

# Wellington City Council Proposed District Plan Hearing Stream 4 – Centres

## Zone Recommendations

To assist the presentation of Evidence of N.Rae  
20/06/2023



transurban

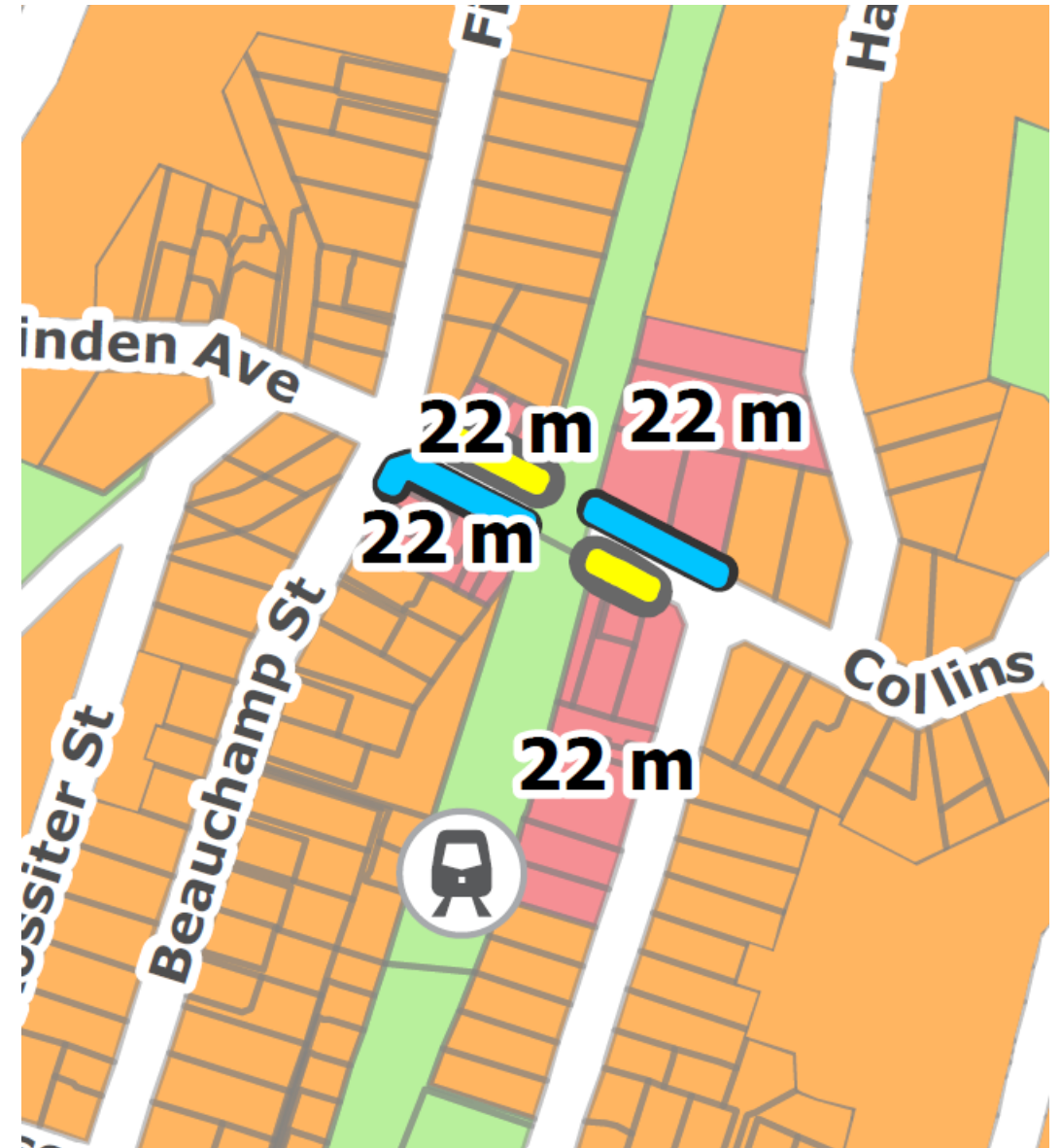


# Purpose

- This document has been produced by Mr Rae, who is providing urban design evidence on behalf of Kāinga Ora.
- This document is to assist in presenting the recommendations in the evidence of Mr Rae for Hearing Stream 4 on the application of zones and active frontage controls where they differ from the Section 42A report position.
- The maps are screen captures of specific parts of the maps contained in Attachment C of Mr Rae's statement.
- Key reasons for the recommendations are listed, however the statement of evidence of Mr Rae should be relied on for details on each centre.
- Maps illustrate recommended zone height standard, not overlays.

# Linden LCZ

- **Position:** Agree with Local Centre Zone and proposed height, but recommend changes to active frontage and verandah controls.
- **Recommended changes:** Extend active frontage and verandah control to frontages with blue line as a planned outcome rather than a response to existing.
- **Comment:** The centre should provide refuge for people accessing the station and supporting businesses with a verandah on both sides of the street, while ensuring the street frontages are active and positively contribute to the amenity, safety and vibrancy of the street.

