



# Recommendations of the Proposed District Plan Independent Hearings Panel (IHP)

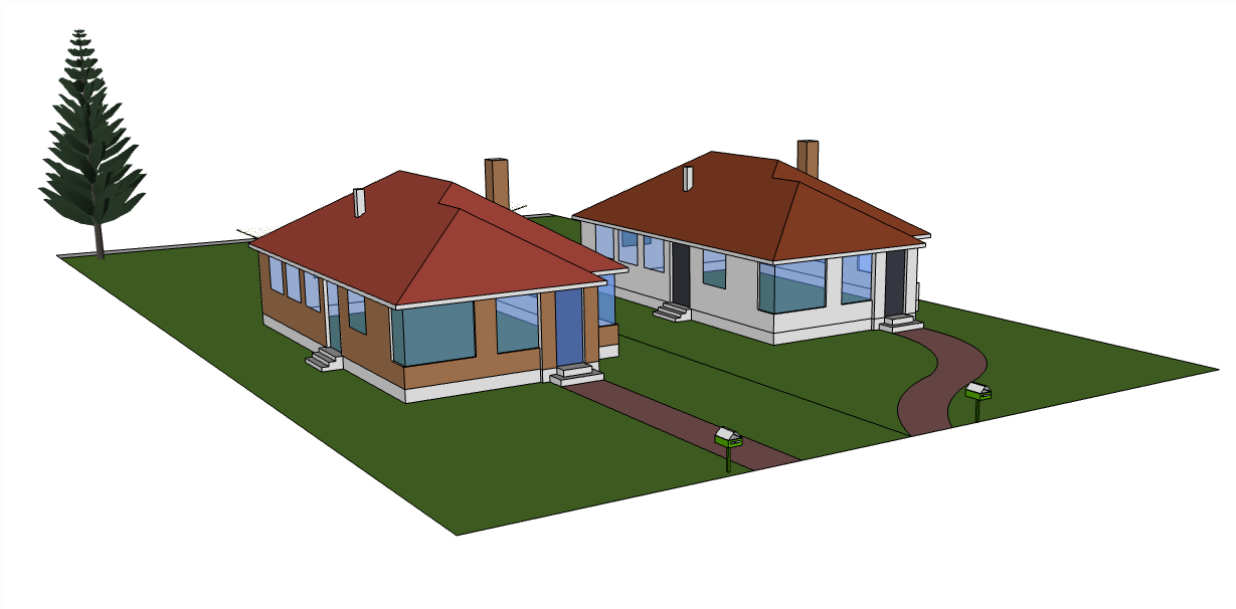
Hearing Stream 2 – Residential Zones

Hearing Stream 4 – Commercial and Mixed Use Zones

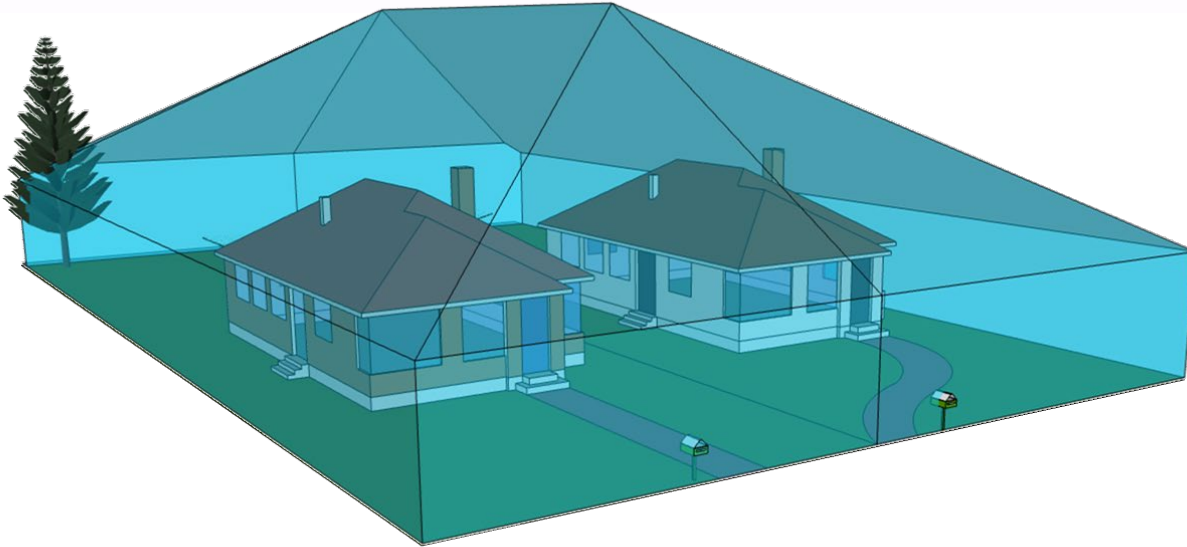
**Absolutely Positively**  
**Wellington City Council**

Me Heke Ki Pōneke  
Updated 08.02.2024 to correct incorrect map figure

# Plan Componentry



# Plan Componentry: Rules & Standards



## Rules & Standards

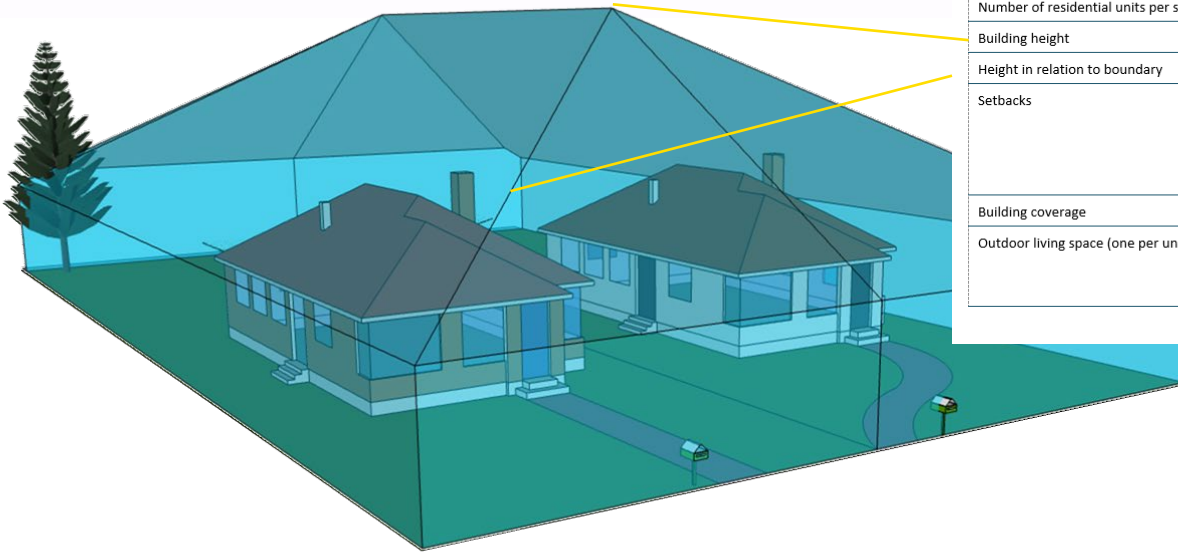
- Rules are how the plan translates citywide objectives and policies to specific sites.
- Rules and Standards set out what the thresholds for development are – how they are to be assessed and what happens when those thresholds are crossed.
- Rules and Standards are the parts of the plan that get used every day to drive the Resource Consent Process.

# Plan Componentry: Example **Density standards**

District plans must include the density standards in table 1 (or standards that enable greater development).

