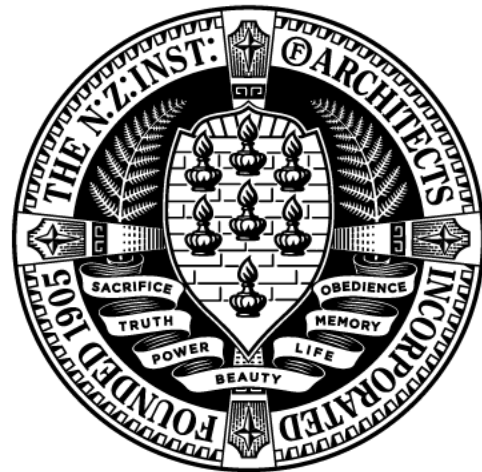


June 2023 Submission to WCC Commissioners on Proposed District Plan

Centres



Te Kāhui
Whaihanga
**New Zealand
Institute of
Architects**

Wellington Branch

But: Premises for Population Growth are wrong

Theoretical Planning Capacity [Te Aro]

- *“Housing development capacity enabled in all land zoned or set aside for housing without accounting for any constraints (such as adequate development infrastructure, water supply, etc), as provided by the relevant plans or strategies.” (HBA)*
- **Theoretical Capacity = 15,571** (Housing and Business Capacity Assessment)

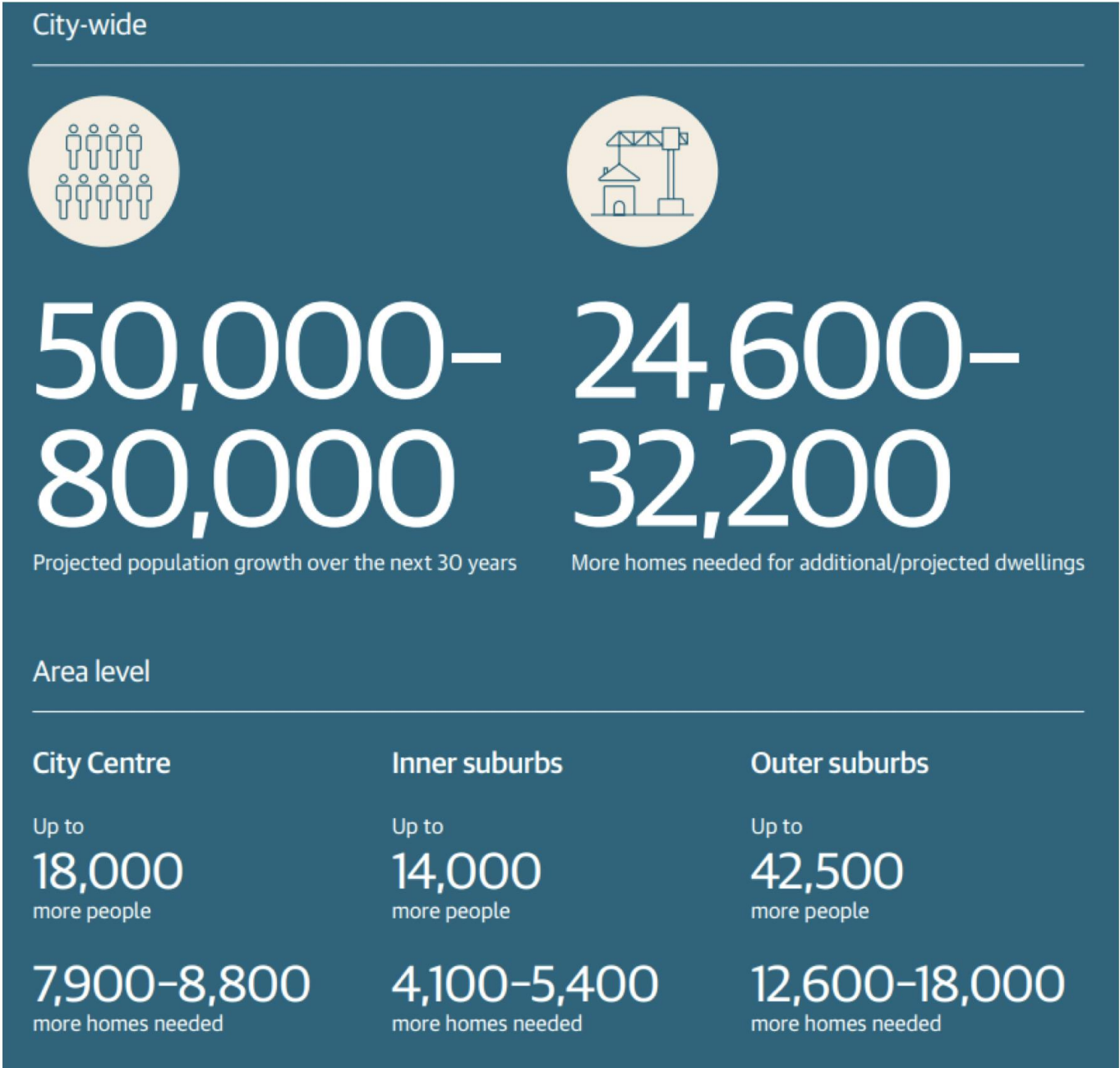
[Excluding Carparks]

	Non-Residential	Residential	Total
Minimum	8,040	4,896	12,936
Median	21,587.5	13,327.5	34,915
Maximum	35,135	21,759	56,894

If all sites (with existing buildings) were to build to the new height restrictions as outlined in the Proposed District Plan, then Te Aro would have an average of 34,915 dwellings. (Note: this is also considering the 8m building separation rule).

Projected Population Growth and Projected Dwellings Needed (The Spatial Plan)

