

APPENDIX F: KĀINGA ORA REQUESTED CHANGES TO ZONE BOUNDARIES, VERANDAH CONTROLS AND BUILDING HEIGHTS

Notes:

- Table based on maps dated 12/06/2023
- Established buildings are eligible for existing use rights under section 10 of the RMA
- Changes relating to the HRZ/MRZ have been addressed in Hearing Stream 2:
[Right or reply responses Mr Josh Patterson \(wellington.govt.nz\)](https://www.wellington.govt.nz)
- Heights in the heritage areas were addressed in Hearing Stream 3:
[S42A Hearing Stream 3 - Historic Heritage, Sites and Areas of Significance and Notable Trees \(wellington.govt.nz\)](https://www.wellington.govt.nz)

Kāinga Ora map no.	Location	Requested change	Right of Reply recommendations	Section 42A Report references and recommendations
1	Linden	<ul style="list-style-type: none"> • Extend verandah and active frontage controls along Linden Ave and Collins Ave 	<ul style="list-style-type: none"> • Agree to verandah and active frontage control extensions as shown on Map 1 	<ul style="list-style-type: none"> • n/a
2	Tawa North	<ul style="list-style-type: none"> • Rezone land between Tawa North and Tawa South (Oxford Street) from HRZ to TCZ • Increase the height within the 'TCZ' to 36m • Extend verandah and active frontage controls 	<ul style="list-style-type: none"> • Rezone the western side of Main Road from the southern end of the Tawa centre to Elena Place as LCZ, with a 27 metre height limit • Retain the HRZ along the eastern side of Main Road • Agree to verandah and active frontage control extensions as shown on Map 2 along the extent of the land zoned LCZ 	<ul style="list-style-type: none"> • Part 3 – Local Centre Zone, paragraphs 104-107 • HS4-P3-LCZ-Rec17 • HS4-P3-LCZ-Rec86
2-3	Tawa South	<ul style="list-style-type: none"> • Rezone land to south of Tawa South (Oxford Street), comprising the sites at 105, 107, 109, 111, 113 and 115 Main Road, from HRZ to NCZ 	<ul style="list-style-type: none"> • Extend the NCZ north to Elena Place, with a 22 metre height limit • Rezone the sites at 105, 107, 109, 111, 113 and 115 Main Road from NCZ to HRZ to NCZ • Agree to verandah and active frontage control extensions as shown on Map 2 along the extent of the land zoned NCZ, with no controls along the rezoned HRZ 	<ul style="list-style-type: none"> • Part 4 – Neighbourhood Centre Zone, paragraphs 40-46 • HS4-P4-NCZ-Rec17 • HS4-P4-NCZ-Rec76
4	Churton Park	<ul style="list-style-type: none"> • No changes to Churton Park Centre - changes relate to MRZ 	<ul style="list-style-type: none"> • n/a 	<ul style="list-style-type: none"> • n/a

