

Section 42A Officer's Report

Hearing Stream 7: Other Topics

Subjects: Wind

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2 Introduction

2.1 Purpose

- (1) This is the section 42A Officer's Report for the Wind topic of the Proposed Lower Hutt District Plan (the PDP).
- (2) This report is prepared under section 42A of the Resource Management Act 1991 (the RMA) to:
 - Assist the Hearing Panel in making their recommendations on the submissions and further submissions on the Wind topic of the PDP, and
 - Provide submitters with information on how their submissions/further submissions have been evaluated by the reporting officer for these chapters, and the reporting officer's recommendations to the Hearing Panel on the decisions requested.
- (3) This report considers submissions/further submissions received by Council in relation to the Wind chapter that primarily relate to this topic, and concludes with the officer's recommendations with respect to decisions requested by submitters on these parts of the PDP.
- (4) The Hearing Panel may choose to accept or reject the conclusions and recommendations of this report, or may come to different conclusions and make different recommendations, based on the information provided to them, including evidence provided to them by submitters.

2.2 Author – Peter McDonald

- (5) My full name is Peter McDonald. I am a Senior Policy Planner in the Policy Planning Team at Hutt City Council (the Council). I hold a Bachelor of Planning from the University of Auckland, and a Master of Transport Planning from Monash University.
- (6) I have 9 years' experience in planning and resource management in local government in New Zealand, covering the District Plan Review and resource consent processing. I have a further 6 years' experience in resource management and transport planning in Queensland, Australia.

- (7) I have been involved in the District Plan Review since 2023.

2.3 Code of Conduct

- (8) Although this is a Council hearing, I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I have complied with the Code of Conduct when preparing my written report and I agree to comply with it when I give any oral evidence.
- (9) Other than where I state that I am relying on the advice of another person, this evidence is within my areas of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
- (10) Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinion. Where I have set out opinions in my evidence, I have given reasons for those opinions.

2.4 Supporting evidence

- (11) Other than the s32 evaluation reports for the WIND chapter, there are no additional supporting documents or evidence for this report.

2.5 Procedural issues

- (12) At the time of writing this report there have not been any pre-hearing conferences, clause 8AA meetings, or expert witness conferencing in relation to the Wind chapter.

2.6 Relevance of PDP exemption for Wind chapter

- (13) In August 2025, the RMA was amended to introduce new plan stop provisions which required councils to stop proposed plan change processes which had not proceeded to hearings. Hutt City Council applied for and was granted an exemption to proceed with the Proposed District Plan with the following parts withdrawn:

- Historical and Cultural Values chapters, schedules and overlays
- Natural Environmental Values chapters, schedules and overlays
- Non-hazard parts of the Coastal Environment chapter and associated schedules and overlays (including coastal natural character)
- Parts relating to Highly Productive Land.

(14) The Wind chapter does not include any parts which relate to these withdrawn topics.

2.7 Statutory and Policy Context

(15) The relevance of national and policy direction for the topic of Wind is discussed in the section 32 evaluation report. I do not consider that updates to national or regional policy direction from notification of the PDP till the writing of this report, have particular relevance to the topic of Wind.

3 Wind

3.1 Chapter Summary

- (16) Buildings and structures alter the patterns and speed of wind around them, and can displace wind to ground level, potentially causing uncomfortable or unsafe conditions for people in public spaces. The built form within Lower Hutt is mostly low rise, however there is increasing demand and less regulatory constraint for higher and more intensified built forms. Even relatively low buildings (four storeys) can have notable wind effects if they are significantly different to their surrounding buildings and located where they can disrupt wind patterns.
- (17) The Wind chapter addresses the effects of new or altered buildings on the wind environment of public spaces.

3.2 Submissions and further submissions

- (18) In total there were two submitters who made four submission points on the Wind chapter. These submissions include:
- Three submission points on provisions of the WIND chapter.
 - One submission point on the definition of 'public space', where the requested relief relates to the use of this term in the WIND chapter.
- (19) No further submissions were received in relation to these submission points.

3.3 Discussion of submissions and recommendations

- (20) This section is a discussion of the submission points on the Wind chapter, with my recommendations on decisions requested by submitters on this topic.