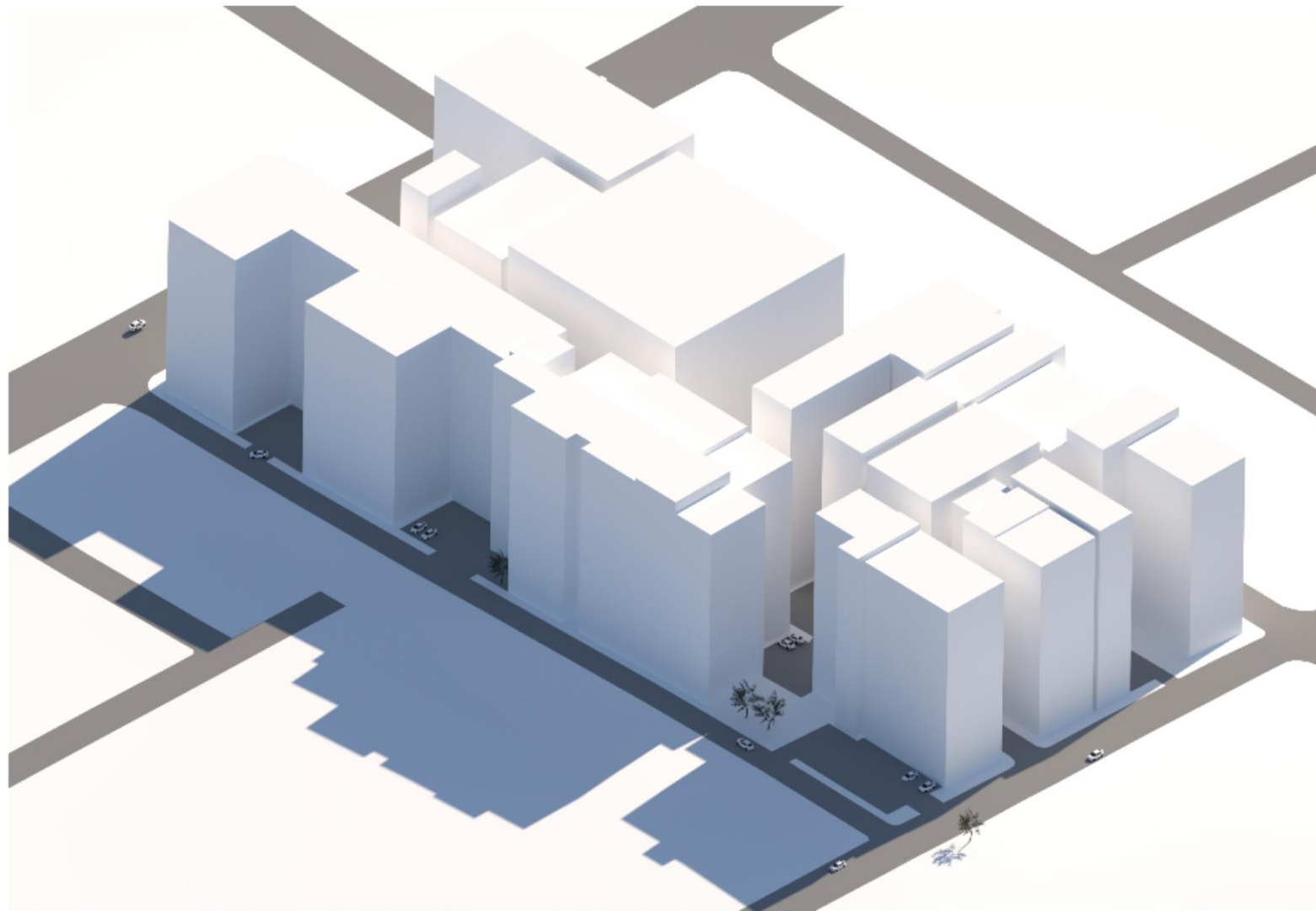
WCC:



Current height limit is 27m – not yet realized.
(roughly 6-9 stories @ 3m – 4.5m each)

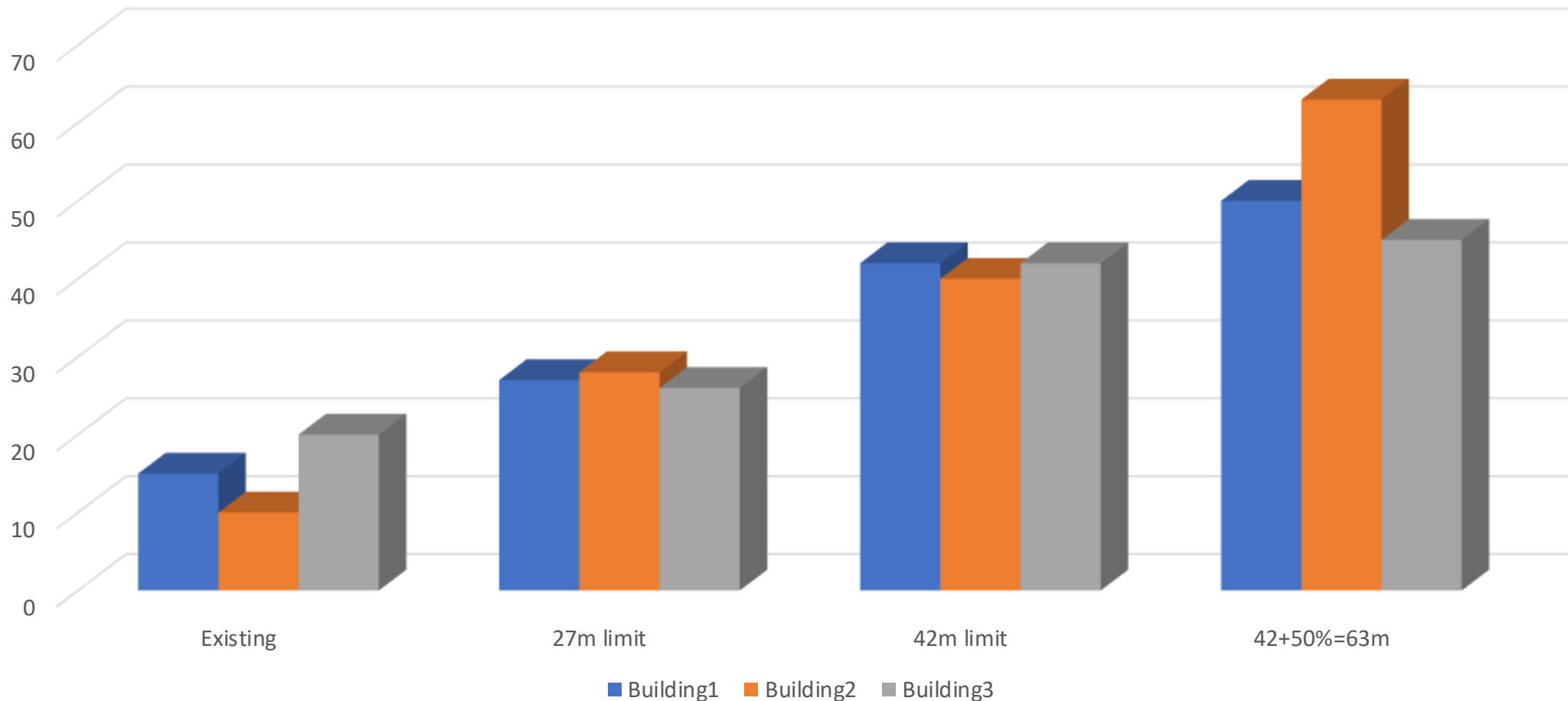


Proposed height limit is 42m (shown here)
(roughly 10-14 stories @ 3m - 4.5m each)



Plus a proposed **extra** (up to) 50% extra height – eg 63m (up to 21 floors)

