

**Recommendations of the Proposed District Plan
Independent Hearings Panel:
City Centre Zone, Waterfront Zone
City Outcome Contributions
Design Guides
Wind**



Scope of this briefing

- Introduction, process overview
- City Centre Zone (Hearing Panel report 4B)
- Te Ngākau Civic Square Precinct (Hearing Panel report 4B)
- Waterfront Zone (Hearing Panel report 4B)
- City Outcomes Contribution (Hearing Panel report 4A)
- Design Guides (Hearing Panel report 2A and 4A)
- Wind Chapter (Hearing Panel report 4E)

-Questions-

ISPP v Standard Planning Process

The following provisions are within these processes:

ISPP	Standard Planning Process (appealable)
Objectives (except for Waterfront activities)	Zone and precinct introductions
Policies on built form, design, redevelopment areas	Waterfront objectives for activities
Building and structure rules	Connections, open space
Building standards	Policies on activities enabled and avoided
City Outcome Contributions	Land use activity rules
Wind Chapter	Building conversions, outdoor storage
Design Guides	Ahi kā, mana whenua involvement

Functions of City Centre Zone, Waterfront Zone

*The purpose of the City Centre Zone is to enable and reinforce the **continued primacy of the Wellington central city area** as the principal commercial and employment centre servicing the city and metropolitan region.*

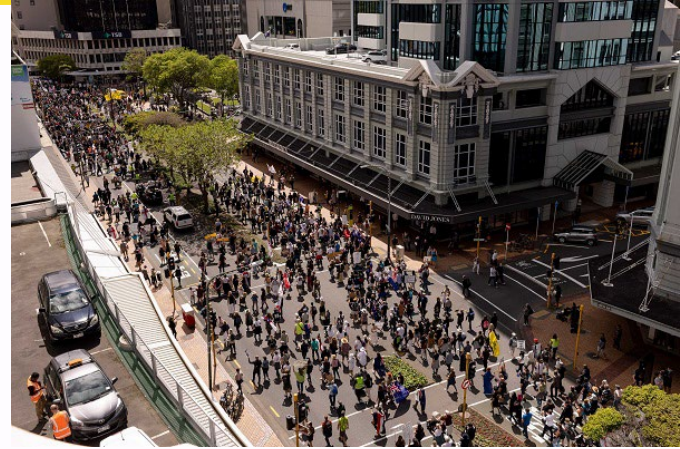
*To **maximise development capacity** to accommodate projected growth, an increase in the scale and intensity of development is **enabled** across the zone, including through the **removal of maximum building heights**. This includes building height, density and urban form tailored to align with the outcomes sought by the National Policy Statement – Urban Development (NPS-UD) and to reflect the **higher, denser nature** of development within the City Centre Zone.*

*Wellington's Waterfront is a **special place** that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that **connects our city to the sea and protect our heritage** for future generations.*

*The Waterfront Zone provides an interface between the city centre and Te Whanganui a Tara. When constructing new and redeveloped buildings and public spaces, the Waterfront Zone **requires public involvement** and weighs the public interest very highly as the Zone is predominantly a public area.*

Key Independent Hearings Panel Deliberations – City Centre Zone

- How to “Realise as much development capacity as possible” in CCZ (NPS-UD Policy 3a)
- Rezoning from CCZ in Mt Victoria, Upper Willis St, Palmer St, East Aro Valley, Thorndon, Adelaide Road
- Building heights and setbacks for sunlight, and for adjacent residential, character, heritage areas
- Whether new activities should be enabled in CCZ
- Higher density housing quality, affordability, accessibility
- Design Panel reviews
- Minimum residential unit sizes, outdoor space and amenity
- Proposed phrasing changes to specific provisions



Key IHP findings – City Centre Zone

- The City Centre Zone should have height *thresholds*, not max heights
- Above threshold = more assessment, possible limited or public notification
- Retain *minimum* 22 m building height (6 storeys)
- New Mixed Use Zone south of Basin Reserve has a precinct with 42.5 m max height
- 21-45 Hania St next to the Moir St Heritage Area:
 - Height threshold of 15 m (down from 28.5 m)
 - Height to boundary standard of 5 m and 60° (down from 8 m)

