



PDP Submission 333
Further Submission 069

to

Independent Hearings Commissioners' Panel
for the Wellington City Proposed District Plan

Hearing Stream 4 – **Centres**



Hearing stream 4:

- Centres - **City Centre Zone (CCZ)**, Neighbourhood Centre Zone (NCZ), Local Centre Zone (LCZ), Metropolitan Centre Zone (MCZ)
- Centres - Commercial Zone (CZ), Mixed Use Zone (MUZ), General Industrial Zone (GIZ)
- Waterfront Zone (WFZ)
- **Wind** (WIND)



TRA's Principal Submission

Section: City Centre Zone

Submission

1. Our community does not agree that these inner residential enclaves of Thorndon belong in the City Centre Zone.
2. The Association asserts that the special residential character of these two parts of residential Thorndon is self-evident :
 - the **Selwyn Terrace** enclave provides a visual linkage between this residential area and its residential neighbours across the motorway. It's part of the story of our community demonstrating the catastrophic impact the motorway construction had on Thorndon.
 - the **Portland Crescent / Hawkestone St** residential cluster
3. Our community has catalogued and mapped the properties we wish to be rezoned:

https://1drv.ms/x/s!Agf-EcpyPPY8xzJg0XdvdUa_ARsR?e=BfGp26

Relief sought

That the **Selwyn & Portland** enclaves:

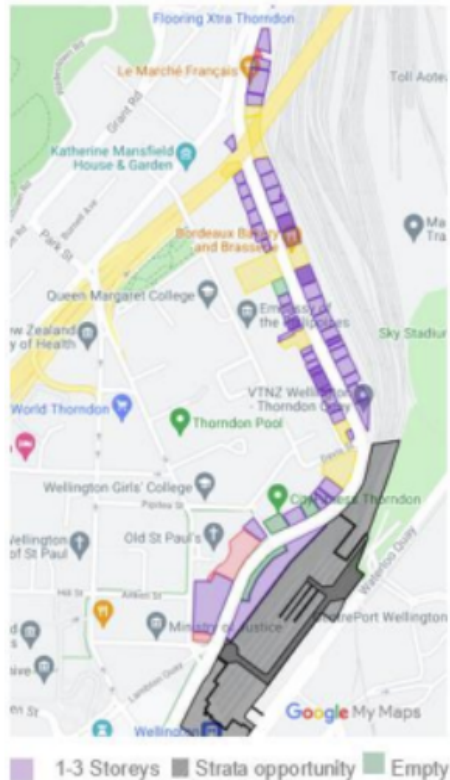
- 1) **not** be included in the City Centre Zone;
- 2) instead be included in the **Medium Density Residential Zone**;
- 3) be included in **character precincts**.



18. A study of the 1.3km length of Thorndon Quay, already within the City Central Zone, reveals appreciable unrealised development potential. The current average building height along the Quay is only 2.5 storeys. It comprises some barren sites as well. |

There's adequate space to manage a superior balance.

Options exist to avoid the risk/error of compromising existing highly valued residential areas.



19. Huge tracts of 'land' above the railway could also be developed. This represents extensive unrealised potential in that completely under-utilised 'air space'.

20. Clearly there is considerable opportunity to markedly contribute to intensification and accommodate population growth.

21. This can be achieved throughout the city without destroying the best of what the city has already accomplished over an enduring period of time. It can be achieved without increasing uncertainty and without displacing/destroying existing quality residences, in fact retaining their quality urban environments.

22. It is considered reckless for the city to liberalise the planning rules over parts of residential Thorndon, whilst having not

seriously exposed or encouraged other viable options that would create more balanced and nuanced outcomes for everyone.

Inner residential neighbourhoods like Thorndon/Pipitea have made an acceptable contribution to city growth under the ODP, and can continue to do so without destroying the existing residential fabric.



Thorndon Highly Values its Residential Character

Lest we forget ...

- Significant parts of Thorndon were sacrificed for the motorway
- 100's of homes demolished
- Over 2,000 people displaced
- Even disturbed the dead (Bolton St cemetery)
- A legacy is Thorndon's demolition graveyard, now called *Kaiwharawhara Point*

What remains is now is **very highly valued by the community**

The PDP's re-zoning on the highly valued eastern flank of Thorndon ignores our story, the character and heritage, and other considerable values for the city.

The greenest buildings are our remaining resilient, timber-built character houses.

