

Wellington City Proposed District Plan

Report 4E

WIND Chapter

Appendix 8

Appendix 9

Appendix 14

Appendix 2

Recommended Responses to Submissions and Further Submissions

Appendix 2 – Report 4E Wind Chapter, Appendix 8, Appendix 9, and Appendix 14

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Restaurant Brands Limited	349.56	General District wide Matters / Wind / General WIND	Support	Support	Retain WIND chapter as notified.	Accept	No
Kāinga Ora Homes and Communities	391.304	General District wide Matters / Wind / General WIND	Support in part	All rules in the WIND chapter are supported, but it is considered that these Rules should also apply in MRZ and HRZ.	Retain all Rules in the Wind chapter with amendment.	Accept	Yes
Thorndon Residents' Association Inc	F569.23	Part 2 / General District wide Matters / Wind / General WIND	Support	Effective wind rules should be applied in MRZ and HRZ. Parts of inner residential Thorndon already experience nasty wind effects aggravated by 6+ story buildings. TRA seek to avoid any more wind hazards arising from constructed features being introduced to adjacent properties and/or onto our streets.	Allow / Allow in part.	Accept	Yes
Kāinga Ora Homes and Communities	391.305	General District wide Matters / Wind / General WIND	Amend	Considers that Rules in the WIND chapter should apply to the Medium Density Residential Zone and High Density Residential Zone, as there will be rules providing for buildings over 20m. These zones are currently not included.	Amend Rules in the Wind chapter so that they apply to the Medium Density Residential Zone and High Density Residential Zone, where buildings go over 20m in height.	Accept	Yes
Retirement Villages Association of New Zealand Incorporated	350.85	General District wide Matters / Wind / WIND-O1	Support in part	Supports the focus of this objective on public spaces. It also supports the focus on safety of wind conditions. Considers reference to amenity effects should be removed.	Retain WIND-O1 (Purpose) and seeks amendment .	Accept	Yes
Retirement Villages Association of New Zealand Incorporated	350.86	General District wide Matters / Wind / WIND-O1	Amend	Supports the focus of this objective on public spaces. It also supports the focus on safety of wind conditions. Considers reference to amenity effects should be removed.	Amend WIND-O1 (Purpose) as follows: The adverse impact of wind from new developments, additions and alterations on public spaces is managed to: 1. Provide comfortable conditions for pedestrians, whilst acknowledging that not all wind effects can be mitigated; 2.1. Ensure that new developments, additions and alterations do not generate unsafe wind conditions in public spaces and, where possible, ameliorate existing unsafe wind conditions; and 3.2. Prevent the gradual degradation of Wellington's pedestrian wind environment over time.	Accept	Yes
WCC Environmental Reference Group	377.312	General District wide Matters / Wind / WIND-O1	Support	Considers that the built environment can either worsen or mitigate wind, and Wellington has examples of both of these: with the benefit of modern knowledge, we can now design for the wind: this is particularly important for pedestrian and public areas. This objective will help the city progressively reduce windage in these areas, contributing to liveability.	Retain WIND-O1 (Purpose) as notified.	Reject	Yes
WCC Environmental Reference Group	377.313	General District wide Matters / Wind / WIND-P1	Support	Considers that the built environment can either worsen or mitigate wind, and Wellington has examples of both of these: with the benefit of modern knowledge, we can now design for the wind: this is particularly important for pedestrian and public areas. This objective will help the city progressively reduce windage in these areas, contributing to liveability.	Retain WIND-P1 (Early consideration of wind in design) as notified.	Accept	No
Retirement Villages Association of New Zealand Incorporated	350.87	General District wide Matters / Wind / WIND-P2	Oppose in part	Supports the focus of this objective on public spaces. It also supports the focus on safety of wind conditions. Considers reference to amenity effects should be removed.	Retain WIND-P2 (Managing effects) and seeks amendment.	Accept	Yes
Retirement Villages Association of New Zealand Incorporated	350.88	General District wide Matters / Wind / WIND-P2	Amend	Supports the focus of this objective on public spaces. It also supports the focus on safety of wind conditions. Considers reference to amenity effects should be removed.	Amend WIND-P2 (Managing effects) as follows: Require that larger-scale buildings, including additions and alterations, are designed to: ... 3. Limit any deterioration of the wind environment that effects: a. Safety and amenity of pedestrians; and b. Existing wind mitigation measures.	Reject	No
WCC Environmental Reference Group	377.314	General District wide Matters / Wind / WIND-P2	Support	Considers that the built environment can either worsen or mitigate wind, and Wellington has examples of both of these: with the benefit of modern knowledge, we can now design for the wind: this is particularly important for pedestrian and public areas. This objective will help the city progressively reduce windage in these areas, contributing to liveability.	Retain WIND-P2 (Managing effects) as notified.	Reject	Yes
Retirement Villages Association of New Zealand Incorporated	350.89	General District wide Matters / Wind / WIND-P2	Support in part	Supports the focus of this objective on public spaces. It also supports the focus on safety of wind conditions. Considers reference to amenity effects should be removed.	Retain WIND-P2 (Managing effects) and seeks amendment. [Inferred decision requested]	Accept	Yes
Retirement Villages Association of New Zealand Incorporated	350.90	General District wide Matters / Wind / WIND-P2	Amend	Supports the focus of this objective on public spaces. It also supports the focus on safety of wind conditions. Considers reference to amenity effects should be removed.	Seeks to amend WIND-P2 (Managing effects) to replace 'practical' with 'practicable' in clause (3).	Accept	Yes