**Table 1: Density standards**

Density standard		
Number of residential units per site	Maximum	3
Building height	Maximum	11 m + 1 m for pitched roof
Height in relation to boundary	Maximum	4 m + 60° recession plane
Setbacks	Minimum	Front yard: 1.5 m Side yard: 1 m Rear yard: 1 m (excluded on corner sites)
Building coverage	Maximum	50% of the net site area
Outdoor living space (one per unit)	Minimum	Ground floor: 20 m <sup>2</sup> , 3 m dimension Above ground floor: 8 m <sup>2</sup> , 1.8 m dimension



# Plan Componentry: Objective



## Objectives

- An objective is a statement of what is to be achieved through the resolution of a particular issue. Objectives clearly state what is aimed for in overcoming the issue or promoting a positive outcome, or what the community has expressed as being desirable in resolving an issue.
- Objectives provide the “Why” for the Policies and Rules. They are set at a systemwide & citywide level.
- Objectives are often the mechanism for transferring National & Regional Direction into the Plan.

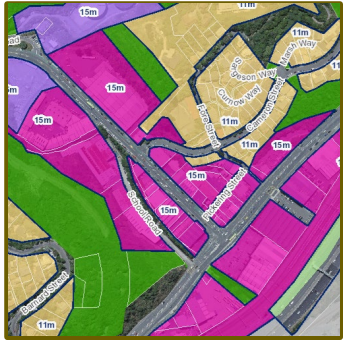
# Plan Componentry: Policies



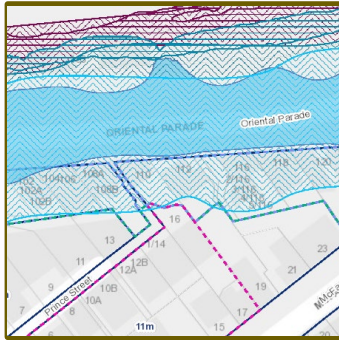
## Policy

- Policies are the course of action to achieve or implement the objective (i.e. the path to be followed to achieve a certain, specified outcome).
- Policies are used to co-ordinate between sets of rules in the Plan and become important when assessing complex Resource Consents
- Policies are the glue that holds the “Why” of the Objectives to the “How” of the Rules in the Plan.

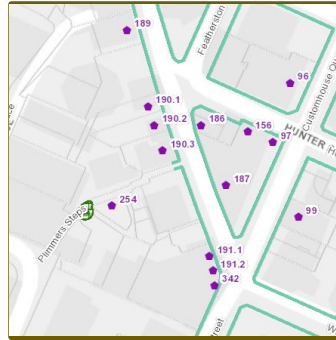
# Plan Componentry: Rule Types



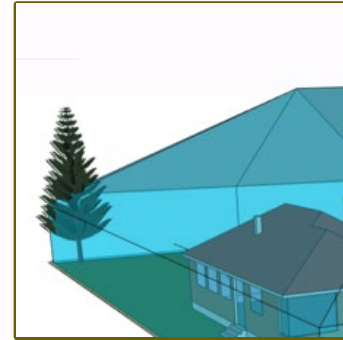
Zones



Overlays



Listings



Relative Locations



Activity

# Plan Componentry: Resource Consent.

## Permitted

These activities don't need resource consent

## Controlled

These activities need resource consent because some conditions may be required – but consent must be granted

## Restricted Discretionary

These activities have specific considerations – consent may be declined if effects aren't properly managed.

## Discretionary

These activities often have bigger impacts – so council needs to consider more generally and impose conditions on consent

## Non Complying

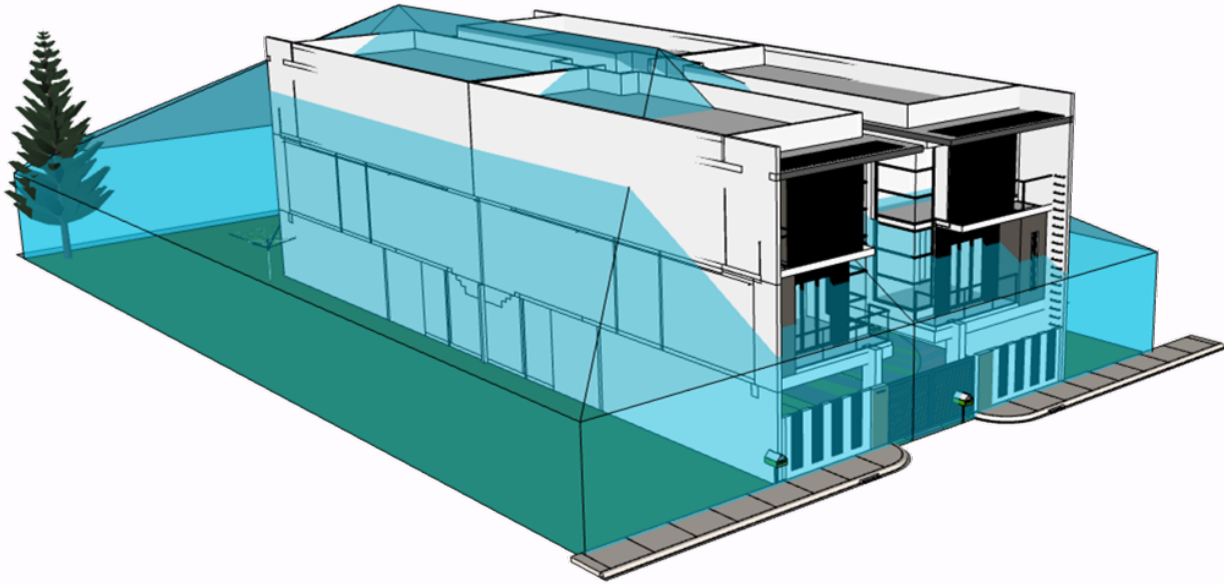
These activities don't comply – but might be able to go ahead under particular conditions

## Prohibited

These activities are not OK – an application for consent would not be granted.



# Plan Componentry: Example





# Residential and Centres Zones – IHP Recommendations

**Absolutely Positively  
Wellington City Council**  
Me Heke Ki Pōneke

# IHP Recommendation Reports

Report	Topics covered
2A	Residential Zones
2B	Character Precincts
4A	Overview and General Matters Town Centre Zone
4C	Metropolitan Centre Zone Local Centre Zone Neighbourhood Centre Zone
4D	Mixed Use Zone Commercial Zone General Industrial Zone

# ISPP v Standard Planning Process

The following provisions are considered within the respective processes

ISPP	Standard Planning Process (appealable)
High Density Residential Zone Medium Density Residential Zone	Large Lot Residential Zone
Metropolitan Centre Zone Development Area 1 – Kilbirnie Bus Barns	Mixed Use Zone
Local Centre Zone	Commercial Zone
Neighbourhood Centre Zone	General Industrial Zone

# Key matters addressed in IHP deliberations

- Changes to zoning
- Changes to the extent of zone boundaries
- Objectives, policies, rules and standards within each respective District Plan Chapter
- Range of activities permitted in each zone
- Requests for bespoke provisions for retirement villages, supermarkets and setbacks from the rail corridor

# Key IHP recommendations

- The panel has endorsed the Council's approach of using the '*well-functioning urban environment*' criteria used to determine whether areas are suitable for urban intensification.
- The zonings of the different Residential and Centres zones are generally retained as notified.

