



**A further submission
by the
Thorndon Residents' Association
on the
Wellington City Proposed District Plan**

2 December 2022

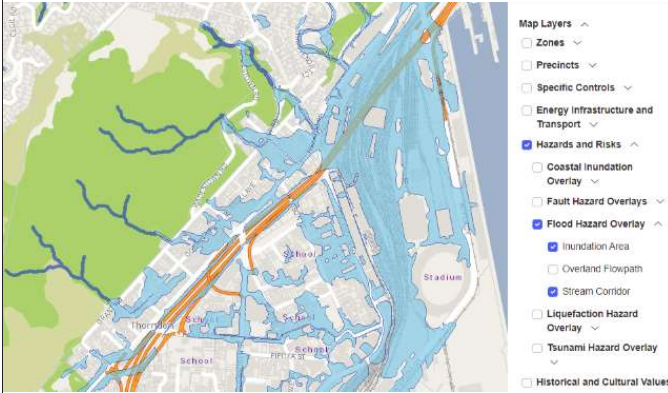
Association details

Name	Secretary		
Postal address (including suburb)	PO Box 12282, Wellington 6144		
Phone/mobile	0272243041	Email	contact@thorndon.org.nz
I am making this submission:			
<input type="checkbox"/> as an individual <input checked="" type="checkbox"/> on behalf of an organisation. Organisation's name: Thorndon Residents' Association			
I would like to be heard in support of my further submission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If others make a similar submission, I will consider presenting a joint case with them at a hearing. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<input checked="" type="checkbox"/> A person representing a relevant aspect of the public interest. <i>In this case, also please specify the grounds for saying that you come within this category</i>			
Being a principal submitter the Thorndon Residents' Association Inc qualifies to submit under this classification. https://www.thorndon.org.nz/			



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287 Eldin Family Trust Duncan Ballinger (Duncan Ballinger Stout Street Chambers), The Hon Sir Douglas White KC, John Meads and Dan Williams	287.1	Support		<p>The Selwyn Tce enclave has a significant visual connection with Thorndon residential character across the urban motorway. Anchored where it is, this enclave of quality character residential Thorndon dwellings marks an important part of the suburb's unique story and history.</p> <p>Many significant residential properties in Thorndon were destroyed by the construction of the urban motorway. Some of the properties in Selwyn Tce lost land to this project.</p> <p>This makes what remains of historic residential character in Thorndon, especially the significant examples on the eastern side of the motorway, all that more precious and appreciated.</p>	<p>We seek that the whole submission be allowed.</p> <p>The Selwyn Tce enclave is a significant contributor to the residential character of Thorndon, and the inner city.</p>

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287 Eldin Family Trust Duncan Ballinger (Duncan Ballinger Stout Street Chambers), The Hon Sir Douglas White KC, John Meads and Dan Williams	287.2	Support		This is a significant small enclave of quality residential character dwellings in Thorndon. Selwyn Terrace has a special historic context as a residential area that reminds us of the original extent of the residential suburb.	We seek that the whole submission be allowed . Change Selwyn Tce to Medium Density Residential Zone, and do this in harmony with the Portland residential enclave, and the Hobson residential precinct of Thorndon
287 Eldin Family Trust Duncan Ballinger (Duncan Ballinger Stout Street Chambers), The Hon Sir Douglas White KC, John Meads and Dan Williams	287.9 287.10 287.11	Support Support Support	Viewshafts	The concept of viewshafts is important for anchoring people in place and identity. Te Ahumairangi Hill is the significant feature of Thorndon which flanks the western side of the suburb. This visual backdrop is particularly striking from residential properties situated on the eastern side of the urban motorway. It's part of the experience of being in historic Thorndon and connects the community (in spite of the chasm (motorway) that fractured the suburb in the 1960's). The Hill is part of the <i>experience</i> of being in residential Thorndon. The mood of the day in Thorndon can be marked by the mood of the weather on and around Te Ahumairangi Hill (wind, fog, etc).	We seek that the whole submission be allowed . Seek that the concept of viewshafts to Te Ahumairangi Hill also be considered from both the Hobson and Portland residential areas (which we have submitted to be Character Precincts).

