



PDP Submission 333
Further Submission 069

to

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

Hearing Stream 1 – **Strategic Direction**




PMP Strategic Direction

- 1) Population Projections
- 2) Qualifying Matters
- 3) Housing Affordability





 (Source: Lloyd Homer, GNS Science)



Planning for Growth VS Planning for Resilience

The tension between coping in a fragile place, and intensification of urban development in that place

Ref: Wellington Lifelines Regional Resilience Project, rev 3, 2019

Highlight TRA's Community Resilience Planning work.

Thorndon and Pipitea Community Emergency Hub Guide



5

Your community's response

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Local vulnerabilities

During Community Response Planning the following potential vulnerabilities were identified. These may need further attention or assistance.

Places and spaces

- Note on map:
- › Landslides
 - › Fallen trees
 - › Flooding
 - › Liquefaction
 - › Fires
 - › Blocked roads
 - › Dangerous structures
 - › Anywhere in the tsunami zone
 - › Tinakori Hill
 - › Port area

Infrastructure

- Mark on map
- › Downed power lines
 - › Flooding from broken pipes
 - › Broken sewage pipes
 - › Blocked roads
- Other damage to key services



PMP Strategic Direction

Significant assumptions for plan making

1) Population Projections

City Assumptions vs Statistics NZ

<https://www.transportprojects.org.nz/current/thorndon-connections/> (accessed 2 Feb 2023)

Thorndon connections

Projects > Thorndon connections



A city fit for the future

Wellington is expected to grow by up to 80,000 people over the next 30 years, which will dramatically affect the way our city look, feels, and operates. If we continue at our current rate of car use, our transport network will grind to a halt.

Ngā kāinga noho

Residential

Residential areas manage the neighbourhoods where we live, what we can do there, and how houses are built.

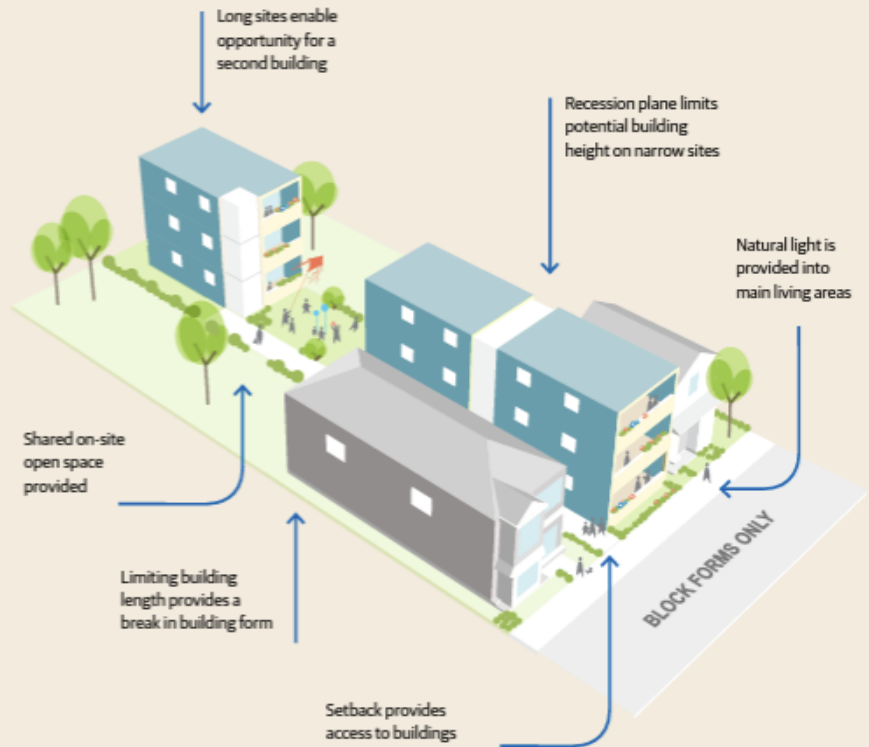
In the next 30 years Wellington will be home to an additional 50,000–80,000 people. Without taking any action, Wellington City faces a shortfall of between 4,600 and 12,000 dwellings by 2047.

The Wellington Spatial Plan 2021 identifies areas around centres and train stations where it makes sense to allow for more residential development. In these areas, residents would have easy access to day-to-day services, education facilities, public transport, and employment. In addition, central government policy directs us to increase housing supply and choice in these areas.

Residential areas make up most of our built city and are where most people live.

The rules in residential areas aim to:

- enable housing development
- manage effects between neighbours
- ensure that each dwelling has a good quality living environment
- manage effects of non-residential activities on neighbourhoods
- ensure pleasant and safe residential streets
- ensure that there is sufficient infrastructure to support development.



Planning for Growth - accuracy of assumptions?

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

Page: 5/6

Area	Year at 30 June	High						Medium						Low					
		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	..	..	..	..	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	..	..	..	..	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



PMP Strategic Direction

Use of Planning Controls

2) Qualifying Matters



Residential Thorndon's East side

There's a complete absence of the utilisation of any **qualifying matters** provisions to exclude residential areas from as-of-right upzoning, with, say:

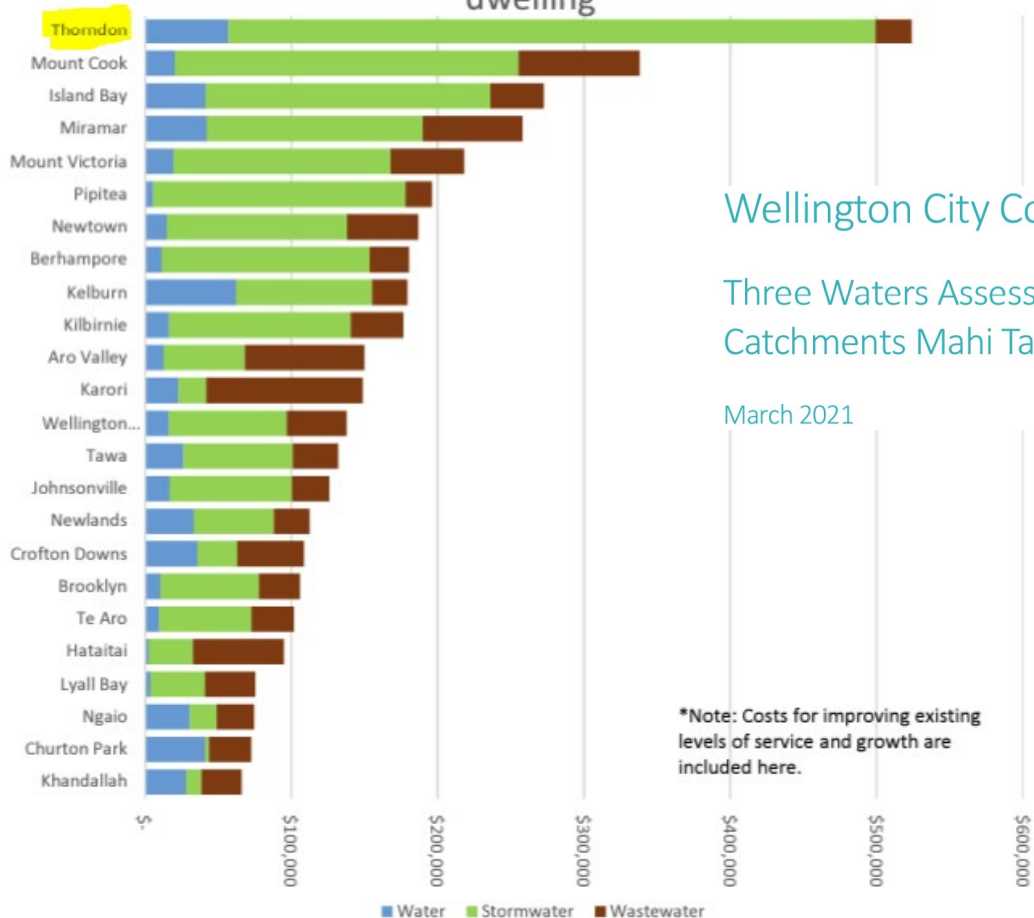
- a character QM
- a QM for vulnerability to natural disaster e.g. flood-prone areas
- a QM for 3 waters infrastructure inadequacies
- a QM for wind effects
- a QM for significance to Maori
- etc

Beyond character (which abounds in this area of Thorndon) Council can, and could, and perhaps should have used things like **vulnerability to flooding**, or the **absence of adequate infrastructure**, etc.