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5	Newlands	<ul style="list-style-type: none"> Extend verandah and active frontage controls around the exterior of the LCZ, fronting Stewart Drive, Bracken Road and Newlands Road 	<ul style="list-style-type: none"> Agree to extension of verandah and active frontage controls around the exterior of the LCZ 	<ul style="list-style-type: none"> n/a
6 7	Johnsonville (North) Johnsonville South	<ul style="list-style-type: none"> Expand MCZ to the north, west and south (rezone from HRZ) – note there is a decrease in the requested expansion from that shown in the map at Figure 6 of the section 42A report – Part 2: Metropolitan Centre Zone. Extend verandah and active frontage controls along Moorefield Road, Broderick Road and Johnsonville Road (to the south of Broderick Road), and along Gothic Street Increase MCZ-S1 height from 35m to 55 metres 	<ul style="list-style-type: none"> Disagree with centre expansions on the basis that development potential within the existing MCZ boundary is under-realised and additional capacity is not required. Additionally, the expansions involve established residential sites. Agree to extensions to the verandah and active frontage controls along MCZ sites Agree with extending the verandah and active frontage controls along Gothic Street, where the frontage is to legal road, but not where this extends into private land Increase height at MCZ-S1 from 35 m to 42 metres for the sites at 34 Johnsonville Road (block bordered by Johnsonville Road, Moorefield Road and Broderick Road) and 91 Johnsonville Road - refer to Appendix A of Right of Reply – Amended HS4-P2-MCZ-Rec64 and Appendix B. Retain 35m height at MCZ-S1 across the remainder of the zone. Developments that exceed 25% of these heights to be subject to the City Outcomes Contribution requirements. 	<ul style="list-style-type: none"> Part 2 – Metropolitan Centre Zone, paragraphs 31 - 33 Part 2 – Metropolitan Centre Zone, paragraphs 264, 267 HS4-P2-MCZ-Rec3 HS4-P2-MCZ-Rec64
8	Khandallah	<ul style="list-style-type: none"> No changes to Khandallah Centre - changes relate to MRZ/HRZ 	<ul style="list-style-type: none"> Refer to HS4-P3-LCZ-Rec86: recommend decreasing the height limit at LCZ-S1 to 18 metres in the Khandallah Centre 	<ul style="list-style-type: none"> Refer to Hearing Stream 2 Right of Reply HS4-P3-LCZ-Rec86
9	Ngaio	<ul style="list-style-type: none"> Extend verandah and active frontage controls to the north-east along Khandallah Road and into Colway Street 	<ul style="list-style-type: none"> Agree to verandah and active frontage control extensions as shown on Map 9 	<ul style="list-style-type: none"> n/a

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10	Crofton Downs	<ul style="list-style-type: none"> No changes to Crofton Downs Centre - changes relate to MRZ/HRZ 	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> Refer to Hearing Stream 2 Right of Reply
11	Karori	<ul style="list-style-type: none"> Extend Karori Centre to the east of Raine Street/Campbell Street Increase the height of Karori Centre from 18 metres (LCZ-S1) to 22 metres Extend Marsden Village Centre to the east and west Rezone Marsden Village Centre from NCZ to LCZ Increase the height at Marsden Village Centre from 12 metres (NCZ-S1) to 22 metres Extend verandah and active frontage controls along full extent of the centres, including the expanded areas 	<ul style="list-style-type: none"> Disagree with the expansion the Karori Centre to the east as this land contains a tennis club and established residential buildings, and there is existing capacity within the centre without incorporating these sites Disagree with increasing the height for the Karori Centre to 22 metres due to infrastructure constraints Disagree with the Marsden Village Centre on the basis that there is existing capacity within the centre without incorporating these sites, which are primarily residential in nature Retain the NCZ of Marsden Village Centre Retain the 12 metre height limit at NCZ-S1 Agree to extend the verandah and active frontage controls along full extent of the centres 	<ul style="list-style-type: none"> Part 3 – LCZ, paragraphs 86-92 HS4-P3-LCZ-Rec86 HS4-P4-NCZ-Rec76
12	Kelburn	<ul style="list-style-type: none"> Expand the centre on the corner of Nottingham Street and Karori Road and rezone from NCZ to LCZ Increase the height at this centre from 12 metres (NCZ-S1) to 22 metres 	<ul style="list-style-type: none"> Disagree with expansion of the centre on the corner of Nottingham Street and Karori Road and rezoning from NCZ to LCZ rezoning Disagree with a height increase to 22 metres at this centre. 	<ul style="list-style-type: none"> Part 3 – LCZ, paragraphs 367-369: Recommend decrease to 18 metres in Kelburn Centre HS4-P3-LCZ-Rec86
13	City Centre (North)	<ul style="list-style-type: none"> Changes relate to HRZ adjoining the CCZ 	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> Refer to Hearing Stream 2 Right of Reply
14	City Centre (Central)	<ul style="list-style-type: none"> Additional active frontage and verandah controls along western edge of Aro Park, Kent Terrace, Wakefield Street and around the block fronting Market Lane/Wakefield Street and Cable Street 	<ul style="list-style-type: none"> Agree to extend the verandah and active frontage controls along western edge of Aro Park, Wakefield Street and around the block fronting Market Lane/Wakefield Street and Cable Street 	<ul style="list-style-type: none"> Statement of supplementary planning evidence of Anna Stevens, paragraphs 229-230

