

**Submission on Wellington City Proposed District Plan**

**Form 5 Submission on publically notified proposal for policy statement or plan, change or variation**

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Wellington City Council - City Design & Place Planning

**Date received:** 12/09/2022

**Submission Reference Number #:**76

This is a submission on the following proposed plan (the **proposal**): Wellington City Proposed District Plan

**Address for service:**

Thorndon Residents' Association  
PO Box 12282 Thorndon 6144  
New Zealand  
Email: [contact@thorndon.org.nz](mailto:contact@thorndon.org.nz)

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- **No**

**Submission points**

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**Point 76.1**

**Section:** High Density Residential Zone

**Sub-section:** P1 Sch1 Introduction

**Sentiment:** Oppose

## Submission:

1. With evidence-based submissions in the past the Association has consistently opposed the approach by WCC to re-zoning parts of residential Thorndon situated on the eastern side of the urban motorway.
2. The Association re-submits its [December 2021 submission](#) on the **Draft** DP so that the concerns that are not addressed by the **Proposed** District Plan can be reconsidered.
3. With its position neighbouring the Parliamentary Precinct, the Thorndon Flat and the **Hobson St residential precinct in particular**, has a unique residential character and heritage context in NZ. This area has its own distinctive character, and it is a valued part of the heritage trail.
4. The **Hobson Precinct**, in particular, warrants application of a qualifying matter such as the Character Precinct Area designation, as applied to other parts of residential Thorndon.
5. The community has comprehensively catalogued what it believes are qualifying properties within the Hobson Precinct of inner residential Thorndon:  
<https://1drv.ms/x/s!Agf-EcpyPPY8xyUWo4dEmlazjabQ?e=ZyXRZT>

## Relief sought

1. Add a Character Precinct Area across the Hobson Precinct of Thorndon.
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## Point 76.2

**Section:** City Centre Zone

**Sentiment:** Oppose

## Submission:

1. Our community does not agree that these inner residential enclaves of Thorndon belong in the City Centre Zone.
2. The Association asserts that the special residential character of these two parts of residential Thorndon is self-evident :
  - the **Selwyn Terrace** enclave provides a visual linkage between this residential area and its residential neighbours across the motorway. It's part of the story of our community demonstrating the catastrophic impact the motorway construction had on Thorndon.
  - the **Portland Crescent / Hawkestone St** residential cluster
3. Our community has catalogued and mapped the properties we wish to be rezoned:  
[https://1drv.ms/x/s!Agf-EcpyPPY8xzJg0XdvdUa\\_ARsR?e=aQclH7](https://1drv.ms/x/s!Agf-EcpyPPY8xzJg0XdvdUa_ARsR?e=aQclH7)

## Relief sought

In the Proposed DP, return these valued inner residential areas to a inner residential zone, **and** with a qualifying matter as a **Character Precinct Area**:

- the **Selwyn Terrace / Hill St** enclave
  - the **Portland Crescent / Hawkestone St** residential cluster
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### Point 76.3

**Section:** Medium Density Residential Zone

**Sub-section:** Character Precincts

**Sentiment:** Amend

**Submission:**

1. Extend the character precinct for George/Goring Sts and Tinakori Rd. This would be consistent with previous recommendations of WCC Planning Officers and other experts.
2. The Association notes the proposed boundaries of the Goring St Character Precinct Area i.e. residences fronting Goring St, George St and Tinakori Rd.
3. The proposed character precinct area doesn't currently include the adjacent, elevated, character residences fronting Grant Rd, nor those in Park St. Recognising that character exists in 'blocks', more consistency/coherence is achieved by extending the character area to the adjacent residences in Grant Rd and Park St i.e. thus covering most of the block.
4. It is also noted that this would help retain coherent perspective from the standpoint of the popular adjacent Queens Park.
5. Similarly, there is a row of small residential sites northwards from Hill St along Tinakori Rd; all of which exude character with considerable visual impact from arterial Tinakori Rd.
6. The Association has documented, mapped and photographed these properties here:  
[20220619 list of character sites - Central Thorndon.xlsx](#)
7. These relatively minor boundary adjustments to the extent of the Character Precinct are not expected to materially jeopardise the desired District Plan outcomes.
8. All these areas were identified for their character in the pre-approved version of the Spatial Plan (18 June 2021)
9. These improvements will maintain visual continuity and reflect Thorndon's valued character on either side of the motorway i.e. between the Tinakori Rd dwellings and the Selwyn Tce area.

**Relief sought**

1. Extend the character precinct in the Goring St area, as [catalogued by the Association](#); along Grant Rd and Park St.
2. Add 220-235 Tinakori Rd and 106 & 110 Hill St to the appropriate adjacent character precincts (as [catalogued by the Association here](#))

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### Point 76.4

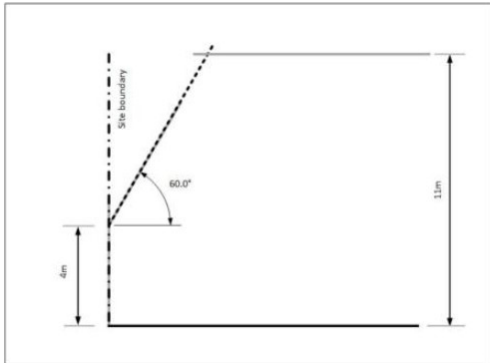
**Section:** High Density Residential Zone

**Sub-section:** Standards

**Provision:**

**HRZ-S3** Height in relation to boundary

1. For any site where HRZ-S1 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 6 below ;



2. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries, except where (3) or (4) below is applicable;
3. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along any boundary that adjoins a site in:

Assessment criteria where the standard is infringed:

- i. The Medium Density Residential Zone; or
  - ii. The Wellington Town Belt Zone; or
  - iii. Any Heritage Area; or
  - iv. Any site containing a Heritage Building; or
  - v. Any site occupied by a school;
4. For any site where HRZ-S2 applies that is located adjacent to a site in the Natural Open Space Zone, Open Space Zone, or Sport and Active Recreation Zone: all buildings and structures must be designed and located to maintain sunlight access to a minimum of 70% of the open space site area during 10am to 3pm at either of the equinoxes (i.e. 21 March or 23 September).
  5. In relation to 1, 2 and 3 above, where the boundary forms

1. Streetscape and visual amenity effects;
2. Dominance, privacy and shading effects on adjoining sites;
3. Effects on the function and associated amenity values of any adjacent open space zone or school site; and
4. For any site adjacent to a character precinct or heritage area, the effects on the identified character or heritage values.

part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

This standard does not apply to:

- a. A boundary with a road;
- b. Existing or proposed internal boundaries within a site;  
and
- c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;

**Sentiment:** Amend

**Submission:**

Amend if necessary.

Enable adjacent property owners, particularly of wooden structures, to gain access for repairs and maintenance to their structures, and to maintain access to services/utilities and boundary fences.

**Relief sought**

In any residential zone, ensure there are adequate setbacks of buildings and structures from neighbouring residential boundaries; **1.5** metre front yard setback and a **1** metre side yard are considered *absolute* minimums (perhaps should be more).