It feels discriminatory that the faultline on the west side of the suburb has been taken into account, with MDZ and character precincts, whereas Thorndon's valued residential areas on the east side are left devoid of any QM's and instead proposed for zoning as either HDZ or CCZ.



WCC Spatial Plan: 3 Waters upgrade costs per new dwelling



Wellington City Council- Spatial Plan

Three Waters Assessment- Growth Catchments Mahi Table and Cost Estimates

March 2021

*Note: Costs for improving existing levels of service and growth are included here.



PMP Strategic Direction

vs Sphere of Influence

3) Housing Affordability

The Front Page: Why is it so slow and expensive to build in NZ - and how do you fix it?



By [Damien Venuto](#)

10 Feb, 2023 05:20 PM © 4 mins to read

Save

Share

31

Comments



We need *housing affordability*. **But** many factors contribute to this problem. The District Plan's influence seems minimal, if any at all.

NOTE

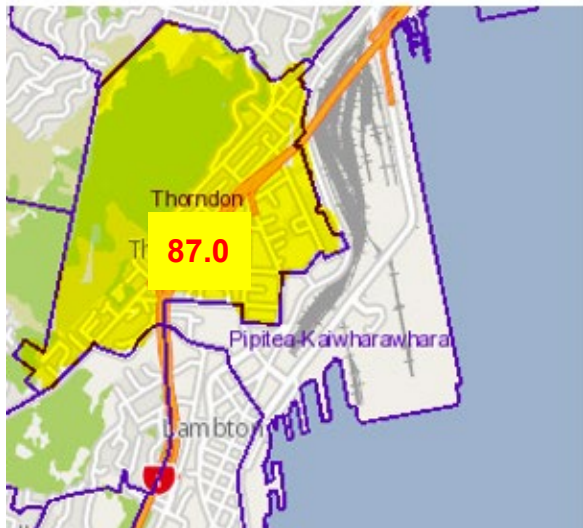
The slides, photos, videos and other resources from hereon are supplied at this stage in case they could contain any evidence or contextual information that might inform discussion on the PDP's Strategic Directions.

Otherwise, they are indicative for the Commissioners as to material that may be used in subsequent Hearing Streams.

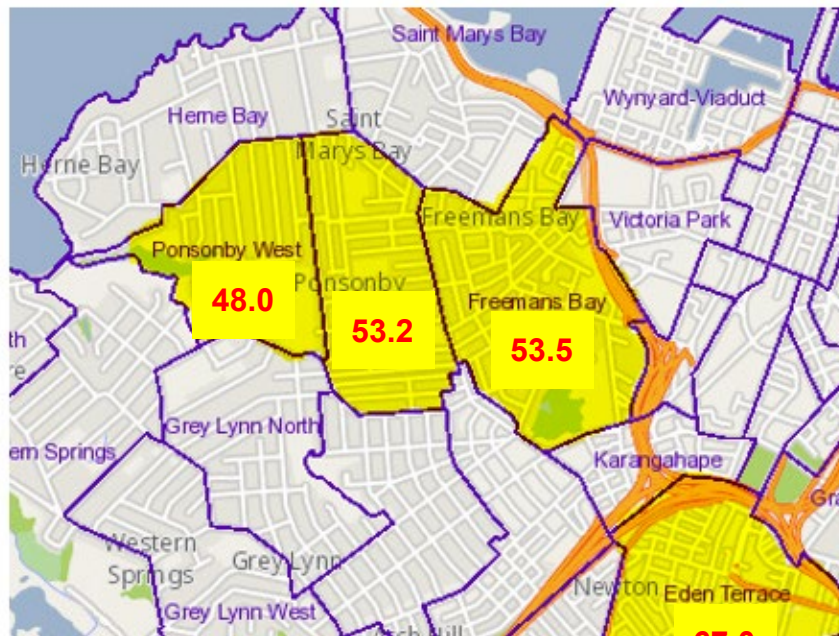


Population per hectare of residential areas

Wellington's inner residential suburbs are relatively densely populated



Wellington



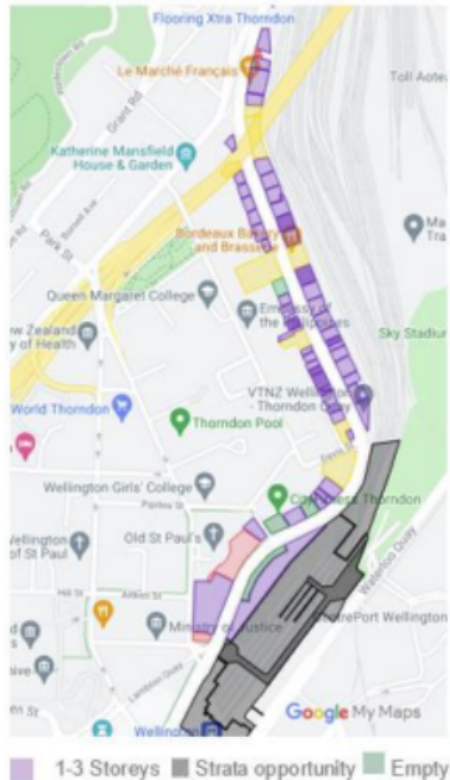
Auckland



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.



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

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

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.

Ngā whare ahurei

Character precincts

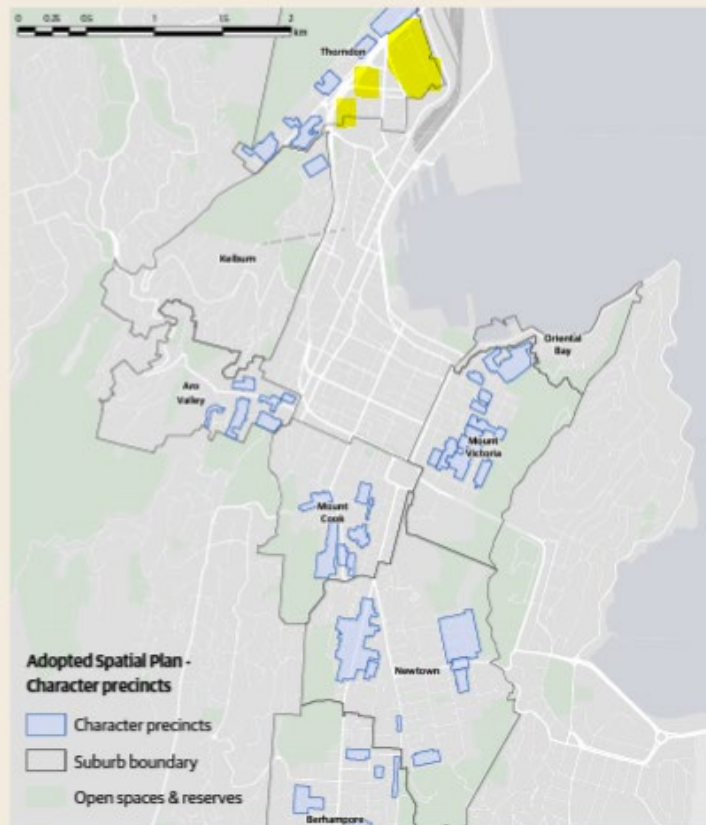
Character precincts are valued for their contribution to Wellington's sense of place and identity.

The residential character precincts are made up of Wellington's original settler housing stock and reflect some of Wellington's early urban development patterns. Formerly known as the pre-1930 character areas, the new Character Precincts are known and valued for the style and age of buildings, patterns of subdivision, and streetscape values which contribute to a local distinctiveness.

Character Precincts are different to listed heritage buildings and areas. Listed heritage must have significant heritage value, including

social, cultural, architectural and scientific value (as described in the *Historic and Cultural Heritage* information sheet). In contrast, Character Precincts are managed for the consistent 'look and feel' of their streets.

The Character Precincts are highly valued by the community, and we need to balance their protection with accommodating our growing population. We have reviewed the character areas identified in the current District Plan and are now taking a more targeted approach to character protection. This change aligns with the direction in *Our City Tomorrow: A Spatial Plan for Wellington City 2021*.



What are we proposing?



How much is changing?

Not much A lot

Where can I find this in the Proposed Plan?

- Strategic Direction chapter:
 - Urban Form and Development
- Medium Density Residential Zone chapter

In summary

- Protection of pre-1930s character housing is limited to streets and areas which have strong, consistent character values (which are called Character Precincts).
- Existing restrictions related to demolition, additions and alterations to pre-1930s housing will only apply in the Character Precincts.
- The Character Design Guides have been updated to provide clearer guidance on how to maintain character values when carrying out development in the Character Precincts.



