

# District Plan – Submission (Hearing 2)

Retaining Wellington's  
Character is possible



# Background

**The District Plan reduces Character protection in the inner suburbs - including Mt Victoria to small pockets comprising approx. 2/3rds of the previously designated areas**

**The key reasons put forward by WCC - are that the Govt mandates this through the NPS-UD & MDRS & that density development is required in these areas to meet “expected housing demand” over the next 30 years**

# Introduction

## I showed in Hearing 1

- **Sufficient Capacity** - there is more than sufficient development housing capacity in the inner-city suburbs for the next 30 years & no need to reduce the size of the character areas blighting the city's heritage & identity that is recognisably Wellingtonian &
- **Inadequate Infrastructure** - How the current poor state of Wellington's infrastructure & lack of a concrete plan to upgrade it are at odds with widespread densification.

I further identified how having sufficient housing capacity (under the current planning rules) for projected growth and the inadequate infrastructure conflicted with the Council's own key strategic objectives relating to:

- character protection,
- housing capacity requirements, &
- adequate infrastructure \*\*\*



# Decision Requested & what I will talk about

- **Request** a decision to be made to increase the protection of Mt Victoria's Pre-1930s Character Precincts to 76% rather than the 38% proposed in the District Plan - based on the outcome of the Boffa Miskell Pre-1930s Character Area Review expert report in 2019.
  
- **In this Hearing** I will recap the Boffa Miskell Character Review & address the impact on housing capacity. I will describe how the resultant loss of enabled dwellings can be accommodated via
  1. An alternative housing plan for Mt Victoria, &
  2. The strong public support for character & heritage

# CHARACTER PRECINCTS - Boffa Miskell Character Area Review 2019

- **Boffa Miskell Review** - individually assessed every property to determine the level of integrity & cohesiveness of character & identified that 76% of Mt Victoria pre-1930s properties were either primary or contributory contributors - It makes sense to retain areas not only of the Primary houses but also of the Contributory, as they both together create that sense of character – therefore these areas should qualify as a Qualifying Matter.

*NOTE:WCC commissioned the Review & it was later endorsed by the Council's own Planners when they recommended increasing the size of the character areas in June'21 (in response to submissions on the Draft Spatial Plan)*



Impact on  
housing  
capacity of  
the increase  
in character  
area – no  
more than  
minimal

- The Council's recent s42A report has recommended an extension of the Character Areas QFMs to 44% of the ODP & 55% in the case of Mt Victoria (from 36%)
- Importantly the Property Economics report (feb'23) commissioned by the WCC concludes “... **the additional Character Precincts do not materially decrease the level of capacity sufficiency... (estimated to be 2.6%)**”
- In my evidence I provided further analysis which shows that the additional loss of enabled dwellings in Mt Victoria can be more than fully accommodated (as required under Section 77L (c) iii) through a combination of building as normal in the character zone and development of a mixed-use Kent Tce precinct

# 1) Loss of enabled dwellings in Mt Victoria can be accommodated as required under Section 77(c) iii.

Mt Victoria - Realisable Capacity under Boffa Miskell	
Further Loss of Dwellings (from s42A to Boffa Miskell)	-165
<b>ADDITIONS (realisable capacity)</b>	
i) Character Zone - Dwellings	200
ii) Mixed-use Kent Terrace Precinct - Dwellings	247
Total	447
<b>Surplus Dwellings</b>	<b>282</b>

## Alternative Mt Victoria plan - a two-pronged approach \*\*\*

- **Character zone** (Brougham/Moir to Town Belt) Density 4,474/km<sup>2</sup> - 30 year growth + 200 dwellings.
- *Development is happening **under the operative plan**: at least 272 new builds in Mt Vic over the last 30 years*
- **New Mixed-use precinct** (Kent Terrace/Home/Hania) Density 745/km<sup>2</sup> – 30-year growth + 1,300 dwellings or 247 feasible dwellings

# 1) Kent Tce precinct: ripe for development

- Currently home to car yards, panel beaters, KFC, bar
- Low density - under 1,000 km<sup>2</sup> compared to 4,474 km<sup>2</sup> in character zone
- Walking distance of the city
- Close to mass transit routes
- Capacity for **1300** additional dwellings or **2,500** people