## **Notable exceptions being:**

1. Increase in the Character Precincts (MRZ-PREC01)
2. Deletion of the Commercial Zone (now MUZ-PREC01)
3. Changes to zoning of residential land around the Kilbirnie MCZ

# Key IHP recommendations

- Changes to Residential development standards including:
  - Building height limits
- Changes to Centres development standards including:
  - Changes to provide consistency with the City Centre Zone – to be addressed in detail at Briefing 3, 14 February 2024
  - Building height limits – height changes across the MCZ, LCZ, NCZ and MUZ

# Key IHP recommendations

- Spatial extent of Character Precincts increased
- Design Guides – Residential Design Guide (RDG) and Centres and Mixed Use Design Guide (CMUDG) adopted
- New and bespoke provisions:
  - 1.5m setback from the rail corridor adopted
  - New policies and rules for retirement villages, however, these are not Permitted activities as requested by the submitters
  - No specific rule exemptions for retirement villages






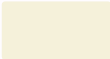


## Hearing Stream 2 – Residential Zones

**Absolutely Positively  
Wellington City Council**

Me Heke Ki Pōneke

# Residential Zones

-  **HRZ** – High Density Residential Zone
-  **MRZ** – Medium Density Residential Zone
-  **MRZ-PREC01, MRZ-PREC02 and MRZ-PREC03** – Character Precincts
-  **LLRZ** – Large Lot Residential Zone

# Medium Density Residential Zone



# Medium Density Residential Zone Deliberations

- **Zone boundaries**
  - Relative sizes of the Medium Density Residential Zone and the High Density Residential Zone
  - Whether to return to the Outer Residential Zone of the Operative District Plan
- **Building standards**
  - Building Heights
  - Development Standards eg Development Separation (setbacks)
- **Design Guides**
  - Whether Design Guides should be statutory or not
  - Content of the Design Guides

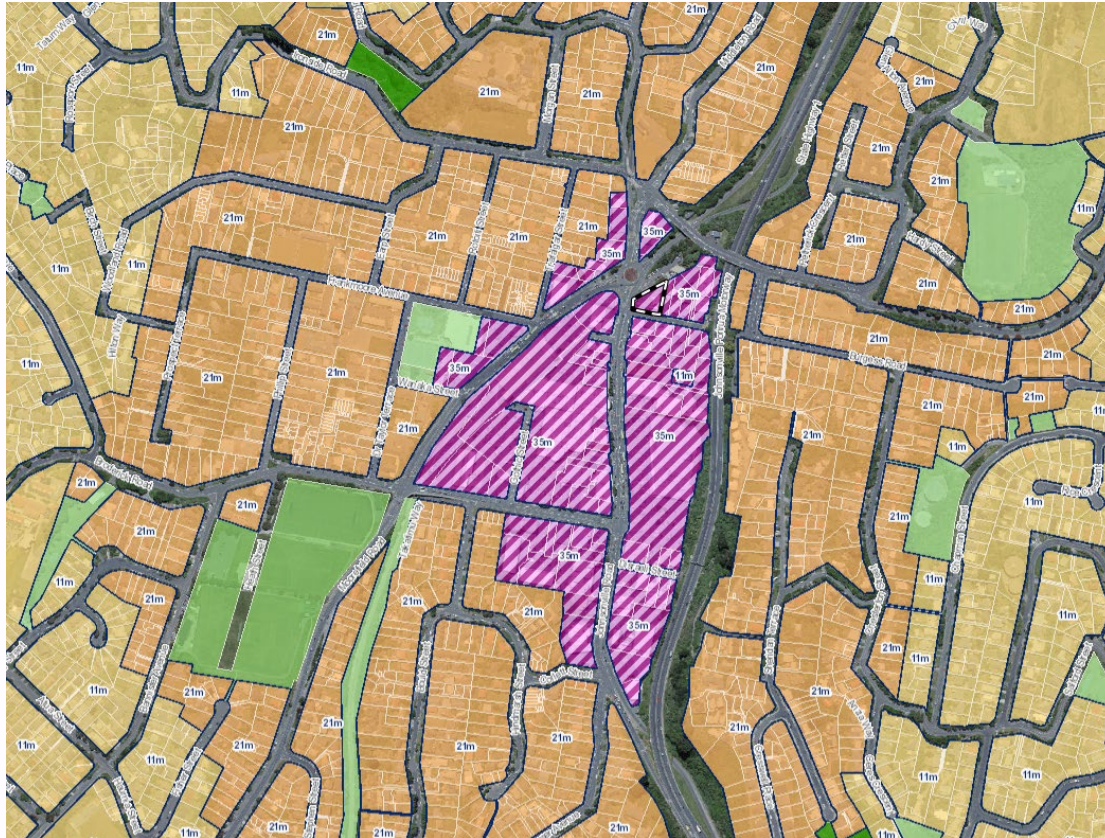
# Medium Density Residential Zone: Key IHP Recommendations

- **Zone boundaries**
  - Minor changes to the zone boundaries
  - Rezoning to MRZ from HRZ of properties in the areas of the general character precinct recommended expansions
  - Rezoning to MRZ from HRZ where walking catchments were reduced
- **Minor changes to objectives, policies, rules and standards**
  - Introduction of exclusions to specific standards on the basis of being uncovered decks, etc
  - Introduction of a setback from the Rail Corridor Boundary of 1.5m

# Medium Density Residential Zone: Key IHP Recommendations

- **Spennmoor Street Area**
  - Remove from the District Plan
- **Building height**
  - Heights have remained as notified in Height Control Areas 1 and 2
  - Extensive height increases across the MRZ have been rejected
- **Residential Design Guide**
  - To remain in the Plan, with changes to address workability and effectiveness

# High Density Residential Zone



- Medium Density Residential Zone
- High Density Residential Zone

(Notified)

# High Density Residential Zone - Deliberations

- **Zone boundaries**
  - Extent of the HRZ
- **Building Standards**
  - Building Height
  - Requests to change other development standards eg building separation
- **Design Guides**
  - Statutory vs. Non-Statutory Design Guides.



# High Density Residential Zone: Key IHP Recommendations

- **Zone boundaries**
  - Minor zone expansions around the edges of the HRZ.
  - Where walking catchments were reduced, the zoning is recommended to change from HRZ to MRZ.
  - HRZ properties which fell within a recommended character precinct expansion were recommended to be rezoned MRZ, consistent with the approach across the PDP.
- **Changes to objectives, policies, rules and standards**
  - Removal of the City Outcomes Contribution in the HRZ
  - Some additional matters of discretion for the construction of retirement villages.

