

Dear Members

We encourage members to please make a submission on the proposed Wellington City Council District Plan. At our recent AGM, some members asked for guidance.

Submissions close at 5pm on 12 September and there's a link at the bottom about how to do it since it has to include certain information to be valid. If you don't make a submission now you can't re-enter the process; so even if you like some aspects, it's important to say so, as it may change.

You can email your submission to:

PDPsubmissions@wcc.govt.nz

This is the information you are required to provide to ensure it is valid:

- Your name;
- Address;
- Contact details;
- Whether you could gain an advantage in trade competition through this submission;
- Whether you will directly be affected by an effect of the subject matter of the submission that adversely affects the environment;
- Whether you want to be heard in support of your submission by a hearings panel; and
- If you would like to present a joint case with submitters who have similar submissions.

Your submission needs to provide an option for the Council to get in contact with you.

The main points you might like to make about heritage are:

1. Support the Council's proposals for retaining existing, and adding new, listed heritage buildings;
2. You would however have preferred for Historic Places Wellington and other community groups to have been consulted and for there to have been a public process to select new listings;
3. Support the heritage rules, but note that they are very "enabling" (i.e. permissive) and should be drafted to support more conservation;
4. Ask for protection for stained and decorative heritage glass windows in heritage listed buildings. (We risk losing these in the encouragement for double glazing).

And on Character protection for houses in the inner suburbs:

5. Support the proposed “character precincts” and the rules for them;
6. Propose that they should be bigger;
7. Propose that there should be much wider coverage of the rule requiring a resource consent for demolishing pre-1930 dwellings in areas currently with that protection;
8. Ask for “character precinct” status to cover all the dwellings identified in the 2019 Boffa Miskell report on character areas, and specifically to cover each site that was identified as being “positive, contributing or neutral” in that report; and
9. Propose that new areas of character precinct be established in areas missed out altogether, such as Wesley Rd, Bolton St and Aurora Tce; and Talavera Tce in lower Kelburn.

Other matters

10. You might also consider supporting issues like the Johnsonville train not being “rapid transit” (as a “rapid transit” designation will drive six-plus storey zoning along the route);
11. Support the smaller 10 minute “walkable catchment” around the CBD, metropolitan areas and main Kapiti train stations (the “walkable catchment” area also drives six-plus storey zoning in those areas. Others want to expand it to 15 minutes, which is tough in Wellington’s blustery weather and hilly topography).

MDRS (medium density residential standards)

This is quite a technical area that doesn’t specifically relate to heritage. I suggest if you want to comment on it, that you first read my article in Scoop (link below). There is the ability to prove a “qualifying matter” exemption from the Government-imposed six-plus storey or the Medium Density Residential Standards (MDRS) which allow three units of three storeys (11m) heights all over Wellington. MDRS also loosened rules about height planes.

To exempt your site or your neighbours you need specific proof of a “qualifying matter”. The Council has seen fit to only consider a few grounds like listed heritage, or proven streetscape character (see above). It might be possible to argue for an exemption because of infrastructure limitations or safety. I’ve argued in the article in SCOOP that there should be sunlight grounds!

Felicity Wong
Chairperson
Historic Places Wellington

Links

SCOOP article link: <https://wellington.scoop.co.nz/?p=146811>

To view the notified plan:

<https://eplan.wellington.govt.nz/proposed/>

How to make a submission: <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/files/guide-to-making-a-submission.pdf>

Please note, that if you decide to use the council's online submission form, you will need to create an account (using your email address and a password) and you will need to cite the parts of the plan that you are submitting on.