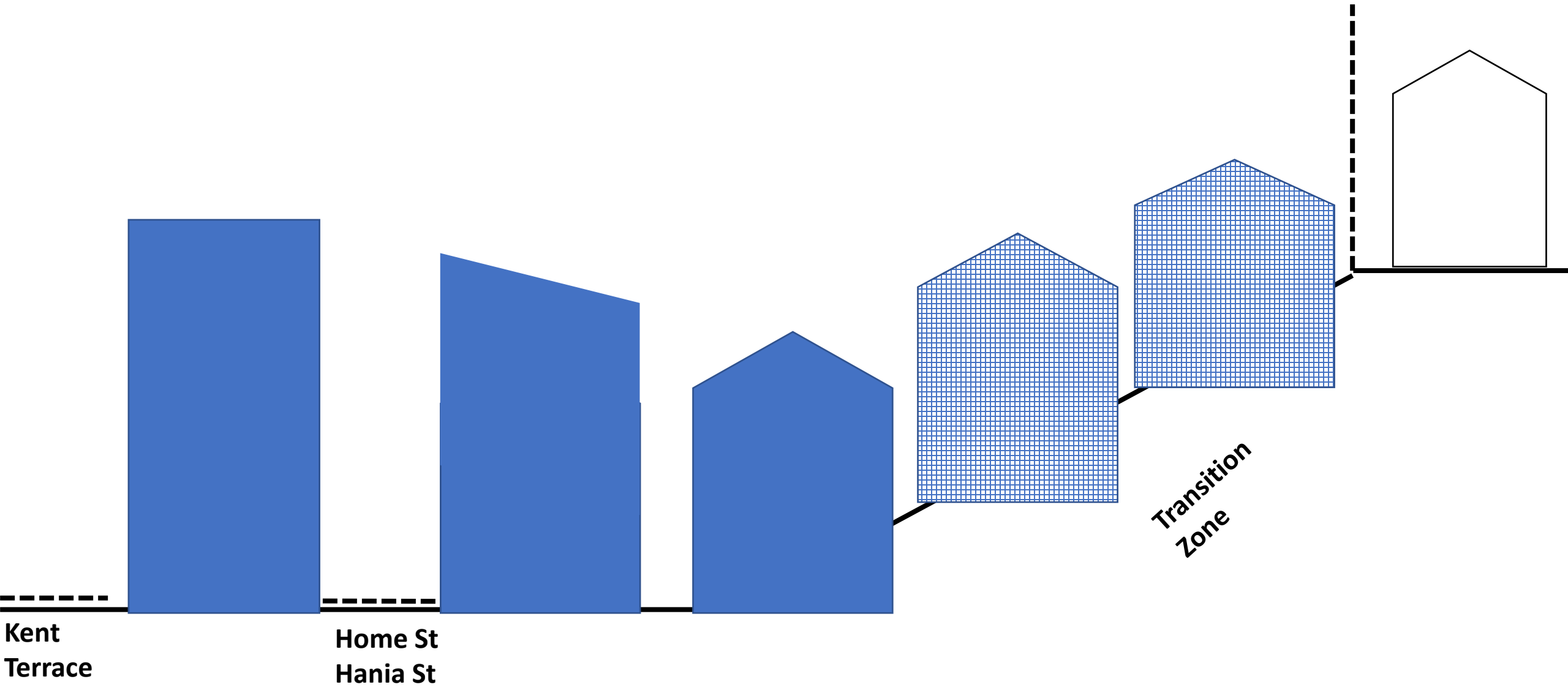




# 1) Apartment living mixes with vibrant community spaces, offices, cafes, retail



# 1) Kent Terrace Precinct zone



# 1) Why is the alternative plan for Mt Victoria better?

- Allows for staged development
- Protects what the community values while providing for a fair share of the new dwellings required
- Vibrant mixed-use development in appropriate areas
- Older, multi-flat units more likely to remain = diversity
- Aligned to wishes of Mt Vic residents
- Good for Wellington

## 2) Wellingtonians highly value character & heritage

**Key findings from Spatial & District Plan public consultations an independent survey, and the result of a local petition clearly demonstrate that Wellingtonians highly value heritage & character. The protection afforded by retaining significant character areas is seen as having a positive effect on character and amenity. It provides a sense of place and identity and what makes Wellington special.**

I have provided summaries & extracts in my evidence to give you a greater sense of this.



## 2) Key Findings – Wellington & Mt Victoria

---

- ❑ *The LIVE WELLington Survey was conducted by Research New Zealand. The online opinion survey was completed with a random sample of 406 Wellington residents between 24 May and 5 June 2022. The survey has a margin of error of plus or minus 4.9%. Quotas were set so that roughly 50% of the sample were homeowners and 50% renters.*
  - Three-quarters of respondents said they did not support the draft District Plan's proposals to remove two-thirds or more of inner-city suburbs pre-1930s protection, preferring the loss of protection to be less extreme or for the status quo level of protection to remain.
  
- ❑ *Draft Wellington District Plan Public Consultation (Feb'22 - The consultation analysis was prepared by Global Research Ltd for WCC*
  - “The bulk of submissions pertaining to Mt Victoria expressed concerns about building heights diminishing liveability for residents of existing dwellings due to lost sunlight, and negative impacts on the aesthetics and character of the area. There were a large proportion of submitters expressing concerns about loss of character.” Pg 32

+

○

**Summary** - Request a decision to be made to increase the protection of Mt Victoria's Pre-1930s Character Precincts to 76% rather than the 38% proposed in the District Plan - based on the outcome of the Boffa Miskell Pre-1930s Character Area Review expert report in 2019 \*\*\*

●

## Character/Capacity/Community Support

- ✓ **Character** - you have a site-by-site expert report (Boffa Miskell) commissioned by the WCC that concludes 76% of pre 1930s houses in Mt Victoria positively contributed to the character of the area in which they are located... *qualifying them as QFMs.*
- ✓ **Capacity** – WCC commissioned experts that concluded there is more than sufficient development housing capacity (under the current operative plan) in the inner-city suburbs including Mt Victoria over the next 30 years... *thus facilitating expanded character areas.*
- ✓ **Community support** – there is strong community support for an alternative housing plan in Mt Victoria & widespread support by Wellingtonians for character & heritage... *this allows scope for densification while maintaining Wellington's character.*