3.3.1 WIND-R1 (Demolition, alteration, and additions to existing buildings and structures) / WIND- Table 1 (Height thresholds for wind assessment)

Submissions

- (21) Kāinga Ora (386.17) opposes in part rule WIND-R1 and seeks the following amendment:

Residential Zones, Commercial and Mixed Use Zones, Industrial Zones, Sports and Active Recreation Zone, Open Space Zone, Hospital Zone, Tertiary Education Zone, Marae Zone, Quarry Zone, Seaview Marina Zone

2. Activity status: Permitted

Where:

b. Additions and alterations either:

- i. Do not increase the height of the building or structure by more than 8m when measured from the existing highest point of the building or structure, or*

~~*ii. Do not result in the building or structure exceeding a height threshold specified in Table 1: Height thresholds for wind assessment when measured from ground level.*~~

- (22) Kāinga Ora (386.18) also seeks that Table 1: Height thresholds for wind assessment, is deleted and replaced by height threshold of 22m, which applies in all zones.

Assessment

- (23) The reasons provided by Kāinga Ora in support of 386.17, is that additions and alterations should only be considered if the height thresholds (Table 1) are exceeded. This is achieved by the rule as proposed, as sub-clause 2(b)(i) is not an additional requirement of which compliance is required, but rather an additional pathway by which an activity which exceeds a

threshold may be permitted. The sub-clause recognises that additions which are small in scale relative to the existing building, are not likely to cause significant disruption to wind environments.

- (24) I disagree with the relief sought (386.18) to replace Table 1 with a single height threshold of 22m in all zones. This would increase the threshold applied to urban zones (other than Metropolitan and City Centre zones) from 12m to 22m.
- (25) Technical advice which informed the proposed provisions (refer section 4.2.5 of the s32 report), was that increases in building heights in areas with predominantly low buildings have the potential to result in adverse wind conditions, and buildings as small as 4-6 storeys can produce dangerous wind speeds.
- (26) The established building forms in residential zones in Lower Hutt are predominantly 1-2 storeys. I expect (based on a review of multi-storey buildings for which consents have recently been granted), that most three-storey buildings will comfortably comply with the 12m threshold. Therefore, the 12m threshold (where applicable) will allow for a step up in density in areas with low existing building heights without causing significant disruption to wind environments, and without requiring wind assessment.
- (27) I expect that four-storey buildings will exceed a 12m threshold. I consider this threshold to be appropriate due to the advice on potentially dangerous wind speeds for four-storey buildings. Because four storeys is a relatively large increase in areas where buildings are predominantly 1-2 storeys, there is potential for such buildings to cause disruption in these wind environments. The higher 22m standard is appropriate in Metropolitan and City Centre zones, due to the larger scale in established building forms. Four-storey buildings are not likely to cause significant disruption to wind environments in these locations.
- (28) Furthermore, I disagree that a threshold for wind assessment should be applied to *all zones* (386.18). It is appropriate that wind assessment requirements be focused to urban zones. While large buildings in rural environments may have potential to cause wind effects, these areas are not as sensitive to wind effects as public spaces in urban environments.

Recommendation

- (29) Reject the submission points of Kāinga Ora (386.17, 386.18).

3.3.2 WIND-S1 (Safety) / WIND-S2 (Deterioration of wind environment) / Definition – public space

Submissions

- (30) Winstone Aggregates (444.37) supports standards WIND-S1 and WIND-S2 and seeks they are retained as notified, “insofar that the standards do not apply to non-public space”.

- (31) Winstone Aggregates (444.38) seek that the definition of ‘public space’ is amended as follows:

means those places in the public realm which are available for public access (physical or visual) or leisure and that are characterised by their public patterns of use. Public spaces include, but are not limited to, streets, accessways, squares, urban parks, open space and all open areas that are generally available for use by the public, notwithstanding that access may be denied at certain times. Public space excludes any land subject to the Quarry Zone.

Assessment

- (32) I consider that it is clear that the definition as notified does not encompass quarry sites in the Quarry Zone. I do not consider the modification requested by Winstone Aggregates (444.38) will assist with the interpretation of this definition.
- (33) Standards WIND-S1 and WIND-S2 are applicable to buildings and structures regulated under rules WIND-R1 and WIND-R2. This includes buildings and structures on sites which are outside of public spaces. The standards regulate the wind effects that these buildings and structures may have on public spaces.
- (34) In this sense, the condition of Winstone Aggregates support for WIND-S1 and WIND-S2 (being that these standards do not regulate activities in the Quarry Zone), is not achieved by the Wind chapter provisions as notified.

