

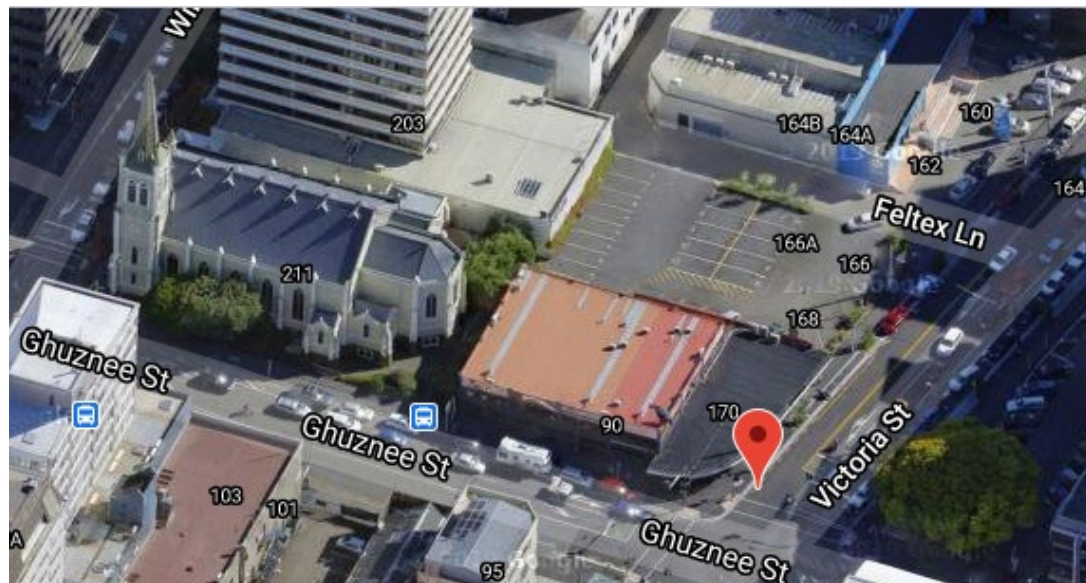
Wellington City Proposed District Plan

Submissions and illustrations, Richard Norman, February 24, 2023

richardnorman.nz@outlook.com

- Focus on 'brownfields' sites for construction which doesn't destroy surviving heritage. Concentrate infrastructure spending on these areas.
- Charge higher rates on under-used brownfields sites to foster development.
- Work at scale, learning from Auckland's development company Eke Panuku and Kainga Ora. Small scale developments will not be affordable homes.
- Reject a politically driven 'upzone and hope' strategy which could blight distinctive, irreplaceable urban landscapes.
- Provide residents affected by plans with 3D models which show what planning changes really mean for their communities and sunlight.

St Peter's as off ramp to the motorway, 1979 – 2007, - surrounded by car parks



Park and apartment design, Architecture Plus, 2015



Victoria Street project 2014

→ What is it all about?

- Providing a premier street within the Victoria/ Cuba Street Precinct
- Creating a vibrant inner city neighbourhood that encourages commercial and residential development
- Improving efficiency for cars, buses, cyclists, and pedestrians
- Enhancing the pedestrian experience, with inner city parks and wider footpaths

