

# Wellington City Proposed District Plan

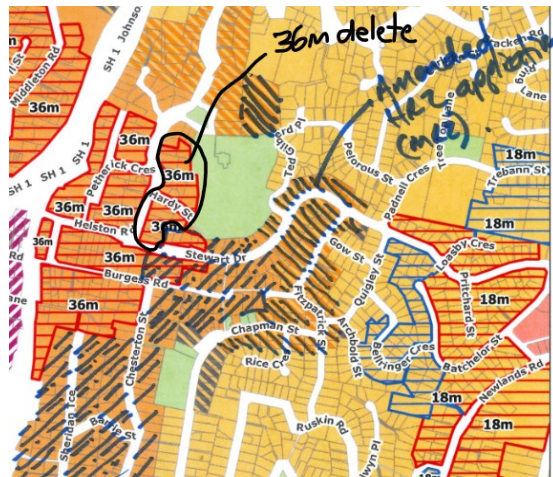
## Hearing 2 - Residential

Evidence of NJ RAE - Refined Maps - Version V3 (26/04/2023)

The following table provides an explanation of the changes to the recommended maps being a change to Attachment C of Mr Rae's statement of evidence. This is in response to the Hearing Panel requesting that the maps be updated to correct the errors identified by Mr Rae, and to identify areas where the HRZ recommended by the Section 42A is not supported, and any other refinements. This has not been undertaken with Council experts and assumes centres function and extent as per Kāinga Ora submission. Proposed residential precinct areas may need to be revised following outcomes for these areas.

Map	Change proposed	Reason	Map Area
1	Remove recommendation for HRZ to apply either side of Collins Ave east of the motorway, retain MRZ to south of Collins Ave and west of Rangatira Road and Large lot to north of Collins Ave identified with additional hatch for Large Lot. Added station symbol to map to identify Kenepuru Station being a driver for HRZ south of this station.	The area to the north is steep land so unlikely most of these large lots would be developed for HRZ, but was included as there is potential on the flatter areas adjacent to the street. On further review, there is a stream roughly at the base of the slope and assuming a 10m setback is required, very limited development opportunity results. A distance of 800m from the middle of the station platform does not extend as far as Mahoe Street and therefore a small area remains that is within the catchment. The amenity of this location is relatively low due to the motorway and suggest all intensification is limited to the western side of the motorway.	
2	No change		
3	Replace marked area with MRZ	Disagree with s42A recommendation for HRZ at this location. Sunrise Blvd is a steep street and could be excluded on that basis. However, it is very close to Takapu Road Station and other amenities. Suggest to use Oriel Place as the boundary of the HRZ which provides another connection along the contour to Oriel Ave.	
4	Churton Park - Delete area west of Derry Hill and Corsham Grove, and Claverton Grove as these are rear lots or accessed from a back street. Remove connection to Mauldeth Tce.	Minor change to western extent using the walkways as boundaries, maintains principle of additional height around Local centre, even though limited opportunities due to relatively new built form.	
5	Newlands - Add Red overlay opposite centre to north of Stewart Drive. Delete blue along Bellringer Cres. Note change to Stewart Drive near Johnsonville as per Map 6.	Add red area as it appears to have been missed in error. This was proposed by Council as HVC. Delete are as the land is too steep and many lots are rear lots.	

6 Delete areas either side of Stewart Drive east of Johnsonville, both areas recommended by Section 42A, and Kāinga Ora submission, replace with MRZ. Remove 36m HVC over area west of parks at Hardy Street. Remove S42A HRZ recommendation at Prospect Tce and Woodland Road and north of Ironside Road where steep and poor connections to street.



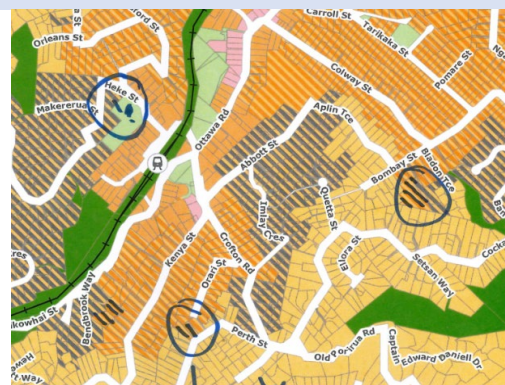
7 Remove S42A HRZ recommendation east of motorway (continuous area with map 6 above). Remove HRZ recommendation from few sites marked in circles



8 Khandallah - remove HRZ off a few sites on the periphery of HRZ, Remove S42A HRZ recommendation at end of Indira Place.



9 Add 4 sites south of Heke Street, remove few sites on Perth Street and rear sites at Bombay Street and Bendbrook Way.



10 Crofton Downs - No Change

11 Karori - Remove overlay from sites accessed from Blakey Ave

Focus only to sites fronting Karori Road at this location due to distance from centre

12 Kelburn - Correct area west of University to illustrate extent of HRZ as recommended by S42A. Remove HRZ off sites connecting to Fairview Cres

HRZ as per s42A was not illustrated correctly. Create split zone sites fronting both Upland Road and Fairview Cres, as HRZ should only relate to Upland Road.

13 City Centre north - No Change

14 City Centre central - add note for HVC along Oriental Pde

To clarify that heights as per environment court decision for this area apply - too many to list at this scale.

15 City Centre south - No Change



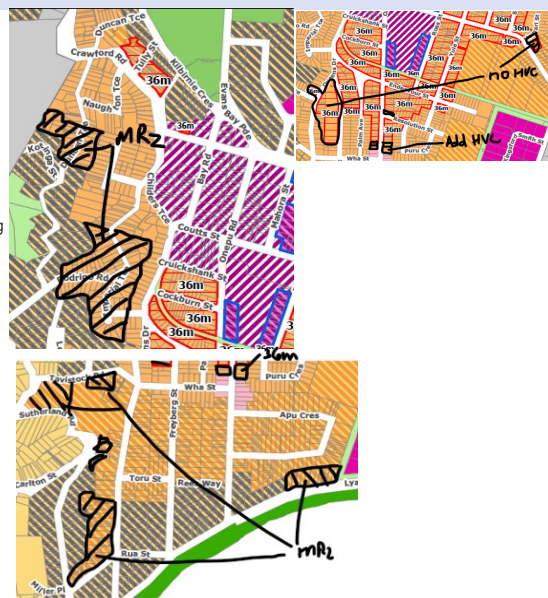
16	Aro Valley	No Change
17	Brooklyn	No Change
18	Newtown	No Change

19	Newtown south - Removal of rear lots east of Owen Street, and Paeroa Street.	Paeroa Street not suitable, and removed others as rear lots on steep sites.
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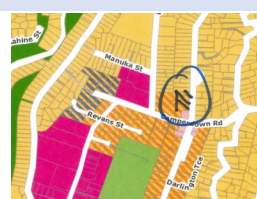
20	Island Bay	No Change
21	Hataitai	No Change

22	Kilbirnie - Remove S42A HRZ recommendation west of Childers Tce, as marked. Remove HRZ north of Sutherland Rd and small sites fronting Carlton St. Remove HRZ west of Queens Drive and along Lyall Pde. Remove small areas of 36m HVC	Area at Duncan Tce and Imperial Tce are too steep, narrow streets and not suitable for HRZ. Apply same MRZ along Lyal Pde as a consistent form opportunity in addition to High Coastal Risk. These areas are outside 800m catchment from Metro Centre. Remove HVC west of Freyberg Street as most is school, and other additions to HVC to connect to neighbourhood centre and reduction east of Mamari Street using street as boundary.
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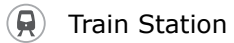
23	Mirimar South	Added note to identify airport as another employment hub, no change to zones
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24	Mirimar North - remove area north of Camperdown Road	HRZ to focus on Camperdown Road, not extend further north along Para Street, small area to remain as MRZ
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**Public Transport**

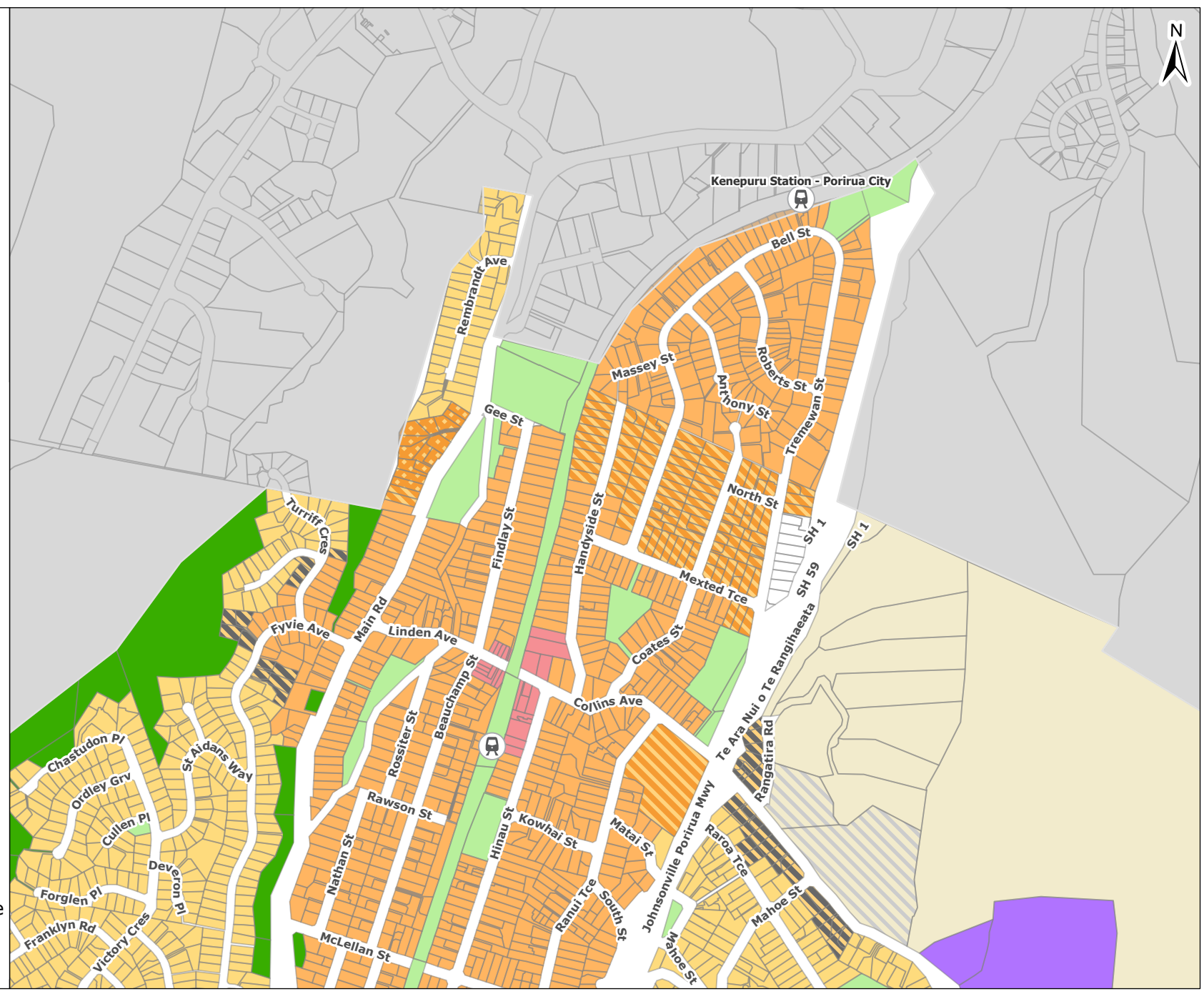


**Kāinga Ora Proposed Changes Sought**

-  High Density Residential
-  High Density Residential (Additional Areas)
-  Amended HRZ Application (Proposed to Remain as LLRZ)
-  Amended HRZ Application (Proposed to Remain as MRZ)

**Proposed District Plan (Incl s42A Recommendations)**

- Proposed District Plan Zones
-  General Industrial Zone
  -  High Density Residential Zone
  -  Large Lot Residential Zone
  -  Local Centre Zone
  -  Medium Density Residential Zone
  -  Natural Open Space Zone
  -  Open Space Zone



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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Linden  
 Proposed Classification: Local Centre  
 Submission Classification: Local Centre

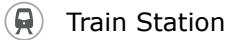
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28/04/2023	1 OF 24
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Version: Hearing V3