- (35) I don't disagree with the general intent (as I understand it) of the Winstone Aggregates submission, that regulating wind effects from buildings in the Quarry Zone is not needed. The Quarry Zone is included in the lists of zones in both WIND-R1 and WIND-R2 which are subject to the standards WIND-S1 to WIND-S3. I believe this was due to the uncertainty on the locations and extent of the Quarry Zone when the WIND provisions were drafted.
- (36) I consider it would be appropriate if the Quarry Zone was included in clause 1 of both WIND-R1 and WIND-R2, which identifies zones where buildings and structures are permitted outright (as far as wind effects are concerned), and not subject to assessment under the standards WIND-S1 to WIND-S3. I do not consider sites within the Quarry Zone to be near public spaces which may be particularly sensitive to wind effects.
- (37) I recommend that this change to the rules be made to address the concerns raised in the submission of Winstone Aggregates.
- (38) However, I note that there may be a question whether their submission provides scope for such a change, noting their submission relates to the standards WIND-S1 and WIND-S2 and the definition for 'public space', but does not specifically relate to the rules WIND-R1 and WIND-R2.

Recommendation

- (39) Accept in part the submission points of Winstone Aggregates (444.37, 444.38),
- (40) Amend rule WIND-R1 as detailed below, and make equivalent changes to WIND-R2, WIND-S1 and WIND-S2, and WIND-Table 1:

WIND-R1	Demolition, alteration, and additions to existing buildings and structures
General Rural Zone Rural Lifestyle Zone Natural Open Space Zone <u>Quarry Zone</u>	1. Activity status: Permitted
Residential Zones Commercial and Mixed Use Zones Industrial Zones	2. Activity status: Permitted

Sport and Active Recreation Zone Open Space Zone Hospital Zone Tertiary Education Zone Marae Zone Quarry Zone Seaview Marina Zone	
Residential Zones Commercial and Mixed Use Zones Industrial Zones Sport and Active Recreation Zone Open Space Zone Hospital Zone Tertiary Education Zone Marae Zone Quarry Zone Seaview Marina Zone	3. Activity status: Controlled ...
Residential Zones Commercial and Mixed Use Zones Industrial Zones Sport and Active Recreation Zone Open Space Zone Hospital Zone Tertiary Education Zone Marae Zone Quarry Zone Seaview Marina Zone	4. Activity status: Restricted discretionary ...

4 Conclusion

- (41) This report has provided an assessment of submissions received in relation to Hearing Stream 7 for Wind.
- (42) Section 3 assesses and provides recommendations on the decisions requested in submissions. I consider that the submissions should be rejected or accepted in part as set out in my recommendations and in Appendix 2 of this report.

5 Attachments

Appendix 1: Recommended amendments to the Proposed District Plan

Appendix 2: Recommended decisions on submissions on the Wind chapter and definitions

**Appendix 1: Recommended amendments to the
Proposed District Plan**

WIND - Wind

Buildings and structures alter the patterns and speeds of wind around them, and this can result in uncomfortable or even hazardous conditions for people in public spaces. The windy climate of Lower Hutt means that new buildings need to be designed and managed to reduce the impacts of wind on public space.

It is most effective to consider wind in the design of new buildings early in the process, as issues such as building bulk, shape, and site layout can have an impact. Even relatively low buildings (four storeys) can have notable wind effects if they are significantly different to their surrounding buildings.

The rules in this chapter apply to building activity in the following zones:

- a. All Residential zones
- b. All Commercial and Mixed Use zones
- c. All Industrial zones
- d. Sport and Recreation Zone
- e. Open Space Zone
- f. Hospital Zone
- g. Tertiary Education Zone
- h. Marae Zone
- i. ~~Quarry Zone~~
- j. Seaview Marina Zone

In these areas, an assessment of the likely effects of buildings over a specified height is required to ensure that the comfort and safety of pedestrians in public spaces is effectively managed. These rules apply in conjunction with the rules in activity area chapters and with other general rules.

Objectives

WIND-O1	Wind in urban environments
Buildings and structures in urban environments are managed so that within public spaces: 1. Wind conditions remain safe, and where possible, existing unsafe wind conditions are improved, 2. Wind conditions are comfortable in high-use public spaces, including pedestrian spaces and open space areas, and 3. The pedestrian wind environment is protected from gradual degradation over time.	

Policies

WIND-P1	Early consideration in wind design
Encourage consideration of wind during the early stages of building design to achieve high quality design for wind that minimises the adverse impact on public spaces, with wind mitigation measures contained on site.	
WIND-P2	Managing effects
Require that larger buildings, including significant alterations and additions, are designed to manage adverse wind effects, by meeting specified performance standards.	

