

***Summary of consultation and
feedback on the Draft Residential
and Suburban Centres Plan
Changes***

December 2008 - April 2009

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1. Summary of Consultation

From 8 December 2008 until 1 April 2009, Wellington City Council requested feedback from the public on the draft Plan Changes for the residential area and suburban centre zones of the city's District Plan. The consultation is summarised in the table below:

Date	Details
4 December 2008	Our Wellington (Dominion Post) article on draft Plan Changes
Monday 8 December	Consultation period starts
Monday 8 December	Mailout to all Wellington City residents and ratepayers advising of draft Plan Change consultation
Tuesday 9 December	Summary guide and draft Plan Change documents delivered to all Wellington City libraries/service centres
11 December	Mailout to ratepayers that own property in or neighbouring areas proposed to be rezoned from: <ul style="list-style-type: none"> - Outer Residential to Area of Change
11 December	Mailout to ratepayers that own property in areas proposed to be rezoned from: <ul style="list-style-type: none"> - Suburban Centre to Residential - Residential to Centre, Live/Work, or Work - Suburban Centre to Centre, Live/Work, or Work - Minor open-space rezoning
16 December	Mail-out to ratepayers that own property in or neighbouring areas proposed to be rezoned from: <ul style="list-style-type: none"> - Open Space to Residential - Central Area to Residential
17 December	Mailout to interested organisations and residents' associations to advise them of the draft Plan Change.
9 January 2009	Mailout to ratepayers that own property in areas proposed to have the 1930s demolition rule applied to them
2 February	Mt Victoria Residents Association briefing
11 February	Combined Residents Association briefing
12 February	Tawa Community Board briefing
23 February	Thorndon residents' mailout regarding heritage
25 February	Project Kaiwharawhara meeting
25 February	Reminder advert in Capital Times
25 February	Councillor briefing
Thursday, 26 Feb.	Reminder advert in The Wellingtonian
Thursday, 26 Feb.	Reminder advert on Our Wellington page (DomPost)
2 March	Pre-1930s workshop with relevant resident's associations

3 March	Kilbirnie Residents Association meeting
4 March	Presentation to New Zealand Planning Institute/NZ Institute of Surveyors
4 March	Reminder advert City Life - (South & East)
4 March	Reminder advert City Life - (North & West)
6 March	Property Council briefing
9 March	Presentation to Rongotai Revived
9 March	Presentation to New Zealand Institute of Architects
10 March	Disability Reference Group briefing
11 March	Thorndon Heritage Study meeting with residents
16 March	Newtown Residents Association
17 March	Shorland Park Shops Heritage Area meeting
18 March	Mailout to ratepayers that own property in the proposed Suburban Centre Heritage Areas
1 April	Main review consultation period close
17 April	2 nd Thorndon residents' mailout regarding display and drop-in centre
20 April	Proposed Suburban Centre Heritage Areas consultation period closes
26 April	Thorndon Heritage study display opens - Drop-in centre, one-on-one and group discussions
28 April (am)	Thorndon Residents Association meeting
28 April (pm)	Thorndon Society meeting
3 May	Thorndon Heritage study display closes
29 May	Thorndon consultation period close

To help with the detailed nature of the draft Plan Change documents, a summary guide was produced to provide an overview of the review and what the proposed changes were. The summary guide was available in hard copy and on the website and contained a feedback form for public comment. However, most submitters chose to write more detailed submissions independently.

A total of 207 feedback forms and letters were received over the four-month consultation period from December 2008 to April 2009.

In addition, a petition was received as part of Rongotai Revived (Submitter 83) submission. The petition contained about 2500 signatures.

The following organisations submitted feedback:

- Abbey Pacific Ltd
- Airport Motel
- Alexandra George Limited
- Anfield Trust
- Aro Valley Community Centre
- Berhampore Service Centre Ltd
- Berhampore Locks Ltd
- Best Farm Ltd Survey House Ltd
- Botanical Herbal Dispensary
- Bunnings Ltd
- Churchill Drive Gospel Hall Trustees
- Comet Holdings Ltd
- Develop Meant Ltd
- Department of the Prime Minister and Cabinet
- DNZ Property Group Ltd
- DSW Ltd
- Foodstuffs (Wellington)
- Greater Wellington Regional Council
- Ironmarsh Trust
- ISKON WELLINGTON
- Island Bay Divers
- JJSL Properties Ltd
- Karori Baptist Church
- Kirkcaldie and Stains Ltd
- Kiwi Property Holdings Ltd
- MAJ Enterprise Ltd
- Mt Victoria Historical Society
- Mt Victoria Residents Association
- No.1 Shoe Warehouse
- NZ Heavy Haulage
- NZ Historic Places Trust
- NZ Institute of Architects
- NZ Realty Ltd
- NZ Retailers Association
- NZ Transport Agency
- Ontoppe Ltd
- Pengelly's World Transport Specialists
- Petherick Cres Gospel Hall Trust
- Porirua City Council
- PrimeProperty Group
- Primesite Homes Ltd
- Progressive Enterprises Ltd
- Property Council NZ
- Realized Investments Ltd
- Resource Holdings NZ Ltd
- Retail Development
- Rocket Bikes
- Rongotai Revived
- Tawa Community Board
- The Architecture Centre Inc
- The Redemption Father's Trust Board
- Thorndon Residents Association
- Transpower NZ Ltd
- Trelissick Park Group
- Trustees Sheridan Trust
- Wellington Airport Ltd
- Westfield (NZ) Ltd

Other submissions were received from private property owners and the general public.

Breakdown of the feedback received:

Submission Type	Comments Received
Summary Guide (SG)	58
Residential (R)	66
Suburban Centre (SC)	83
TOTAL Submissions	207

NB. Some submitters provided comments on both residential and suburban centre proposals therefore have been given a number for both Residential and Suburban Centre.