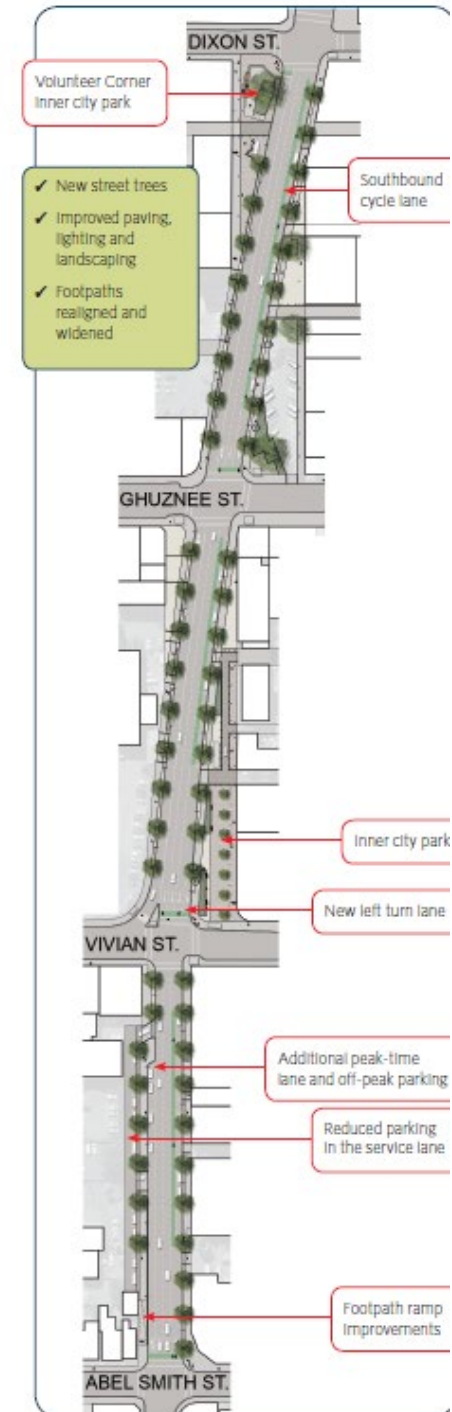
→ Background

The Council is working with the team that is building the National War Memorial Park. If the Victoria Street project proceeds, Wellington City Council will work with the Memorial Park Alliance designers and constructors to deliver the project efficiently.

The information period is fairly short in order to take the opportunity for early completion of the improvements, largely within the current financial year. This approach potentially advances the work by several years with benefits for community, development, pedestrians, cyclists and vehicle users.

Your views on the concept plan are sought now so that, if approved, the project can move quickly to the construction phase.

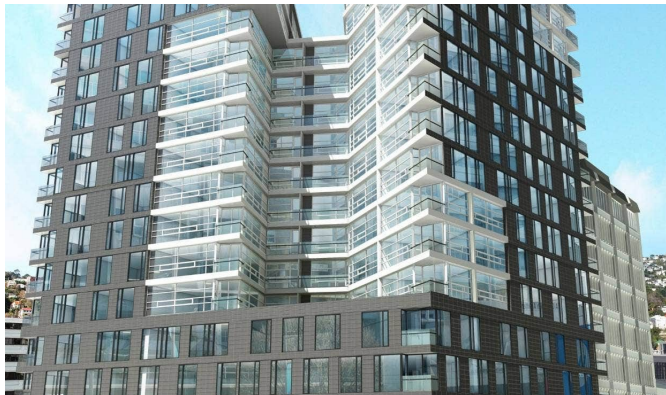
Councillors are expected to make a decision at the end of September.



Completed since 2018



VSP, cnr Ghuznee and Victoria Streets, Stratum, 150 aparts.



Pinnacle, Victoria St, Stratum, 86



111 Dixon St
Mike Cole, 114



Completion 2023. Willis Bond, Victoria Lane, 123 apartments



Construction started. Stratum. 212 Willis Street, 92 apartments



Aro, Willis / Vivian / Victoria Streets. 61 'Terrace Houses'. The Wellington Company

