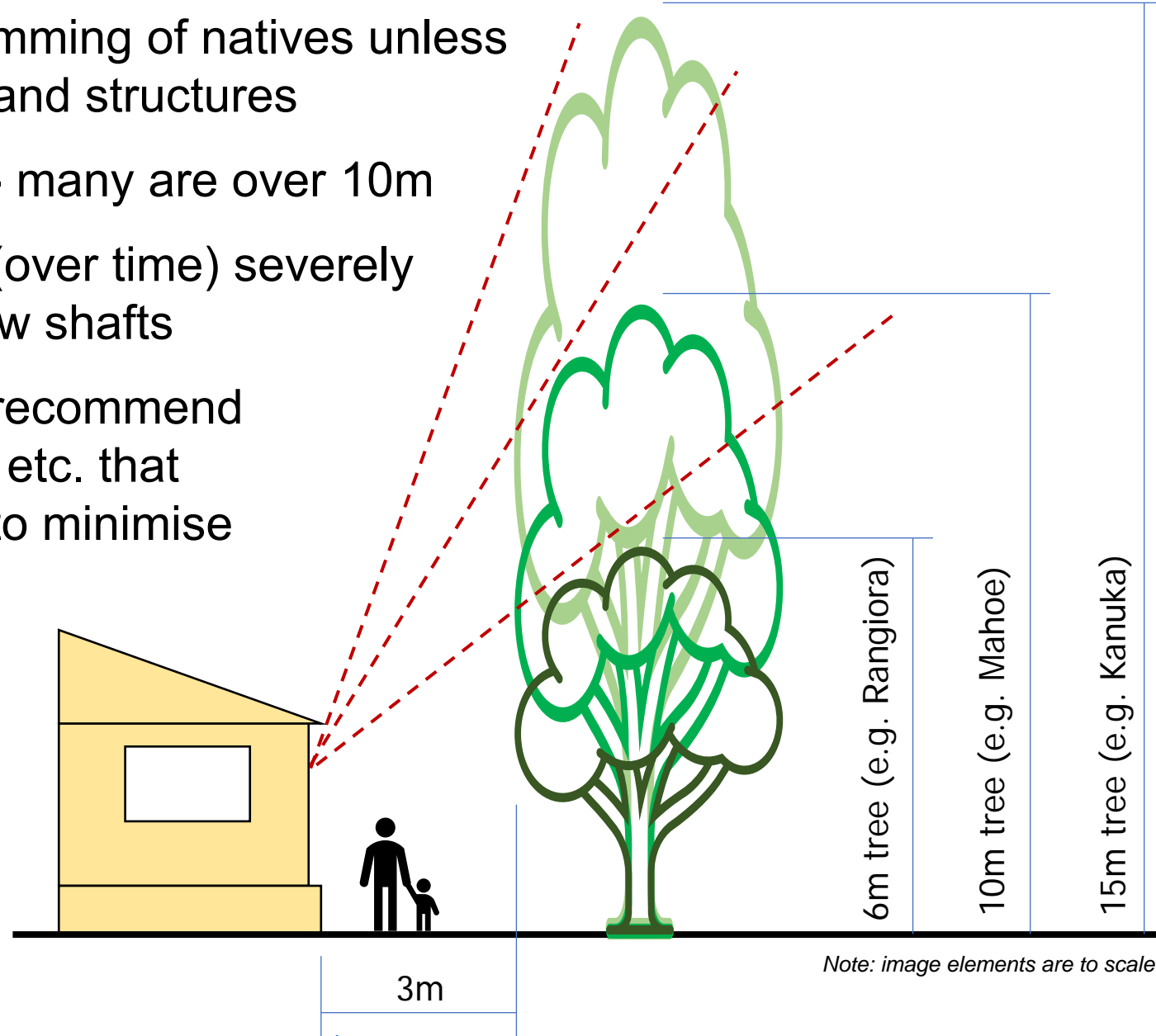


For non SNA land these rules will discourage native planting to avoid the risk of becoming a SNA in future

Unworkable rules (2 of 3)

- The new rules will limit trimming of natives unless closer than 3m to houses and structures
- Yet native trees are large - many are over 10m
- The 3m trimming rule will (over time) severely impact on daylight and view shafts
- Fire and Emergency also recommend landowners remove trees, etc. that are within 10m of houses to minimise fire risk

In short, the new trimming rules are both daylight robbery and may increase fire risk



Note: image elements are to scale

1. <https://www.fireandemergency.nz/at-home/protect-your-home-from-outdoor-fires/>

Unworkable rules (3 of 3)

- Landowners will not be permitted to create simple things like a path in the SNA, unless a resource consent (with ecologist's report) is obtained
- Whereas, Council has provided rules that will allow it to create public paths without consent
- Creation of paths in SNAs will not result in mass loss of indigenous habitat, rather this will facilitate access to often difficult land with enhancement of that bush and predator trapping likely to increase
- Again the new rules have not considered Section 5 of the RMA, and in particular well-being



With the hurdles for providing access to their bush, landowner protection and enhancement of that land will likely diminish

SNA rules – closing comments

- In its 2019 letter, Council promised not to introduce anything that gets in the way of day to day use and maintenance¹
- Instead Council has created unworkable SNA rules that will require private landowners to obtain resource consents (with ecologist reports) for undertaking most activities
- The SNA rules will not provide protection for our indigenous flora and fauna, rather they will further erode landowner goodwill that will already be strained if SNAs are created on private land in urban Wellington
- The rules have failed to comply with the boarder requirements set out in Section 5 of the RMA

The SNA rules will discourage native planting and will likely diminish protection and enhancement of existing bush by private landowners

1. Council letter to landowners from David Chick (Chief City Planner) dated 20 August 2019

SNA Recommendations

Recommendations

- That Council:
 - Does the right thing for our indigenous biodiversity and landowners by rejecting SNAs, or at minimum making SNAs on urban private land voluntary
 - Challenge GWRC policy settings for assessing SNAs so realistic criteria are used to identify unprotected significant habitat rather than indiscriminately capturing out all green bush
- Failing that, Council must amend the rules to comply with its earlier promise to not introduce anything that gets in the way of day to day use and maintenance¹
 - amend the SNA rules to permit trimming for daylight and view shafts
 - Increase the trimming distance from buildings to 10m
 - allow landowners to undertake simple activities such as building a path on their land

As previously stated, SNAs are bad policy that will provide mediocre outcomes both for indigenous biodiversity and private landowners²

1. Council letter to landowners from David Chick (Chief City Planner) dated 20 August 2019

2. www.stuff.co.nz/dominion-post/comment/125244594/wellington-council-targets-mediocrity-with-significant-natural-areas-policy

Glossary of terms

- Council: Wellington City Council
- GWRC: Greater Wellington Regional Council
- NPSIB: National Policy Statement for Indigenous Biodiversity
- RMA: Resource Management Act 1991
- SNA: Significant Natural Area