# High Density Residential Zone: Key IHP Recommendations

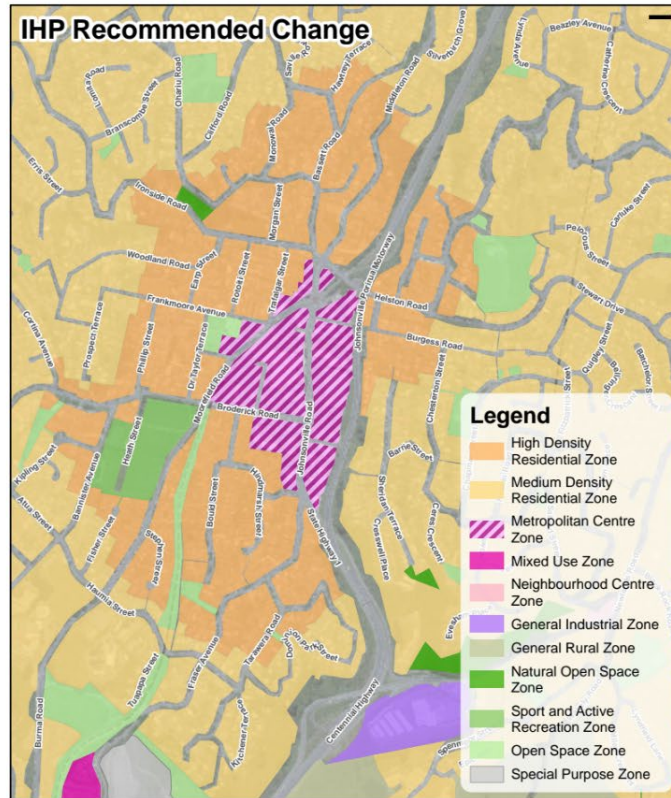
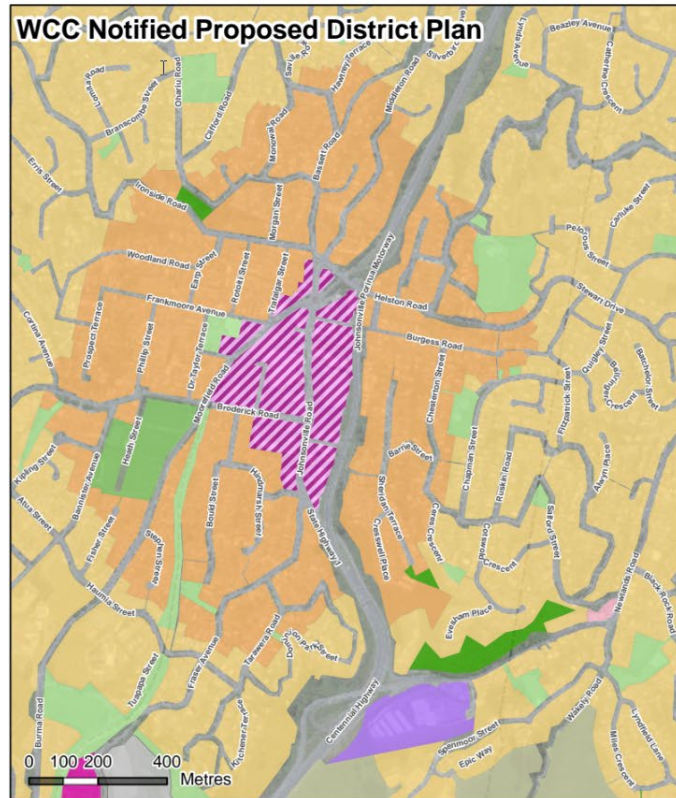
- **Building height**

- Height Control Area 1 increases to 14m from 11m – the change reflects the high-density environment being sought.
- Height Control Area 2 increases to 22m from 21m – change recommended on the basis of Urban Design advice indicating six storeys would be difficult to achieve under 21m.

- **Residential Design Guide**

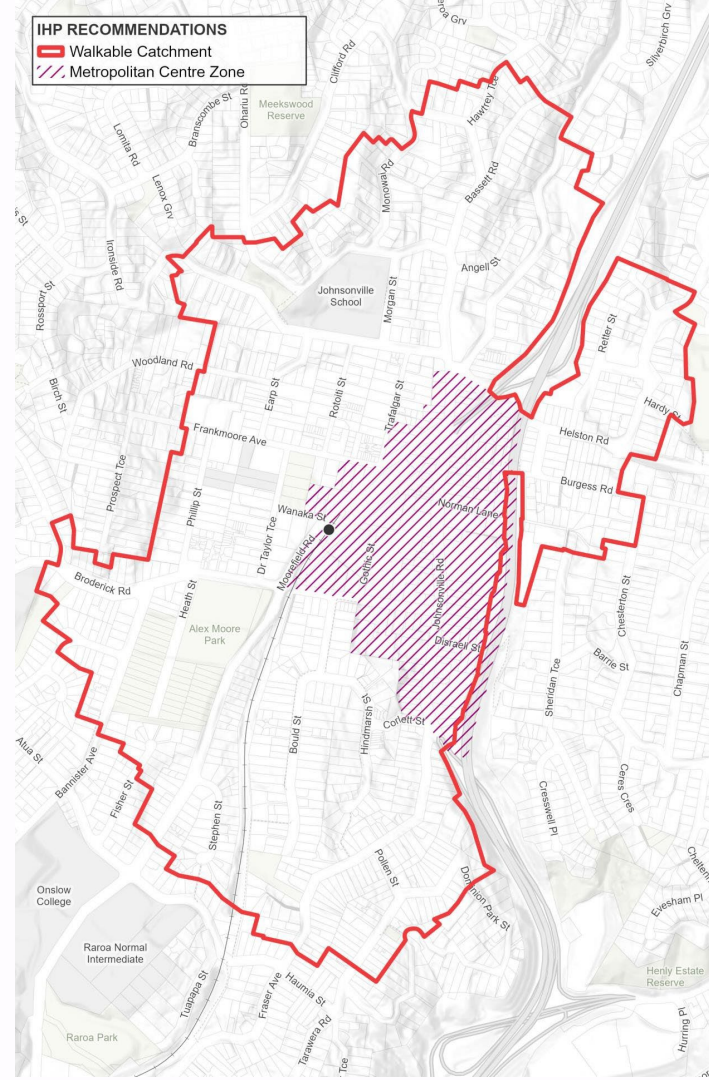
- Recommended to remain in the Plan albeit with changes to address the workability and effectiveness.

# High Density Residential Zone – Map example



**Map 9: Zone Changes Johnsonville**

# High Density Residential Zone – Johnsonville Walkable Catchment



# Large Lot Residential Zone



- Large Lot Residential Zone
- Medium Density Residential Zone



(Notified)

# Large Lot Residential Zone Deliberations

- **Zoning:**
  - Whether LLRZ sites should be rezoned to MRZ
  - References to 'Public' v 'Council Reticulated' infrastructure
  - Status of the reference to 'supported residential care'

# Large Lot Residential Zone: Key IHP Recommendations

- **Zone boundaries**
  - Rezoning of an area identified at 64B Peterhouse Street from LLRZ to MRZ
  - Recommend rejection of all other rezoning requests
- **General**
  - That the reference to 'council reticulated infrastructure' is removed and referred to as 'public infrastructure' instead
  - The reference to 'supported residential care' is removed throughout the chapter
  - That the building coverage standard refers to 'net site area' and 'building footprint' as opposed to 'total floor area'

# Character Precincts – MRZ-PREC01 & MRZ-PREC02

**MRZ-PREC01 – Character Precincts**

**MRZ-PREC02 – Mt Victoria North Character Precinct**



(Notified)



# Character Precincts – MRZ-PREC01 & MRZ-PREC02 Deliberations

- **Character Precincts as Qualifying Matters**
- **Character Area Boundaries:**
  - Specific property inclusions and exclusions
  - Spatial extent of character precinct boundaries
  - An adoption of the 2019 Boffa Miskell Pre-1930s Character Review
- **Transition/interface of surrounding zones with Character Precincts**
- **The relationship between character and heritage**

# Character Precincts: Key IHP Recommendations

- **Increase the Spatial Extent of Character Precincts**
  - Expand the Character Precincts from that PDP as notified
- **Character is a Qualifying Matter**
  - Character Precincts are treated as Qualifying Matters and are identified as such under Section 77(j) of the RMA

# Character Precincts: Key IHP Recommendations

Character Area/Precinct	ODP Area (ha)	PDP Area (ha)	Percentage PDP of ODP	IHP Recommended Area (ha)	Percentage IHP of ODP
Aro Valley	27.6	7.3	26%	22.2	80%
Berhampore	47.6	6.7	14%	29.7	62%
Lower Kelburn	0	0	N/A	6.4	New Area
Mt Cook	26.4	11.1	42%	21.9	83%
Mt Victoria	49.8	18.2	37%	36.6	73%
Newtown	93.9	24.7	26%	59.3	63%
The Terrace	5.6	0	N/A	5.2	93%
Thorndon	44	17.5	40%	23.4	53%
Holloway Road	12.3	0	N/A	1.5	12%
<b>Total</b>	<b>307.2</b>	<b>85.4</b>	<b>28%</b>	<b>206.2</b>	<b>67%</b>

# Oriental Bay Height Precinct - MRZ-PREC03

- Spatial Extent of the Oriental Bay Height Precinct
- The Oriental Bay Height Area as a Qualifying Matter