Key IHP findings – City Centre Zone

- Retain protection of sunlight access to public spaces
- Add enabling of parliamentary, government, civic activities
- Permit carparking on ground level only if in rear part of a building and not visible
- Specific policy to provide for retirement villages
- New method: Council to establish Urban Design Panel to inform significant resource consent assessments

Key Independent Hearings Panel Deliberations – Te Ngākau Civic Square Precinct

- Te Ngākau Civic Square Precinct – balance between:
 - Preserving civic buildings, green open spaces and sunlight; and
 - Staged redevelopment to adapt to earthquake strengthening, hazards, and changing needs



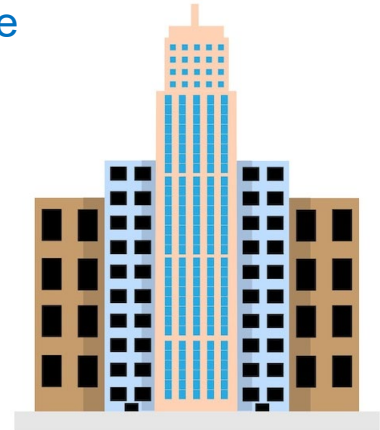
Key IHP findings – Te Ngākau Precinct

- Remove Te Ngākau references to Civic Administration Building and Municipal Office Building
- Permit educational facilities and government activities
- Change height limit (40 m) to height threshold
- If building above threshold = consider city development outcomes (discussed later)



Key Independent Hearings Panel Deliberations – City Outcome Contributions

- PDP replaces “design excellence” with a points-based COC system
- Points required for building heights over a threshold / limit and for below-minimum-height buildings
- Points given for public space provision, low carbon, high resilience buildings, assisted housing, accessible housing
- Many submitters gave qualified support to opposition
- Submitters and Council planners suggested improvements through the hearings
- Panel considered COC rationale, objectives, mechanics, legal validity



Key IHP findings – City Outcome Contributions

- Remove requirement for COC points
- Replace COC with development outcomes and criteria considered in resource consents:
 - Public space and site/area amenity
 - Public accessibility and connections
 - Restoring and reusing heritage buildings
 - Recognising/responding to heritage and sites and areas of significance to Māori
 - Assisted housing provided for at least 25 years
 - Streetscape and visual amenity
 - Dominance and privacy effects
 - Increasing residential accommodation
 - Sense of place and distinctive form
- Applies to new buildings, alterations, additions that are:
 - Above the CCZ height threshold (as extra matter of discretion)
 - Below the CCZ 6-storey height minimum
 - Above the MCZ or LCZ height limits (as part of discretionary activity)

Key IHP findings – City Outcome Contributions

- Other parts of COC added into revised *quality development outcomes* policy in Centres Zones, and new MUZ Curtis St, Adelaide Rd precincts
- Policy expanded from building design, to also recognise benefits from other development outcomes:

- Emergency service vehicle access



- Sense of place, distinctive form



- Universal accessibility



- Reduced carbon emissions



- Increased climate change and earthquake resilience



- Construction materials that increase building lifespan and reduce maintenance

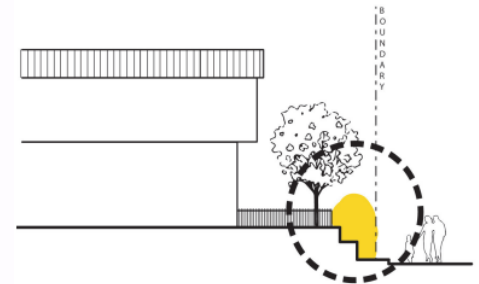
Design Guides – Key issues

- Whether to retain design guides vs change to be non-statutory, or specific design rules instead
- Concern about number and repetition of guidelines in each guide (especially Residential, Centres-Mixed Use)
- Subjectivity and the ‘points based’ categories

Designing with topography

A site-specific response to the topography that works with the land helps maintain visual amenity and an authentic sense of place.

- G12.** •• Large retaining walls visible from surrounding buildings and public spaces should be avoided. Where this can not be achieved, minimise and mitigate the wall's visibility and ensure a high visual quality outcome.
- G13.** •• Tall retaining walls should be avoided where buildings are high above the street level. Preferred designs include landscaped slopes and low stepped retaining walls with landscaping to create a green environment for pedestrians along the public footpath.