Consigning more to demolition waste in landfills, AND replacing them with concrete, glass and steel, is merely a recipe for massively increasing carbon emissions.

“Amenity and design

Development in the City Centre Zone positively contributes to creating a high quality, well-functioning urban environment, including:

1. Reinforcing the City Centre Zone’s distinctive sense of place; ”

The TRA asserts that the proposal to re-zone these two quality character inner residential areas of Thorndon to CCZ as completely unnecessary.

- It’s inconsistent with what the community values
- Risks plundering a limited resource
- It does not reinforce a *‘distinctive sense of place’* ... it erodes Thorndon’s heritage & character and sense of place.
- The re-zoning is not adequately justified; the city can *have its cake and eat it*.

Portland and Selwyn Character Areas

Portland cluster

No.	Street	Built	Name / Comment	Recognition
1	15 Portland Cres	1910		
2	16 Portland Cres	1900		
3	17 Portland Cres	1900		
4	18 Portland Cres	1910		
5	19 Portland Cres	1900		
6	20 Portland Cres	1930		
7	21 Portland Cres	1900		
8	23 Portland Cres	1900		
9	24 Portland Cres	1900		
10	15 Hawkestone St	1880		
11	17 Hawkestone St	1885		
12	21 Hawkestone St	1900		
13	23 Hawkestone St	1920		
14	25 Hawkestone St	1927		
15	30 Hawkestone St	1920		
16	32 Hawkestone St	1930		
17	34 Hawkestone St	1930	Hinemoa	
18	36 Hawkestone St	1920		

Portland character area



Selwyn cluster

1	64 Hill St	1900		Thorndon Society
2	66 Hill St		Childcare Centre	
3	9 Selwyn Tce	1920		
4	11 Selwyn Tce	1920		
5	14 Selwyn Tce	1910		
6	15 Selwyn Tce	1900		
7	16 Selwyn Tce	1900		
8	17 Selwyn Tce	1903	54 sq m parcel	
9	18 Selwyn Tce	1880		
10	19 Selwyn Tce	1890		
11	20 Selwyn Tce	1930		
12	21 Selwyn Tce	1890		
13	22 Selwyn Tce	1920		
14	23 Selwyn Tce	1980		

