

**BEFORE A PANEL OF INDEPENDENT HEARING COMMISSIONERS
AT WELLINGTON**

I MUA NGĀ KAIKŌMIHANA WHAKAWĀ MOTUHEKE WHANGANUI-A-TARA

UNDER the Resource Management Act 1991 (**RMA**)

IN THE MATTER of the hearing of submissions on Te Manahere ā-Rohei
Tutohua the Wellington City Proposed District Plan
(**WCPDP**)

HEARING TOPIC **Residential Zones, Centres Zones, Walkable
Catchments, Design Guides**

**MEMORANDUM OF COUNSEL FOR KĀINGA ORA – HOMES AND
COMMUNITIES (SUBMITTER 391; FURTHER SUBMITTER 89)
In response to Minutes 15, 16, and 17**

17 April 2023

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MAY IT PLEASE THE COMMISSIONERS

1. AMENDMENTS TO THE HEARING PROCESS

- 1.1 Kāinga Ora – Homes and Communities (**Kāinga Ora**) has reviewed Minutes 15, 16, and 17 issued by the Panel on 11 and 12 April respectively.
- 1.2 Kāinga Ora agrees with the new procedure set out in Minute 15 in relation to Centres, Mixed Use and Residential Design Guides, and the related Plan provisions.¹ Kāinga Ora considers the Panel's approach will enable parties to set out areas of agreements and disagreement in an efficient and effective manner.
- 1.3 Kāinga Ora respectfully seeks that all Design Guides and applicable Plan provisions referenced in the Proposed District Plan are included in the same process to ensure a consistent approach is taken for all Design Guides and applicable Plan provisions. Kāinga Ora has listed Plan provisions it considers may fall within the scope of the direction in Minute 15 in Appendix 1.
- 1.4 Consequently, Kāinga Ora respectfully asks that the specific Plan provisions referred to in Minute 15 together with any further Design Guide and related provisions be addressed in the ISPP wrap-up hearing scheduled to commence on 19 September 2023. Further to this, Kāinga Ora also asks that the Panel withdraw the direction it issued to Kāinga Ora in Minute 17, requiring Kāinga Ora to submit any amended Plan provisions relating to Design Guide outcomes by 21 April 2023.²
- 1.5 This would prevent premature submission of amended Plan provisions relating to Design Guides by Kāinga Ora when there is still considerable uncertainty as to the content of the various Design Guides. Kāinga Ora is happy to work with respective parties and provide an amended set of Design Guides at a later stage as the Panel sees fit (such as the ISPP wrap up hearing).

¹ Minute 15, issued by the Panel on 11 April 2023, at [2].

² Minute 17, issued by the Panel on 12 April 2023, at [9].

2. SUBMISSION OF UPDATED MAPS

- 2.1 In light of the procedure set out in Minute 15, Kāinga Ora considers a similar process should be used for the mapping of Centres Zones (Hearing Stream 4), walkable catchments and Residential Zones (Hearing Stream 2).³
- 2.2 The matters for consideration, and factors impacting mapping for Centres Zones and Residential Zones and the application of walkable catchments, have considerable overlap. For example, Kāinga Ora is seeking amendments to the centres hierarchy and the spatial extent of a number of Centres, which will be addressed in Hearing 4. The application of Residential Zones and walkable catchments would be influenced by the outcomes of the Centres hearings and subsequent spatial extent and classification of Centre Zones.
- 2.3 Kāinga Ora therefore respectfully asks that all mapping be reallocated to the ISPP wrap-up hearing in September; or in particular, that relevant experts are able to conference and Kāinga Ora expert, Mr Rae, is able to submit a full set of maps at a date that meets the panel's expectations after Hearing Stream 4.
- 2.4 The matters for consideration and factors impacting mapping for Centres Zones and Residential Zones and the application of Walkable Catchments, have considerable overlap. Any mapping of Residential Zones and Walkable Catchments would be influenced by the outcomes of the Centres hearings and subsequent mapping of Centre Zones.
- 2.5 Kāinga Ora considers it may be counterproductive to produce Proposed District Plan Maps for Centres, Walkable Catchments and Residential Zones individually, which could give rise to multiple iterations of zoning for the same areas. Kāinga Ora considers that it will be much more beneficial for the panel in its considerations of submissions on Hearing Stream 2 and 4 to be provided with one full set of maps after Hearing Stream 4 and expert conferencing. By conducting Joint Expert Conferences after Hearing Stream 4, different versions of Proposed District Plan Maps could be condensed down to one version, similar to