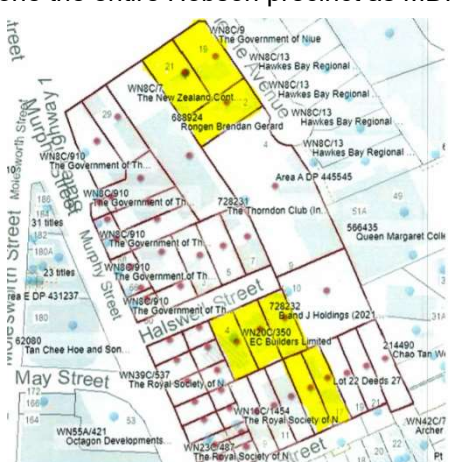
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391 Kāinga Ora Homes and Communities	391.156	Oppose	Flooding overlay	<p>Thorndon is susceptible to flooding. This must be an urban planning consideration.</p> <p>Recent weather events have caused underground streams to daylight themselves in areas predicted by the planning map. Climate change is anticipated to increase the frequency and impact of deluges on Thorndon's catchments (Te Ahumairangi Hill and the Pipitea Stream).</p> <p>This is critical information for planning scenarios. It must have impactful (and legal) significance.</p> <p><i>Map of inundation predictions across Thorndon copied from the PDP:</i></p> 	<p>The Association seeks the whole of these submissions be disallowed.</p> <p>There is a vulnerability to flooding in Thorndon and this information must be formally woven into the DP to regulate urban development. This must also be assessed alongside, and with equivalent status, to other natural hazard vulnerabilities in Thorndon e.g. seismic, slope erosion, underground geology, etc.</p>
	391.157	Oppose			
	391.158	Oppose			
	391.159	Oppose			
	391.160	Oppose			

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391 Kāinga Ora Homes and Communities	391.91	Oppose		<p>WCC summary of submission reads: <i>Objective UFD-O8 is opposed due to the recognition of 'special character' at the strategic level of the Plan. This is more appropriately addressed through the relevant zone provisions and precincts. Character is not a NPSUD qualifying matter and as these are not referenced here then neither should special character.</i></p> <p>Wellington is a boutique capital with unique characteristics that are highly valued and celebrated for collectively adding to the charm of this unique city.</p> <p>The special character of the city's inner residential areas are a well recognised part of the city's international reputation, and these deserve robust consideration and planning control. Special character precincts would seem to enable a more rigorous and sustainable control.</p>	We seek the whole of the 391.91 submission be disallowed .

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391 Kāinga Ora Homes and Communities	391.313 391.314 391.315 391.316 391.318	Oppose Oppose Oppose Oppose Oppose	UFD-08	<p>The WCC summary reads: <i>The Introduction to the MRZ is generally supported, in particular the provision of medium density housing to give effect to the NPS-UD and the Act. But amendments are sought relating to the introduction of Character Precincts and different provisions related to the construction of 4 or more residential units. Instead, it is sought that a Character Overlay is introduced into District-wide matters</i></p> <p>Special character precincts enable rigorous, targetted, sustainable urban planning regulation, and a role for community engagement in future changes.</p> <p>We specifically oppose 391.318 which seeks to delete Objective UFD-08 and rejects its recognition of “special character” at the strategic level of the Plan.</p> <p>The TRA supports Character precincts because they comply with the NPS-UD, and are an important qualifying matter under the RMA.</p>	The Association seeks that these submissions be disallowed .

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391 Kāinga Ora Homes and Communities	391.12 391.34 391.356 391.390 391.395 391.400	Oppose Oppose Oppose Oppose Oppose Oppose		The submitter wishes to remove reference of <i>Demolition</i> throughout the PDP. We are mindful that the greenest buildings are those timber buildings that are already built. There's an accumulative benefit from not demolishing older native timber buildings which have low carbon emissions instead of constructing new buildings using materials (such as concrete and steel) with significant whole of life carbon emissions.	We seek these submissions be disallowed .
391 Kāinga Ora Homes and Communities	391.304	Support	Wind	Effective wind rules should be applied in MRZ and HRZ. Parts of inner residential Thorndon already experience nasty wind effects aggravated by 6+ story buildings. We seek to avoid any more wind hazards arising from constructed features being introduced to adjacent properties and/or onto our streets.	The Association seeks that part of the submission be allowed .