Selwyn character area



32 TOTAL additions suggested

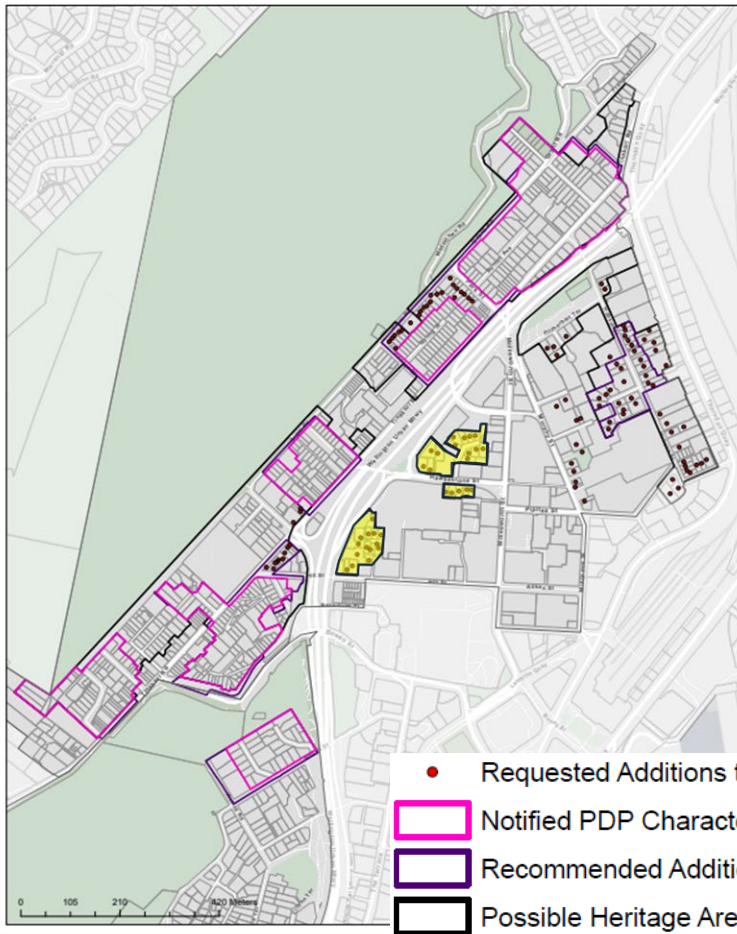


17 Selwyn Tce, Thorndon

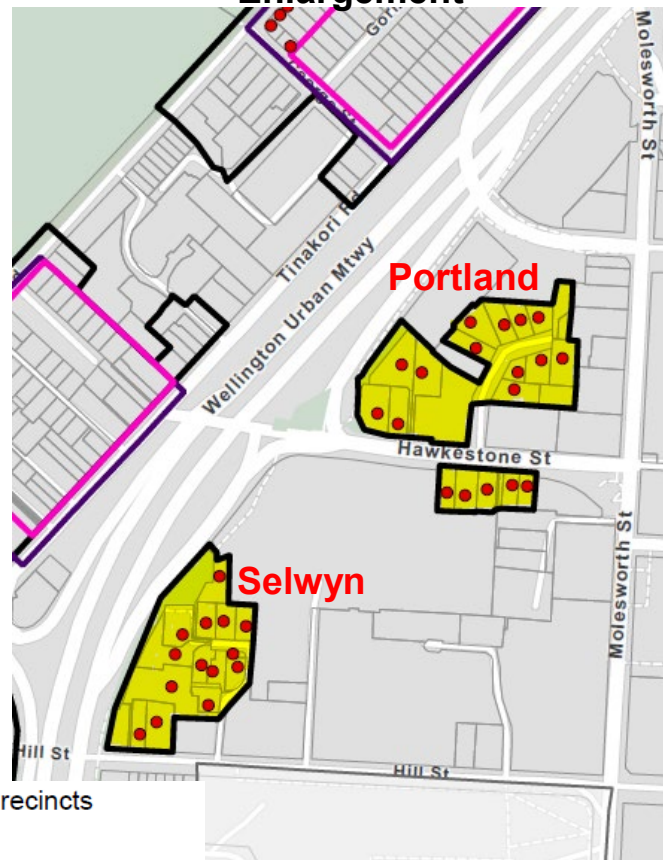
Jun 6 – Sep 7, 2022 · Shared







Enlargement



Recommended Additions to Character Precincts and Requested Additions to Character Precincts- Thorndon

Date: 12/05/2023

Created by: City Insights GIS Team

Contact: District.Plan@wcc.govt.nz

Base map credits: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS



Thorndon Heritage Project



Report prepared by
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Michael Kelly, Heritage Consultant
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For
Wellington City Council
P O Box 2199
WELLINGTON

December 2008



**APPROACH TO HERITAGE MANAGEMENT IN
 RESIDENTIAL AREAS OF THORNDON**

https://wellington.govt.nz/-/media/your-council/meetings/committees/strategy-and-policy-committee/2010/08/05/files/report_1.pdf

Appendix 2
 Boffa Miskell map 2009



Possible Heritage Areas 2008

4 *Portland*

Including Portland Crescent.

This is a small enclave of houses centred around a blind street, reminiscent of much closely built up housing around Molesworth Street that has now gone in favour of commercial buildings. It is defined by the motorway and encircling commerce.

Predominant character, turn of the century.

5 *Selwyn*

Including Selwyn Terrace.

This is another small enclave of houses centred around a blind street, older and more varied than Portland, and reminiscent of the closely built up housing of Thorndon. It is defined by the motorway, church and embassy buildings.

Predominant character, 1870s.



The **Thorndon Residents' Association** supports **LIVE WELLington.org**

Council report shows no need for radical planning changes in inner city Wellington

The latest official assessment of Wellington's housing needs shows sufficient capacity in Wellington's inner city suburbs to meet future growth for the next 30 years, meaning the drive by the council to decimate inner city character areas is unwarranted and must be abandoned now, says LIVE WELLington.

<https://www.livewellington.org/news>

Planning for Growth - accuracy of assumptions?