Draft Wellington City District Plan

Retirement Villages Association of New Zealand

Ryman Healthcare Limited

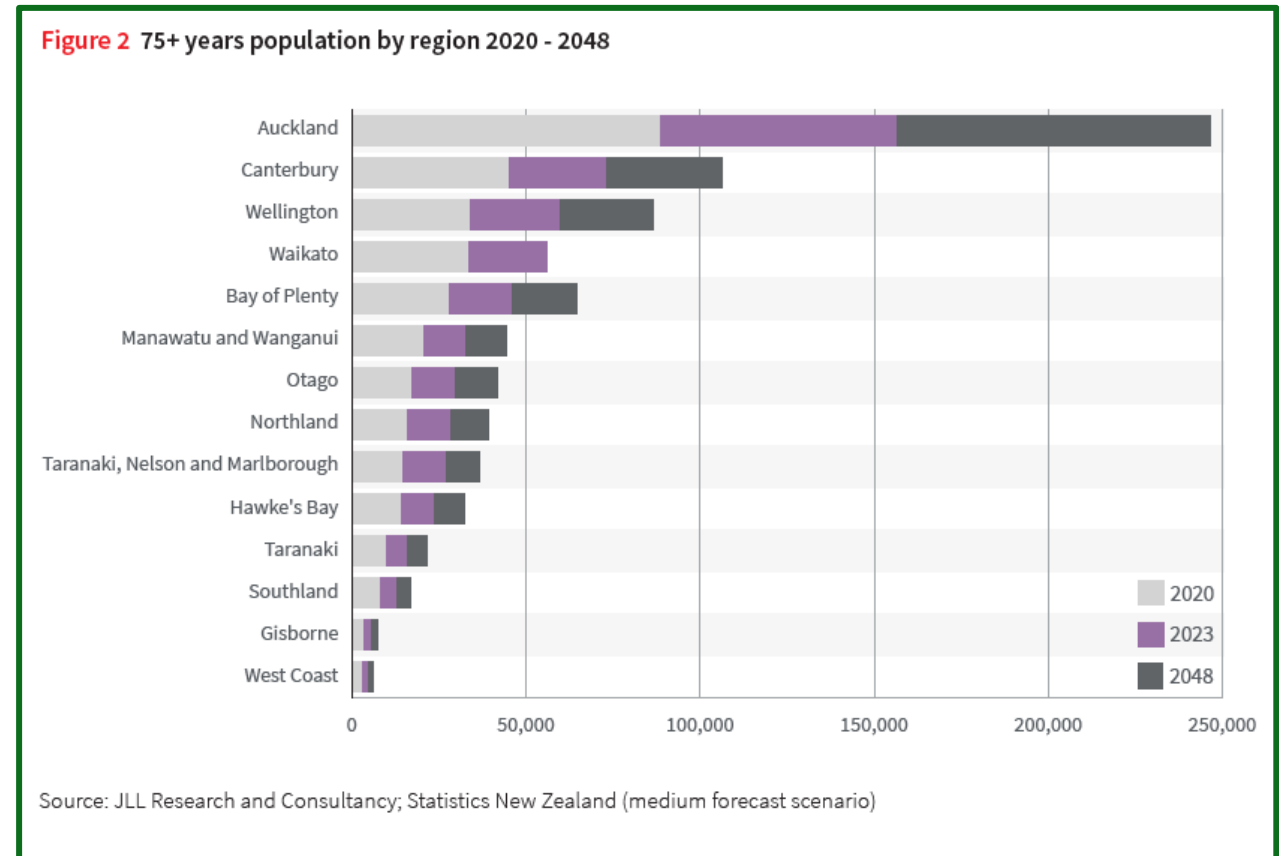
Summerset Group Holdings Limited

Metlifecare New Zealand Limited

11 March 2022

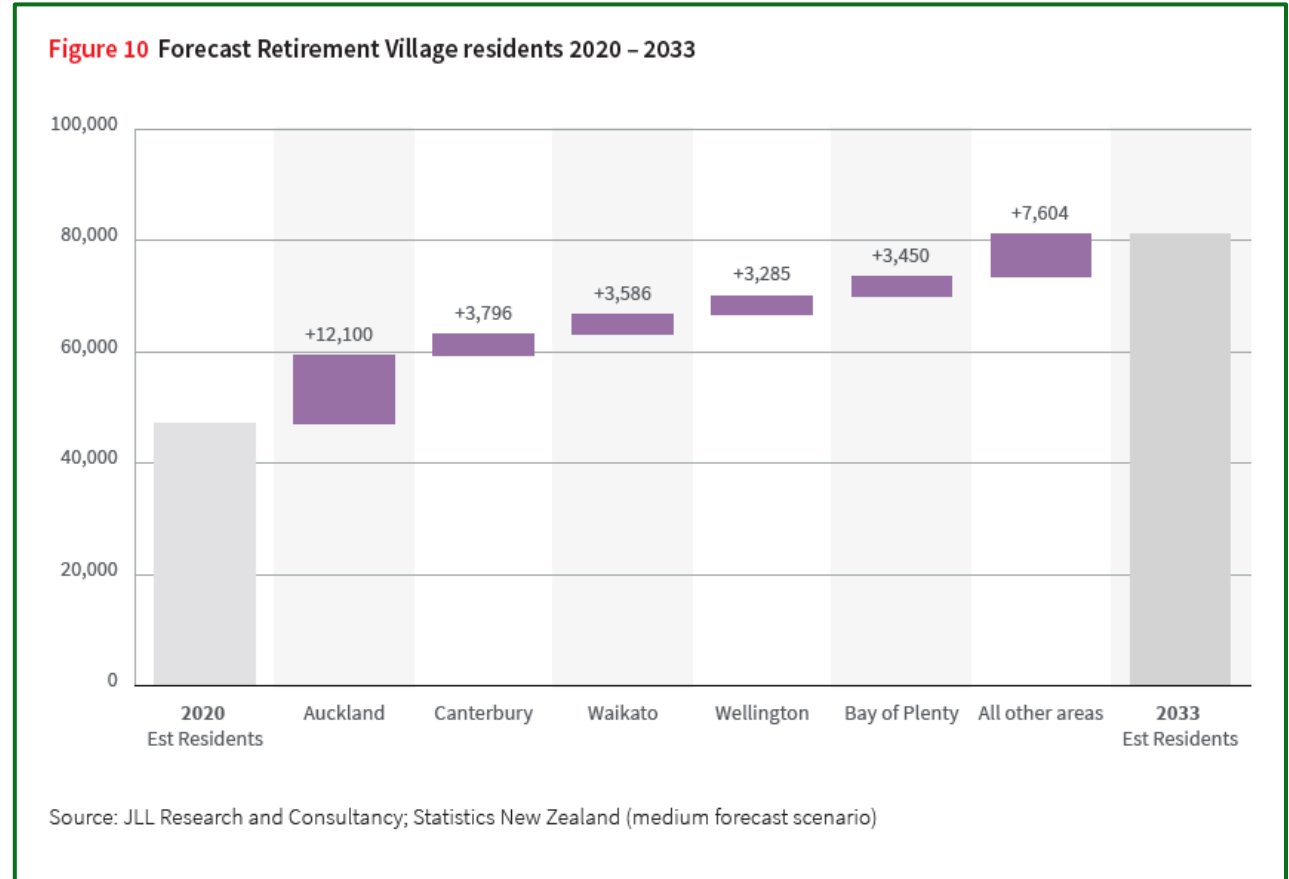
Wellington's ageing population

- Wellington Region - third largest contributor to 75+ population growth
- Wellington City - 75+ population:
 - 8,681 in 2018
 - **23,643** in 2048



Increasing demand for retirement villages

- Demand outstripping supply
- 5 retirement villages currently in Wellington City
- 5 in development
- Total capacity = 1,390
 - Only 5.8% of the 75+ population



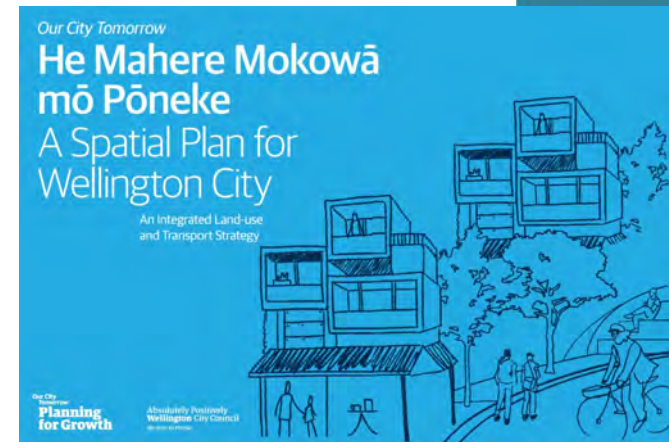
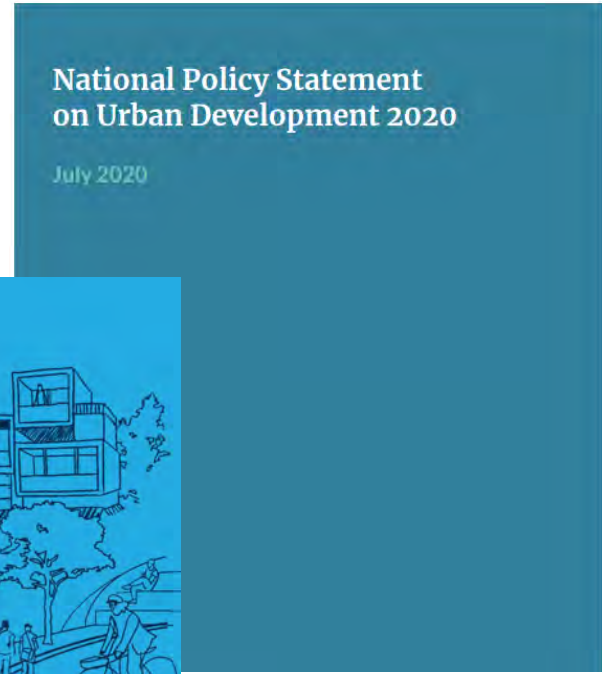
Key consenting challenges for RV industry

- Lack of suitable sites to enable people to “age in place”
- Disconnect between expectations to maintain status quo amenity versus the need for communities to develop and change over time
- Inconsistent and complex consenting frameworks



Regulatory context

- Giving effect to the National Policy Statement on Urban Development 2020
- Responding to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
- Realising the full potential of the Spatial Plan
- Proposed planning regime for retirement villages



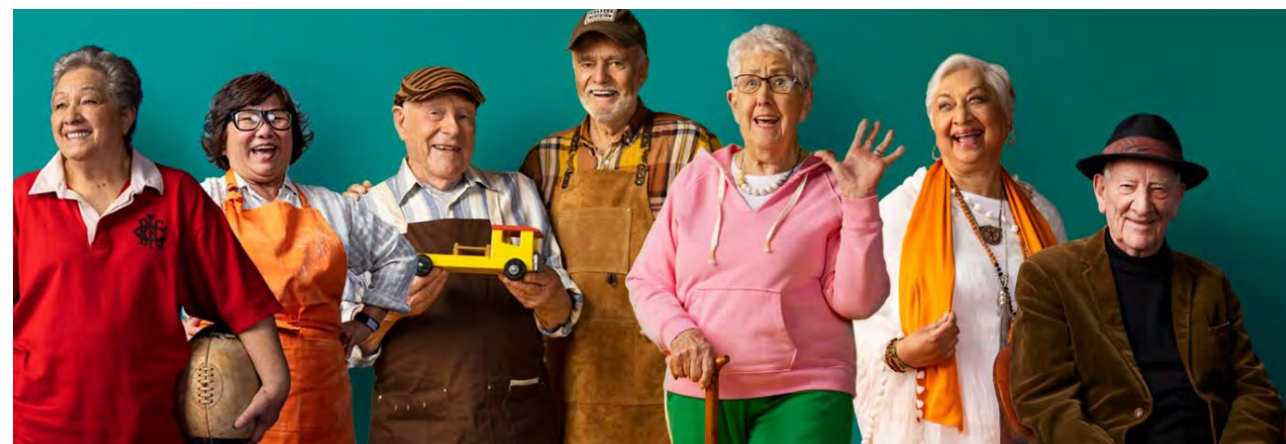
Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

Public Act 2021 No 59
Date of assent 20 December 2021

Ryman Healthcare



- Retirement sector delivers a significant proportion of all current new build housing and new aged care beds.
- Ryman is the largest retirement village operator in NZ.
- 5 villages in the Wellington region, with two more planned in Karori and Newtown.
- What we want for Karori and Newtown.



Summerset



- Second largest retirement village operator in New Zealand with growing presence in Australia. 6 villages in Wellington Region.
- What we bring to the community.
- Wellington needs smart village designs.
- Summerset's experience with villages in Lower Hutt and Kenepuru.





Metlifecare

- Metlifecare owns and manages 32 retirement villages across New Zealand, including in Karori
- 7 new villages in planning or delivery phase. Seeking new development opportunities across lower North Island.
- Metlifecare's approach is to design and build villages that integrate with the wider neighbourhood through urban design best practice
- The current consenting framework creates challenges to plan and provide new villages



Questions?

Thank you for your time today

11 March 2022





Historic Halfway House (DP schedule)

Historic Reserve status (Gazetted)

