



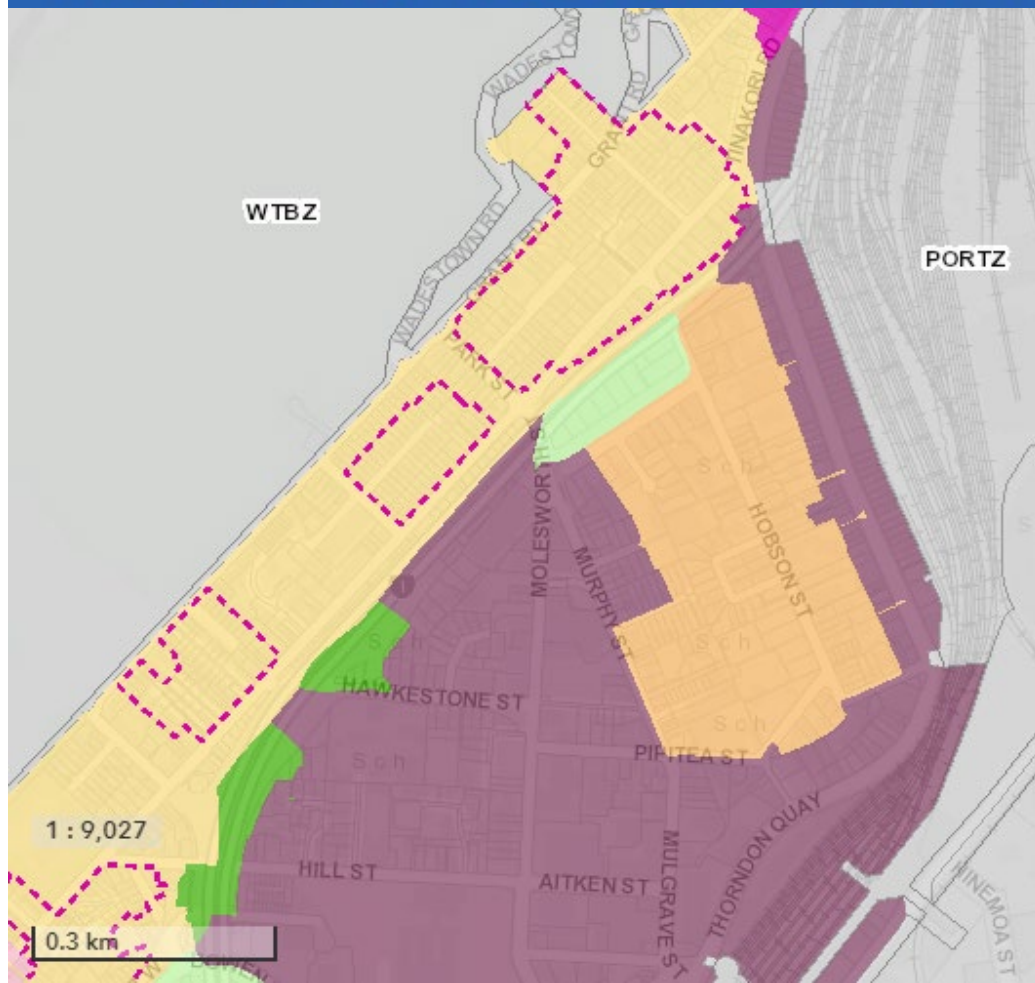
PDP Submission 333  
Further Submission 069

