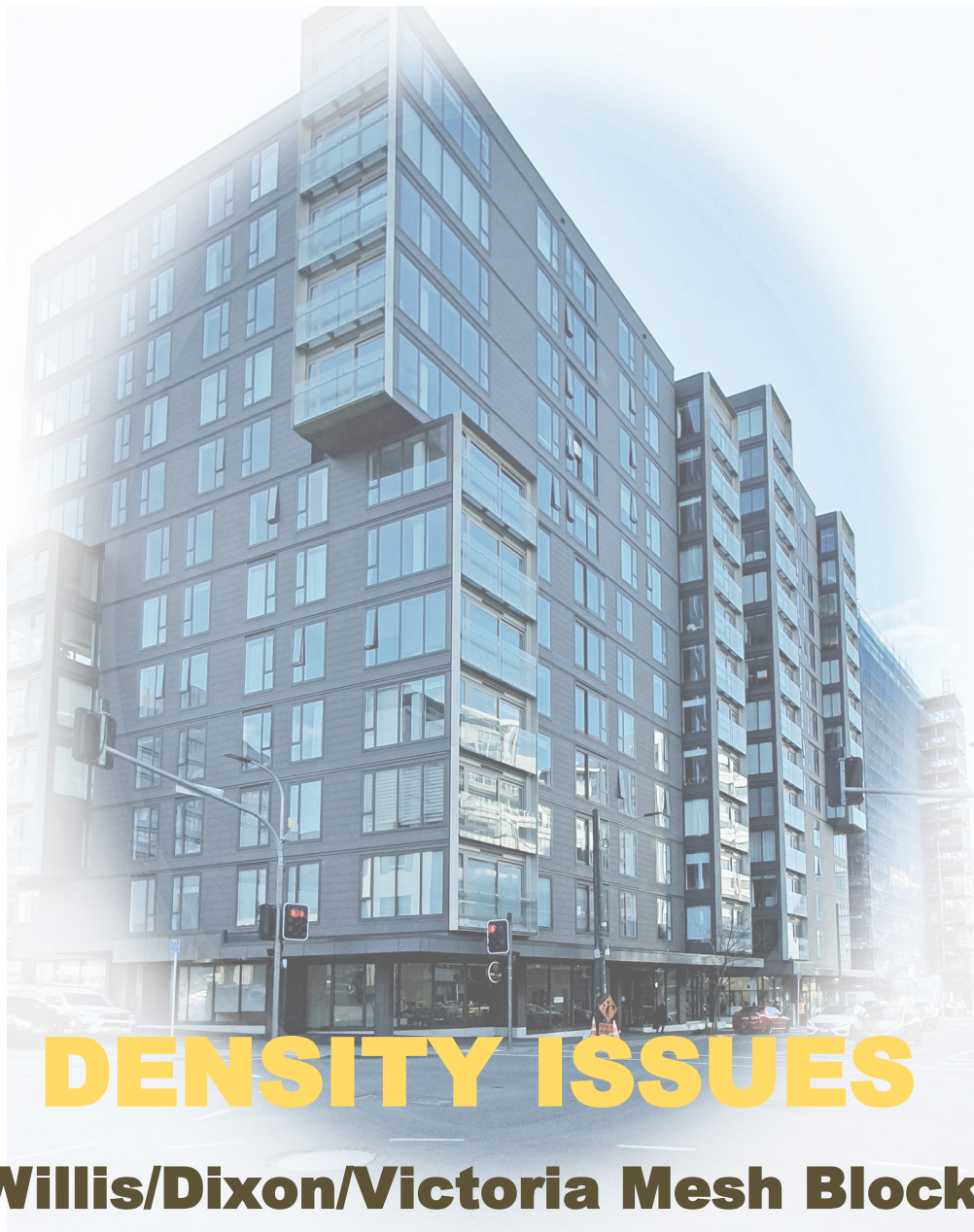


INNER-CITY
WELLINGTON Te Reo Pokapū o Pōneke

VOICE OF TE ARO AND WELLINGTON CENTRAL

*enhancing community well-being
through civic engagement*



DENSITY ISSUES

Willis/Dixon/Victoria Mesh Block

Walk-about with WCC

14th December 2020



INTRODUCTION

While ICW represents the suburb with the largest population on the least land in Wellington, we also live in the Central Business district. And, as such have specific concerns about the way in which the Inner City in Te Aro and Wellington Central has been 'developed'.