**Public Transport**

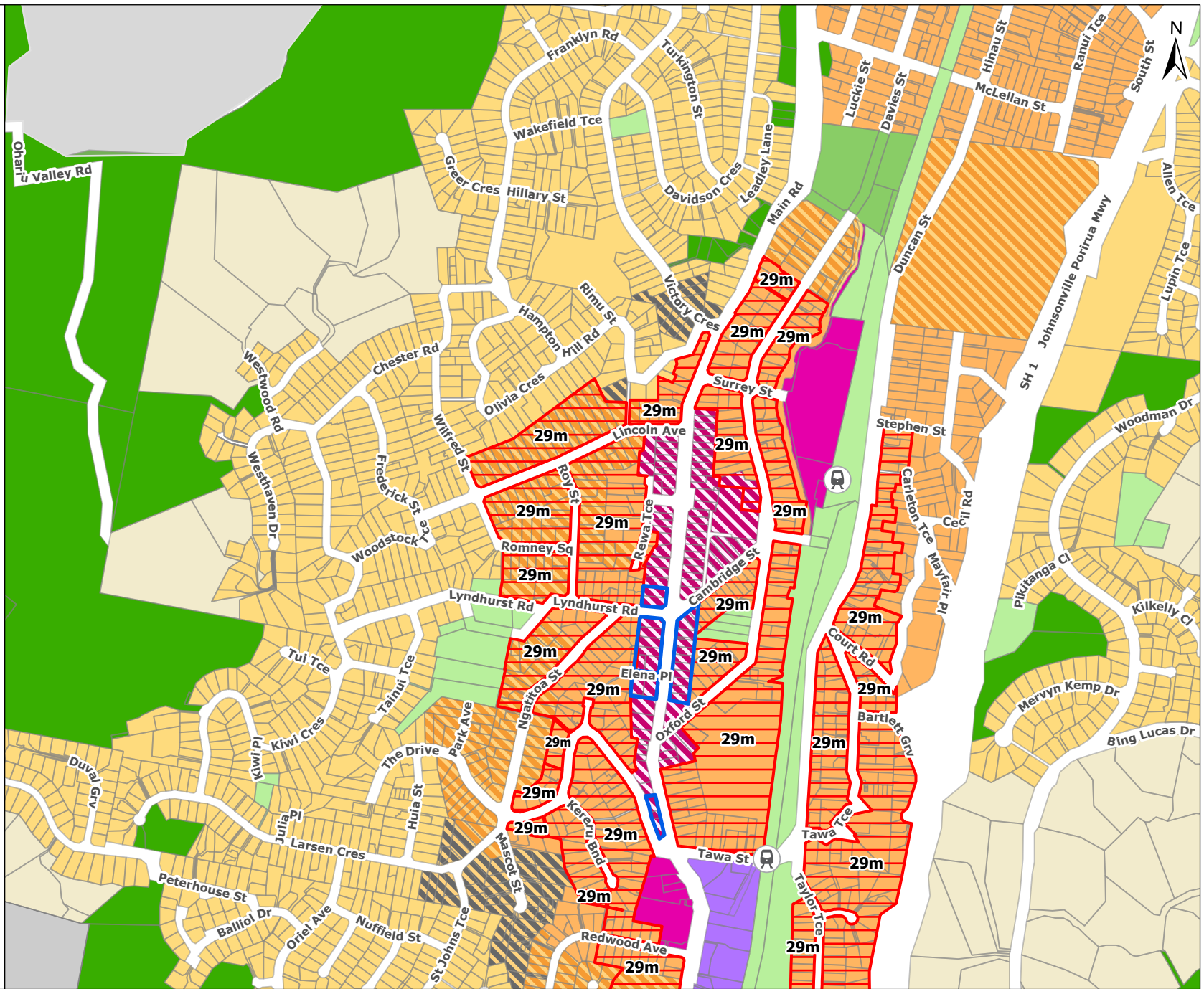


**Kāinga Ora Proposed Changes Sought**

- Centre Expansion
- Height Increase to Council Proposed Height Control Area
- Town Centre
- High Density Residential
- Amended HRZ Application (Proposed to Remain as MRZ)

**Proposed District Plan (Incl s42A Recommendations)**

- Proposed District Plan Zones
- General Industrial Zone
  - High Density Residential Zone
  - Large Lot Residential Zone
  - Local Centre Zone
  - Medium Density Residential Zone
  - Mixed Use Zone
  - Natural Open Space Zone
  - Neighbourhood Centre Zone
  - Open Space Zone
  - Special Purpose Zone
  - Sport and Active Recreation Zone




Centre: Tawa (North)  
 Proposed Classification: Local Centre  
 Submission Classification: Town Centre

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**Public Transport**

 Train Station

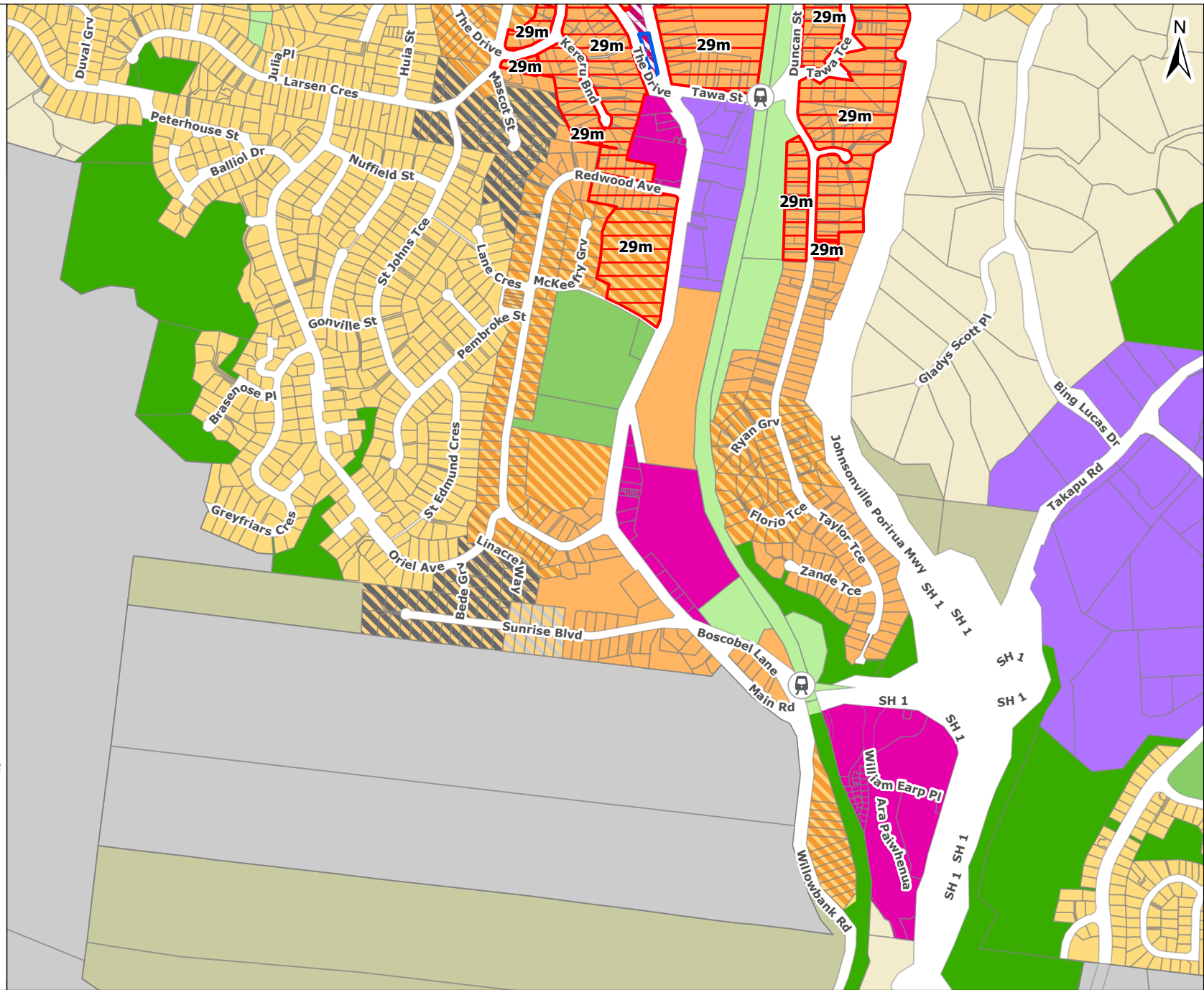
**Kāinga Ora Proposed Changes Sought**

-  Centre Expansion
-  Height Increase to Council Proposed Height Control Area
-  Town Centre
-  High Density Residential
-  Amended HRZ Application (Proposed to Remain as MRZ)
-  Amend to MRZ (s42A Recommends HRZ)

**Proposed District Plan (Incl s42A Recommendations)**

Proposed District Plan Zones

-  General Industrial Zone
-  General Rural Zone
-  High Density Residential Zone
-  Large Lot Residential Zone
-  Medium Density Residential Zone
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-  Neighbourhood Centre Zone
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-  Special Purpose Zone
-  Sport and Active Recreation Zone



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Centre: Tawa (South)  
 Proposed Classification: Local Centre  
 Submission Classification: Town Centre

Version: Hearing V3



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






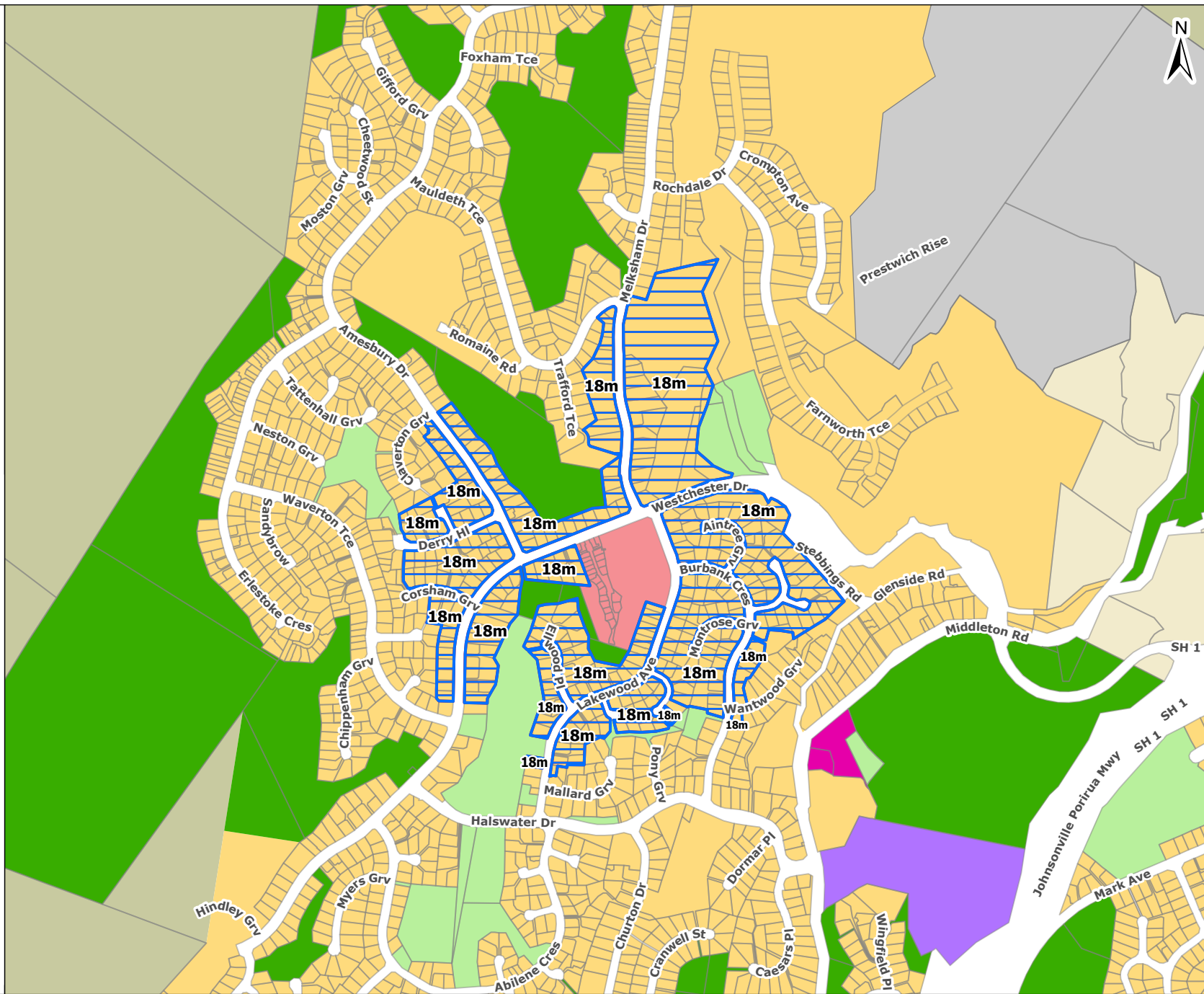
### Kāinga Ora Proposed Changes Sought

-  Height Increase to Council Proposed Height Control Area
-  Expansion to Council Proposed Height Control Area

### Proposed District Plan (Incl s42A Recommendations)

Proposed District Plan Zones

-  General Industrial Zone
-  General Rural Zone
-  Large Lot Residential Zone
-  Local Centre Zone
-  Medium Density Residential Zone
-  Mixed Use Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Special Purpose Zone



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Centre: Churton Park  
 Proposed Classification: Local Centre  
 Submission Classification: Local Centre