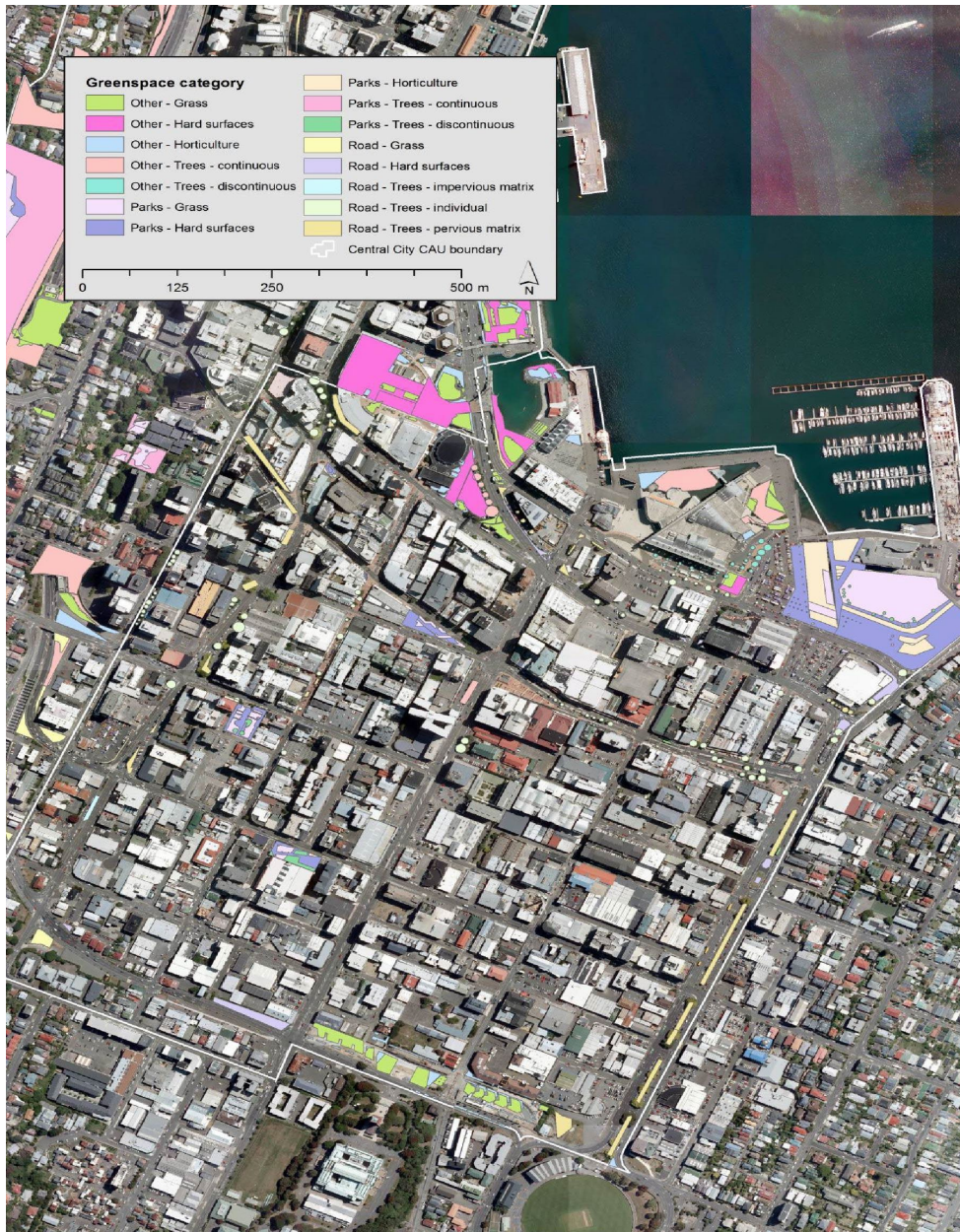


Figure 12. Classified greenspace in the Willis-Cambridge CAU

Green space in Central Wellington:

Thorndon-Tinakori:	17%
Lambton:	12.74%
Willis St – Cambridge Tce:	4.73

- Gehl report 2021
- The city **lacks greening** and could benefit with better connections to waterfront
- The waterfront has the most actively and diversely used public spaces. The **public spaces in the rest of the city are primarily used for movement.**
- Car traffic and parking creates an **unsafe and unattractive** environment for pedestrians and cyclists and **occupies valuable land** in the central city.
- Underdeveloped land holdings - potential to be **redesigned for more public spaces** –to activate districts and **support higher density residential development**

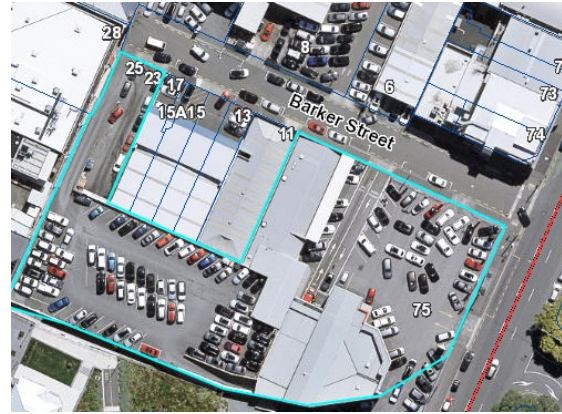
Rates as a 'subsidy' for land bankers and central city carparks.