Heritage garden, only using plants in NZ pre-1900

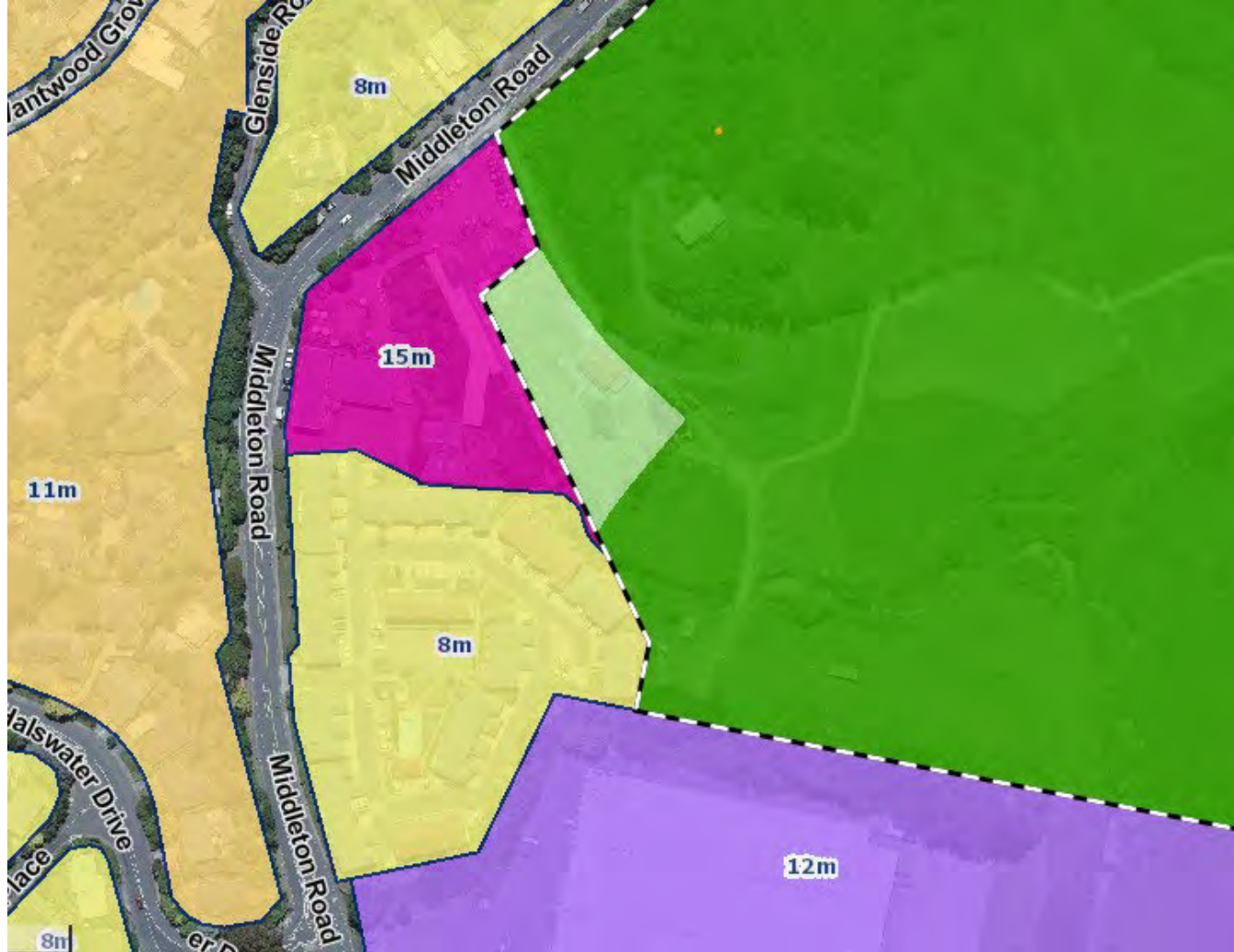


Duke of Edinburgh Award Provider for gardening skills

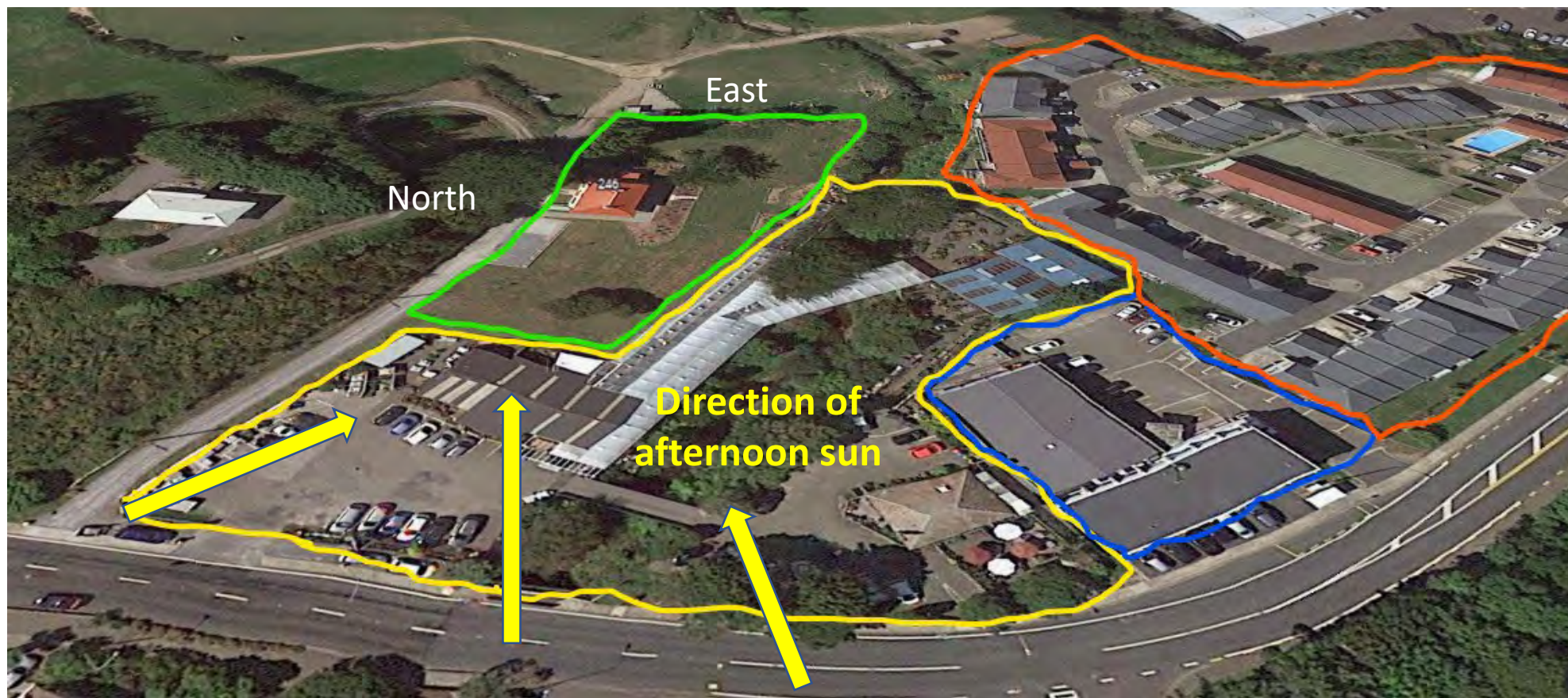
Moths and Butterflies of NZ Trust accredited garden

Features in national journals and magazines

e.g. Heritage NZ, Heritage Roses, Moths & Butterflies



Draft District Plan proposes 15 m height (three to five stories) along the boundary of the Halfway House Historic Reserve (outlined in light green)



No afternoon sun (morning sun limited due to high hills on north side)

No recreational privacy

The flower gardens will be cast in shade and die

Turns existing flat sunny reserve into a cold, damp, shady reserve

The proposed heights conflict with the legal protections for heritage

Section 6(f) of the RMA identifies "*the protection of historic heritage from inappropriate subdivision, use, and development*" as a matter of national importance.

Source: Draft District Plan PART 2 – DISTRICT-WIDE MATTERS
Historical and Cultural Values Historic Heritage

The proposed heights don't follow the Draft District Plan Heritage Guide

Effective public-private interface

New development respects and responds to nearby scheduled sites and areas of significance to Māori, heritage areas, buildings, structures and trees (p11)

Does not respect and respond to scheduled heritage site

Placing the building

The buildings on the site are positioned to create building edges that support pedestrian activity and enhance the visual interest, legibility, safety and comfort of surrounding open spaces and adjoining sites. (p12)

Proposed height is not positioned to enhance surrounding open space and adjoining site

Consider natural landscapes that contribute to the values of archaeological sites and heritage areas, buildings and structures. (p16)

Natural landscape, heritage and structures not considered



The wooden fence is the boundary fence for the proposed 15m height.

The Porirua stream runs through the middle of proposed 15m height zone

The historic reserve is surrounded by visible hills and trees, contributing to rural amenity which will be lost, along with the afternoon sun.



Recommendations

- Limit height to a single story on the Glenside Reserve boundary
- Require any second story to have a recessed plane/set back from boundary
- Restrict to maximum height of 8m (or less, e.g. 6m)
- Make a condition that development on these sites comply with the Historic Heritage section and Heritage Design Guide of the District Plan.

Loss of heritage sites in Glenside/Churton Park

14 destroyed, 10 in the last 20 years

8 under threat - two are on Callender's land proposed for development, these are:

- A survey marker for the centre line of the railway tunnel
- Burial site of a woman, which was blessed by Bishop Selwyn in 1842



The survey marker is on this block about where the yellow dot is.

This is the Marshall ridgeline that Council has taken out of the District Plan list of special ridgelines. Council now proposes extensive cut and fill, three roads and up to 150 houses within the Hilltops and Ridgelines protected area. This will result in loss of fresh-water springs and streams, erosion, sedimentation, damage to native bush and likely destroy the survey marker.



Detailed submissions to include the survey marker on the heritage schedule have been provided to Council by:

- The Glenside Progressive Association (submitting on this since 2005)
- Tawa Historical Society
- Rail Heritage Trust of New Zealand

The marker is monument to methods of surveying methods that have since been superseded, and to a Depression-era public works project that continues to be vital for the day-to-day operation of the national rail network.

Source: Rail Heritage Trust of NZ submission

The draft Heritage Design Guide has no reference to protecting rural heritage or heritage in greenfield sub-divisions such as Churton Park and Glenside.

The Draft District plan only refers to View Shafts in the central city.

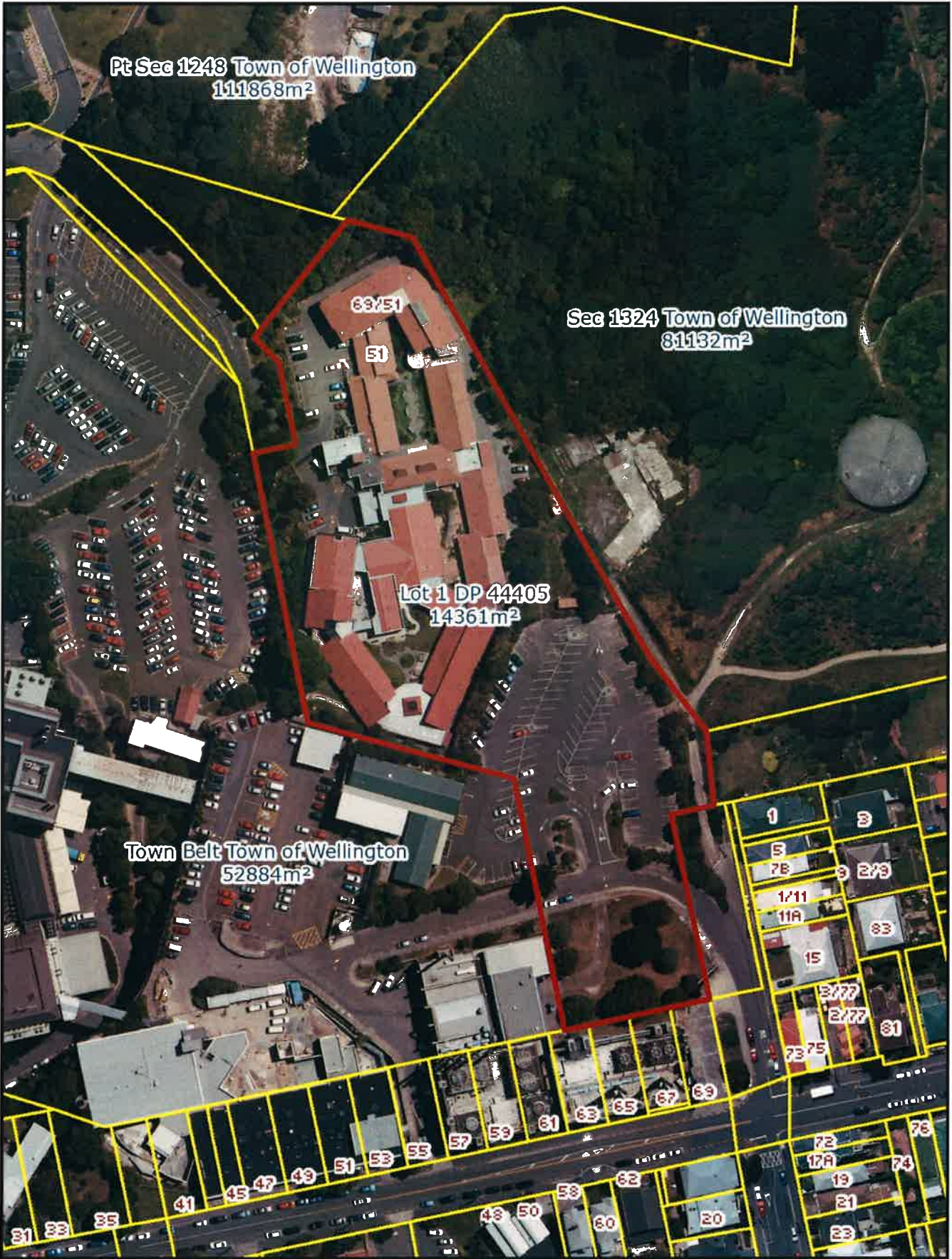
Recommendations

- Please include rural/greenfield sites with View Shaft protection in the District Plan
- Please include the survey marker in the District Plan schedule of heritage sites
- Prioritise heritage sites threatened by greenfield sub-division in Glenside for protection.



I support the Glenside Progressive Association submission of large lot residential for this block.

- it is less damaging to the environment. The steep terrain is not suitable for suburban housing
- enables the track along the top of the ridgeline to remain as a recreational asset, which isn't possible under the current Draft District Plan proposal
- enables the survey marker for the centre line of the tunnel to be protected as nationally significant heritage with a view shaft to the tunnel.



Property Information

Search Result: January 2012
Date of Imagery: 16 Apr 2013
Report Date:

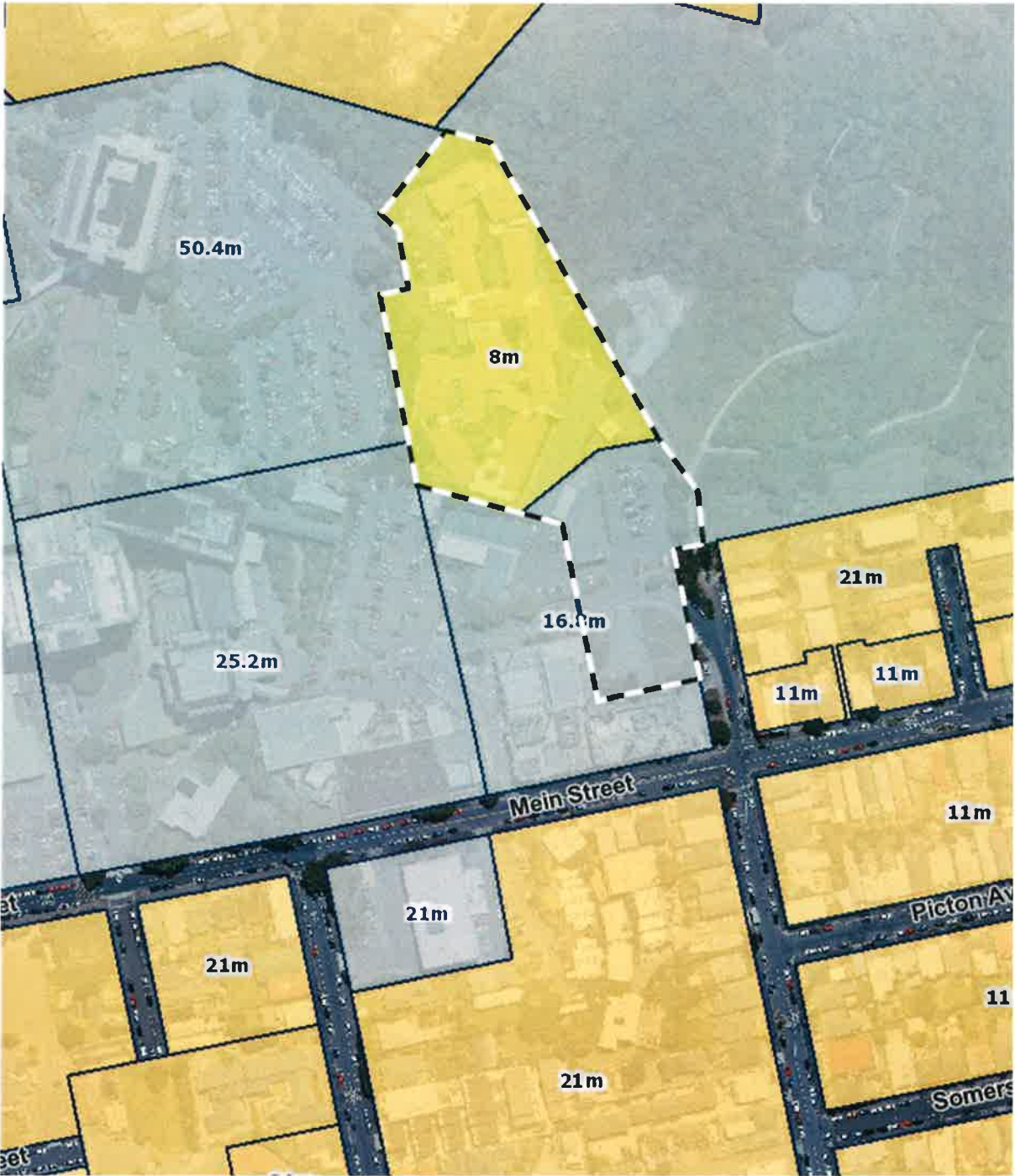
Copyright Notice

Copyright 2006-2016 Terralink International Limited. Certain information on this report is sourced from LINZ. Crown copyright reserved.

Data Statement

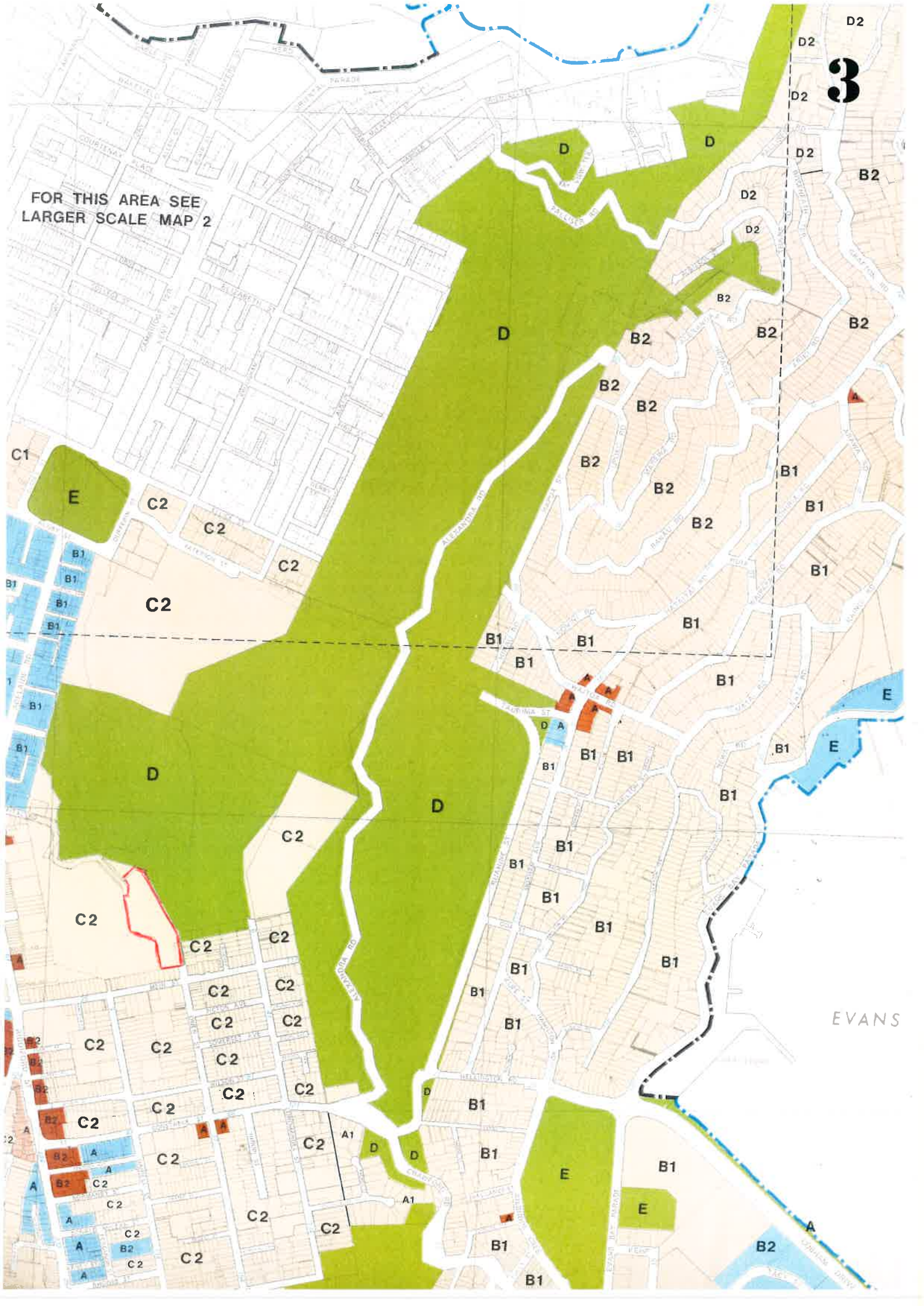
Accuracy of aerial imagery +/-0.5m. Accuracy of property boundaries 1-3m in urban areas, up to 30m in rural areas. Property boundaries and legal descriptions sourced from LINZ.





Wellington City DRAFT District Plan

FOR THIS AREA SEE
LARGER SCALE MAP 2



EVANS

livewellington*
a **liveable city** by design

LIVE WELLington

*Co-convenor: Jane O'Loughlin

What is LIVE WELLington?

- * Around 80 people from across Wellington and growing
- * Supports 'density done well'
- * Opposed to 'deregulate and hope' approach to housing
- * Opposed to 'one size fits all' upzoning

THE LIVE WELLington VISION

- * Warm, dry, affordable housing in thriving communities
- * Communities celebrating their unique character and designing their future
- * Low emissions and a healthy urban environment with great transport choices
- * Living heritage that celebrates all our stories and helps us orientate, locate and thrive
- * Our urban design, our democracy, and our civic leadership are a source of pride.



CURRENT TRAJECTORY

- *Peppercotting of six storey+ buildings
- *Heritage protections stripped back
- *New height limits – radical change for suburbs
- *Little design direction enabled
- *No chance to object

5 STRATEGIES FOR A LIVEABLE WELLINGTON

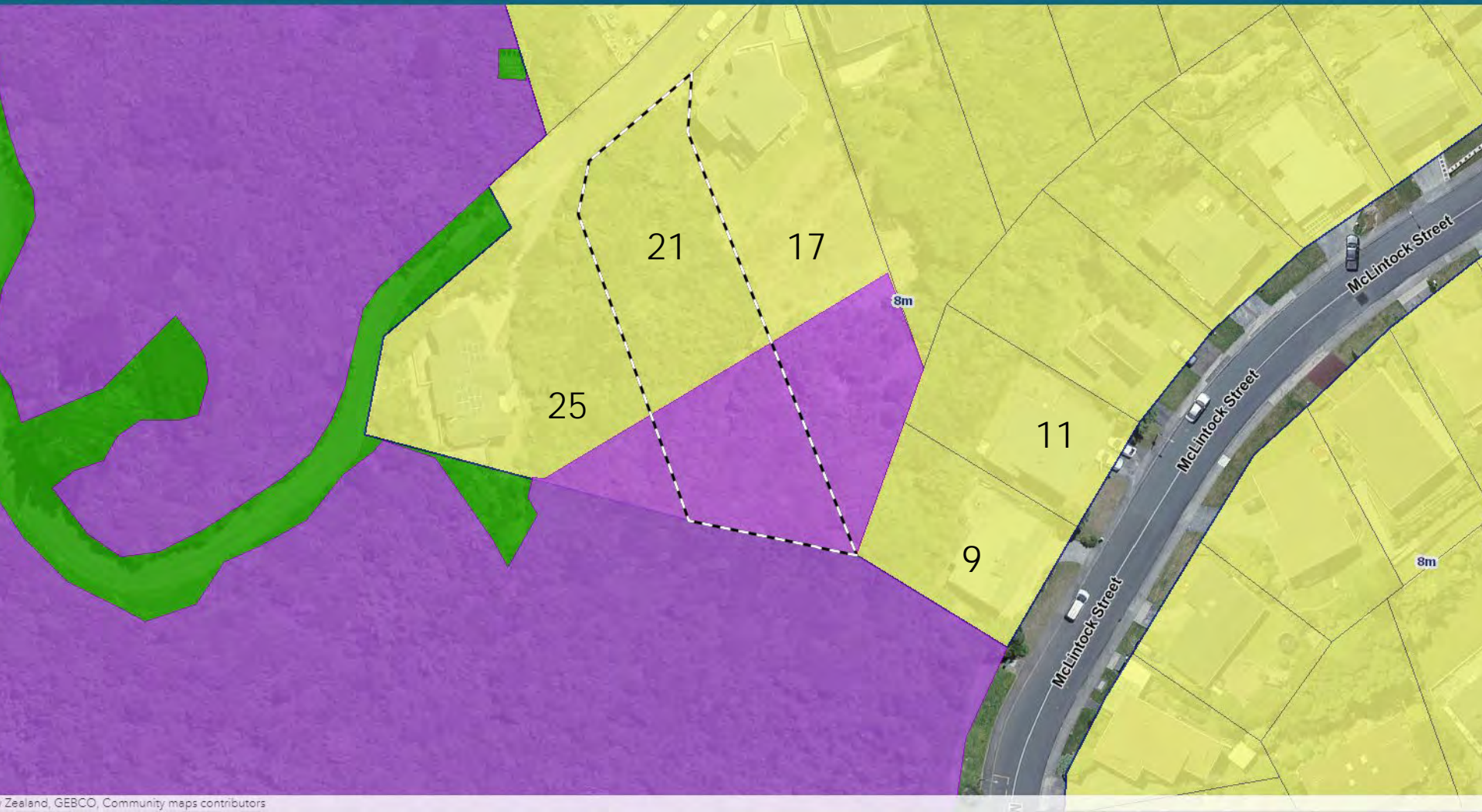
- * Sequence development
- * Involve communities
- * Lead by engaging
- * Plan for quality
- * Protect experiences that matter

WHOSE COMMUNITY?

- * Central government rules have taken the power away from communities to design their own city
- * Council needs to use the tools available:
qualifying matters

livewellington*
a **liveable city** by design

Wilton City District Plan



WCC Town Plan Submission

No's 21 and 25 Meadowcroft Grove

- ▶ Two dwellings are presently permitted on No 21
- ▶ Central Government would prefer 3 dwellings, 3 stories high!
- ▶ Proposed designation will probably only allow one dwelling
- ▶ Leaving this bush intact is likely to present a fire risk
- ▶ The proposed designation will lower the value of the properties
- ▶ Additional housing is preferable to a small amount of bush.
- ▶ The public have no access to these properties
- ▶ The present bush is poor quality.
- ▶ We have a responsible record of maintaining No 25 to enhance the surrounding environment.
- ▶ There will be no bush to protect by the time this designation comes into effect.

Mt Victoria Historical Society

Joanna Newman, Convenor



Part of Wellington's unique identity

Mt Victoria's historic housing is a key part of Wellington's identity




Nationally and internationally recognised and valued heritage e.g. French *Guide Bleu* tourist guide

WELLINGTON ET LE SUD 159

Les villas des collines


Accessibles uniquement en funiculaire ou par des escaliers pentus, paraissant souvent accrochées de façon précaire à flanc de colline, les villas des banlieues les plus anciennes comme Oriental Bay, Mount Victoria, Thorndon et Kelburn sont un élément caractéristique du paysage urbain de Wellington. Elles suivent un modèle très répandu dans tout le pays et qui a évolué à partir de la fin du

xix^e siècle. Les simples constructions à un étage du début se sont transformées en demeures plus ambitieuses avec leurs fenêtres en saillie et leurs balcons. En bois, ces maisons étaient couvertes de toits en tôle ondulée. Fabriqués en série, les éléments décoratifs étaient choisis sur catalogue. Des porches à balustrade animaient les façades. Les architectes de l'époque appréciaient aussi beaucoup les vitraux.