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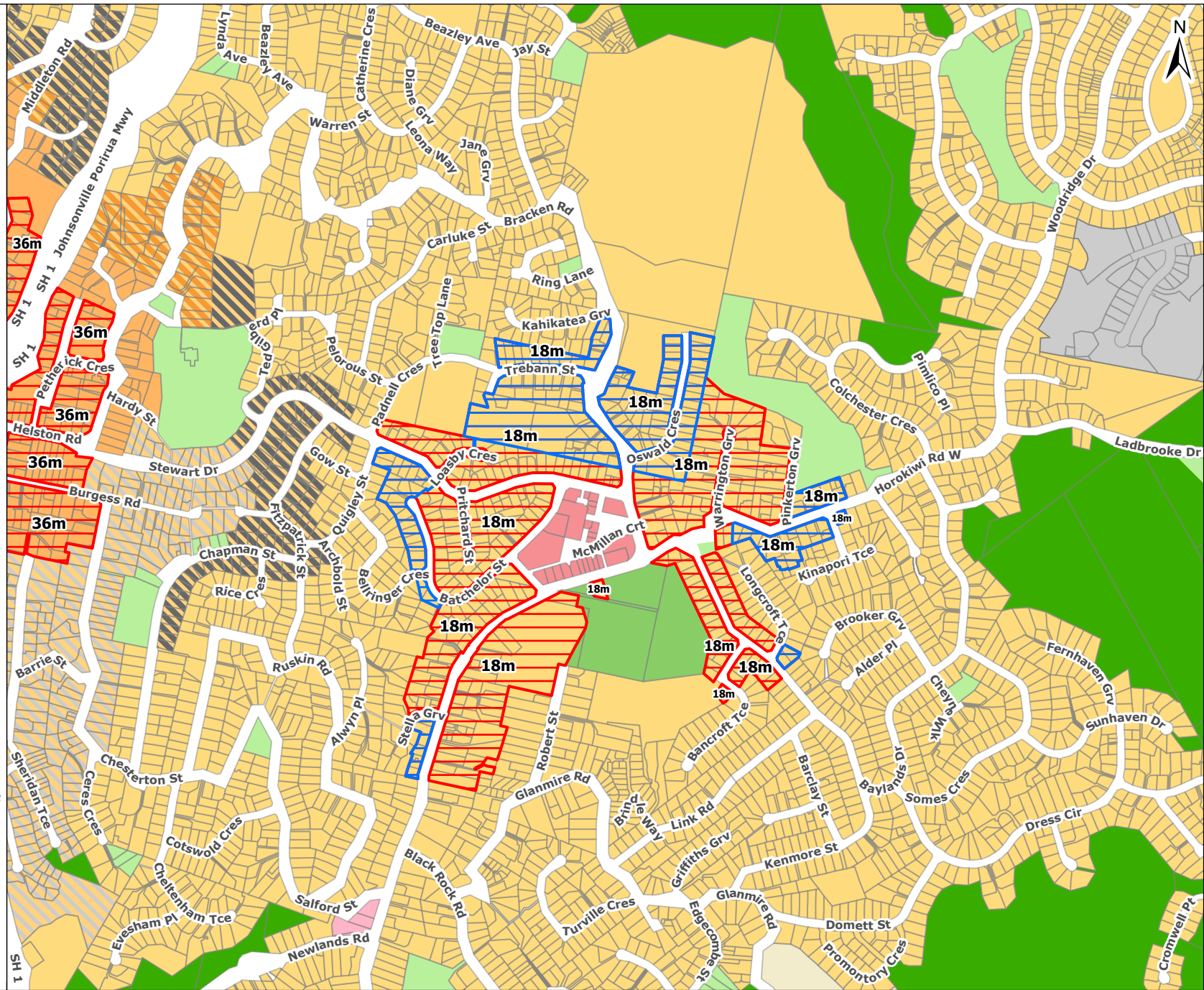
### Kāinga Ora Proposed Changes Sought

-  Height Increase to Council Proposed Height Control Area
-  Expansion to Council Proposed Height Control Area
-  High Density Residential
-  Amended HRZ Application (Proposed to Remain as MRZ)
-  Amend to MRZ (s42A Recommends HRZ)

### Proposed District Plan (Incl s42A Recommendations)

#### Proposed District Plan Zones

-  High Density Residential Zone
-  Large Lot Residential Zone
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-  Medium Density Residential Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Neighbourhood Centre Zone
-  Special Purpose Zone
-  Sport and Active Recreation Zone



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Centre: Newlands  
 Proposed Classification: Local Centre  
 Submission Classification: Local Centre

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28/04/2023	5 OF 24
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**Public Transport**

- Train Station
- Railway

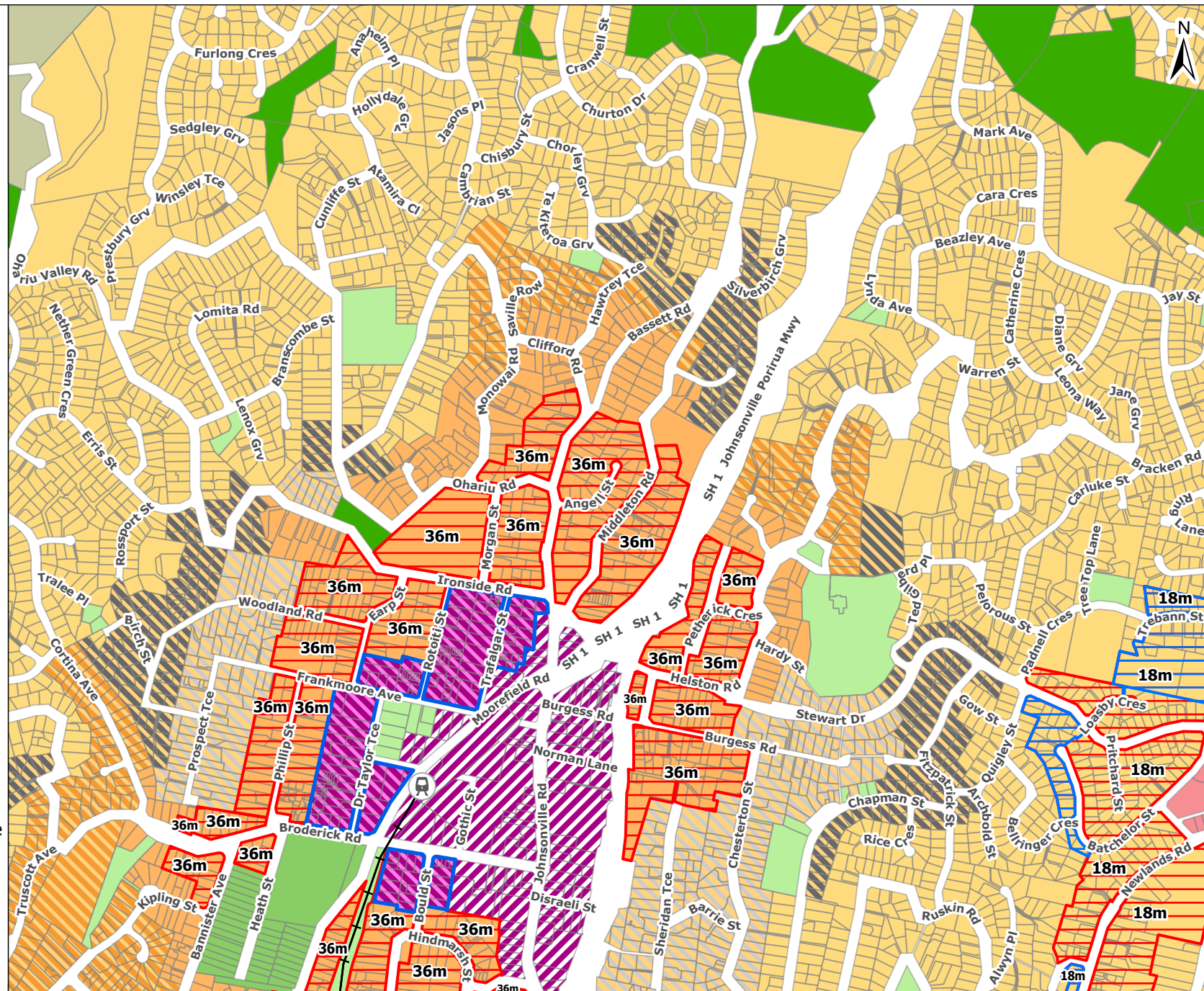
**Kāinga Ora Proposed Changes Sought**

- Centre Expansion
- Height Increase to Council Proposed Height Control Area
- Expansion to Council Proposed Height Control Area
- Metropolitan Centre
- High Density Residential
- Amended HRZ Application (Proposed to Remain as MRZ)
- Amend to MRZ (s42A Recommends HRZ)

**Proposed District Plan (Incl s42A Recommendations)**

Proposed District Plan Zones

- General Rural Zone
- High Density Residential Zone
- Local Centre Zone
- Medium Density Residential Zone
- Metropolitan Centre Zone
- Natural Open Space Zone
- Open Space Zone
- Sport and Active Recreation Zone



Centre: Johnsonville (North)

Proposed Classification: Metropolitan Centre

Submission Classification: Metropolitan Centre (Expanded)



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**Public Transport**

-  Train Station
-  Railway

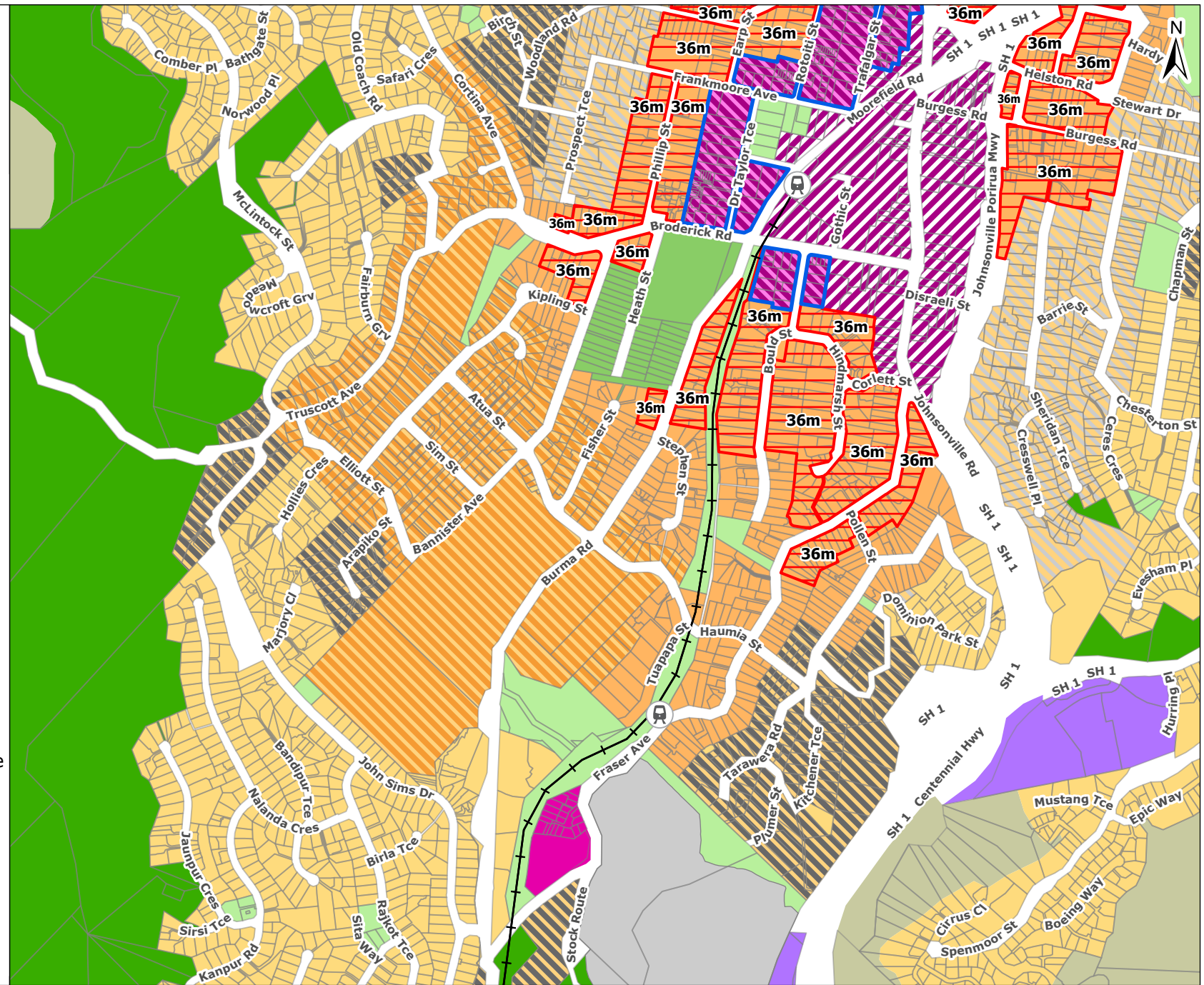
**Kāinga Ora Proposed Changes Sought**

-  Centre Expansion
-  Height Increase to Council Proposed Height Control Area
-  Metropolitan Centre
-  High Density Residential
-  Amended HRZ Application (Proposed to Remain as MRZ)
-  Amend to MRZ (s42A Recommends HRZ)

**Proposed District Plan (Incl s42A Recommendations)**

Proposed District Plan Zones

-  General Industrial Zone
-  General Rural Zone
-  High Density Residential Zone
-  Medium Density Residential Zone
-  Metropolitan Centre Zone
-  Mixed Use Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Special Purpose Zone
-  Sport and Active Recreation Zone



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Centre: Johnsonville (South)  
 Proposed Classification: Metropolitan Centre  
 Submission Classification: Metropolitan Centre (Expanded)



