

# Please Tell Council What You Think

We absolutely support creating more affordable homes for people and increased housing density, but the Draft Spatial Plan has a huge negative impact on Newtown, Berhampore and other inner suburbs. It goes far too far with its blanket rezoning of  $\frac{3}{4}$  of Newtown's residential area for 6 + storey apartments popping up anywhere amongst the existing 1 and 2 storey homes. It is not density done well – there are much better ways to achieve that – and it's crucial that the Spatial Plan is modified before it is accepted by Council.

Please make a submission and ask all your friends, relations, neighbours – everyone who lives in the household, to do the same, telling the Council you do not support the Spatial Plan in its current form.

We have made a draft submission to guide people who don't have the time for the hours of study required to follow the Council's Planning for Growth website and documents. As some background, this article outlines an alternative plan for increased housing in the centre of Newtown that would provide far more than the required capacity instead of 6+ storeys throughout the existing homes:

<http://wellington.scoop.co.nz/?p=131231>

Please use WCC's interactive form at <https://planningforgrowth.wellington.govt.nz/your-views/consultations/draft-spatial-plan/info-and-privacy-statement?consultation=12535> so that your feedback on all the key points will be counted.

To help you with the submission process, the following pages are a PDF copy of the online form with suggestions of points to make that will help Newtown grow in the right places, gaining more homes without the threat currently hanging over the environment and neighbourhoods of Newtown and Berhampore.

**Please adapt our draft submission, use your own words, plain simple language is best.**

*Don't just cut and paste or it could be discounted as a pro forma group submission*

It is also possible to email Council about the Spatial Plan instead of using the online form. You can write a few lines and email your submission to:

[planningforgrowth@wcc.govt.nz](mailto:planningforgrowth@wcc.govt.nz)

*Good density done well is the goal and infill housing should be at a scale and height that does not have a negative impact on the existing homes. Encourage WCC to engage with our community and work together to find the best solutions for increased housing density, and to not dictate a blanket solution of 6+ storeys amongst existing homes that has no regard for good urban design, no consideration of the topography, nor understanding of our Newtown community.*

**The deadline is Monday 5 October 2020 at 5pm.**

# Our City Tomorrow: A Draft Spatial Plan for Wellington City

**Absolutely Positively  
Wellington City Council**  
Me Heke Ki Pōneke

We want to hear your views on Our City Tomorrow (the Draft Spatial Plan).

## Tell us what you think by answering these questions below

You can post this form to us (no stamp needed) or email this form to: [planningforgrowth@wcc.govt.nz](mailto:planningforgrowth@wcc.govt.nz)

You can also answer these questions online at:

[planningforgrowth.wellington.govt.nz/your-views/consultations/draft-spatial-plan/consultation-form](http://planningforgrowth.wellington.govt.nz/your-views/consultations/draft-spatial-plan/consultation-form)

Make a submission by **Monday 5 October 2020 at 5pm**.

## Privacy statement – what we do with your personal information

View our full privacy statement online: [planningforgrowth.wellington.govt.nz/privacy-statement](http://planningforgrowth.wellington.govt.nz/privacy-statement)

All submissions (including names and contact details) are provided in their entirety to Council officers for the purpose of analysing feedback and to inform you of updates and outcomes of the consultation. Feedback and submissions (including names and suburbs but not contact details) may be available to the public at our office and on our website. Exceptions to how we will share your information may occur over the course of the Planning for Growth project in order to comply with statutory process under the Resource Management Act.

All information collected will be held by Wellington City Council. You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at [planningforgrowth@wcc.govt.nz](mailto:planningforgrowth@wcc.govt.nz), or at Wellington City Council, 113 The Terrace, Wellington NZ 6011.