(Notified)

# Oriental Bay Height Precinct: Key IHP Recommendations

- That MRZ-PREC03 remains in the District Plan, and:
  - Areas within the Oriental Bay Height Precinct that do not meet the minimum requirement for 'at least six storeys', and are within the walkable catchment of the CBD, are to have the height limits amended to 22m in accordance with the HRZ
  - All height limits above 22m within the Oriental Bay Height Precinct are to remain as notified
- No changes to the spatial extent of the area despite some submitters seeking extensions and height limit changes on properties adjacent to the area
- MRZ-PREC03 is not justified under Section 77(j) of the RMA as a Qualifying Matter



## Hearing Stream 4 - Commercial and Mixed Use Zones

# Commercial and Mixed Use Zones

-  **MCZ** - Metropolitan Centre Zone
-  **LCZ** - Local Centre Zone
-  **NCZ** - Neighbourhood Centre Zone
-  **MUZ** - Mixed Use Zone
-  **COMZ** - Commercial Zone
-  **GIZ** - General Industrial Zone
-  **DEV1** - Development 1 Area – Kilbirnie Bus Barns site and  
Appendix 11: Kilbirnie Bus Barns Development Plan

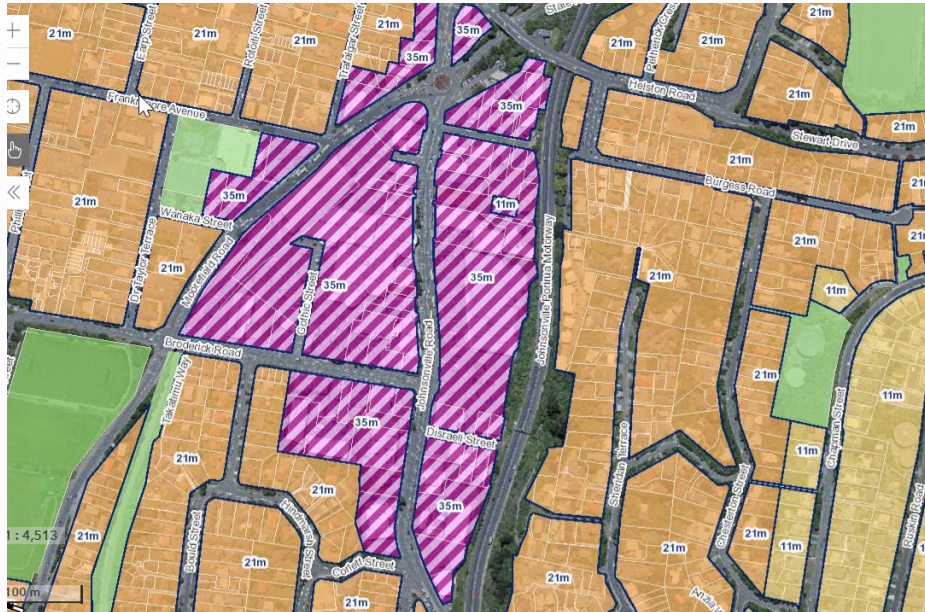
# Metropolitan Centre Zone Deliberations

- Extent of zone boundaries
- Development standards, including building heights
- References to the Design Guides in the rules



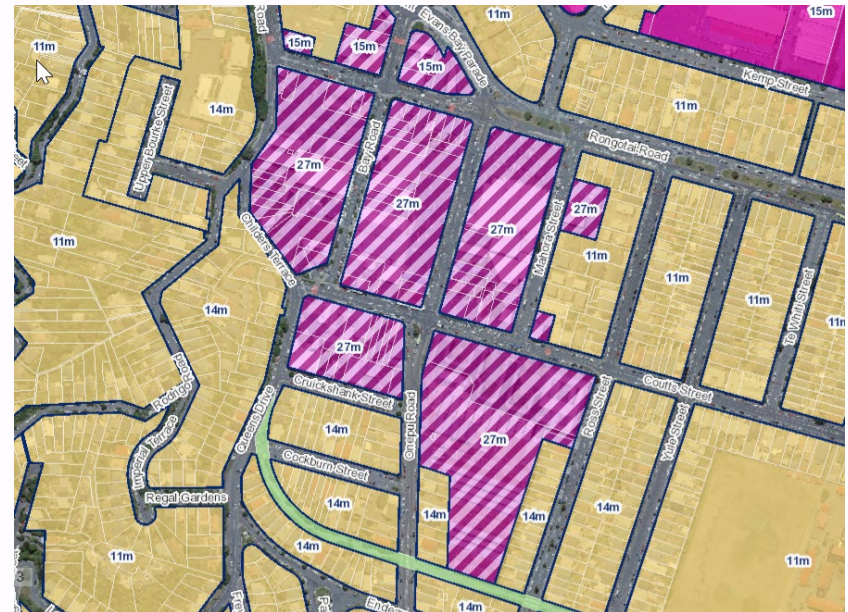
# Metropolitan Centre Zone

## Johnsonville



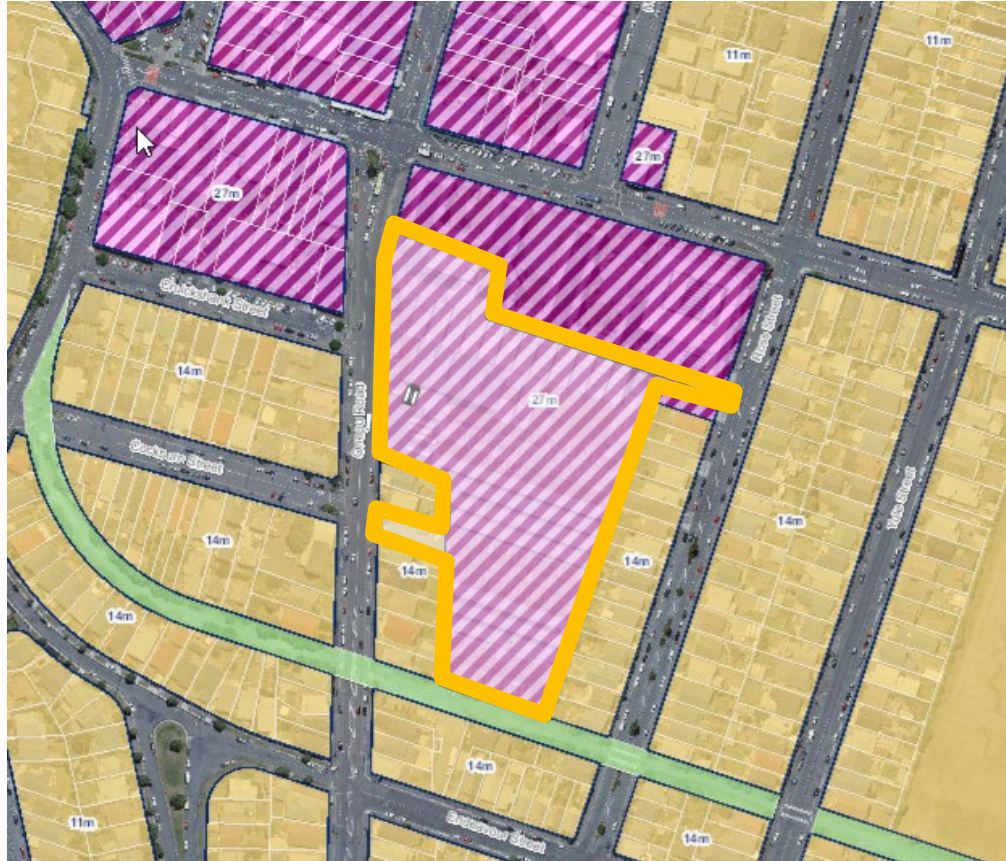
(Notified)