2. What were common issues for submitters?

The consultation process enabled submitters to comment on a wide variety of issues in their local neighbourhoods and the city's suburban centres. Key issues that were particularly commented on were:

Areas of Change: Respondents were relatively split between those that supported and those that opposed the Areas of Change concept. Many submitters provided general comments on whether the concept should proceed at all and others suggested changes on striking a balance between facilitating redevelopment and protecting amenity of existing properties.

Pre-1930s demolition rule and areas: Submissions in general showed that Wellingtonians appreciate the character of this City and want to preserve it as much as possible. Most submitters supported further clarification of the rules.

Thorndon Heritage: Generally there was recognition that Thorndon has heritage values but there was a wide range of views on how it should be managed. Some submitters wanted full heritage area recognition across the entire suburb whereas others preferred to rely on the existing pre-1930s demolition controls.

Strengthening the City's suburban centres: Many submitters agreed with the policy direction of strengthening the city's centres and recognising areas of land suitable for business and industrial activities. Others felt the draft provisions were unnecessary and over-complicated.

Managing suburban retailing: Many submitters had an opinion on where retail should locate and why. Many of those that supported the draft provisions were mostly concerned about the location of retail and its impact on established centres and existing neighbourhood environs. Many submitters in opposition considered that the concept of protecting established centres was outdated and opposed consumer demand and a market-led approach.

Retailing in the Rongotai South area had particular coverage in the submissions. Specifically, Rongotai Revived (a group of local businesspeople and property owners who have interests in land in Rongotai South) circulated a petition that opposes restrictions on retail, promotes large-format retailing and opposes noxious industries in Rongotai. The petition, which formed the basis of Rongotai Revived submission, had 2476 responses in support and 12 responses in opposition.

Suburban Centre Heritage Areas: While a good proportion of submitters supported heritage areas, almost all of those opposed were building owners or those that had commercial interest in the areas proposed. Those in support liked the contribution that the buildings made to local neighbourhoods. Those opposed felt the buildings did not have heritage value and a heritage area would impose an unfair financial burden on land owners.

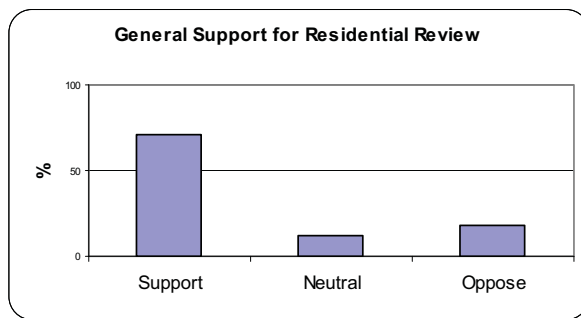
Rezoning: Most submitters supported small scale shops in their local area and considered the rezoning an appropriate tool to recognise uses of properties. Respondents opposing the proposed re-zonings included perceived impacts on the value of their property and suitability of rezoning. Those respondents that supported the proposed re-zonings were of the view that the rezoning would better recognise the use of their property and also provide greater flexibility for any redevelopment of their property in the future.

3. Feedback on Key Questions

3.1 Residential

3.1.1 General Comments

Overall support to the changes being considered to the Residential Area chapter of the District Plan



70% of submitters generally supported the changes being considered for the Residential Areas. Although they were supportive, many still recommended amendments to various sections.

Some responses that were received were:

Removing restrictions on non-residential activities is good. – Submission SG 04

Don't believe that changing the zoning of the properties suggested would strengthen the links with the residential areas... - Submission R 05

The Council has clearly spent some time considering the arguments for and against, and have put forward some sensible changes – Submission SG18

I sincerely hope you do not proceed with this proposal. In my view, the interference with my rights as a property owner cannot possibly be justified at least unless there are severe restrictions on development in the adjacent CBD which ensure that there is in fact some unique sense of place left to protect – Submission R 08

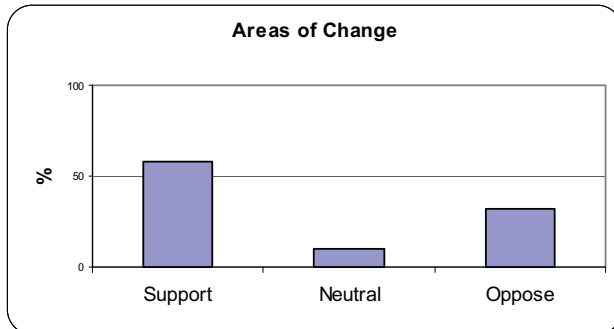
We fully support the Council's proposal. Already our neighbours on one side are a block of flats and the use of our land for similar development seems very sensible – Submission R 10

In general we are receptive to the tone and direction of the changes proposed. The authors have a real and relevant sense of where the city has come from and where the future should be – Submission R 45

Best-practice city planning requires the infrastructure to be put in place first and then allow the developments to follow rather than the other way around - Submission R 52

3.1.2 Growth Areas – ‘Areas of Change’

The draft provisions to promote high-quality medium-density development in ‘Areas of Change’ are appropriate



57% of those that provided comments for the Areas of Change were supportive of the idea.

Concerns were raised that current infrastructure will not have the capacity to cope with the increase in population numbers.

