

MOIR STREET COLLECTIVE

*Oral Presentation in support of
sumissions on the WCC District
Plan Review*

Stream 4: Centres

29 June 2023



Key points we will cover

Moir St: Context, who we are, level of concern

Unique circumstances of Moir Street and cross stream issues – impacts of CCZ on residential / heritage / character

Concerns with Stream 2 and officer's reports

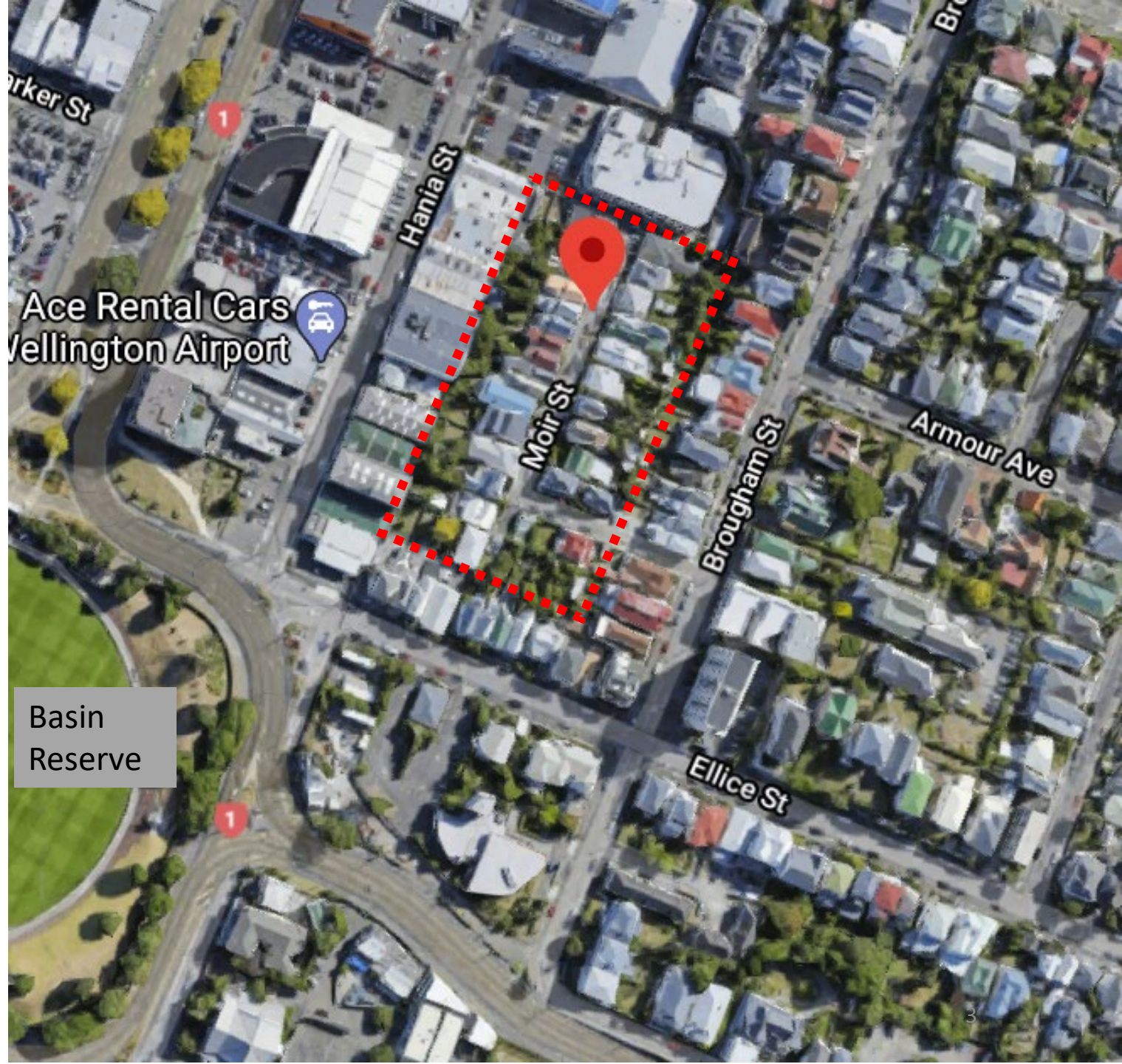
Key environmental concerns - Impacts of CCZ and 10 story buildings