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**Public Transport**

-  Train Station
-  Railway

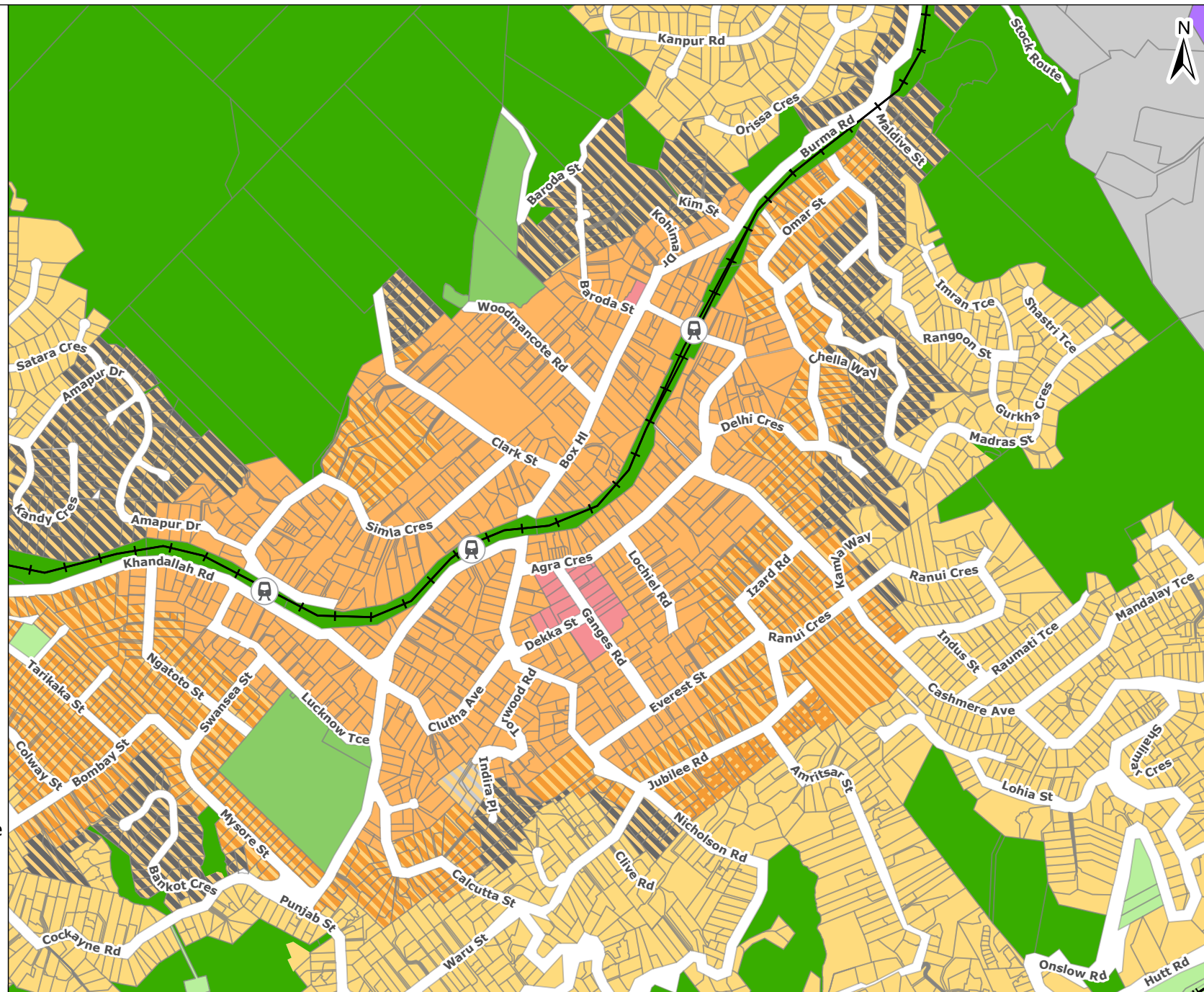
**Kāinga Ora Proposed Changes Sought**

-  High Density Residential
-  High Density Residential (Additional Areas)
-  Amended HRZ Application (Proposed to Remain as MRZ)
-  Amend to MRZ (s42A Recommends HRZ)

**Proposed District Plan (Incl s42A Recommendations)**

Proposed District Plan Zones

-  General Industrial Zone
-  High Density Residential Zone
-  Local Centre Zone
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-  Open Space Zone
-  Special Purpose Zone
-  Sport and Active Recreation Zone



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Centre: Khandallah  
 Proposed Classification: Local Centre  
 Submission Classification: Local Centre

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DATE	SHEET
28/04/2023	8 OF 24
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
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


**Public Transport**

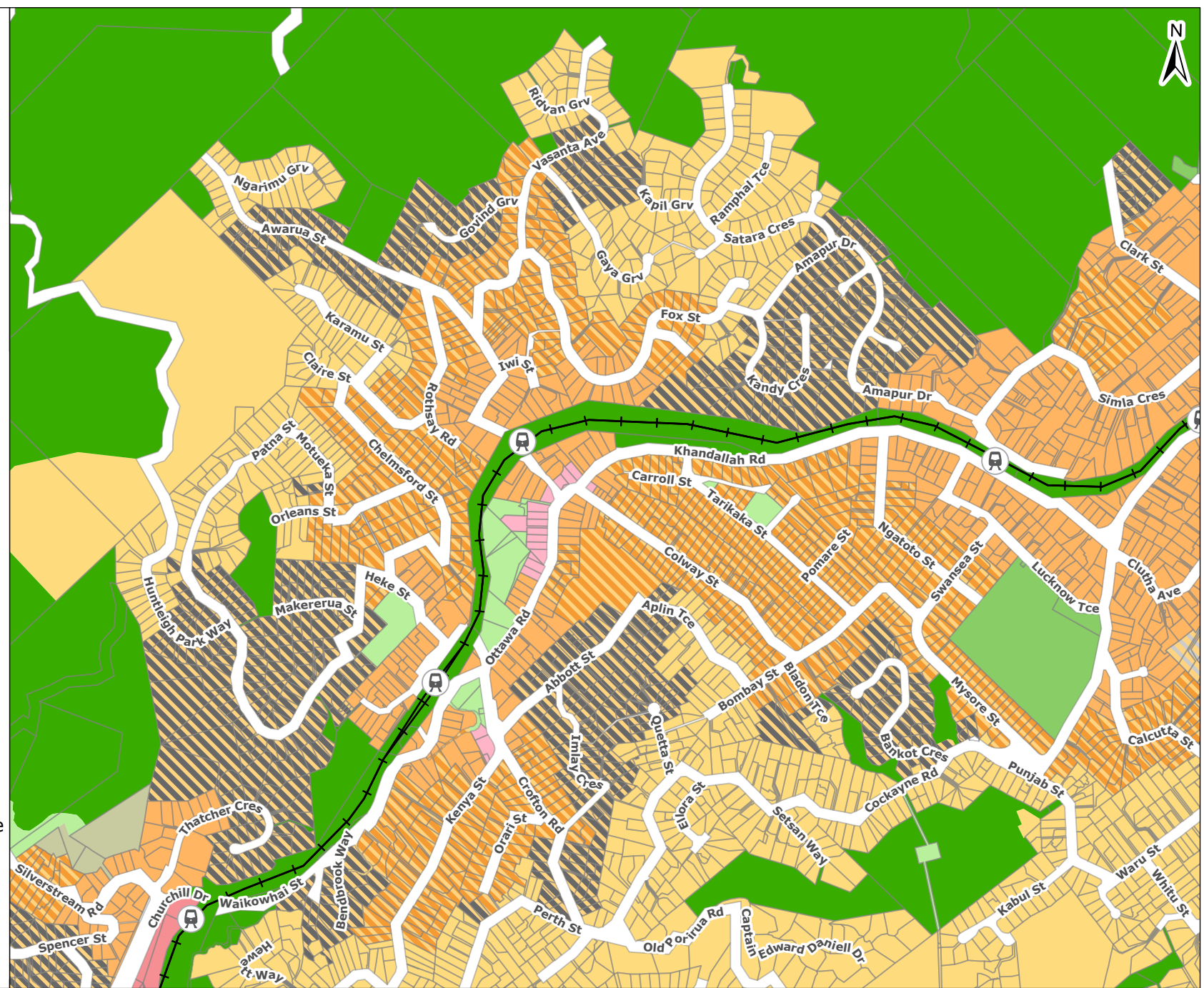
-  Train Station
-  Railway

**Kāinga Ora Proposed Changes Sought**

-  High Density Residential
-  Amended HRZ Application (Proposed to Remain as MRZ)
-  Amend to MRZ (s42A Recommends HRZ)

**Proposed District Plan (Incl s42A Recommendations)**

- Proposed District Plan Zones
-  General Rural Zone
  -  High Density Residential Zone
  -  Local Centre Zone
  -  Medium Density Residential Zone
  -  Natural Open Space Zone
  -  Neighbourhood Centre Zone
  -  Open Space Zone
  -  Sport and Active Recreation Zone



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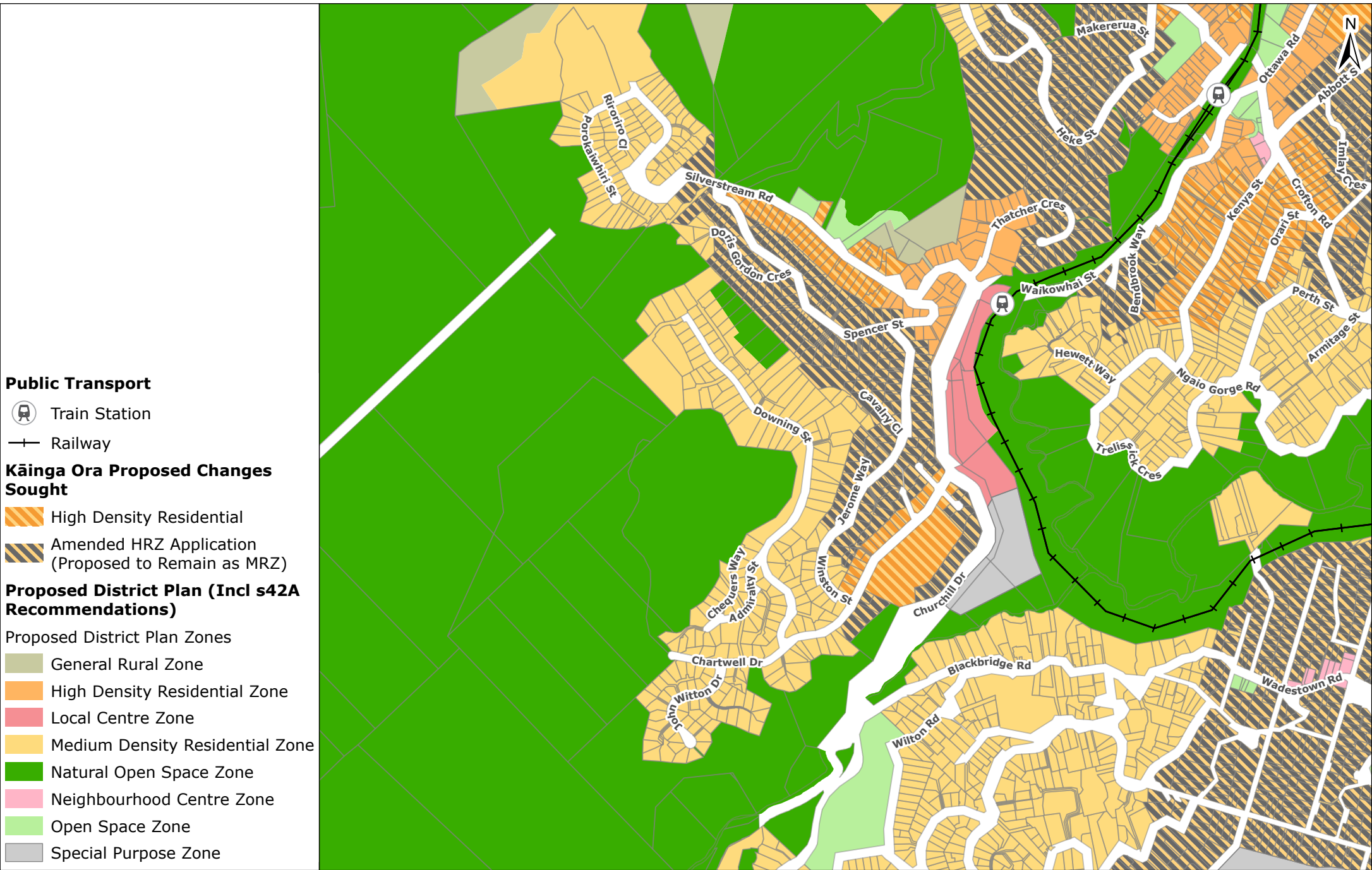
Centre: Ngaio  
 Proposed Classification: Local Centre  
 Submission Classification: Local Centre

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Conor McIntosh	718448
DATE	SHEET
28/04/2023	9 OF 24
	A4 Scale 1:10,000
0	260 Metres

Version: Hearing V3







**Public Transport**

- Train Station
- Railway

**Kāinga Ora Proposed Changes Sought**

- High Density Residential
- Amended HRZ Application (Proposed to Remain as MRZ)

**Proposed District Plan (Incl s42A Recommendations)**

Proposed District Plan Zones

- General Rural Zone
- High Density Residential Zone
- Local Centre Zone
- Medium Density Residential Zone
- Natural Open Space Zone
- Neighbourhood Centre Zone
- Open Space Zone
- Special Purpose Zone

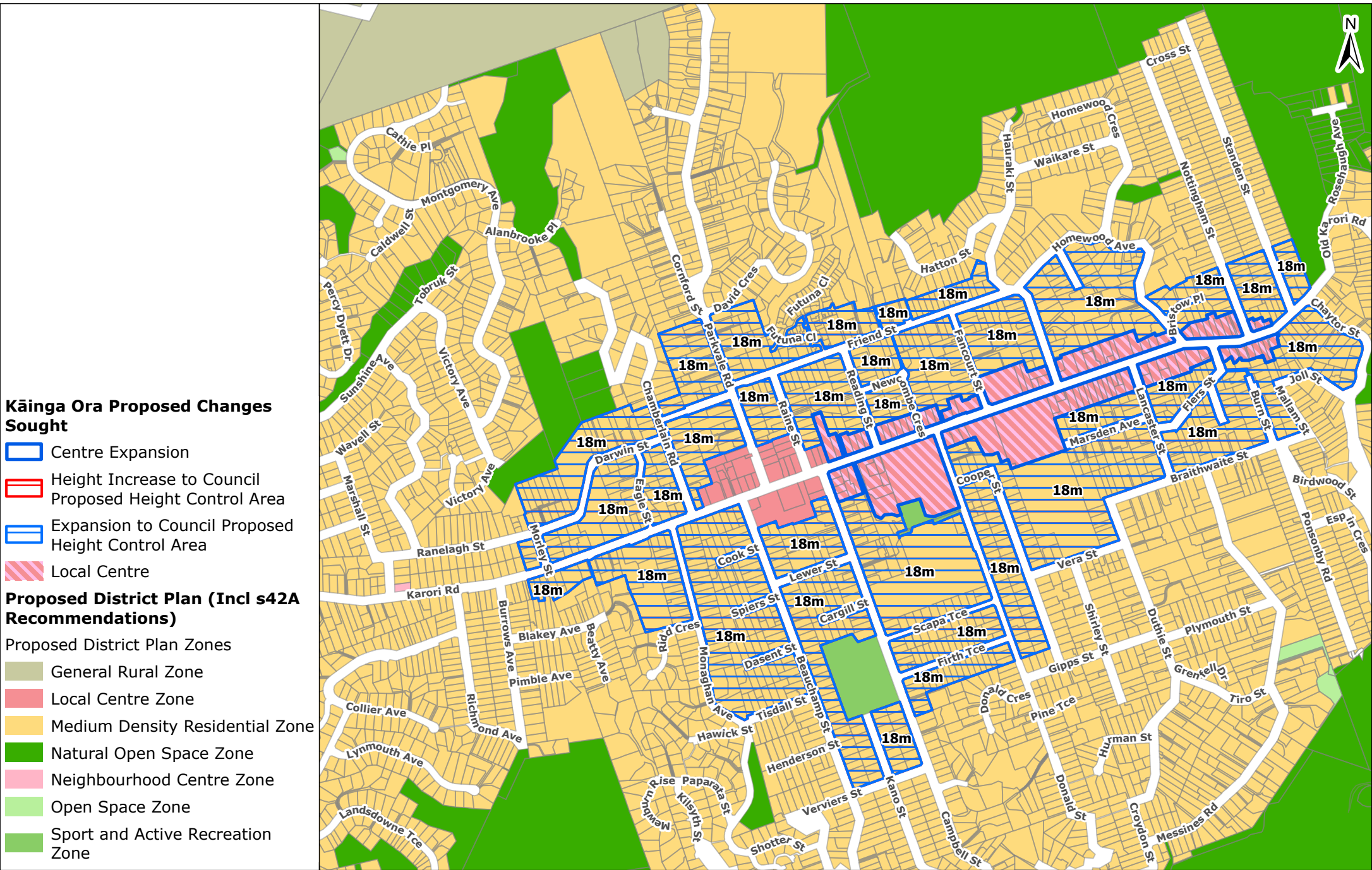
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Centre: Crofton Downs  
 Proposed Classification: Local Centre  
 Submission Classification: Local Centre


