

Roland Sapsford, Hearing Stream Two

- ▶ Recap
- ▶ Aro Valley Context
- ▶ Proposed Plan and Aro Valley
- ▶ Quality of the Environment
- ▶ Character
- ▶ Legacy Issues
- ▶ NPS-UD Compliant Solutions

Greenhouse Gas Emissions

- ▶ **Intensification needs to enable reductions in existing emissions as well as reducing growth in new emissions**
- ▶ **Reducing emissions requires targeted and focal intensification to create more local nodes or “urban villages” in lower density areas, rather than broad brush upzoning.**

Urban Environmental Quality

- ▶ Urban environmental quality is more than amenity - encompasses objective matters relating to the needs of people and communities
- ▶ NPS-UD is relatively silent on this broader concept, and the quality of the environment is central to sustainable management in urban areas
- ▶ Resources include [Urban Design Protocol](#), [Congress for the New Urbanism](#), [Government Policy Statement on Housing and Urban Development](#)

“Every community has their own housing and urban development challenges and opportunities and a ‘one size fits all’ approach will not work to address them.”
- ▶ Consider topography and the way this influences adverse effects as a qualifying matter.

Aro Valley context

- ▶ Aro Valley is a compact and unusual settlement.
 - ▶ Sits in a relatively steep east-west Valley, close to but distinct from Central Area
 - ▶ Winter sunlight is a scarce resource in parts of the Aro Valley.
 - ▶ Most major streets run above significant streams and rivers.
 - ▶ *Over half its area is protected open space or town belt; with mature green space interwoven within the developed area.*
 - ▶ Density on the available land is very high for Wellington, and the population is relatively young and demographically diverse
 - ▶ Heritage character is both distinct and substantially intact (refer Operative Plan)

Aro Valley planning

- ▶ Aro Valley has very “restrictive” rules in the Operative Plan:
 - ▶ Character protections apply across most of the Aro Valley
 - ▶ 40% site coverage, a 9 or 7.5m height limit and 45 degree recession planes; these were designed to encourage conservation and restoration through community planning in the 1970s.
- ▶ Aro Valley has grown steadily through infill housing, largely without comment or controversy.
 - ▶ The Valley has continuously added new dwellings over the last twenty years at a rate similar to other suburbs across Wellington.
 - ▶ Current rules serve to *enable consideration of site specific effects*, and open the door to conversations about shading and other relevant issues.



The Proposed Plan and Aro Valley

- ▶ NPS-UD requires interpretation in a local context in order to promote sustainable management.
- ▶ Aro Valley's geography means that the context for development is very site specific.
- ▶ Council needs to ensure that intensification is enabled within the Aro Valley in ways that
 - ▶ maintain and enhance the environment of the Aro Valley, and
 - ▶ enables new and existing residents to meet their needs and provide for their health and safety

Environmental Quality: Sunlight

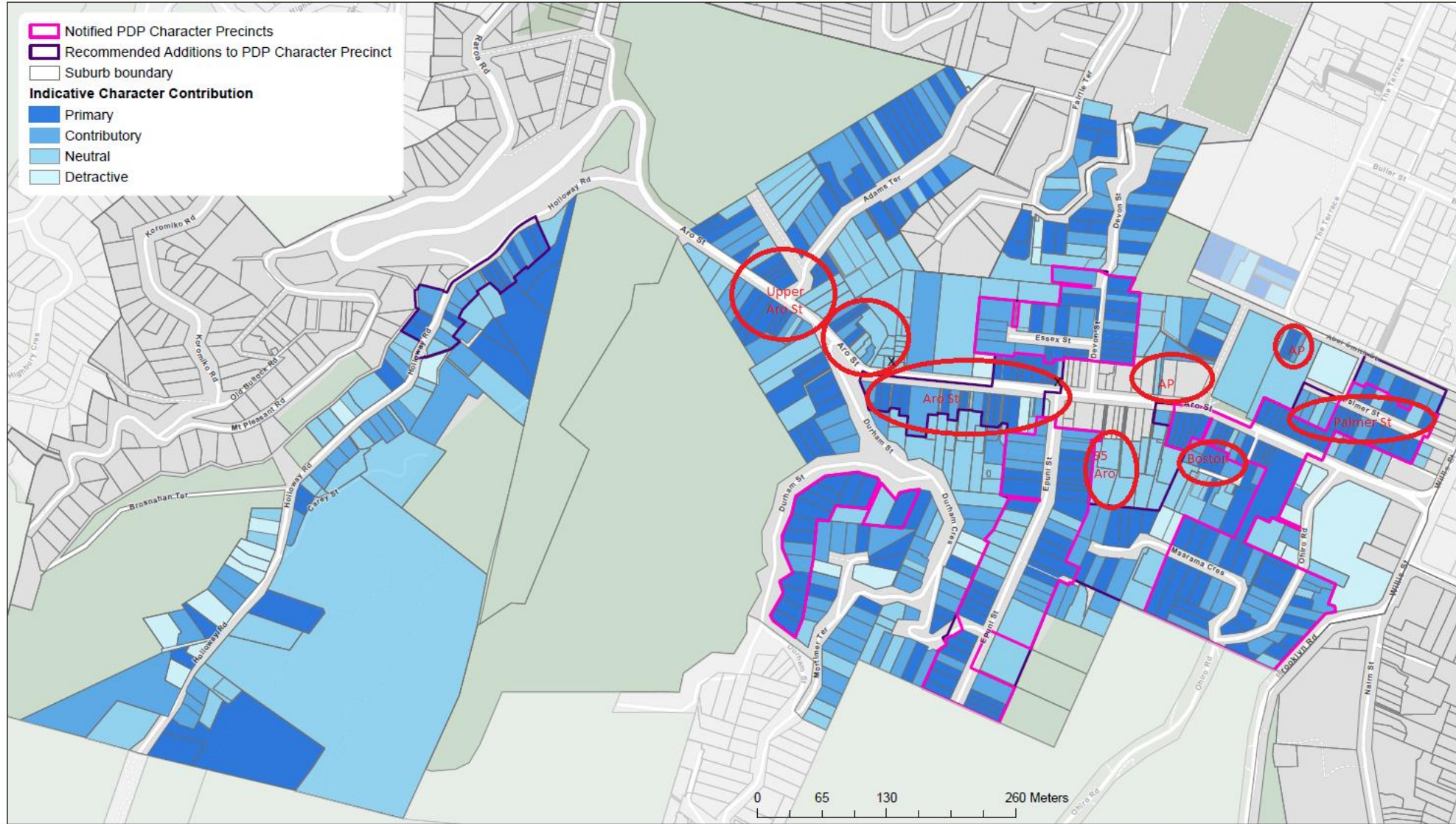
- ▶ Sunlight is fundamental to human wellbeing, and the ability of people and communities to provide for their needs.
- ▶ Loss of sunlight can and does affect:
 - ▶ Heating and lighting costs
 - ▶ Dampness
 - ▶ The ability to
 - ▶ dry clothes outside
 - ▶ grow food
 - ▶ have time and experience outdoors, especially for children
 - ▶ Mental wellbeing

