
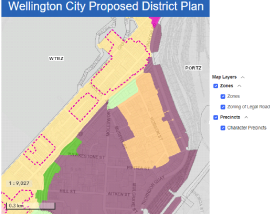

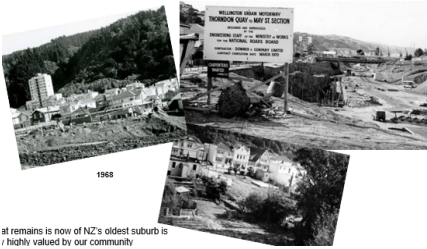

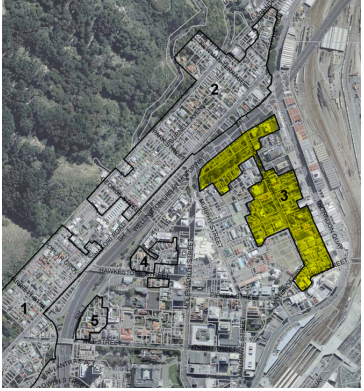
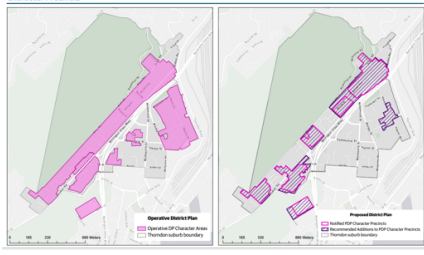


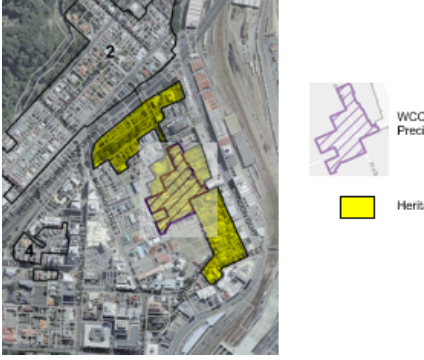



1		<p>PDP Submission 333 Further Submission 069</p>
2		<p>Where we started from - the PDP.</p> <p>In this Hearings Steam the Association is going to focus on the Hobson precinct ... the orange area in the south-eastern part of residential Thorndon</p> <ul style="list-style-type: none"> - encroachment by the CCZ over parts of residential Thorndon - a dearth of character precincts qualifying matters on the south-eastern side of the suburb - or any other qualifying matters. <p>The Thorndon Residents' Association supports, LIVE WELLington, Historic Places Wellington, and others per our Further Submissions</p>
3	<p>Minute 16: Stream 2 Timetabling and other Procedural Issues</p> <p>12. The application of Thorndon Residents Association poses a similar problem. We also note that the issues and objectives of the CCZ and Residential Zones are quite different and that the submissions on the zones reflect that. Although we are sympathetic to the Association's request given its status as a voluntary organisation and acknowledge the time constraints of its membership, the best we can offer it is the same solution as for Midland Urban, namely that it can submit one brief of evidence/ presentation addressing Residential and CCZ matters in Stream 2, but the Association will need to resubmit it in Stream 4.</p>	<p>We have deferred to Stream 4 – Centres, two residential areas that are now proposed as CCZ in the PDP</p>
4		<p>The TRA supports the section 42a (Character Precincts and Design Guides) report that recommends an expansion of the character precincts in Thorndon.</p> <p>The Association seeks some adjustments on the margins.</p>

<p>5</p>		<p>We hope Commissioners accepted the invitation to undertake this site visit and thereby may have a 4D experience of the precinct.</p> <p>Like international tourists do on the heritage trail.</p> <p>Temporal is a significant factor ... where the sun is at any point in time.</p>
<p>6</p>	 <p>1988</p> <p>What remains is now of NZ's oldest suburb is highly valued by our community</p>	<p>Sometimes we don't value things enough until we've lost them. Thorndon knows this.</p> <p>What remains is highly valued residential character and heritage.</p> <p>It's highly valued for its contribution to Wellington's sense of place and identity. Residential Thorndon's, NZ oldest suburb has a distinctiveness that is celebrated and woven with stories.</p>
<p>7</p>		<p>Cruise liners off-load passengers.</p> <p>One of the things they cherish about their visit to Wellington is a walk of the heritage trails and to appreciate the character of inner residential Thorndon.</p> <p>The Association wishes to focus on the area our appreciative visitors walk or ride, between Old St Pauls and Katherine Mansfield House & Garden</p> <p>The Hobson Residential Precinct - the PDP presently has this flagged as HDR (High Density Residential)</p>
<p>8</p>		<p>15 years ago Boffa Miskell and WCC assessed of the extent of heritage on the east bank of Thorndon.</p> <p>What emerged were Areas 3, 4, & 5</p> <p>This morning we're focused on Area 3</p> <p>That extent made sense to our community then, just as it makes sense to our community today.</p>