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Conor McIntosh	SHEET 10 OF 24
DATE 28/04/2023	A4 Scale 1:10,000
0	260 Metres

Version: Hearing V3





**Kāinga Ora Proposed Changes Sought**

-  Centre Expansion
-  Height Increase to Council Proposed Height Control Area
-  Expansion to Council Proposed Height Control Area
-  Local Centre

**Proposed District Plan (Incl s42A Recommendations)**

- Proposed District Plan Zones
-  General Rural Zone
  -  Local Centre Zone
  -  Medium Density Residential Zone
  -  Natural Open Space Zone
  -  Neighbourhood Centre Zone
  -  Open Space Zone
  -  Sport and Active Recreation Zone

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Centre: Karori  
 Proposed Classification: Local Centre  
 Submission Classification: Local Centre (Expanded)

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DATE 28/04/2023	SHEET 11 OF 24
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Version: Hearing V3	0 260 Metres





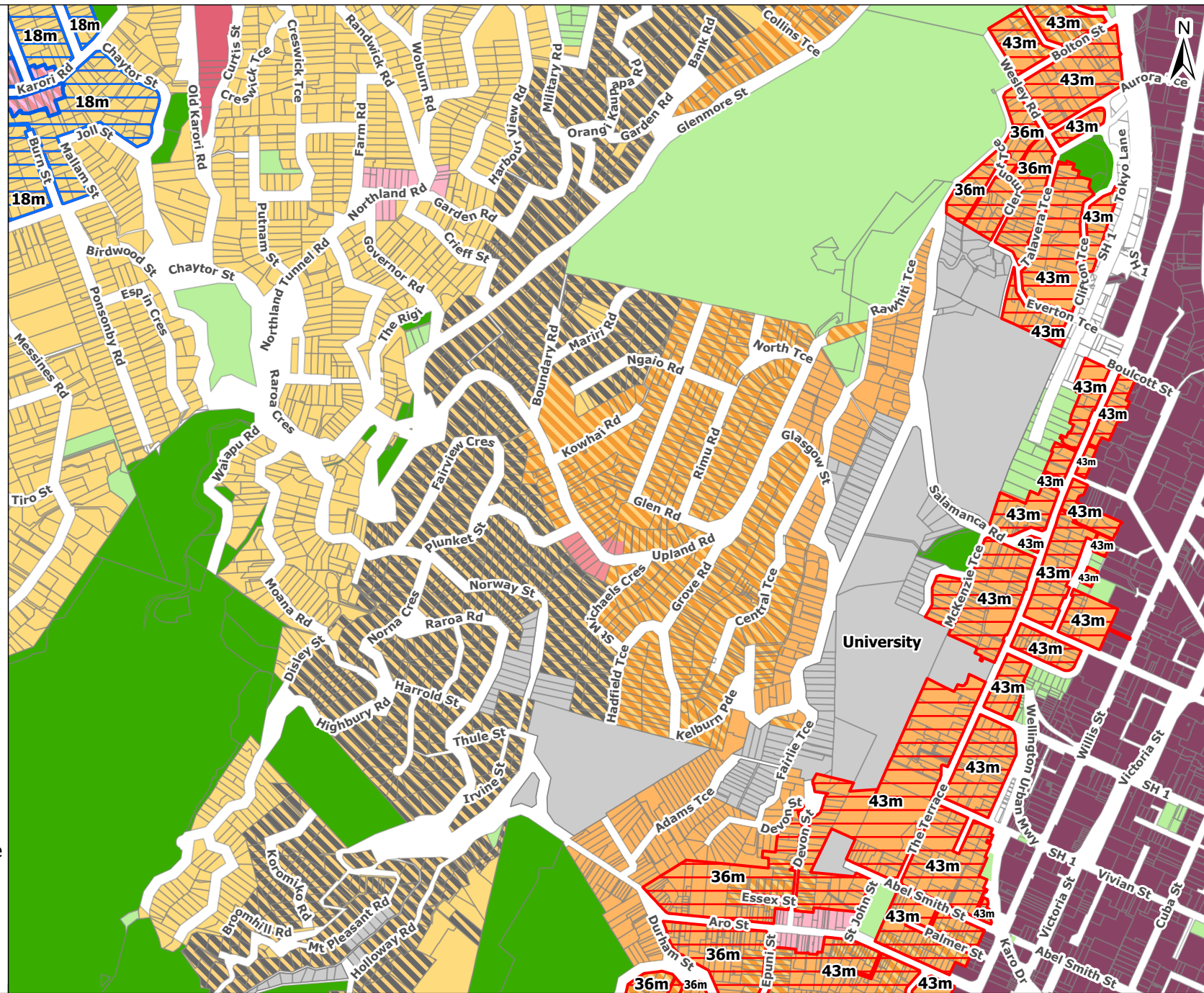
**Kāinga Ora Proposed Changes Sought**

-  Centre Expansion
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-  Expansion to Council Proposed Height Control Area
-  Local Centre
-  High Density Residential
-  Amended HRZ Application (Proposed to Remain as MRZ)

**Proposed District Plan (Incl s42A Recommendations)**

Proposed District Plan Zones

-  City Centre Zone
-  Commercial Zone
-  High Density Residential Zone
-  Local Centre Zone
-  Medium Density Residential Zone
-  Natural Open Space Zone
-  Neighbourhood Centre Zone
-  Open Space Zone
-  Special Purpose Zone



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
Centre: Kelburn  
 Proposed Classification: Local Centre  
 Submission Classification: Local Centre

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Conor McIntosh	718448
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28/04/2023	12 OF 24
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**Public Transport**

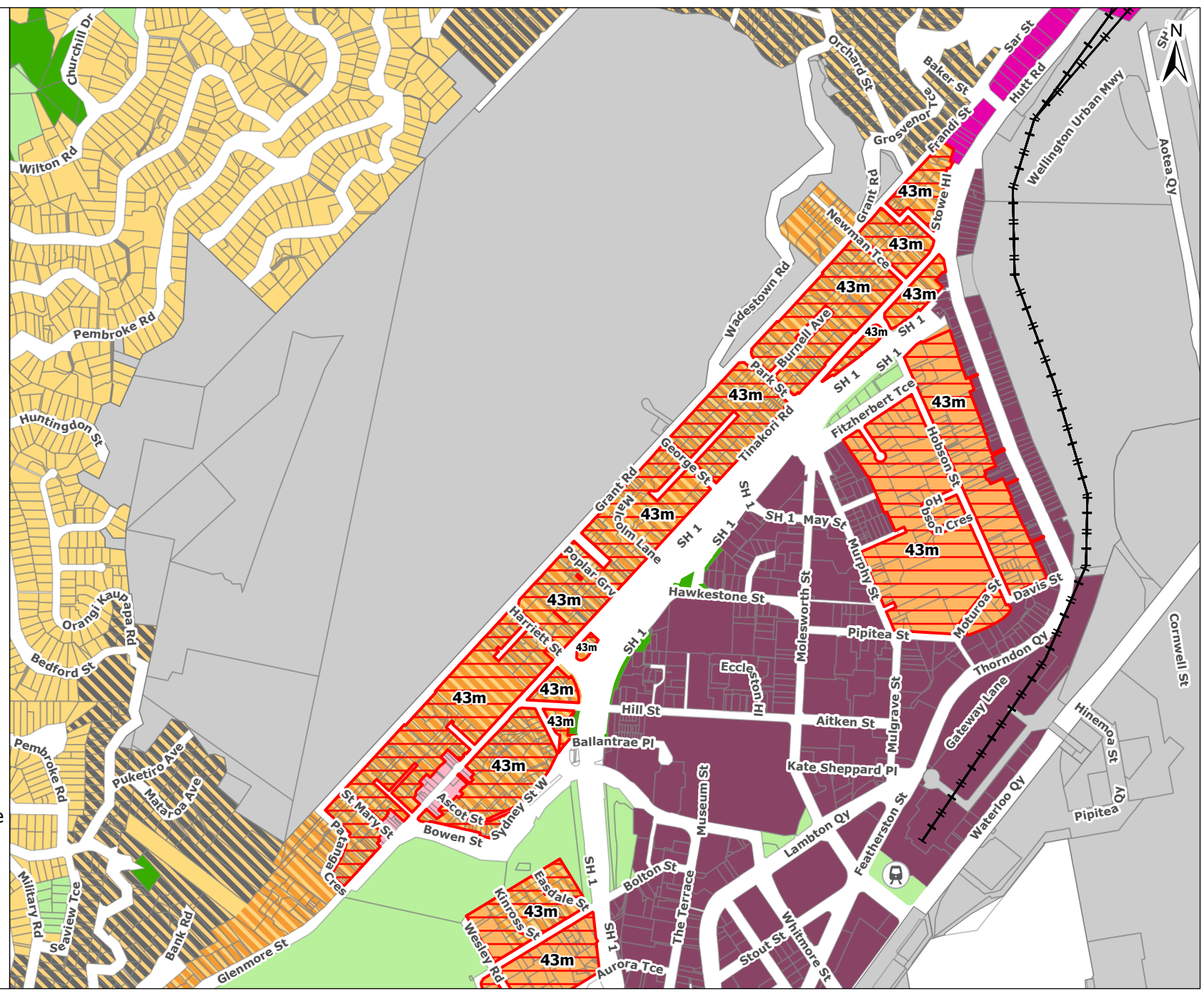
-  Train Station
-  Railway

**Kāinga Ora Proposed Changes Sought**

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-  Amended HRZ Application (Proposed to Remain as MRZ)

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Centre: City Centre (North)  
 Proposed Classification: City Centre  
 Submission Classification: City Centre

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DATE	SHEET
28/04/2023	13 OF 24
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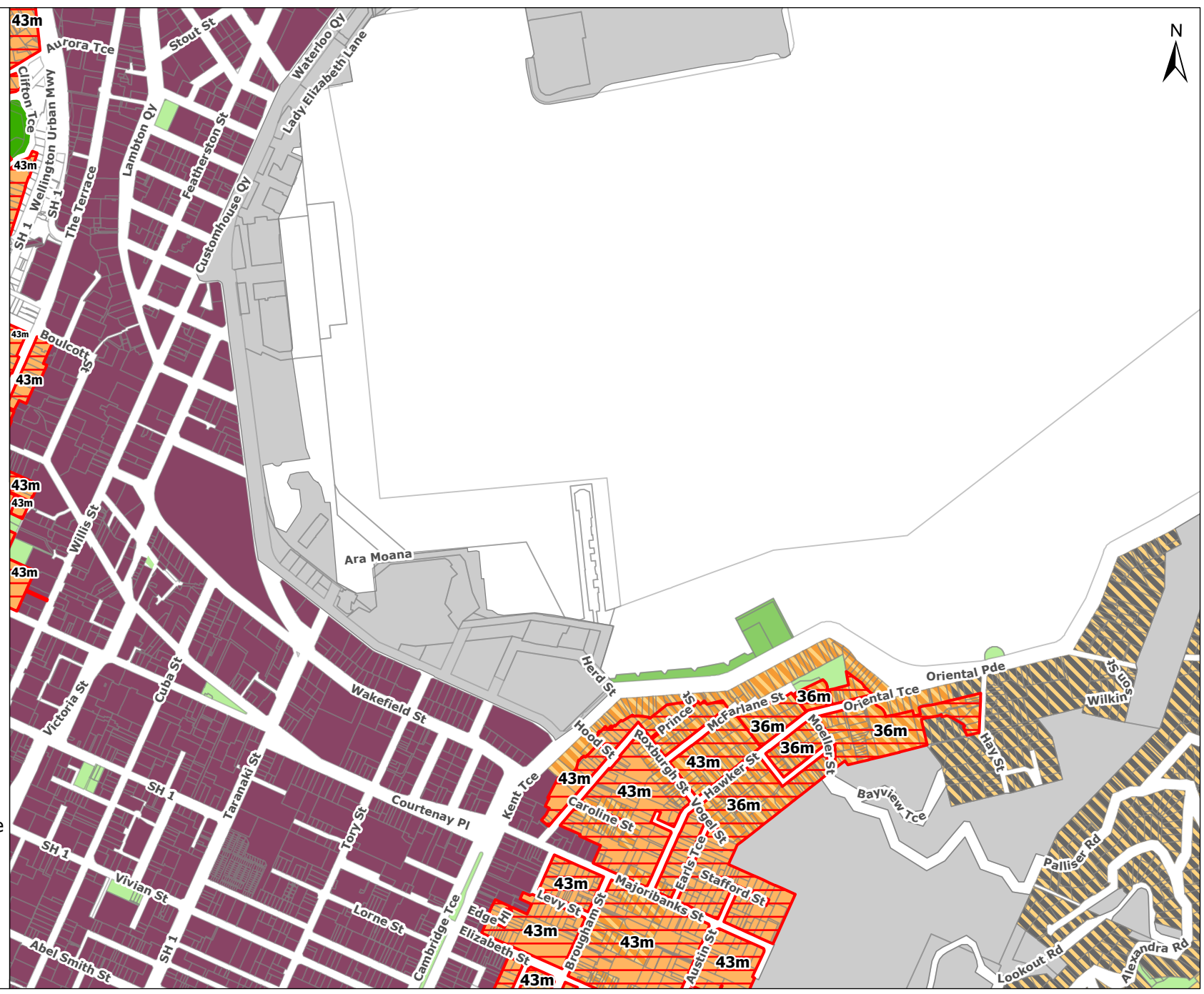