Aro Valley: Light and shading

- ▶ Shading is not a necessary consequence of intensification - limiting the ability to manage shading makes it much more likely to occur.
- ▶ Across much of the Aro Valley, integrated alignment of dwellings is essential.
- ▶ One inappropriately located six storey building could result in several dwellings getting almost no winter sun.
- ▶ A consent process, or a very granular masterplan, or some form of integrated planning across multiple sites is essential for upzoning to deliver maximum benefits with minimum adverse effects.
 - ▶ some locations could happily accommodate six or more storeys,
 - ▶ one poorly placed development could not only adversely affect existing dwellings but **effectively deter other new buildings as well.**

Specific Examples

- ▶ Palmer St
- ▶ Aro Park / Aro Village
- ▶ Boston Tce
- ▶ 95A Aro St
- ▶ Aro St – between Epuni St and Durham St
- ▶ Aro St – vicinity of Durham Stand Adams Tce



Proposed District Plan Character Precincts and Indicative Character Contribution by Boffa Miskell - Aro Valley and Holloway Road

Date: 17/03/2023

Created by: City Insights GIS Team

Contact: District.Plan@wcc.govt.nz

Base map credits: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS



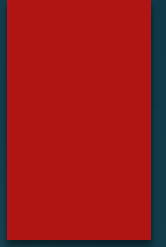
2 and 4 Boston Tce
4.15pm July



2 and 4 Boston Tce
7.30am July

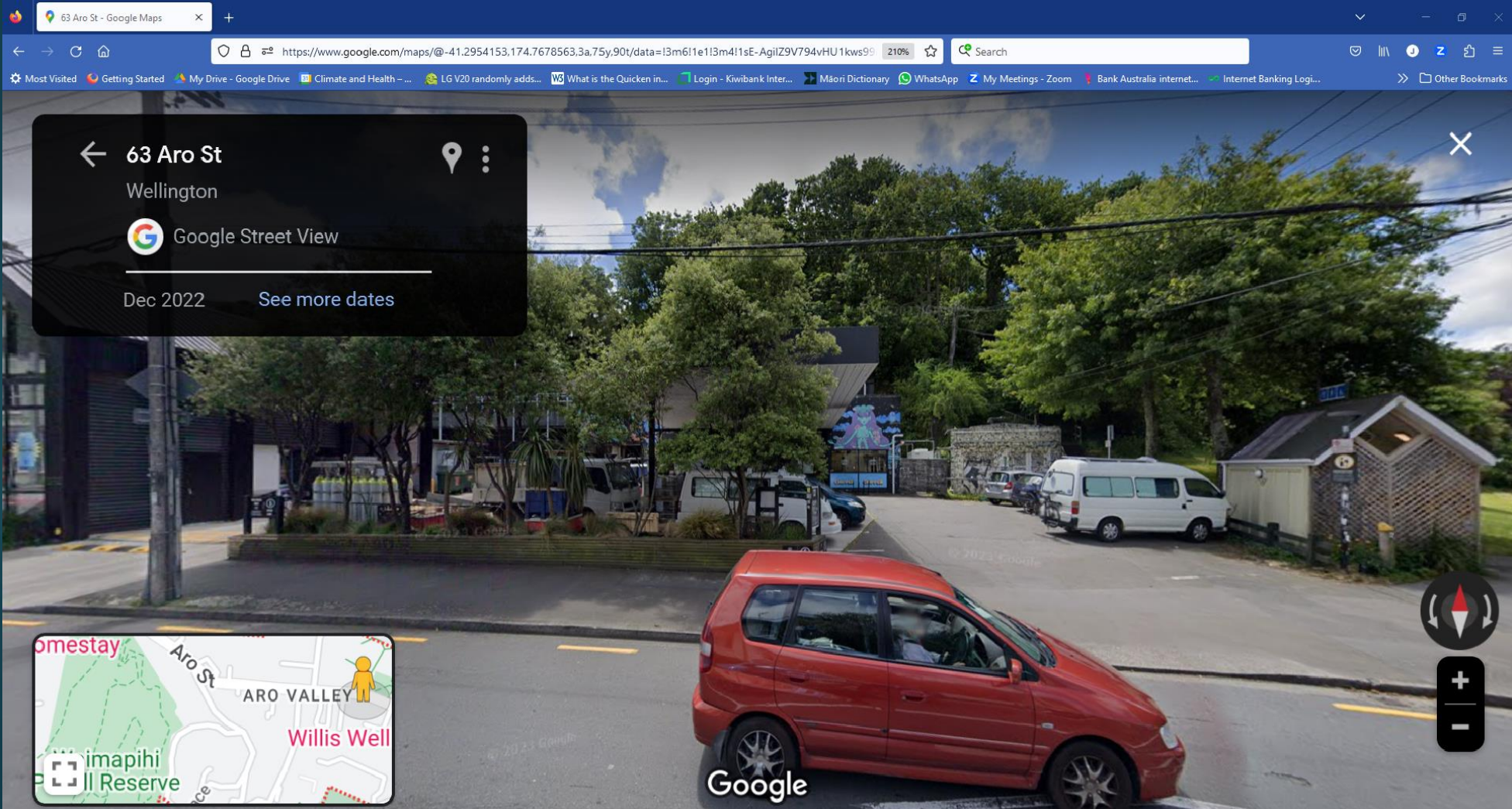


Aro Park, 4.15pm July



Aro Park, 7.30am July





Aro Park and
Garage Project
- zoned Centre



Aro Village,
12.15pm,
July



95A Aro St,
looking North



Upper Aro St,
June, 9.30am



Adams Tce to Durham St,
7.30pm, November

Durham St to Adams Tce,
7.30pm, November





Cnr Adams Tce and Aro St,
7.30pm, November

Durham St to Adams Tce, 2nd row,
7.30pm, November



Aro Valley: Character

- ▶ *“Aro Valley is one of the city's oldest suburbs, and is one of the most architecturally distinctive and historically consistent built areas in Wellington.”* (Operative District Plan, Aro Valley Design Guide)
- ▶ Aro Valley embodies “living heritage” which values character and heritage and sees them evolving as our communities evolve. Experiences that matter can be shared across generations while creating space for our city’s many stories to be told and new stories to be conceived along the way.