## View Our City Tomorrow (the Draft Spatial Plan) online

[planningforgrowth.wellington.govt.nz](http://planningforgrowth.wellington.govt.nz) > Draft Spatial Plan > View Draft Spatial Plan

**Mobile and accessible version** [planningforgrowth.wellington.govt.nz](http://planningforgrowth.wellington.govt.nz) > Draft Spatial Plan > Our City Tomorrow: A Draft Spatial Plan for Wellington City (mobile and accessible version)

**Downloadable PDF** [planningforgrowth.wellington.govt.nz](http://planningforgrowth.wellington.govt.nz) > Draft Spatial Plan > Summary of Our City Tomorrow: A Draft Spatial Plan for Wellington City (PDF)

## Section 1 – your details \*mandatory field

Your name (first and last)*: <b><i>Your Name</i></b>	
Your email*: <b><i>email</i></b>	
Postal address*: <b><i>address</i></b>	
Suburb:	
Phone number:	
Age range: <input type="checkbox"/> Under 18 <input type="checkbox"/> 18-24 <input type="checkbox"/> 25-34 <input type="checkbox"/> 35-44 <input type="checkbox"/> 45-54 <input type="checkbox"/> 55-64 <input type="checkbox"/> 65-74 <input type="checkbox"/> 75 and older	
Household: <input type="checkbox"/> Couple without children <input type="checkbox"/> Household with children living at home <input type="checkbox"/> Household with children who are no longer living home <input type="checkbox"/> Household of unrelated persons (flatting) Other ( <i>please specify</i> ) _____	
Preferred method of contact: <input type="checkbox"/> Email <input type="checkbox"/> Post	
<input type="checkbox"/> You would like to sign up to our email newsletter and receive news and updates regarding Planning for Growth	
You are making this submission: <input type="checkbox"/> as an individual <input type="checkbox"/> on behalf of an organisation. Your organisation's name: _____	

## Section 2 - compulsory questions

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Not sure
1. To what extent do you agree or disagree with what is proposed with intensification in the central city?* (Refer to Central City fact sheet number 02)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. To what extent do you agree or disagree with what is proposed with intensification in the inner suburbs?* (Refer to Inner Suburbs fact sheet number 03)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. To what extent do you agree or disagree with what is proposed with intensification in the outer suburbs?* (Refer to Outer Suburbs fact sheet number 04)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. We have taken a city-wide view with how we have proposed intensification across the central city, inner suburbs, and outer suburbs. Overall to what extent do you agree or disagree with our approach to this distribution?*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If you disagree, where would you distribute the additional 80,000 people across the city over the next 30 years?*	<div style="border: 1px solid red; padding: 5px; color: red;">           Here are some points to consider            Please use your own words, so it gets counted as an individual submission.         </div>					

4a. [ In this document slightly larger font highlights the key points to make ]

Concentrate on densifying the Newtown Suburban Centre with up to 6 storey apartments behind the historic shopfronts. This will minimise the negative impact on neighbours and Newtown's residential area, as the centre is already zoned for high density 4 storey buildings with no side yards. [ Key point ]

The Newtown Residents' Association's proposal for this would enable 2000+ more homes concentrated in the commercial centre of Newtown, which far exceeds the current projections of the Draft Spatial Plan for the whole Newtown area.

*Concentrated together it is easier to upgrade the infrastructure to match the increased density.*

Intensify housing along Kent and Cambridge Terrace and Adelaide Rd to John St, along the transport corridor, densifying on the bus route reducing car dependency.

Concentrate areas of high rise development in all the suburban centres and where semi-industrial and commercial land is underutilised.

Increased density in the residential area with infill done well, with quality design, at the appropriate scale and height for the neighbours and streetscape. I do not support the rezoning to allow random location of taller apartments or townhouses (above 2 storeys) amongst 1-2 storey houses in the character inner suburbs

[ Background Info ]

*The use of the Government's National Policy Statement on Urban Development (NPS-UD) as a justification for 6+ storey high rise in Newtown's residential area is a misinterpretation of the Government's requirements. Newtown does not fit the definition of having an existing or planned mass rapid transit route, just a notion and no route or specific stops have been decided. If it is built in the future it will not fit the definition in the NPS-UD of a permanent rapid transit route largely separated from other traffic.*

*Within the NPS-UD, exemptions were allowed for as qualifying matters to protect heritage and character areas, but the Draft Spatial Plan has only applied this to small pockets of Newtown housing.*