- G14.** •• Site levels should achieve sensitive integration with adjacent sites.

Design Guide – Expert conferencing



- Panel directed design guide submissions to be heard separately after expert witness conferencing
- Conference experts from: Boffa Miskell (facilitator), Council, Kainga Ora, McIndoe Urban, Retirement Villages, Willis Bond
- Conferencing agreed:
 - A wholesale review needed for residential, centres and mixed use design guides
 - Format and content changes
 - Associated changes to heritage and subdivision design guides
 - Retain design guides as statutory in the Plan
 - Related changes to rule framework

Design Guide – key changes and IHP recommendations

- Delete Design Guide Introduction ‘chapter’
- Replace points based system with outcomes format
 - Guidelines moved to the related Outcome
 - Two-tiers: directive ‘require’, and ‘consider’
- Residential guidelines reduced from 137 to 47
- Centres and Mixed Use guidelines reduced from 97 to 47
- Delete Heritage and Subdivision Design Guides
- Remove ‘City Outcomes Contribution’ (discussed before)
- Design Guides referenced in relevant policies, not doubled-up in rule references

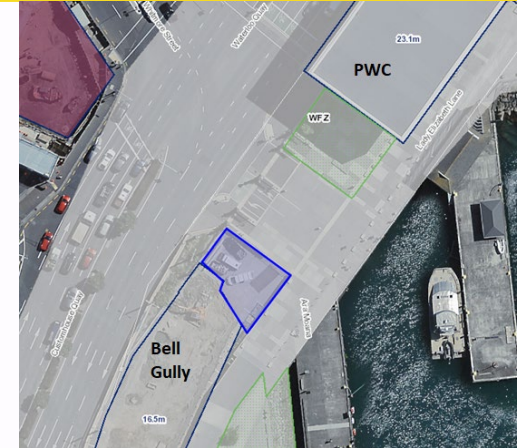
Key Independent Hearings Panel Deliberations – Waterfront Zone

- Fale Malae Trust's requests:
 - Trust didn't submit on Plan
 - Trust made further submission points (FS points can only support/oppose original submissions)
 - The Trust's points asking for new changes are out of scope
- The extent of public open space protection in the Zone
- Whether the Wellington Waterfront Framework should be referenced
- Connectivity and public transport in the Zone
- Visitor accommodation and service areas on/around ground floor of buildings
- Building demolition
- Whether to allow higher height limit for Meridian building



Key IHP findings – Waterfront Zone

- New Waterfront Zone buildings and new public spaces should be publicly notified
- Support protection of Waterfront Zone open spaces, sunlight
- Two small public open space areas added (on right)
- Enable public transport on Quays to Oriental Parade, but not other Waterfront areas
- Keep new developments discretionary or non-complying, with building height, scale appropriate to nearby buildings
- Keep total building coverage <35% of Zone
- Visitor accommodation and service areas retained ground floor
- Generally retain demolition and height limits



Key Independent Hearings Panel Deliberations – Wind

- How to assess wind control effects on public spaces
- Concern about no controls for wind effects from Centres Zones buildings on residential zones
- When to require quantitative wind assessment (expensive but precise) vs qualitative wind assessment (cheaper, faster but less specific)
- Notification of affected parties on wind effects



Key IHP findings – Wind

- Wind studies now also required for tall buildings in High and Medium Density Residential Zones
- City Centre, Metropolitan Centre, Port, Waterfront, Stadium:
 - 20 m – 25 m: qualitative or quantitative wind study required
 - 25 m +: quantitative wind study required
- Local Centre, Neighbourhood Centre, Medium and High Density Residential, Hospital, Tertiary Education:
 - 15 m – 25 m: qualitative or quantitative wind study required
 - 25 m +: quantitative wind study required
- Council should consider investigating wind effects on residential from next-door Centres developments
- Absence of technical advice, costs and benefits to include Centres-to-residential effects in this Plan



Next topics

Historic Heritage,
Notable Trees,
Viewshafts, Sites and
Areas of Significance

20 February 2024

Natural Hazards

27 February 2024

Three Waters,
Noise, Subdivision,
Earthworks

28 February 2024

Question and
Answer

12 March 2024

(2 days before meeting)

Council Decision

14 March 2024

E&I committee

Questions?