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391 Kāinga Ora Homes and Communities	391.407 391.408 391.409	Oppose Oppose Oppose	MDRZ MDRZ MDRZ	Detrimental impacts arising from excessive ratios of height to boundary	We seek that these submissions are disallowed .
420 The Urban Activation Lab of Red Design Architects	420.1	Support		Seeks that the Proposed District Plan is amended to prioritise Newtown as a Pilot programme and to identify a sequence of communities which will be involved in a community-based planning, based on the sequence set out in the spatial plan.	We seek that the submission be allowed .

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398 David Cadman	398.12	Oppose	MDRZ	<p>Summary <i>The submission seeks that shading as a qualifying matter should be reduced from what's proposed.</i></p> <p>Shading impacts are a considerable issue. Shading can impact the use, enjoyment, amenity, and thermal performance of wooden and other dwellings originally built with solar advantages assumed on their sites.</p>	<p>We seek the submission be disallowed.</p> <p>We are mindful that the greenest buildings are those timber buildings that are already built. There's an accumulative benefit from our older native timber buildings. They have low carbon emissions instead of constructing new buildings using materials (such as concrete and steel) with significant whole of life carbon emissions.</p>
366 U.S. Embassy Wellington	366.1	Support		<p>The embassy's desire for neighbouring properties to be restricted to a max. height of 10m aligns with the TRA's submission to add a Character precinct for the Hobson area and to rezone the entire Hobson precinct as MDRZ.</p> <p>Extract from submission. Neighbouring properties are significant character contributors. These are highlighted in yellow on this copy of the submitter's plan.</p> 	<p>The Association seeks that the submission as it relates to height controls be allowed in full.</p> <p>We respectfully highlight that this concern (or similar) would be matched by other 'special' properties situated in the vicinity. The Hobson precinct of Thorndon is valued for its special character, and height and other controls have very effectively maintained these special character values, and charm to this part of the city.</p> <p>We submit that the TRA's submission (#333) to change the PDP to medium density residential zoning in the Hobson precinct, and introducing a character precinct for the Hobson area, would help address the concerns of this submitter.</p>

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366 U.S. Embassy Wellington	366.4	Support		The US Embassy is City Centre Zone. Immediately east of the Embassy are superior quality character and heritage residential properties. The TRA seeks a change from the HDRZ proposed to a MDRZ for the Hobson precinct situated east of the Embassy.	We seek that the submission be allowed in full.
154 LIVE WELLington	154.1 154.2 154.4	Support Support Support		Extend character precincts in the mapping. Improve the definition of character. Avoid erosion of character, especially in Thorndon; the city's (& NZ's) oldest suburb lost much when the urban motorway was carved through it. What remains is of significant cultural and other values. Significant and superior residential character on the eastern side of the suburb, though small in area, should be zoned as Character Precincts because they contribute significantly to the appeal, character and liveability of Thorndon.	The TRA seeks these submissions be allowed in full. Inadequate infrastructure, and resilience to natural disasters are additional factors to account for. The natural vulnerabilities should restrain intensification within Thorndon. Thorndon is already a relatively intensely subdivided suburb (compared, say, to equivalent inner suburbs in Auckland).

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154 LIVE WELLington	154.5	Support		<p>This submission provides the rationale to extend residential character precincts and provides an extensive explanatory narrative.</p> <p>The preferred LIVE WELLington option submitted is: <i>Option 3. Include buildings that were identified in the Boffa Miskell Pre-1930 Character Area Review, 23.1.2019 as Primary/Contributory recommendations, in addition to Options 1 and 2 (Most preferred).</i></p>	The TRA seeks that the submission be allowed in full.
154 LIVE WELLington	154.6	Support		<p>WCC Summary: <i>Considers that given the finite nature of the character precincts (they are a product of materials and architectural style that cannot be fully and successfully imitated) it is important to manage them to minimise their erosion and to work to maintain or enhance them.</i></p>	We seek that the submission be allowed .