**Kāinga Ora Proposed Changes Sought**

- Height Increase to Council Proposed Height Control Area
- High Density Residential
- Amended HRZ Application (Proposed to Remain as MRZ)

**Proposed District Plan (Incl s42A Recommendations)**

- Proposed District Plan Zones
- City Centre Zone
  - High Density Residential Zone
  - Medium Density Residential Zone
  - Natural Open Space Zone
  - Open Space Zone
  - Special Purpose Zone
  - Sport and Active Recreation Zone









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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: City Centre (Central)  
 Proposed Classification: City Centre  
 Submission Classification: City Centre










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A4 Scale 1:10,000	
0 260 Metres	

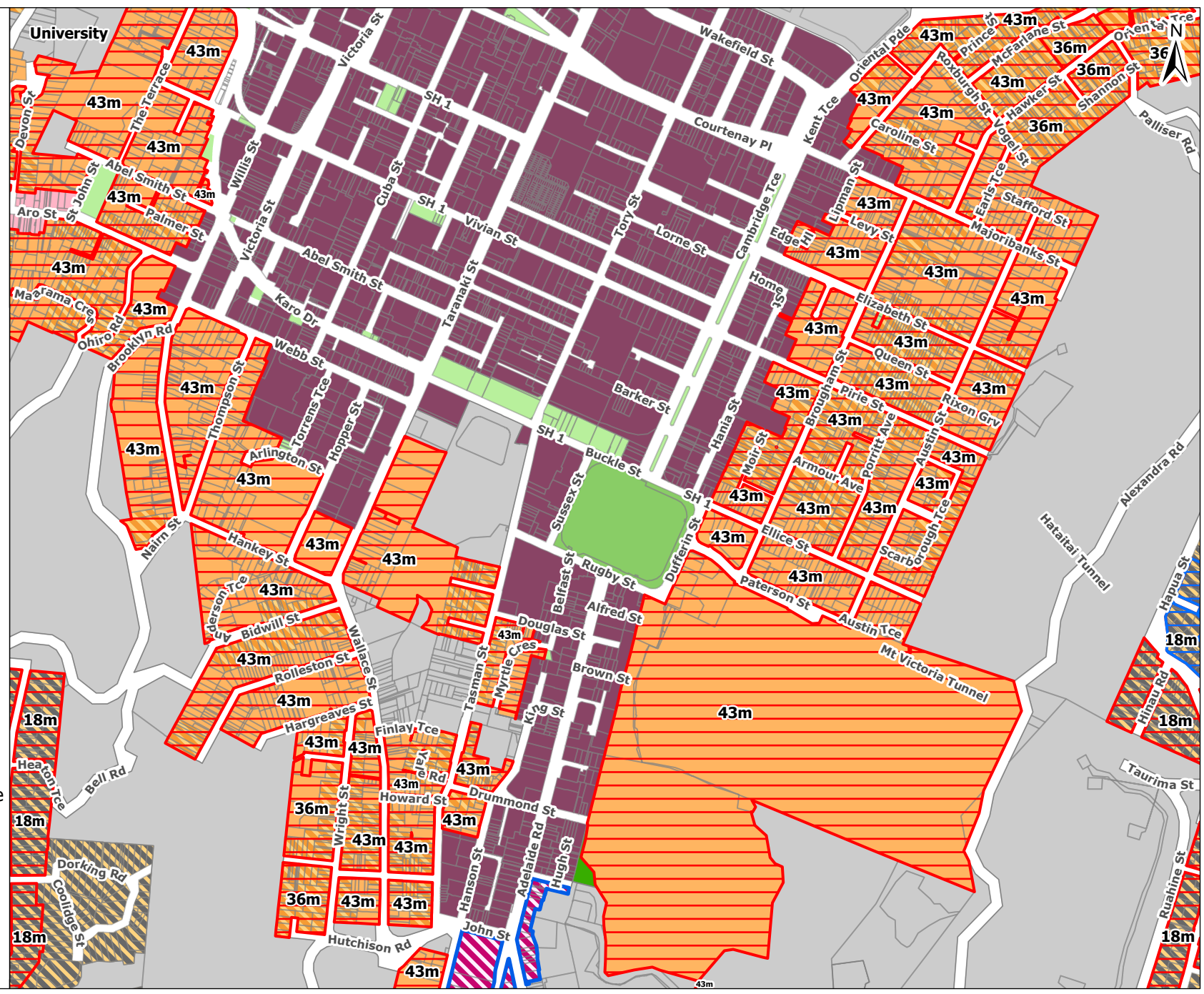
**Kāinga Ora**  
Homes and Communities

**Kāinga Ora Proposed Changes Sought**

-  Centre Expansion
-  Height Increase to Council Proposed Height Control Area
-  Expansion to Council Proposed Height Control Area
-  Town Centre
-  High Density Residential
-  Amended HRZ Application (Proposed to Remain as MRZ)

**Proposed District Plan (Incl s42A Recommendations)**

- Proposed District Plan Zones
-  City Centre Zone
  -  High Density Residential Zone
  -  Local Centre Zone
  -  Medium Density Residential Zone
  -  Natural Open Space Zone
  -  Open Space Zone
  -  Neighbourhood Centre Zone
  -  Special Purpose Zone
  -  Sport and Active Recreation Zone



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Centre: City Centre (South)  
 Proposed Classification: City Centre  
 Submission Classification: City Centre

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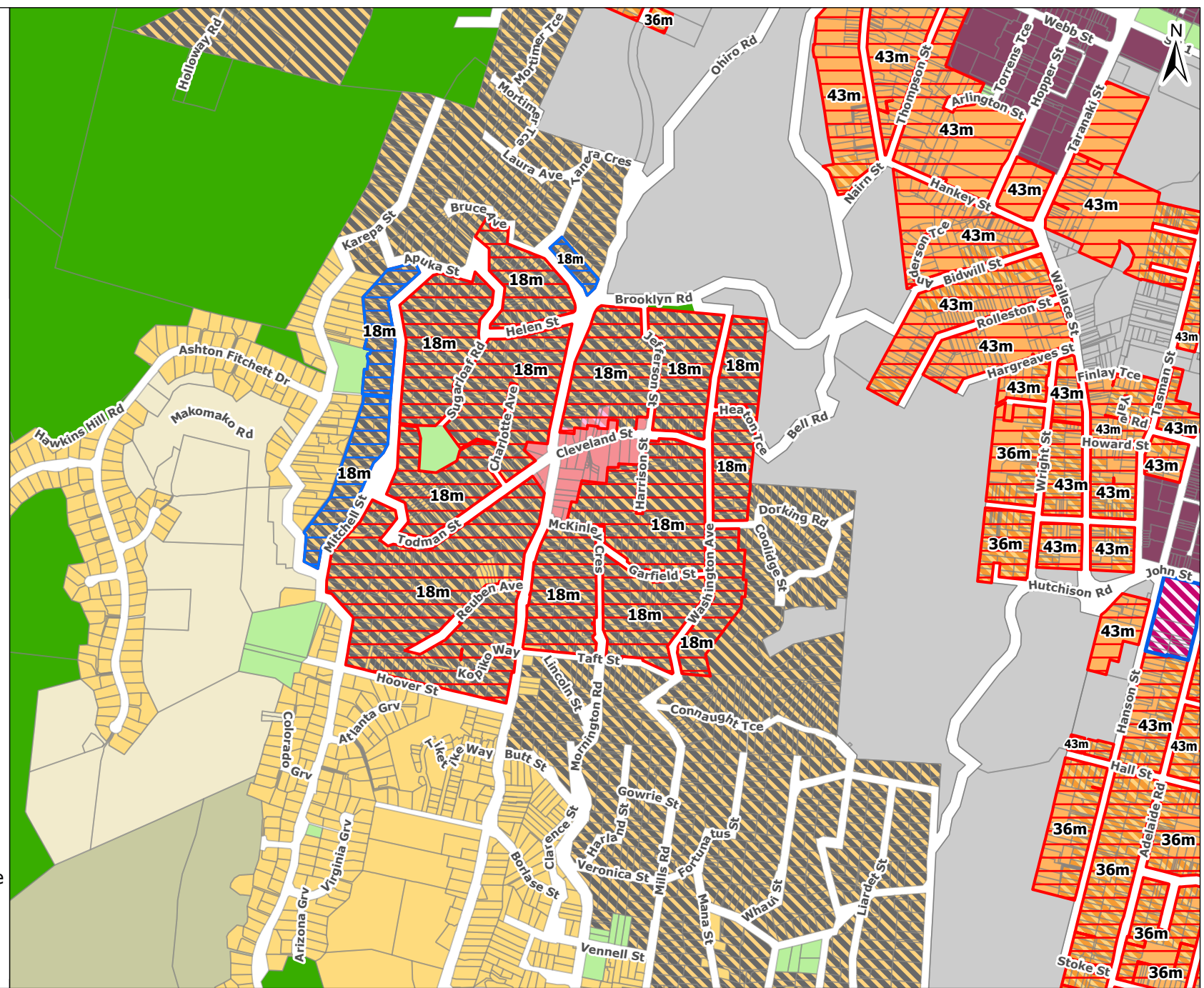


### Kāinga Ora Proposed Changes Sought

- Centre Expansion
- Height Increase to Council Proposed Height Control Area
- Expansion to Council Proposed Height Control Area
- Town Centre
- Local Centre
- High Density Residential
- Amended HRZ Application (Proposed to Remain as MRZ)

### Proposed District Plan (Incl s42A Recommendations)

- Proposed District Plan Zones
- City Centre Zone
  - General Rural Zone
  - High Density Residential Zone
  - Large Lot Residential Zone
  - Local Centre Zone
  - Medium Density Residential Zone
  - Natural Open Space Zone
  - Open Space Zone
  - Special Purpose Zone



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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

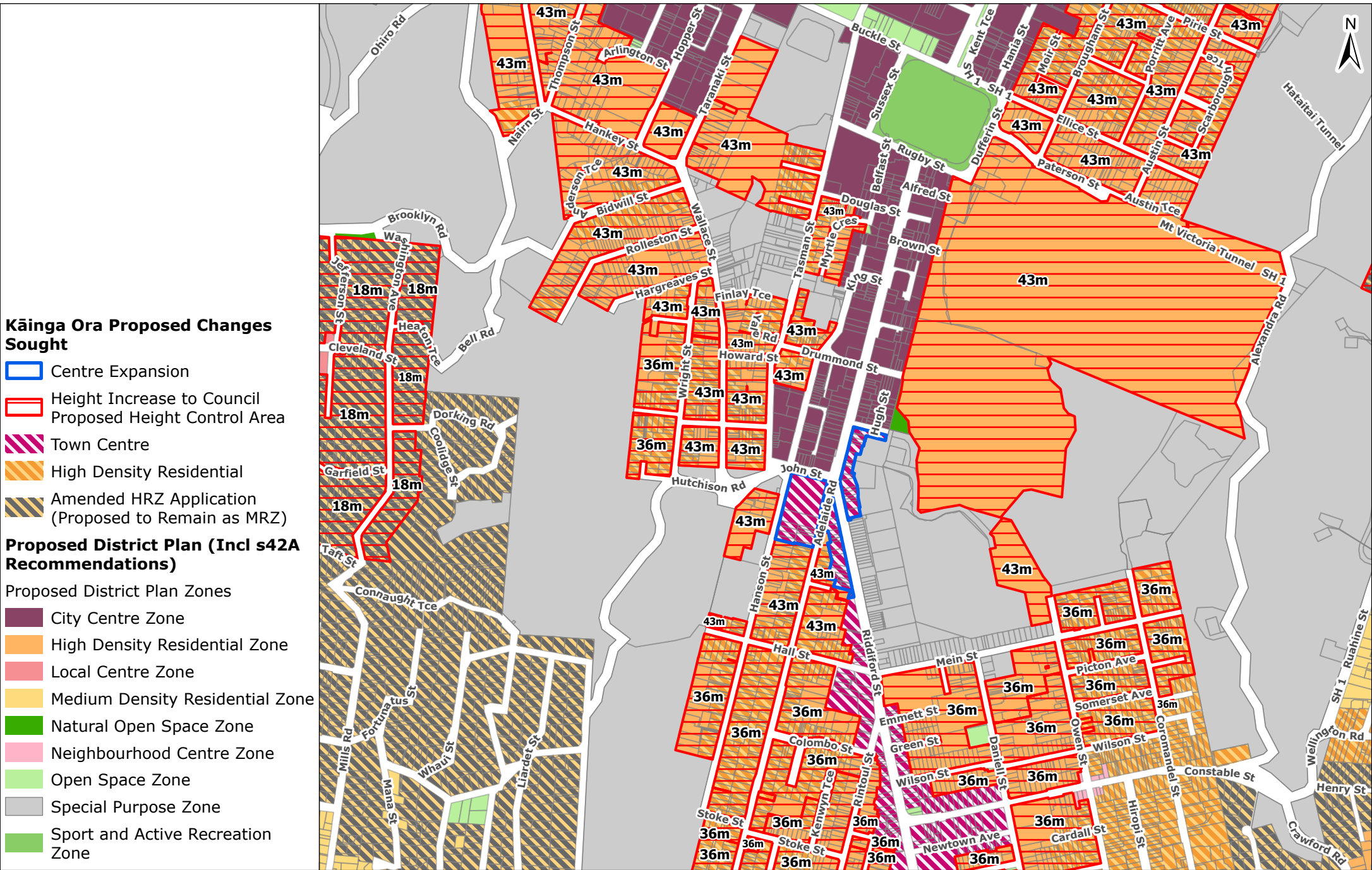
Centre: Brooklyn  
 Proposed Classification: Local Centre  
 Submission Classification: Local Centre