Updating the Character Design Guides to improve guidance on development within Character Precincts.



The new rules focus on attributes related to the local streetscape rather than longer range views.



Introducing specific controls for sites adjacent to Character Precincts to allow for a transition between the two areas.



Taking a more targeted approach to character areas, by focusing on those streets with high levels of consistent pre-1930s character dwellings. The objectives and rules for the Character Precincts are included in the Medium Density Residential chapter.



Continuing to apply the current restrictions on demolition, additions or alterations of dwellings built before 1930 in Character Precincts only - no controls on demolition apply to areas outside of the proposed Character Precincts.



New development (and additions and alterations) within Character Precincts will need to maintain the character of the area.

The east side of Thorndon needs more rigorous and sustainable control than provisioned in the PDP. These areas of character are highly valued by the community.

They add much to the capital's unique characteristics that are celebrated widely for adding to the charm of our unique city.

The special character of our inner residential areas is a well recognised part of the city's international reputation.

These deserve specific, and robust consideration and planning controls.



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**

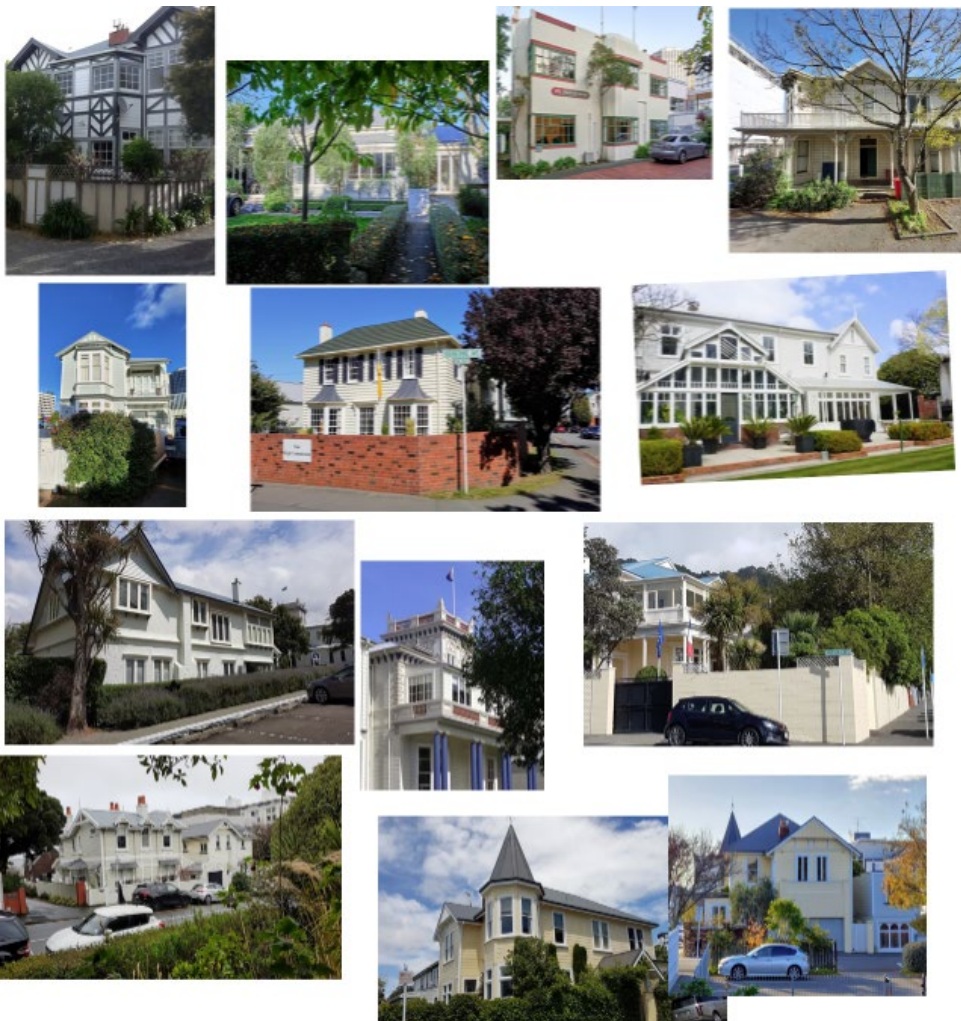
The PDP's re-zoning on the highly valued eastern flank of Thorndon ignores our story, the character and heritage, and other considerable values for the city.

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.



1968

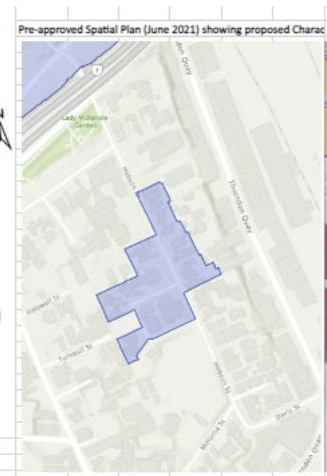
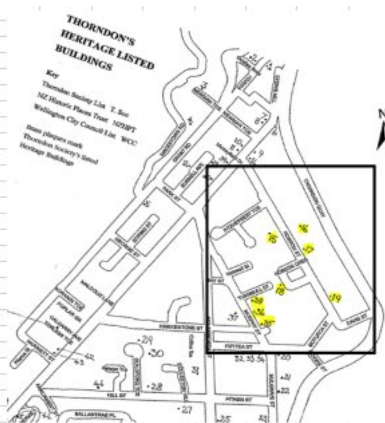


A few examples of quality residential character in Thorndon's Hobson precinct.

A full online catalogue is included in the TRA's Principal Submission:

<https://1drv.ms/x/s!Agf-EcpyPPY8xyUWo4dEmlazjabQ?e=m5Ei2o>

21	Fitzherbert Tce	1930	Margan House. Art deco.	
4	Halswell St			
8	Halswell St	1902	The Dwellington	
10	Hobson Cres	1890		
16	Hobson Cres	1901		
20	Hobson Cres	1895		
21	Hobson Cres			
23	Hobson Cres	1900		Notable Home
29	Hobson Cres	1893		
31	Hobson Cres	1890		
33	Hobson Cres	1895		
35	Hobson Cres			
1	Hobson St	1937	Hobson Flats	
2	Hobson St	1903		
4	Hobson St	1899		
6	Hobson St	1890		
8	Hobson St	1910		
14	Hobson St	1905		
20	Hobson St	1906	Home of Evelyn Page, musician & artist	Notable Home
22	Hobson St	1905	Built for J G Stott Esq. Arch: Crichton & McKay	
28	Hobson St	1990	Piedmont	
30	Hobson St	1905	plus gatehouse. Arch: Frederick de Jersey Clere	
33	Hobson St	1910	Grosvenor House. Built for Arthur Fairchild Pearce	
35	Hobson St	1896		
38	Hobson St	1910		
39	Hobson St	1915	Ambassade de France Residence	
40	Hobson St	1910		
43	Hobson St	1955		
44	Hobson St	1893		
45	Hobson St	1935		
46	Hobson St	1905		
48	Hobson St	1906	Cranbrook. Built for Stanton Harcourt	Notable Home
50	Hobson St	1905	Embassy of the Philippines	
52	Hobson St	1861	Oldest extant home in Hobson St	Notable Home
53	Hobson St	1876	Queen Margaret College tower building	Heritage NZ
54	Hobson St	1907		
54B	Hobson St	1920		
56	Hobson St	1923		
56A	Hobson St	1920		
58	Hobson St	1900		
60	Hobson St	1919		
60A	Hobson St	1919		
62	Hobson St	1918		
64	Hobson St	1915	Marrel. Built for William Sinclair Bruce, Builder/Architect	
82	Hobson St	1895		
86	Hobson St	1895		
1	Katherine Ave	1935		
2	Katherine Ave	1934		
18	Moturoa St	1910	Lady Freyberg House	
20	Moturoa St	1930		
2	Murphy St	1902	International House. Wellington Girls' College	
10	Murphy St	1910		
12	Murphy St	1898	Thorndon Fire Station (Farmer)	Heritage NZ
18	Murphy St	1905		
24	Murphy St	1874	Built for John Staples (Brewer)	Notable Home
26	Murphy St	1924	Thorndon Summer Pool	



The Hobson precinct is flanked by Hobson St on the eastern side and Murphy St to the west. The chasm of the urban motorway caps the northern boundary. Davis and Moturoa Sts mark the southern edge.