Aro Valley: PDP approach

- ▶ The PDP provides for isolated clumps of “character”, the definition of which is detached from the heritage of the Valley, and its cultural and physical landscapes.
- ▶ Proposed Changes in Section 42A Report are a *significant* improvement. Some gaps remain.
- ▶ Also need to provide overall design coherence, granularity and site specific analysis:
 - ▶ Some sites are capable of holding appropriately designed and orientated six storey buildings to the rear, while also having buildings at the front of a site which are worthy of character protections.
 - ▶ Retaining the ability to negotiate good outcomes for density, design quality, heritage and shading effects through the resource consent process is critical in this situation.

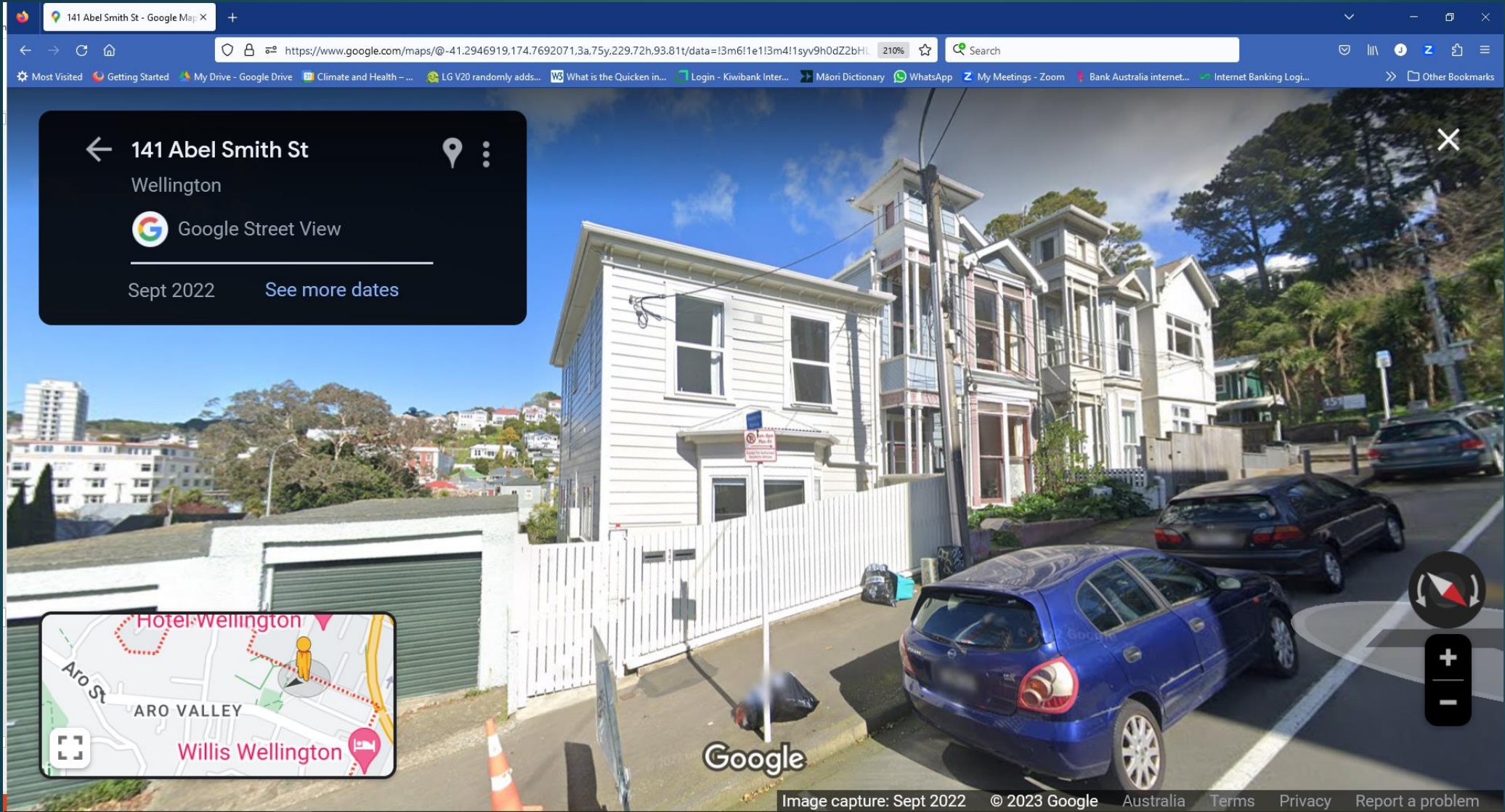
Specific Additions

- ▶ In addition to the S42A Report proposals:
 - ▶ Lower Aro St, North side, nos 22 to 28
 - ▶ Upper Abel Smith St and St John Street Steps
 - ▶ Devon St – extend Eastern boundary to no 30
 - ▶ Mortimer Tce nos 2-10 and Durham Cres nos 1-9
 - ▶ Adams Terrace, nos 1-19, and nos 2-8
 - ▶ Upper Aro St
 - ▶ North side from the new dwellings opposite the bottom of Durham Street, west across Adams Terrace to the end of the housing on Aro Street, adjacent to the Town Belt.
 - ▶ South side from Durham St as far as the former Wellesley Church at the end of Aro Street adjacent to Polhill Gully.