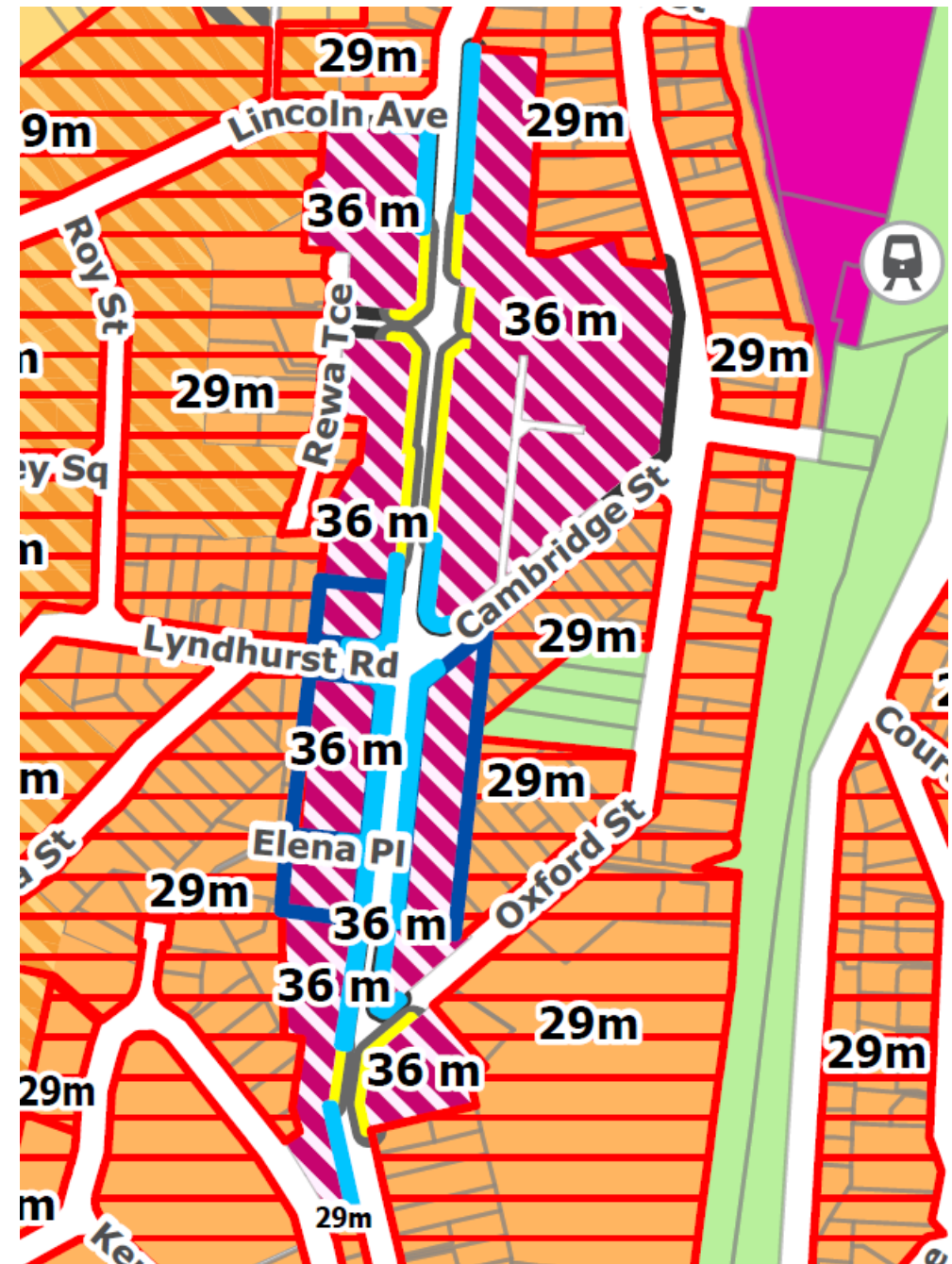


Refer Sheet 1

# Tawa TCZ

- **Position:** Support Kāinga Ora submission to expand TCZ as illustrated by area contained within dark blue line to link the two existing NCZ and LCZ.
- **Recommended Changes:** Extend verandah and active frontage controls to frontage with blue line on map.
- **Comments:**
  - This provides a longer ‘high street’ type town centre with good development opportunities and manages the interface at ground level to encourage a more interesting, active, and safe pedestrian experience.
  - 10 Storeys in the centre provides for growth on a limited land area, and supports identification of the centre through taller buildings with 8 storeys surrounding (as recommended in HS2).

Refer Sheet 2





Tawa – looking north east (google 3D).

Zone boundaries are indicative





Tawa – looking north along Main at NCZ (S42A), TCZ (recommended) either side



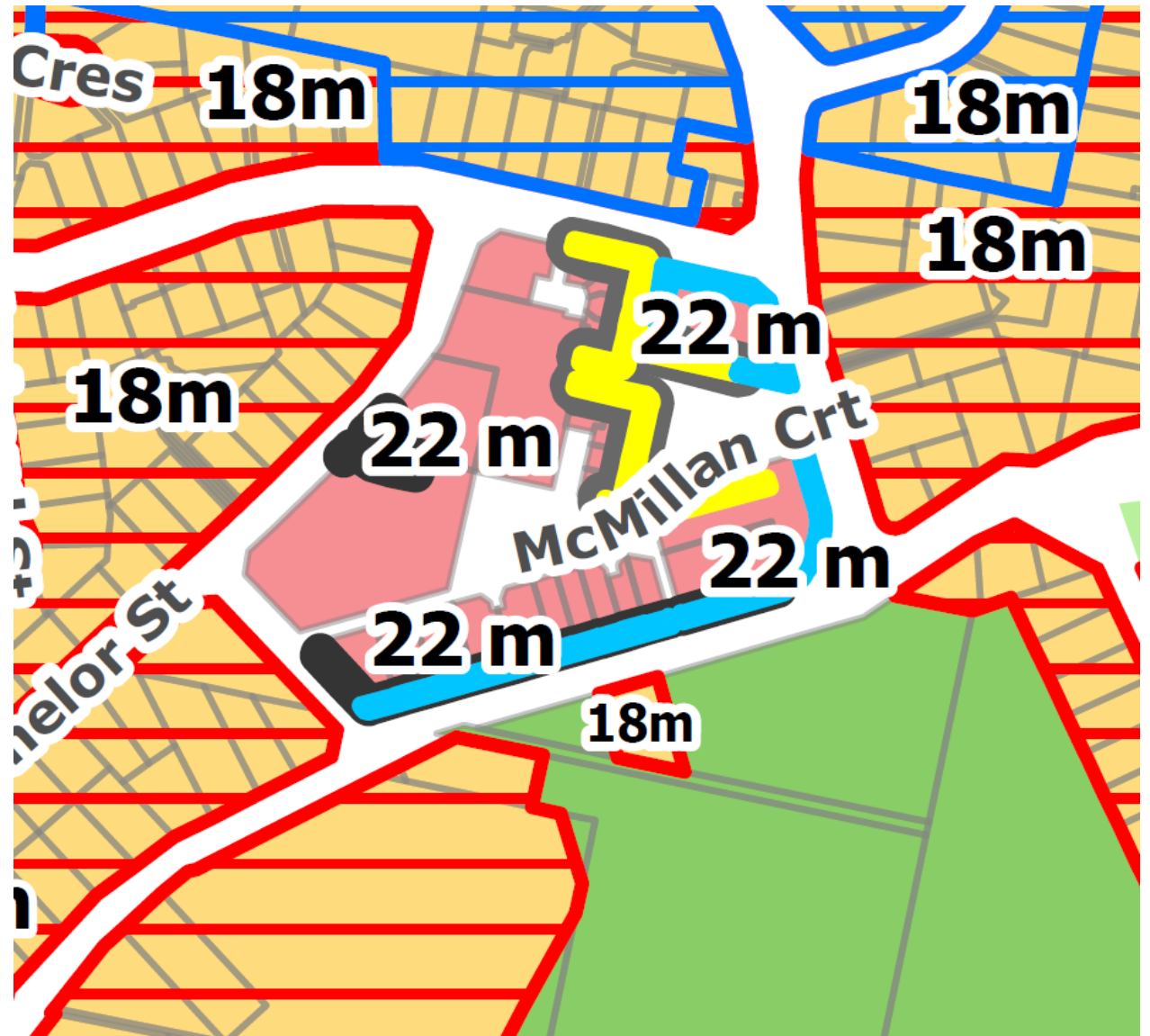


Tawa – looking north along Main Road to intersection with Cambridge Street. To the left LCZ (S42A) TCZ (recommended) expansion. To the right HRZ (s42A) TCZ expansion recommended.



# Newlands LCZ

- **Position:** Support LCZ and height – no zone change
- **Recommended changes:** Extend verandah and active frontage control as per blue line to encourage activation of the street frontage of the centre, in addition to its internal focus.
- **Comment:** The LCZ is opposite an open space with a play ground and an active edge is desirable in this location to assist with the amenity and safety of the location.