Three schools (QMC, Wellington Girls, Thorndon School) dominate the central area of the precinct resulting in the residential pattern that flanks them, with most being on the eastern side and running the spine created by Hobson St. During the past some residences succumbed to school expansion, others for the motorway.

In this list there are currently six character/heritage 'candidates' for character recognition. This includes four non residential candidates; the Thorndon Summer Pool, International House at Wellington Girls' College, the heritage Hall at Thorndon School, and QMC's tower building. The last two are Historic Places Category 2 listed, yet none were recommended by WCC's officers!

55 (89%) of these sites are quality pre-1930 constructions. Robust structures in both native and imported timbers, featuring superior design and build characteristics.

View northward along Hobson St; the spine of the character area:



Te takenga mai - hitori me te ahurea

Historical and cultural heritage

Our tuku ihotanga heritage connects our tangible and intangible past, enlivens our present and prepares for our future.

Te Whanganui-a-Tara Wellington's unique and irreplaceable tuku ihotanga heritage is an anchor for our city's people.

It secures our memories of the past; it gives meaning to our special places and connects people to their stories across time, shaping the city's identity and supporting community wellbeing. This cultural landscape, where people, places and kōrero interact, acknowledges mana whenua traditions as a vibrant part of our contemporary city's diverse cultural heritage.

At this time of rapid urban growth and change, the adaptive reuse and regeneration of heritage assets supports sustainable economic growth and creates a valuable legacy for future residents.

There is a high bar for an area, building, structure or archaeological site to be acknowledged for its heritage values and protected in the District Plan. These items and places are researched, analysed and assessed against national criteria to determine if they have significant historic heritage values, and then they are proposed for listing in the District Plan.

The criteria for listing historic heritage are:

- **Historic values**
These values relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.
- **Physical values**
These values relate to physical evidence of the past that is still present. They include archaeological, architectural, scientific, and technological values and can relate to a townscape, a group of buildings, and surroundings. Physical values can also include the age or integrity of a place.
- **Social values**
These values relate to the meaning that a place has for communities, including spiritual, political, social and cultural associations, being held in high public esteem, and providing a sense of place for a community.
- **Tangata whenua values**
These values relate to places that are sacred or important to Māori for spiritual, cultural or historical reasons.

- **Rarity**
The place is unique or rare within the district or region.
- **Representativeness**
The place is a good example of its type or era.

Historic and cultural heritage includes:

- sites and areas of significance to Māori (see the *Sites and Areas of Significance to Māori* information sheet for more details)
- significant archaeological sites associated with pre-1900 human activity
- heritage areas, such as a concentration of buildings and structures with similar heritage values
- heritage buildings (individual houses and other buildings)
- heritage structures (such as walls, tunnels, gates and memorials)
- notable trees (both individual trees and groups of significant trees).



Ngā wāhi whakahirahira ki te iwi Māori

Sites and areas of significance to Māori

Providing care and kaitiakitanga for sites and areas of significance to Māori enables connections to our tūpuna ancestors, who lived before us.

Many sites and areas across Te Whanganui-a-Tara Wellington have historical and cultural significance for Māori. Conserving, maintaining, and celebrating our tuku ihotanga heritage helps define who we are, and contributes to our city's vibrancy, sense of place and connection with the past.

Many sites have been covered over or disturbed by urban development. We need to follow the principle of kaitiakitanga guardianship in future developments to enable us to acknowledge and protect these important sites.

Many sites of significance to mana whenua are identified in the current District Plan. We have been reviewing this list of sites with our two iwi partners, Ngāti Toa Rangatira and Taranaki Whānui ki Te Upoko o Te Ika, to ensure the schedule is up-to-date, correct, and consistent with our listing criteria. We've also identified new sites to add to the list.





What are we proposing?

Through the Proposed District Plan we are proposing to:

- elevate awareness of Te Whanganui-a-Tara Wellington's unique sites and areas of significance
- enable mana whenua to exercise their role of kaitiaki over the management of sites and areas of significance
- introduce a system that categorises sites depending on their sensitivity and significance, thereby allowing a nuanced method of management and protection
 - Creation and application of categories by Iwi nominated representatives.
- enable activities in relation to active marae and pā, ensuring the ability for mana whenua to exercise kaitiaki
- avoid activities which adversely affect the spiritual and cultural tuku ihotanga heritage values of sites and areas of significance to mana whenua
- use polygons as well as dots on District Plan maps to better reflect the location and extent of significant sites
- introducing a 25m buffer around dots, to clarify when certain activities will trigger resource consents
- add new sites and areas of significance to mana whenua
- initiate consultation with mana whenua where applications may affect identified and unidentified sites of spiritual and cultural significance, including land, water, wāhi tapu and tāonga.

How much is changing?

Not much

A lot

Where can I find this in the Proposed Plan?

- Sites and Areas of Significance to Māori chapter
- Tangata Whenua chapter
- Strategic Direction chapter:
 - Anga Whakamua - Moving into the future
 - Historic Heritage and Sites and Areas of Significance to Māori
- SCHED7 - Sites and Areas of Significance to Māori

In summary

Through the Proposed District Plan we are:

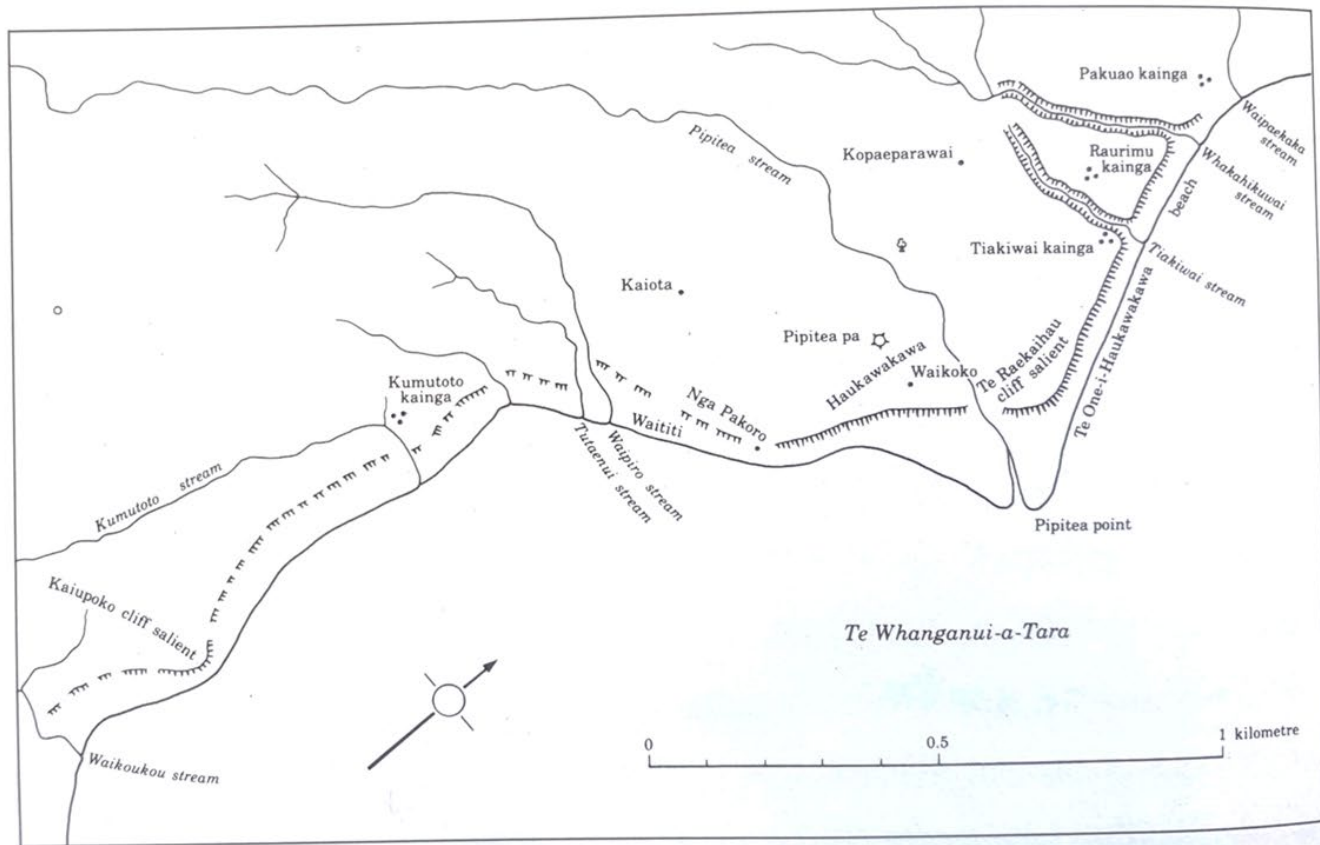
- enabling mana whenua to exercise kaitiakitanga over sites and areas of significance
- inserting a 25m trigger for certain activities around sites and areas, which are represented by a dot
- increasing the participation of mana whenua in decision-making
- ensuring the District Plan is correct and up-to-date
- adding new sites and improving the identification and mapping of sites and areas of significance
- introducing and strengthening rules to ensure these sites are protected from further deterioration.