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15	City Centre (South)	<ul style="list-style-type: none"> Additional active frontage and verandah coverage at the southern end of Cambridge Terrace/Kent Terrace around into Buckle Street/SH 1 (northern edge) Rezone northern end of Newtown at John Street/Adelaide Road from LCZ to TCZ Increase height limit at LCZ-S1 from 22 metres to 36 metres 	<ul style="list-style-type: none"> Disagree with recommendation from Mr Rae to extend the verandah and active frontage controls along Cambridge Terrace/Kent Terrace and into Buckle Street and SH1. The corner of Buckle Street and Cambridge Terrace and State Highway 1 and Kent Terrace has been signalled to undergo significant changes through Let's Get Wellington Moving. It is not appropriate to require verandah coverage and active frontages in these areas given the changes anticipated by Let's Get Wellington Moving. See Appendix F.1 of this document for more context. Disagree with new TCZ Disagree with height increase to 36 metres, recommend 27 metres in the Newtown LCZ 	<ul style="list-style-type: none"> Overview and General Matters – paragraphs 102-111 HS4-Overview-Rec8 to HS4-Overview-Rec12 HS4-P3-LCZ-Rec86
16	Aro Valley	<ul style="list-style-type: none"> No changes to Aro Valley Centre - changes relate to HRZ 	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> Refer to Hearing Stream 2 Right of Reply See above re HS4-P3-LCZ-Rec86 in relation to Kelburn Centre height (LCZ-S1)
17	Brooklyn	<ul style="list-style-type: none"> Extend active frontage and verandah controls into Todman Street (south corner) Rezone John Street/Adelaide Road corner as TCZ, with 36 metre height 	<ul style="list-style-type: none"> Agree to extend the verandah and active frontage controls along Todman Street (south corner) Disagree with TCZ at John Street/Adelaide Road and height increase Recommend 27 metre height at LCZ-S1 for Newtown 	<ul style="list-style-type: none"> Overview and General Matters – paragraphs 102-111 HS4-P3-LCZ-Rec86
18	Newtown (North)	<ul style="list-style-type: none"> Rezone Newtown from LCZ to TCZ Increase the height across the entirety of the 'TCZ' to 36 metres from 22 metres and 12 metres at LCZ-S1 Extend active frontage and verandah controls along Riddiford Street and into 	<ul style="list-style-type: none"> Disagree with rezoning Newtown from LCZ to TCZ Disagree with height increase to 36 metres Recommend 27 metre height within the 	<ul style="list-style-type: none"> Overview and General Matters – paragraphs 102-111 Part 3 – LCZ, paragraphs 94-95 HS4-P3-LCZ-Rec86 Refer to Hearing Stream 3 Section 42A