We do accept and support the principle of compactness with increased density WHEN DONE WELL! However, we vigorously oppose a regulatory environment that will allow development that will not enhance the wellbeing of our residents in the future.

Current mesh block population density levels in much of Te Aro are already unacceptably high in relation to the inadequate infrastructure, and critical lack of green space and amenities provided in the area. Latest developments particularly in Te Aro include both new-builds and conversions focussed on single or two room apartments which exacerbate the problems of density. Mixed housing in high rise developments, particularly with availability of long-term tenancies, will be more effective in developing safe communities.

In our view, healthy inner-city neighbourhoods will also have a positive effect for business. We do not want to see a 'ghettoisation' which will leave both future residents deprived of an acceptable standard of living and business of operating in a safe neighbourhood.

An appropriate framework for this would be the UN Sustainable Development Goals which were adopted by New Zealand in 2015 - in particular, Goal 11 – Sustainable Cities and Communities which aims to make cities and human settlements inclusive, safe, resilient and sustainable.

The summary of the recent Spatial Plan gives us no comfort when we see “Consolidating the Central City’s role as the employment and economic hub of the Region” with no mention of our Inner-City suburban population, the largest in the city already, for whom it is their neighbourhood.

ICW is not against density but wants quality of life considered as a fundamental first

We ask, “Are there areas where growth should be ‘capped’ because of density, resilience, inadequacy of infrastructure or other such issues?”

ICW submits that a regulated maximum population density per hectare for a mesh block is essential so that monitoring could ensure consent is not given to any new build or conversion that would result in that maximum being exceeded .

We argue that development should be phased so that it first takes place in areas which need regeneration e.g. Adelaide Road and Kent Terrace.

We maintain that development must be actively planned rather than ad hoc, to ensure that growth does not give rise to low quality and/or inappropriate developments in the wrong places.

INNER-CITY RESIDENTIAL STATISTICS

STATISTICAL AREA	AREA SQ KM	POPULATION * census data			DENSITY PER SQ KM		
		2006*	2013*	2018*	2006*	2013*	2018*
Vivian St. West	0.37	2,268	2,832	3,483	6,129	5,327	9,153
Vivian St. East	0.29	1,545	2,223	2,394	7,654	7,665	12,170
Dixon St	0.30	2,746	3,651	4,185	9,413	8,255	13,950

Note: These three statistical areas make up nearly 60% of those usually resident in Wellington CBD and Te Aro.

In the 2018 census the population density across all of Wellington CBD and Te Aro was 6,140 people per sq. km. (this area housed a total of 17,400 people). As the above shows our three areas of focus are well above the city average.

By way of comparison with Auckland we see the following :

STATISTICAL AREA	AREA SQ KM	POPULATION	DENSITY PER SQ KM
Freemans Bay	1.04	4,407	4,237
Ponsonby West	0.65	2,337	3,595
Ponsonby East	0.70	3,393	4,847
Karangahape	0.29	2,307	7,955
Newmarket	1.07	3,993	3,731
Parnell West	1.65	4,158	2,520
Parnell East	1.23	3,405	2,769

Has an exercise to "right size" Wellington been undertaken?

How many more people do we want to pack into the three areas under review? Is there an ideal density used by planners?

Comparison of average density for NZ cities

CITY	POPULATION	AVERAGE DENSITY/ SQM
Auckland	1,467,800	2,418
Wellington	215,400	1,918
Christchurch	377,200	1,278
Dunedin	104,900	1,141

What density will the infrastructure cope with? Water, waste, roads, public transport, schools, early childhood centres, medical facilities etc.?

Other comparisons



We are not far behind Seoul (15,763) and we are right up there with the population density of London. The most densely populated area in London's Islington at 13,890. Inner London has 11,839 people per sq.km. and in the outer areas it drops to 4,291.