WIND-P3	Retaining existing wind mitigation measures
Ensure that where wind effects have been managed through wind mitigation measures, that those mitigation measures are retained and maintained.	

Rules

Note: This chapter applies to all new buildings and structures, and demolition, alteration and additions to existing buildings and structures including any existing wind mitigation measures, within the identified zones.	
WIND-R1	Demolition, alteration, and additions to existing buildings and structures
General Rural Zone Rural Lifestyle Zone Natural Open Space Zone Quarry Zone	1. Activity status: Permitted
Residential Zones Commercial and Mixed Use Zones Industrial Zones Sport and Active Recreation Zone Open Space Zone Hospital Zone Tertiary Education Zone Marae Zone Quarry Zone	2. Activity status: Permitted Where: a. Demolition and alterations do not include the removal of existing off-site wind mitigation measures required by a resource consent, and b. Additions or alterations either: i. Do not increase the height of the building or structure by more than 8m when measured from the existing highest point of the building or structure, or ii. Do not result in the building or structure exceeding a height threshold specified in Table 1: Height thresholds for wind assessment when measured from ground level.

Commented [PM1]: Winstone Aggregates (444.37, 444.38)

Commented [PM2]: Winstone Aggregates (444.37, 444.38)

Seaview Marina Zone	
Residential Zones	3. Activity status: Controlled Where: - Compliance is not achieved with WIND-R1.2b, and - Compliance is achieved with: - WIND-S1: Safety, - WIND-S2: Deterioration of wind environment, and - WIND-S3: Comfort. Matters of control are limited to: - The provision of a wind assessment prepared by a suitably qualified and experienced person, and in accordance with the s88 requirements detailed for this rule. - The implementation of the building design and any wind mitigation measures identified in the wind assessment. Notification: Public and limited notification are precluded for applications under this rule. Information requirements: Applications made under this rule require a wind assessment report to identify and describe measures for addressing the potential adverse effects of wind on public space including streets and open space areas. The report should be either quantitative or qualitative, as described below. A quantitative wind assessment shall be used for alterations and additions to existing buildings and structures that both increase their height by over 8m over their existing height and result in a total height over 22m when measured from ground level. A qualitative wind assessment should be used for applications that do not meet the thresholds which necessitate a quantitative wind assessment. The contents of quantitative and qualitative wind assessments are described in Appendix WIND-APP1.
Commercial and Mixed Use Zones	
Industrial Zones	
Sport and Active Recreation Zone	
Open Space Zone	
Hospital Zone	
Tertiary Education Zone	
Marae Zone	
Quarry Zone	
Seaview Marina Zone	
Residential Zones	4. Activity status: Restricted discretionary Where: - Compliance is not achieved with WIND-R1.2a, or - Compliance is not achieved with: - WIND-R1.2b, and - WIND-R1.3b. Matters of discretion are restricted to: - The degree to which deterioration of wind conditions resulting from the proposed development will adversely affect safety and comfort for persons in public spaces. - Positive effects where the proposed development contributes to an improvement of existing unsafe wind conditions in public spaces. - The overall effect of the proposed development on public spaces in the local wind environment, including cumulative effects.
Commercial and Mixed Use Zones	
Industrial Zones	
Sport and Active Recreation Zone	
Open Space Zone	

Commented [PM3]: Winstone Aggregates (444.37, 444.38)

Hospital Zone	4. The effect of the proposed development on the effectiveness of existing wind mitigation measures. 5. The ongoing protection and operation of wind mitigation measures that are required to meet the performance standards in this chapter. Information requirements: Applications made under this rule require a wind assessment report to identify and describe measures for addressing the potential adverse effects of wind on public space including streets and open space areas. The report should be either quantitative or qualitative, as described below. A quantitative wind assessment shall be used for alterations and additions to existing buildings and structures that both increase their height by over 8m over their existing height and result in a total height over 22m when measured from ground level. A qualitative wind assessment should be used for applications that do not meet the thresholds which necessitate a quantitative wind assessment. The contents of quantitative and qualitative wind assessments are described in Appendix WIND-APP1.
Tertiary Education Zone	
Marae Zone	
Quarry Zone	
Seaview Marina Zone	
WIND-R2	New buildings and structures
General Rural Zone	1. Activity status: Permitted
Rural Lifestyle Zone	
Natural Open Space Zone	
Quarry Zone	
Residential Zones	2. Activity status: Permitted Where: a. The building or structure does not exceed a height threshold specified in Table 1: Height thresholds for wind assessment, when measured from ground level.
Commercial and Mixed Use Zones	
Industrial Zones	
Sport and Active Recreation Zone	
Open Space Zone	
Hospital Zone	