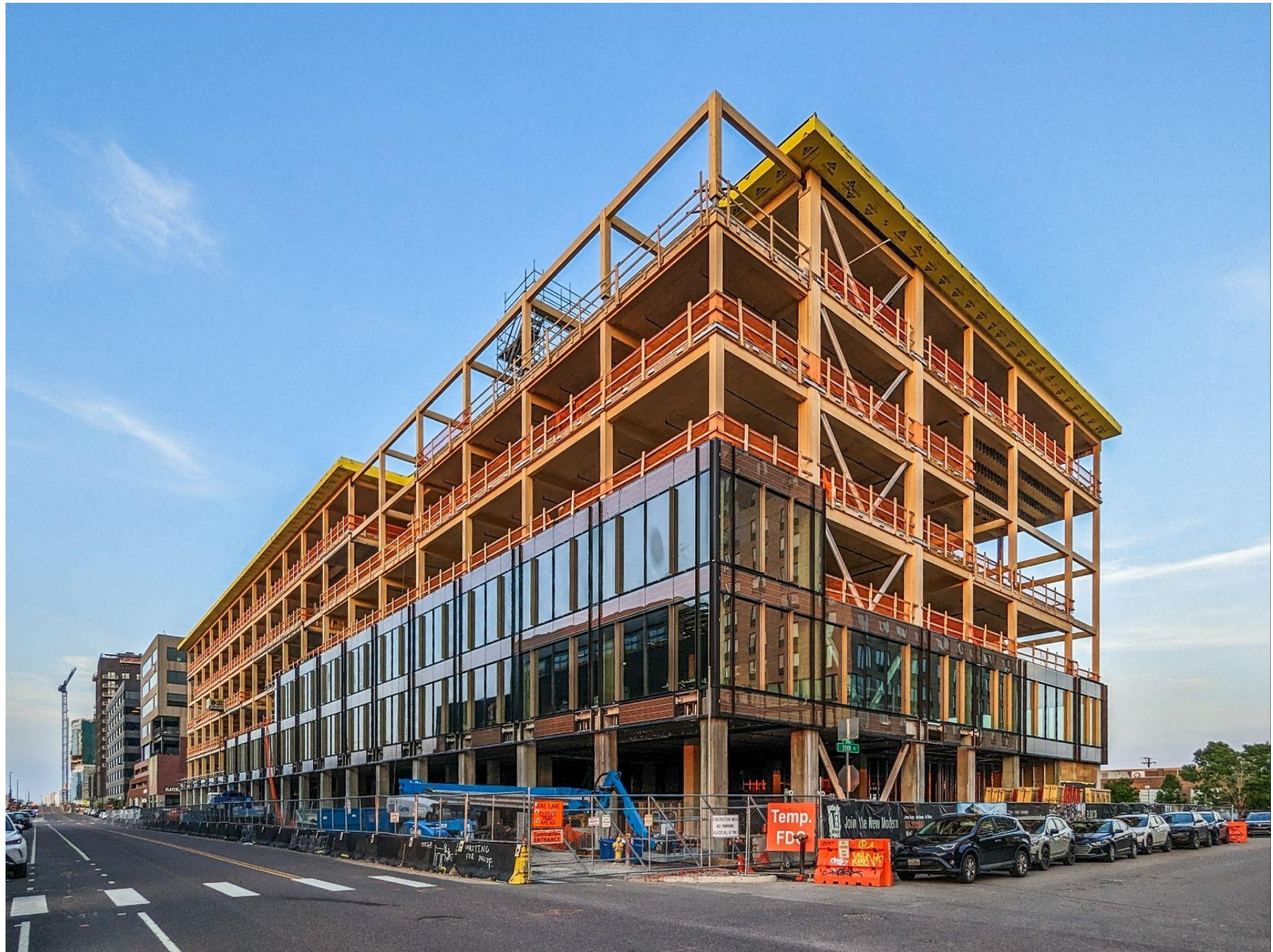
Potential building heights



Figures are based on just 13% of Te Aro properties being developed to these full heights

- No rationale for only 13% of Te Aro
- Central City (whole area) is proposed to develop to 26%
- But Central City is already quite extensively developed into high-rises
- Te Aro has many sites ready for redevelopment
- But also, Te Aro has many narrow (8-10m wide) streets
- Overall, more development, to a lower height limit, will work better
- Traditional European cities more common at around 5 stories high
- Quality of life rating in these cities is very high

Alternative to
excessive
heights,
developing
more
property in Te
Aro, to a
lower height
level, would
achieve
better results