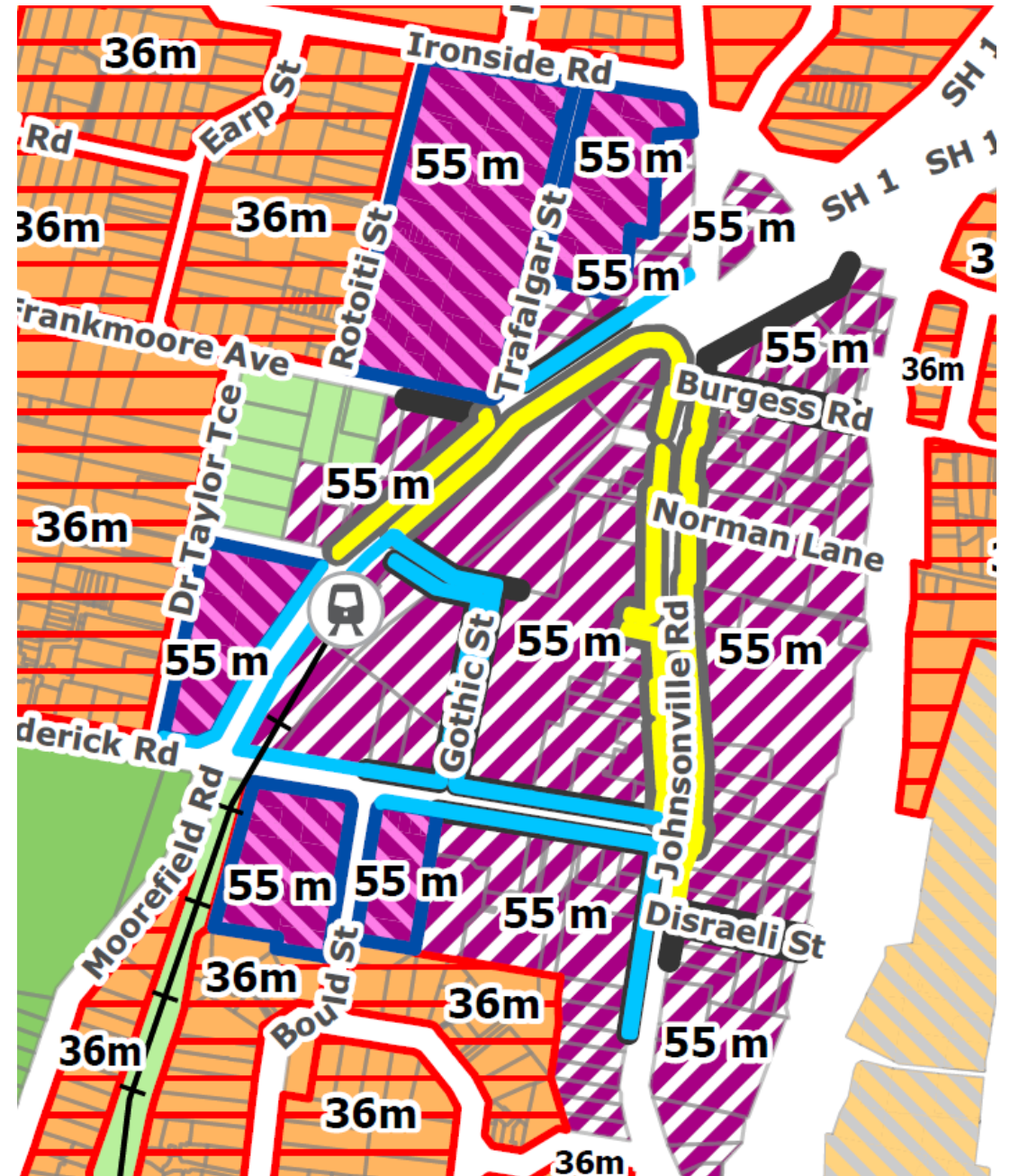
Refer Sheet 5



# Johnsonville MCZ

- **Position:** Support MCZ
- **Recommended changes:** Expand MCZ to areas contained within dark blue line to provide greater opportunity for a greater mix of activities, and manage street interface outcomes and amenity issues to assist with creating a well-functioning centre
- Apply a 55m height standard in MCZ as this provides for 15 storeys providing good development opportunities in centre without significant adverse effects
- Extend verandah and active frontage control as per blue line to encourage a high amenity outcome for the full length of streets as key public places in the centre, particularly Moorefield Road supporting existing community facilities

Refer Sheet 6





# Johnsonville – looking north east –(Goggle 3D)

Zone boundaries are indicative





Johnsonville – looking west along Broderick Road to Moorefield Road intersection MCZ expansion to left at retaining, MCZ far left and right





Johnsonville – looking south over Moorefield Road to rail station and MCZ expansion to right