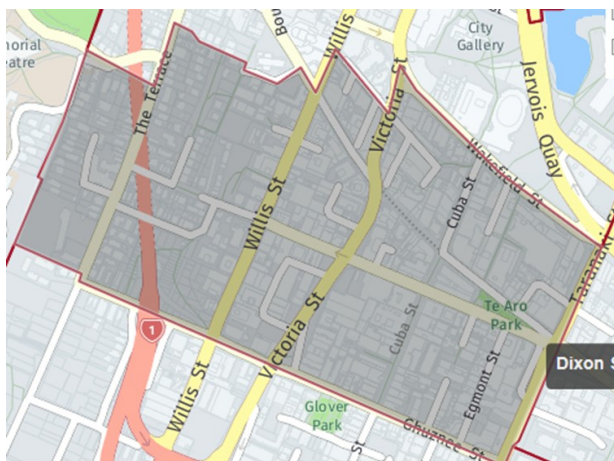
AND THIS IS NOW!

Developments underway, with population increases since the 2018 census.

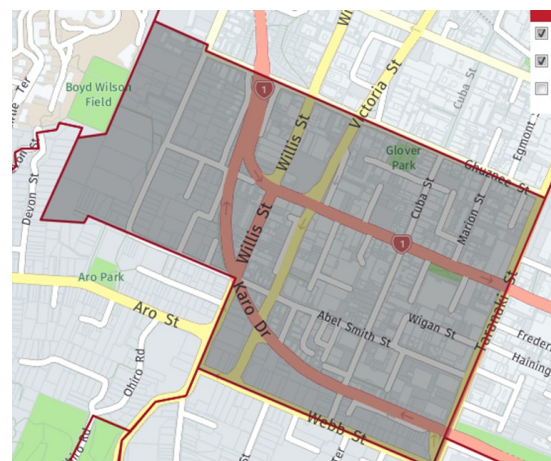
NO.	STREET	SQ ME-TRES LAND	APARTMENTS	PEOPLE, EST AT 2 PER 1&2 BEDRM APARTMENTS
104	Dixon Street	698	53	106
111 – 115	Dixon Street 19 storeys, 6 apartments per floor for 18 levels?	994	114	228
195 – 201	Willis Street. Developed by Ian Cassells, with 125 year lease for key workers through WCC.	1202	52	104
203	Willis Street. Ian Cassells – key worker accommodation? St Peter's church interest in ground floor.	1170	41	82
161	Victoria Street. Willis Bond development	3303	123	246
91-95	Dixon Street. Bought by Craig Stewart, Stratum for future development	551	Est 90	180
160	Victoria Street. Stratum Pinnacle ready for occupation, February 2021 Includes three bedrooms	1282	86	172
166	Victoria Street. VSP, completed 2018 and 2019	1542	140	280
212	Willis Street, Stratum Development mostly pre sold.	824	92	184
186	Willis Street, formerly Hewlett Packard	2102	Possible future conversion	

RIGHT: Estimated population increase for approx. four hectares of Dixon and Vivian West quarters, using only developments which are completed, confirmed and under construction.