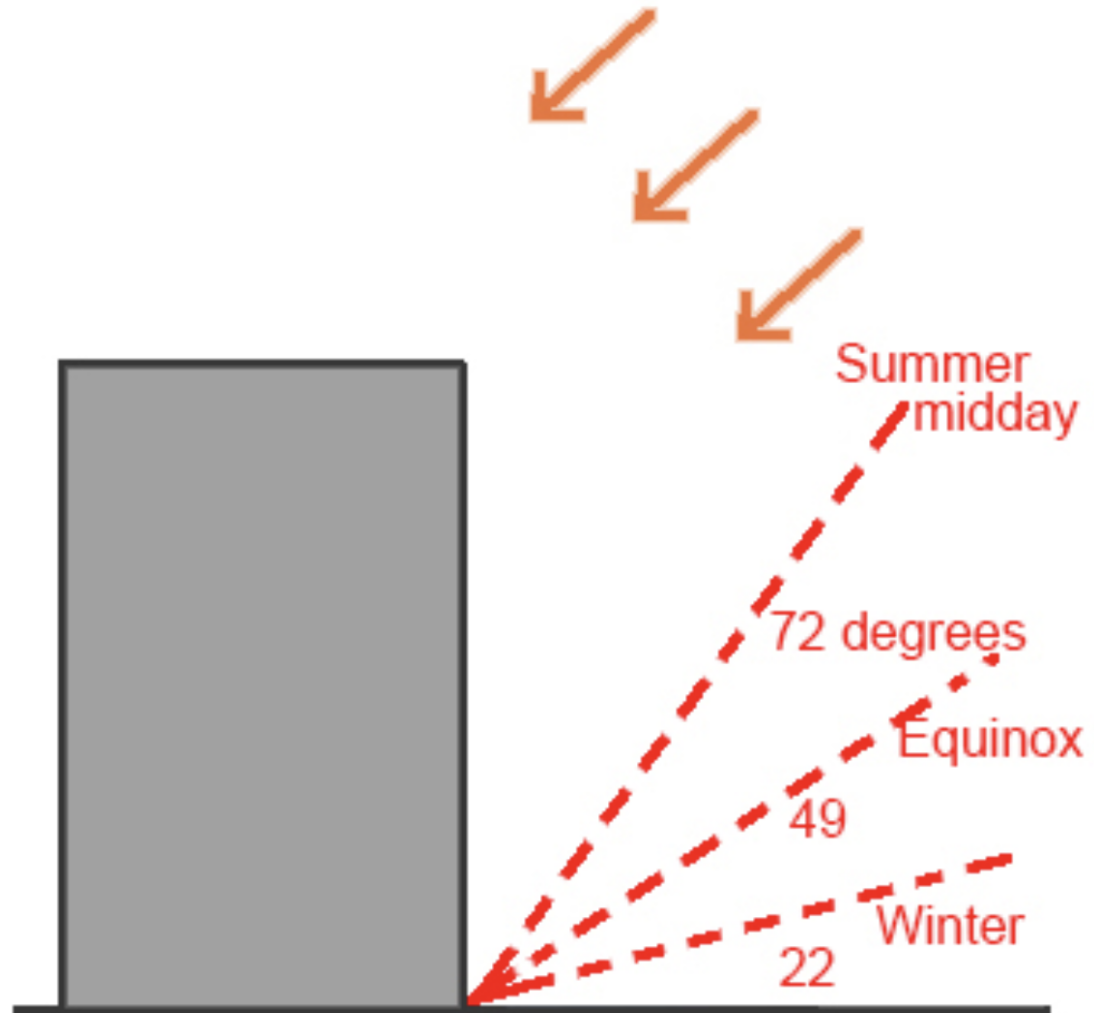


Wellington – Te Aro 20 years later – residential



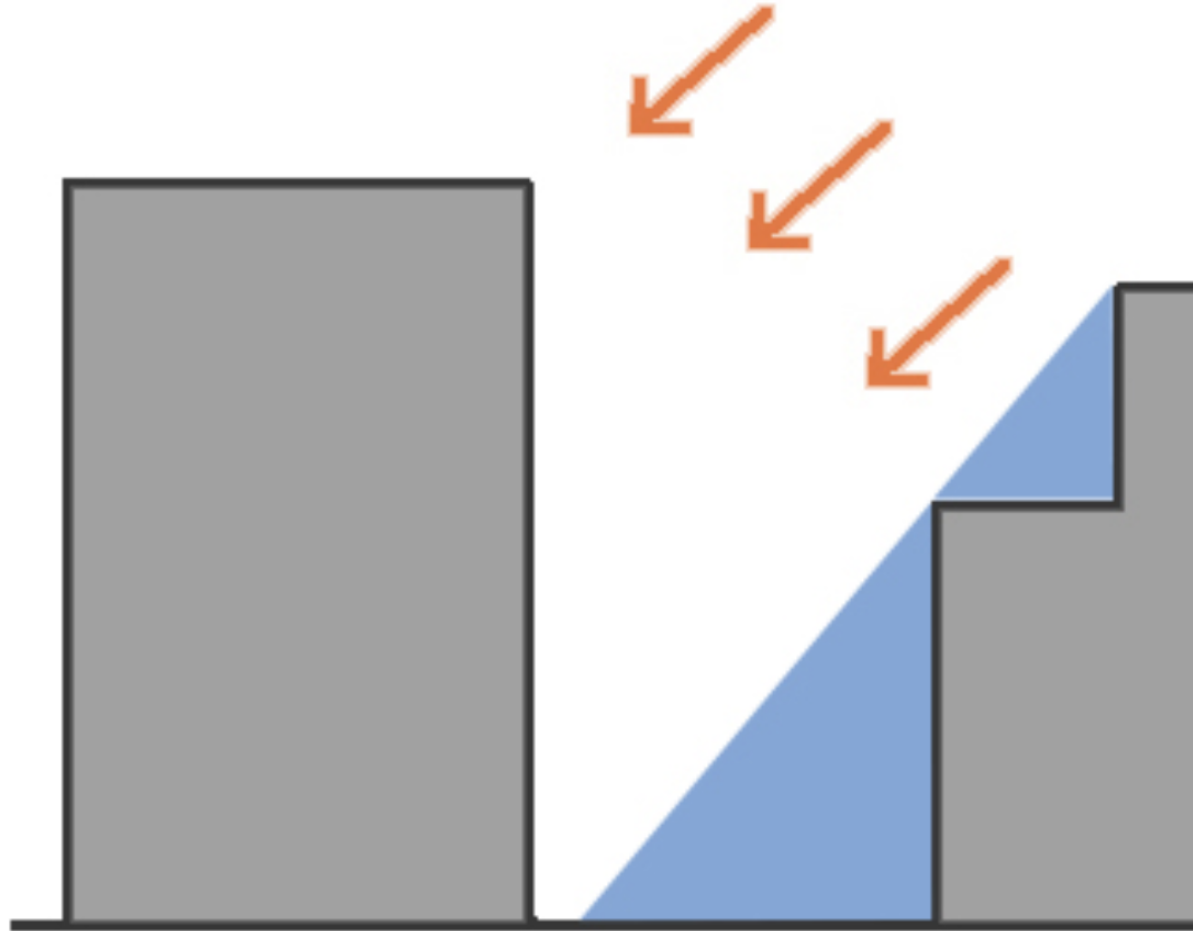
Te Aro streetscape 2020 – areas (in red) now almost 100% residential. Image: author

Wellington – sunlight angle facts



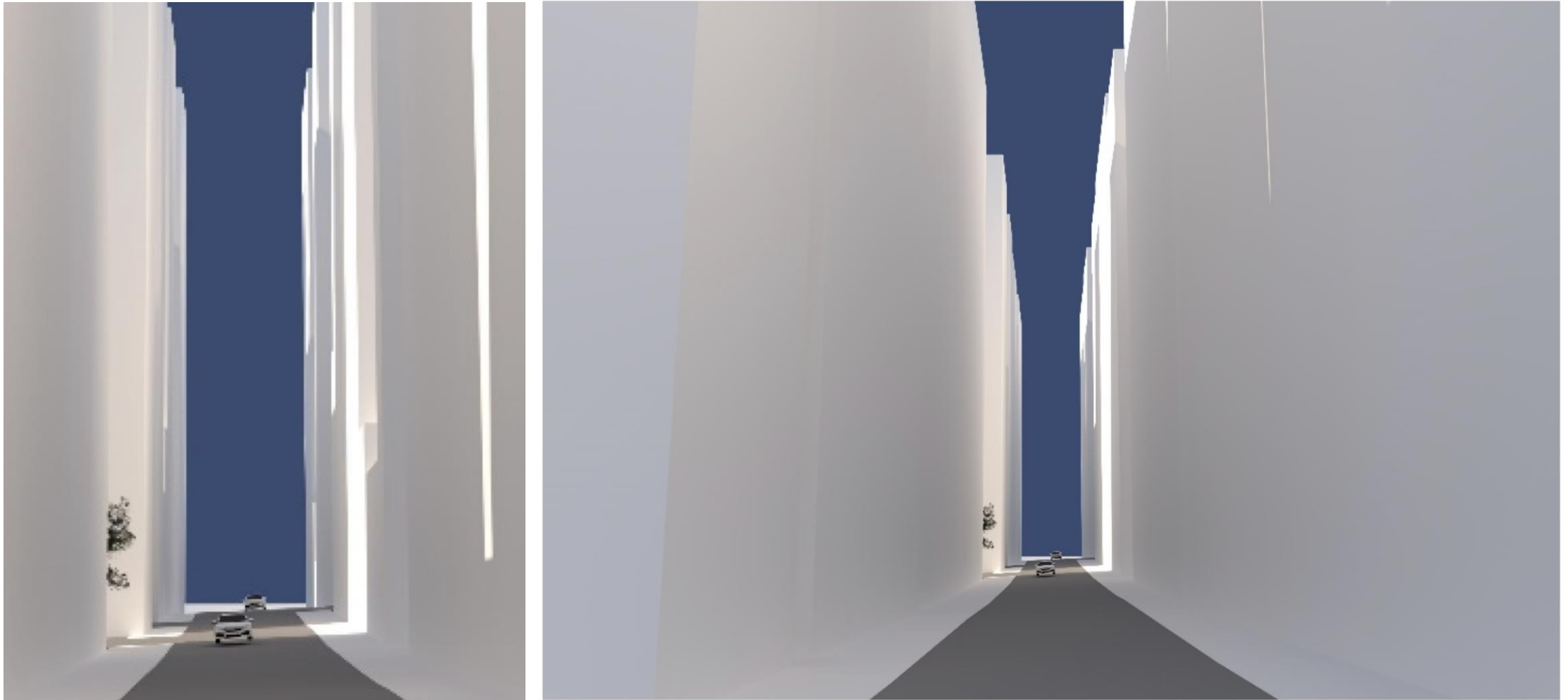
Sunlight angles for Wellington showing mid-winter, mid-summer, and equinox

High livability in cities when sunshine can enter into narrow streets



Sunlight angle at Vernal Equinox – allowing sunlight into east-west streets for 50% of the year. Building heights on north side of the street should step back from street.