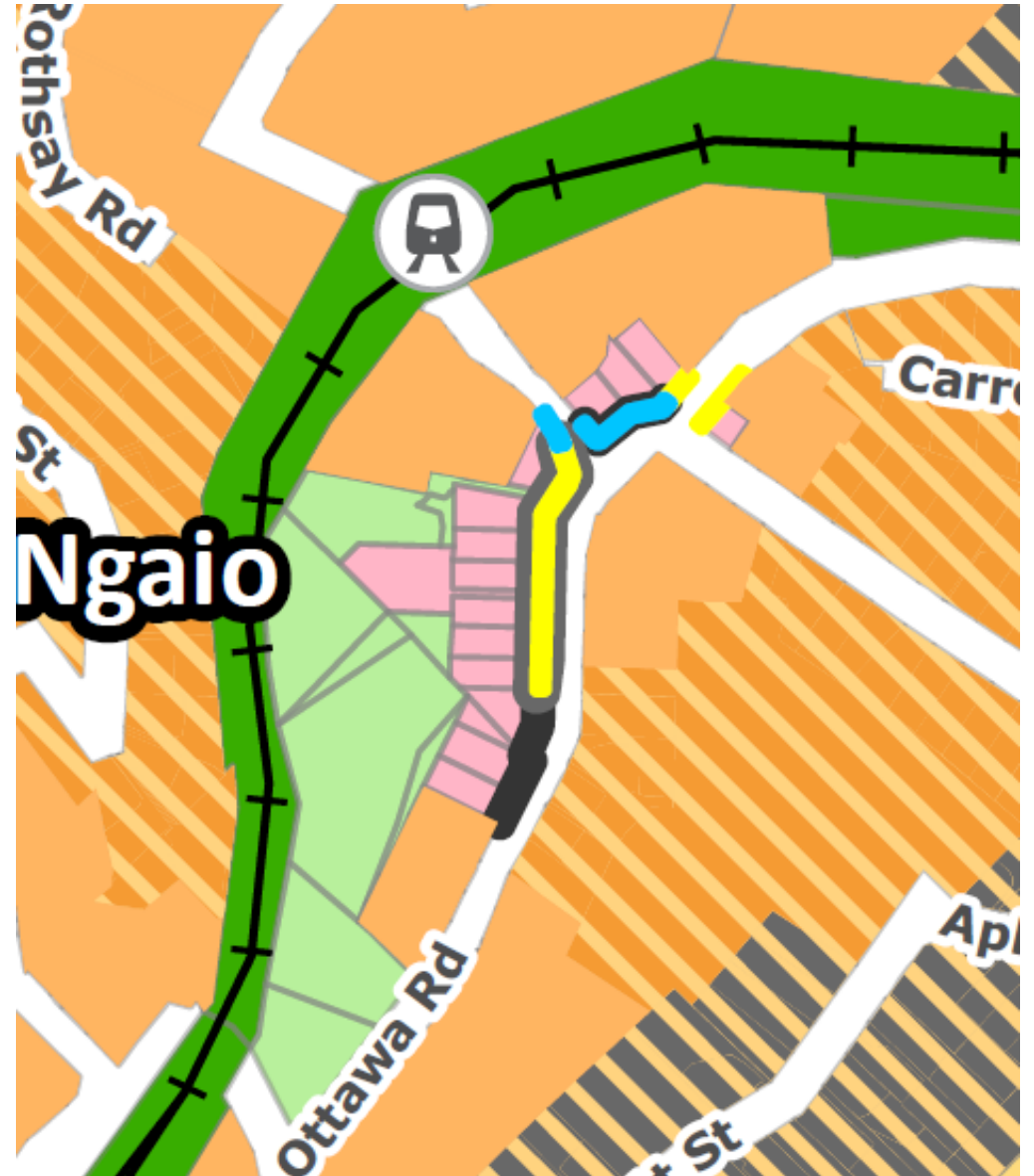


Johnsonville – looking north along Trafalgar Street from Moorefield Road, MCZ to right, MCZ expansion to left



# Ngaio NCZ

- **Position:** Support NCZ and height 22m
- **Recommended changes:** Extend verandah and active frontage control as per the blue line to enhance pedestrian amenity and strengthen the urban form of the intersection of Awarua Street and Khandallah Road as the arrival point from the station.

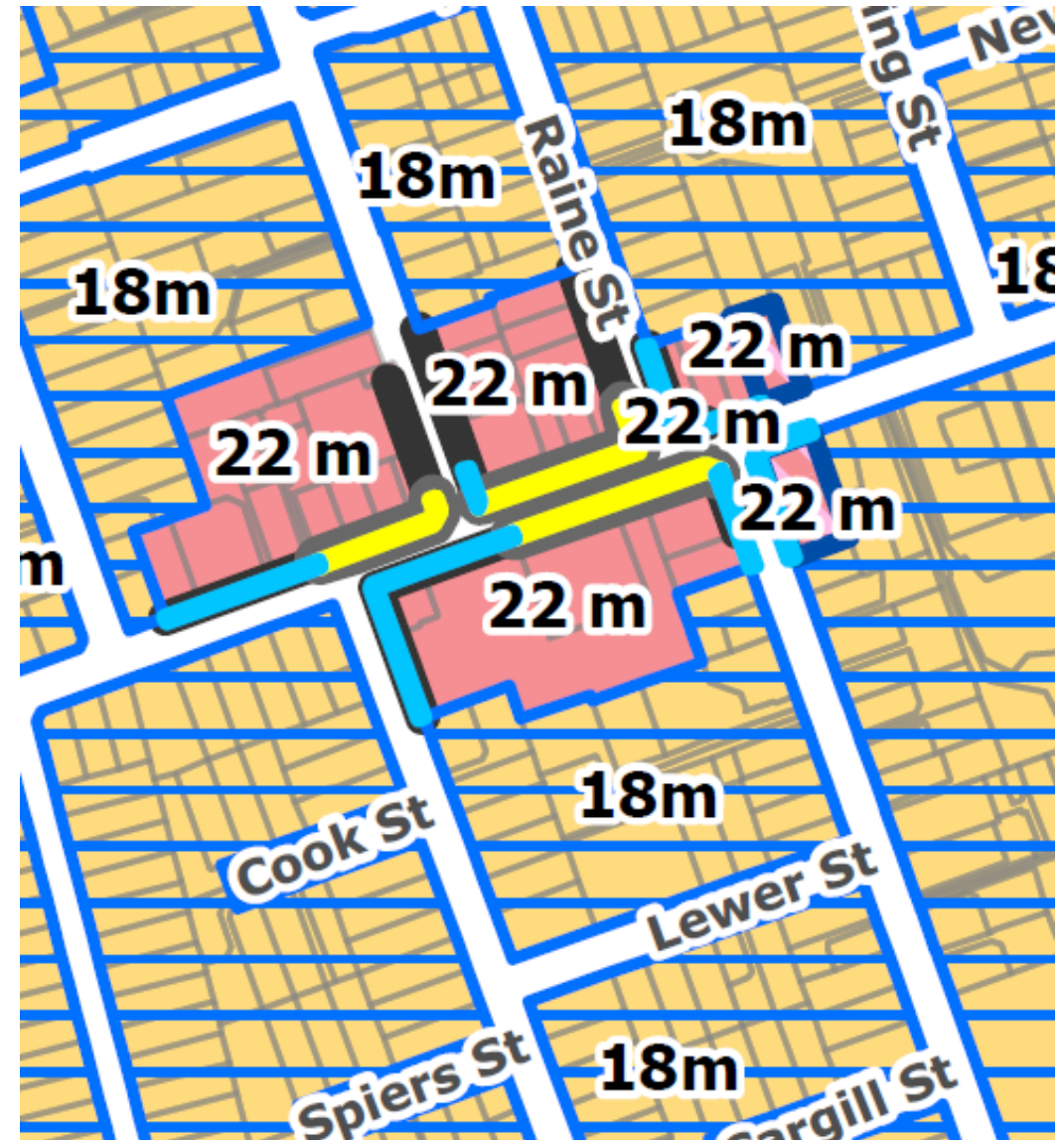


Refer Sheet 9



# Karori Centre LCZ

- **Position:** Support LCZ and height 22m and partially support Kāinga Ora's submission to expand Karori centre within dark blue line.
- **Recommended changes:** Expand verandah and active frontage controls as per blue line to enhance pedestrian amenity and vibrancy of the centre.
- **Comment:** expansion to enable a more suitable built form at this intersection at a key arrival point into the centre.
- Do not support centre expansion to connect Karori with Marsden Centre at this time.
- Consider other employment opportunities in a separate process.