APARTMENTS	RESIDENTS EST.
701	1402

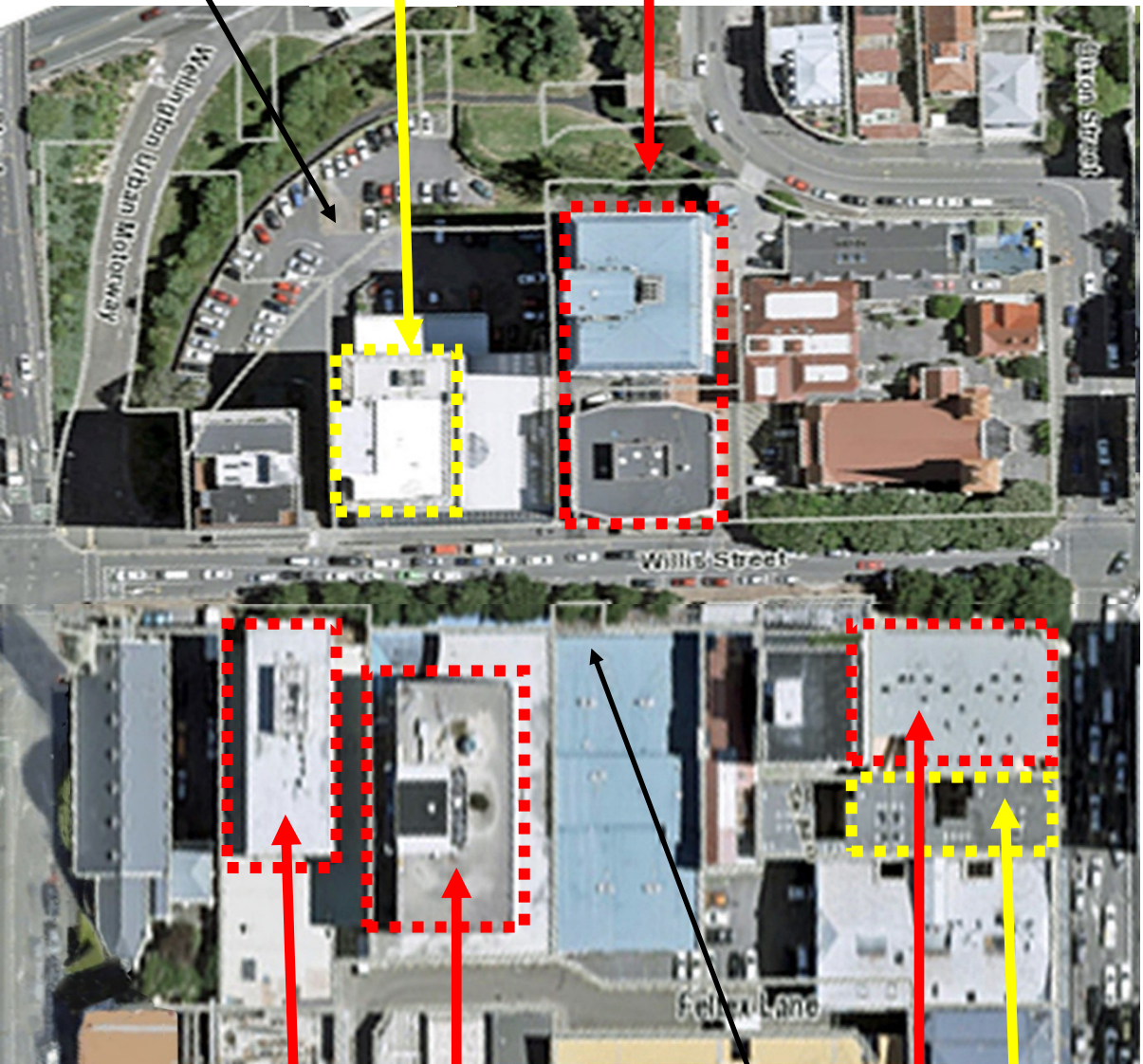


DIXON



VIVIAN WEST

WILLIS STREET FROM CHUZNEE TO DIXON STREET EAST



St Johns Presbyterian Church and next door office blocks / student accommodation owned by Tilley Properties – Christian Cullen and David Monney. Plans to convert to accommodation?

186 Willis Street – owned by Alex Cassells. Aim of conversion to apartments?

Large areas of carparks and re-serve for the one time off ramp for the motorway. Role as urban gardens, green space? ??