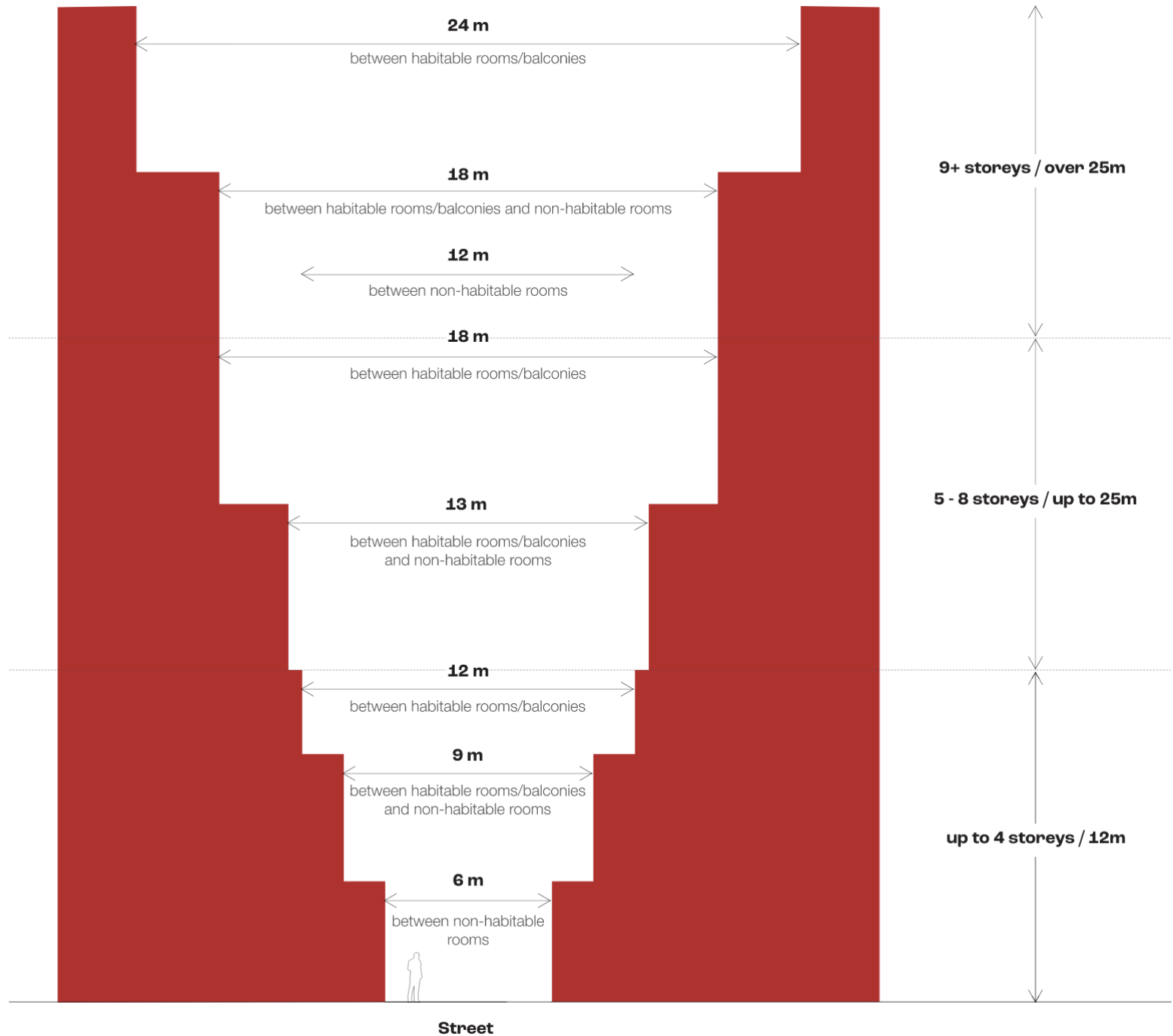
Wellington risks having horrible dark canyons in some of the narrow streets (8-10m wide)



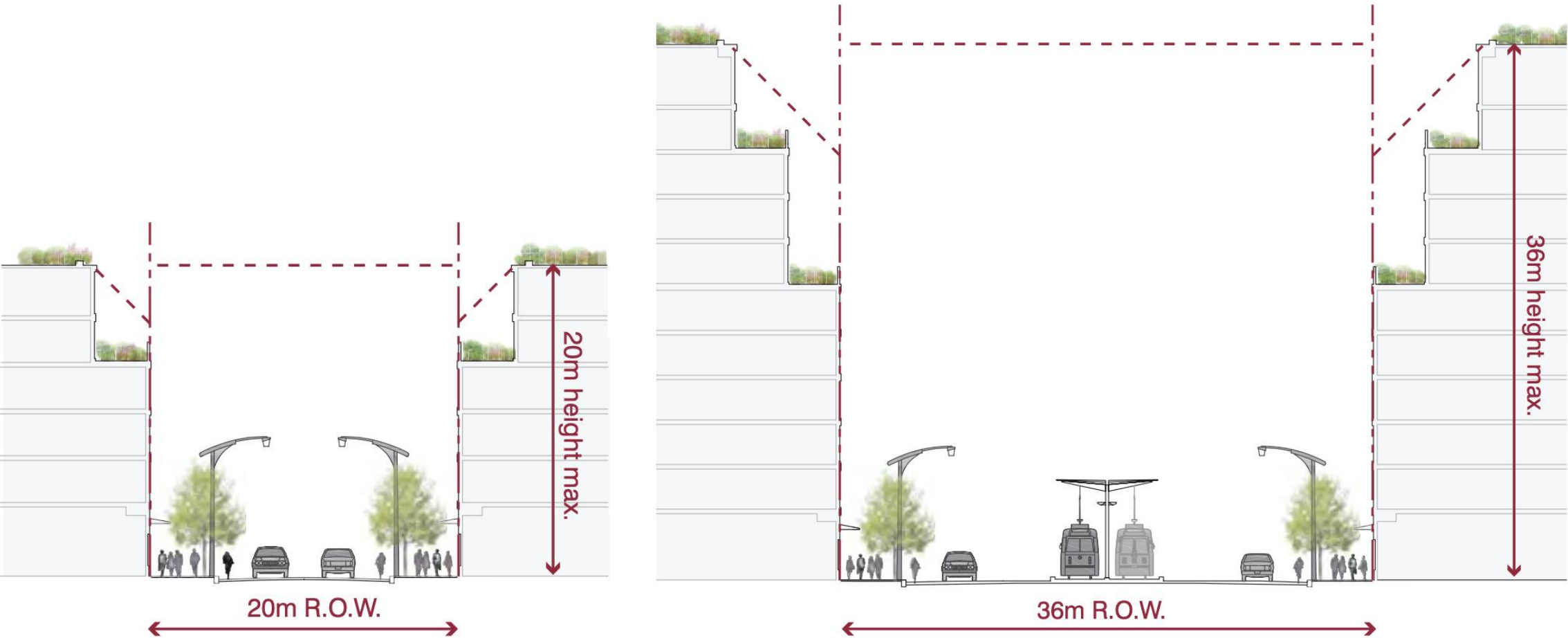
We need Wellington to continue to be a **sunny, desirable** place to live, especially in the city