Refer Sheet 11

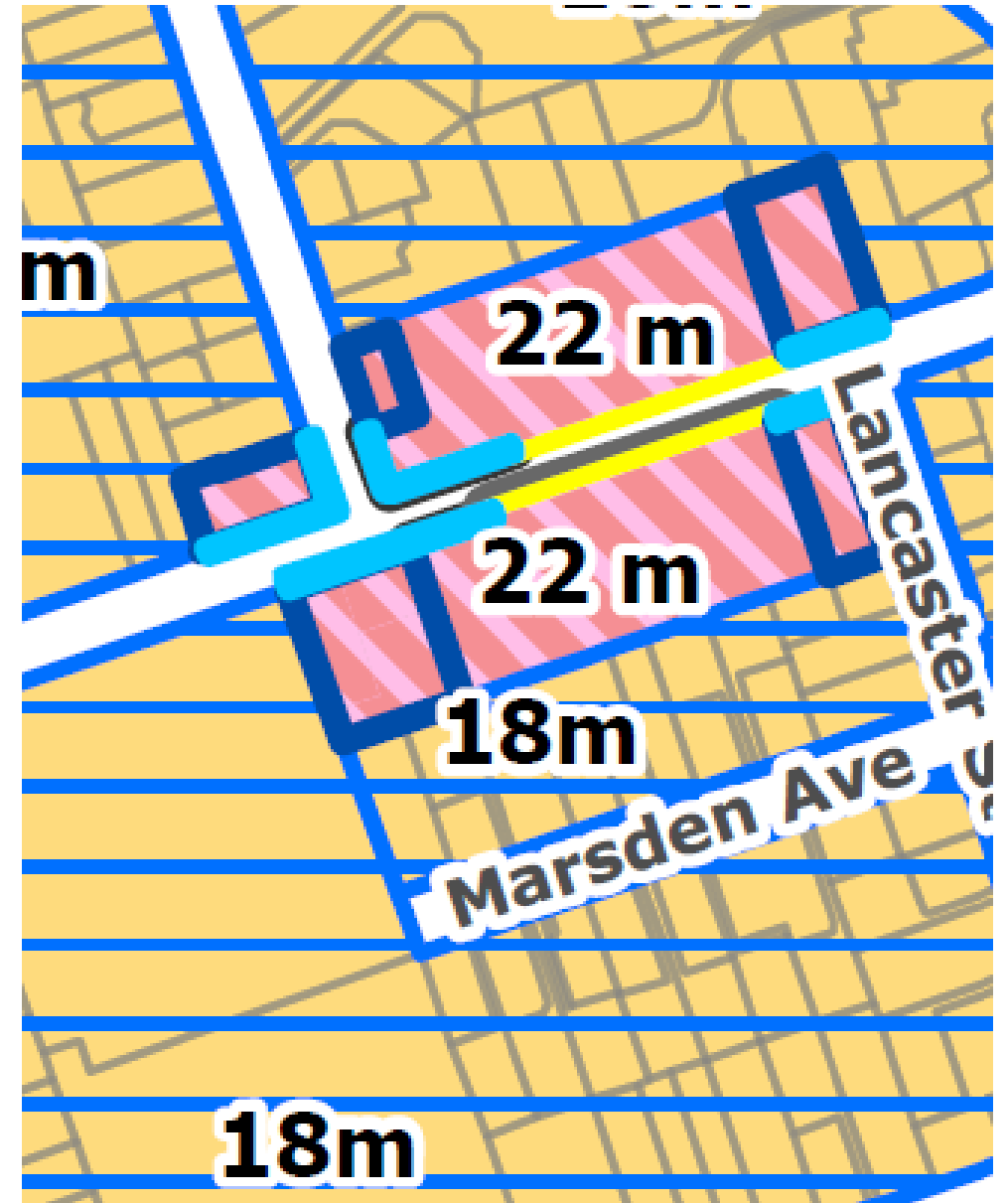
Karori – looking south west along Karori Road with centre expansion to left and right of closest intersection





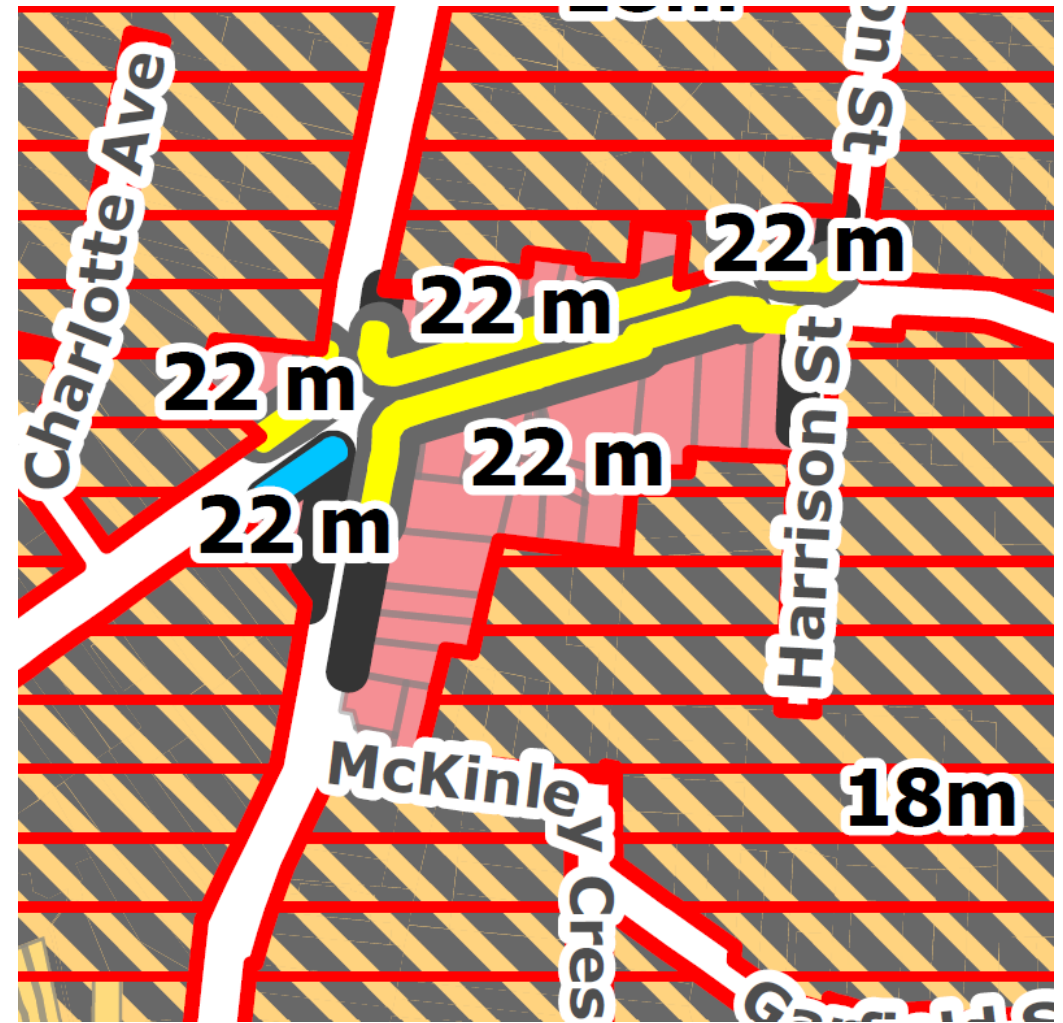
# Marsden Centre LCZ

- **Position:** Support Kāinga Ora submission to change NCZ to LCZ and expand LCZ only within dark blue line at Marsden Village with the resulting increase in height to 6 storeys .
- **Recommended changes:** Extend the verandah and active frontage controls as per blue line to enhance pedestrian amenity
- **Comment:** Expansion to include street corners & avoid residential only at ground floor between centre and school / church to the west
- 22m will provide some greater opportunity managed with HIRB at residential interface.
- Church and school to west could also be zoned LCZ but not essential.