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154 LIVE WELLington	154.7	Support		WCC Summary: <i>Supports restrictions on demolition of pre-1930s buildings as stated in the proposed District Plan. Considers that requiring a resource consent for this activity allows input and review of the value of the building and whether it should be demolished.</i>	We seek that the submission be allowed .
432 Garvin Wong	432.1 432.2 432.3 432.4	Oppose Oppose Oppose Oppose		WCC Summary: <i>Considers that Character Precincts should not be a qualifying matter. Seeks that the extent of Character Precincts be amended to remove properties in Thorndon.</i>	The TRA seeks that the submission in full be disallowed .

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322 Richard Murcott	322.6 322.7 322.8 322.9 322.10 322.11 322.12 322.14 322.17 322.18 322.20 322.21 322.22 322.23 322.24 322.25 322.26 322.27 322.28 322.29	Support Support Support Support Support Support Support Support Support Support Support Support Support Support Support Support Support Support Support Support		Character precinct for the Hobson St area Zone change for Selwyn Tce Zone change for Portland Cres Zone change in Hawkestone St Zone change from HRZ to MRZ for Hobson precinct Apply Character Precincts PDP over-reaches Infrastructure first Boffa Miskell Report Pre-approved version of Spatial Plan Character precinct for Selwyn Tce Character precinct for Portland/Hawkestone residential area Character precinct for Hobson block Housing & Business Land Capacity Assessment Wind Selwyn > MDZ Portland Cres > MDZ Hawkestone St > MDZ Rating incentives and land use – utilization of empty lots in Central City Zone	Seek all these submissions be allowed . A few examples of substantial residential character of the Hobson precinct of Thorndon:  Full catalogue in TRA's Principal Submission: https://1drv.ms/x/s!Agf-EcpyPPY8xyUWo4dEmlazjabQ?e=WIVayG

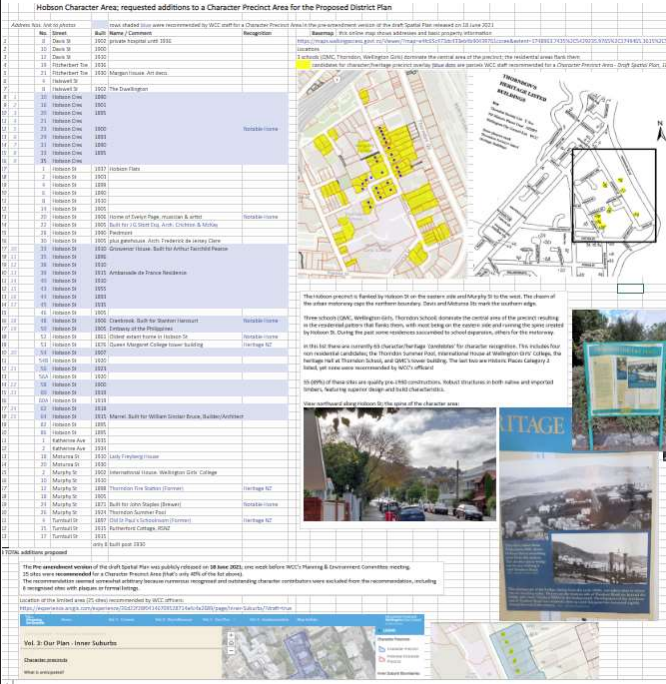
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495 Dinah Priestley	495.1 495.2 495.3 495.4	Support Support Support Support		<p>The TRA believes that the city can have its cake and eat it.</p> <p>That it is not necessary to plan and zone for irrevocable loss of the city's valued older housing stock. And especially when this is part of Wellington special character and unique sense of place.</p> <p>It is observed how liveable cities overseas are enhanced by appreciating these values, and undertaking urban planning accordingly to get the right balance.</p> <p>Inner residential neighbourhoods like Thorndon have made an acceptable contribution to city growth, and can continue to do so without destroying the existing residential fabric.</p>	TRA seek these submissions be allowed in full.
156 Dr Briar E R Gordon and Dr Lyndsay G M Gordon	156.1 156.2 156.3	Support Support Support		These submissions align with the Association's submissions for the Hobson precinct, the Portland/Hawkestone precinct, and the Selwyn precinct.	TRA seeks the whole of these submissions be allowed .