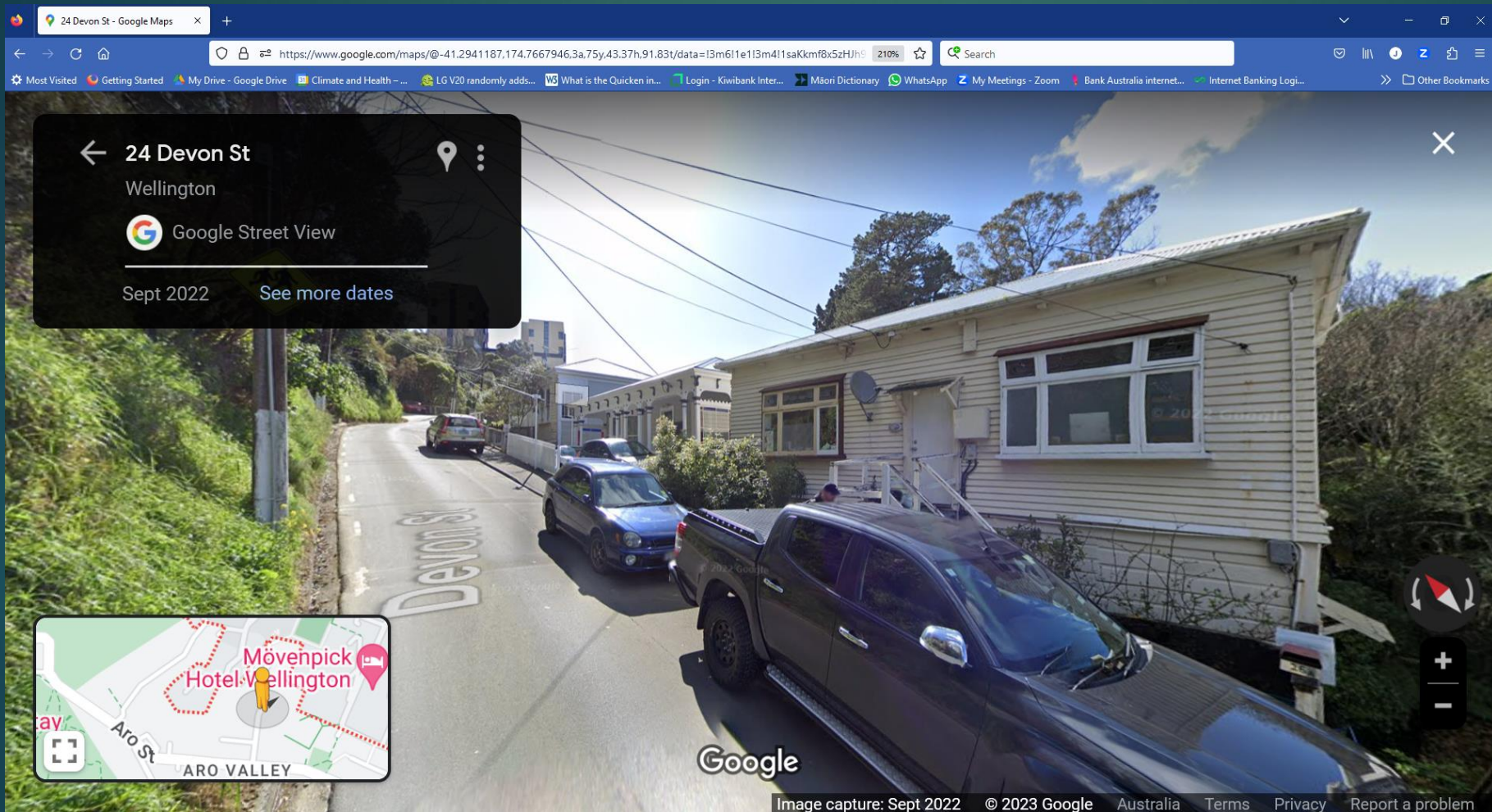


Lower Aro St, opposite Ohiro Rd

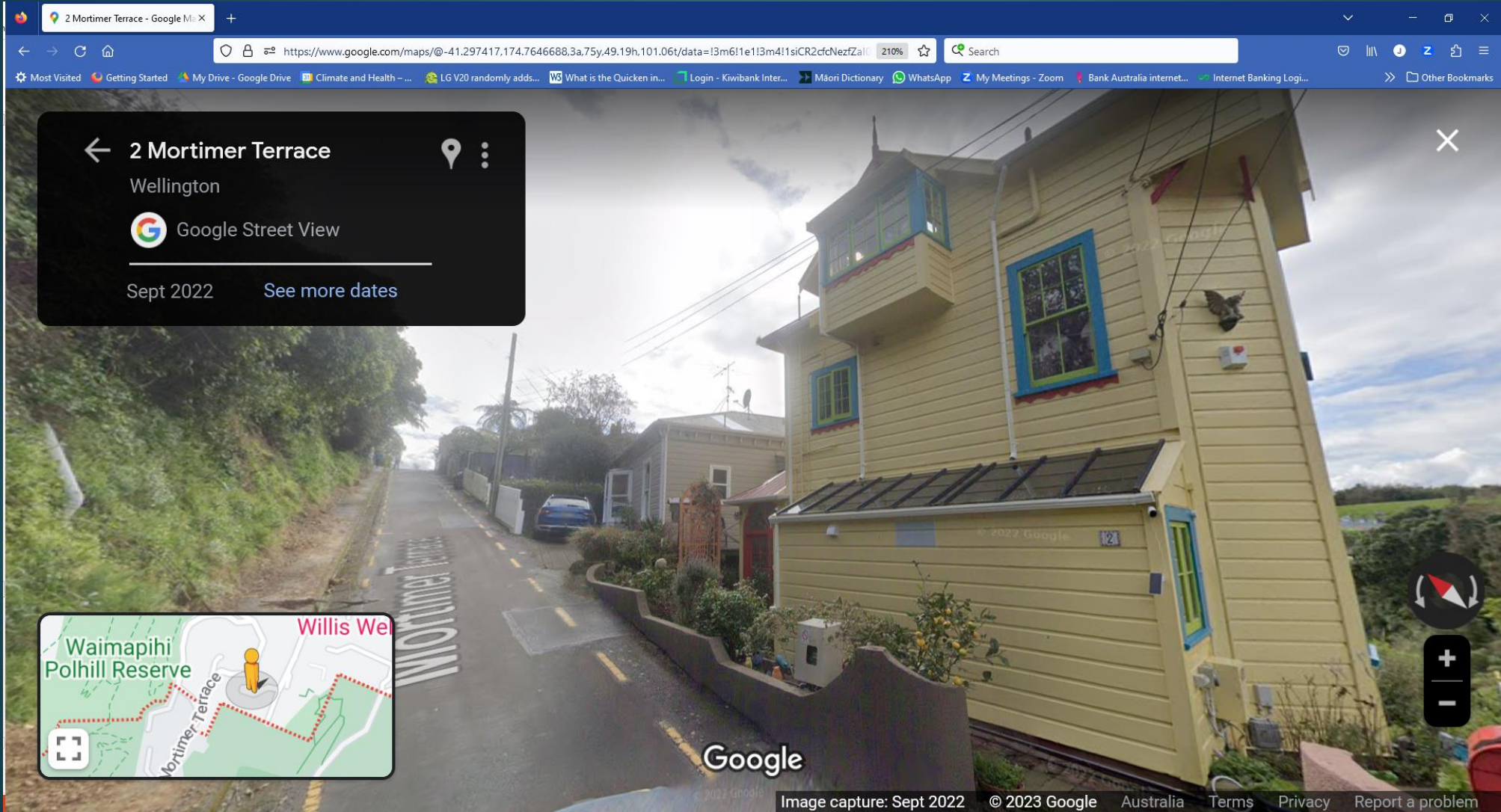