# Brooklyn LCZ

- **Position:** Support LCZ and height 22m
- **Recommended changes:** Extend verandah and active frontage control as per blue line to ensure retention of existing amenity
- **Comment:** Do not support centre expansion in Kāinga Ora submission to north of centre (not illustrated)

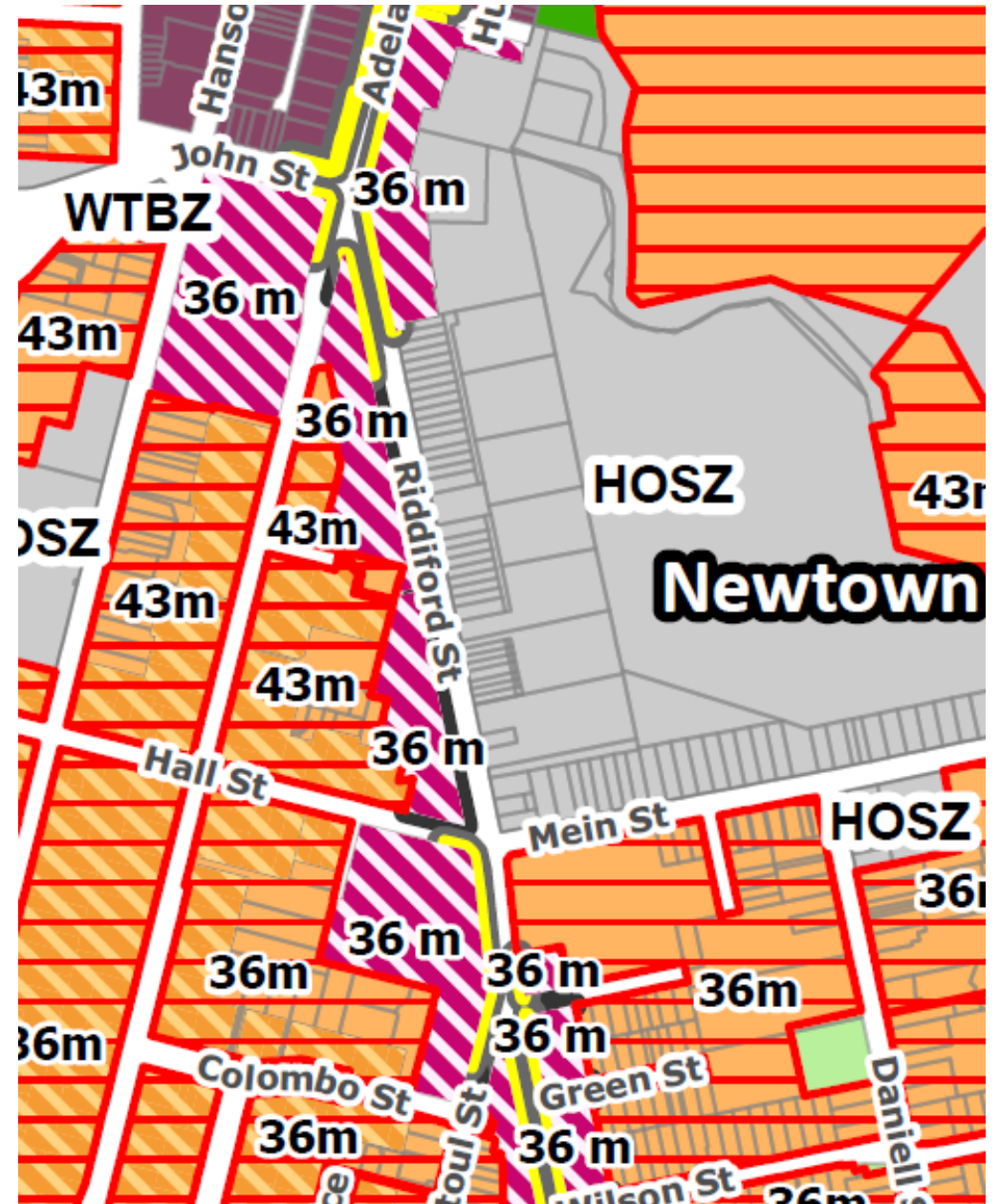


Refer Sheet 17



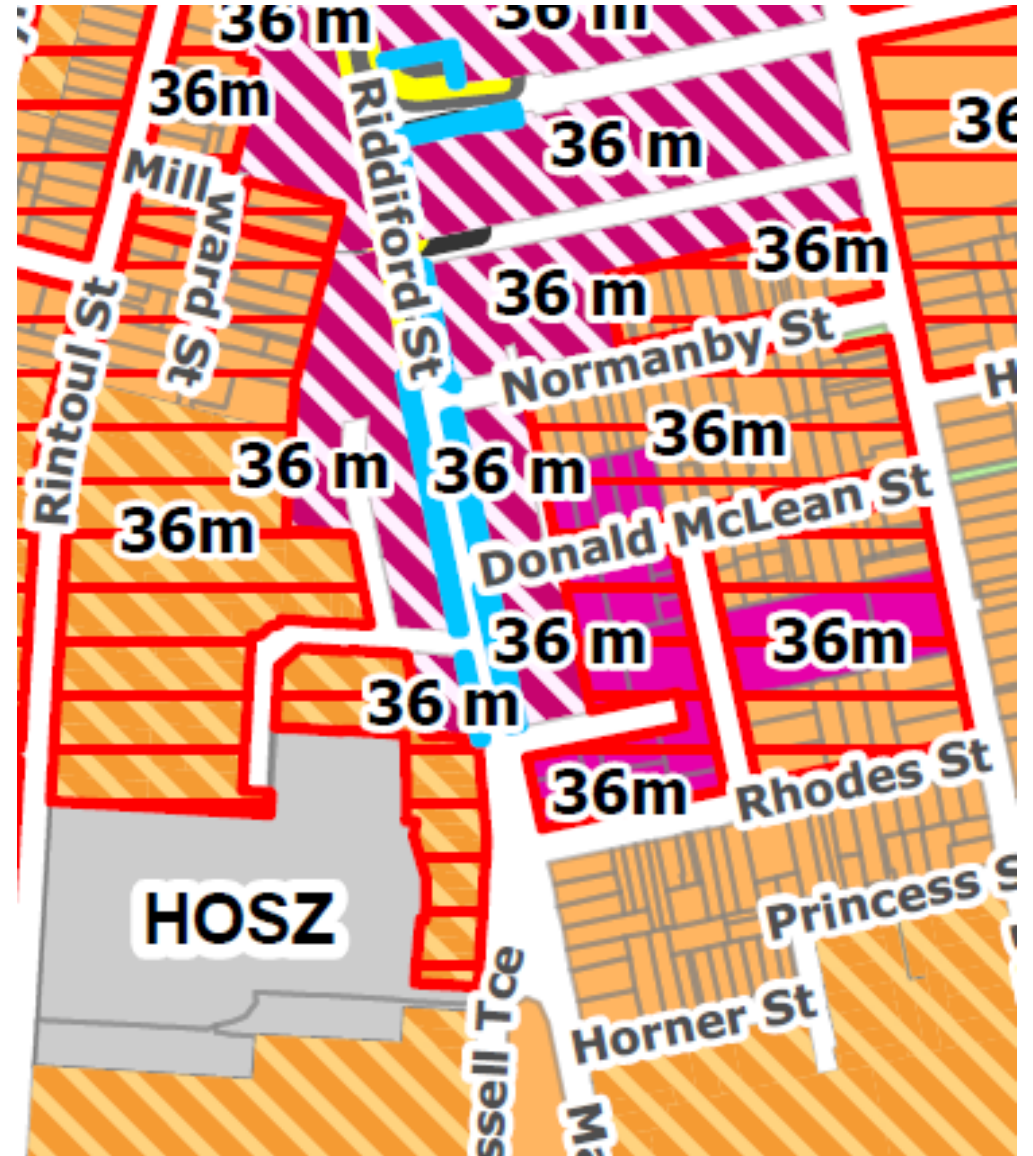
# Newtown (nth) TCZ

- **Position:** Support Kāinga Ora's submission to change zone from LCZ to TCZ, and support increased height standard to 36m – 10 storeys
- **Recommended changes:** Extend verandah and active frontage control as per blue line
- **Comment:** to ensure enhanced pedestrian amenities along this 'high street' centre
- TCZ appropriate in context of the CCZ, hospital and consistent with the expectation of an inverted height outcome where centre will be lower than surrounding HRZ (overlays).
- Height will be managed with HIRB to HRZ zone