Some responses:

I appreciate the Council wanting to move into high density housing to maximise land use, services and public transport. However, a balanced approach should be used – Submission SG 33

Council should adopt a more flexible approach to development where scale is in keeping with existing landscape where proximity to a Town Centre is less than a five minute walk and where a proposed development has appropriate design and outdoor areas then requirements for notification should be relaxed – Submission SG 43

Johnsonville and Kilbirnie are significant areas of transport movement and civic and community investment. They also have the potential to support new development and increase the range and diversity of activities. Good quality medium density housing in these centres could increase housing choice and the use of service and public transport – Submission R 54

For the individual who does not want to live in an apartment, or to have a large amount of land to maintain, 1500sq.m is not an economic use of land – Submission R 01

Intensive housing can bring extra vitality and vibrancy to the centre, improve safety, encourage a wider range of facilities and services, improve walkability, increase the viability of public transport and assist in providing more affordable housing choices – Submission R 57

(Council) has taken people’s rights away already, with everything being processed on a “non-notified basis” and now with the proposed high density changes wants to really rub salt into the wound – Submission R 26

Council is putting the “cart before the horse”.....Such developments would be completely out of scale and character for the surrounding houses and would run counter to the Council’s stated aims for AC2 – Submission R 33

Any proposed increase in population will create additional stress on existing infrastructure and an increase in the number of cars on already congested roads – Submission R 41

Support the proposed concept of a Growth Area/Area of Change for a higher density residential area centred around Johnsonville Town Centre – Submission R 42

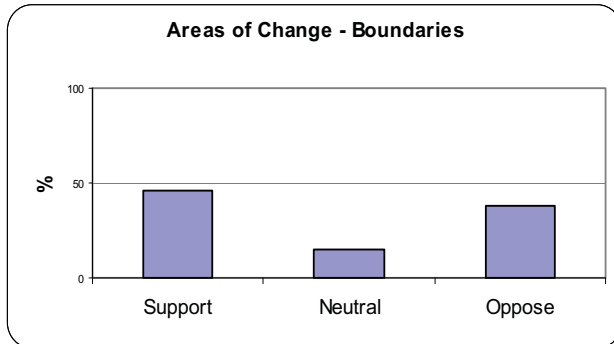
All of the proposals are well considered, and the 50% site coverage as well as the 10m height limit will encourage a more vibrant sense of place and community – Submission R 45

Recent high-quality, medium-density housing projects within Wellington that have been successful should be adapted into Council standards for acceptable solutions for housing – Submission R 46

We believe that there is a need to provide for more stringent transition design rules recognising that existing properties will remain side by side with new developments and could be subject to increased noise, lighting and people movement adjacent to their properties – Submission R 51

3.1.3 Boundaries – ‘Areas of Change’

The suggested boundaries for the ‘Areas of Change’ are appropriate



There was a reasonably even split in those submitters that supported Areas of Change and those that opposed the concept.

People supported the concept, but don't want to be included in the Area of Change.

Some responses:

While the changes are broadly appropriate, ownership through these areas is fragmented and therefore meaningful redevelopment will be very difficult to achieve. – Submission SG 09

Kilbirnie boundary not big enough and should take into account the Suburban Centre area on Kemp Street and up to Cobham Drive. – Submission SG 52

Agree. – Submission R 43

Johnsonville area should be extended north to include properties in Burgess Road. – Submission SG 43

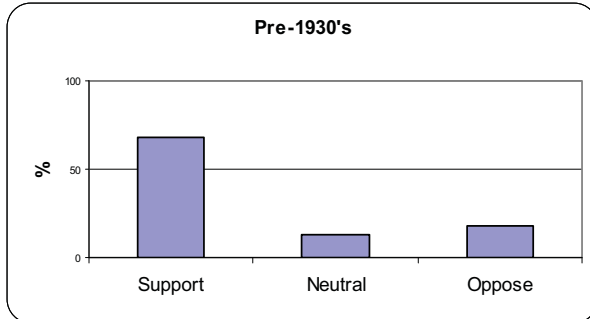
Any by-laws should apply in all areas. – Submission SG 23

Kilbirnie – too large a proposed Area of Change. – Submitter SG 34

It is a concrete opportunity to include prime land which can be quickly re-developed into an affordable multi-unit development to serve the clearly identified variety of accommodation required for the community into the future. – Submission R 57

3.1.4 Character – Pre-1930s Demolition Rule

The changes being considered to extend and improve the pre-1930s demolition rule will better safeguard character in the inner residential areas



There was strong support (68%) for the Pre-1930s Demolition Rule.

Submissions in general showed that Wellingtonians appreciate the character that this City has and want to preserve it as much as possible.

Some responses that were received were:

We strongly approve of plans to preserve the pre-1930 buildings of this Area (The Terrace and Percival St), despite this limiting our own options – Submission R 07

This rule needs to be renamed the “heritage protection” rule and it should apply to all of Wellington – Submission R 27

Support mandatory public notification on every demolition of primary form or removal of a pre-1930s building – Submission R 34

Adopt more targeted controls by classifying individual houses or streets which are meritorious for protection – Submission R 37

This needs to be quite flexible, as there were just as many average buildings built back then – Submission R 43

Standardise the provisions across all areas with pre-1930 buildings and strengthen them to severely penalise anyone disregarding them – Submission SG 27

Changes seem rational – Submission SG 11

We urge that heritage factors, other than age of the building, such as historical owners/tenants, renowned architects, social history, given equal weighting with streetscape. Mt Victoria’s old buildings are unique and irreplaceable. They are a tangible link to Wellington’s rich social history, as demonstrated by the Historical Society’s successful exhibition in 2008 of some of our most important people and places – Submission R 58

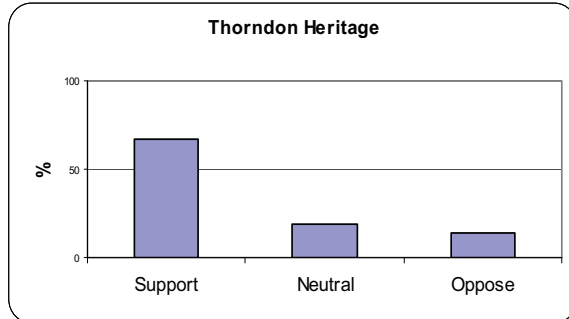
These areas make Wellington very special and I like the idea of these additional areas being added – Submission SG 07

Wellington is one of the most fabulous cities in the world for character buildings and most of them should be preserved – Submission SG12

Whilst I am supportive of proposals to ensure a consistent demolition rule across the city, I would be extremely concerned if the ‘extension’ of the rule was to increase the controls the Council imposes on owners of properties in older suburbs – Submission SG 21

3.1.5 Heritage Areas

A heritage area should be created for most of the suburb of Thorndon – new development will be controlled to protect heritage



Written submissions showed there was strong support of 66% towards the idea of creating a heritage area over most of Thorndon.