Upper
Able
Smith St,
behind
Aro Park



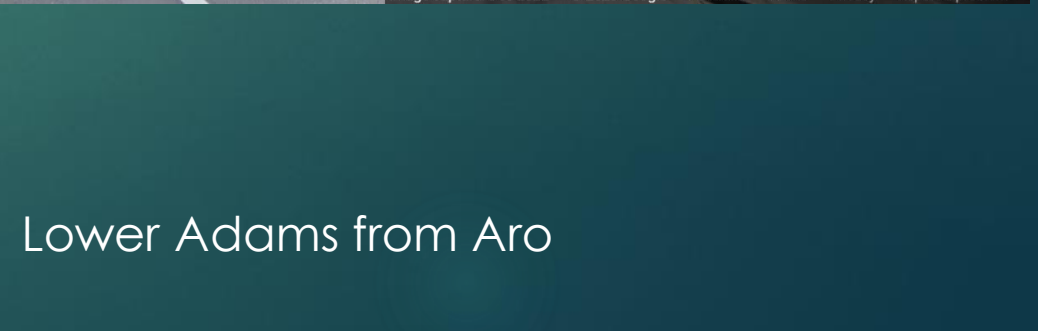
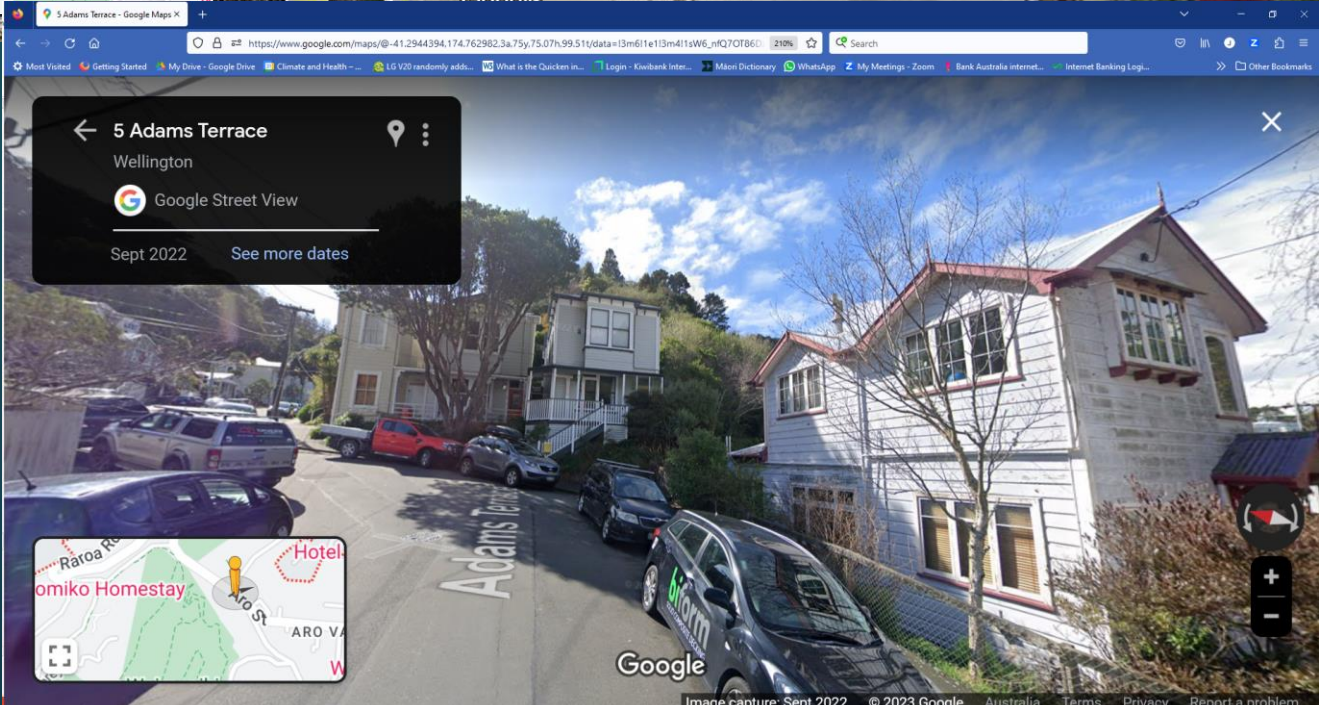