to

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

Hearing Stream 2 – **Residential**

# Wellington City Proposed District Plan



## Map Layers ^

### Zones ^

Zones

Zoning of Legal Road

### Precincts ^

Character Precincts

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**Minute 10:**

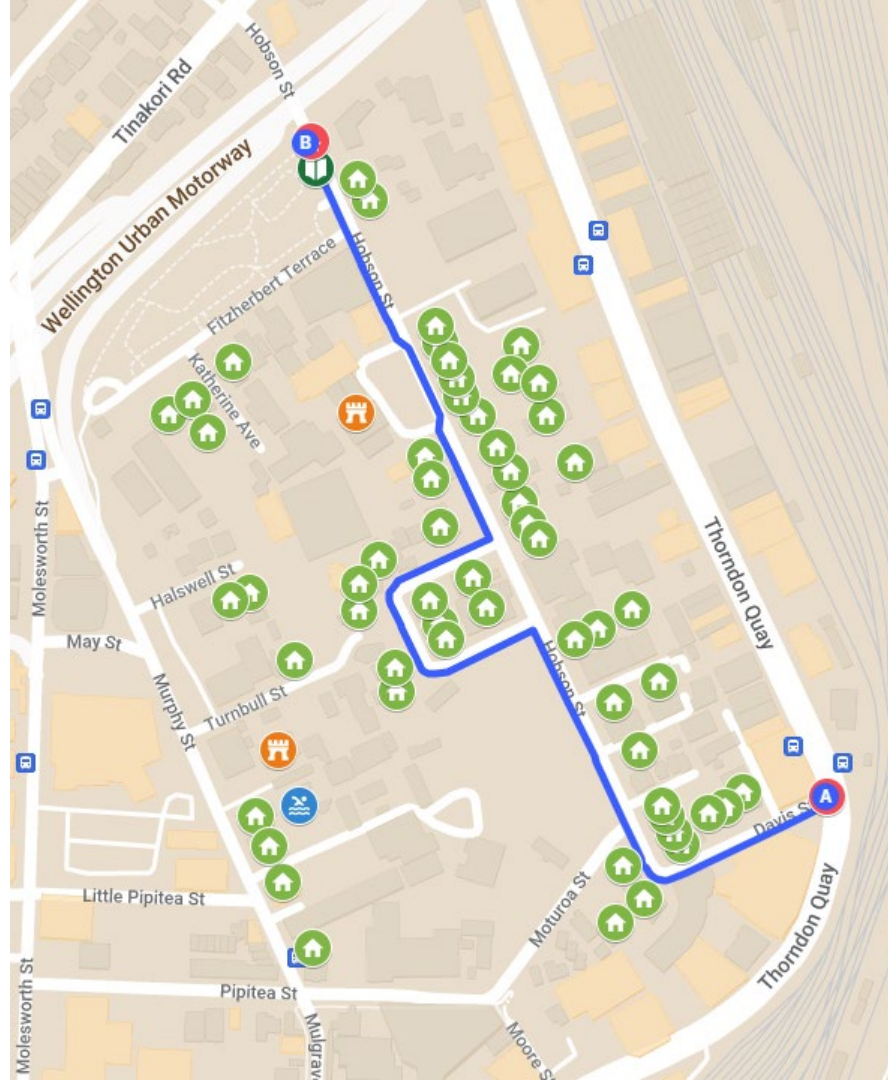
**Stream 2 Timetabling and other Procedural Issues**

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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 McIndoe 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.

The TRA supports the section 42a (Character Precincts and Design Guides) report that **recommends an expansion of the character precincts in Thorndon.**

The Association is asking to seek some adjustments on the margins.