Appendix 2 – Report 4E Wind Chapter, Appendix 8, Appendix 9, and Appendix 14

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Retirement Villages Association of New Zealand Incorporated	350.91	General District wide Matters / Wind / WIND-P3	Oppose in part	Opposes the requirement in (3) to limit any deterioration of the wind environment that affects amenity of pedestrians. Considers (2) should refer to practicability, rather than practicality.	Seeks to amend WIND-P3 (Comfort and safety in public spaces) to remove "and comfort of". [Inferred decision requested]	Reject	No
Retirement Villages Association of New Zealand Incorporated	350.92	General District wide Matters / Wind / WIND-P3	Oppose in part	Opposes the requirement to maintain and where possible enhance the comfort of public space as it is inconsistent with the acknowledgement in WIND-O1(1).	Opposes WIND-P3 (Comfort and safety in public spaces) and seeks amendment. [Inferred decision requested]	Accept in part	Yes
Retirement Villages Association of New Zealand Incorporated	350.93	General District wide Matters / Wind / WIND-P3	Amend	Opposes the requirement to maintain and where possible enhance the comfort of public space as it is inconsistent with the acknowledgement in WIND-O1(1).	Seeks to amend WIND-P3 (Comfort and safety in public spaces) to remove "and comfort of public space". [Inferred decision requested]	Reject	No
WCC Environmental Reference Group	377.315	General District wide Matters / Wind / WIND-P3	Support	Considers that the built environment can either worsen or mitigate wind, and Wellington has examples of both of these: with the benefit of modern knowledge, we can now design for the wind: this is particularly important for pedestrian and public areas. This objective will help the city progressively reduce windage in these areas, contributing to liveability.	Retain WIND-P3 (Comfort and safety in public spaces) as notified.	Reject	Yes
WCC Environmental Reference Group	377.316	General District wide Matters / Wind / WIND-P4	Support	Considers that the built environment can either worsen or mitigate wind, and Wellington has examples of both of these: with the benefit of modern knowledge, we can now design for the wind: this is particularly important for pedestrian and public areas. This objective will help the city progressively reduce windage in these areas, contributing to liveability.	Retain WIND-P4 (Comfort and safety in public spaces created through new development) as notified.	Accept	No
Retirement Villages Association of New Zealand Incorporated	350.94	General District wide Matters / Wind / WIND-R1	Support in part	Supports the permitted activity status when the construction, alteration and additions to buildings and structures meet the permitted heights of various zones (being non-residential zones), where a wind report is required, supports the focus on effects on public spaces and considers the matters of discretion should be limited to the wind effects of the building height exceedance.	Retain WIND-R1.2 (Construction, alteration and additions to buildings and structures) and seeks amendment.	Reject	No
Retirement Villages Association of New Zealand Incorporated	350.95	General District wide Matters / Wind / WIND-R1	Amend	Supports the permitted activity status when the construction, alteration and additions to buildings and structures meet the permitted heights of various zones (being non-residential zones), where a wind report is required, supports the focus on effects on public spaces and considers the matters of discretion should be limited to the wind effects of the building height exceedance.	Amend WIND-R1.2 (Construction, alteration and additions to buildings and structures) to ensure matters of discretion (1), (3) and (4) are limited by (2).	Reject	No
WCC Environmental Reference Group	377.317	General District wide Matters / Wind / WIND-R1	Support	Considers that the built environment can either worsen or mitigate wind, and Wellington has examples of both of these: with the benefit of modern knowledge, we can now design for the wind: this is particularly important for pedestrian and public areas. This objective will help the city progressively reduce windage in these areas, contributing to liveability.	Retain WIND-R1 (Construction, alteration and additions to buildings and structures) as notified.	Reject	Yes
Kāinga Ora Homes and Communities	391.306	General District wide Matters / Wind / WIND-R1	Support in part	WIND-R1 is partially supported, but amendments are sought.	Retain WIND-R1 (Construction, alteration and additions to buildings and structures) with amendment.	Accept in part	Yes
Kāinga Ora Homes and Communities	391.307	General District wide Matters / Wind / WIND-R1	Amend	Considers that height limits in WIND-R1 should be amended to align with proposed Centre heights. Heights of buildings are restricted to between 12-20m depending on Centre type. These heights should be adjusted to better align with the height limits sought in the relevant centres to not preclude development necessary to have a quality urban environment.	Amend WIND-R1 (Construction, alteration and additions to buildings and structures) to align with the heights of buildings restricted to between 12-20m depending on Centre type. [Refer to original submission for specific height amendments]	Accept in part	Yes
Retirement Villages Association of New Zealand Incorporated	350.96	General District wide Matters / Wind / WIND-R2	Support	Supports the permitted activity status of the construction, alteration and additions to buildings and structures in residential zones provided by WIND-R2.	Retain WIND-R2 (Construction, alteration and additions to buildings and structures) as notified.	Accept	No
Te Herenga Waka Victoria University of Wellington	106.8	General District wide Matters / Wind / WIND-S1	Oppose in part	Considers that the Wind rules should not apply to the Tertiary Education zone. Wind rules did not previously apply to the Institutional Precinct under the Wellington Operative District Plan. The University is not aware of any widespread and/or significant existing adverse wind effects that would justify extending control of wind effects to include the Tertiary Education zone.	Amend standard WIND-S1 (Safety) as follows: WIND-S1 ... Tertiary Education Zone	Reject	No