Some responses that were received were:

Sites adjoining heritage areas could or should have height restrictions on any new developments – Submission R 19

A 50 year rolling protection period should be introduced and it should apply to all of Wellington – Submission R 27

It is very important that Thorndon's heritage should be managed in order to preserve this unique historical Wellington suburb – Submission R 31

Contemporary form, detail and proportion can sometimes form a more valuable and meaningful response within a historic area, than mimicking older buildings does! – Submission R 43

Particularly supportive of the changes being proposed to protect the residential heritage values of Thorndon as a Historic Area – Submission R 53

No additional protections are needed in Thorndon. – Submission SG 21

The only difference between many areas of Wellington and Thorndon, is the activities of a very small group of very vocal people, with a wish to impose their views on as wide an area as possible – Submission R 56

We would also propose that there be restrictions on unsympathetic additions to buildings in inner residential areas such as Mt Victoria – Submission R 58

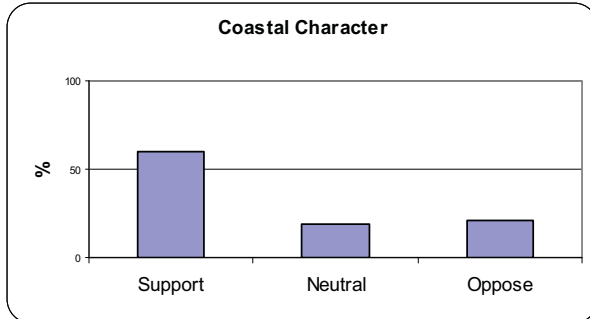
Heritage areas should be small, attractive as in a tourist area and pre-1930s should not even come into the equation – Submission SG 23

I like option 2 because it will allow the suburb to improve its facilities whilst retaining the character – Submission SG 26

Heritage buildings should only be done with the consent of building owners, not because some people like old buildings and have no financial interest in the building – Submission SG 55

3.1.6 Coastal Character

The proposed design controls in the Residential Coastal Edge provide a good balance between protecting coastal character and allowing development



Generally submitters felt that the character of the coast was special. 60% were supportive of the proposed design controls

Some responses that were received were:

The entire coastline should be included and protected by rules that ensure visual impact, amenity, heritage, landscape and views to and from the coastline is protected and that any proposed development anywhere on the coastal edge must be publicly notified without any opt-out possible. – Submission R 27

This is something Wellingtonians consider very special, as they take a Sunday drive around the bays with visiting in-laws and envious friends from Auckland! The guideline approach is good here (too), along with some examples of the dynamic, quirky and contextual dwellings that bejewel our wonderful coast. – Submission R 43

We are surprised by the limited extent of the sites contributing to Coastal Character that are proposed for measures...Why not consider the Shelly Bay Coastline out to Massey Memorial. – Submission R 53

I find this a complete invasion of personal rights, especially the 13m build limit. – Submission SG 10

Light and sun on the waterfront must always be protected. Protecting the waterfront from shadow caused by houses and other buildings should be paramount. A dark and shadowed beach or other seafront on a sunny day is a terrible thing. – Submission SG15

I believe that there must be a firm rather than a condition 13m rule if the Council is serious about preserving the coastal character of this lovely city. – Submission SG 16

Consultation with all current (at any time) residents should be the utmost priority. – Submission SG 23

Please go further. – Submission SG 24

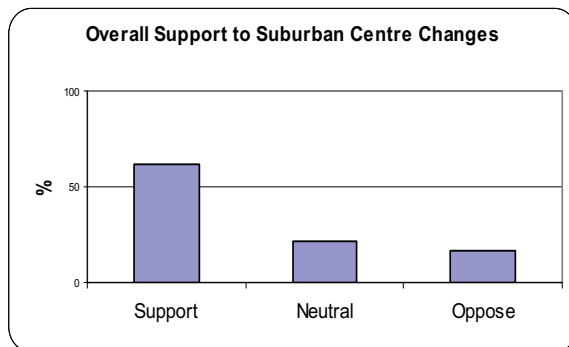
Prefer no buildings on coastal edge due to climate change. – Submission SG 55

We are guardians of the complete coastal and harbour strip. Conditions must be applied to protect the whole coastal strip not just that defined as the 'Residential Coastal Area'. – Submission SG 57

3.2 Suburban Centres

3.2.1 General Comments

Overall support to the changes being considered to the Suburban Centre chapter of the District Plan



Some responses that were received were:

We support the Council in reviewing the rules and provisions around centres in Wellington City – Submitter SC 46

Supports the mechanisms WCC has proposed to support the existing network of Suburban Centres, in a way that reflects their different roles in Wellington – Submitter SC20

(The review) presents a framework for making decisions but there does not appear to be an attempt to test that the decisions made in accordance with the framework are 'better' for Wellington City than other alternatives – Submitter SC62

The plan change will result in inefficient consent processing, excessive compliance costs, and introduce uncertainty and unnecessary and undesirable delay into project planning and consenting – Submitter SC19

Generally supportive of the plan change and its comprehensive approach to the review of the existing Suburban Centre zone provisions in the District Plan – Submitter SC48

Over half the submitters were generally supportive of the overall approach taken. While supportive in principle, many respondents suggested amendments in their submissions.

Some submitters were opposed to the changes and suggested retaining the existing Suburban Centre provisions.

