

## **Rezoning of LFRZ at land to north of the Metropolitan Centre Zone/associated extension of HRZ to Takapūwāhia**

I have further reflected on this matter and continue to recommend that the land not be rezoned as sought by Kāinga Ora for the reason I indicated at the hearing regarding the ability of Ngāti Toa to be fully engaged in this matter.

My understanding is that the harbour and Takapūwāhia are of particular significance to Ngāti Toa. Indeed, in my s42A report I have noted a further submission from Ngāti Toa opposing the rezoning of this land to City Centre Zone under the PDP in relation to the effects on the harbour. The permitted height limit for the City Centre Zone in the PDP was 30m. In the Metropolitan Centre Zone, the permitted height limit is 50m which I have recommended should be increased to 53m (15 storey).

Extending the Metropolitan Centre Zone northwards also brings into play the possible requirement to upzone Takapūwāhia to High Density Residential Zone, as sought by Kāinga Ora.

In my opinion these raise possible s6(e) and s8 matters of the RMA. I have not seen any evidence from Kāinga Ora addressing possible s6(e) matters. I acknowledge that Ngāti Toa have had the ability to submit on the PDP and Variation on the above, but I am also mindful that this ability may have been limited by their involvement in a number of resource management processes across the Wellington region that are progressing at the same time as Variation 1.

Ngāti Toa and Kāinga Ora are both due to be heard by the Panel and this may provide additional information on these matters. I propose to further consider the matter in my Right of Reply where I can take into account any additional information provided.