³ Minute 15, issued by the Panel on 11 April 2023, at [2]-[4].

the Design Guides, and could highlight areas of agreement and remaining areas of contention to aid the Panel in its decision-making.

- 2.6 If the Panel is minded to direct a consolidated mapping process, Kāinga Ora respectfully seeks that the direction issued by the Panel in Minute 17 in relation to Mr Rae's maps be withdrawn.⁴

3. DIRECTIONS SOUGHT

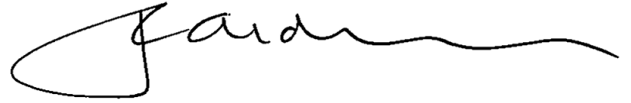
3.1 Kāinga Ora respectfully seeks the following directions from the Panel:

- (a) That all Design Guides are included in the scope of the process set out in Minute 15;
- (b) The Panel issues a new direction specifying the specific Plan provisions relating to Design Guides referred to in Minute 15 that will be addressed in the ISPP wrap-up hearing;
- (c) That the Panel withdraw the directions issued for Kāinga Ora in paragraphs 9 and 10 of Minute 17;
- (d) The Panel issues a new direction to set out a Joint Witness Conference and mapping process for Centres, Residential Zones and walkable catchments. Kāinga Ora proposes the following process:
 - (i) Experts giving evidence for Hearing Stream 2 and Hearing Stream 4 are invited for joint conferencing;
 - (ii) Joint conferencing commences 17 July 2023, following the conclusion of Hearing Stream 4;
 - (iii) Maps outlining agreed walkable catchments and zoning, and areas of disagreement with reasoning and evidence must be sent to the Hearings Coordinator by an appropriate date to align with the ISPP wrap-up hearing evidence timetable;

⁴ Minute 17, issued by the Panel on 12 April 2023, at [10].

- (iv) Wrap-up hearing for ISPP provisions commences
19 September 2023.

Dated 17 April 2023



Jennifer Caldwell
Counsel for Kāinga Ora – Homes and
Communities

Appendix 1 – proposed Plan provisions relating to Design Guides

High Density Residential Zone

HRZ – P6
HRZ – P7
HRZ – P13/12⁵
HRZ – R2
HRZ – R14

Medium Density Residential Zone

MRZ – P6
MRZ – P7
MRZ – P13/12⁶
MRZ – R2
MRZ – R13
MRZ – R17
MRZ – PREC01 – P1
MRZ – PREC01 – R2.2
MRZ – PREC01 – R5
MRZ – PREC02 – P1
MRZ – PREC02 – R3
MRZ – PREC03 – R4

Neighbourhood Centre Zone

NCZ – P10
NCZ – R18
NCZ – R19

Local Centre Zone

LCZ – P10
LCZ – R18
LCZ – R19

Metropolitan Centre Zone

MCZ – P10
MCZ – R20
MCZ – R21

City Centre Zone

CCZ – P11
CCZ – R19
CCZ – R20
CCZ – R21

Mixed Use Zone

MUZ – R16
MUZ – R17

Historic Heritage

HH – P7
HH – P8
HH – P13
HH – P14

Development Area – Lincolnshire Farm

DEV2 – P5
DEV2 – R45

Development Area: Upper Stebbings and Glenside West

DEV3 – P5
DEV3 – R23

⁵ Was 13 at notification but 12 in s 42A report

⁶ Ibid.