Good ideas in changes considered – Submitter SG7

The objectives and policies are important as they are the guiding principles for these areas. While the objectives and policies are detailed, some of the key issues require better focus – Submitter SC27

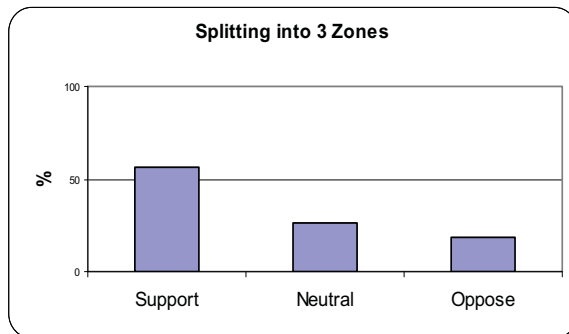
(There is an) apparent shift in the District Plan provisions away from the operative provisions which were enabling and acknowledged the need for land owners to be able to adapt/respond to changing market circumstances to a prescriptive regulatory approach – Submitter SC13

(The submitter) supports the Council's pro-active approach in looking to adopt a comprehensive integrated approach to Centres in its Suburban Centres Review...too many other councils have failed to recognise the benefits of centres, and adopted or allowed an "ad-hoc" type planning framework to develop, to the detriment of their communities – Submitter SC64

A complete review of the rule structure is requested – Submitter SG47

3.2.2 Planning for Growth

Splitting Suburban Centres into three parts (centres, live/work areas and work areas) which will help better manage the diversity of these areas



56% of submitters liked the idea of recognising different uses and providing different zones for them. Some submitters felt that the existing suburban centre zone provided greater flexibility.

Some responses:

This should allow more appropriate rules and conditions to be developed for each type of centre, taking into account typical locations and neighbouring activities – Submitter SC 40

(WCC) should be commended for introducing and identifying Centres, Live/Work and Work zones and providing for the activities permitted and anticipated to occur in these areas. This clarification and certainty will be beneficial to both the Council and land owners - Submitter SC27

Supports the creation of 7C Work Area, in that it seeks to create a specific precinct within the City where industrial type activities can occur without fear of reverse-sensitivity issues and where it is acknowledged that a lower standard of amenity is required commensurate with the nature of the anticipated activities - Submitter SC29

(Agree) I can walk to the library, supermarkets, buy clothes, eat out and within a short distance of my home – wonderful. Many areas (are) not so lucky – Submitter SG7

(Disagree) Centres and live/work areas appear to blur together – Submitter SG11

These cannot and should not be so strictly separated. An area with mixed usage and a holistic view will give the best results – Submitter SC39

Do we want tourists to Wellington returning home with stories of unsavoury industries that are allowed to set up next to a beach? – Submitter SC26 referring to the proposed work area in southern Rongotai

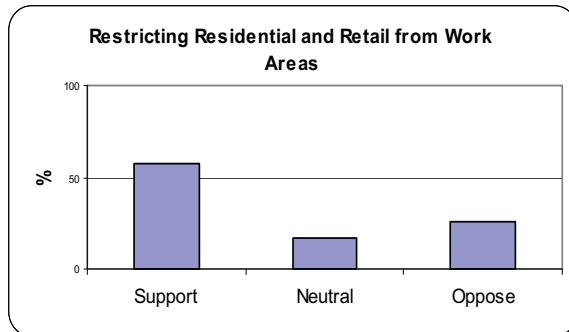
Support new policies to strengthen the multi-use nature of centres as this increases the opportunity for people to walk or cycle to local employment, shops and facilities with associated health, economic and environmental benefits – Submitter SC42

Such separation will assist in retaining the vitality and diversity of the zone as a whole, whilst managing more appropriately where activities locate – Submitter SC64

The city has managed with one zone covering a wide range of uses for a number of years and caution is required not to overcomplicate the management of the zone - Submitter SC59

3.2.3 Planning for Growth

Restricting the establishment of residential activities and certain types of retail activities (e.g. supermarkets and department stores) from work areas (traditional industrial areas) is appropriate



Many of those that supported the proposed restrictions were mostly concerned about the location of retail and its impact on established centres and existing neighbourhood environs. Many submitters in opposition considered the concept of a work area was outdated and a form of protectionism.

Some responses:

If industrial and retail follow strict codes regarding work environments, I can't see why they can't co-exist – Submitter SG26

We see the 'work area' zoning in Rongotai to be a step backwards to a time no one wants. The industries that Council say will come here have had the opportunity to come here under the suburban centre zoning, but have chosen not to – Submitter SC25 in response to a proposed work zone in Rongotai South

The industrial demand for facilities in Wellington does not justify the maintenance of the site (Rongotai South) for this purpose – Submitter SC47

(The submitter) supports the approach of the draft plan change to restrict or limit activities, that are more appropriately found in centres, from occurring within industrial areas of the City – Submitter SC29

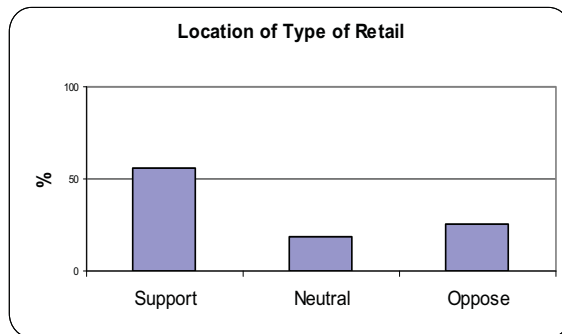
Wellington, despite its mantra for being the creative capital, still needs rentable low-cost space for the purposes of industry – Submitter SC46

Careful monitoring and widespread consultation is needed – Submitter SG25

I don't think you can have housing in industrial areas as residents complain about noise, traffic such as large trucks coming and disturbing their peace – Submitter SG7

3.2.4 Managing Retail

The proposals to better manage the location and type of retail activities will strengthen Wellington's existing centres



*A petition was also received concerning retailing in South Rongotai. Please see page 14 for further details.

Some responses:

(The submitter) supports the draft review to the extent that it seeks to ensure that the development of retail activities within Wellington City is of a scale and rate that seeks to maintain and/or enhance the vitality and viability of the Golden Mile and other existing centres, and to ensure the sustainability of the region's form and transport network – Submitter SC48

(The) enabling operative provisions have not been demonstrated to have caused any significant adverse effects in the vitality and efficient functioning of the existing Suburban Centres or Wellington's urban form – Submitter SC 19.