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		Newtown Avenue and Constable Street	Newtown LCZ <ul style="list-style-type: none"> Recommend retaining 12 metre height along Adelaide Road/Riddiford Street corner (east side) Agree to extend active frontage and verandah controls along Riddiford Street and into Newtown Avenue and Constable Street 	Report with respect to 18 metre height in the Newtown Heritage Area
19	Newtown (South)	<ul style="list-style-type: none"> Rezone Newtown from LCZ to TCZ Increase the height across the entirety of the 'TCZ' to 36 metres from 22 metres at LCZ-S1 Extend active frontage and verandah controls along Riddiford Street from Normanby Street to Rhodes Street (both sides of the road) Increase the height of the MUZ at Arney Street/Ferguson Street from 12 metres to 36 metres (MUZ-S1) 	<ul style="list-style-type: none"> Disagree with rezoning Newtown from LCZ to TCZ Disagree with height increase to 36 metres in both the LCZ and MUZ Recommend 27 metre height within the Newtown LCZ, with 18 metres in the Newtown Heritage Area as recommended at Hearing Stream 3 Recommend retaining 12 metre height within the MUZ Agree to extend active frontage and verandah controls southwards along Riddiford Street 	<ul style="list-style-type: none"> Overview and General Matters – paragraphs 102-111 Part 3 – LCZ, paragraphs 94-95 Refer to Hearing Stream 3 Section 42A Report with respect to 18 metre height in the Newtown Heritage Area HS4-P3-LCZ-Rec86 HS4-P5-MUZ-Rec62
20	Island Bay	<ul style="list-style-type: none"> Extend active frontage and verandah controls north along The Parade to Avon Street (both sides of the road) Increase height of Island Bay Centre to 22 metres across the entirety of the centre (LCZ-S1) Increase height of Mersey Street Centre from 12 metres to 18 metres (NCZ-S1) 	<ul style="list-style-type: none"> Agree to extend active frontage and verandah controls north along The Parade to Avon Street (both sides of the road) Disagree with height increase across the entirety of the Island Bay Centre – retain 12 metre height in Island Bay Heritage Area (unless amended as a result of Hearing Stream 3) Disagree with height increase in Mersey Street Centre – refer to HS4-P4-NCZ-Rec76: 14 metre height recommended 	<ul style="list-style-type: none"> Part 4 – NCZ, paragraph 281.b with respect to Mersey Street HS4-P4-NCZ-Rec76
21	Hataitai	<ul style="list-style-type: none"> No change to Hataitai Centre - changes relate to MRZ (Hataitai) and HRZ (Newtown) 	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> Refer to Hearing Stream 2 Right of Reply

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22	Kilbirnie	<ul style="list-style-type: none"> Extend the MCZ to the east of Mahora Street, to include the block with frontage to Mahora Street, Rongotai Road, Ross Street and Coutts Street Add new non-residential frontages along both sides of Mahora Street, along Rongotai Road and Onepu Road (block containing Kilbirnie Pak'n'Save), partially along Coutts Street and at the north-eastern edge where the MCZ fronts Evans Bay Parade Increase the height limit across the MCZ and DEV1 to 55 metres, with the exception of the 15 metre section at the north-west corner of the centre (MCZ-S1) Rezone HRZ land to the south-west and south-east of DEV1 to MCZ, with an increase from 14 metres to a 55 metre height limit Extend active frontage and verandah controls along all boundaries of the rezoned HRZ land 	<ul style="list-style-type: none"> Disagree with extending the MCZ to the east of Mahora Street, on the basis this is privately owned residential land and there is sufficient unrealised development potential within the notified MCZ boundaries. Agree to add new non-residential frontages along the north-eastern edge where the MCZ fronts Evans Bay Parade Disagree with height increase to 55 metres and recommend increase to 35 metres across the majority of the zone – refer to Appendix A of Right of Reply – Amended HS4-P2-MCZ-Rec64 and Appendix B. Retain 15 metre height in to the north of Rongotai Road. Developments that exceed 25% of these heights to be subject to the City Outcomes Contribution requirements. Acknowledge that the HRZ land to the south-west and south-east of the DEV1 area is appropriate for rezoning, however, disagree with rezoning at this time due to concerns that property owners will not be fully aware of the proposed rezoning. 	<ul style="list-style-type: none"> Part 2 – MCZ, paragraphs 31-33 Part 2 – MCZ, paragraphs 264-265, 274 Part 2 – DEV1, paragraphs 391-394 HS4-P2-MCZ-Rec4 HS4-P2-MCZ-Rec64 Refer to Hearing Stream 2 Right of Reply with respect to HRZ zoning and heights around the MCZ
23	Miramar (South)	<ul style="list-style-type: none"> Rezone Miramar LCZ to TCZ Expand Miramar 'TCZ' to the south-east and north-east Increase the height of the 'TCZ' from 22 metres to 36 metres (LCZ-S1) Extend active frontage and verandah controls along Miramar Avenue, Stone Street and Park Road (centre expansion) 	<ul style="list-style-type: none"> Disagree with rezoning the Miramar Centre from LCZ to TCZ Disagree with expanding the centre to incorporate the residential properties along Park Road, Miramar Avenue, Stone Street and Hobart Street Disagree with increasing the height from 22 metres to 36 metres 	<ul style="list-style-type: none"> Overview and General Matters – paragraphs 102-111 Part 3 – LCZ, paragraphs 98-103 HS4-P3-LCZ-Rec16 HS4-P3-LCZ-Rec86 HS4-P5-MUZ-Rec62