Changes we want to District Plan

MOIR STREET

Recognised as one of the key coherent character and heritage areas of Mt Victoria

- Established from 1880s
- 32 Homes
- 1-2 stories
- 50 / 50 owned and rental
- Ages: new-born to over 80
- Smaller, narrow sections
- Low lying and E-W oriented
- Sunlight / space at a premium
- Nb. Also poor infrastructure inc. roading, parking, 3 waters



MOIR STREET – level of concern

- Support for density done well!
- 20+ submissions from residents in Moir Street on spatial and district plan
- Most people not been able to follow through to this stage of the process.

Moir St Collective signatories: Dougal List, Libby List, Karen Young, Jeremy Young, James Fairhall, Karen Fairhall, Craig Forrester, Sharlene Gray



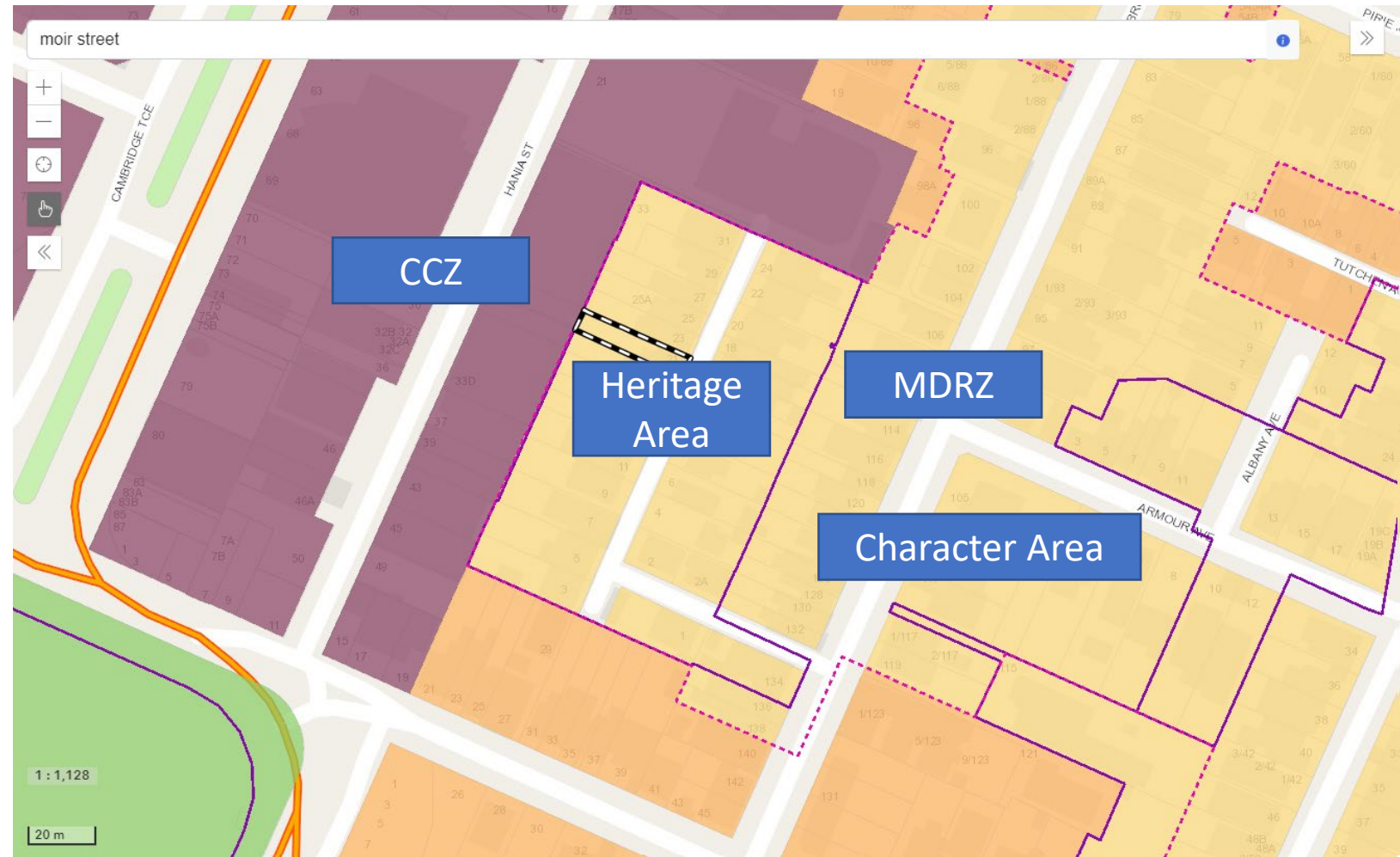


UNIQUE CIRCUMSTANCES

Moir St is unique:

- In MDRZ
- Adjacent to Central Area (CCZ)
- Character area
- **Heritage area** – one of only 4 in Mt Victoria.

No other MDRZ has all these characteristics



CROSS STREAM ISSUES

- Stream 1: qualifying matters
- **Stream 2: Residential Areas and Character area**