# Newtown (sth) TCZ

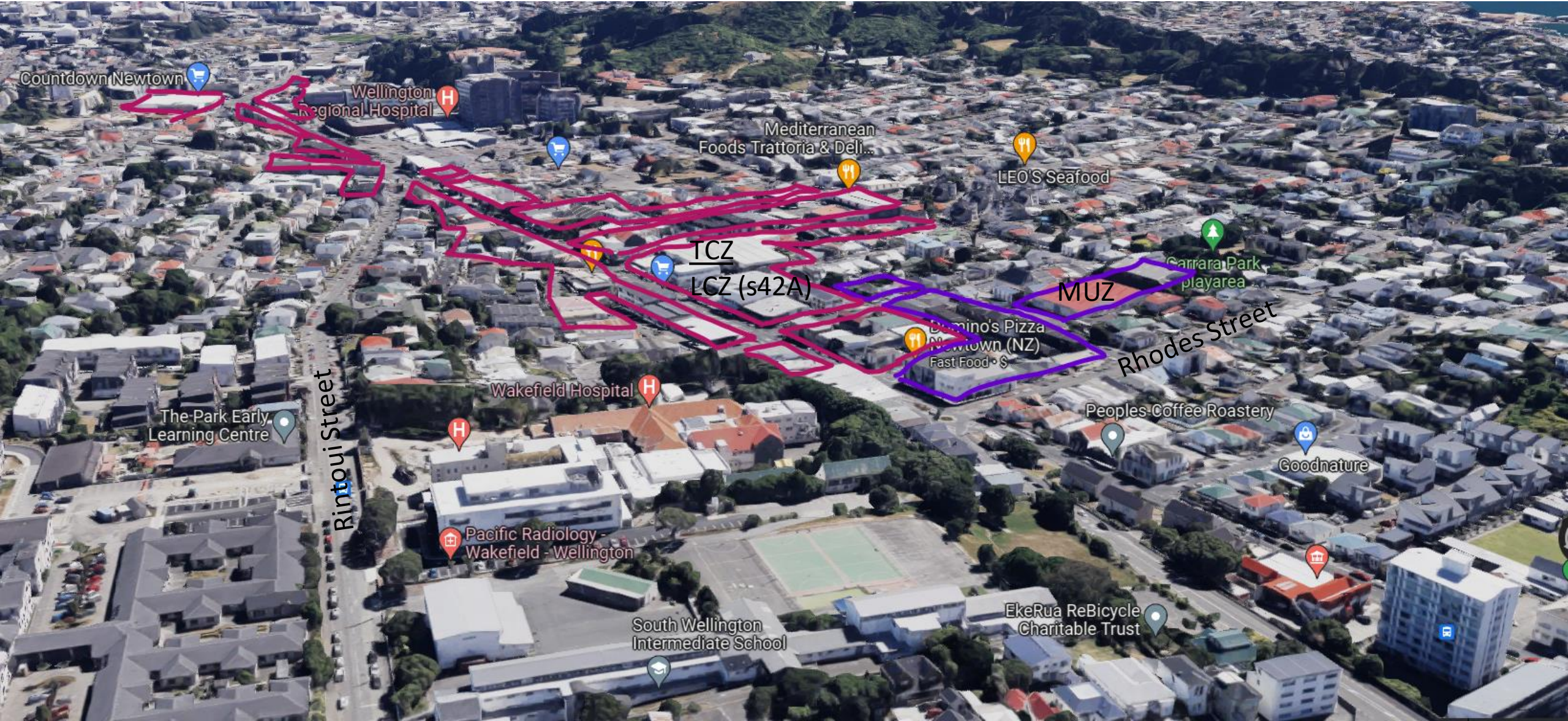
- **Position:** Support Kāinga Ora's submission to change zone from LCZ to TCZ, and support increased height standard to 36m – 10 storeys
- **Recommended changes:** Recommend MUZ same height as HRZ surrounding.
- Extend active frontage and verandah controls at blue line, including to apply open spaces such as pocket park north of Constable Street
- **Comment:** Expectation of lower centre at Constable street intersection part of northern area. Good opportunities to the south and east along Constable Street. HIRB of HRZ to manage height at interface