<p>5. To what extent do you agree or disagree with how we have balanced protecting special character and providing new housing in the inner suburbs?*</p> <p>(Refer to Character Areas fact sheet number 05)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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6. We want to make sure we keep what is special about the character of the inner suburbs as we provide new houses in these areas. What about character in these suburbs is important to you?\*

(Refer to Character Areas fact sheet number 05)

Please use your own words, so it gets counted as an individual submission

**6.**

Any new houses need to be at a scale and height that fit in with existing homes and streetscapes, not taller buildings that take away their sun and outlook. [ Key point ]

I value the human scale of houses, old timber houses with gardens, close together on small sections, similar scale and height, with a close connection to the street, fitting into the landscape. They create a setting that is uniquely Wellington.

*The mix of styles, with the cultural history preserved. Diversity of incomes, ages and cultures. In Newtown the existing housing fosters neighbourhoods that are supportive, culturally diverse, resilient, inclusive and interconnected with a rich social and physical history.*

The Draft Spatial Plan (DSP) selected only small areas of Newtown to protect that are not representative of Newtown's history and character. *These are mostly where wealthy merchants built their homes 100+ years ago, not the far more prevalent workers cottages. This doesn't represent the much greater areas throughout the suburb that Boffa Miskell mapped for WCC as having consistent pre 1930's character value.*

The Draft Spatial Plan (DSP) is very inconsistent in how different suburbs are treated. *It discriminates against Newtown and Berhampore in applying zoning for up to 6 and 6+ storeys to most of the residential areas, yet these suburbs are a greater distance from the city than many outer suburbs are. The character and communities of Newtown and Berhampore have been stomped on.*

7. What amenities would you want to help create a vibrant suburban centre?\*

Please pick your top 5 from the options below.

☐ Proximity to parks and open space

☐ Access to public transport

☐ Public/shared spaces

☐ Commercial activity (retail, cafes, local businesses)

☐ Employment opportunities

☐ Community spaces or 'hubs' that provide for a variety of functions (working, study, etc)

☐ Infrastructure (stormwater, water supply, wastewater)

☐ Social services and community facilities

☐ Medical facilities/centres

☐ Access to cycleways/routes

☐ Walkability within the centre

☐ Easy walking distance to the centre

☒ Other (please specify)

In your own words, so it gets counted

New apartments providing homes right in the Newtown Suburban Centre. Density where it is already zoned for tall buildings that can be built together, right next to each other, close to all the suburb's key amenities

8. What amenities would you want to see around future mass rapid transit stops?\*

Please pick your top 5 from the options below.

☐ Public shared spaces

☐ Landscaped spaces/plantings

☐ Parks and playgrounds

☐ Shops and businesses

☐ Cafes and restaurants

☐ New housing

☐ Community facilities (libraries, community spaces, social services, etc)

☐ Child care

☐ Medical facilities/centres

☐ Bicycle parking

☒ Other (please specify)

Using your own words, so it gets counted

Near the stops in the heart of the Suburban Centre is the place for increased housing, in close proximity for walking to Newtown's shops, cafes, services and schools



	Strongly Agree	Agree	Neutral	Disagree	Strongly disagree	Not sure
9. To what extent do you agree or disagree with the following statement?: <i>Our City Tomorrow</i> outlines a 'blueprint' for how we can grow and develop that aligns with the five goals for Wellington to be compact, resilient, inclusive and connected, vibrant and prosperous, and greener. (Refer to <i>Our City Tomorrow</i> fact sheet number 01)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. COVID-19 has had a significant impact on our lives and on our city. We acknowledge that since March this year people may have experienced their local suburb or neighborhood in a different way.						
What spaces, amenities, or facilities did you find most beneficial during the different levels in your local neighbourhood/suburb? <p style="text-align: center;"><i>Your thoughts here</i></p>						
What amenities or facilities were missing or could have been improved? <p style="text-align: center;"><i>and here</i></p>						

