

ICW ORAL SUBMISSION TO WCC SPATIAL PLAN 2020



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



We live in a dual purpose space

We are now the largest residential suburb in Wellington in terms of population

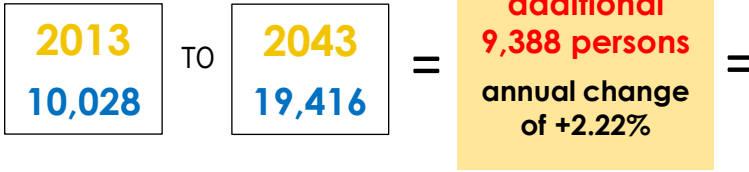
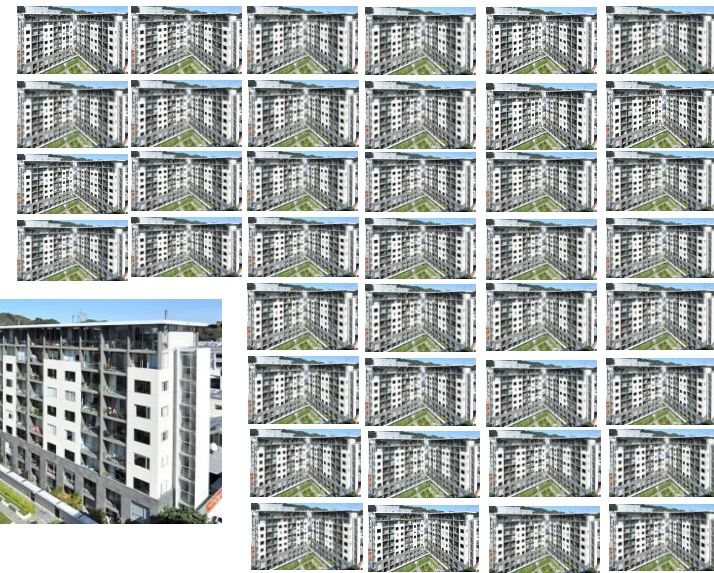


- ✦ **Our 'space'** is also the 'space' used by business, the hospitality industry, workers and visitors.
- ✦ **Our perspectives** about our living space are overridden by the perspectives of business and visitors to the area.
- ✦ **Many people** spend time here but they don't live here. We do !
- ✦ **We are major stakeholders!**



Population Growth

The following growth is predicted for **Te Aro**



= 40+ more buildings the size of Sanctum's two towers.

For **Wellington Central**, the 2013 figure is **3,277** growing to **8,037** in 2043 = an **additional 4,760 persons**, average annual change of +3.03%

This is particularly worrying given the already unacceptable density levels in this area

Combined with





Population Density

Taking specific mesh blocks within our area, of particular concern are as follows:

Area	Population	Land area hectares	Pop density per hectare
Courtenay	1755	37	47.60
Dixon	4182	30	138.14
Vivian East	2403	29	83.91
Vivian West	3489	37	94.29
Wellington Central	2991	56	53.40
TOTAL	14820	189	78.41

As a comparison . . .

Islington, London	206,125	1486	138.7
Tower Hamlets	254096	1977	128.5

- ✘ **Growth projections** cited will seriously exacerbate densification
- ✘ **Existing, new and proposed developments** are built without any apparent thought to the lack of communal/green space, and appropriate amenities etc
- ✘ **Regulated maximum population density** per hectare for a mesh block is essential.
- ✘ **Monitoring is required** to ensure consent is not given to any new build or conversion that would result in that maximum density being exceeded.

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





Apartment Guidelines

- ✘ **Inner-city, building heights** should be tied to the provision of green space/parks.
- ✘ **Mixed-height developments** = to prevent the “high canyon” wall effects currently seen around Wellington.
- ✘ **Mixed housing in high rise developments** = more effective in developing safe communities.
- ✘ **Mandated regulation for:**
 - *UN standards for adequate living.*
 - *Universal Design Standards*
 - *Green spaces*
 - *Shared community space in high rise apartment blocks*

The icon for Sustainable Development Goal 11, 'Sustainable Cities and Communities', shows a colorful circular logo with 17 segments and a white building silhouette on an orange background.

THE GLOBAL GOALS
For Sustainable Development

11 SUSTAINABLE CITIES AND COMMUNITIES

- ✓ Security of tenure.
- ✓ Habitability.
- ✓ Accessibility.
- ✓ Affordability.
- ✓ Availability of services, materials,
- ✓ Facilities and infrastructure.
- ✓ Location.
- ✓ Cultural adequacy





Do we want this?