Commented [PM4]: Winstone Aggregates (444.37, 444.38)

Commented [PM5]: Winstone Aggregates (444.37, 444.38)

Tertiary Education Zone Marae Zone Quarry Zone Seaview Marina Zone	
Residential Zones Commercial and Mixed Use Zones Industrial Zones Sport and Active Recreation Zone Open Space Zone Hospital Zone Tertiary Education Zone Marae Zone Quarry Zone Seaview Marina Zone	3. Activity Status: Controlled Where: a. Compliance is not achieved with WIND-R2.2, and b. Compliance is achieved with: i. WIND-S1: Safety, ii. WIND-S2: Deterioration of wind environment, and iii. WIND-S3: Comfort. Matters of control are limited to: 1. The provision of a wind assessment prepared by a suitably qualified and experienced person, and in accordance with the s88 requirements detailed for this rule. 2. The implementation of the building design and any wind mitigation measures identified in the wind assessment. Notification: Public and limited notification are precluded for applications under this rule. Information requirements: Applications made under this rule require a wind assessment report to identify and describe measures for addressing the potential adverse effects of wind on public space including streets and open space areas. The report should be either quantitative or qualitative, as described below. A quantitative wind assessment shall be used for new buildings and structures over 22m in height when measured from ground level. A qualitative wind assessment should be used for applications that do not meet the thresholds which necessitate a quantitative wind assessment. The contents of quantitative and qualitative wind assessments are described in Appendix WIND-APP1.
Residential Zones Commercial and Mixed Use Zones Industrial Zones	4. Activity status: Restricted discretionary Where: a. Compliance is not achieved with WIND-R2.2, and b. Compliance is not achieved with WIND-R2.3b. Matters of discretion are restricted to: 1. The degree to which deterioration of wind conditions resulting from the proposed development will adversely affect safety and comfort for persons in public spaces.

Commented [PM6]: Winstone Aggregates (444.37, 444.38)

Commented [PM7]: Winstone Aggregates (444.37, 444.38)

Sport and Active Recreation Zone	2. Positive effects where the proposed development contributes to an improvement of existing unsafe wind conditions in public spaces. 3. The overall effect of the proposed development on public spaces in the local wind environment, including cumulative effects. 4. The effect of the proposed development on the effectiveness of existing wind mitigation measures. 5. The ongoing protection and operation of wind mitigation measures that are required to meet the performance standards in this chapter. Information requirements: Applications made under this rule require a wind assessment report to identify and describe measures for addressing the potential adverse effects of wind on public space including streets and open space areas. The report should be either quantitative or qualitative, as described below. A quantitative wind assessment shall be used for new buildings and structures over 22m in height when measured from ground level. A qualitative wind assessment should be used for applications that do not meet the thresholds which necessitate a quantitative wind assessment. The contents of quantitative and qualitative wind assessments are described in Appendix WIND-APP1.
Open Space Zone	
Hospital Zone	
Tertiary Education Zone	
Marae Zone	
Quarry Zone	
Seaview Marina Zone	

Commented [PM8]: Winstone Aggregates (444.37, 444.38)

Standards

WIND-S1	Safety
Residential Zones Commercial and Mixed Use Zones Industrial Zones Sport and Active Recreation Zone Open Space Zone Hospital Zone Tertiary Education Zone	1. The annual maximum 3-second gust speed shall not exceed 20 m/s in any public space.

Marae Zone	
Quarry Zone	
Seaview Marina Zone	
WIND-S2	Deterioration of wind environment
Residential Zones Commercial and Mixed Use Zones Industrial Zones Sport and Active Recreation Zone Open Space Zone Hospital Zone Tertiary Education Zone Marae Zone Quarry Zone Seaview Marina Zone	1. At all locations within public spaces, a proposed building must not increase the number of hours that the mean hourly wind speed equals or exceeds 2.5 m/s by more than 480 hours per year compared to the existing wind environment. 2. The overall impact of a proposed building, considering all locations within public spaces and their associated uses, on the annual change in the number of hours that the mean hourly wind speed equals or exceeds 2.5 m/s must be unchanged or reduced.
WIND-S3	Comfort
City Centre Zone Metropolitan Centre Zone Local Centre Zone	1. This standard applies to sites abutting one or more of: a. Active Street Frontage Overlay A, b. Active Street Frontage Overlay B, c. Open Space Zone, and d. Sport and Active Recreation Zone 2. When measured from any ground level public space within 50m of a site boundary: a. The existing wind conditions equals or exceeds 2.5 m/s for more than 1,700 hours each year: i. The development must maintain or improve the existing wind conditions. b. The existing wind conditions equals or exceeds 2.5 m/s for no more than 1,700 hours each year:

Commented [PM9]: Winstone Aggregates (444.37, 444.38)

Commented [PM10]: Winstone Aggregates (444.37, 444.38)

	i. The development must not result in this threshold being exceeded.
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Table 1: Height thresholds for wind assessment

Zone	Height Thresholds	
City Centre Zone Metropolitan Centre Zone	1. Where the site has frontage to the Active Street Frontage Overlay A	12m
	2. Where the site abuts any site within an Open Space and Recreation Zone	
	3. Where the site is within the Jackson Street Heritage Precinct or Jackson Street Character Transition Precinct	
	4. Where clause 1, 2 or 3 of this table does not apply	22m
Residential Zones Local Centre Zone Neighbourhood Centre Zone Mixed Use Zone Industrial Zones Sport and Active Recreation Zone Open Space Zone Hospital Zone Tertiary Education Zone Marae Zone Quarry Zone Seaview Marina Zone		12m

Commented [PM11]: Winstone Aggregates (444.37, 444.38)

Appendix WIND-APP1 - Wind reports

Quantitative Wind Assessment

A quantitative assessment is based on the results of wind tunnel testing, or a suitable equivalent (for example, computational fluid dynamics software calibrated against measured data). It should quantify the extent and magnitude of the effect of the building on the surrounding pedestrian level wind environment by measuring and comparing the wind conditions of the existing site with those of the proposed building.

The assessment should document to what degree the building complies with the standards WIND-S1: Safety, WIND-S2: Deterioration of wind environment, and WIND-S3: Comfort. It should also cover the topics of a qualitative wind assessment.

Qualitative Wind Assessment

A qualitative assessment is not based on the results of a wind tunnel test or computer modelling, and relies on the professional knowledge of a suitably qualified and experienced person, and any available evidence of local wind conditions.

The assessment must include the following:

- a. A description of existing wind conditions, including sources and limitations of information used. Results from any previous relevant quantitative assessment should be used when available.
- b. A description of the interaction of existing buildings with the wind that leads to the existing wind conditions.
- c. A review of the proposed development and its appropriateness for the wind environment in which it sits.
- d. Location of the proposed development relative to important nearby public spaces.
- e. A description of the influence of the proposed development on the surrounding pedestrian level wind environment.
- f. To what degree existing wind conditions may deteriorate with the proposed development.
- g. A description of proposed wind mitigation measures.
- h. The likelihood that the development will meet, or to what degree it will not meet, the standards WIND-S1: Safety, WIND-S2: Deterioration of wind environment, and WIND-S3: Comfort.
- i. The rationale behind the design of the building and any proposed wind mitigation measures that support it being the best practical way to achieve the standards WIND-S1: Safety, WIND-S2: Deterioration of wind environment, and WIND-S3: Comfort.

Appendix 2: Recommended decisions on submissions on the Wind chapter

Submitter	Sub #	SP #	Support/oppose	Requested Relief	Recommendation
Kāinga Ora - Homes and Communities	386	17	Oppose in part	Amend rule as follows: "2. Activity status: Permitted Where: a. Demolition and alterations do not include the removal of existing off-site wind mitigation measures required by a resource consent, and b. Additions or alterations either: i. Do not increase the height of the building or structure by more than 8m when measured from the existing highest point of the building or structure, or ii. Do not result in the building or structure exceeding a height threshold specified in Table 1: Height thresholds for wind assessment when measured from ground level."	Reject
Kāinga Ora - Homes and Communities	386	18	Oppose in part	Seeks that height thresholds in table, are replaced with a singular requirement as follows: "All zones: 22m"	Reject
Winstone Aggregates	444	37	Support	Seeks that Wind-S1 and Wind-S2 are retained as notified, provided the standards do not apply to non-public space and definition of public space is amended (see original submission)	Accept in part
Winstone Aggregates	444	38	Amend	Amend definition of public space as follows: ...means those places in the public realm which are available for public access (physical or visual) or leisure and that are characterised by their public patterns of use. Public spaces include, but are not limited to, streets, accessways, squares, urban parks, open space and all open areas that are generally available for use by the public, notwithstanding that access may be denied at certain times. <u>Public space excludes any land subject to the Quarry Zone.</u>	Accept in part