

Memorandum

Date: 31 May 2023

File ref: PDP Hearing
Stream 2

To: Trevor Robinson, Chair, Proposed District Plan Independent Hearings Panel
From: Stewart McKenzie, District Plan Advisor
Cc: Adam McCutcheon, Acting Manager, District Plan

Subject: Hearing Stream 2 – Request to add an addendum to Mr Josh Patterson’s Right of Reply to correct an error

1. Council has become aware of an error that is of more than a minor or typographical nature in Mr Patterson’s Right of Reply, as uploaded to Council’s hearings webpage on Monday 29 May. It concerns an incorrect statement in Paragraph 8 of Mr Patterson’s Right of Reply.
2. To correct this error, a replacement Paragraph 8 is attached to this memo, and is proposed to become Addendum 1 to Mr Patterson’s Right of Reply.
3. Council notes there is no procedure for requesting leave to add an addendum to a right of reply after the published deadline has passed. As such, Council requests your approval to add an addendum to Mr Patterson’s Right of Reply, and would be most grateful if you were of a mind to approve this.

Yours Sincerely



Stewart McKenzie
District Plan Advisor
Wellington City Council

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Addendum 1 to Mr Josh Patterson's Right of Reply

Replacement Paragraph 8

8 In recommending their proposed height increases, Kāinga Ora have relied heavily on Policy 3 of the NPS-UD which, among other matters, states that at least six storeys should be enabled within at least a walkable catchment of rapid transit stops, the edge of city centre zones, and the edge of the metropolitan centre zones. I consider that Kāinga Ora Homes and Communities have not given enough consideration to other parts of the NPS-UD and the purpose of the RMA. In addition, I cannot see any evidence that Kāinga Ora have considered Policy 3(d) of the NPS-UD. This states that within neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities should be commensurate with the level of commercial activity and community services that are offered. In many cases, as described in what follows, Kāinga Ora have proposed large height increases and expansions to the high-density zones in and around centres which cannot accommodate the level of intensification proposed. An example of this is height increases around Khandallah and Ngaio where the centres are limited in scale. As a result, I consider that Kāinga Ora have proposed heights and densities well in excess of what policy 3(d) suggests is appropriate for these centres.