Pre-fabricated, modular building system mass produced and flat packed to keep construction costs low

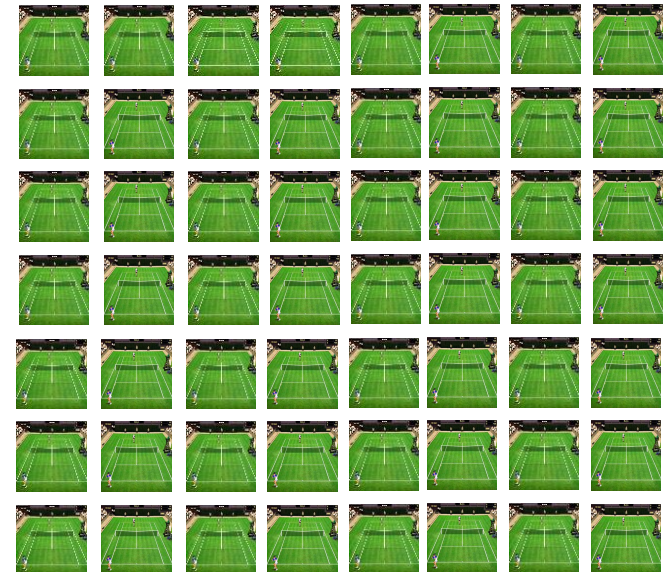
Or do we want more of this?





Extra green space required now & in the future

- ✦ 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*”.
- ✦ The existing deficit of green space for inner city residents urgently needs to be addressed.
- ✦ 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))
- ✦ Green spaces must be mandated for all high rise development in Te Aro and Wellington Central





GREEN SPACES

Do we want more of this?



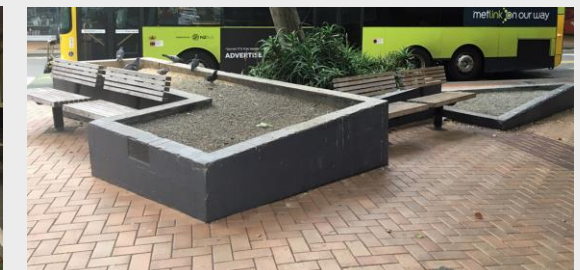
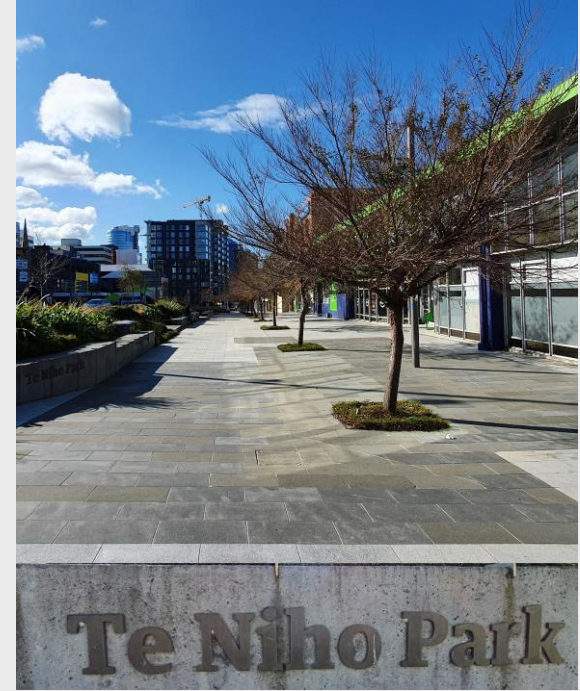
Midland Park. Source: Architecture Now.



Jack Iloft Green in Civic Square. The only large area of green space in the CBD that can be used for activities and which is in danger of being built on.



or more of this?





Co-Design

WCC should work urgently with each suburb to get community and expert input into determining the approach within their suburb in relation to:

- ✦ Density
- ✦ Character protection
- ✦ Green spaces
- ✦ Community spaces
- ✦ Resilience
- ✦ Transport



Finally

A spatial plan should provide an all-encompassing strategic plan that clearly lays out:

- ✘ *how and where the city is expected to grow***
- ✘ *the location and shape of future development***
- ✘ *the transportation networks***
- ✘ *infrastructure and community facilities needed to facilitate such growth.***

Unless there is a well-defined master plan development in the inner-city will be driven by developers and the availability of property, leading to an ad-hoc and dysfunctional approach to the shape of the city

Thank you for listening