Encadrement de fenêtre peint


Au-dessus du port
Quand le terrain plat commença à manquer, les colons furent contraints de s'établir sur les collines dominant le port. Beaucoup des villas de cette époque, dont certaines restaurées, valent le détour, à pied ou en voiture, pour leur cachet.



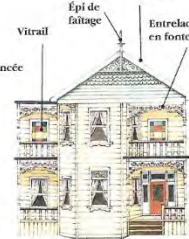
Villas en bois sur la colline surplombant Oriental Bay



Type simple, à véranda




Type intermédiaire avec avancée



Type élaboré avec décor en fonte

Les villas de la fin du xix^e siècle, bâties pour des familles aux revenus moyens, comportaient généralement un séjour, 3 ou 4 chambres et un vestibule central. Une salle de bains et une cuisine dominaient sur l'arrière. Un abri rudimentaire dans le jardin, derrière la maison, servait pour la buanderie et les toilettes, appelées familièrement la « longue chute ».

Salle de séjour de la villa de 1888 où naquit Katherine Mansfield, à Thorndon (p. 157)



* Guide Bleu Voir *

In Mt Vic, heritage housing doesn't just exist in 'character areas'

Risk destroying context and meaning - overall scale and form



Key part of collective memory and stories of our city

- Layers of stories and experiences
- Baker → Grocer → Cabinetmaker → Art Attack → Mt Vic Café





None of this has to happen

- Planning legislative background has changed significantly since Draft DP released Nov 2021
- WCC required to enable 3x3 dwellings on every property, which will reduce the requirement for up-zoning
- Legislation allows WCC to exempt from up-zoning areas of historic heritage and other areas subject to 'qualifying' matters
- WCC staff recommended application of 'qualifying matters' (protection against demolition) cover 50% of existing heritage suburbs.
- Draft DP must be amended so that at least 50% of Mt Victoria is covered by this

Key submission points

1. Reinstatement of pre-1930s demolition rule to the majority of Mt Victoria or, at a minimum, areas recommended by WCC in the DSP plus areas recommended by Heritage NZ.
2. Edge of Kent Terrace re- zoned Mount Victoria Medium Density Residential Zone, not City Centre.
3. Definition of character to include heritage
4. Level of protection accorded to Heritage Areas to cover the Character Precincts plus Heritage New Zealand's recommended extensions to the Character Precincts
5. Strengthened Character Precincts and Design Guides
6. Tutchen Avenue to be included in the Porritt Avenue Heritage Area
7. The Mt Victoria North Townscape Precinct made part of the Existing Character Precinct
8. Change to the minimum daylight access rule
9. Oppose granting of height exemptions for provision of "assisted housing"

MT VICTORIA

Areas recommended by Heritage New Zealand to be added to proposed character areas in Mt Victoria (thick blue lines).

Heritage New Zealand Submission
Draft Spatial Plan (No1217),
Appendix 1 Map.



Extensions to Character sub-areas outlined in blue





Submission by:
Graeme Parker

Oral Hearing for District Plan
11 March 2022

Introduction

- This presentation builds on my submissions to the Draft District Plan that related to the proposal to designate my property as being in a Significant Natural Area.

Inadequate consultation process

- The significant natural areas were developed by *closed* process involving a desktop exercise.
- Property owners and the public were not part of this initial development process.
- It seems there was no scientific peer review of the desktop exercise
- The residents of Khandallah were afforded the opportunity to input on the SNA proposal via public meeting. I as a landowner in the Northland area affected by the proposal was offered no such opportunity

Proposal not balanced between protection and development

- I am supportive of protecting *significant* natural areas but believe this needs to be balanced with the ability for people develop their properties to create a good living environment.
- This proposal is not a balanced approach:
 - It will inhibit my ability to create a better living environment for my family , as it will require me to apply for a costly resource consent if I wish to do more than routine maintenance and trimming of indigenous vegetation.
 - It only permits trimming or removal of within 3 meters of building. This requirement is likely raise health and fire concerns and conflict with relevant legislation.

Makes it more difficult to create a better living environment

- Many houses in the Northland and Wilton houses were built in the 1950 and 1960s and lack indoor/outdoor flow
- If the proposal goes ahead it will be more difficult to develop the property to and create a better living environment that has indoor/outdoor flow
- .



My property is a classic example of the un-balanced approach

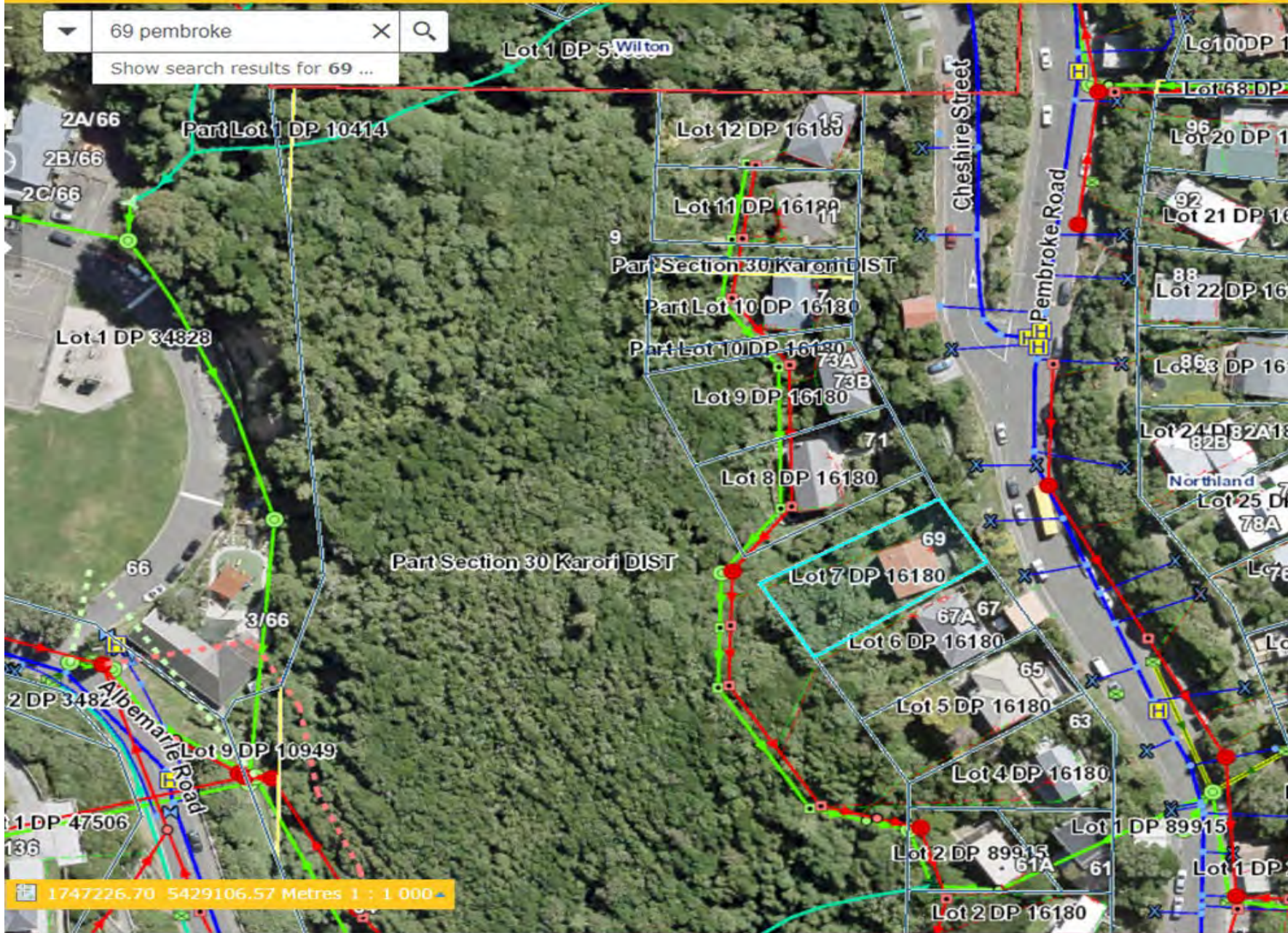
- My property has a small area of bush at the bottom of the section and abuts a much larger council-owned bush clad reserve. See picture
- We fail to see how our small area of bush is a significant natural area that is necessary to maintain indigenous biodiversity when it is adjacent to a large council reserve.
- There seems to be no scientific basis for my property being an SNA.
- Despite making a minor contribution to indigenous biodiversity, the proposal will have a significant impact on my ability to develop my property and enjoy a quality lifestyle.



About



Legend



Alternative proposal

- A better way is to move away from the *prescriptive* approach set out in the District plan and allow property owners to have the freedom to develop their properties within a 250 metre circle of their house, using existing rules.
- Beyond 250 meters, the SNA rules set out in the DP would apply.
- This would give property owners the freedom to develop their properties to create a better living environment (e.g. by building a deck, building that she or he shed, or a kids tree house etc).

Way forward

To move ahead in partnership with the community

- The summary of submissions of the draft DP identifies that there was strong public opposition to the SNA proposal
- We need to change our approach and move forward in partnership with the community.
- I recommend that we conduct an additional targeted consultation with property owners and community groups to come up with a more balanced and acceptable approach to SNAs.

Recommended Changes

1. Revisit the 3 meter trimming or removal rule to ensure it complies with health and fire requirements.
2. All properties that adjoin council owned land reserve [Part Section 30-31 Karori DSP] to be removed from being designated as a significant natural area.
3. Amend the DSP to allow for a 25 meter circle around an existing property to be excluded from SNA requirements (i.e. create a zone of freedom).
4. Work in partnership with the community to come up with a more acceptable approach to SNAs. This could involve further targeted consultation.



