

**IF WE DO NOT HONOUR OUR PAST
WE LOSE OUR FUTURE
IF WE DESTROY OUR ROOTS
WE CANNOT GROW**

(Hundertwasser)

**Presentation by Margaret Franken, James Fraser, and
Michael Kelly on behalf of:**

**Claire Nolan, James Fraser, Bidy Bunzl, Margaret
Franken, Michelle Wolland, and Lee Muir**

Submission #275

Stream 2, 4 April, 2023

Matters in our submission for stream 2:

1. that the Proposed District Plan (PDP) allows for the removal of too many character dwellings in inner-city suburbs – and Newtown is contributing a relatively large area as “targeted character precincts”.
2. that we support the Officers’ s.42a evaluation report (Character Precincts and Design Guides) extending the character precincts from those identified in the PDP.
3. that there be an extension of the notified character precinct in Newtown to include houses on two sets of adjacent streets: Emmett St and Green St; and Donald Maclean and Normanby St., as well as others identified by submitters, e.g. Minerva Tce.

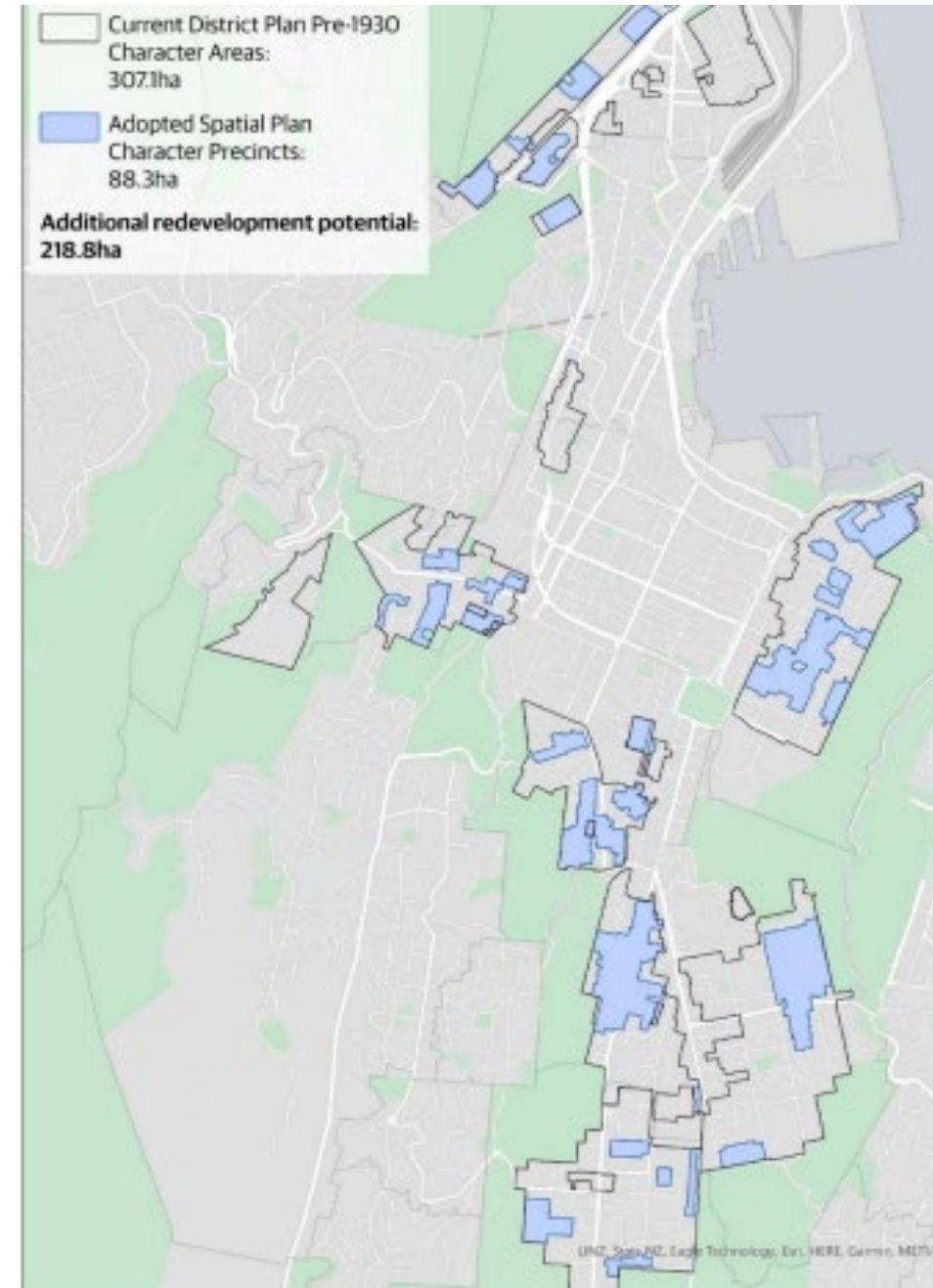
Targeted character precincts: For Newtown, this means . . .

