

Wellington City Proposed District Plan

Hearing Stream

Appendix B - Part 2: DEV1 - Kilbirnie Bus Barns

- Recommended Responses to Submissions and Further Submissions

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Waka Kotahi	370.447	Development Area / Development Area Kilbirnie Bus Barns / General DEV1	Support	The Kilbirnie Bus Barn Development Area is supported. In particular development being consistent with the "Bus Barn - Concept Plan" to achieve the integrated outcomes.	Retain Development Area 1: Kilbirnie Bus Barn Development Area and its provisions as notified.	Accept in part.	No.
Bus Barn Ltd	F595.4	Part 3 /Development Area / Development Area Kilbirnie Bus Barns / General DEV1	Oppose	The original submission proposed by Waka Kotahi seeks to retain the bus barn provisions as notified. Bus Barn Ltd seeks to modify this provision as outlined in their submission.	Disallow / Retain the Kilbirnie Bus Barn Development, as modified by the Bus Barn Limited submission	Reject.	No.
Kāinga Ora Homes and Communities	391.743	Development Area / Development Area Kilbirnie Bus Barns / General DEV1	Support in part	Seeks amendments to the rules to make all necessary consequential changes in response to the rezoning of those parcels which are identified for Medium Density Residential Zone to High Density Residential Zone. This rezoning is sought as considers the sites adjoin the metropolitan centres and thereby the adjoining zoning should appropriately be High Density Residential Zone. Considers this zone would also align in the outcomes sought in the overarching submission.	Seeks consequential amendments for all rules to reflect the High Density Residential Development rules.	Reject.	No.
Kāinga Ora Homes and Communities	391.744	Development Area / Development Area Kilbirnie Bus Barns / General DEV1	Amend	Seeks amendments to the rules to make all necessary consequential changes in response to the rezoning of those parcels which are identified for Medium Density Residential Zone to High Density Residential Zone. This rezoning is sought as considers the sites adjoin the metropolitan centres and thereby the adjoining zoning should appropriately be High Density Residential Zone. Considers this zone would also align in the outcomes sought in the overarching submission.	Seeks consequential amendments for all rules to reflect the High Density Residential Development rules.	Reject.	No.
Bus Barn Limited	320.3	Development Area / Development Area Kilbirnie Bus Barns / DEV1-R1	Oppose	Considers that the provision within DEV1-R1 that states that alterations or new buildings are required to not be visible from public spaces will mean that any development in this area would fail the permitted activity requirements. The DEV1 site (Kilbirnie Bus Barns site) is bounded by Onepu Road to the west, Ross Street to the east and the sewer reserve to the south that is used as a pedestrian walkway. These public spaces make the whole site visible. As such any development, even one a one storey residential lot would not meet this requirement, and any development of this site will require a consent. This is conflicting with Policy 3 (b) of the NPS-UD.	Opposes DEV1-R1 (Construction of, or additions and alterations to, buildings and structures) in part and seeks amendment.	Reject.	No.
Bus Barn Limited	320.4	Development Area / Development Area Kilbirnie Bus Barns / DEV1-R1	Amend	Considers that the provision within DEV1-R1 that states that alterations or new buildings are required to not be visible from public spaces will mean that any development in this area would fail the permitted activity requirements. The DEV1 site (Kilbirnie Bus Barns site) is bounded by Onepu Road to the west, Ross Street to the east and the sewer reserve to the south that is used as a pedestrian walkway. These public spaces make the whole site visible. As such any development, even one a one storey residential lot would not meet this requirement, and any development of this site will require a consent. This is conflicting with Policy 3 (b) of the NPS-UD.	Amend DEV1-R1 (Construction of, or additions and alterations to, buildings and structures) as follows: 1. Activity status: Permitted Where: a. Any alterations or additions to a building or structure that: i. Do not alter the external appearance of the building or structure; or ii. Relate to a building frontage below verandah level, including entranceways and glazing; or iii. Are not visible from public spaces; and iii iv. Results in the creation of new residential units; and iv v. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, and MCZ-S6; or b. The construction of any building or structure: i. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from public space; and ii. Will have a gross floor area of less than 100m ² ; and iii. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and iv v. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, and MCZ-S6; and v vi. Does not involve the construction of a new building for residential activities.	Reject.	No.
Kāinga Ora – Homes and Communities	FS89.50	Part 3 / Development Area / Development Area Kilbirnie Bus Barns / DEV1-R1	Support	Kāinga Ora supports the relief noting that the site is wholly visible from a public place and the proposed rule would consequently limit intensification opportunities for the site which are sought in the Kāinga Ora primary submission.	Allow	Reject.	No.
VicLabour	414.50	Development Area / Development Area Kilbirnie Bus Barns / DEV1-R1	Support in part	Supportive of the inclusion of a points based system to allow developments outside of some of the rules in the PDP if they provide other benefits (the city outcomes contribution mechanism) but considers it an example of how arbitrary and excessive many of these regulations are, particularly around height and character protections.	Seeks to retain points based system to allow developments outside of some of the rules in the PDP if they provide other benefits. [Inferred decision requested]	Accept.	No.

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