WCC's Draft District Plan

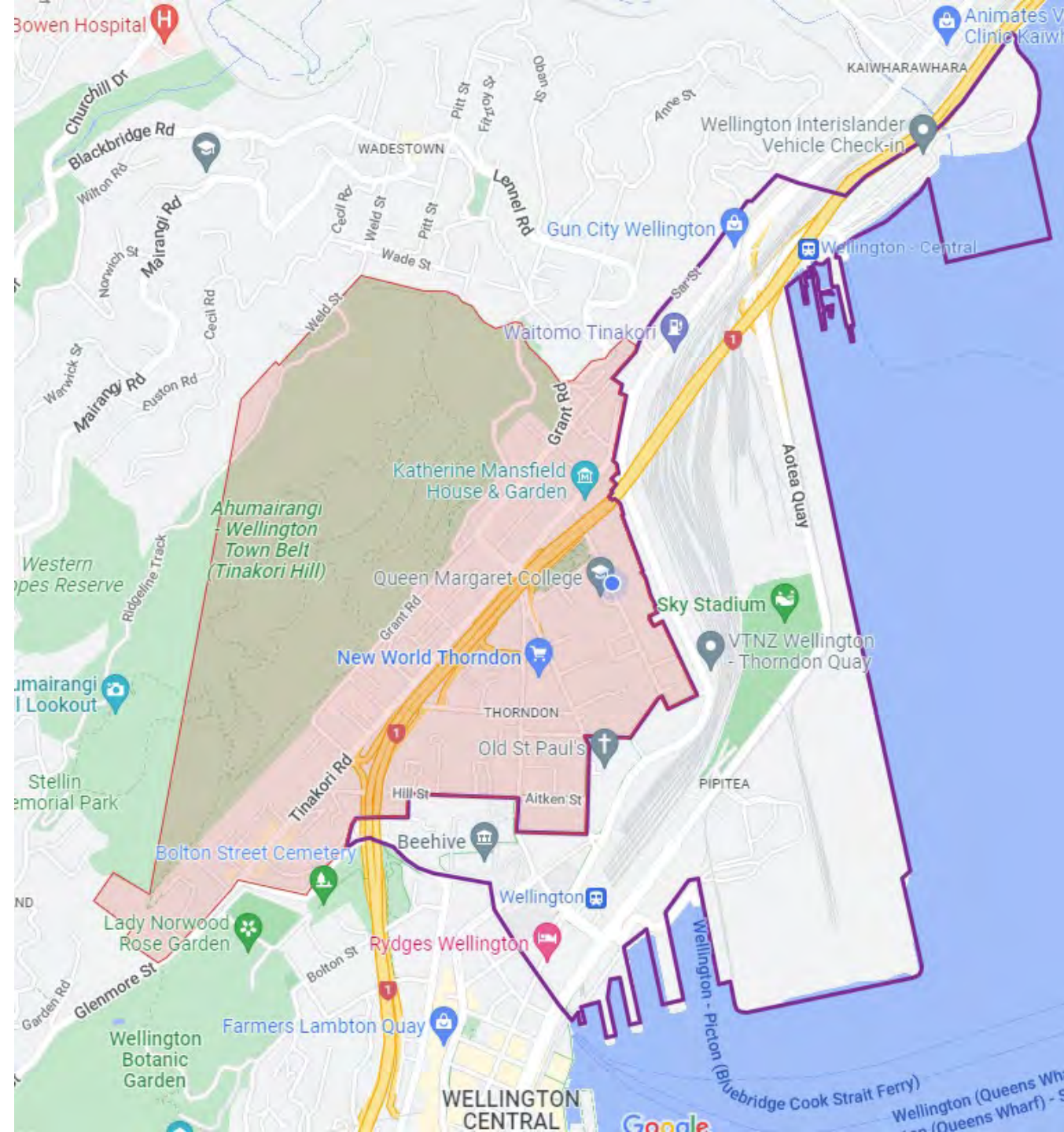
Submission 452

THORNDON RESIDENTS' ASSOCIATION

Lance Gunderson, Secretary

Richard Murcott, Chair

2022-03-11



Historically, Thorndon has made significant contributions to this city
Memories are strong of how residential Thorndon was sacrificed for the urban
motorway.

- What remains is precious
- The current Operative DP has served residential Thorndon well
- Personal submissions to Council from Thorndon residents will invite you to
deploy all the QUALIFYING MATTER at your disposal, to ensure that the heart
and soul of Thorndon's residential community remains vibrant and balanced
 - its liveability
 - it's charm and character
 - and that the suburb's fragile infrastructure isn't overwhelmed

Operative District Plan

>>



Inner Residential
 Pre-1930 Area Rules apply
 3 storey limit

Officer Recommended Spatial Plan (June 2021) >> Draft District Plan (November 2021)



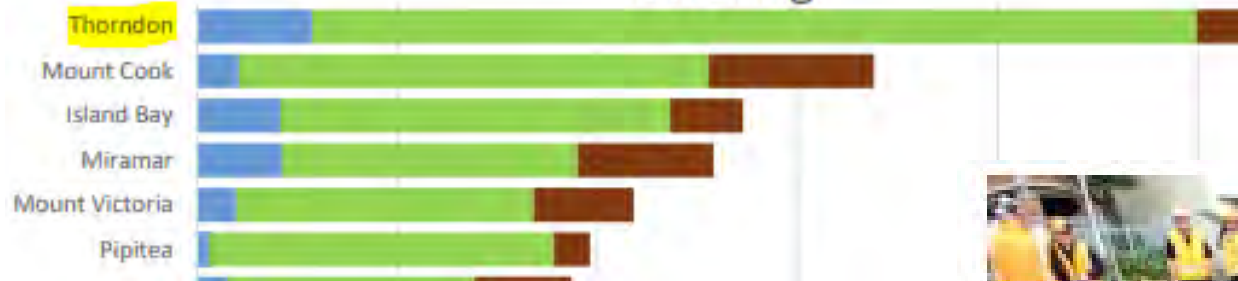
Type 2: 2 to 3 storeys
 Type 4: Enable 6 storeys
 Character Precinct



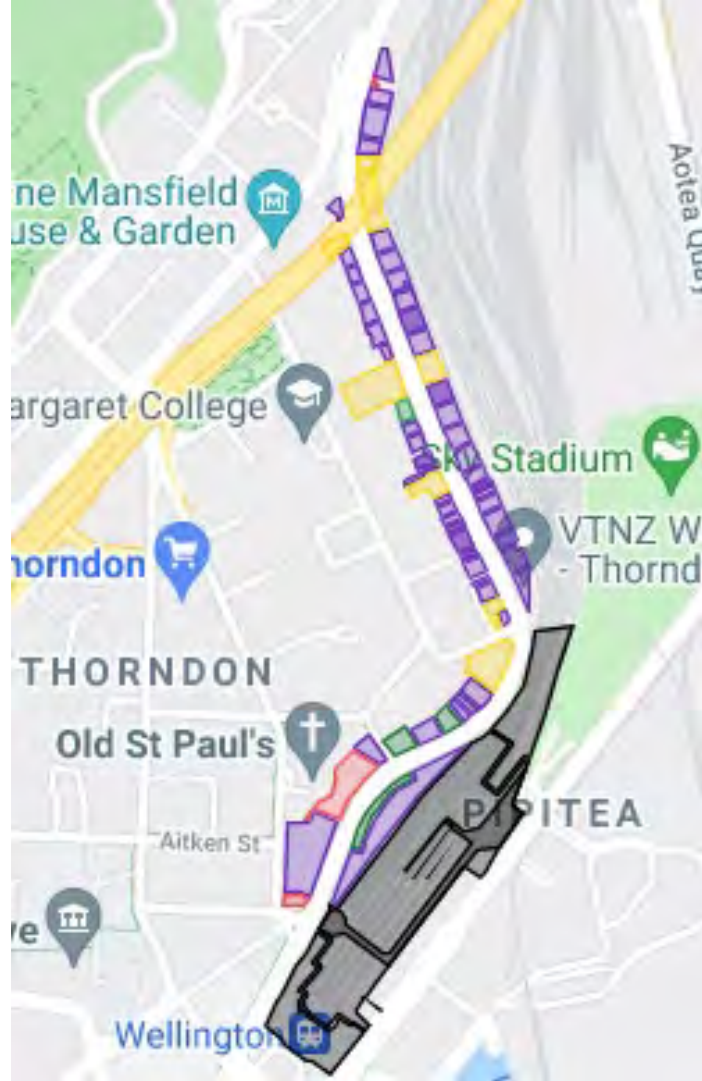
Medium Density Residential Zone
 City Centre Zone - 8 or 9 storeys; 100% site coverage



WCC Spatial Plan: 3 Waters upgrade costs per new dwelling



Sink hole in Hobson St – stormwater tunnel collapse



Do not rezone the eastern residential areas as City Central Area

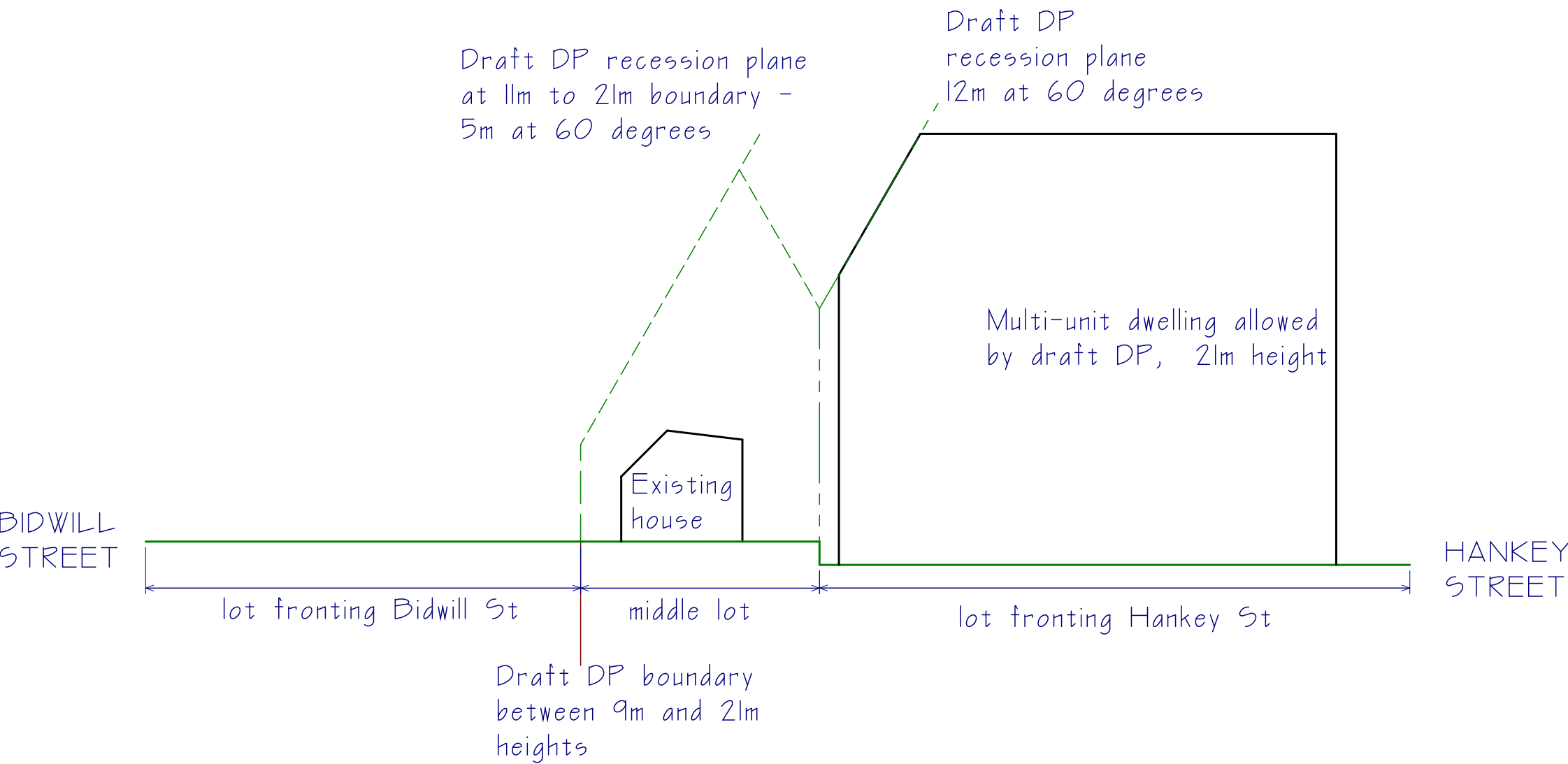
Define the Character Areas properly

Observe the up-sizing potential in Thorndon Quay.