Big-box retailing is non-conducive to the successful outcome of the Council's declared aim to be carbon neutral, and is typically both visually disruptive and environmentally distasteful – Submitter SC36.

Supermarkets should be enabled as restricted-discretionary activities in all centres, with matters such as size and scale expressly reserved as matters to be considered – Submitter SC64

Most submitters had an opinion on where retail should locate and why. There was some strong opposition to restricting retail in certain areas. Those submitters that opposed restriction were of the view that a market-led approach was most appropriate. Nevertheless, 55% of submitters supported better management of the location and type of retail.

This is all logical and promotes more use of public transport and energized, busy centres – Submitter SC36

The matters for assessment (in an economic assessment report) are weighted towards the negatives associated with potential retail activities, and pay no regard to, and do not require assessment of, the positive outcomes that may be associated with the proposed retail activity - Submitter SC 19.

Council has created the largest shortage of supermarkets in the country and the strongest monopoly. The public sub-consciously is aware of this because many Wellingtonians shop at Pak'n'Save Petone – Submitter SC48

The increase in retail activity adjacent to the Airport Retail Park would actually strengthen that area and provide a level of retail for the southern Wellington area that would keep Wellingtonians from being drawn to Queensgate and Porirua – Submitter SC49

The rules as drafted will not protect the Golden Mile and would allow for a mega-mall to be established at Johnsonville in a staged manner – Submitter SC46

As Hutt City, Porirua City and Upper Hutt City form part of the wider 'Wellington City Area' it is important that cross-boundary issues be identified and recognised – Submitter SC27

I think the airport retail centre is a good example of poor planning in relation to impact on residents. Additional big infrastructure developments need to be better managed – Submitter SG45

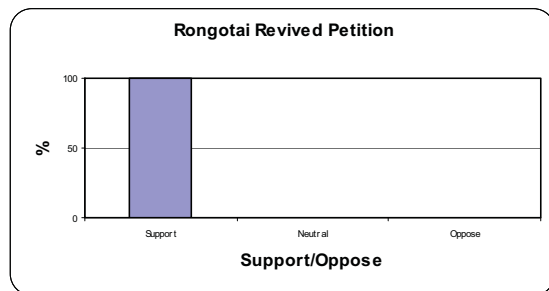
Don't try going and redesigning homogenously all of our areas in Wellington as this is a mistake to do

so. Each suburb has its individual traits - Submitter SG53

While I support restricting large scale retail activities to certain areas, I would also like to reinforce the importance of encouraging small businesses distributed within walking and biking distance of homes – Submitter SG17

(The Submitter) specifically supports the concept of managing the scale and form of retail within each centre as defined by the (centres) hierarchy - Submitter SC20

Retailing in Rongotai South



There has been an overwhelming support – almost 100% - from the 2500 respondents to our stance for the Rongotai revival to continue without Council restrictions on retail – Submitter SC83 Rongotai Revived

In addition to the submissions received on managing retail in general, a submission and petition was also received regarding retailing in the Rongotai South area. The petition was organised by a group of local businesspeople and property owners who have interests in land at Rongotai South and have formed a group called Rongotai Revived (Submitter 83). The group have advised the Council that they had circulated a brochure, with a feedback form, to more than 25,000 households in the eastern and southern suburbs. The feedback form had 3 tick box options and space for further comments. The tick box options were:

- I want to see the revival of Rongotai continued with the Council restrictions on retail removed
- I believe the derelict area opposite the Rongotai Retail Park should be replaced with large-format retail “super” stores in a people friendly setting
- I am opposed to the proposed Council zoning changes that will encourage noxious industries to be established in this area

Rongotai Revived received 2476 responses in support and 12 responses in opposition. Some of the comments included as part of the submission were:

“I don't want to drive to the Hutt or Porirua to shop!”

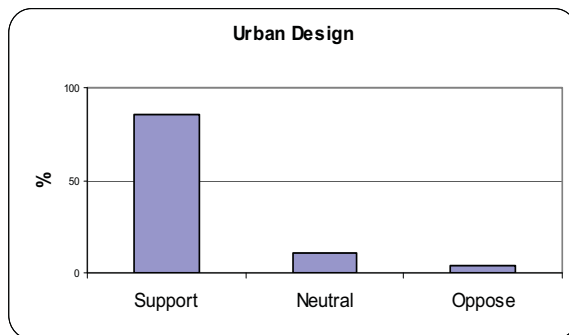
“The retail area should be expanded as a great asset to all residents and tourists”

“A golden opportunity to have a good retail centre in the Eastern Suburbs. Go for it.”

“Definitely let a variety of shops move into this area”

3.2.5 Urban Design Quality

Support for improving the urban design quality of buildings and streets in centres



Most submitters (85%) were supportive of good quality urban design outcomes in our centres. Opposition generally was received from property owners who owned, or were planning to build, larger buildings and car-orientated businesses.

Some responses that were received were:

Suburban Centre buildings do not need to be expensive, but they do need to be well thought through, and should be of good design quality – Submitter SC 35

It is considered vital to acknowledge that the 7C Work Areas do not require nor warrant the same level of urban design assessment as other areas of the City...being visible does not constitute an adverse effect – Submitter SC29

We would recommend a greater emphasis on design guides and rules, rather than on purely effects based outcomes – Submitter SC40

Design assessments should also include the effects if a building (particularly large) is within the realistic curtilage of a historic place - Submitter SC41

Supports the requirements for active edges and ground level frontages, as these promote walking and improve generally safety (both real and perceived) – Submitter SC42

Urban design objectives, policies should appropriately reflect the operational requirements and constraints for large format retail particularly supermarket activities, which also bring significant benefits to centres – Submitter SC64

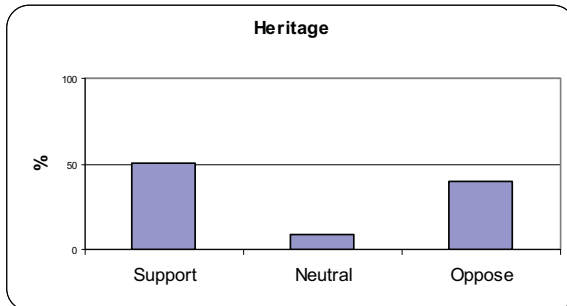
The plan is lacking the inclusion of street design in the open/shared space – Submitter SG39

Please tighten the rules so developers can no longer build crappy balsa-wood like housing that deteriorates before one's eyes – Submitter SG 48.