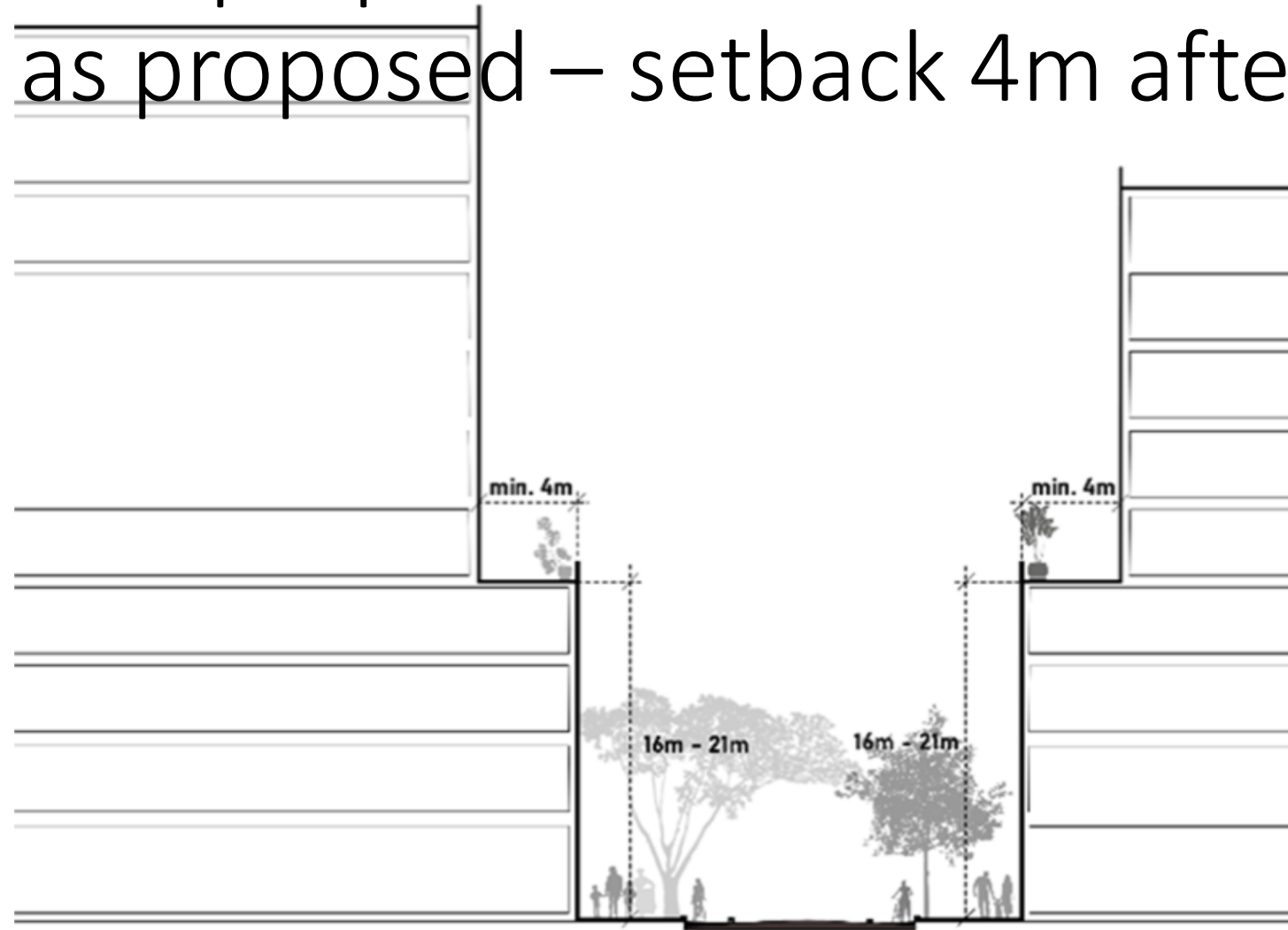
Sydney – set back depends on street width



Toronto – building height is related to width

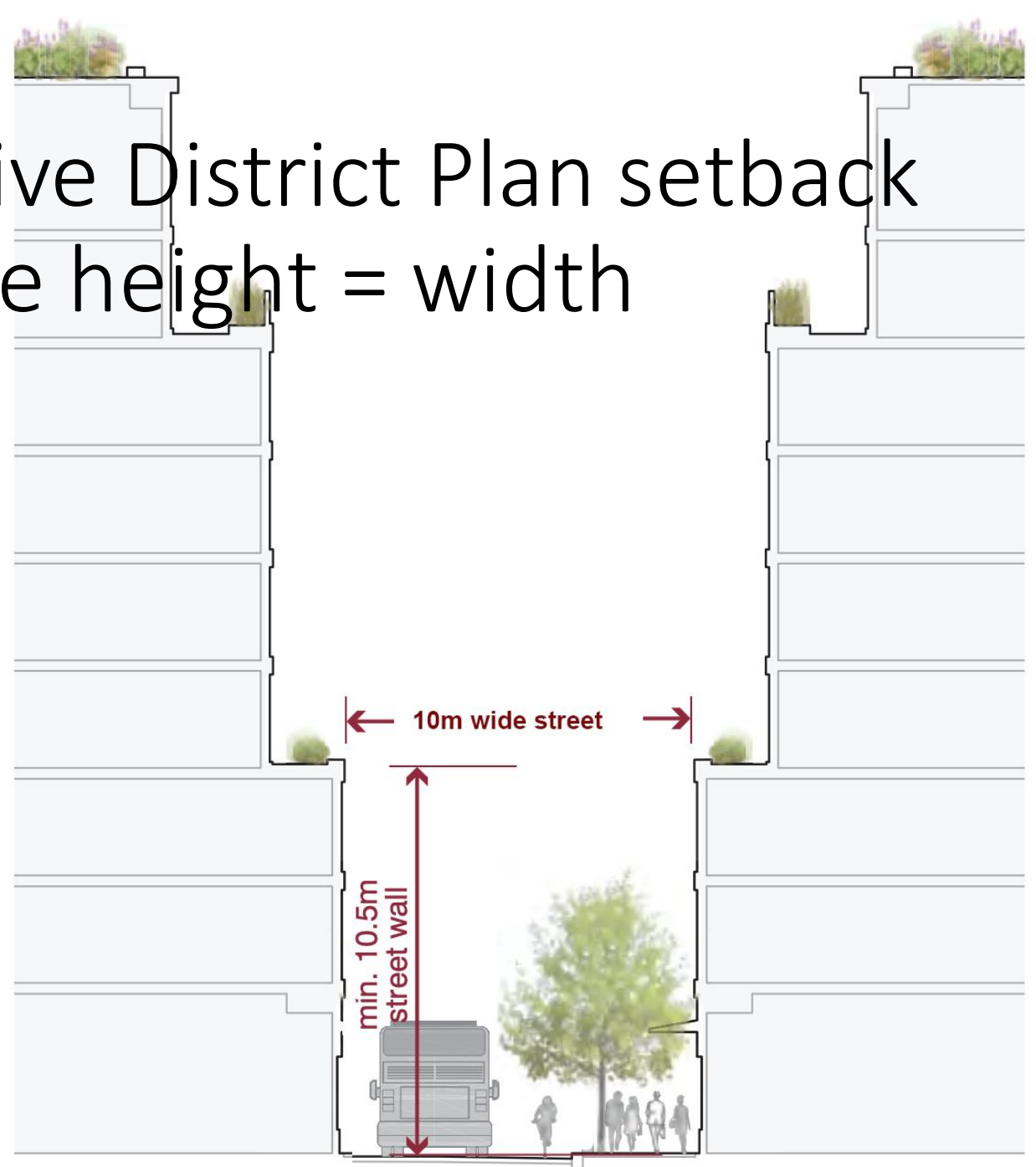
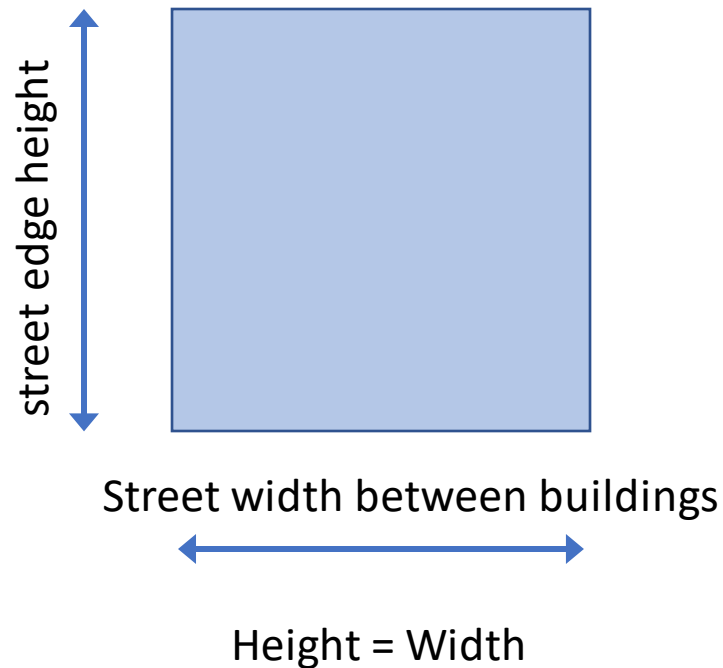