WELLINGTON: THE FIRST YEARS OF EUROPEAN SETTLEMENT 1840-1850

Maori Thorndon about the time that William Wakefield decided to move the settlement from Petone to the Lambton Harbour side of the harbour.

— from *Pioneers of Port Nicholson*,

A.W. & A.W. Reed, 1984














SUBSOIL SURVEY OF CENTRAL WELLINGTON CITY

PREPARED
FROM INFORMATION COLLECTED FROM THE RECORDS
OF THE CITY COUNCIL, THE PUBLIC WORKS DEPT, THE HARBOUR BOARD,
THE TURNBULL LIBRARY, OR SUPPLIED BY ARCHITECTS,
BUILDERS, CONTRACTORS, ETC.
ADAPTED FROM THE 5CHAIN MAP OF N.Z. LANDS & SURVEY DEPARTMENT.

BY
L. BASTINGS.
OCTOBER 1936

DRAWN BY: M. Smyth.

LEGEND

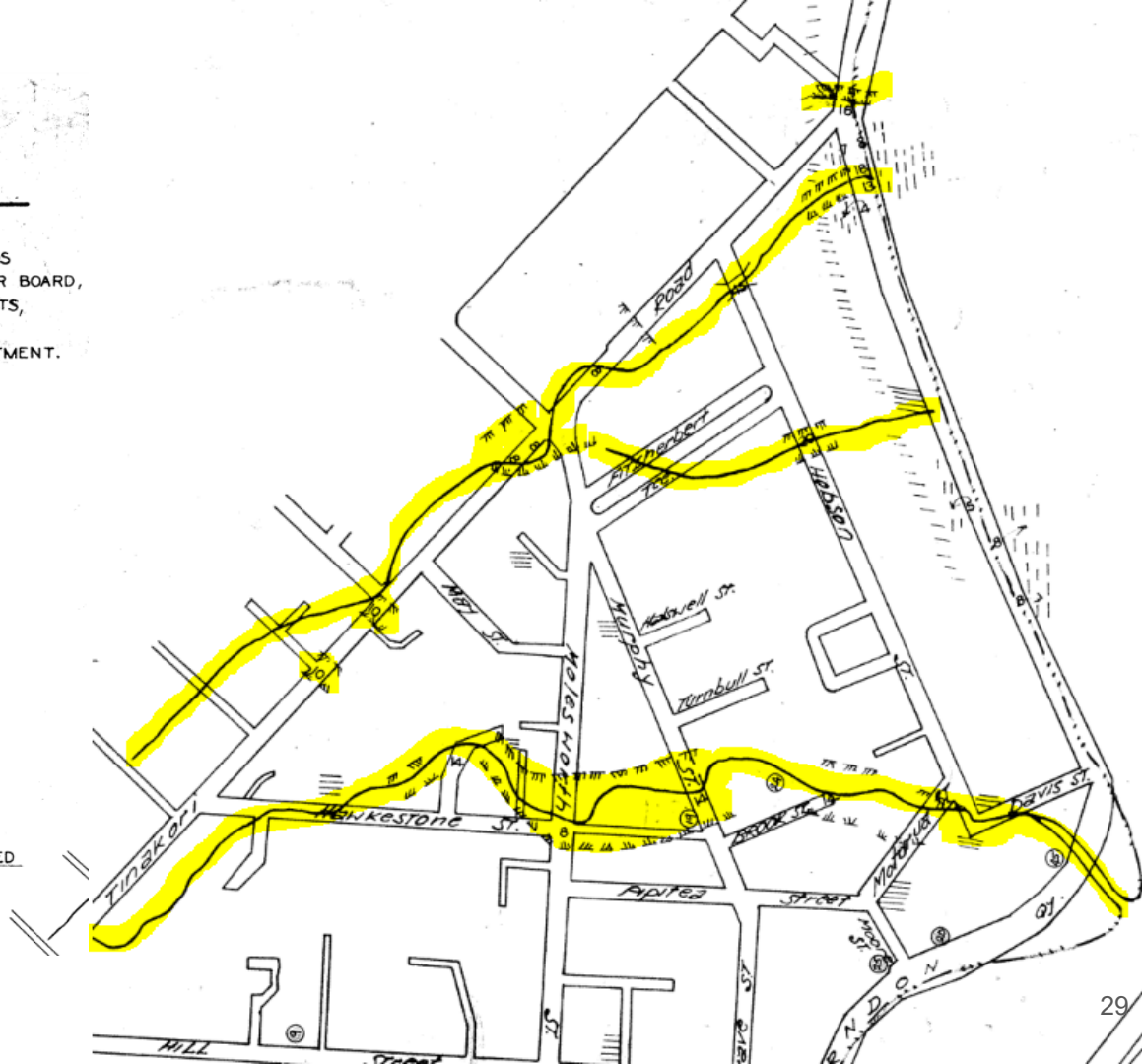
-  AUTHENTICATED OLD & PRESENT STREAM BEDS
-  SUSPECTED OLD STREAM BEDS
-  HYPOTHETICAL BOUNDARY OF SHINGLE AREA
-  ORIGINAL WATERFRONT
-  FILLING BOUNDARIES
-  SUSPECTED FAULTS
-  CLAY OR ROCK NEAR SURFACE
-  BEACH UNDER FILLING
-  ROCK UNDER FILLING
-  SWAMP MUD NEAR SURFACE
-  SHINGLE NEAR SURFACE