## Kilbirnie



(Notified)

# Development Area 1 and Appendix 11 - Kilbirnie Bus Barns



(Notified)

# MCZ / DEV1: Key IHP Recommendations

- No changes to zone boundaries
- Changes to objectives, policies, rules and standards for consistency with the CCZ and other Centres
- 30000m<sup>2</sup> GFA restriction on integrated retail area removed, with no restriction applied
- Changes to building heights

# MCZ / DEV1: Key IHP Recommendations

## Building height changes

- **Johnsonville MCZ:** Increased height from 35m to 42m for all of Johnsonville Mall and the Countown site, and the land to the south of Disraeli Street
- **Kilbirnie MCZ and DEV1:** Increased height from 27m to 35m
  - The height changes reflects the development capacity of these centres, noting the HRZ surrounding the MCZ have a 22m height limit
  - Increased height is supported by developers

## Resource consent implications

- Activity status changed from Restricted Discretionary to Discretionary when the height limit is exceeded, signaling that these are seen as maximums not thresholds
- City Development Outcomes policy applies (MCZ-P10, formerly City Outcomes Contribution) applies to the MCZ but is an 'encourage' policy and no longer a requirement

# Local Centre Zone



# Local Centre Zone

- These are larger centres that offer a range of commercial activities
- Generally have a supermarket or anchor store



**Khandallah**

**Churton Park**



**Newtown**



# Local Centre Zone Issues

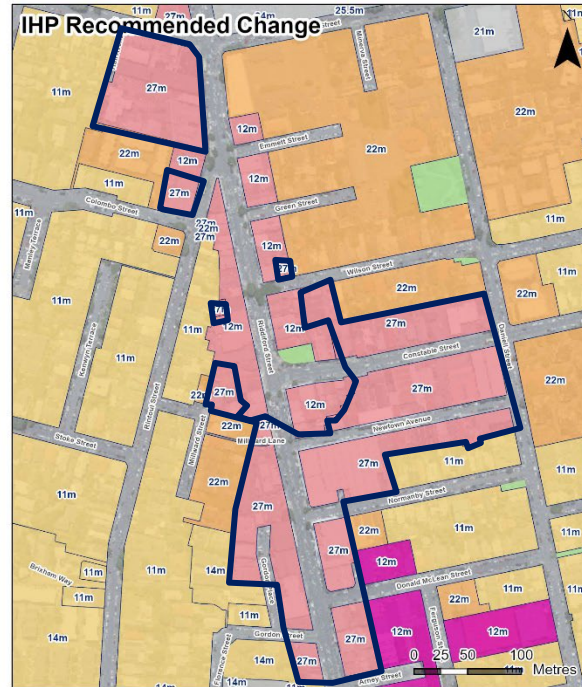
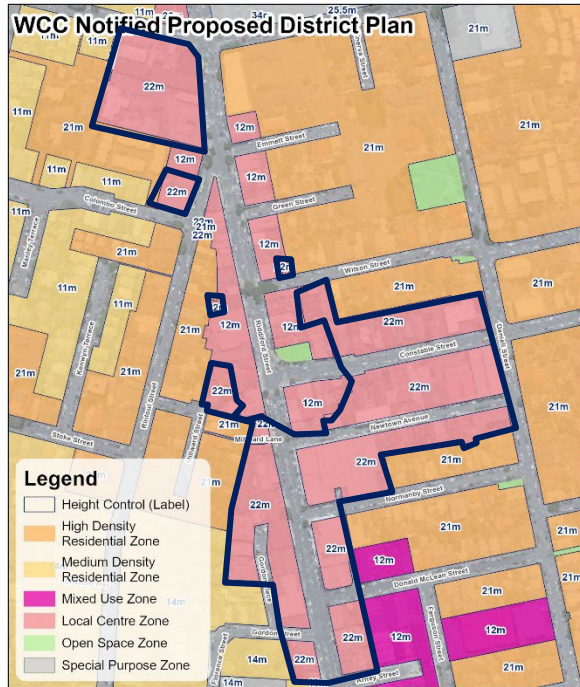
- Zoning of specific Local Centres
- Extent of Zone boundaries
- Building Standards

# LCZ: Key IHP Recommendations

- **Zoning**
  - No change to zone boundaries
  - Newtown, Miramar and Tawa remain LCZ
  - Baroda Street/Box Hill and Linden have been recommended to be rezoned from LCZ to NCZ
- **Objectives, policies, rules and standards:**
  - Changes to align with other CMUZ
  - Over-height buildings will be Discretionary activities
  - LCZ-S2 (Minimum building height) has been deleted
  - The City Development Outcomes policy will no longer apply to the LCZ
  - Building heights reduced to 18m for Khandallah and Kelburn LCZ



# LCZ: Key IHP Recommendations



## Building Height:

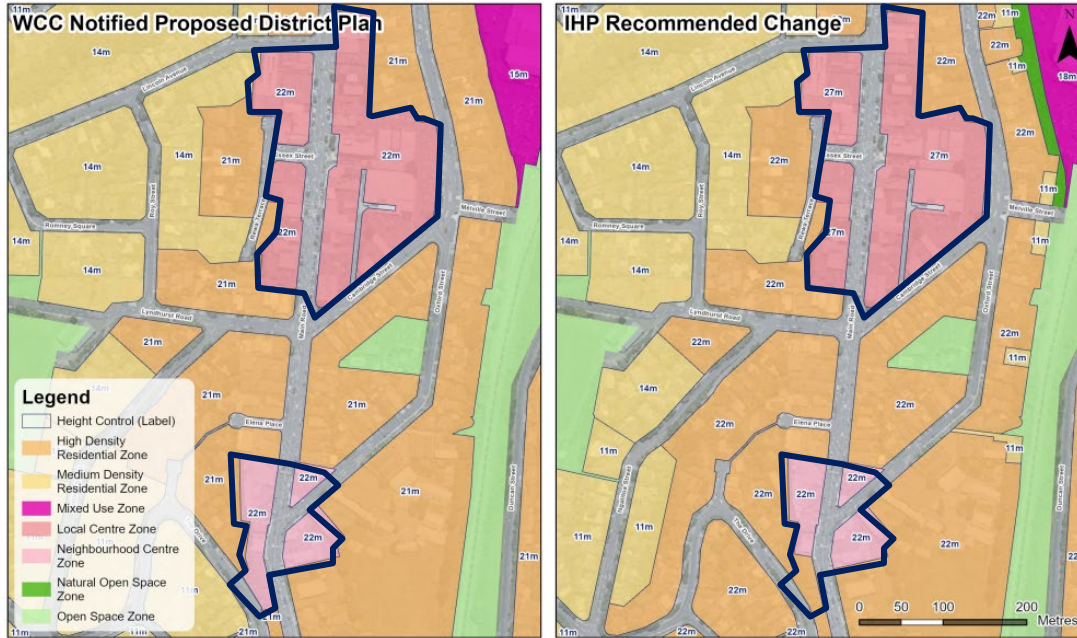
### Newtown

- Increase to 27m
- Heritage Precinct 12m

## HS4 Report 4C Appendix 1 - Map 9: Height Control Changes Newtown South

Basemap credits: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS, Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

# LCZ: Key IHP Recommendations



**Building Height:**  
**Tawa**  
- Increase to 27m

HS4 Report 4C - Map 3: Zone & Height Control Changes Tawa

Basemap credits: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, TomTom, Garmin, Foursquare, METINASA, USGS, Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

# Neighbourhood Centre Zone



# Neighbourhood Centre Zone Deliberations

- These are small centres typically comprising a corner shop or group of shops
- A number of submissions requesting reclassifying and rezoning various centres