- Stream 3: Heritage
- **Stream 4: Central Area**

We have been advised to appear at Stream 2 and Stream 4.

We are primarily seeking changes for CCZ due to impacts on MDRZ, heritage and cultural values.

STREAM 2 CROSS STREAM CONCERNS

We have several concerns in relation to the cross-stream approach and planner's reports

- Our submissions and concerns were not addressed in the officer's s42A report for Stream 2
- Our concerns were noted when we appeared in front of the Hearing Panel for Stream 2 – specific direction to address our concerns was made by Commissioner McMahon
- The Stream 2 planning officer's right of reply and further council evidence make no reference to our submissions.

When we queried this – WCC response:

The standards of the plan which your submission primarily relates to is the City Centre Zone (ie the boundary controls between the City Centre and the Medium Density Residential Zone/Heritage area/Character Precinct)...

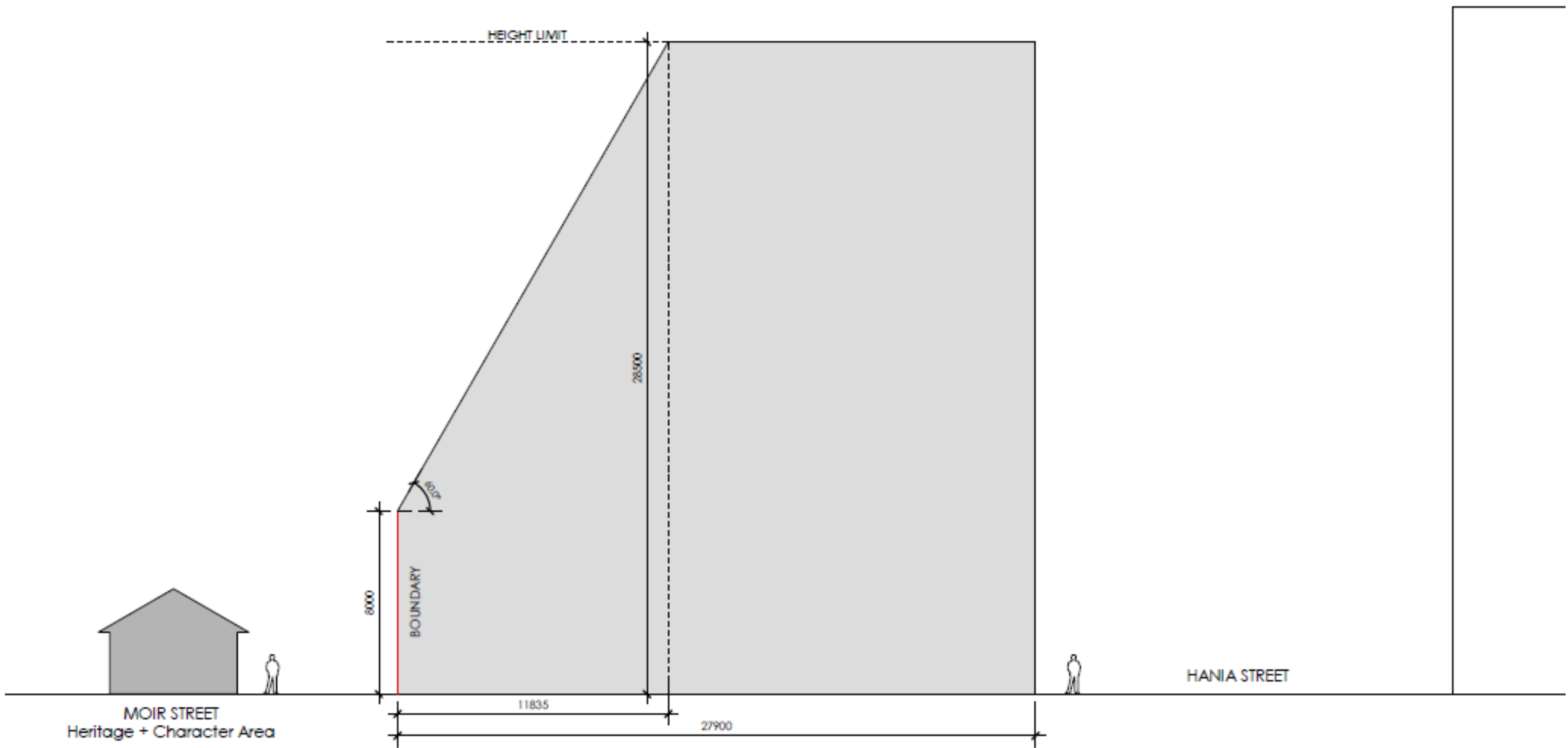
Because of this your submission is primarily addressed in Hearing Stream 4.