Focus on underground infrastructure











TAWA
BUSINESS
GROUP INC

DISTRICT PLAN
ENGAGEMENT FORUM

15 MARCH 2022

Presented by:

Sophie Glendinning

Bernadette Pallister

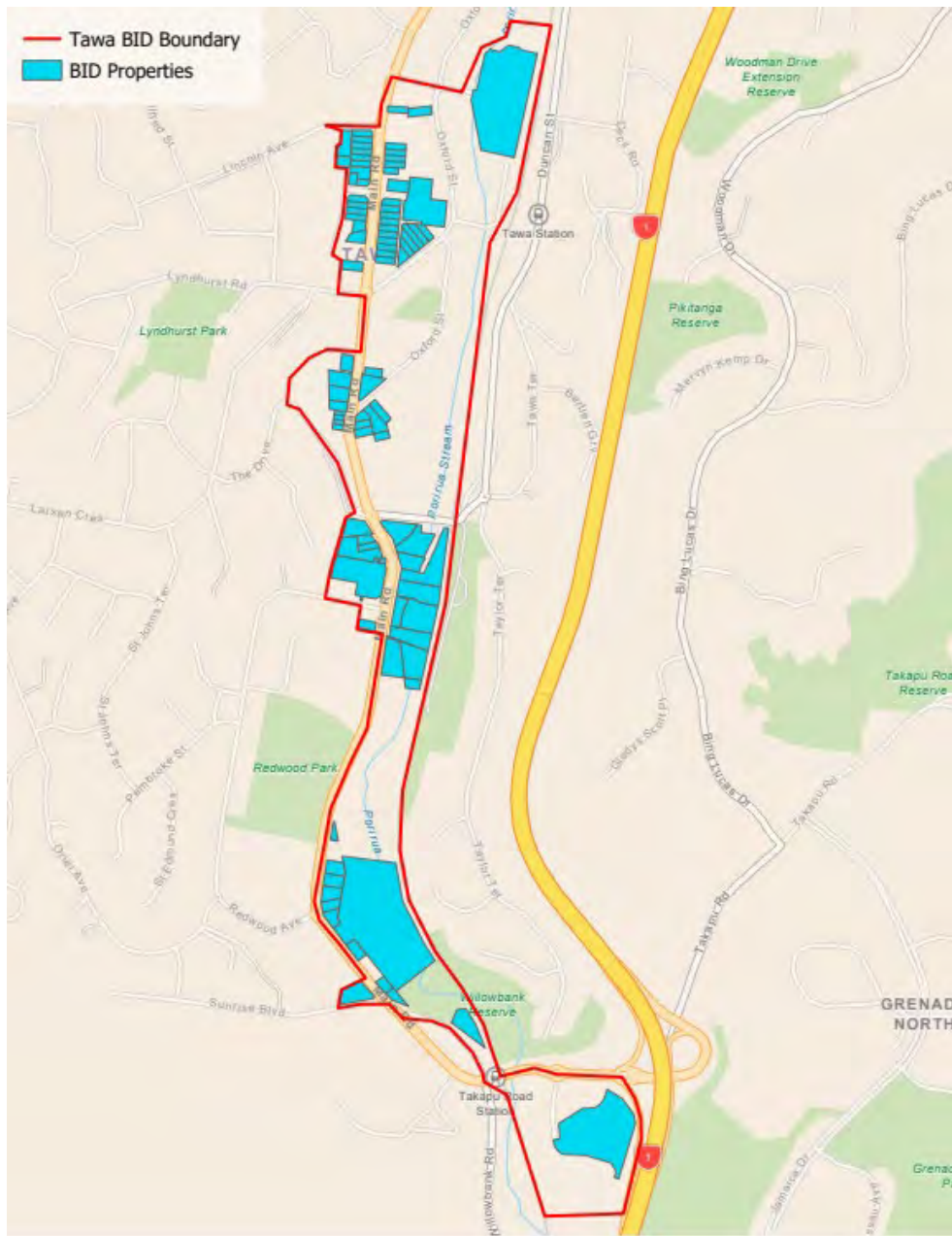
Darcy Brittliff



Who are we?

“A Business Improvement District (BID) is a mutual partnership between a local authority and a local business community. It aims to develop projects and services that benefit the trading environment of the business centre in ways that also align with Wellington City Council objectives. BIDs are supported by a targeted rate, levied on non-residential properties within a defined boundary.”





Tawa Business Group members include:

- 74 property owners
- Over 175 business owners



Engagement with Members

Tawa Business Group's engagement with members includes:

1. Regular updates via our bi-monthly newsletters
2. Two focus group sessions with:
 - Property owners
 - Business owners

We then provided our Submission on the draft District Plan that listed the 7 key points raised through our consultation.



Why are we here?

- The draft District Plan provides the perfect opportunity for a well-considered and structured strategic direction for controlled growth in Tawa.
- Tawa is perfect for the right kind of intensification, with four train stations and a wide range of business sectors.
- Tawa has a great local leadership with working relationships between the Community Board, Residents' Association and the Business Group.



District Plan – additional submission

1. A coordinated and phased approach with preference for intensification to initially occur on or near the Main Road (supported by community facilities, open spaces and recreation areas) – perhaps a structure plan type approach?
2. Development that would be supported by:
 - Transport planning/strategy
 - Parking planning/strategy
 - Infrastructure investment (Three Waters/flood prevention)
 - Comprehensive design guides



District Plan – additional submission

3. To support intensification in Tawa (up to 6 levels, with care required in the much higher developments providing social housing) while ensuring that the infrastructure is capable of meeting demand.



Summary

We want a proposed District Plan that:

- Provides structured development that can be supported by infrastructure in our community
- Allows Tawa to be a vibrant Local Centre with plenty of character, high quality buildings, and a thriving business community

We seek collaboration with Wellington City Council in the process of establishing the proposed District Plan.



WCC District Plan Oral Submission

Shelby Stoneburner: Ngā Kaimanaaki o Te Waimapihi

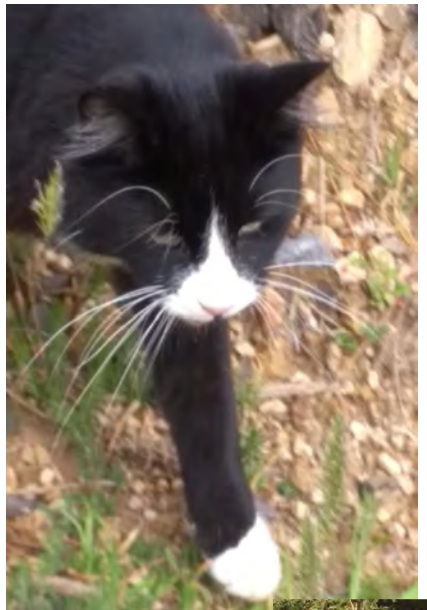
Logan Samuelson: VUW Master's Candidate

Emily Stevens: Cat Owner









ECO-R3 and NFL-R Revisions

In order to preserve and restore our indigenous fauna, WCC should make provisions to the district plan to prohibit pets from roaming in Significant Natural Areas (as part of ECO-R3) and within Outstanding Natural Features and Landscapes, Special Amenity Landscapes, and Ridgelines and Hilltops (as part of NFL-R)

While both **ECO-R3** and **NFL-R1** allow for animal pest control activities, there is **no** provision for safeguarding our indigenous fauna from roaming pets.

As well as preying on our native birds, cats also eat a large number of our native lizards and wētā (which are still in decline). While trappers are busy eradicating rats, weasels and stoats, it's disheartening to allow introduced pets to kill our indigenous fauna and sometimes this even creates a divide between trappers and pet owners in the community.

Efforts to Change Pet Owners Behaviour

1. Dogs on Lead Campaign
2. Online surveys and flyers
3. Signage around Waimapihi Reserve
4. Responsible Cat Ownership focus groups
5. Responsible Cat Ownership video
6. Recorded video footage of cats in Waimapihi Reserve
7. Used GPS cat collars to track locals cats





Be neighbourly with our natives

Dogs on leads • Cats at home • Rats in traps



Ngā Kaimanaaki
o Te Waimapihi



Supported by
Absolutely Positively
Wellington City Council
We think it's possible.

Help our manu thrive

Dogs on leads • Cats at home • Rats in traps



Ngā Kaimanaaki
o Te Waimapihi



Supported by
Absolutely Positively
Wellington City Council
We think it's possible.

Pukehinau | Kiwi Foot Trail Cam Sightings

10 Oct 21 - 8 Nov 21 (29 day period):

35 Cats

3 Blackbirds

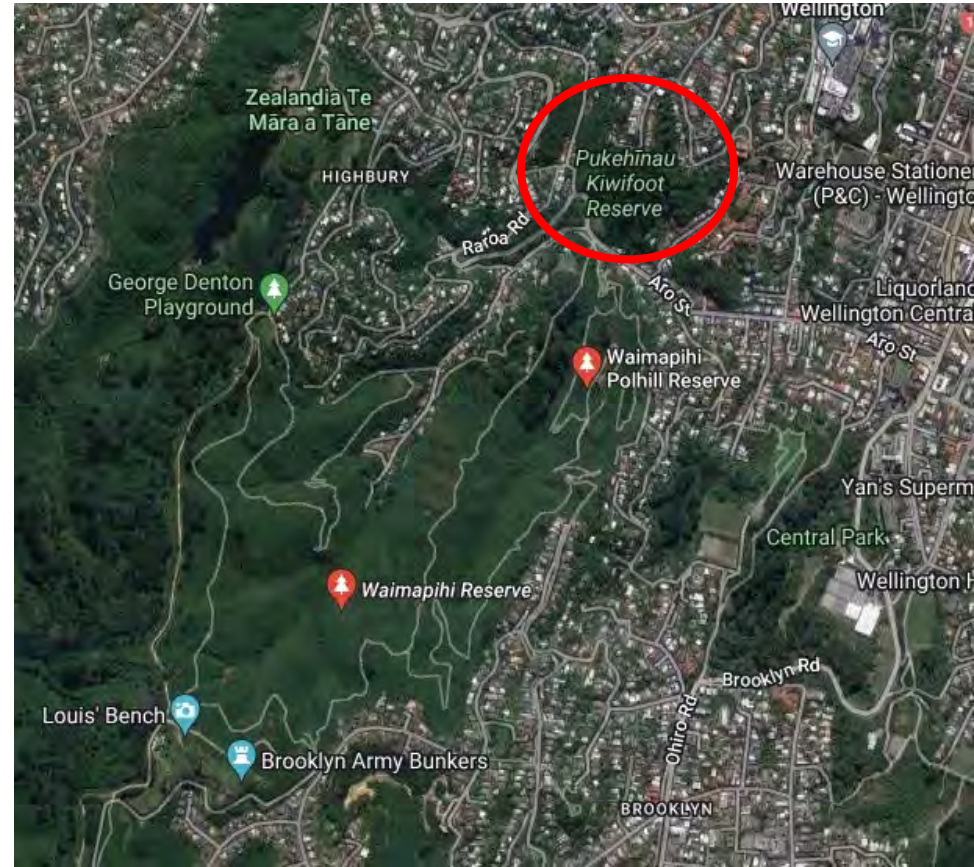
0 Rats

0 Mice

0 Hedgehogs

0 Mustelids

<https://www.facebook.com/100000620555263/videos/2740348002932471/>



Why is intervening in cat owner behaviour so important?

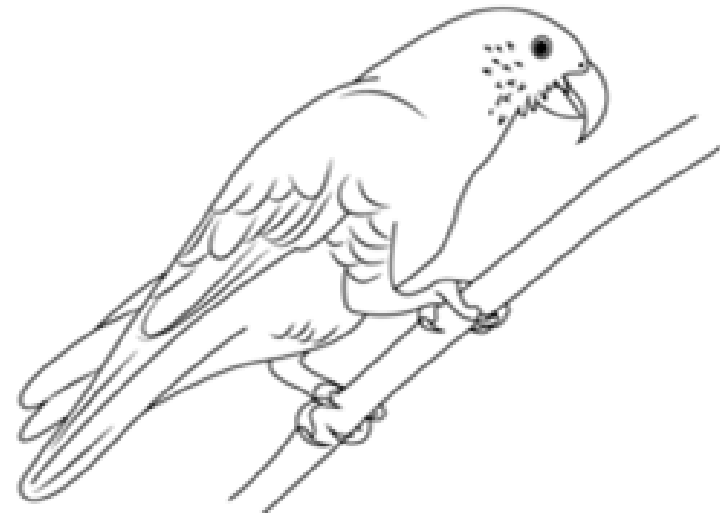
- Cats have no natural predators in New Zealand, enabling them to prey freely
- Cat owner behaviour can thus have a significant impact on urban conservation efforts



Theoretical underpinnings of changing cat owner behaviour

Spillover effect (Linklater, Farnworth, Heezik, Stafford & MacDonald, 2019)

- Making a small, achievable behaviour change makes it easier to adopt more significant behaviour change in the future
- E.g. requiring owners to contain cats indoors from dusk until dawn will make 24/7 containment more feasible down the road



Case Study: Spillover Effect

Location: Australia and New Zealand

Authors: Linklater et. al (2019)



% of cat owners who contain cats indoors from dusk until dawn		
Location	2014	2018
Victoria, Australia	34%	80%

- In 2019, 29% of New Zealand survey respondents indicated nightly cat containment
- The authors cite research which revealed the behavioural motivations of cat owners, which led to successful government regulation and owner uptake over time.