Reduction of character precincts

- In the PDP across all inner city suburbs, an area of 307ha is reduced to 88ha.
- In Newtown, there is an almost 75% reduction

Inclusion of more dwellings and people

Suburb	Adopted Spatial Plan (with Councillor decisions applied)	
	Estimated Dwellings	Estimated People
Aro Valley*	180 to 270	445 to 675
Berhampore	175 to 300	410 to 705
Kelburn	370 to 605	920 to 1,510
Mount Cook*	120 to 220	300 to 545
Mount Victoria*	150 to 250	360 to 600
Newtown	460 to 750	1,215 to 1,945
Oriental Bay**	25 to 30	55 to 70
Thorndon*	40 to 130	80 to 265



Newtown already has density

Wellington City

735 people/km²

Newtown South (includes the zoo, Newtown park, Mt Albert, Mt Albert park, some town belt – about half of its area.)

3,364/km² Population Density

Newtown West

5,643/km² Population Density

Newtown North (includes the hospital, Government House, some town belt)

2,896/km² Population Density

Newtown has diversity and its history is informed by the stories of many diverse families, communities and ethnicities.

Newtown

- is one of the oldest inner city suburbs
- has extensive areas of pre-1930s dwellings
- is configured as many small pre-1930s dwellings with access to small private areas or *UGOS* - (urban green and open spaces) (Blaschke et al., 2017, p.18).



Streets included in Officers' s.42a evaluation report (Character Precincts and Design Guides)

Balmoral Tce

Blucher St

Coromandel St

Daniell St

Harper St

Lawrence St

Owen St

Stoke St

And in addition streets identified by Hilary Watson.

Streets not included, in s.42a, but which make a contribution to primary or contributory character

Green St

Emmett St

Donald Maclean St

Normanby St

And in addition streets identified by Michael Kelly and Andy Foster:

Lower Wilson St

Minerva Tce

The rug of Newtown



Sunlight simulation



25 Donald Mclean St



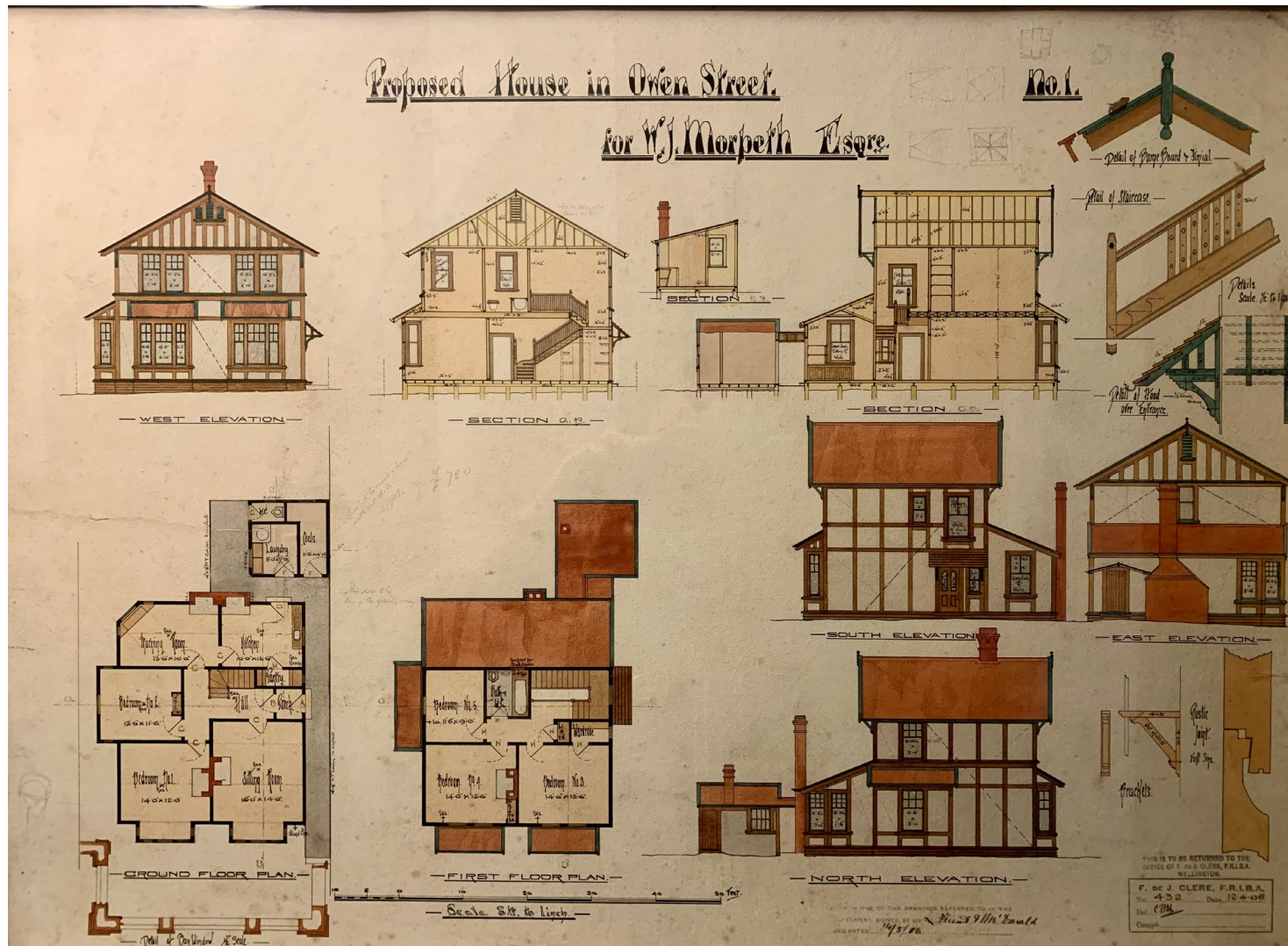
108 Owen St



106 Owen St



1907 de Clere Plan for 101 Owen St



101 Owen St today



Regent St flats and Carrara Park



We support:

- Live Wellington’s oral submission in support of extending the character precincts as identified in s.42a.
- Ros Bignell’s view [186.6] that new residential building should be well designed and complementary to the current streetscape of Newtown.
- Hilary Watson’s submission (#321) on extending character precincts and including houses not identified in s.42a.
- Andy Foster’s written submission, point #50 “there remain some areas left outside the proposed character areas where the high degree of coherence and/or contiguity with existing proposed character areas clearly warrants existing Operative District Plan protections to be continued”. With respect to Newtown this refers to the additional houses identified above – and in addition includes the lower section of Wilson St. This also refers to Minerva St – as identified in Michael Kelly’s Statement of Evidence point #16.
- Douglas Brett Mackay’s comments on the demolition rule, point #46: suggested amendments to MRZ-PREC01-P2, Restrictions on demolition.
- Red Design Architects’ and (Martin Hanley’s) proposal to enable taller development in the Newtown character housing areas along Riddiford St.

We oppose:

- Kāinga Ora’s written submission (#391): to replace the “Character Precincts” with “Character Areas” which provides a character overlay approach - this will not result in maintaining character values; and to designate that the areas identified as Character Precincts in the PDP are zoned high density residential
- Generation Zero’s hyperbole that “the best quality land is locked away by wealthy citizens” for Newtown, and other aspects of their argument related to their desire to oppose extending character areas in the PDP.