The reason that your submission was picked up (only in part) in Stream 2 was because it also related to character precincts. Your substantive relief sought however, is concerned with amendments to the City Centre Zone chapter...

PRIMARY CONCERN
28.5m high
development in CCZ

= 8-10 STOREY
DEVELOPMENT ON
HANIA STREET
IMMEDIATELY
ADJACENT TO OUR
PROPERTIES

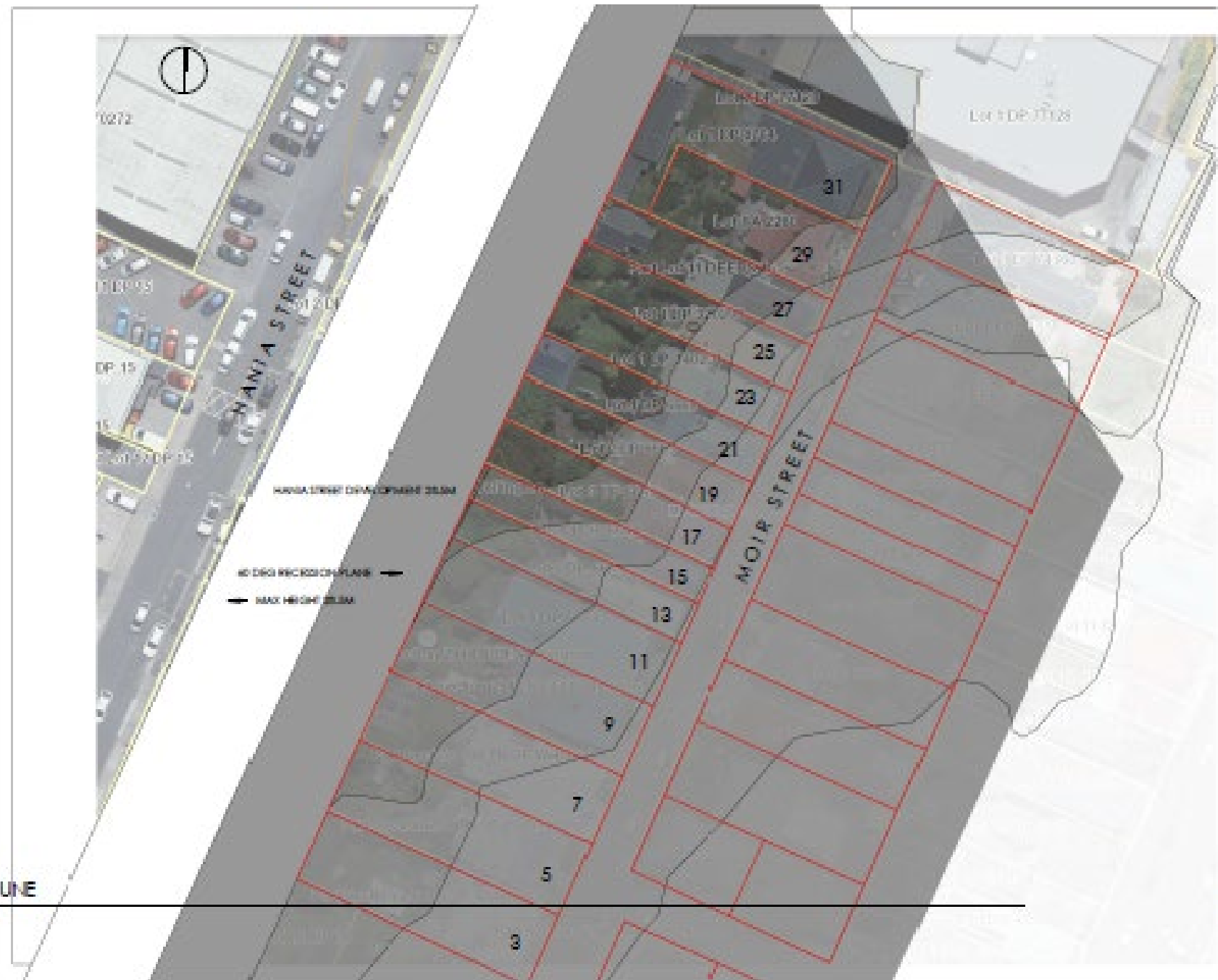




PROPOSED PLAN

WINTER SOLISTICE

3pm



ASSESSMENT OF EFFECTS

- Contrary to objectives and policies of the draft plan.
- Cannot mitigate this scale of development through design controls
- No assessment of effects by WCC of the adverse effects on Moir Street.
- Where is the expert evidence to confirm no adverse effects?
- WCC Boffa Miskell evidence supports concerns

Significant adverse effects

- Heritage
- Sunlight
- Shading
- Character
- Streetscape and over dominance
- Noise
- Privacy
- Wind

ASSESSMENT OF s42A REPORT

- We therefore strongly disagree with the assessment of effects by WCC s42A

Questions and evidence?

- Was the assessment based on a visit to the site and understanding of the urban form of Moir St (E-W buildings)?
- Was the assessment based on modelling of the impacts? – e.g. wind, sun
- Was the assessment based on a heritage and character assessment?
- Clear grounds for qualifying matter

Errors in s42A report?

- Para 41 (pg 8) – states *maximum* height of 27m