Subnational population projections, characteristics, 2018(base)-2048 update ⁱ

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Area	Year at 30 June	High ⁱ						Medium ⁱ						Low ⁱ					
		Births (live) - 5 years ended 30 June	Deaths - 5 years ended 30 June	Natural increase - 5 years ended 30 June	Net migration - 5 years ended 30 June	Population at 30 June	Median age (years) at 30 June	Births (live) - 5 years ended 30 June	Deaths - 5 years ended 30 June	Natural increase - 5 years ended 30 June	Net migration - 5 years ended 30 June	Population at 30 June	Median age (years) at 30 June	Births (live) - 5 years ended 30 June	Deaths - 5 years ended 30 June	Natural increase - 5 years ended 30 June	Net migration - 5 years ended 30 June	Population at 30 June	Median age (years) at 30 June
Lower Hutt city	2048	8,200	4,900	3,300	1,500	142,200	42.4	6,600	4,800	1,800	-500	123,900	43.5	5,100	4,600	500	-2,500	106,100	44.6
Wellington city	2018 ⁱ	..	..	..	..	211,200	34	..	..	..	..	211,200	34	..	..	..	..	211,200	34
	2023	10,500	4,700	5,700	0	216,900	34.1	9,800	4,900	4,900	-4,000	212,000	34.2	9,100	5,100	4,000	-8,000	207,200	34.3
	2028	11,400	5,200	6,200	3,000	226,100	34.6	10,400	5,300	5,000	-1,000	216,100	34.8	9,400	5,500	3,900	-5,000	206,100	34.9
	2033	12,400	5,800	6,600	5,000	237,700	35.3	10,900	5,800	5,100	1,000	222,200	35.5	9,600	6,000	3,600	-3,000	206,700	35.7
	2038	13,100	6,400	6,700	5,000	249,400	36.3	11,200	6,400	4,800	1,000	228,000	36.5	9,600	6,500	3,100	-3,000	206,700	36.6
	2043	13,400	7,100	6,200	5,000	260,600	37.2	11,200	7,100	4,200	1,000	233,100	37.4	9,300	7,100	2,200	-3,000	205,900	37.6
	2048	13,400	7,900	5,500	5,000	271,100	38.1	10,900	7,800	3,200	1,000	237,300	38.3	8,700	7,800	1,100	-3,000	204,000	38.5
Masterton	2018 ⁱ					26,400	42.8					26,400	42.8					26,400	42.8

The PDP asserts a population increase up to **80,000** over the next 30 years

BUT

StatsNZ's projections range from a low of 7,200 **fewer** citizens through to a high increase of **59,900** over 30 years



The **Thorndon Residents' Association** highlights the expert evidence submitted for Hearing Stream 4 by the **Newtown Residents' Association**; [ref T. Helm](#).

“23. ... evidence provides a summary of the economics of housing development which establishes that there is generally no such trade-off. Zoning shapes **where** housing is built and what it looks like, but **does not generally change how much is built** overall, **nor change market prices**. Zoning rules have only 4 localised effects on prices. The upshot is that **Wellington can, colloquially, “*have its cake and eat it too*” by preserving what local residents value at no cost to housing supply or affordability.**”



The **Thorndon Residents' Association** supports evidence submitted by the **Trustees of the Eldin Family Trust** [legal submission for Hearing Stream 2, 24 March 2023](#)

Extract from the TRA's further submission:

I support/oppose the submission of: <i>(State the submission number, name and address of the person making the original submission)</i>	The particular part/s of the submission I support/oppose are: <i>(State the submission number/point number of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>			The reasons for my support/ opposition are: <i>(State the nature of your submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed/ disallowed: <i>(Give precise details of the decision you want the Council to make)</i>
	Sub no./ point no.	Support/ oppose	Provision		
287 Eldin Family Trust Duncan Ballinger (Duncan Ballinger Stout Street Chambers), The Hon Sir Douglas White KC, John Meads and Dan Williams	287.2	Support		This is a significant small enclave of quality residential character dwellings in Thorndon. Selwyn Terrace has a special historic context as a residential area that reminds us of the original extent of the residential suburb.	We seek that the whole submission be allowed . Change Selwyn Tce to Medium Density Residential Zone, and do this in harmony with the Portland residential enclave, and the Hobson residential precinct of Thorndon

Relief sought

That the **Selwyn & Portland** enclaves:

- 1) **not** be included in the City Centre Zone;
- 2) be included in the **Medium Density Residential Zone**;
- 3) be included in **character precincts**.

WIND

The Association made Further Submissions on wind in residential zones. This was acknowledged in the s42 report.

An Association member, Mr Murcott, made a Principal Submission on wind in residential zones. This was captured in the Summary of Submissions (point 322.25) however it wasn't counted in the s42 report.

The Association supports Mr Murcott's submission. He is also scheduled to appear in Hearing Stream 4.

Thank you