<p>9</p>	<p>Section 42A Report Character Precincts</p> 	<p>A reminder of the fragmentation proposed between ODP and PDP (with additions)</p>
<p>10</p>		<p>Indicative Character Contribution by Boffa Miskell 2019</p> <p>As recently as yesterday WCC generated new maps that overly boundaries and help communicate the intersections.</p> <p>Jas has handed these out.</p>
<p>11</p>	<p>https://fdv.ms/x/Agf-EcyyPPYByUWo4dEmiazabQ?e=ZyXRZT</p> <p>ted additions to a Character Precinct Area for the Proposed District Plan</p> <p>were recommended by WCC staff for a Character Precinct Area in the pre-amendment version of the draft Spatial Plan released on 18 June 2018.</p> <p>Map: This online map shows addresses and basic property information for the area.</p> <p>Map: This online map shows addresses and basic property information for the area.</p> 	<p>The Association undertook its own site by site assessment last year. It was included in our submissions.</p>
<p>12</p>		<p>The PDP was way too frugal wrt the south-eastern side of Thorndon.</p> <p>The Association welcomes the gesture made to recognise a cluster of character/heritage in the midst of this area. However, other significant character and heritage examples are omitted, including significant contributors on the boundary of the Recommended Addition. At that point it's boundary begins to feel arbitrary.</p>

		<p>It doesn't align with community understanding of character and heritage in this area. A continuity that we see and experience .</p>
<p>13</p>	<p>Exclusions (beyond the margins of the s42 addition)</p> <p>Rear properties</p> <ul style="list-style-type: none"> - rear sections are important to the coherent character <p>Other comments</p> <ul style="list-style-type: none"> - these are high quality wooden houses - several have Thorndon Society 'Notable Home' plaque - 6-storey blocks would compromise significant homes <ul style="list-style-type: none"> > especially the street facing wooden houses > reduce sun (a factor in making these homes) > decrease permeable surfaces or swales for > with wind 	<p>Talk to Slide</p> <ul style="list-style-type: none"> - The rear properties are important - The oldest in the street is a rear property - The additions we seek are all high quality wooden houses <p>Any more high-rises in the mix would seriously break the coherence</p>
<p>14</p>		<p>Areas left outside the added character precinct have a very high degree of coherence and/or contiguity with the proposed character precinct.</p> <p>An extension of the margin of the character precinct eastward (5 rear parcels) as well as southward along the length of Hobson St to and including Davis Street would seem to our community to make huge sense.</p> <p>The Boffa Miskell assessment classified the area south to Davis St as character/heritage buildings, in their 2008 assessment. There are only 4 low rise apartment blocks along this stretch of Hobson St which are not pre 1930s character. So the dominant theme is very much character the full length of the eastern side of the street from #64 Hobson St southward and around the corner into Davis St.</p> <p>Around the fringe of Katherine Mansfield Memorial Park we would support (like LIVE WELLington, and others) 82-86 and 88 Hobson St, acknowledging they are somewhat detached from the main character precinct addition. However they visually anchor some consistency on the street. Similar how to treat 'Lady Freyberg House' in Moturoa St which is also near the south end of Hobson St.</p>

15	<p>Areas left outside the added character precinct have a very with the proposed character precinct.</p> <p>An extension of the margin of the character precinct eastw; along the length of Hobson St to and including Davis Street sense.</p> <p>The Boffa Miskell assessment classified the area south to (their 2008 assessment. There are only 4 low rise apartmen which are not pre 1930s character. So the dominant theme eastern side of the street from #64 Hobson St southward ai</p> <p>Around the fringe of Katherine Mansfield Memorial Park we others) 82-86 and 88 Hobson St, acknowledging they are s precinct addition. However they visually anchor some cons 'Lady Freyberg House' in Moturoa St which is also near the</p>	Skip ... say it above
16	<p>The TRA supports Wellington's Character Charitable Trust & Historic Places Wellington's proposed amendment to MRZ- PREC01-P2 to align it with existing approach and intent of Character Precincts.</p> <p><small>1. It can be demonstrated the character of the</small> <small>(a) The level of visible spaces;</small> <small>(b) Whether the built 1930 buildings that r</small> <small>(c) The extent to whi features relating to) which those features</small> <small>(d) Whether the built consistent in form, a</small> <small>(e) Whether the built 1930 architecture;</small> <small>(f) Whether the built</small> <small>2. Retention of the r</small> <small>accessibility</small> <small>in terms of:</small> <small>Part 100 - urban design and</small></p>	Let the Slide speak for itself
17	<p>NOTE</p> <p>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 Residential matters.</p> <p>Otherwise, they are indicative for the Commissioners as to material that may be used in subsequent Hearing Streams.</p>	<p>Closing statement</p> <p>Given the strategic objective for climate change and sustainability and the objective to maintain a sense of place and identity via a qualifying matter called a Character Precinct ... the lack of recognition of these distinctive areas of Thorndon seems indiscriminate and out of step with the declared strategic goals. These incongruities within the PDP are troublesome.</p> <p>THE Association believes that</p> <p>The PDP can easily address this discontinuity and it would be a win-win to restore alignment with the strategic objectives, appropriately rehabilitate our community, and ensure a cohesiveness in the Plan for Thorndon overall and the City.</p> <p>END Discussion / Questions</p>