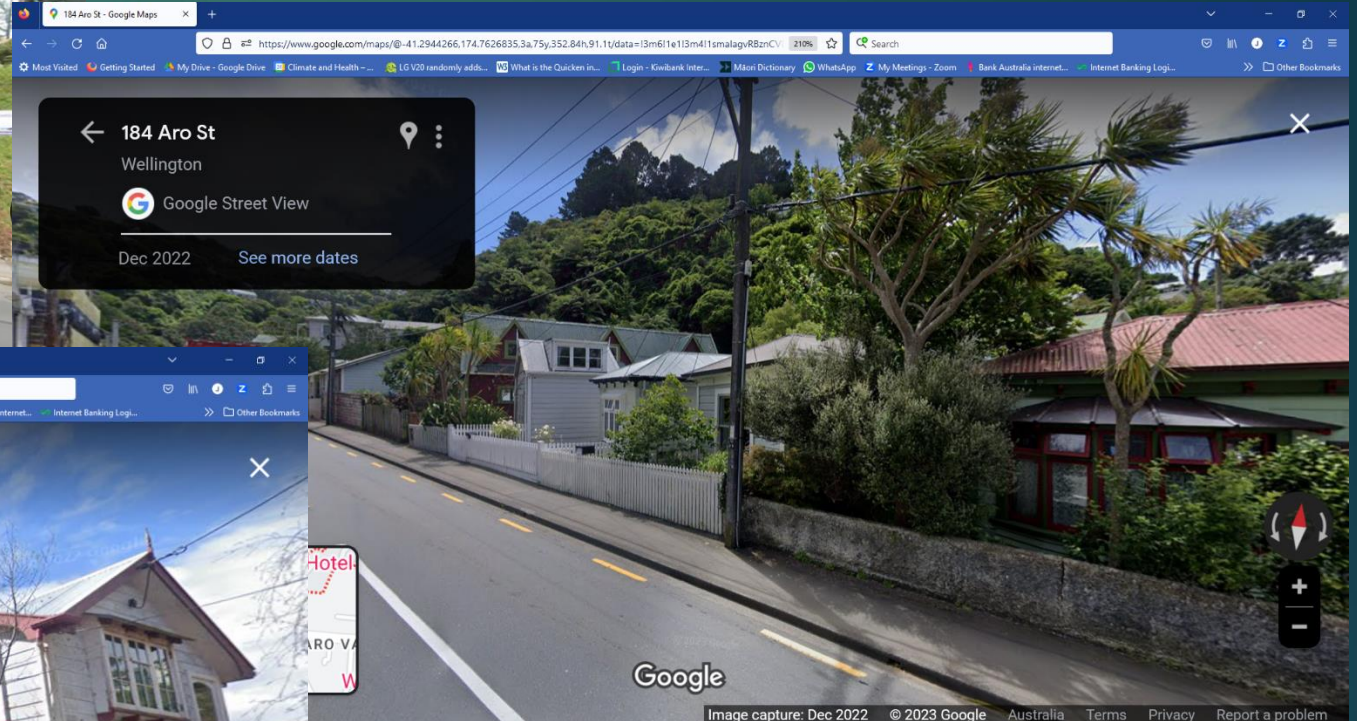
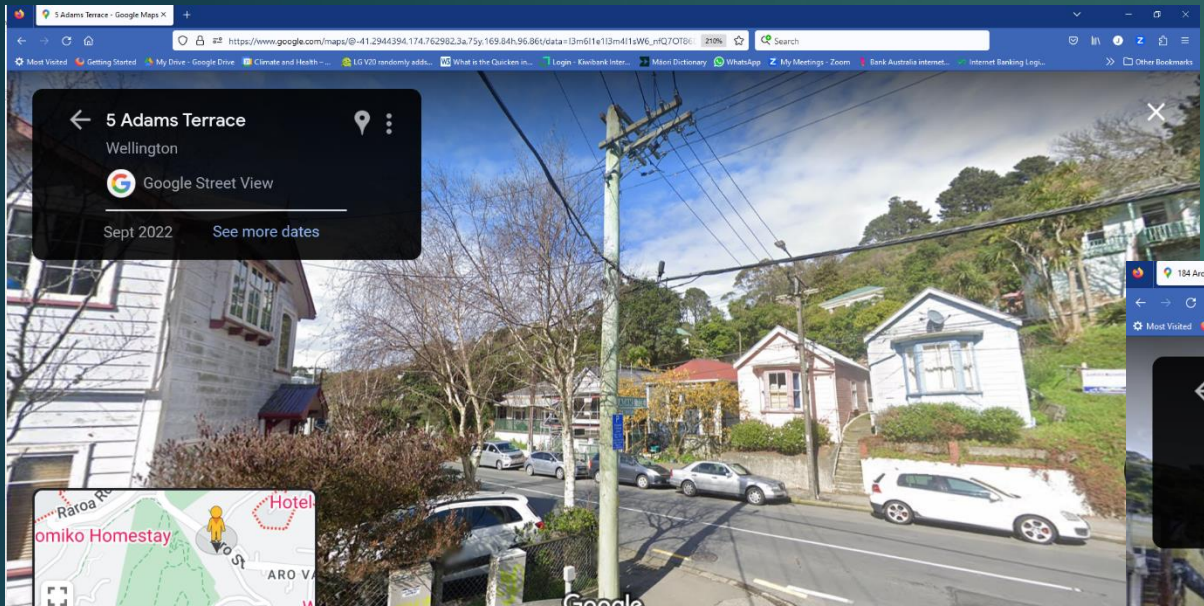
Devon St, to
end of street
frontages