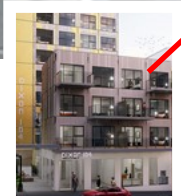
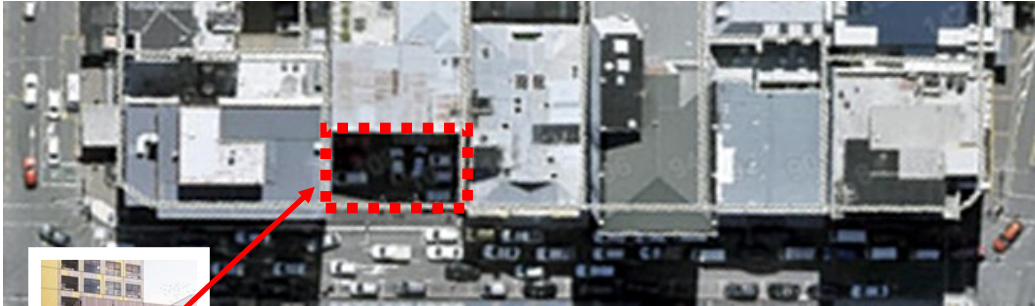
111 Dixon – 19 storeys, est. 114 apartments. More than 200 residents.

Low rise buildings with cafe and chemist / medical practice on Willis Street.

No linkages between Fellex Lane and Willis Street or through to Ghuznee Street.

Former Freemasons building and former Southmark building, both owned by Ian Cassells, conversion to key worker accommodation.
 15 year lease with council
 Expected numbers of residents est at 200 plus. No linkages with Fellex Lane as yet.

DIXON STREET, NORTH CENTRAL CITY SIDE.



104 Dixon Street – early stages of construction

<https://www.tommys.co.nz/property/104-dixon-street-te-aro-6011/>

DIXON STREET WEST SOUTH SIDE & VICTORIA STREET TO GHUZNEE STREET



91-95 Dixon Street – bought by Craig Stewart for future development.

161 Victoria Street. Willis Bond Development (Victoria Lane) 123 apartments

160 and 166 Victoria Street. Stratum developments
226 apartments in total

For further information regarding density please contact
Richard Norman: 0224 313 749
John Albertson: 0274 459 400

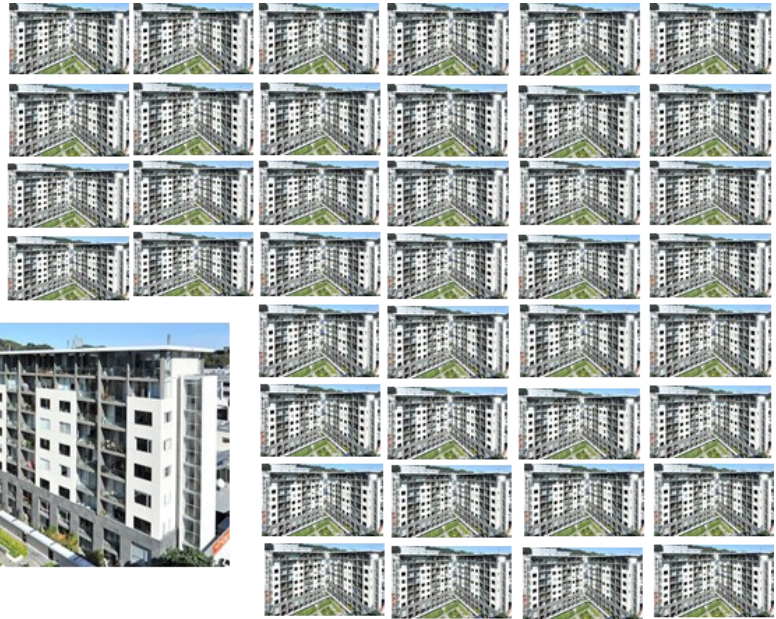
OTHER BLOCKS OF THE VIVIAN WEST QUARTER FOR DEVELOPMENT. OWNERSHIP OF THIS AREA IS FRAGMENTED, WITH A CONSIDERABLE AMOUNT OF UNDERUSE OF LAND FOR PARKING, AND VERY LITTLE GREEN SPACE



GROWTH IMPLICATIONS

BUILDINGS

The predicted growth for Te Aro would require the equivalent of 40+ more buildings the size of Sanctum's two towers.



So do we want this



Or more of this . . .