Wellington – proposed District Plan setback Figure 8 as proposed – setback 4m after 16m



– WCC Figure 8 on setbacks.

Wellington – alternative District Plan setback narrow streets to have height = width and then Set-backs



How have other cities coped with Height and livability? Examples from: New York

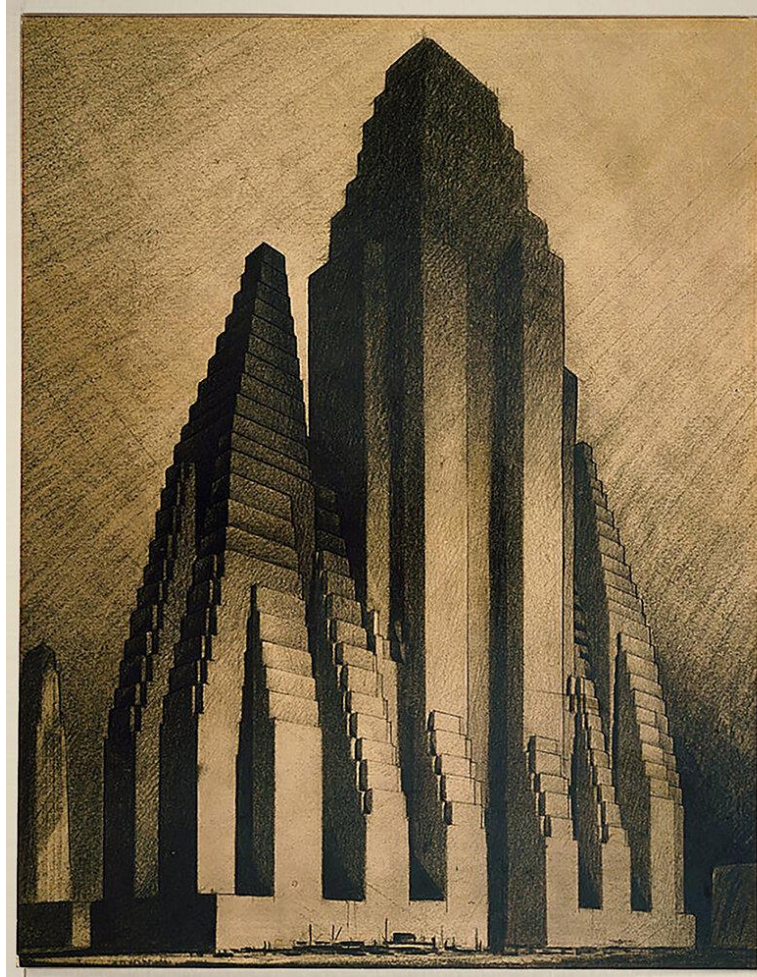


New York – Greenwich Village – Urban living in narrow cross streets – no tall buildings.



Summer in Greenwich Village, New York, 2019. Narrow east-west street. Image source: Vivienne Gucwa.

New York – 1916 setback requirement
as sketched by Hugh Ferriss, over 100 years ago