Mortimer Tce,
looking
towards
Durham Cres

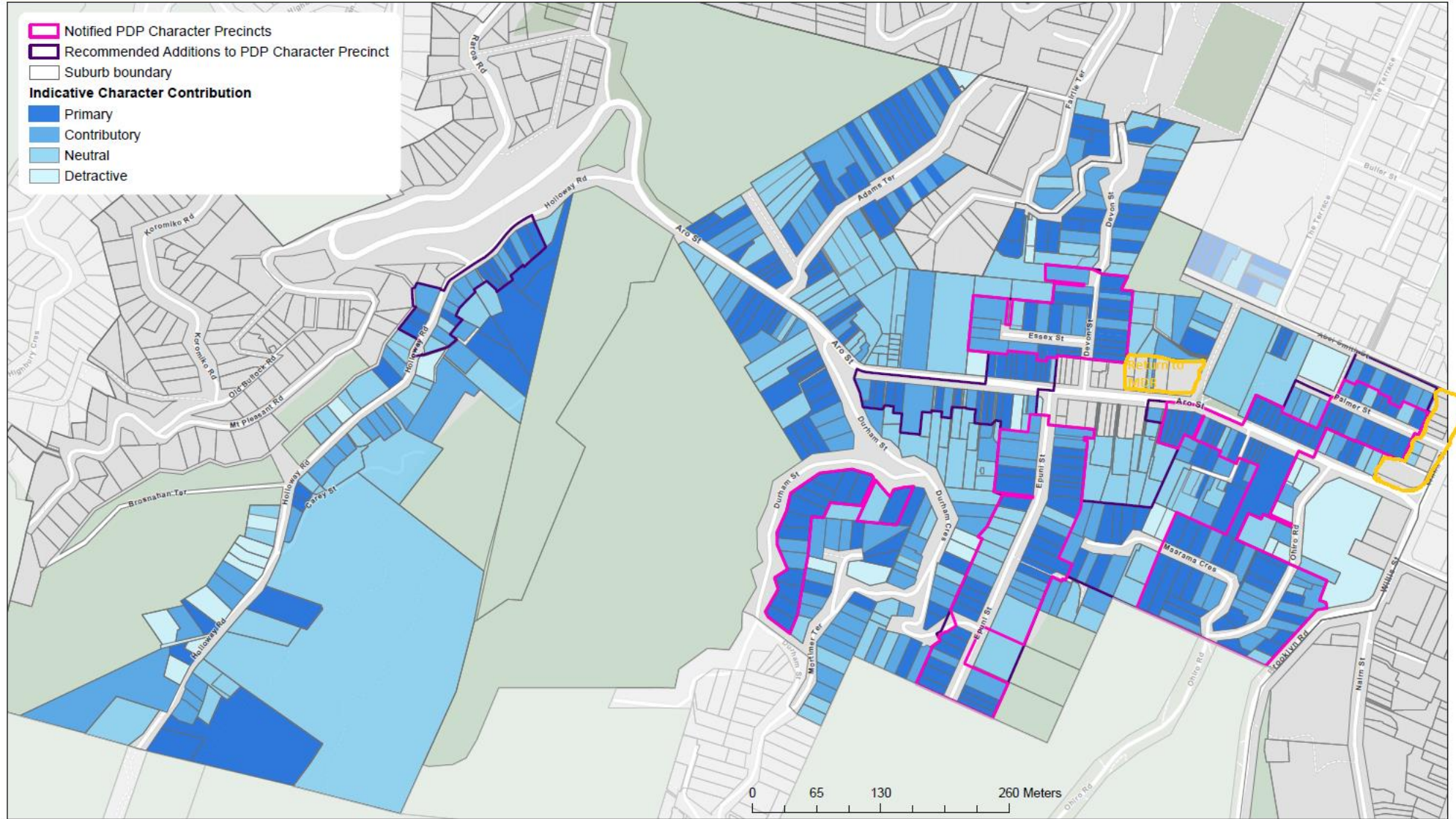
Aro west of Durham,
from Adams

Upper Aro, north from Adams



Aro Valley: Legacy Issues

- ▶ Align Zone Boundary with Suburb Boundary on Willis St - MDR
- ▶ Return the zoning of 72-82 Aro Street to residential zoning - MDR.



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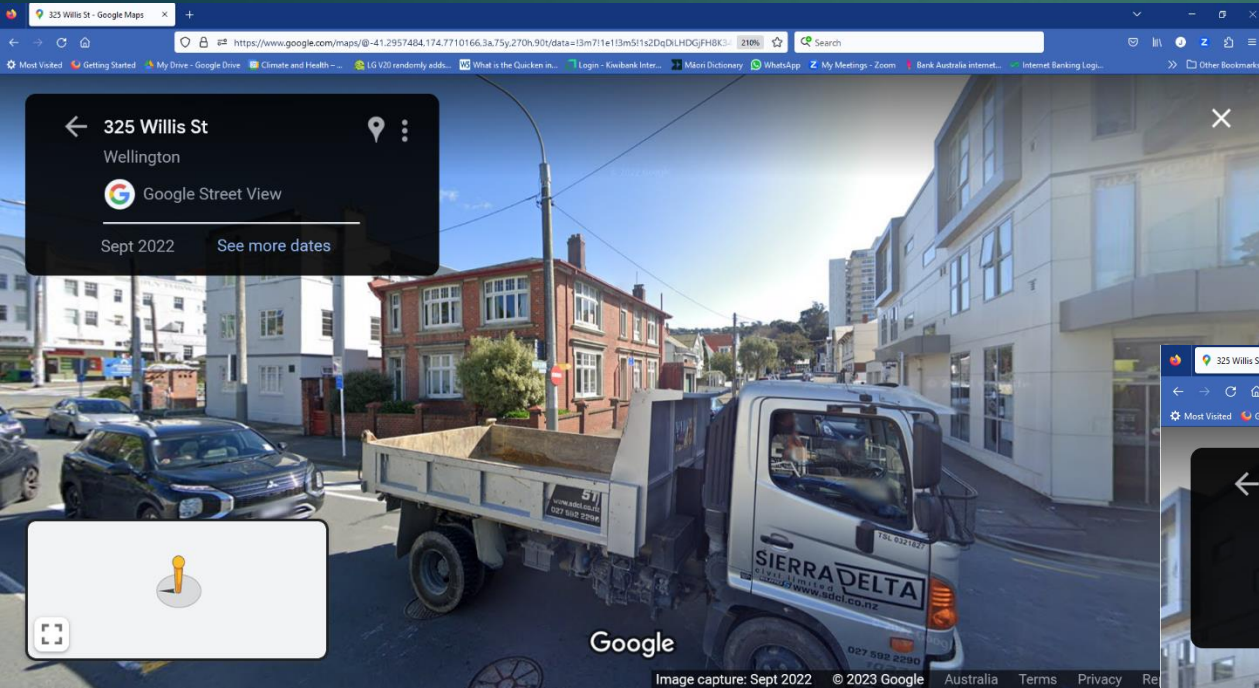
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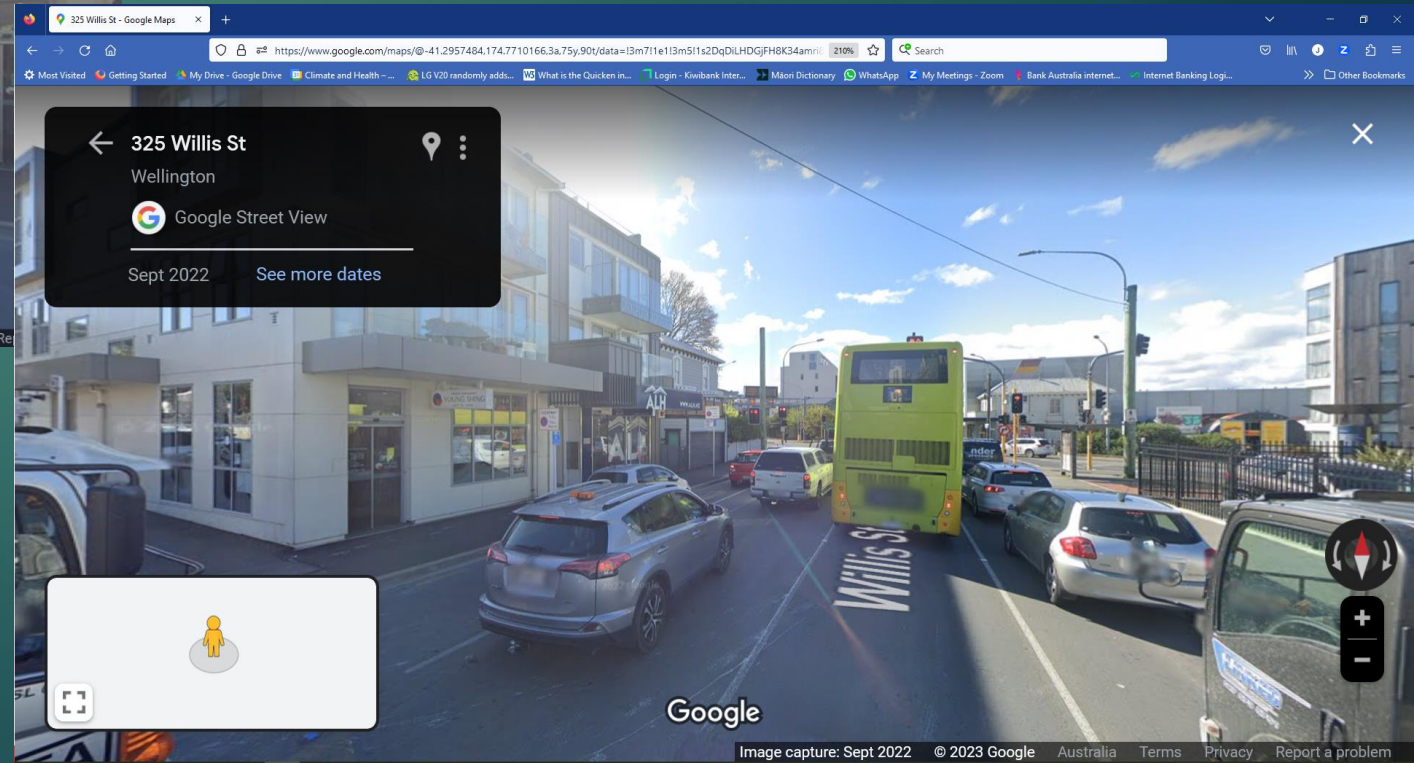
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Legacy: Willis St