Theoretical underpinnings of changing cat owner behaviour

Theory of planned behaviour (Abrahamse, 2019)

TPB predicts that:

- People with favourable attitudes toward a behaviour (e.g. containing cats indoors nightly);
- With high levels of perceived behavioural controls (e.g. ability to contain cats indoors nightly);
- With strong endorsement from trusted sources (e.g. vets & conservationists)
- Will form stronger intentions to adopt the desired behaviour

Case study: theory of planned behaviour

Location: Wellington, New Zealand

Authors: MacDonald, Milfont & Gavin, 2015

Nightly containment versus free access to outdoors



% of respondents who contain cats indoors nightly	46%
% of respondents who give their cat free access to outdoors	54%

Reason	% of respondents
Cat safety	45%
Comfort of cat	36%
Wildlife protection	14%

Theory of planned behaviour continued

- Nightly containment of cats considered by panel of conservationists to have second (to 24 hour) highest ranking of conservation benefit (Linklater et al., 2019)
- Panel of veterinarians promoted nightly containment for positive impacts to cat health and wellbeing (Linklater et al., 2019)
- Best message framings are: 1) cat safety; 2) comfort of cat; and 3) wildlife protection
- Best predictor for behaviour linked to descriptive norms (i.e. what others commonly do)
- If more people take up nightly cat containment, it's empirically proven that others will follow

Emily's story

- Adopted Fred, an adult indoor/outdoor cat, 6 years ago
- 10 months ago when he was 11, I transitioned him to being fully indoors

I would love to see the council adopt a dual approach:

- Widespread education on cat predation & indoor cat ownership
- Regulation & monitoring

Solutions

1. Keeping cats indoors 24/7
2. Keeping cats indoors at night
3. WCC led campaign around responsible cat ownership
4. Fines for cats found in **ECO-R3** and **NFL-R1** areas



Ngā
Kaimanaaki
o Te **Waimapihi**

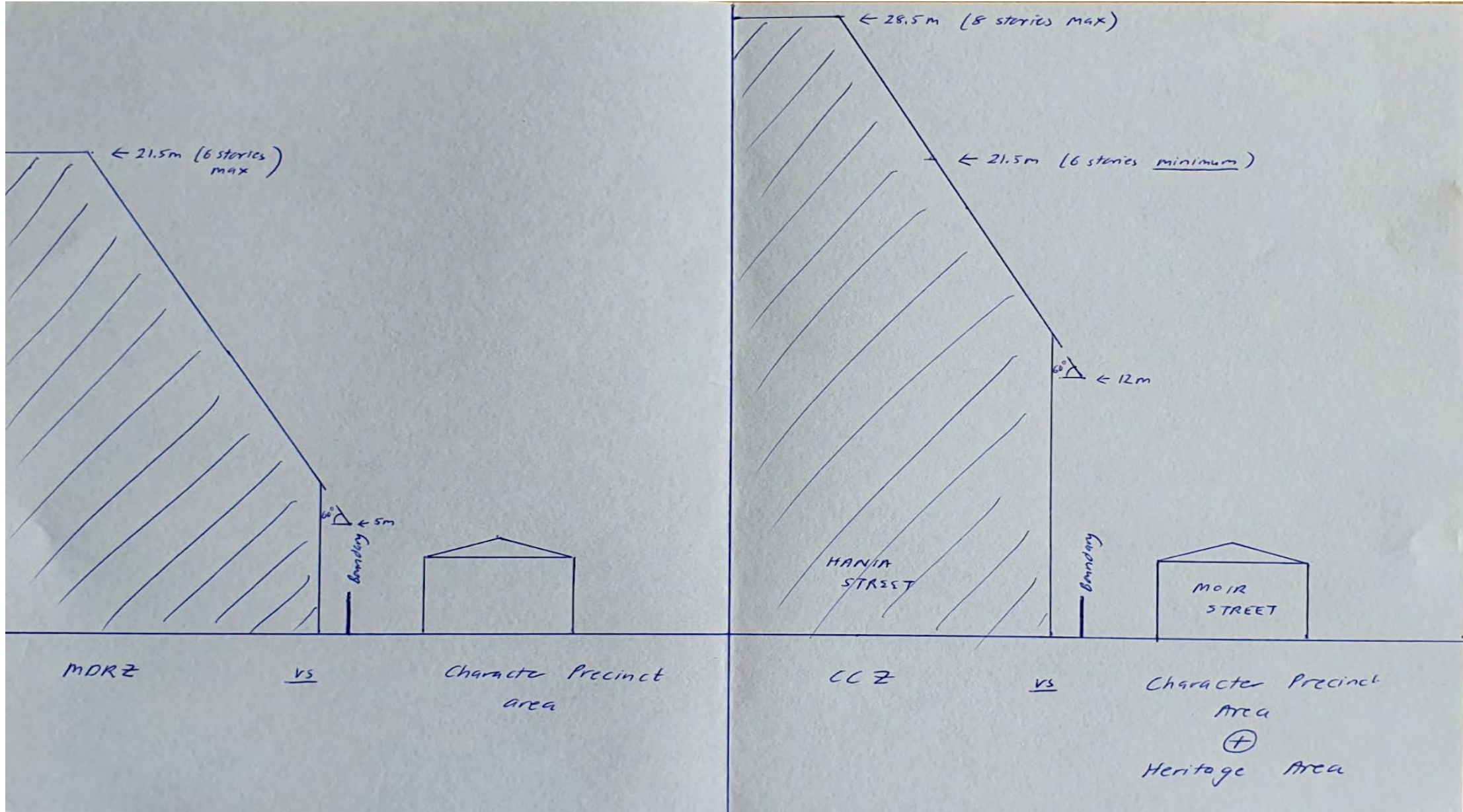




Moir Street and CCZ transition (Hania St)

- Moir St is identified in the draft district plan as both a character precinct AND a proposed heritage area
- As per the NPS-UD - heights must be of minimum 6 stories if within 10 mins to transport UNLESS in order to provide for a qualifying matter. As per the NPS-UD, an area subject to a designation or heritage order (such as Moir St) is very much indeed a qualifying matter.

- Moir street is a character precinct located in Mt Victoria surrounded like other character precincts by Medium Density Residential Zone (MDRZ) areas. But unlike other character precincts we have a unique boundary that is adjacent to the City Centre Zone (CCZ).
- The draft district plan needs to acknowledge this very sensitive boundary transition in order to avoid detriment to the heritage area of Moir St by way of dominance and affect on streetscape.



‘New housing developments behind the Island Bay Shopping Centre Heritage Area have generally been designed so that they do not dominate the streetscape. This has been achieved by maintaining the existing buildings in the heritage area, and constructing buildings on rear sections that are of an appropriate height and bulk’



Design notes in heritage design guide

- G11. Consider the dimensional relationship between new developments and heritage buildings, and between new developments and the defining or valued pattern of heritage areas, including:
 - Overall building heights.
 - Proportions and heights of secondary forms on a larger building with the primary forms on the smaller.
 - Widths of frontage modules.
 - Overall building widths.
- G12. When new development is significantly higher than heritage buildings and areas, moderate the height of the new building at the street edge to achieve a scale transition.

CCZ-07	<p>Managing Adverse Effects</p> <p>Adverse effects of activities and development in the City Centre Zone are managed effectively both:</p> <ol style="list-style-type: none">1. Within the City Centre Zone; and2. At interfaces with:<ol style="list-style-type: none">1. Heritage buildings, heritage structures and heritage areas;
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CCZ-P13	<p>Managing adverse effects</p> <p>Recognise the evolving, higher density development context anticipated in the City Centre Zone, while managing any associated adverse effects including:</p> <ol style="list-style-type: none">1. The impacts of building dominance and the height and scale relationship;
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9A Caldwell Street - WC059





ARO ST

City to Sea Walkway

DANGER

James Dickson
Electrical Services
107 Princes Street

P
20
Time Limit
10:00 - 5:00

Pro
Paint



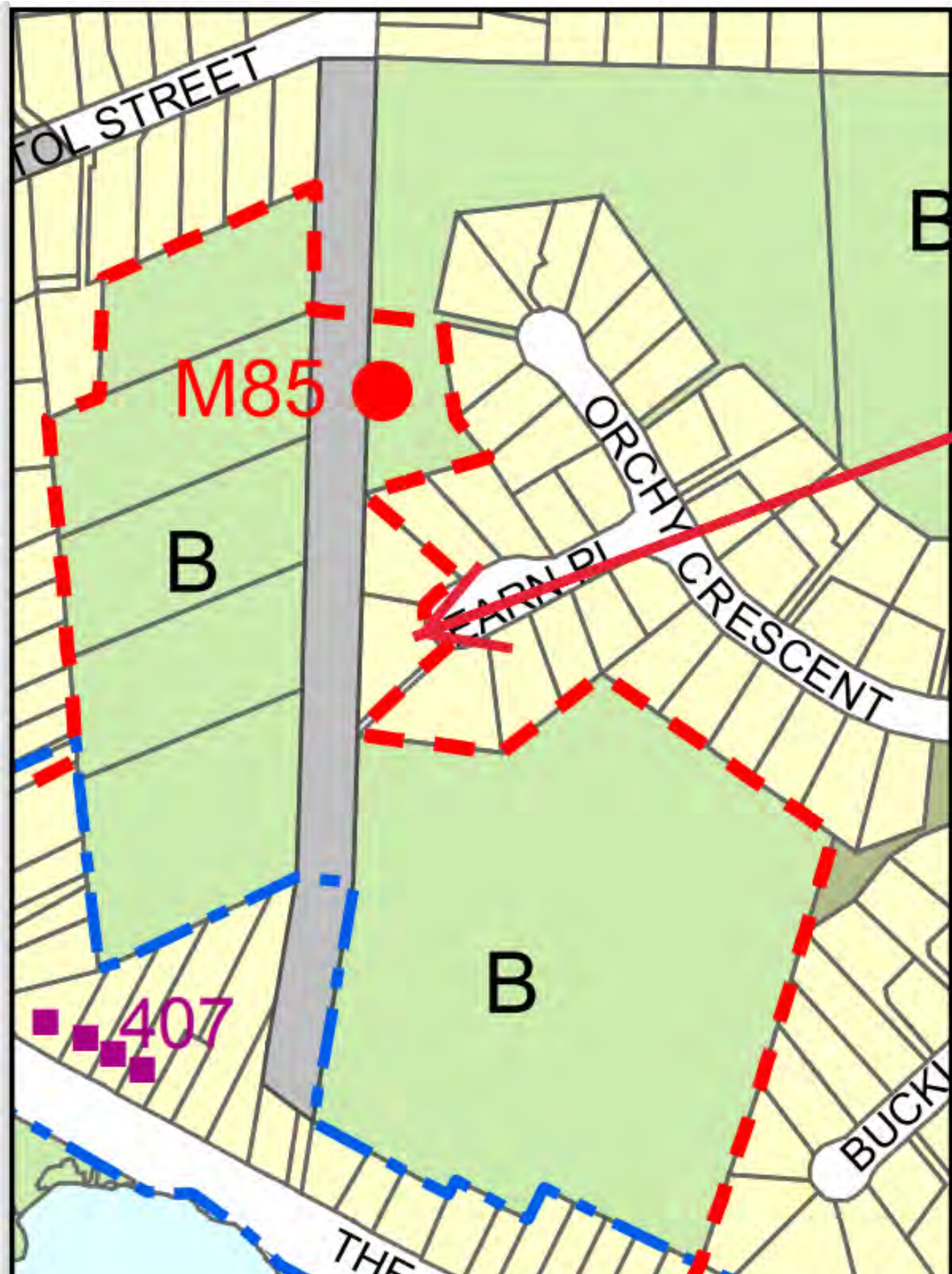












LEGEND FOR PLANNING MAPS

AREAS

- Central Area
- Curtis St Business
- Business 1
- Business 2
- Centre
- Urban Development Area
- Airport
- Institutional Precinct
- Inner Residential
- Outer Residential
- MDRA
- Rural
- Open Space A
- Open Space B
- Open Space C
- Conservation
- Sea
- Over water
- Unformed Legal Road
- Te Aro Corridor
- Lambton Harbour Area
- Pipitea Precinct Area

HAZARD AREAS

- Hazard (Fault Line) Area
- Hazard (Flooding) Area
- Hazard (Ground Shaking) Area

BOUNDARIES

- District Boundary
- Non Cadastral Boundary
- Designations
(number references refer to Chapter 24 Schedule)
- Golf Course Boundary
- Airport Control Tower Restriction
- Railway Lines
- Specific Rules Apply
- Operational Port Area
- Port Redevelopment Area
- Character Areas
- Ridgelines and Hilltops
- Transmission Lines
- Transmission Line Buffer (32m)
- Educational Precincts
- Special Residential Areas

HERITAGE

- Heritage Areas
- Heritage Sea Walls
- Heritage Objects
- Heritage Buildings
- Heritage Trees

MAORI

- Maori Precinct Boundary
- Maori Tracks
- Maori Site Points

NB: Other earthquake hazards exist and significant ground shaking may occur outside the Hazard (Ground Shaking) Area