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442 Kathryn Lethbridge	442.1 442.2 442.3 442.4	Support Support Support Support		<p>WCC summary: <i>The zone is a jewel in the Wellington character / heritage crown and appropriate houses in the area should be protected to prevent unnecessary loss to this key cultural asset for the city.</i></p> <p><i>Considers that MRZ for the Hobson Precinct meets the Government requirements for development and is more appropriate given the existing nature of the area and potential for inappropriate development.</i></p>	We seek the whole of these submissions be allowed .
281 Marilyn Powell	281.2 281.3 281.4	Support Support Support		We support these submissions insofar as they underpin the reasons to change the Hobson residential are from HDZ to MDZ and to create a Character Precinct over the block.	We seek these submissions be allowed .

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393 Murray Pillar	393.1 393.2 393.3 393.8 393.13 393.14 393.15 393.19	Support Support Support Support Support Support Support Support		Boffa Miskell - adoption Boffa Miskell – support definitions and include all Add Character Precincts to areas missed 10min walkable catchment Character precincts and rules Character precincts for all sites identified by Boffa M. Establish Character Precincts where they were missed resource consents for demolishing pre-1930s dwellings	We seek these submissions be allowed .
487 The Thorndon Society Inc	487.2 487.3 487.4 487.5	Support Support Support Support		Break down housing demand figures Infrastructure capacity insufficient – limit development Construction of buildings for business purposes should not be permitted in a residential area.	Seek these submissions be allowed .

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233 Wellington's Character Charitable Trust	233.4 233.8 233.11 233.13 233.14 233.15 233.17 233.24 233.25 233.42	Support Support Support Support Support Support Support Support Support Support		Appropriate protection of pre-1930s buildings 10min walkable catchment Specific heritage identification and assessment Views contributing to sense of place and identity Extend Character Precincts per Boffa Miskell Boffa Miskell streetscapes Appropriate protection of pre-1930s buildings CCZ encroachment on residential zones Old St Pauls height controls Preserve viewshalfs	Seek these submissions be allowed .
482 Living Streets Aotearoa	482.53 482.54 482.59	Support Support Support		Provision of medium density housing zones Provision of Character Precincts. Tall buildings create wind and shade problems	Seek these submissions be allowed .

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182 Historic Places Wellington	182.5 182.7 182.19 182.20 182.26 182.28 182.53	Support Support Support Support Support Support Support		All inner Residential suburbs should be MDZ Exemption from upzoning Importance of character areas Character Precincts, rules & design regime Extended Character Precincts in line with Boffa Miskell Demolition be a restricted activity for pre-1930 buildings New viewshaft for views of St Paul's	We seek all these submissions be allowed .

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333 Thorndon Residents' Association	333.1 to 333.16	Support		<p>The WCC 'Summary of Submission' omitted some substantial data that was included in the Association's principal submission.</p> <p>This included catalogues with links to photographs, maps, and other compelling evidence for changing the zoning (to MDZ) and establishing several Character Precincts composed of some of the most deserving examples of high-quality residential character within the suburb.</p> <p>The PDP presently excludes these residential areas from MDR or character; all being situated on the eastern side of the suburb.</p> <p>The Catalogue for the Hobson precinct: https://1drv.ms/x/s!Agf-EcpyPPY8xyUWo4dEmlazjabQ?e=KOIGzo</p> <p>A combined Catalogue for the Selwyn and Portland precincts: https://1drv.ms/x/s!Agf-EcpyPPY8xzJg0XdvdUa_ARsR?e=dddHuv</p>	<p>We seek that the Association's submission be allowed in full, including its catalogues comprising photographs, maps, and analysis (on different tabs)</p> 

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270 Everard Aspell	270.3	Support		<p>Part of WCC's summary: ... intensification shouldn't come at the expense of character and heritage.</p> <p>... the attraction in the Lambton Ward is the unique character and heritage, older Victorian styled houses and working men's cottages dotted around <u>Thorndon</u>, Mount Vic, Aro Valley and Mount Cook.</p> <p>There are multiple brownfield sites well suited for accommodating extra population that will avoid impacting heritage and character.</p>	We seek the whole of these submissions be allowed .
	270.7	Support			
	270.8	Support			
	270.9	Support			
	270.10	Support			
	270.13	Support			