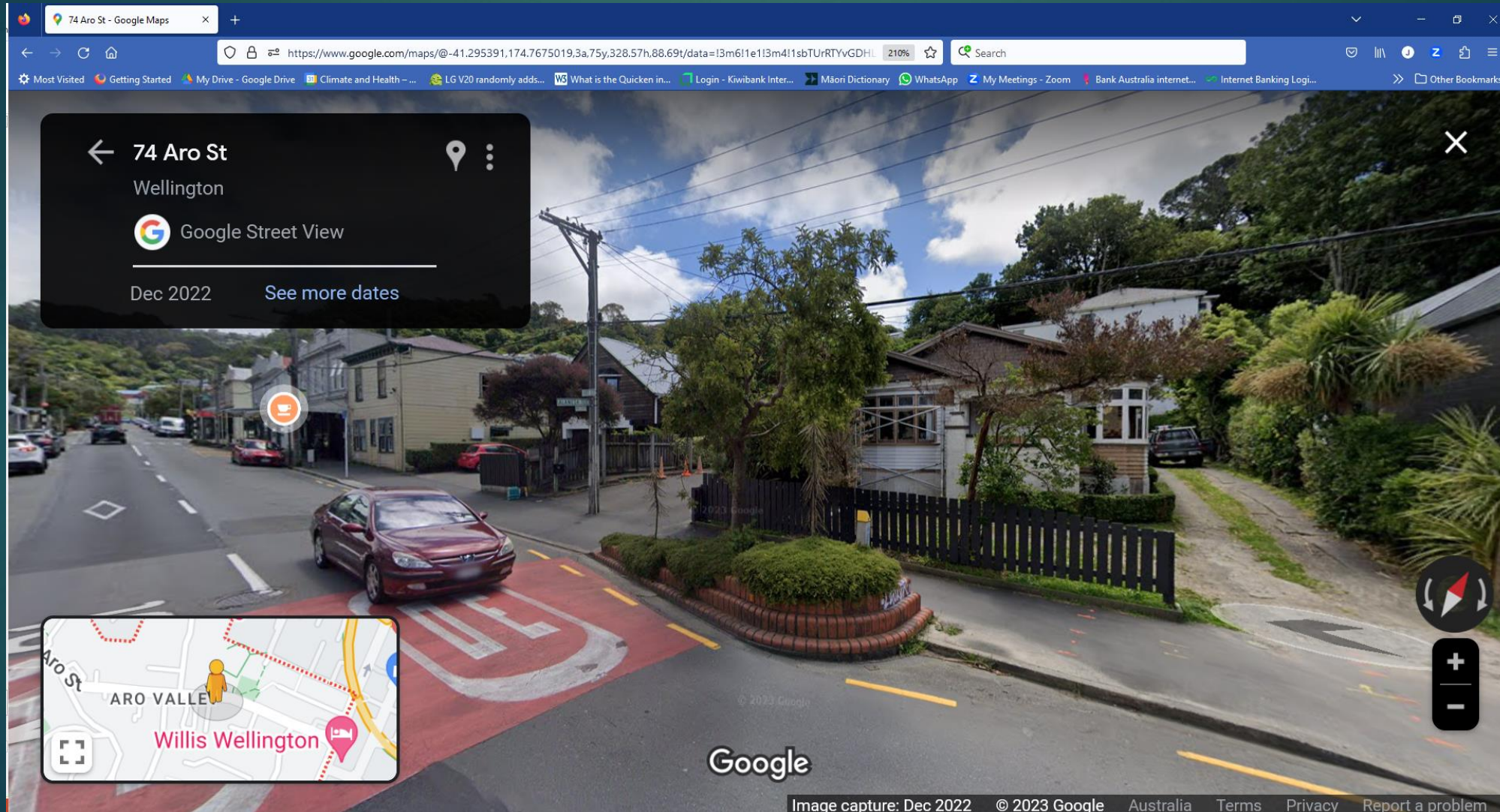


Palmer, Willis, Abel Smith showing MDR



Aro, Willis, Palmer showing MDR

Legacy: Aro St



NPS – UD consistent Solutions

- ▶ Shading a major environmental quality issue, well-managed at present
- ▶ Character distinct and feature of area as a whole
- ▶ Large parts of Aro Valley caught up in walkable catchment, which does not allow for topography

- ▶ One option is to draw on Section 6(f) directly due to Aro Valley's acknowledged heritage value.
- ▶ Instead or in addition, Commissioners could:
 - ▶ Commission shading and wind report for Aro Valley and use topography/shading overlay to define underlying zone as **MDR**, despite walkable catchment
 - ▶ Apply expanded character areas as per 42A and this submission (with underlying zoning MDR)
 - ▶ Identify areas where HDR can occur without impact on shading and character
 - ▶ Define transition rules (eg expanded setback, recession planes) between character and MDR, and MDR and HDR
 - ▶ Apply Aro design guide across **all areas** of the Valley, rather than just character areas
 - ▶ Fix legacy issues

Thank you

Questions?