Site visit invitation



1968



What remains is now of NZ's oldest suburb is very highly valued by our community

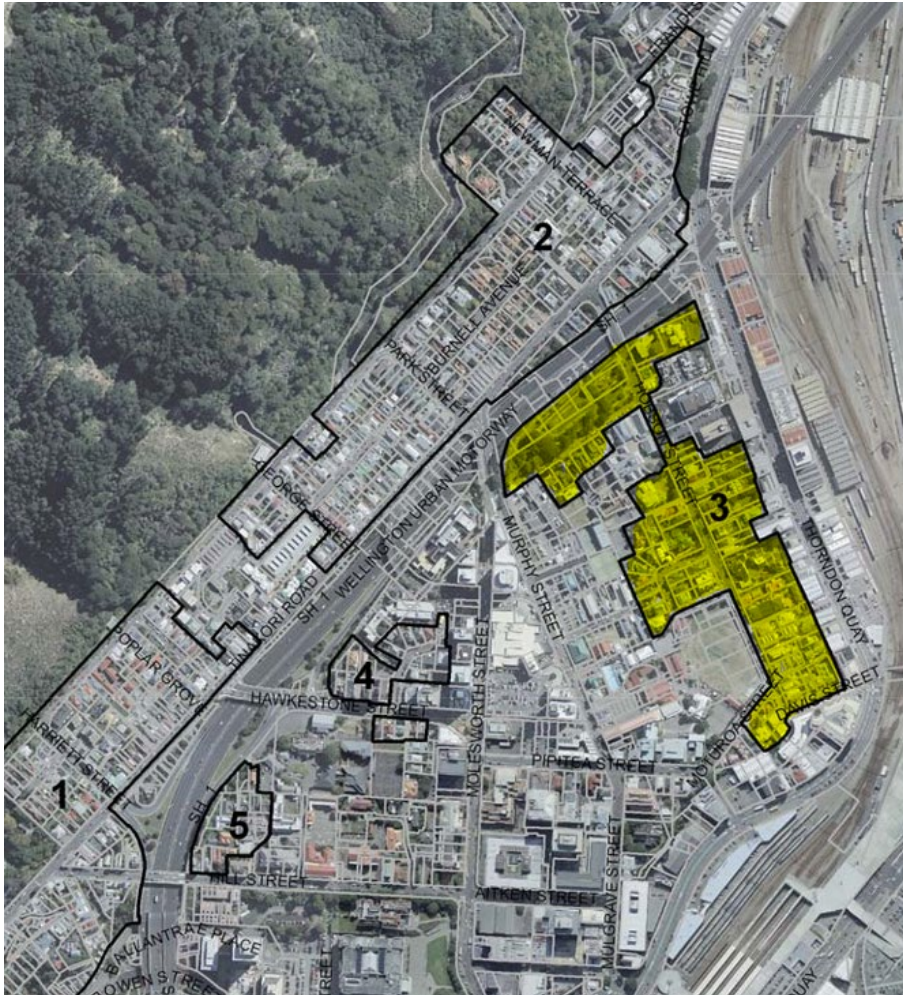




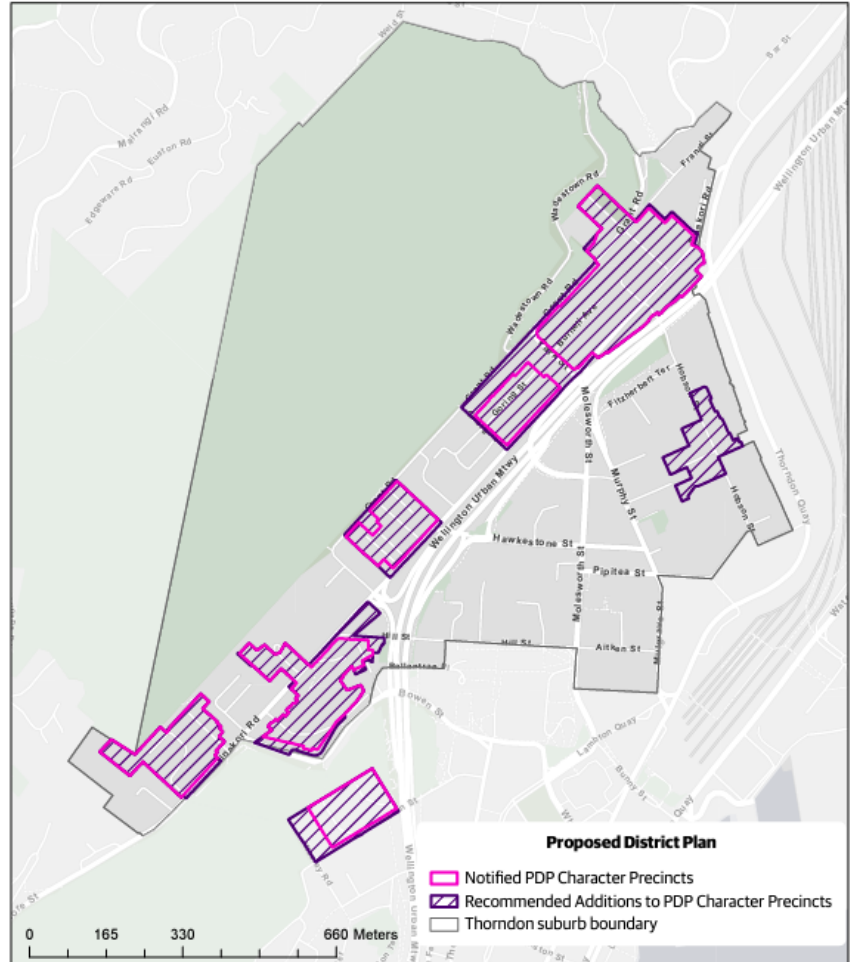
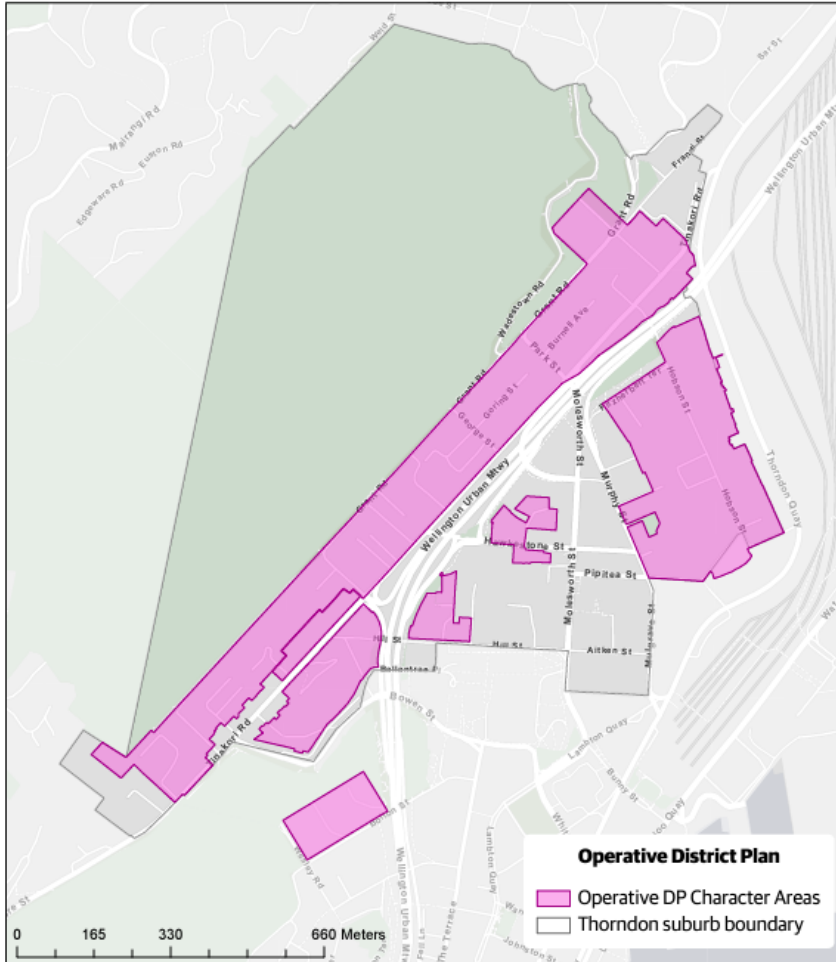
**APPROACH TO HERITAGE MANAGEMENT IN  
RESIDENTIAL AREAS OF THORNDON**

[https://wellington.govt.nz/-/media/your-council/meetings/committees/strategy-and-policy-committee/2010/08/05/files/report\\_1.pdf](https://wellington.govt.nz/-/media/your-council/meetings/committees/strategy-and-policy-committee/2010/08/05/files/report_1.pdf)