# NCZ: Key IHP Recommendations

- **Zoning**

- No change to zone boundaries
- Baroda Street/Box Hill and Linden Centre rezoned from LCZ to NCZ
- 105, 107, 109, 111, 113, and 115 Main Road in Tawa have been rezoned from NCZ to HRZ

- **Objectives, policies, rules and standards:**

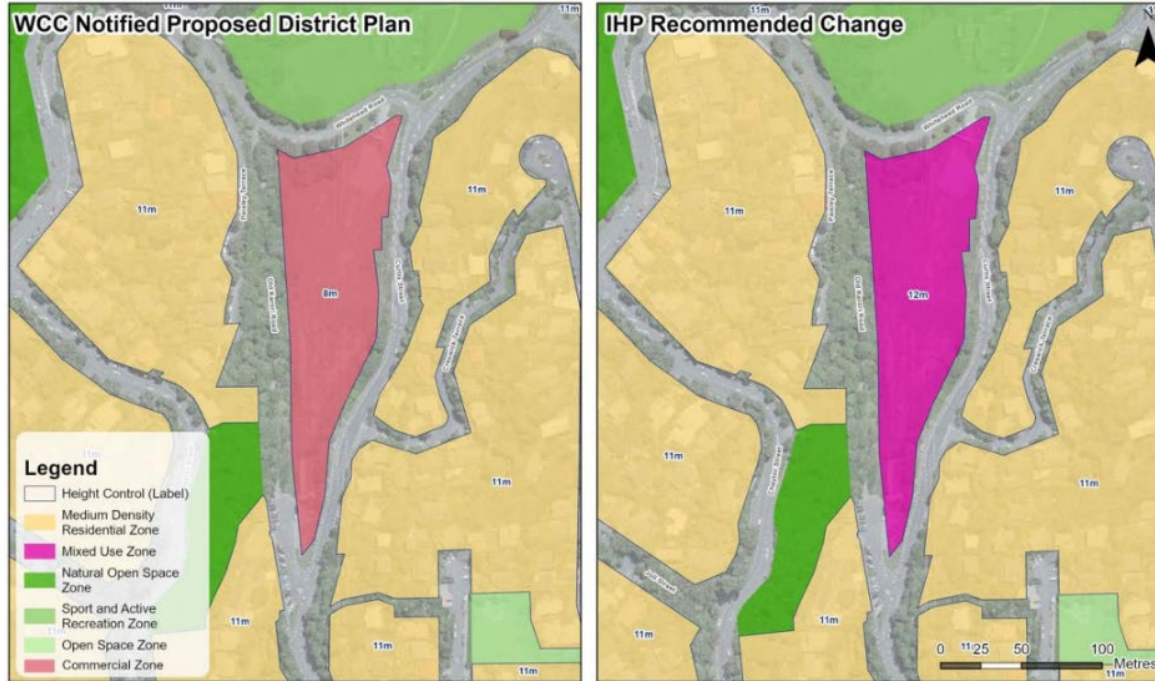
- Changes to align with other CMUZ
- Over-height buildings will be Discretionary activities
- NCZ-S2 (Minimum building height) has been deleted
- GFA of integrated retail activities reduces to 10000m<sup>2</sup>, reflecting the centres hierarchy
- There is no City Development Outcomes policy in the NCZ

# NCZ: Key IHP Recommendations

## Building height:

- Amended heights to reflect scale of NCZ and ensure heights are commensurate with the level of services, including:
  - Height control area 1 (12m) applies to all NCZ unless specified – all of Aro Street becomes Height Control Area 1
  - Height control area 2 (14m) applies to Mersey Street, Island Bay and Ngaio
  - Height control area 3 (18m) applies to Berhampore
  - Height control area 4 (22m) applies to Linden and Oxford Street, Tawa

# Commercial Zone (ODP Curtis Street Business Area) – Key IHP Recommendations



HS4 Report 4D – Map 2: Zone & Height Control Changes Curtis Street

- **Delete the COMZ – becomes MUZ-PREC01: Curtis Street Precinct**
- The rationale for this change is it will reduce the complexity of the Plan, with one less zone.
- The provisions in the notified COMZ chapter carry down to the new precinct, however:
  - A 12m height limit
  - Residential development permitted at ground level

# Mixed Use Zone Deliberations

- The purpose of the Mixed Use Zone is to:
  - Complement the hierarchy of Centres
  - Provide for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities
  - Provide areas where people can live, work, play and conduct business, but with fewer day-to-day conveniences than other centres within the hierarchy (excluding COMZ)
  - Industrial activities can occur in the zone. Supermarkets are restricted in size to encourage these to locate in the MCZ, LCZ and NCZ
- The zone has been applied to land zoned Business Area 1 in the ODP
- Height changes



# MUZ: Key IHP Recommendations

- **Objectives, Policies, Rules and Standards**
  - Changes to align with other Centres
  - MUZ-S1 – some changes to building heights
- **Two new MUZ Precincts:**
  - COMZ-PREC01: Curtis Street
  - COMZ-PREC02: Adelaide Road (addressed at Briefing 3, 14 February 2024)
- **Site-specific recommendations relating to:**
  - Shelly Bay
  - Tawa Junction and Takapu Island
  - Halfway House Heritage Gardens
  - Rongotai South
  - Granville Flats, Adelaide Road

# General Industrial Zone

The purpose of the General Industrial Zone (GIZ) is to:

**Enable industrial activities and protect industrial zoned land from activities that are incompatible with the purpose of the zone.**

# General Industrial Zone Issues

- The directive to avoid reverse sensitive effects
- The policy and rule framework for commercial activities, educational facilities, and drive-through restaurants
- Maximum building height

# GIZ: Key IHP Recommendations

- **New objective (GIZ-O4):**

## Protection of the General Industrial Zone

Industrial activities and the role and function of the General Industrial Zone are not constrained or compromised by:

1. Incompatible activities and/or reverse sensitivity effects; and
2. Activities sensitive to nuisance effects including odour, dust, and noise.

- Exclude drive-through restaurants as a permitted activity
- Increase to Newlands Industrial area maximum height from 15m to 18m

# Next topics

- **City Centre Zone** including
  - Te Ngakau Civic Square
  - Appendix 11
  - City Outcomes Contribution (now City Development Outcomes)
  - Design Guides
  - CCZ Building Standards

