

WAKEFIELD PROPERTY HOLDINGS LTD

**ORAL PRESENTATION IN SUPORT OF SUBMISSION ON THE
PROPOSED WELLINGTON CITY DISTRICT PLAN**

HEARING STREAM 4 (MIXED USE ZONE)

20 JUNE 2023

Speaker Notes:

Introduction:

1. My full name is Sophie Rosa Glendinning. I am a Senior Planner with Orogen Limited, an independent multi-discipline land development consultancy based in Tawa, Wellington. I have been engaged by Wakefield Property Holdings Ltd to make an oral presentation in support of the matters raised in Wakefield Property Limited's primary submission on Wellington City Council's Proposed District Plan (PDP). I also provided advice to Wakefield Property Holdings Ltd on the primary submission to the PDP.

Comments on Submission:

2. Wakefield Property Holdings Ltd submission to the PDP related specifically to the Mixed Use Zone (MUZ) chapter, in particular the permitted building height provisions as they pertain to 'Tawa Junction', being the site at 10 Surrey Street, Tawa, as this area is a single landholding in the ownership of Wakefield Property Holdings Ltd.
3. The submission was opposed to a maximum building permitted building height of 15m within the Tawa Junction Height Control Area, and sought an increase to the permitted building height limit for Tawa Junction to 22m.
4. Paragraph 206 of the Council's s42A report states that the Council officer agrees with Wakefield Property Holdings Limited that the site at 10 Surrey Street (Tawa Junction) is an appropriate location for increased building height, and acknowledges that the *site is bounded by the railway corridor to the east and otherwise by HRZ, which has a 21 metre height limit. Given this context, the s42A report recommends that Tawa Junction is moved to Height Control Area 4 at MUZ-S1 (18 metres).*
5. Whilst I agree in part with the recommendations of the s42A report in that 10 Surrey Street is an appropriate location for increased building height, in my opinion, to limit the permitted building height at this site to 18m, rather than 22m as sought in the submission by Wakefield Property Holdings Limited, would limit the feasibility of a development on the site. Building height is a key factor in determining feasibility of a development and enabling a permitted building height of 22m for Tawa Junction would improve the feasibility of a development that would contribute substantially to an increase in residential accommodation and commercial floor space within a locality that is within walking distance to public transport, in this case being approximately 40m from Tawa Station.
6. In addition to the proximity to public transport, the site is separated from surrounding residential areas by the Porirua Stream to the western boundary and the railway corridor to the east. This will minimise the potential for a development with an increased height of 22m to result in adverse effects on residential amenity of nearby properties. On this matter, I note the PDP proposes changing the maximum height for residential development within the nearest residential areas from 8m to 21m (High Density Zone). It therefore seems appropriate that the scale of development in the Tawa Junction MUZ be similarly increased to 22m.
7. To visually demonstrate this relative height and scale difference, Wakefield Property Holdings Ltd has engaged TOA Architects to prepare an architectural concept of a development of the site, with buildings reaching a height of 22m. This concept looks to take advantage of the strong proximity of the development site to Tawa Station and the Tawa Local Centre Zone,

both within easy walking distance to the site.

8. The concept proposes 6 'blocks', which would accommodate a range of commercial tenants at ground floor with residential above across a number of levels. The site layout would comprise three multi-storey buildings within the eastern portion of the site which would accommodate commercial at ground floor with the potential for five levels of residential above. Three multi-storey buildings are also proposed within the west and south portions of the site which would accommodate commercial at ground floor with the potential for three levels of residential above. This conceptual development would achieve permeability between buildings and create a north facing courtyard to achieve a large communal space within the heart of the development, thereby achieving quality on-site amenity. The layout also takes into account the Flood Hazard Overlay in the WCC PDP maps, and looks to avoid these areas.
9. As can be seen in the various renders and the section in the accompanying plans, the scale of the development at 22m will be compatible with the 21m permitted building height limit in the surrounding residential HDZ. Increasing the permitted building height to 22m would provide an opportunity to increase the density on this site, thereby achieving residential accommodation at upper floors, and also provide for business activities at ground floor, in a location that is well connected to public transport links, and a Local Centre Zone.