

CONVERT CARPARKS!

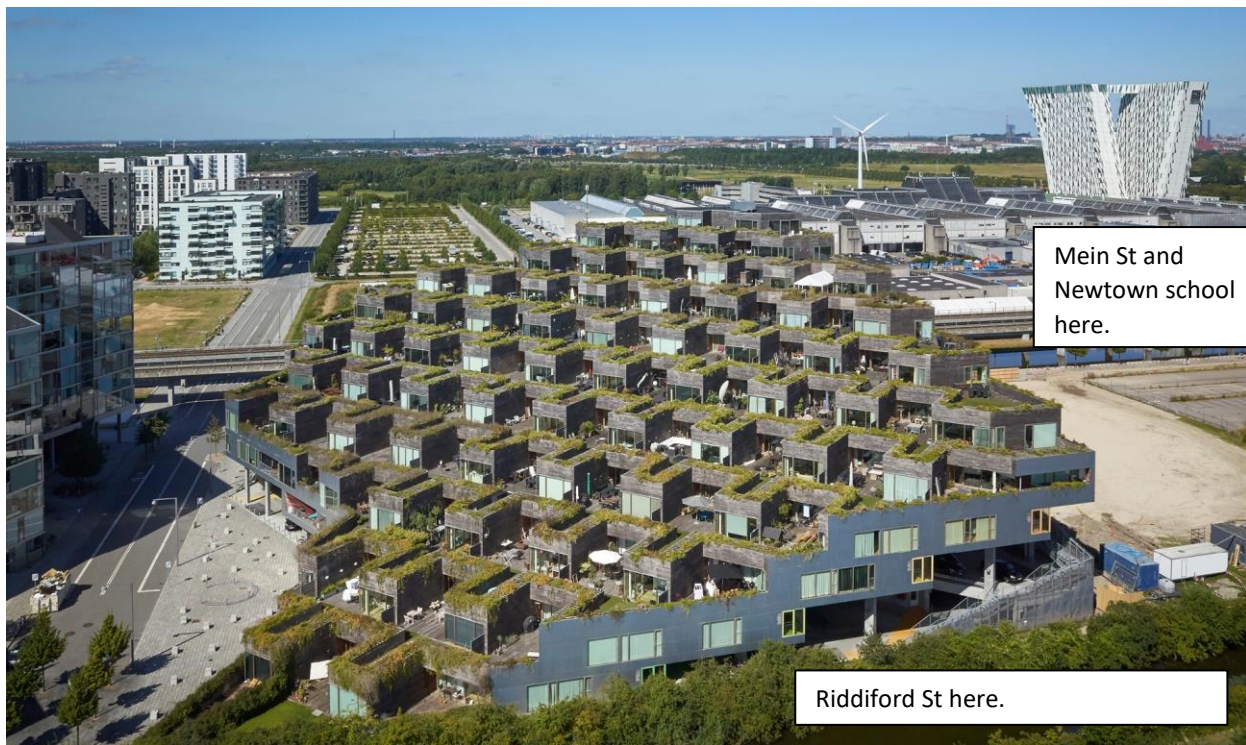


10,000 people come every day to work, get treatment or visit patients at Wellington Regional Hospital in Newtown. They can't all take public transport or cycle.

Why not house lots of the workers here? Build apartments above carparks.

HOUSE PEOPLE!

Hospital carpark on the corner of Riddiford and Mein Sts



Mein St and Newtown school here.

Riddiford St here.

This housing complex in Copenhagen is called The Mountain designed by JDS Architects. It is 1/3 residences and 2/3 parking.

The parking is connected with the street and the housing gets sunlight, fresh air and a view.



A new housing and shop development in process for corner of Riddiford and Emmett Sts. A model for things to come if WCC makes it easier for developers to do density in suitable places.



Underutilised airspace and land in Riddiford St area Newtown

Appendix 2, Gardens and parks



The Newtown basin and Carrara Park.
Retain trees and gardens that soak up rain, provide shelter and shade,
reduce heat and absorb and store carbon.



Hauwai Apartments
- 93 one and two
bedroom
apartments just
completed on
Adelaide Road by
Wellington Company
and Taranaki Whānui
ki Te Upoko o Te Ika
set an example for
the future if
incentives are there.

Make Adelaide road a special urban renewal priority zone! Go six stories !

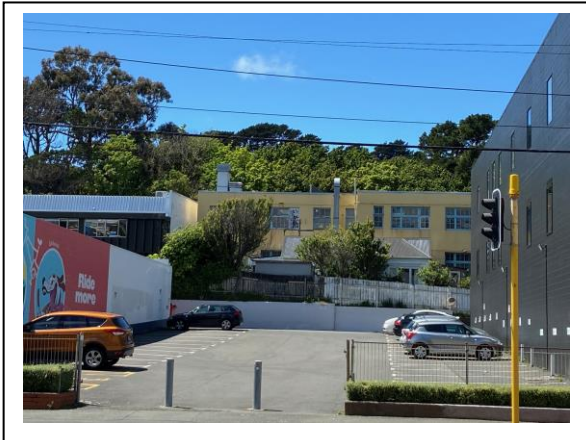
Make it a vibrant pleasant place to live, eat and shop.

Over-zoning low-rise neighbourhoods means developers will take the simple route and build there and Adelaide road will continue to be a wasted opportunity with landowners banking their profits

Smooth the consent process. Make it attractive for developers to build here.

Landowners sit on under-utilised land making money doing nothing.





- 14 car-related businesses in Adelaide Road

- Housing could go here
- Have shops under the apartments - people could bike walk or bus to them

- Tax car-parking income

- Go high – use the airspace for housing

- Charge higher rates if land not built on.