Appendix 2  
Boffa Miskell map 2008





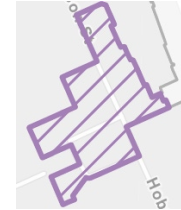
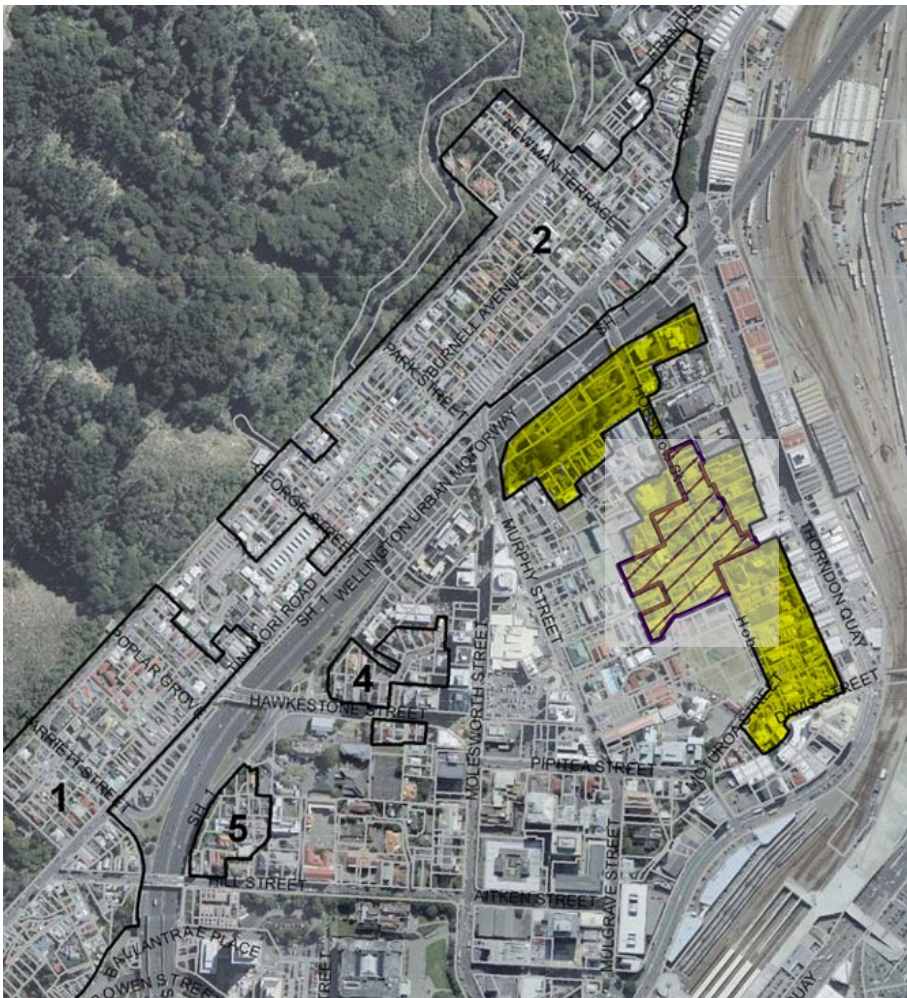




- ▭ Notified PDP Character Precincts
- ▭ Recommended Additions to PDP Character Precinct
- ▭ Suburb boundary
- Indicative Character Contribution**
- ▭ Primary
- ▭ Contributory
- ▭ Neutral
- ▭ Detractive







WCC Recommended Character  
Precinct 2023



Heritage Precinct BM/WCC 2008



## **Exclusions** (beyond the margins of the s42 addition)

### **Rear properties**

- rear sections are important to the coherent character

### **Other comments**

- these are high quality wooden houses
- several have Thorndon Society '**Notable Home**' plaques
- 6-storey blocks would compromise significant homes
  - > especially the street facing wooden houses
  - > reduce sun (a factor in making these homes comfortable & enduring)
  - > decrease permeable surfaces or swales for run-off, and green areas
  - > with wind



Areas left outside the added character precinct have a very high degree of coherence and/or contiguity with the proposed character precinct.

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.

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.

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.

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.