FIGURES DENOTE DEPTH OF FILLING IN FEET

FILLED GROUND UNSHADED : NATURE OF BOTTOM NOT SPECIFIED

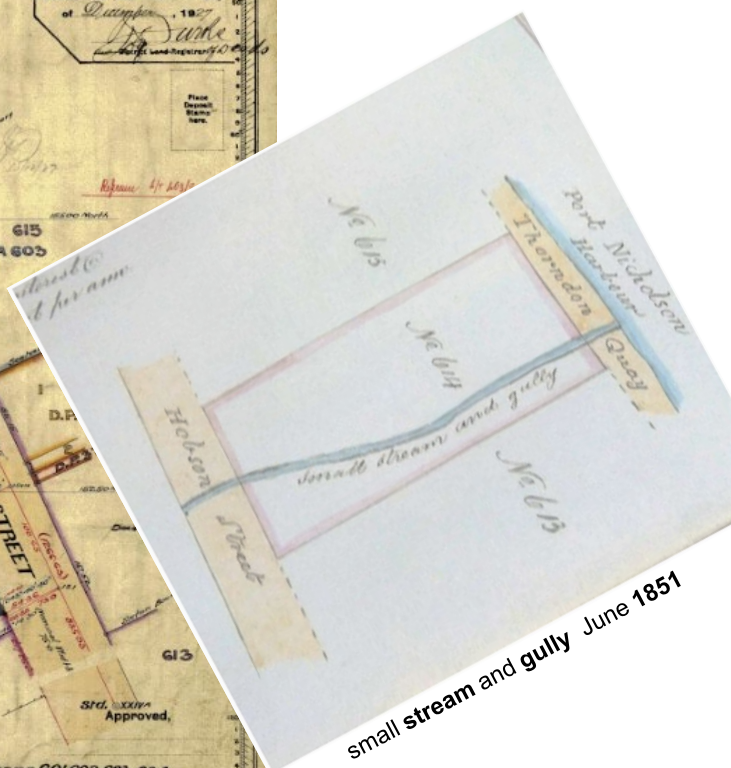
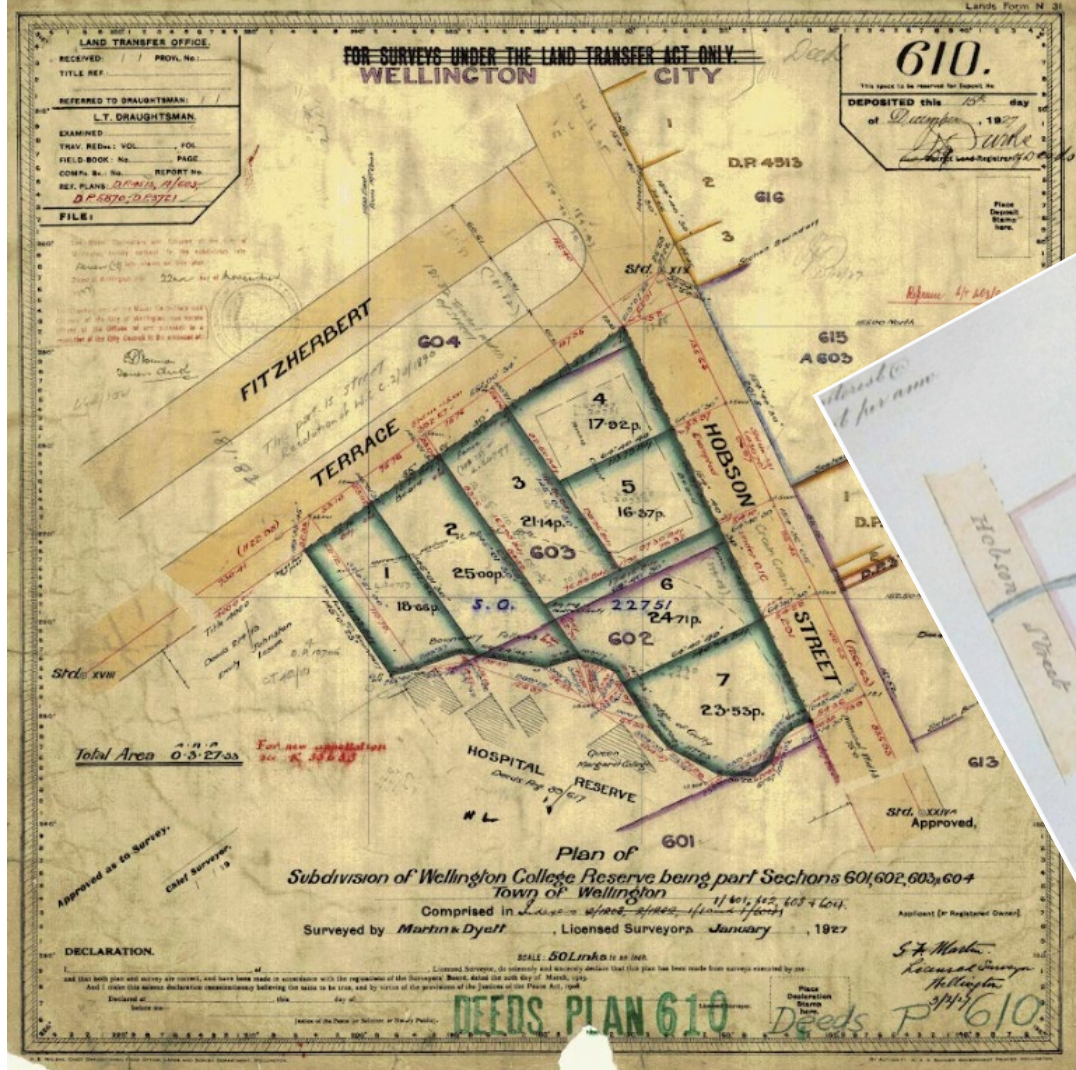
Note:-

The information on this map is not necessarily complete or exhaustive and the correctness is not guaranteed.





Mapping the Tiakiwai Stream



Boundary follows edge of Gully
January 1927

small stream and gully June 1851

Another translation of Tiakiwai is directly related to the use of the stream to sooth wahine as they laboured and gave birth.

Tiaki means cared for. It would be in this small, fresh water stream where wahine would rest after giving birth.

Ngā mōrearea ā-taiao me te kauparenga

Natural hazards and resilience

Natural hazards pose a risk to people and property that we need to address.

Natural hazards (such as flooding, fault rupture and tsunamis) are a key challenge to consider for the future of our city. When natural hazards occur, they can result in damage to property and buildings, and even loss of human life. It is important that we identify and manage potential risk areas to reduce the possibility of damage and harm.

The current District Plan does little to address the risk of natural hazards. We are proposing a much more proactive approach to managing hazards.

What are we proposing?

In the Proposed District Plan, we are taking a more proactive approach to managing risks from natural hazards. This means that in high-risk places, the construction of new sensitive activities is likely to be restricted or require special design such as higher floor levels.

Hazard sensitive activities are things like schools, hospitals, or residential housing while less sensitive activities are things like parks and other recreation areas.

Turn over for more details about this approach.



What are we proposing?

Flooding

There are three types of flood risks that have been modelled and mapped in the Proposed District Plan. Each risk functions differently and represents varying levels of hazard:

- **Ponding Areas** – This is where water accumulates after heavy rainfall and depths are either low or deep but are slow moving.
- **Overland Flowpaths** – These are areas where water can flow fast and deep, excluding streams.
- **Stream Corridors** – These are areas 5m either side of a stream. In these areas flood waters are deep and fast moving.

What if I want to build a house in a flood area?

Any development in a flood area requires resource consent.

- If the house is located in a **Ponding Area**, it will need to be demonstrated that the floor level of the house is above the flood level.
- If the house is located in an **Overland Flowpath**, it will need to be demonstrated that the floor level of the house is above the flood level and that the **Overland Flowpath** can still function.
- Generally, **houses in the Stream Corridor** will not be approved given the risk to life and buildings.

Fault Rupture

A number of fault lines cross the Wellington region. The Proposed District Plan will include further detail on where these fault lines occur – as identified by the Fault Overlay maps.

What if I want to build a house in the fault overlay?

- You can add one house on a site in either the Wellington Fault Overlay or the Ohariu Fault Overlay but if there are more than two houses on the site then resource consent will be required.

Tsunami

GNS Science has updated the modelling for tsunami hazards and a number of scenarios have been added and mapped in the Proposed District Plan.

The scenarios capture the likelihood of different sized tsunamis happening. For example, a 1 in 100-year tsunami is smaller but has a higher chance of occurring, whereas a 1 in 500-year or 1 in 1000-year tsunami is larger but is less likely to occur.

What if I want to build a house in a tsunami overlay?

- Generally, new houses in the 1 in 100-year scenario will not be approved given the risk to life and buildings.
- If a new house is located in the 1 in 500-year, or 1 in 1000-year tsunami scenario, then the house is permitted providing the finished floor level is located above the inundation (flood) level.

Coastal

Coastal inundation (flooding) and coastal erosion hazard areas have been modelled and mapped in the Proposed District Plan, including a scenario of around a 1 metre rise in sea level.

What if I want to build a house in a coastal inundation overlay?

- Generally, houses located in an area impacted by inundation from the sea in a 1 in 100-year storm event will not be approved given the risk to life and buildings.
- If the house is located in an area affected by the 1m sea level rise scenario, then the house is permitted providing the finish floor level is located above the inundation level.

How much is changing?