Strongly agree with active edges and ground level frontage. In Kilbirnie the development of supermarkets and Repcos with their blank walls has been to the detriment of a vibrant suburban centre – Submitter SG52

3.2.6 Heritage

I support having heritage protection for some areas of older commercial buildings (Aro Valley, Berhampore, Hataitai, Shorland Park Shops (Island Bay), Newtown and Thorndon)



While a majority of submitters were supportive of heritage areas, most of those that opposed were building owners or those that had a vested commercial interest in the areas proposed. Most of the building owners in opposition were from the John St Intersection and Shorland Park Shops heritage areas.

Some responses:

Every owner of every building within your proposed heritage area sincerely hopes this classification will be dropped – Submitter SC73 on the Shorland Park Shops Heritage Area in Island Bay

I favour keeping the character designation but am opposed to making these buildings part of a heritage area because of the commercially marginal viability of the area and the difficulty in adapting the area to better suit the needs of prospective tenants – Submitter SC34 on John St Intersection Heritage Area

It is important to preserve the integrity as much as possible, and certainly the look and feel of a true heritage area – Submitter SC50 on the Thorndon Village Heritage Area

I've had a gutsful of the Council and its band of control personnel wrapping their arms around things, if they want Barbie dolls for houses to play with then go to a toy shop and spend some money by stop harassing small owners! - Submitter SC8 on John St Intersection Heritage Area

That is what makes Wellington what it is. Our History – Submitter SGS7

The increase in the cost of compliance to small investors is too high and the Council should transfer the resources to another area of the Council's budget – Submitter SC52 on John St Intersection Heritage Area

A qualified agreement, as long as we stay well away from mimicking from historic elements – Submitter SC36

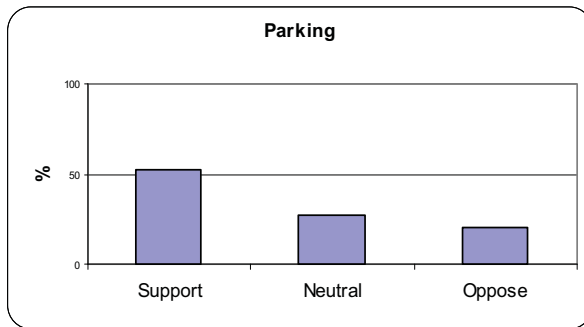
Expand the inventory and give it teeth, it's important to keep moving forward on this issue, not backward, or we will have nothing to hand on to the next generation but car parks, steel sheds and jerry-built apartment blocks – Submitter SC10 on the Newtown Heritage Area

A heritage classification...will create unnecessary and expensive obstacles to the implantation of our vision, investments and our future building plans and developments – Submitter SC68 on Shorland Park Shops Heritage Area in Island Bay.

Current economic conditions are difficult; Wellington City Council should not be imposing further difficulties/unfair requirements onto businesses in the area! – Submitter SC72 on John St Intersection Heritage Area

3.2.7 Parking

The new assessment thresholds for parking provide the right balance between allowing development to occur and managing the effects of parking



Whilst a majority of 52% supported the proposed parking standards, many submitters were concerned about off-street parking and traffic impacts in their local neighbourhood.

Some responses:

A greater connection to major public transport routes needs to be kept as an assessment criteria at all times – Submitter SC35

Car-based businesses are an important part of the mix of activities in centres, and contribute significantly to employment opportunities – Submitter SC12

A reasonable developer will seek to minimise impacts (of traffic and parking) but may not be able to avoid, remedy or mitigate all effects. In any overall (traffic impact) assessment, the benefits of a particular proposal should also be specifically considered against any adverse effects – Submitter SC64

Less parking and better public transport to get people out of their cars and on the street, creating more interaction and a safer area – Submitter SG39

I believe the threshold should be lower, 25 for instance – Submitter SG28

The proposals on parking all seem very sensible. However (I) believe there needs to be an assessment for pedestrian, public transport and cycle access to the site – Submitter SG52

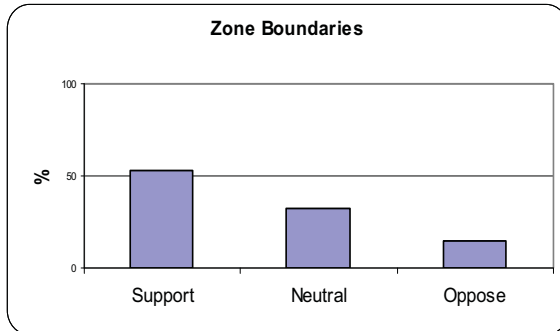
Much greater efforts are needed to provide increased parking in many areas – Submitter SG25

Personally I believe one of the largest improvements a city can make to its quality of life is to reduce the space that the car requires. People are happiest on the streets with no traffic, where it is quiet and safe. I support more parking assessments as long as they result in a reduced and more efficient space for parking – Submitter SG17

Off street parking in ALL Wellington's suburban centres must become a dominant prerequisite – Submitter SG23

3.2.8 Rezoning

I support rezoning some existing commercial areas to Suburban Centre to encourage the retention of commercial uses in the future



52% of submitters were supportive of small scale shops in their local area and considered rezoning an appropriate tool to recognise uses of properties.