Land of 1542 square metres, corner Victoria and Ghuznee Streets, VSP apartments, 140 units.
Rates of \$450,000 approx., **\$292 per square metre**



153 Cuba Street, 40 carparks, 1008 square metres, Rates at \$30,000, ***\$30 per square metre***
Capital (and land) value at \$2.1 million. Owner: Wilson Carparking



	Top of Tory Street (147)	75 Cambridge Terrace	279 Wakefield St, New World
Size, square metres	8906	4861	8392
Capital value	18,850,000	10,200,000	44,500,000
Land value	18,000,000	10,200,000	44,500,000
Purchase price			\$2.5 million, 1995
Rates \$	304,397	164,713	513,518
Rates per square metre \$	34.2	33.9	61.2

The real impact of 6 storey zoning Austin Street, Mt Victoria. Impact of 6 storey zoning



**Melksham Towers,
1975, A trigger for the
heritage protections
now under threat.**



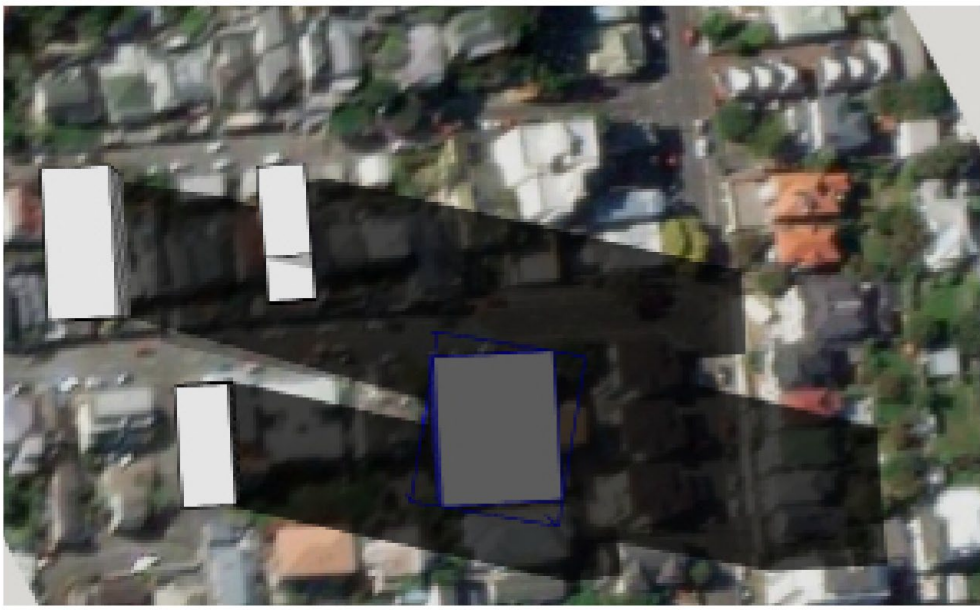
Aro Street near Epuni St



Hawker Street, Mt Victoria, in areas zoned for high rise



From the city – an increasing wall of concrete blocking off the green of the town belt



9.30

**Hawker
Street
shadows
mid winter
June 21**



3.30

**Please don't take
my sunshine
away**

- Song 'You are my sunshine',
written January 1940.



12.30

Daryl Cockburn, Wellington architect

1939 - 2023

<https://wellington.scoop.co.nz/?p=150389>

- Being in Edinburgh was a real eye-opener. A city without heritage is like a man without memory...
- We should allow old buildings that can't be cost-effectively saved to be reproduced in cheaper materials. No building should be demolished if it can be saved. The cost of demolition is huge.