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Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Independent Hearings Panel Recommendation	Changes to PDP?
Property Council New Zealand	338.8	General District wide Matters / Wind / WIND-S1	Amend	<p>Considers that wind test requirements at 20 m/s is inadequate and should be amended to 22m/s to allow for a buffer to the newly proposed minimum building heights and residential maximum heights.</p> <p>Proposing minimum building heights that sit above the 20 metre City Centre wind test threshold could have adverse effects for development within the city. For example, a minimum building height of 21.5 metres in Te Aro would mean all future developments would have to undertake a wind test which costs around \$20,000 - \$25,000 and adds approximately six to nine months to a project.</p> <p>Increasing the wind test level will likely encourage more large-scale developments in Wellington and would also simplify the Council's and applicant's overall development process.</p>	<p>Amend WIND-S1 (Safety) as follows:</p> <p>1. The proposed building, additions or alterations must not result in an annual maximum gust speed in excess of 20 22 m/s in any public space.</p>	Reject	Yes
Wellington's Character Charitable Trust	FS82.155	Part 2 / General District wide Matters / Wind / WIND-S1	Oppose	<p>Considers Wellington is notoriously windy, and increasing the wind safety speed threshold when climate change is resulting in more extreme and uncertain weather conditions would be unsafe for pedestrians.</p>	Disallow	Reject	No
Te Herenga Waka Victoria University of Wellington	106.9	General District wide Matters / Wind / WIND-S2	Oppose in part	<p>Considers that the Wind rules should not apply to the Tertiary Education zone. Wind rules did not previously apply to the Institutional Precinct under the Wellington Operative District Plan. The University is not aware of any widespread and/or significant existing adverse wind effects that would justify extending control of wind effects to include the Tertiary Education zone.</p>	<p>Amend standard WIND-S1 (Safety) as follows:</p> <p>WIND-S2 ... Tertiary Education Zone</p>	Reject	No
Dawid Wojasz	295.8	General District wide Matters / Wind / WIND-S2	Amend	<p>Considers that undesirable conditions are not allowed to deteriorate by a set amount of days per year for new development. This is currently measured by comparing the existing environment with a proposed building.</p> <p>Considers that given that there are minimum heights in the district plan this should be the base level effects are measured against not the existing environment.</p>	<p>Seeks to amend the WIND-S2 (Deterioration of the wind environment), by changing the wording to allow a minimum height building be used as a reference to measure wind effects of proposed developments.</p>	Reject	No
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.42	Appendices Subpart / Appendices / APP8 Quantitative Wind Study and Qualitative Wind Assessment – Modelling and Reporting Requirements	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain Appendix 8 Quantitative Wind Study and Qualitative Wind Assessment – Modelling and Reporting Requirements as notified.	Accept in part – subject to amendments arising from changes to the provisions in the WIND chapter	No.
Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir	275.48	Appendices Subpart / Appendices / APP14 Wind Chapter Best Practice Guidance Document	Support	[No specific reason given beyond decision requested - refer back to original submission]	Retain Appendix 14 Wind Chapter Best Practice Guidance Document as notified.	Accept in part – subject to amendments arising from changes to the provisions in the WIND chapter	No.
The Urban Activation Lab of Red Design Architects	420.5	Whole PDP / Whole PDP / Whole PDP	Amend	[No specific reason given beyond decision requested - see original submission]	Seeks that the Proposed District Plan needs to be amended to make greater provision for limited notification (as opposed to non-notification) in relation to wind effects so as to enable and support fair and reasonable compromises between neighbours.	Reject	No.
Historic Places Wellington Inc	FS111.52	General / Whole PDP / Whole PDP / Whole PDP	Support	<p>HPW supports the implementation of a sensible plan for revitalisation in Newtown heritage shopping area including provision of additional housing at scale, while also protecting the heritage shop frontages. Considers that this plan retains heritage features (important for stepping back taller buildings from the narrow street to retain street level public amenity) but allows for desirable intensification.</p>	Allow	Reject	No.