How have other cities coped with Height and livability? Examples from: Paris

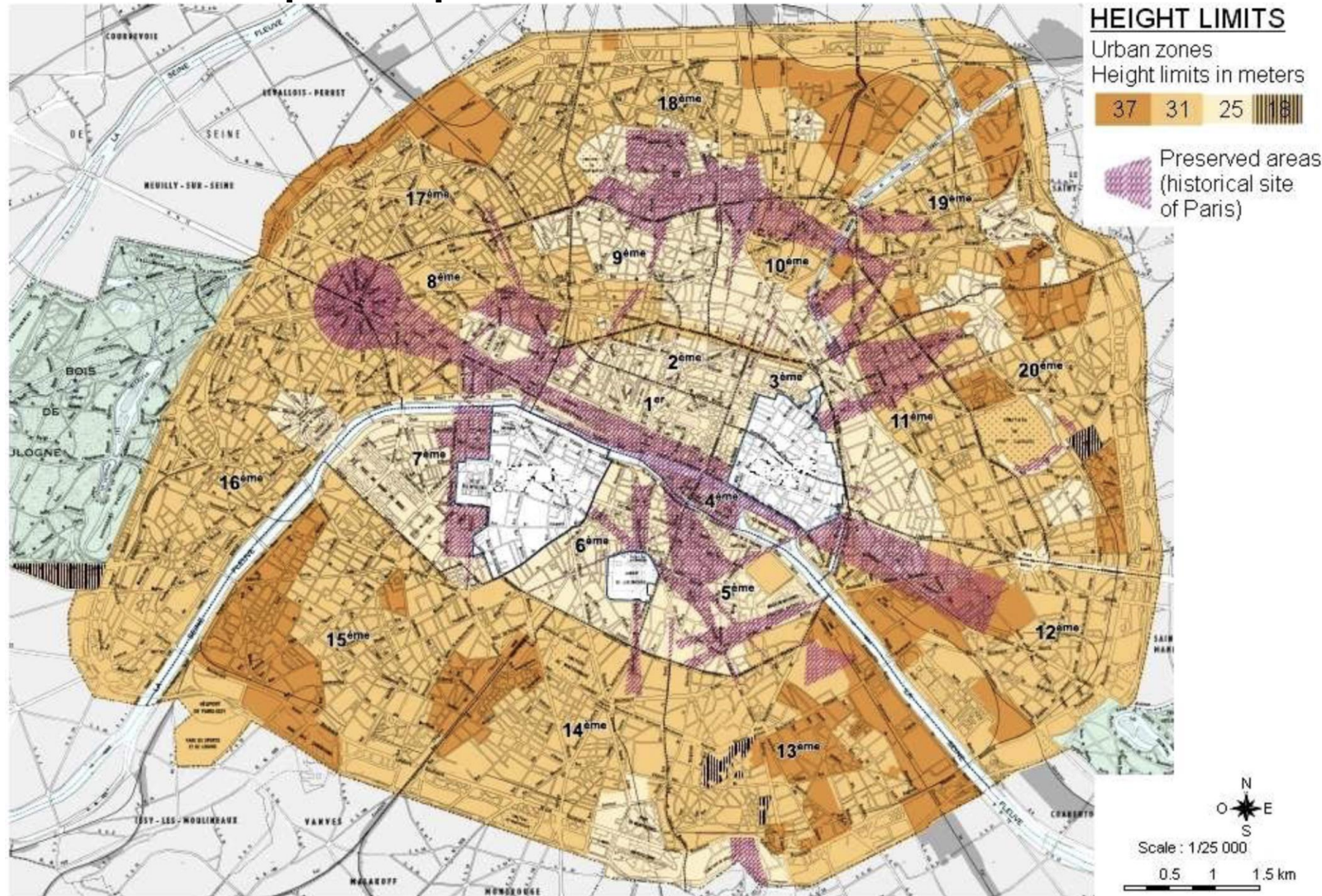


Paris streets, uniformly height controlled.



Paris at street level – low-rise, sunny, and loved by locals and tourists alike.
Image Source: BBC.

Paris - 5 to 7 storeys (now 12), max 37m,
2.16million people



How have other cities coped with Height and livability? Examples from: Hong Kong



Kowloon
mansions are
NOT a great
model to follow

How have other cities coped with Height and livability? Examples from: Belgrade



Soviet-era apartment buildings, Belgrade, Serbia. Image source: Yugotour

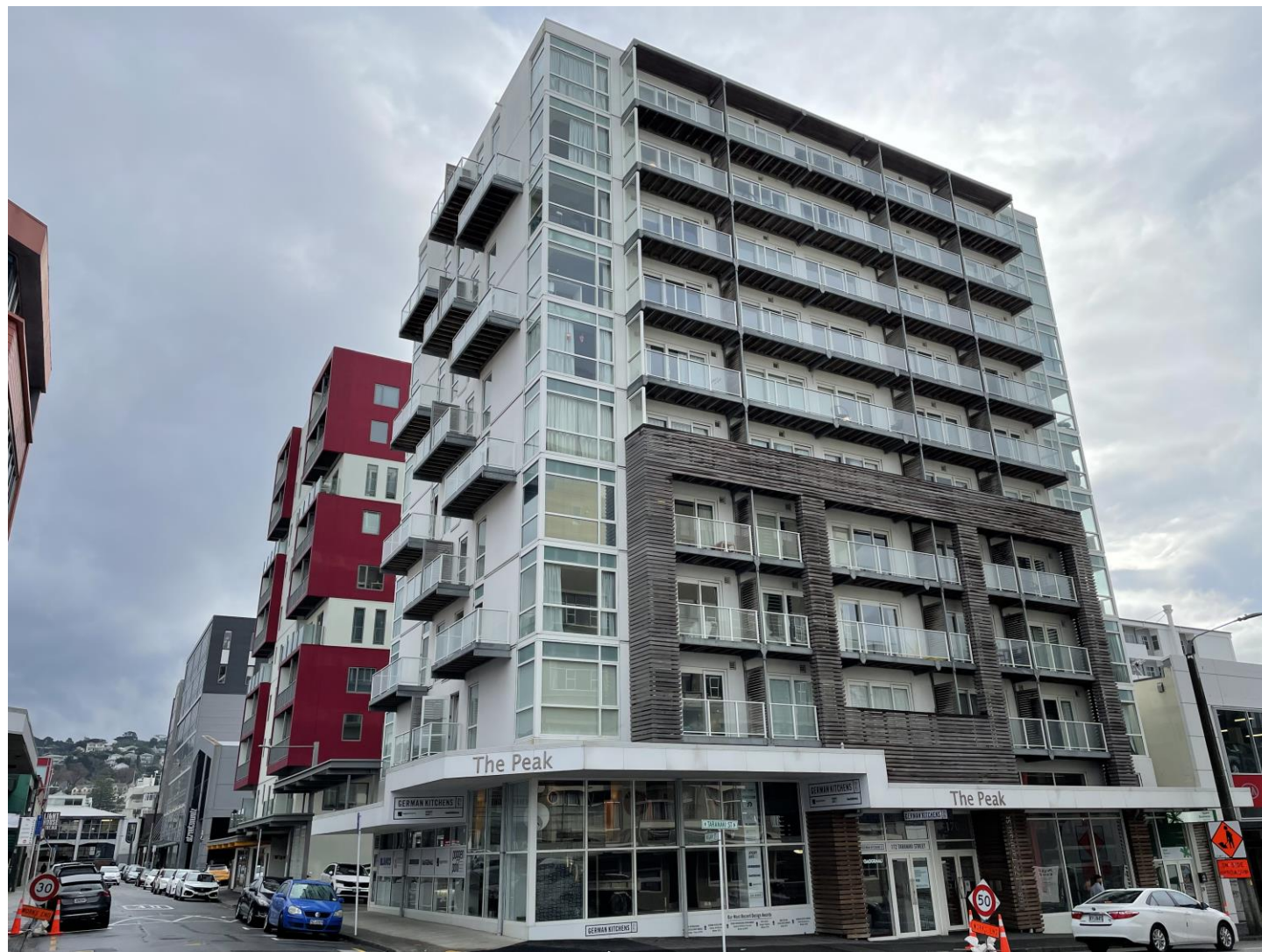
Soviet-era 20-storey high apartments are **NOT** a great model to follow

How have other cities coped with Height and livability? Examples from: Wellington



17 storey tower is **NOT** a great model to follow

Built examples from: Wellington



Low density examples from: Wellington



Paddington 2-
storey units are
NOT a great
model to follow

Sunlight in street vs shaded by Tall buildings



Social housing in Tall buildings = SLUM



Successful cities have mid-rise residential



Berlin: new mid-rise residential



Berlin: mid-rise residential old and new



Barcelona new mid-rise residential



Successful cities have mid-rise residential



Athens: mid-rise residential – still sunny !



Population Growth : 30m height limit is plenty

- If we need to introduce the new height restrictions, then a new planning guideline for tall buildings in Wellington must be made mandatory. This may include, but is not limited to, step back rules, street frontage height, separation distances, etc – all of which will be adapted from overseas examples.
- If we build to these proposed heights with insufficient planning guidelines for high density residential buildings then livability will be severely compromised.
- There is a significant gap in high density planning rules and guidelines. If we are increasing the building height restrictions within the Central City, particularly for residential developments there needs to be a quality design planning guidelines put in place. We can learn from previous overseas design guidelines and adapt specific planning rules to a Wellington context.
- **30m height limit is more than adequate** for future growth