Not much



A lot

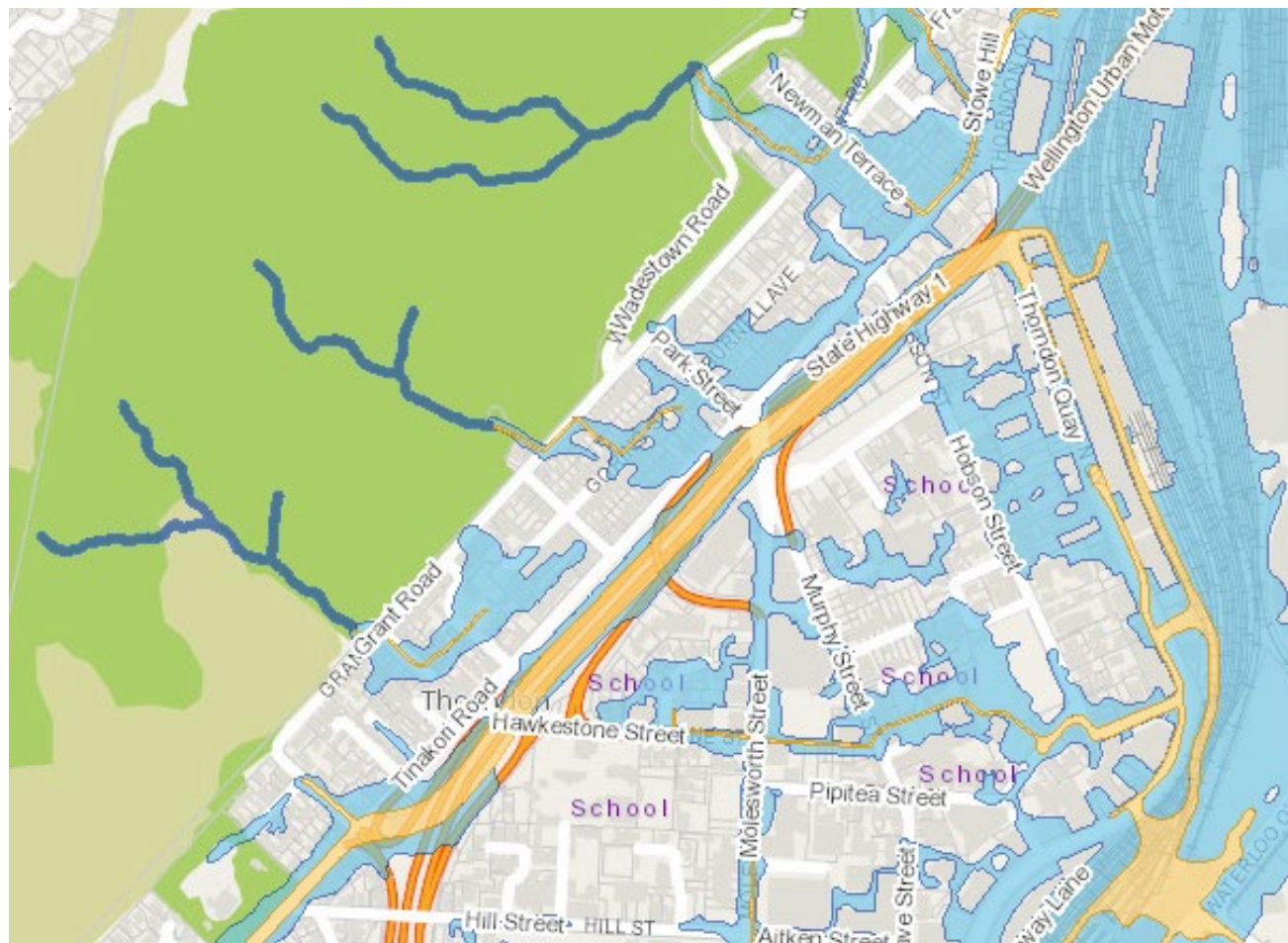
Where can I find this in the Proposed Plan?

- Strategic Direction chapter:
 - Sustainability, Resilience and Climate Change
- Contaminated Land chapter
- Hazardous Substances chapter
- Natural Hazards chapter

In summary

Through the Proposed District Plan we are:

- taking a more proactive approach to managing the risks from natural hazards. This means more restrictions on building in high-risk areas
- managing risk by taking into account the sensitivity of the proposed activity as well as the risk of the hazard in the area.

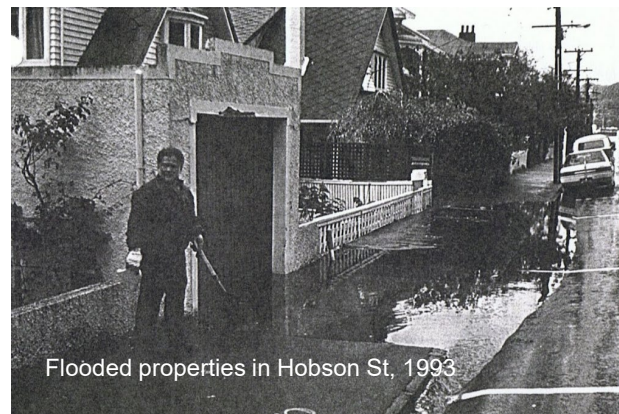


- Flood Hazard Overlay**
 - Inundation Area
 - Overland Flowpath
 - Stream Corridor
- Liquefaction Hazard Overlay** ^
 - Liquefaction Hazard Overlay
- Tsunami Hazard Overlay** v
- Historical and Cultural Value Overlays** ^
 - Heritage Buildings (SCHED1) v
 - Heritage Structures (SCHED2) v
 - Heritage Areas (SCHED



Flooding Photos & Videos Hobson Precinct

What will *double* the intensity from climate change mean?



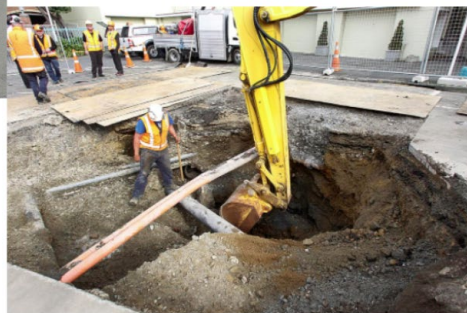
Flooded properties in Hobson St, 1993



Murphy St, 2021

A sink hole in Hobson St

Original stormwater drain collapsed following an earthquake in 2013



Part of the route of the historic Pipitea Stream

The Pipitea Stream *daylights* itself

- [video 1](#) (41sec)
- [video 2](#) (95 sec)



Midday Report 30 January 2023

https://www.rnz.co.nz/audio/player?audio_id=2018875640 2'59"

Prof James Renwick, Victoria University of Wellington

*“ Rain events have the potential to **more than double** what we’ve seen historically.*

*To make our cities more resilient an **important part is urban design**. Make sure we have green spaces between the concrete and asphalt, ... trees planted, and a lot of natural environment in the city. ”*

**A significant rethink is needed about intensification in our urban settings.
We’re sailing into uncharted waters!**



David Hall (He/Him) · 2nd

Climate Policy at Toha

Auckland, Auckland, New Zealand · [Contact info](#)

<https://academics.aut.ac.nz/david.hall>



Toha NZ



University of Oxford

*“We need the grey infrastructure of stormwater systems, yes, but also the #greeninfrastructure of bioretention systems, permeable surfaces, green swales, urban forest, and other #naturebasedsolutions. We need to cast the climate adaptation lens over ***everything*** because the impacts are already upon us – and **more is on its way.**”*

<https://www.linkedin.com/in/dvdjnhll/>



Resource Management Act 1991

6 Matters of national importance

(h) the management of significant risks from **natural hazards**

Provision for councils to restrict development in flood-prone areas.

Recommendations:

1. Note flood risks in Hobson & Portland precincts.
2. Note the predictive analytics are out-of-date; we're into uncharted (deeper) waters
3. Don't intensify residential Hobson, Portland and Selwyn precincts
4. Change CCZ for Selwyn Precinct and Portland precincts to **MRZ**
5. Change HRZ for Hobson precinct to **MRZ**
6. Add **Character Precincts** to Hobson, Portland, & Selwyn areas

Resource Management Act 1991

7 Other matters

(i) the effects of **climate change**

Te whakarerekētanga āhuarangi me te whakauka

Climate change and sustainability

Wellington has a chance to lead the way by having a District Plan that contributes to emissions reductions and increased resilience to climate change.

Wellington City is in a good position to make a positive difference in the national and global effort to reduce the pace of climate change. As 80% of people in the world live in cities with a population under one million, small cities like Wellington have a huge role to play in demonstrating how we can all reduce our carbon emissions.

The Council has committed to *Te Atakura - First to Zero*, a Council policy to reduce net carbon emissions to zero by 2050. The main way the District Plan can contribute to this goal is by influencing the form and function of our city.

Retaining our compact urban form is vital to being a sustainable city because it reduces the need for private car use. It means people can live within walking and cycling distance to where they work, play and learn, and where they access services. Higher density residential areas also make public transport more viable.

The District Plan influences where growth occurs, and the infrastructure that is built to support it. It implements the strategic growth framework set out in *Our City Tomorrow: A Spatial Plan for Wellington City* by allowing more development to occur in the City Centre, and around existing suburban centres and train stations.

The natural hazard rules in the Proposed District Plan will increase our resilience to climate change impacts, including sea level rise and more intense flooding (see the *Natural Hazards and Resilience* information sheet).



What are we proposing?

The outcomes we want to achieve through the District Plan include:

- maintaining a compact city
- contributing to the goal of net carbon emissions to zero by 2050
- adapting to sea level rise and other climate change impacts
- retaining and enhancing natural open spaces and vegetation to provide ecological and human wellbeing benefits, and to absorb carbon.



Transport

The Council has adopted a 'Sustainable Transport Hierarchy' which gives higher priority to walking, cycling and public transport than to private vehicle use. For example, the Proposed District Plan requires bike parking in new developments but does not require car parks.