And

- **Special Purpose Waterfront Zone**
- **Wind**

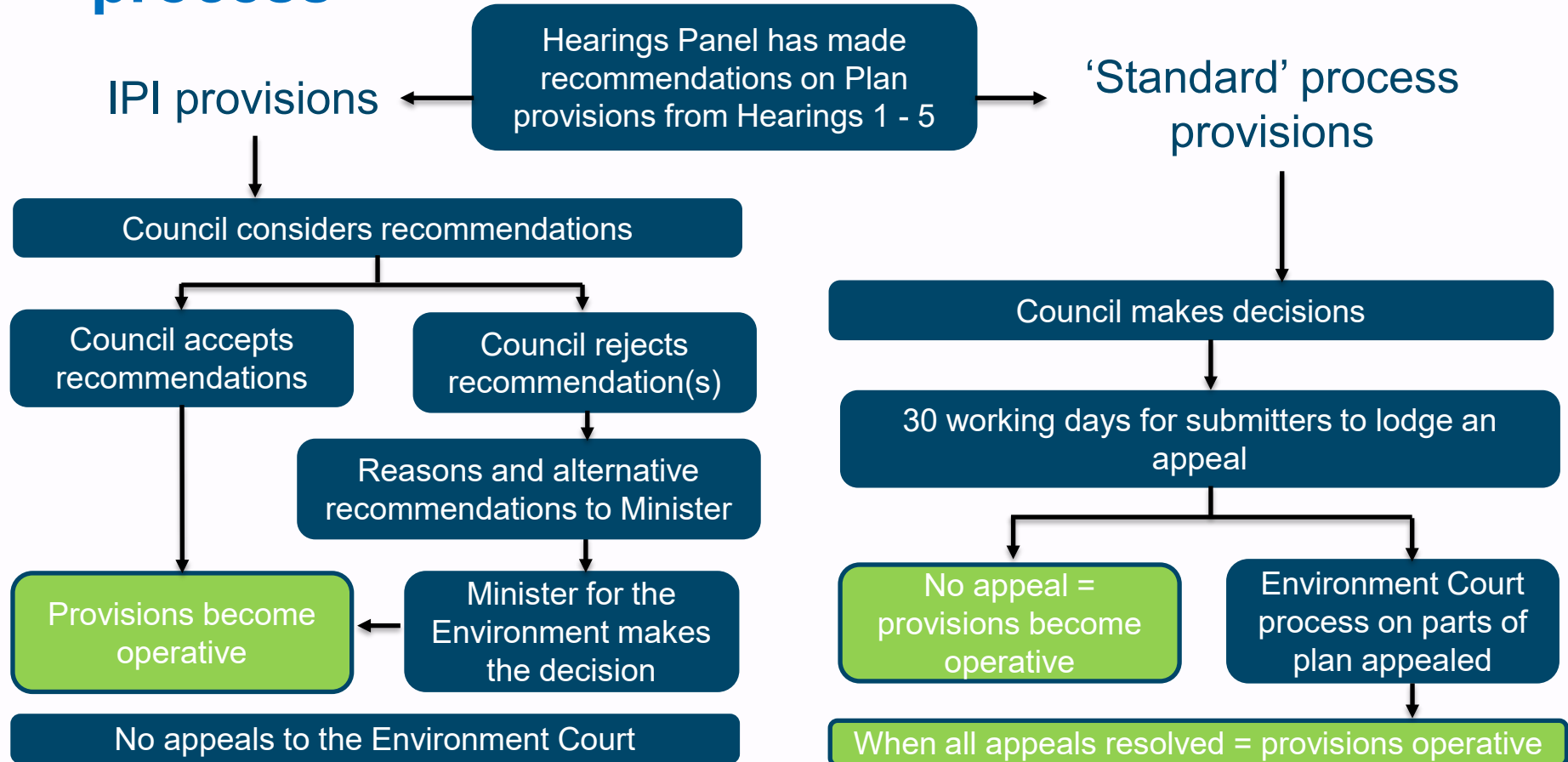


# Questions & Discussion

**Absolutely Positively  
Wellington City Council**

Me Heke Ki Pōneke

# 14 March decisions under IPI and Standard process



## **Additional slides - Mixed Use Zone site-specific changes**



# MUZ: Shelly Bay



Taranaki Whānui seek:

- i. Recognition of their interests in Shelly Bay;
- ii. That the MUZ is extended across allotments outlined red;
- iii. That the height in this area is increased to 27 metres; and
- iv. That the planning framework for the zone matches the Shelly Bay Masterplan and Design Guide.

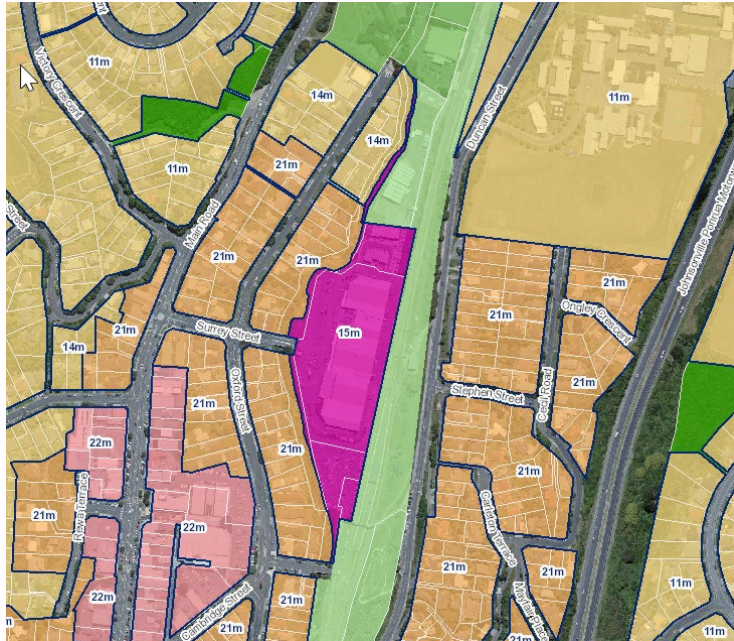
# MUZ: IHP recommendations relating to Shelly Bay

Reject in part, on the basis that:

- Mana whenua recognition are appropriately provided for elsewhere
- The Masterplan and resource consent are outside of the PDP and to adopt these within the plan may be detrimental to the submitter
- A split zoning (MUZ/Open Space) reflects that a significant portion of the hillside is open space and it is more appropriate to retain this as OSZ
- The 12m height in the PDP is appropriate

# MUZ: IHP Recommendations - Tawa Junction

## Tawa Junction - 10 Surrey Street, Tawa



(Notified)

- Increase maximum height at MUZ-S1 to 18m (Height Control Area 4)
- Acknowledges that this MUZ is adjacent to the railway station and HRZ, so appropriate for increased height

# MUZ: IHP Recommendations - Takapu Island

## Takapu Island (4 William Earp Place)



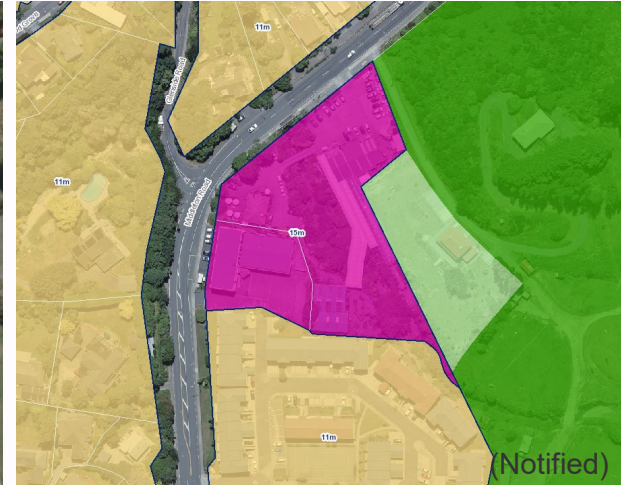
(Notified)

- Increase maximum height at MUZ-S1 to 18m (Height Control Area 4)
- Acknowledges that this MUZ is essentially an island with no surrounding residential and lends itself to increased height

# MUZ: IHP Recommendations - Halfway House Heritage Gardens

Reject request for 8m building height in the MUZ that adjoins the Gardens, on the basis that:

- Taking into account the NPS-UD, 15m is appropriate for the MUZ; and
- 15m buildings to the north-west and west of Halfway House would not have a detrimental effect on the setting or the sunlight hours of Halfway House and its gardens.



# MUZ: IHP

## Recommendations - Rongotai South

Rongotai Investments Limited seeks a single building height of 20m across the zone.

IHP reject submission, on the basis that:

- Heights should be restricted due to the proximity of the Air Control Tower; and
- There is no evidence that additional development capacity beyond that which is enabled under the PDP is necessary in Lyall Bay.



# MUZ: IHP Recommendations - Granville Flats

Wellington Tenth Trust seek rezoning of residential site at 555-559 Adelaide Road from MRZ to MUZ

IHP reject submission, on the basis that:

- Wellington Tenth Trust (owner/submitter) has not provided certainty as to the activities that will occur there, meaning the IHP is not in a position to determine whether MUZ is the most appropriate zoning; and
- There is a consenting pathway for mixed use activities under the MRZ provisions.