## MRZ-PREC01-P2

### Restrictions on demolition

Only allow the demolition of pre-1930 buildings, including the demolition or removal of architectural features from the primary elevation of any pre-1930 building where either:

1. It can be demonstrated that the contribution of the building to the character of the area is low, with reference to:

(a) The level of visibility of the existing building from surrounding public spaces;

(b) Whether the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area;

(c) The extent to which the existing building retains its original design features relating to form, materials, and detailing and the extent to which those features have been modified;

(d) Whether the building is an integral part of a row of buildings that are consistent in form, scale, and siting; and

(e) Whether the building represents a rare or unique example of pre-1930 architecture;

(f) Whether the building is a distinctive element within the local townscape;

2. Retention of the existing building is impractical or unreasonable~~The building is shown to be in poor condition~~, particularly in terms of:

(a) Its structural integrity, so that its retention would render it incapable of reasonable use~~is impractical or economically unviable~~;

(b) Whether the building presents a hazard; and

(c) Whether the building presents a risk to life in the event of an earthquake.



## **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 Residential matters.

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

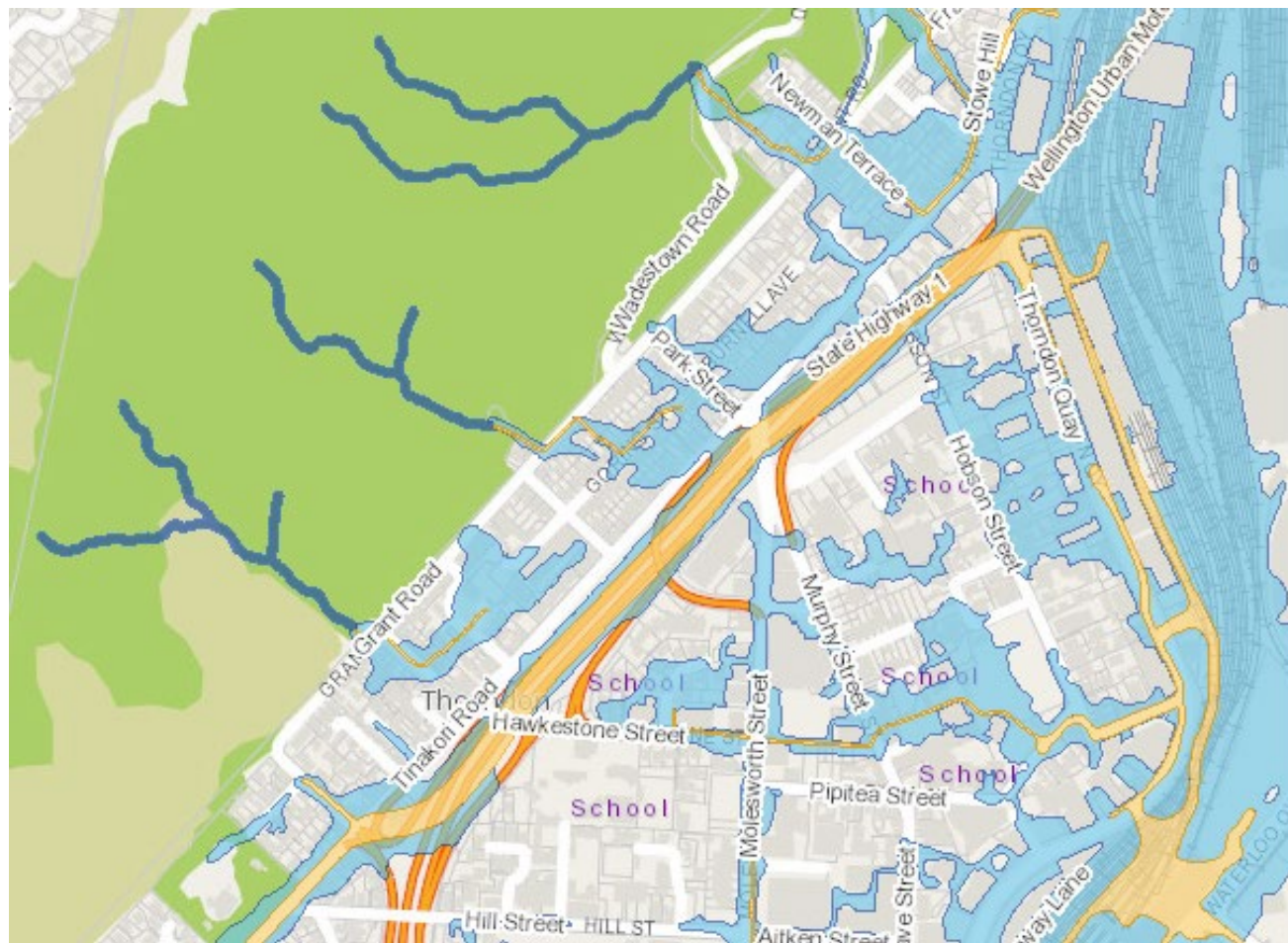