Some responses:

In my opinion, this area is very suitable as a suburban centre and should help re-establish some diversity, and perhaps encourage a creative, colourful hub that complements the local community and adds to Wellington as a whole – Submitter SC3 on proposed rezoning at Onepu Road

I support rezoning some existing commercial areas to Suburban Centre to encourage the retention of commercial uses in the future – SG Submitter 45

It is inappropriate to review the zoning of properties at the same time as the zone rules themselves are required. This makes it impossible for land owners to determine the true effect of the changes for their property – SG Submitter 44.

(Support) as long as this doesn't impact on a rates change for the resident and upset their existing residential space and controls surrounding it too much. We still need people to live comfortably (and) offer a business to the community – Submitter SG53.

The Mansfield block being work-live would be no change from its present diverse types of use which cause little problem. With quality building and attractive design it could become an interesting development - Submitter SG33 on proposed rezoning in Southern Newtown

A lot of these areas are commercially marginal, verging on dying. The most sensible thing over the longer term is to allow them to be converted to residential or allow for new construction. Because the buildings are commercially marginal there is a high risk they will not be maintained to a reasonable standard and bring down the whole area – Submitter SG31

(Support) as long as it restricts to smaller owners and specific commercial uses that fit in the surrounding residential area – Submitter SG 39

4 How the Council proposes to respond

The responses received from the public consultation exercise indicate general support for many of the changes proposed in both the Residential and Suburban Centres chapters, and in this regard, the underlying principles guiding the review remain valid. Nevertheless, the submissions show that amendments are needed in some areas and it is proposed to respond to particular issues as follows:

4.1 Residential Areas

Areas of Change: Proceed with Areas of Change in Johnsonville and Kilbirnie but refine the boundaries to better reflect on-the-ground constraints and consider additional properties suggested for inclusion. Council will continue to work on the rules that apply in these areas, with an aim of encouraging high quality, comprehensive re-development, while providing appropriate protection for existing properties.

Pre-1930s demolition rule and areas: Retain the pre-1930 demolition controls, and include three new areas in;

- 43-47 Patanga Crescent, Thorndon
- the buildings fronting The Terrace at its mid-northern sections and areas to the east (including McDonald Crescent, Dixon and Percival Streets and Allenby Terrace)
- Easdale and Kinross Streets, including 82 to 102 Bolton Street.

Officers will continue to refine the pre-1930 demolition provisions to clarify when resource consent is required, what matters will be assessed, and what thresholds need to be achieved in order to justify demolition. Officers will also work to refine the boundaries of the three new areas based on the feedback received. This work will be undertaken in consultation with the key community groups in the relevant suburbs.

Thorndon heritage: Continue consultation with the Thorndon community on how the area's heritage values can be most appropriately managed to strike a balance between effectively protecting Thorndon's unique heritage and character, while still allowing local residents to undertake appropriate works on the properties without undue regulation. Any proposed heritage area or other provisions will be put forward as part of a separate plan change at a later date.

Coastal character area: Retain the coastal character area, but clarify the rules that apply, especially those that limit building height to 13 metres above sea level and limit the construction of solid fences above the 13 metre contour.

Other matters: A number of submissions were received that raised matters relating to:

- Re-zoning of properties on upper Willis Street
- Re-zoning in Peterhouse Street, Tawa
- Special height limits for Kilbirnie
- Urban design and urban design guides
- Rules relating to hard surfacing and stormwater
- Non-residential activities (especially in Mt Victoria)
- Promotion of green building technology
- Conversion of existing buildings into two units without carparking (Inner Residential Area)
- Integration of airport noise insulation study
- Recognition and protection of electricity transmission infrastructure

- Biodiversity protection

Council officers will continue to work through these matters and incorporate changes into the proposed Residential Area Plan Change as appropriate.

4.2 Suburban Centres

Strengthening the City's suburban centres: The overall policy direction established by Council's Centres Policy (2008) is to be retained and two new zones created – the 'Centres' zone and the 'Business' zone.

The 'Centres' zone would apply to the City's existing and proposed centres (e.g. Kilbirnie, Tawa, Ngaio, Churton Park) and the 'Business' zone would apply to all other areas (e.g. Kaiwharawhara, Tawa South, Ngauranga Gorge), and would recognise and cater for a mix of business, commercial, retail and industrial activities.

Managing suburban retailing: Provide for a wide range of permitted activities in both the 'Centres' and 'Business' zones, but manage the establishment of some residential activities and retailing in the 'Business' zone through the resource consent process. Within the 'Business' zone, Council will create three special precincts in Adelaide Road, Rongotai South and Shelly Bay with tailor-made provisions to recognise the specific qualities of these areas and the redevelopment opportunities they provide. The Rongotai South precinct is to be recognised as an area suitable for large-format retailing.

Suburban Centre heritage areas: Further consideration will be given to each of the individual areas put forward as to whether heritage areas are the best way to manage the identified groups of buildings. This may mean that other management tools would be considered, such as streetscape protection provisions and design guidance via resource consent processes. Any proposed heritage areas will progress as part of a separate plan change.

Rezoning: Further consultation will be undertaken with those landowners who have raised concerns about the proposed rezonings to try and resolve their issues. Those proposed rezonings that are supported will continue to be pursued. The suggested additional rezonings will be considered against the rezoning criteria and where appropriate will be included in the proposed plan change.

Other matters: A number of submissions were received that raised matters relating to:

- The proposed increased permitted building height limits in Kilbirnie and Johnsonville centres
- The proposed increased permitted building height limits in Adelaide Road and the potential impacts on Government House
- Urban design requirements for buildings for yard-based/industrial activities, and the identification of primary and secondary frontages
- Provisions relating to traffic and carparking
- Recognition and protection of electricity transmission infrastructure
- Biodiversity protection.

Council officers will continue to work through these matters and incorporate changes into the proposed Suburban Centres Plan Change as appropriate.

5 *Next steps*

Officers will continue to further develop the reviews, taking into account the issues raised in the consultation and update the review documents as appropriate.

Officers anticipate the presentation of a proposed plan change to the Council's Strategy and Policy Committee in August 2009. There will be further opportunities for submission, as well as the chance to be heard in the formal hearing process.