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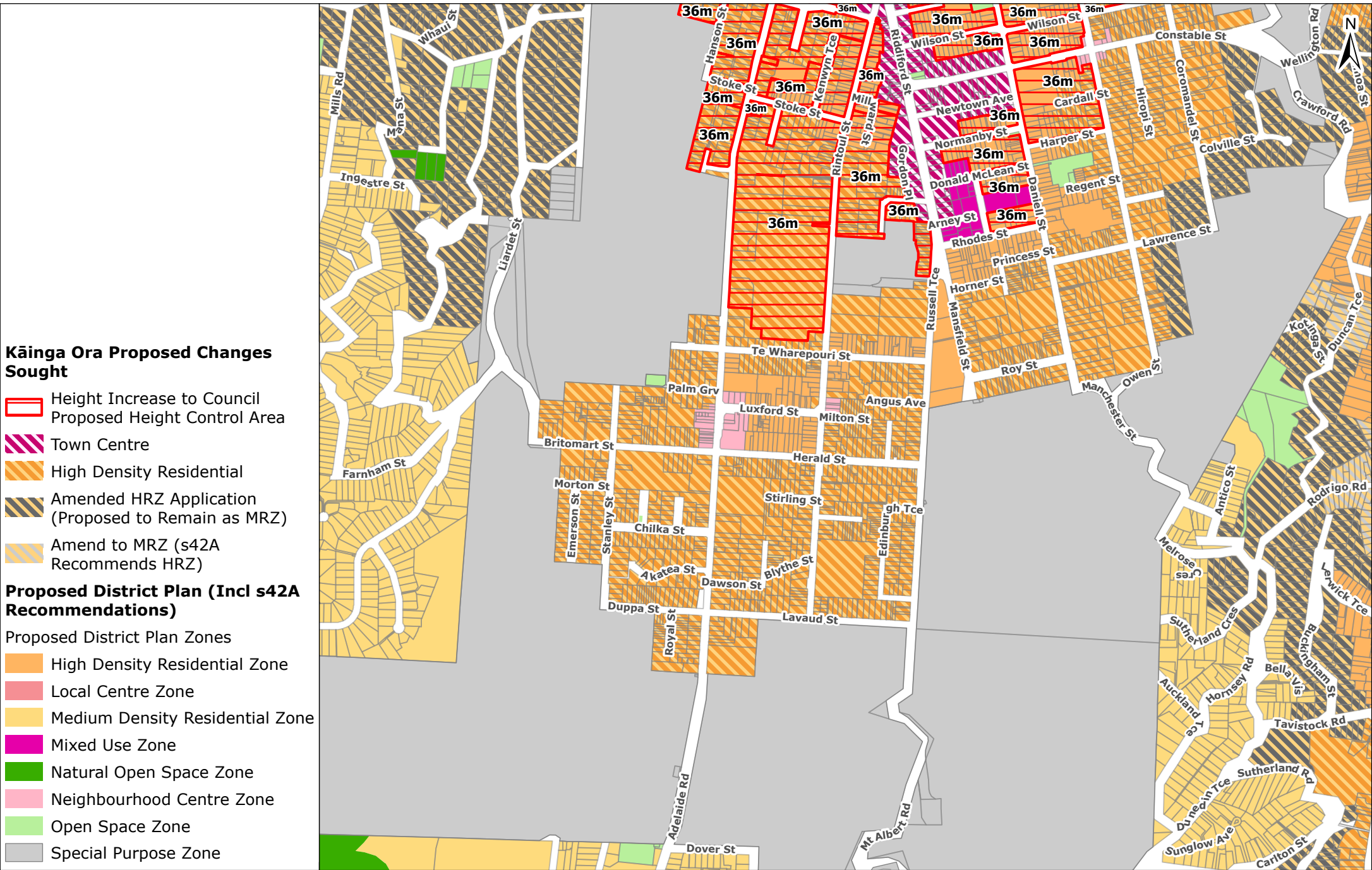


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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Newtown (North)  
 Proposed Classification: Local Centre  
 Submission Classification: Town Centre

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Centre: Newtown (South)  
 Proposed Classification: Local Centre  
 Submission Classification: Town Centre



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DATE 28/04/2023	A4 Scale 1:10,000
0	260 Metres

Version: Hearing V3












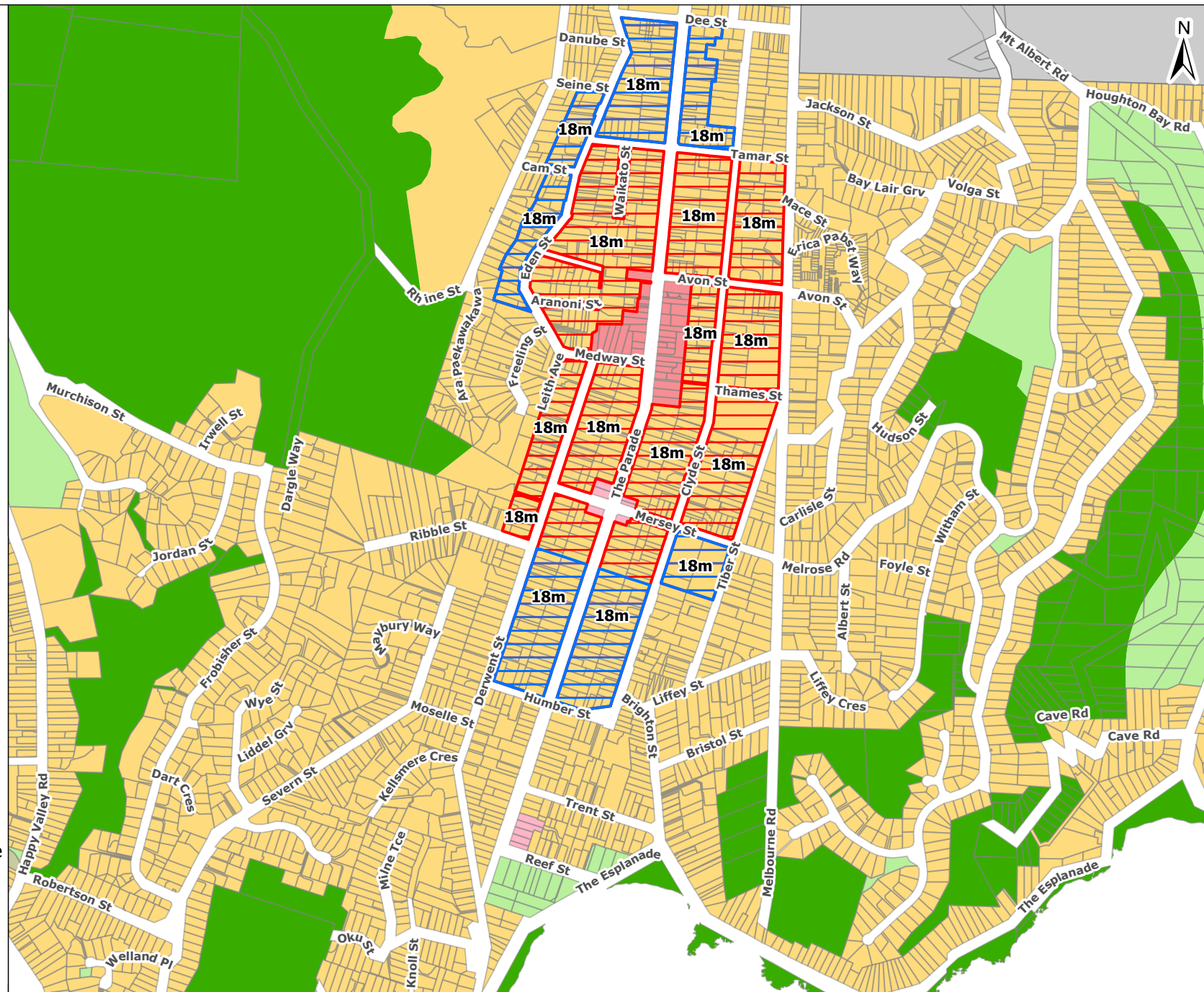
**Kāinga Ora Proposed Changes Sought**

-  Height Increase to Council Proposed Height Control Area
-  Expansion to Council Proposed Height Control Area

**Proposed District Plan (Incl s42A Recommendations)**

Proposed District Plan Zones

-  General Rural Zone
-  Local Centre Zone
-  Medium Density Residential Zone
-  Natural Open Space Zone
-  Neighbourhood Centre Zone
-  Open Space Zone
-  Special Purpose Zone



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Centre: Island Bay  
 Proposed Classification: Local Centre  
 Submission Classification: Local Centre

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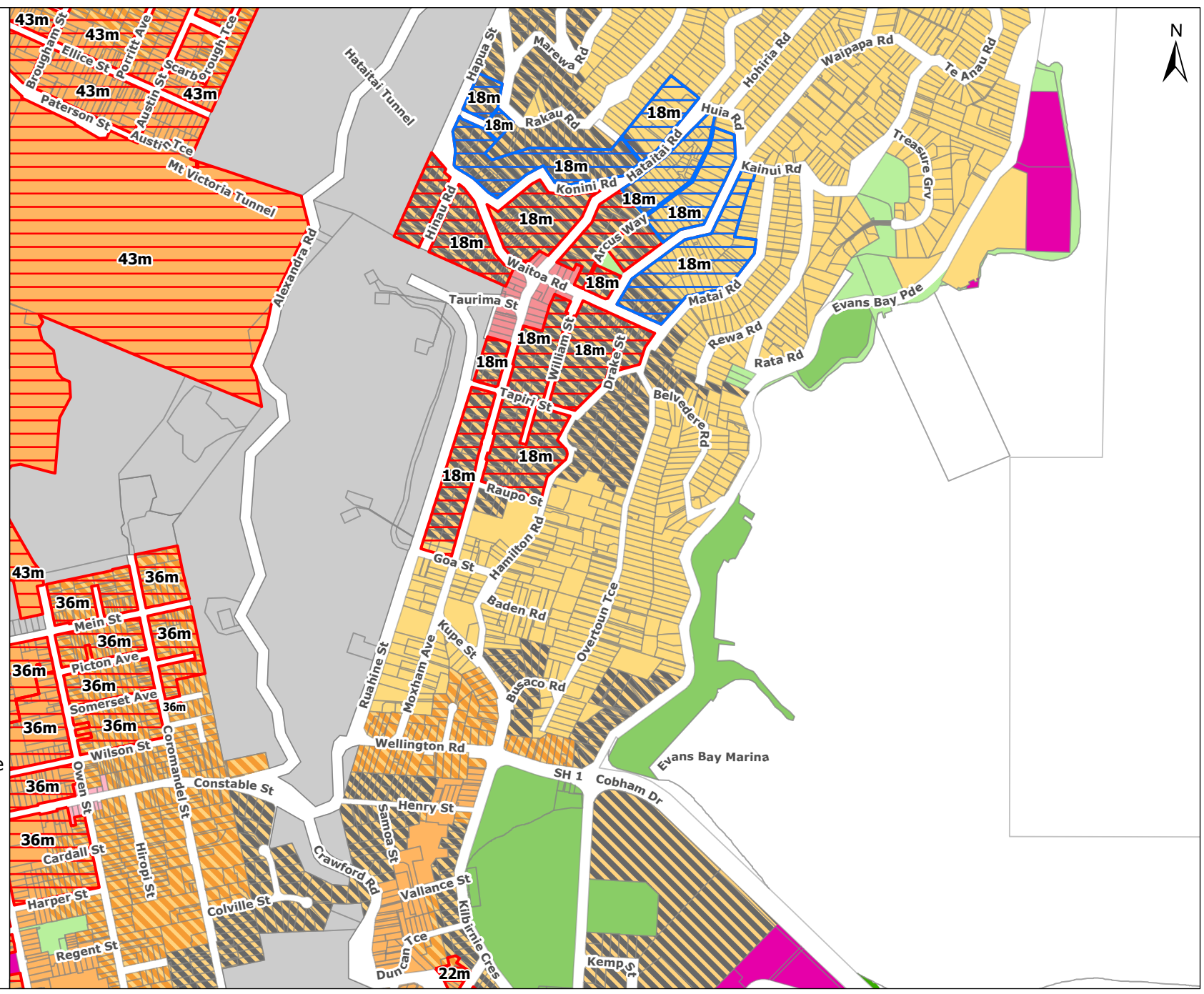


### Kāinga Ora Proposed Changes Sought

- Height Increase to Council Proposed Height Control Area
- Expansion to Council Proposed Height Control Area
- High Density Residential
- Amended HRZ Application (Proposed to Remain as MRZ)

### Proposed District Plan (Incl s42A Recommendations)

- Proposed District Plan Zones
- High Density Residential Zone
  - Local Centre Zone
  - Medium Density Residential Zone
  - Mixed Use Zone
  - Natural Open Space Zone
  - Neighbourhood Centre Zone
  - Open Space Zone
  - Special Purpose Zone
  - Sport and Active Recreation Zone