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24	Miramar (North)	<ul style="list-style-type: none"> • Rezone Miramar LCZ to TCZ • Expand Miramar 'TCZ' northwards along Park Road, with a 36 metre height limit • Increase the height limit of the two sections of MUZ with frontage to Akaroa Drive/Miramar Avenue/Tauhinu Road from 12 metres to 29 metres (MUZ-S1) • Retain the height limit of the MUZ fronting Miramar North Road at 15 metres (MUZ-S1) • Increase the height limit of the above MUZ, where this has frontage to Miramar North Road and Park Road from 15 metres to 22 metres (MUZ-S1) • Retain the height limit of the northern half of the MUZ fronting Manuka Street/Weka Street/Camperdown Road at 15 metres (MUZ-S1) • Increase the height limit of the southern half of the MUZ fronting Manuka Street/Weka Street/Camperdown Road from 15 metres to 22 metres (MUZ-S1) 	<ul style="list-style-type: none"> • Disagree with rezoning the Miramar Centre from LCZ to TCZ • Disagree with expanding the 'TCZ' to the north to incorporate the residential properties along Park Road • Disagree with increasing the height limits within the various MUZ 	<ul style="list-style-type: none"> • Overview and General Matters – paragraphs 102-111 • Part 3 – LCZ, paragraphs 98-103 • HS4-P3-LCZ-Rec16 • HS4-P3-LCZ-Rec86 • HS4-P5-MUZ-Rec62

Appendix F.1 - Information on active frontage north of the Basin Reserve

The Kāinga Ora request to extend the active frontage control to the southern ends of Cambridge and Kent Terraces and opposite the Basin Reserve does not align with plans to rebuild this whole area with new roads, public spaces and buildings. Active frontage controls can be added as part of a future plan change once the new block layouts, zoning, public spaces and building footprints in this area are known.

The Let's Get Wellington Moving Programme's proposal includes significant changes on the northern side of the Basin Reserve, with an example illustrated below (sourced from Let's Get Wellington Moving and published by Stuff in June 2022).



The details of the transport and urban renewal are still being worked out through the business case process, but the preferred option is endorsed by the funding partners [Wellington City Council](#), Greater Wellington Regional Council, Waka Kotahi, and [Ministers](#). For the Basin Reserve, this preferred option includes:

- Separating north-south traffic and mass rapid transit to run on the western side of the Basin Reserve, along an extended Sussex Street, and connecting to Cambridge Terrace.
- Extending the Arras Tunnel eastwards to near the Basin Reserve north entrance, for west-bound traffic from the Mt Victoria Tunnel.
- A new park/public space extension connecting the north Basin Reserve entrance to Pukeahu (the size, form and location of this space is not decided yet).
- Bus priority, walking, cycling, and possibly some private vehicles, to access a new Mt Victoria Tunnel curving from southern Kent Terrace.

Let's Get Wellington Moving may be affected by the results of the October 2023 General Election. However, the main political opposition [National Party's transport policy](#) (pgs 17, 18) includes building the Basin Reserve upgrades to separate north-south and State Highway traffic, a new Mt Victoria tunnel for cars, cyclists and walkers, and bus priority lanes leading to the tunnel. This means both a Labour-led and National-led government will be delivering significant changes to the road and building layout in this south Cambridge Tce/Kent Tce area.