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Submission 333

Submission:

1. With evidence-based submissions in the past the Association has consistently parts of residential Thorndon situated on the eastern side of the urban motorway.
2. The Association re-submits it's [December 2021 submission](#) on the **Draft DP** so the **Proposed District Plan** can be reconsidered.
3. With its position neighbouring the Parliamentary Precinct, the Thorndon Flat area, in particular, has a unique residential character and heritage context in NZ. This area is a valued part of the heritage trail.
4. The **Hobson Precinct**, in particular, warrants application of a qualifying matter designation, as applied to other parts of residential Thorndon.
5. The community has comprehensively catalogued what it believes are qualifying residential Thorndon: <https://1drv.ms/xs!Agf-EcyyPPY8yUW64dEmlaiaabQ?e=ZyXRZT>

Relief sought

1. Add a Character Precinct Area across the Hobson Precinct of Thorndon.

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Ngā whare ahurei
Character precincts

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

The national character precincts are made up of Wellington's original urban housing stock and reflect a sense of Wellington's early urban development patterns. Formerly known as the 1930s Character Area, the Character Precincts are being updated to the **new national character precincts** to reflect the **evolution of the city's character** and the **importance of heritage** in the city's identity.

Character Precincts are defined to lead heritage buildings and areas. Listed heritage must have significant heritage value, including social, cultural, architectural and scientific value to describe the historic and Cultural Heritage character of the area.

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 taking a more targeted approach to character protection. This change aligns with the objectives in the City Structure & Spatial Plan (Wellington City Council).

Something that strike us about this map

Many visitors to Wellington from

- the north
- the Port

Only experience the inner residential character/heritage of the City when they pass through Thorndon i.e. if they don't venture south past the Stadium, or the CBD.

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What are we proposing?

How much is new?

Where can in the Prop

- Strategic Districts
- Urban Form
- Medium Density

In summary

- Protection of historic buildings and areas
- Living, working and shopping
- The Character Precincts will provide a clear framework for the future development of the city's unique character.

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 larger buildings.

Introducing specific controls for urban form 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 residential pre-1930s character dwellings. The objectives and rules for the Character Precincts are included in the Medium Density Residential Rules.

Continuing to apply the current restrictions on demolition, addition or alteration 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.

<p>22</p>	<p>What are we proposing?</p> <p>The outcomes we want to achieve through the District Plan include:</p> <ul style="list-style-type: none"> 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 <p>Highly and intensively used natural open spaces need to be protected, and to provide ecological and human wellbeing benefits, and to absorb carbon.</p> <p>How much is changing?</p> <p>Not much</p> <p>Where can I find this in the Proposed Plan?</p> <ul style="list-style-type: none"> 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 <p>In summary</p> <p>The Proposed District Plan contributes to reducing emissions and adapting to climate change by:</p> <p>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 blue parking in new developments but does not require car parks.</p> <p>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.</p>	<p>“... the greenest building is one already built, that can also be readily renovated, where required.</p> <p><i>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!</i></p> <p><i>Inner-city residents' associations have already identified opportunities for significantly increasing housing in at least two Wellington suburbs (specifically Thorndon and Newtown). ”</i></p> <p><i>The Daily Blog, 6 Feb 2023</i></p>
<p>23</p>	 <p>railway could represent exit in that complex space’.</p> <p>20. Clearly it opportunity to intensification population gro</p> <p>21. This can l the city witho what the city f over an enduri achieved with and without di existing quality retaining their</p>	<p>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.</p> <p>There’s adequate space to manage a superior balance.</p> <p>Options exist to avoid the risk/error of compromising existing highly valued residential areas.</p> <p>Resilience factors need to be accounted for as well.</p>
<p>24</p>	<p>Thorndon Highly Values its Residential Character</p> <p>Lest we forget ...</p> <ul style="list-style-type: none"> Significant parts of Thorndon were sacrificed for the n 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 cal <p>What remains is now is very highly valued by the community</p> <p>The PDP's re-zoning on the highly valued eastern flank of Thorndon i character and heritage, and other considerable values for the city.</p> <p><i>The greenest buildings are our remaining resilient, timber-built chara</i></p> <p><i>Consigning more to demolition waste in landfills, AND replacing their steel, is merely a recipe for massively increasing carbon emissions.</i></p>	<p>Given the strategic objective for climate change and sustainability and the objective to maintain a sense of place and identity via a qualifying matter called a Character Precinct ... the lack of recognition of these distinctive areas of Thorndon seems indiscriminate and out of step with the declared strategic goals. These incongruities within the PDP are troublesome.</p> <p>The PDP can easily address this discontinuity and it would be a win-win to restore alignment with the strategic objectives, appropriately rehabilitate our community, and ensure a cohesiveness in the Plan for Thorndon overall</p>



The gateway / entry point on Davis St into Thorndon.
Contrasting streetscapes.

“The Wellington City Planners are planning canyons of high rises which will create wind tunnels to blow old people and pushchairs out of the city.”

- this came from very concerned Thorndon resident

The wind gusts between these buildings are also **hazardous for cyclists**