New Urban Areas (greenfield development)

New neighbourhoods will need to be designed with comprehensive walking, cycling and public transport infrastructure, integrated green spaces, and with comprehensive stormwater systems to avoid impacts on waterways.



Design Guides

The Design Guides encourage developers to use more sustainable materials and to maximise the efficiency of new buildings by orientating them for solar gain.



Cultural and Historic Heritage

The Proposed District Plan enables the alteration of heritage buildings for new uses to avoid the need to demolish them, and provides for 'green' alterations such as solar panels.

How much is changing?

Not much



Where can I find this in the Proposed Plan?

- Strategic Direction chapter:
 - Sustainability, Resilience and Climate Change
 - Urban Form and Development
- Transport chapter
- Renewable Energy chapter
- Medium Density Residential chapter
- Neighbourhood, Local, Metropolitan and Centre City chapters
- Centres and Mixed Use, Residential and Subdivision Design Guides

In summary

The Proposed District Plan contributes to reducing emissions and adapting to climate change by:

- directing where growth will occur to keep the city compact
- giving preference to public transport, and walking and cycling infrastructure rather than private car use
- encouraging green building design and materials
- removing barriers to innovative reuse of heritage buildings to avoid having to demolish them.

“... the greenest building is one already built, that can also be readily renovated, where required.”

Clear-felling the mere 6% of resilient timber-built character housing which remains in Wellington, while consigning the demolition waste to landfill, AND replacing it with concrete, glass and steel, is little more than a recipe for massively increasing carbon emissions. How very 'Green' that isn't!

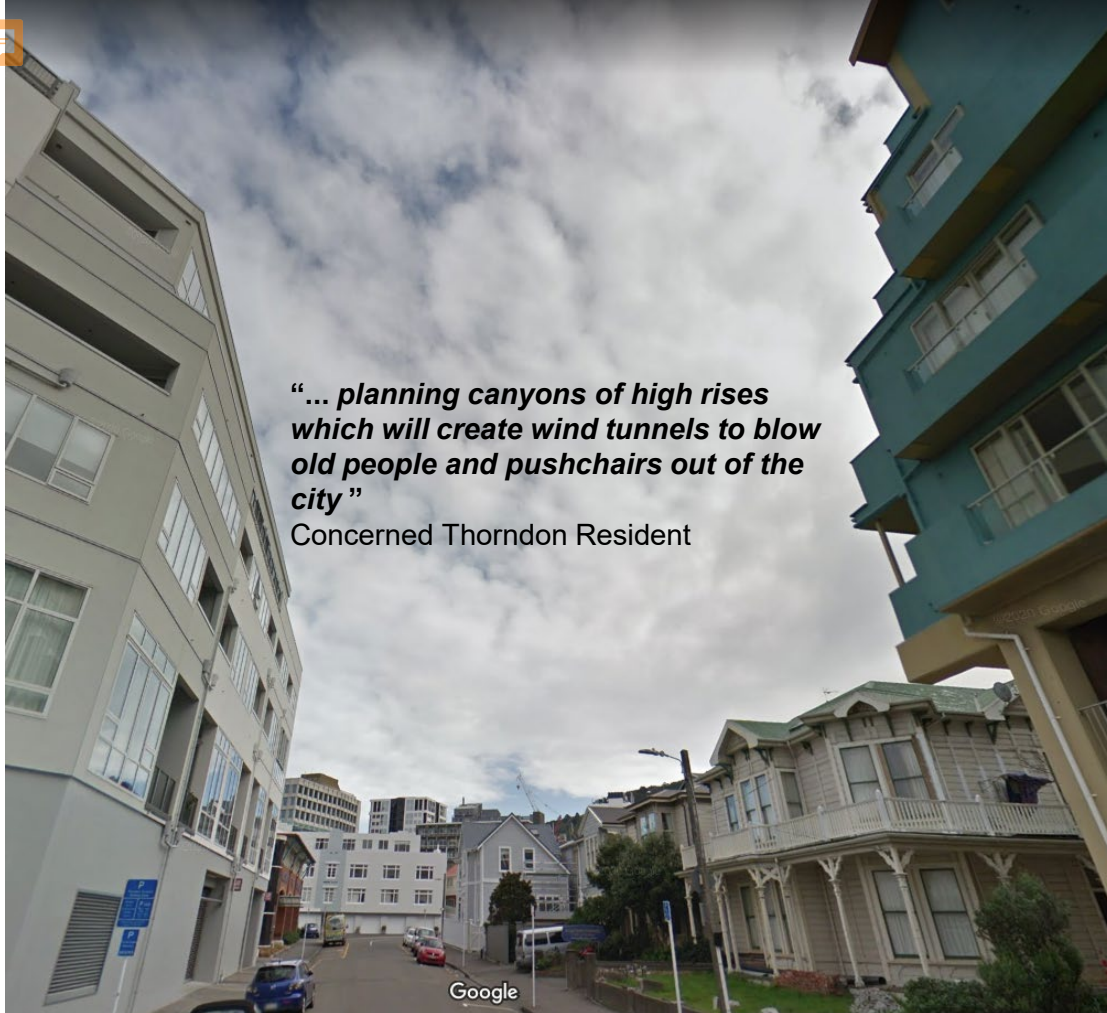
Inner-city residents' associations have already identified opportunities for significantly increasing housing in at least two Wellington suburbs (specifically Thorndon and Newtown). ”

The Daily Blog, 6 Feb 2023



***“... planning canyons of high rises
which will create wind tunnels to blow
old people and pushchairs out of the
city”***

Concerned Thorndon Resident



Davis St - the easternmost gateway into Thorndon:

- existing vertical intensification
- a nasty wind tunnel
- lowest elevation in Thorndon
i.e. tsunami zone

Ngā wai e toru

Three waters

Tiaki mā apōpō: Future resilience is connected to our environment.

A well-functioning Three Waters infrastructure network (drinking water, wastewater and stormwater) is crucial to the health and wellbeing of our city.

The Three Waters network needs to support significant residential and business growth in the city, that takes into account the increased density of development.

Challenges related to the provision of Three Waters services include the need to:

- renew and replace ageing infrastructure
- cope with the increasing impacts of natural hazards and climate change and increase resilience
- increase the capacity of existing infrastructure and build enough new infrastructure to support growth
- phase investment in existing and new infrastructure in a way that balances affordability for residents and businesses (both now and in the future) with the need to increase service capacity
- recognise Te Mana o te Wai and increasing environmental requirements.

Significant investment in Three Waters infrastructure is underway - we are upgrading the existing network to address present constraints in several parts of the city, while also investing in new infrastructure to accommodate growth. These works will be staged over time in order to be affordable. Our *City Tomorrow: A Spatial Plan for Wellington City* is guiding our infrastructure investment by prioritising areas for short, medium and long-term growth.



What are we proposing?

We are proactively planning how our Three Waters infrastructure can support anticipated growth and development across the city. This includes the following actions.

- Promoting the principle of Wāhi a Wai - places of particular importance and vulnerability are identified, protected and provided for in planning and management.
 - Encouraging development where there is existing network capacity or in those parts of the city that are identified for investment in the next 10 years.
 - Investigating capacity for individual developments at the beginning of the resource consent process, to ensure there are no surprises further down the track. This way we can avoid unexpected costs or delays in the development process.
 - Requiring new connections to the three waters network to meet the regional standard for water services.
- Requiring hydraulic neutrality for more intensive developments. This involves methods such as installing retention or detention tanks to keep water on-site for longer. Doing this prevents overloading of the stormwater network, particularly during high rainfall events. It helps to manage flooding and reduces the contamination of stormwater.
 - Requiring at least 30% of a residential site to have a permeable surface (able to absorb water).
 - Requiring water sensitive design methods to be incorporated into larger developments (4 or more units and non-residential development).
 - Requiring treatment of copper and zinc building materials.
 - Including water conservation methods in the Design Guides, such as grey water reuse and retention of permeable surfaces.



How much is changing?

Not much



Where can I find this in the Proposed Plan?

- Three Waters chapter
- Strategic Direction chapter:
 - Strategic City Assets and Infrastructure

In summary

Through the Proposed District Plan we are:

- ensuring the Three Waters network can provide appropriate levels of service
- checking early on in the resource consent process whether there is sufficient Three Waters network capacity to support proposed developments, to avoid extra costs and delays at a later date
- requiring stormwater neutrality and permeable surfaces in new developments to relieve pressure on the stormwater network and respond to flooding risk and climate change impacts
- requiring water sensitive design as part of larger developments.