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 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Hataitai  
 Proposed Classification: Local Centre  
 Submission Classification: Local Centre







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Version: Hearing V3





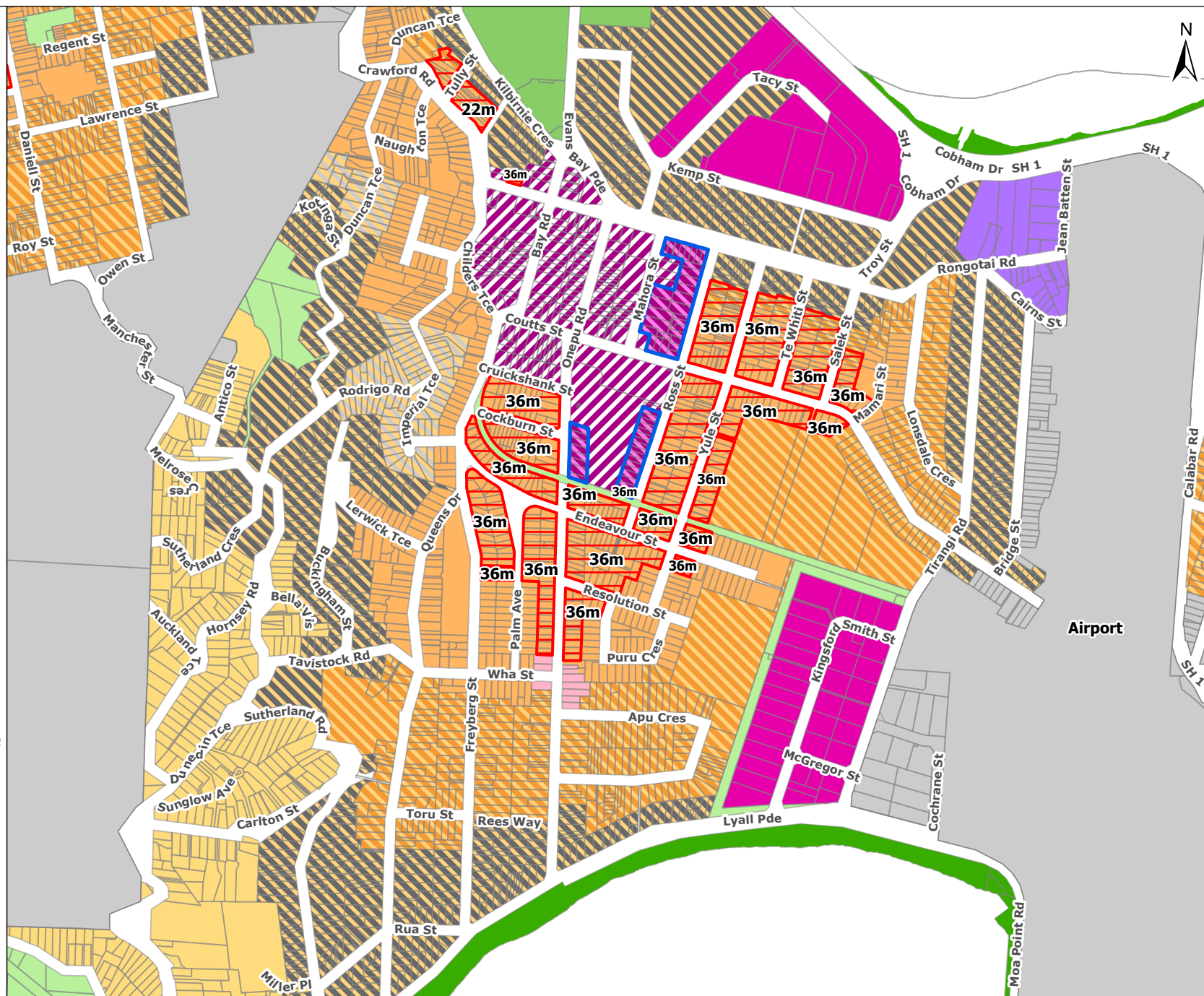
### Kāinga Ora Proposed Changes Sought

-  Centre Expansion
-  Height Increase to Council Proposed Height Control Area
-  Metropolitan Centre
-  High Density Residential
-  Amended HRZ Application (Proposed to Remain as MRZ)
-  Amend to MRZ (s42A Recommends HRZ)

### Proposed District Plan (Incl s42A Recommendations)

#### Proposed District Plan Zones

-  General Industrial Zone
-  High Density Residential Zone
-  Medium Density Residential Zone
-  Metropolitan Centre Zone
-  Mixed Use Zone
-  Natural Open Space Zone
-  Neighbourhood Centre Zone
-  Open Space Zone
-  Special Purpose Zone
-  Sport and Active Recreation Zone



Centre: Kilbirnie

Proposed Classification: Metropolitan Centre

Submission Classification: Metropolitan Centre (Expanded)

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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).



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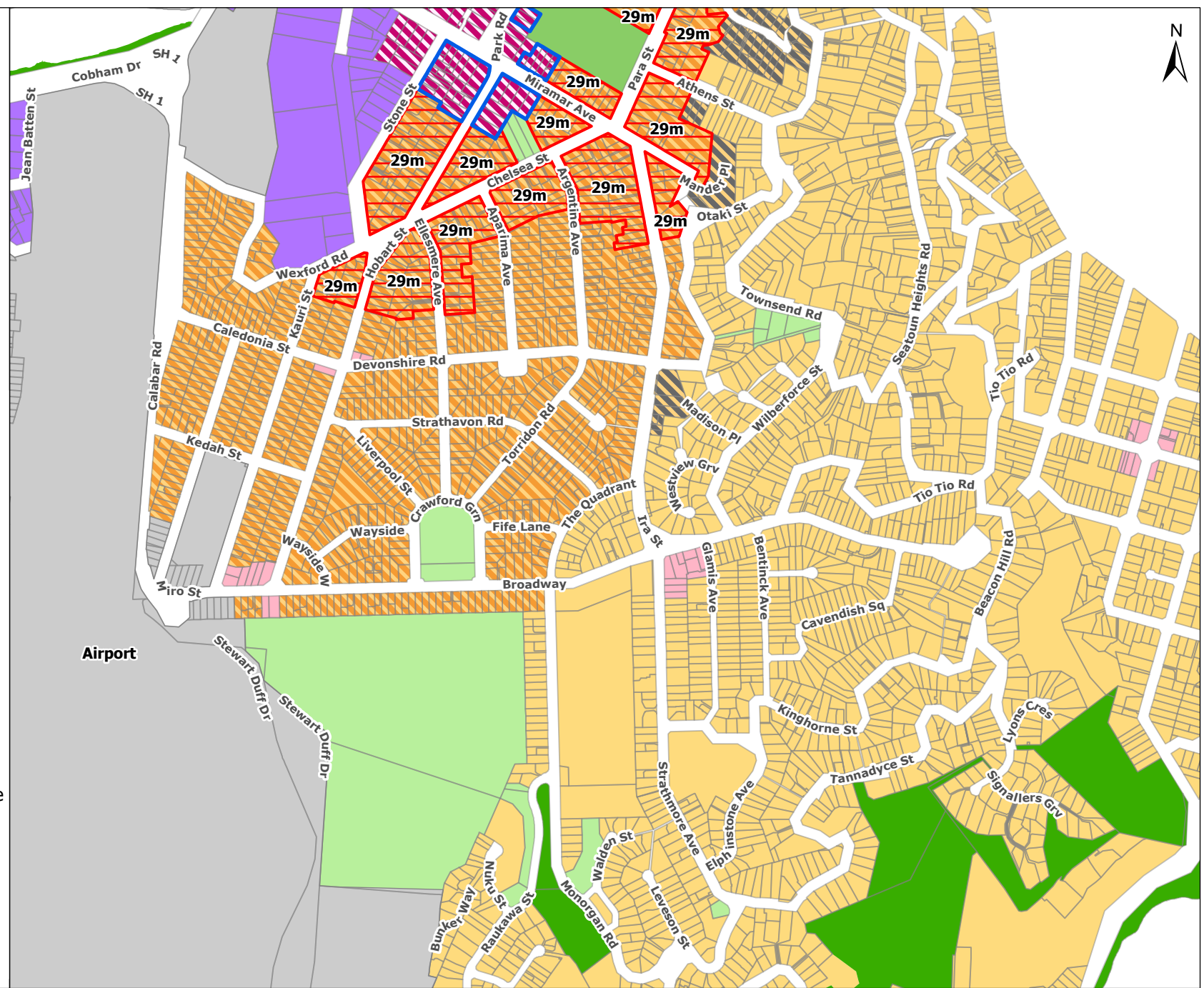


### Kāinga Ora Proposed Changes Sought

-  Centre Expansion
-  Height Increase to Council Proposed Height Control Area
-  Town Centre
-  High Density Residential
-  Amended HRZ Application (Proposed to Remain as MRZ)

### Proposed District Plan (Incl s42A Recommendations)

- Proposed District Plan Zones
-  General Industrial Zone
  -  Local Centre Zone
  -  Medium Density Residential Zone
  -  Natural Open Space Zone
  -  Neighbourhood Centre Zone
  -  Open Space Zone
  -  Special Purpose Zone
  -  Sport and Active Recreation Zone



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Centre: Mirimar (South)  
 Proposed Classification: Local Centre  
 Submission Classification: Town Centre



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


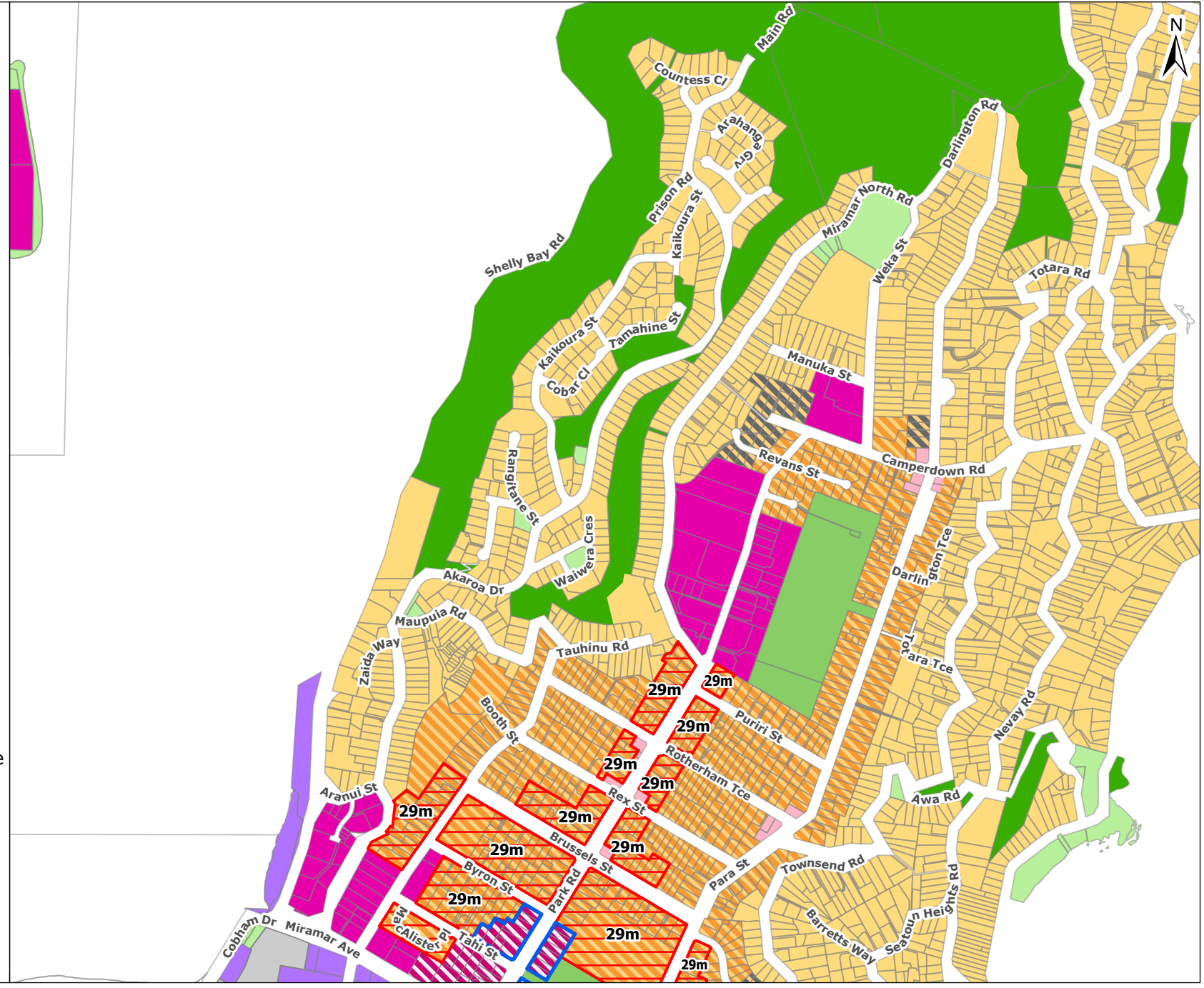


**Kāinga Ora Proposed Changes Sought**

-  Centre Expansion
-  Height Increase to Council Proposed Height Control Area
-  Town Centre
-  High Density Residential
-  Amended HRZ Application (Proposed to Remain as MRZ)

**Proposed District Plan (Incl s42A Recommendations)**

- Proposed District Plan Zones
-  General Industrial Zone
  -  Local Centre Zone
  -  Medium Density Residential Zone
  -  Mixed Use Zone
  -  Natural Open Space Zone
  -  Neighbourhood Centre Zone
  -  Open Space Zone
  -  Special Purpose Zone
  -  Sport and Active Recreation Zone



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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Mirimar (North)  
 Proposed Classification: Local Centre  
 Submission Classification: Town Centre + Mixed Use Expansion

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