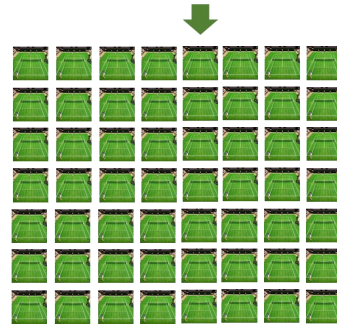
GROWTH IMPLICATIONS

GREEN SPACES

The current existing deficit of green space for inner city residents urgently needs to be addressed.

WHO guidelines = “urban residents should be able to access public green spaces of at least 0.5-1 hectare within 300 metres linear distance (around 5 minutes walk) of their homes”.

Green space the equivalent to another 10 Te Aro parks (or 56 Tennis courts) would be required to meet the needs of the proposed additional central city population. (Source: CENTRAL CITY SPATIAL VISION Report to WCC Warren Mahoney/Boffa Miskell (February 2020)



The total available green space in Lambton (Wellington central) is 15.61 hectares but when hard surfaces (*shown right*), which we contend should not be considered green spaces, are removed, this reduces to 12.74. **In Te Aro the situation is dire NOW: 7.03 hectares total but only 4.73 hectares when hard surfaces are removed. (In our view there is now even more hard surface).** Much of this would not be considered green space by most people and it is certainly not communal space.

So do we want this



Midland Park. Source: Architecture Now.



Jack Ilott Green in Civic Square. The only large area of green space in the CBD that can be used for activities and for mass evacuations.

Or more of this . . .



“Increased density means increased need for public green space”

(<https://kaingaora.govt.nz/>)

“In its 10-year budget released last year, Auckland Council boosted funding for parks, open spaces and community facilities to \$3.7 billion, with \$1.4 billion set aside for acquiring and developing public open spaces and parks. This was ahead of infrastructure as the single biggest increase within the budget”.

(The health benefits of green spaces, May 2019)



*“The World Health Organization (WHO) recommends that governments place health and health equity at the centre of urban governance and planning. This challenge has already been taken up in countries like Australia and the United Kingdom. **In spite of the connection between urban form and health, health outcomes do not feature as a major consideration in most urban planning decisions in New Zealand**”.*

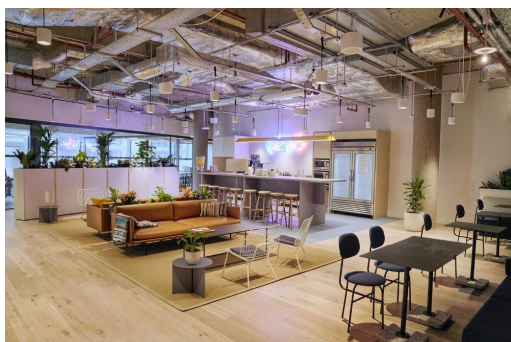
(Public Health Advisory Committee. 2010. Healthy Places, Healthy Lives: Urban environments and wellbeing. Wellington: Ministry of Health)

“The presence of green spaces is associated with recovery from stress and lower rates of depression. It is also linked to improvements in children’s mental development. Community gardens increase access to fruits and vegetables, and strengthen social cohesion”.

(Public Health Advisory Committee. 2010. Healthy Places, Healthy Lives: Urban environments and wellbeing. Wellington: Ministry of Health)



Communal laundry & lounge area



“current research supports the idea that successful shared spaces are those that are designed both to respect individual privacy and to allow people to socialise comfortably.”.

(<https://medium.com/space10/can-shared-living-improve-our-mental-health-and-wellbeing-ff5498b02d4a>)

“It is important that future designs of high-rise apartment buildings provides appropriate opportunities and spaces to accommodate actual social interaction between residents, including exchanging small talk or having a long conversation, accompanying children and gathering. The design should not only encourage social interaction but also provide a certain level of privacy and safety for residents”.

(int J Environ Res Public Health. 2020 Jul; 17(13): 4619. Where do People Interact in High-Rise Apartment Buildings? Exploring the Influence of Personal and Neighborhood Characteristics.)



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Inner-City Wellington seeks to serve as a progressive and influential voice of and for the residential community in the suburbs of Te Aro and Wellington Central