# Submission 333

## Submission:

1. With evidence-based submissions in the past the Association has consistently opposed the approach by WCC to re-zoning 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 that the concerns that are not addressed by the **Proposed** District Plan can be reconsidered.
3. With its position neighbouring the Parliamentary Precinct, the Thorndon Flat and the **Hobson St residential precinct in particular**, has a unique residential character and heritage context in NZ. This area has it's own distinctive character, and it is a valued part of the heritage trail.
4. The **Hobson Precinct**, in particular, warrants application of a qualifying matter such as the Character Precinct Area designation, as applied to other parts of residential Thorndon.
5. The community has comprehensively catalogued what it believes are qualifying properties within the Hobson Precinct of inner residential Thorndon:  
<https://1drv.ms/x/s!Agf-EcpyPPY8xyUWo4dEmlazjabQ?e=ZyXRZT>

## Relief sought

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



- 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

# Ngā whare ahurei

## Character precincts

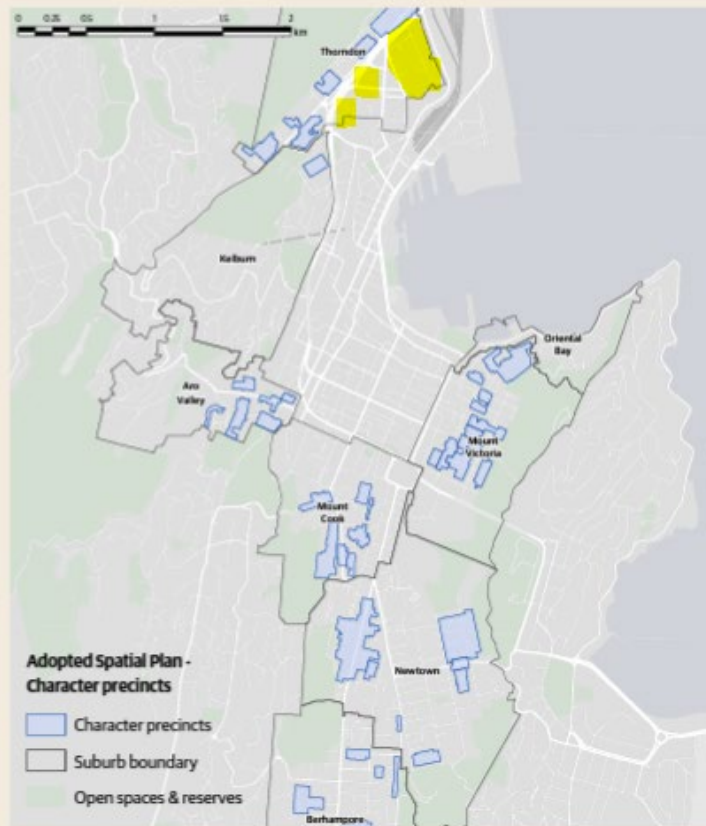
### Character precincts are valued for their contribution to Wellington's sense of place and identity.

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?



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.

**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.

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.

## 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*

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.

## 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.*





***“... 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