- However (?) Plan has no maximum height. 28.5m is the ‘indicative’ limit which can be exceeded
- Para 42 – direction of NPS-UD to maximise density in CCZ
- Minimal impacts by changing Hania St
- However – lack of council s32 analysis in relation to s. 3.33 of NPS-UD

CHANGES WE WANT - THE NEED FOR TRANSITION

We do not oppose development

- District plan indicates buffer areas next to sensitive areas
- Cannot mitigate effects of 8-10 stories with design controls
- The proposed 60 degree recession plane from 8m *right on the boundary* will provide **negligible** mitigation

Clear grounds for Qualifying Matter

RZ Pt1 Sch1 "height or density directed by the NPS-UD may be modified by qualifying matters".



SPECIFIC CHANGES

Changes would only apply to **very small part of CCZ** on eastern side of Hania Street

Changes

- *Reasonable* height: 15m height limit
- *Reasonable* setback: The first 5 metres back from the boundary must not exceed 4m (1 story)
- *Reasonable* recession plane: 5m and then 60 degrees

SUMMARY

- We support reasonable development
- Proposed height in CCZ = significant adverse effects on Moir St. – and beyond!
- Cannot manage effects of 8-10 stories with design controls
- Clear grounds for Qualifying Matter

We request changes

- Reasonable height controls
- To *one small section* of the CCZ on eastern Hania Street