### Section 3 - non-compulsory questions

<p>1. What do you like about <i>Our City Tomorrow: A Draft Spatial Plan for Wellington City</i>?</p> <p>1. <i>OPTIONAL – this section can be left blank (if you're short of time).</i></p> <p>I support the vision of <i>Our City Tomorrow</i> for Wellington to be the most liveable city, to celebrate our unique Wellington way and to be welcoming for all. But the proposed mapping in the draft Spatial Plan will NOT achieve this. Out of scale infill will have a negative impact on well functioning urban environments.</p> <div style="border: 1px solid red; padding: 5px; margin-top: 20px; text-align: center;"> <p><i>Remember to use your own words, so this gets counted as an individual submission</i></p> </div>
<p>2. What would you change or improve?</p> <p>2</p> <p>Get rid of the proposed re-zoning in the Spatial Plan mapping that would allow medium and high rise among existing 1 and 2 storey homes in Newtown.</p> <p>[ Key point ]</p> <p><i>Remove proposed zoning for 6+storey buildings in Newtown's residential streets, remove 6 and 4 storey zoning across the rest of Newtown and Berhampore, also remove 3 storey infill amongst 1 and 2 storey houses.</i></p> <p>Retain the existing pre-1930s character protection and demolition controls in residential Newtown and all other inner suburbs.</p> <p>Make it easier to achieve increased density done well, at the right scale and height to fit the neighbourhood, with quality control on the design of all new multi unit housing and infill housing.</p> <p><i>The Newtown attitude has always been tolerant of the mixture of ages and styles of houses when they are at a matching height and scale.</i></p>

3. Is there anything that needs to be considered as we plan for the future that is not provided for in *Our City Tomorrow*?

3. *OPTIONAL – this section can be left blank (if you're short of time).*

WCC should engage proactively with communities such as Newtown to find best solutions for increased housing density, do not dictate a blanket solution that has no regard for good urban design, no consideration of the typography nor understanding of the vibrant community. [ Key point ]

Do not leave town planning and urban design to the decisions of profit-motivated developers.

A phased approach is needed with a short term and medium term view that allows evaluation and adaptation over time. [ Key point ]

*It's a mistake to make widespread extreme zoning changes for a 30 year projection based on 2 year old data, that has been hastily consulted on during a pandemic, when society is evolving – rapidly changing how people live, work and commute.*

The draft Spatial Plan does not consider the negative environmental impacts and carbon footprint of demolishing existing homes and building new:

[ Key point ]

- *Newtown's 1 and 2 storey timber dwellings are resilient and have survived 100+ years of earthquakes, storms and pandemics while many new 6+ storey buildings in Wellington have had a lot of damage in earthquakes.*
- *The existing old houses built of native timbers represent a great deal of embodied energy and sequestered carbon. Many have been adapted and upgraded over time, which is more environmentally sustainable than replacing them.*
- *Demolition and new building, particularly high rise, is very carbon intensive. This is in direct opposition with the WCC's Te Atakura – First to Zero policy on sustainability*
- *Tall buildings amongst existing 1 and 2 storey neighbours will create environmental problems including shading homes and gardens, and causing wind tunnels and downdraughts. Shade will make neighbouring houses damp and cold, reducing the quality of living and affect the health of occupants of all ages in these neighbouring flats and homes.*

*Its best to use your own words, so this gets counted as an individual submission*

4.To what extent do you agree or disagree with the following statements considering what is proposed for the inner suburbs:

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Not sure
4.1 The refined approach to the pre-1930 character areas offers a good balance between protecting special character and providing new housing in these areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2 The existing pre-1930 character demolition controls should be targeted to sub-areas within the inner suburbs that are substantially intact and consistent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.3 The pre-1930 character demolition controls should be removed in areas that are no longer substantially intact and consistent or where character has been compromised.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Not sure
4.4 There should be a continued emphasis on streetscape character in those areas outside of the proposed sub-areas through retention of a general character area to ensure that new development respects the local streetscape and is well-designed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5 The refined approach to the pre-1930 character areas retains controls on demolition in the right locations where streetscape character is substantially intact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.6 There is a good mix of housing types and heights that is suitable for the area given the city's projected population growth and the need for more housing choice.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Thinking about Upper Stebbings Valley, to what extent do you agree or disagree with the following statements? <i>View this section of Our City Tomorrow (the Draft Spatial Plan):</i> <a href="http://planningforgrowth.wellington.govt.nz">planningforgrowth.wellington.govt.nz</a> > Draft Spatial Plan > View Draft Spatial Plan > Opportunity Sites						
	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Not sure
5.1 Developing the area between Churton Park and Tawa to create a new neighbourhood supports our goals of making Wellington a compact, resilient, vibrant and prosperous, inclusive and connected, greener city.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2 Connecting a future community in Upper Stebbings and Glenside with Takapu train station and the shops and services in Tawa will support public transport usage and access to economic opportunities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Thinking about the Lincolnshire Farm Structure Plan, to what extent do you agree or disagree with the following statement? <i>View this section of Our City Tomorrow (the Draft Spatial Plan):</i> <a href="http://planningforgrowth.wellington.govt.nz">planningforgrowth.wellington.govt.nz</a> > Draft Spatial Plan > View Draft Spatial Plan > Opportunity Sites						
	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Not sure
6.1 The Lincolnshire Farm Structure Plan should be reviewed to allow for a mix of housing types and to accommodate more dense housing options (such as townhouses and low rise apartments can be built in this area).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. We also want to understand the public appetite for community planning processes in specific areas, such as: <b>Te Motu Kairangi/Miramar Peninsula</b> This framework could cover matters such as how to maximise the benefits of living, working and visiting the area, investment in social and affordable housing aligned with public transport and greenspace, and how to ensure better connections to the City particularly with the future mass rapid transit route. <b>Strathmore Park</b> This could be to develop a plan for regenerating this suburb, which could include developing new modern or upgraded state housing with better public transport connections to the rest of the City, along with a range of other initiatives that could benefit the wider area including the neighborhood center.						
8. Do you support with the idea of <b>a community planning process</b> for the following areas? <b>8.1.1 Te Motu Kairangi/Miramar Peninsula</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not sure <b>8.1.2 Strathmore Park</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not sure						

9. If you answered yes, to the two questions above please respond to the following questions:

9.1.1 What should the **Te Motu Kairangi/Miramar Peninsula Framework** focus on or cover?

*OPTIONAL – this section can be left blank (if you're short of time).*

*WCC should engage proactively with the community to formulate the best way for more homes to merge into the local environment. Do not dictate a blanket solution that has been mapped with no regard for good urban design, no consideration of the typography nor understanding of the local community.*

*An exercise like this, to find the best local solutions for increased housing density, should have happened in Newtown!*

9.1.2 What should the **plan for regenerating Strathmore Park** focus on or cover?

*The same as for the Te Motu Kairangi Framework, above.*

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Not sure
10. Overall do you agree with our proposed approach to protecting our natural environment and investment in our parks and open spaces?  View this section of Our City Tomorrow (the Draft Spatial Plan):  <a href="http://planningforgrowth.wellington.govt.nz/DraftSpatialPlan/ViewDraftSpatialPlan/Natural%20OpenSpace">planningforgrowth.wellington.govt.nz &gt; Draft Spatial Plan &gt; View Draft Spatial Plan &gt; Natural &amp; Open Space</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Do you think Council should offer assistance to landowners to help them protect their Backyard Tāonga (the natural environment) on their private property?

☒ Yes ☐ No ☐ Not sure

12. If you answered yes, to the question above what types of assistance would help landowners?

☐ Financial assistance ☒ Planting Other (please specify) \_\_\_\_\_  
☒ Advice and guidance ☒ Weed and pest control \_\_\_\_\_

13. Are there any final comments you wish to include in your submission? If so, please provide your comments below.

*You could add here if you would like to make an oral submission to speak to Councillors in support of your written submission*

*And do include anything else you would like to say.....*

14. Have you provided an attached document?

☐ Yes ☐ No