

Submission to: The Hearings Commissioners for the Proposed Wellington City Council
District Plan

Further to: Submission 424 Paul Gregory Rutherford

Hearing Stream 1: Wednesday 22 February 11.20 – 11.40am

Summary of key points, relevant to:

- Hearing Stream 1 – ISPP and Strategic Direction
 - Hearing Stream 2 – Residential Zones, Character Precincts and MDRZ precincts including Oriental Bay.
- My written submission is clearly in support of, and essentially similar to, that of the LIVE WELLington submission which resonated with me.
- The District Plan needs to include strategic objectives that reflect the positive contributions that heritage, character, and the ability to read stories in the urban landscape, make to overall wellbeing. Examples here from my own lived experience.
- The District Plan needs to set out a clear sequence for intensification rather than up-zoning broad areas of land, in particular focusing first on underutilised land. There is certainly scope for intensification in under-utilised areas on the CBD fringes and along the spine of the city (eg. car yards in Cambridge-Kent Terrace).
- Wellington has unique geography and urban landscape. A “one-size-fits-all” intensification model resulting in random high rises is clearly inappropriate, and we should be wary of long-lasting adverse effects.
- A specific issue in Hearings Stream 1 is the “walkable catchment” which is 10 minutes as notified in the PDP. The s 42A report recommends a walkable catchment of 15 minutes, however, which will capture some areas which are demonstrably inappropriate for developments of at least 6 stories. An example near me is Hay Street in Oriental Bay.
- Walkable catchment is one simple tool to limit over-upzoning where a “least-regrets” approach to decision making seems appropriate. This could be revisited later when there is more information and less uncertainty regarding the potential adverse effects of intensification in our city. Therefore, the walkable catchment should be kept at 10 minutes.

Thank you for your time and consideration.