# Newtown – looking north east –(Goggle 3D)

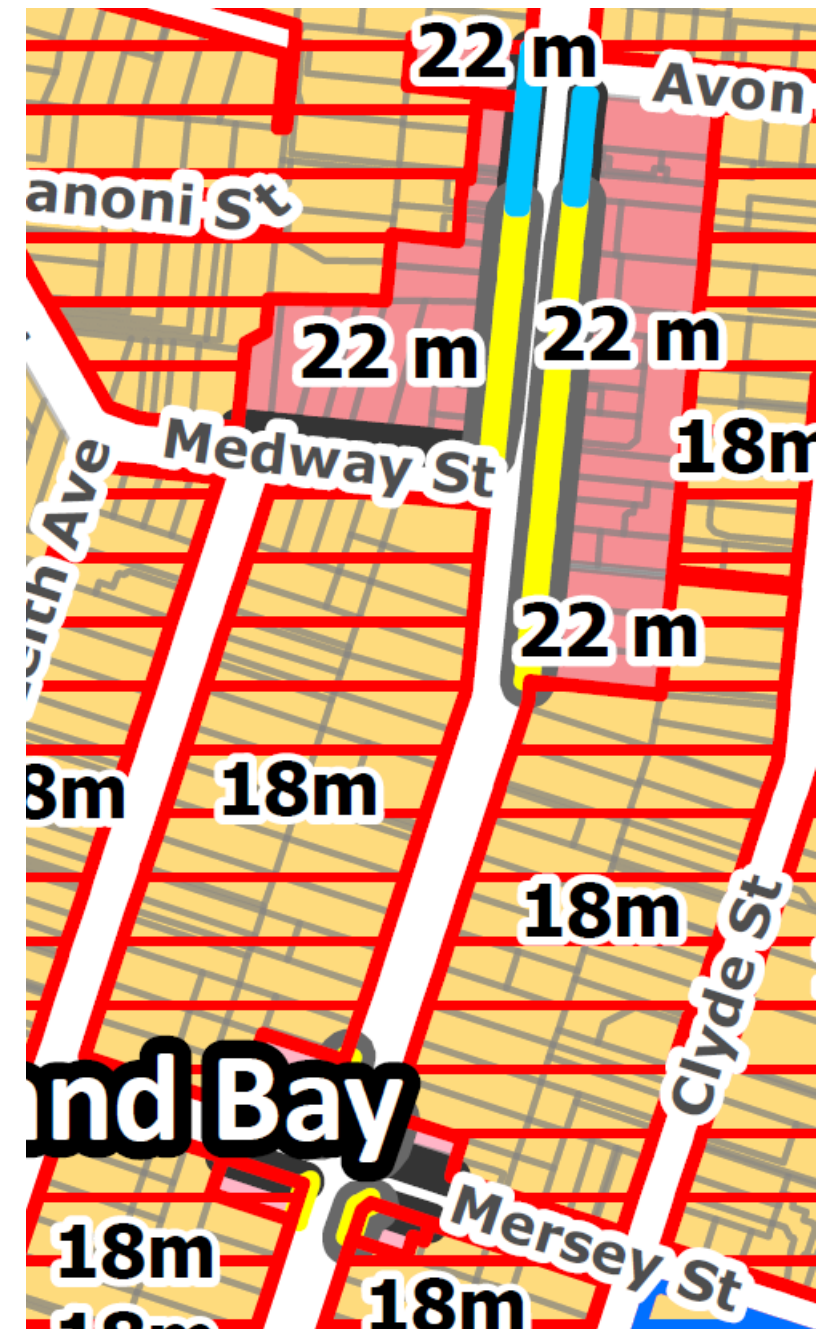
Zone boundaries are indicative





# Island Bay (nth) LCA NCZ

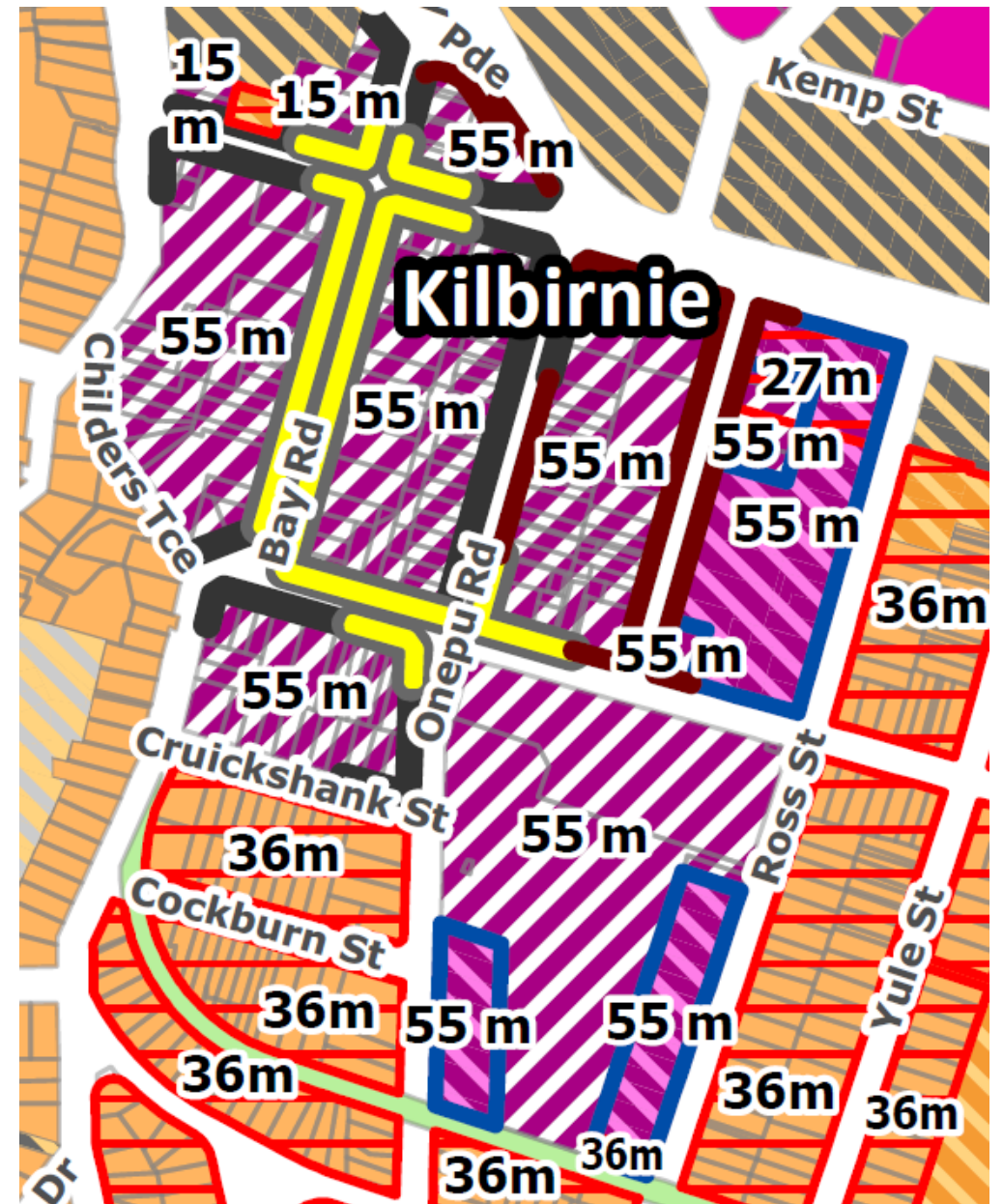
- **Position:** Support LCZ and NCZ
- **Recommended changes:** Extend active frontage and verandah controls as per the blue line.
- **Comment:** Different centre scale, apply consistent frontage requirement to centre to enhance pedestrian amenity and centre form





# Kilbirnie MCZ

- **Position:** Support MCZ, and Kāinga Ora's submission to expand centre and increase height standard to 55m to most of MCZ
- **Recommended changes:** Expand non-residential at ground floor frontage control as per brown line.
- **Comment:** expand MCZ to Ross Street as this provides a better interface for residential opposite than at Mahora Street due to existing context (supermarket)
- Retain 15m at north west and 27m height overlay to north expansion area as transition to MRZ
- Expand MCZ either side of Bus Barns site to enable whole block to respond and avoid HIRB restrictions on the Bus Barns site.





# Miramar – looking north – (Goggle 3D)

Zone boundaries are indicative





Kilbirnie – looking west along Rongotai Road with Ross Street left, and MCZ expansion block





Kilbirnie – looking south west along Mahora Street illustrating poor street context for HRZ opposite. Closest buildings to left are MCZ





Kilbirnie – looking north west along Rongotai Road /  
Evans Bay Parade. MCZ left and at KFC, MRZ right









# Miramar – looking north – (Goggle 3D)

Zone boundaries are indicative





Miramar – Looking south east, Center left and right, TCZ (HRA S42A) middle right





Miramar – Looking north west, at Park Road intersection, library to left (red roof). Trees provide significant amenity and scale to street





# CBD

- **Position:** Support CCZ and unlimited heights
- **Recommended changes:** Extend active frontage and verandah controls as per blue line, including along interface with open space (Te Aro Park).
- **Comment:** Frontage controls should be further reviewed to ensure consistency
- Question active frontage and verandah controls on opposite sides of narrow streets (Lorne Street example). Is verandah actually required?



Refer Sheet 14 & 15