
REPORT 9
(1215/12/IM)

**RATIFICATION OF TAWA COMMUNITY BOARD
SUBMISSION:**

- **“HOW AND WHERE WILL WELLINGTON GROW?”**
-

Officers recommend that the Tawa Community Board:

1. *Receives the information.*
2. *Ratifies the Board submission to “How and Where Will Wellington Grow?”.*

Attached is the Board submission to the:

- “How and Where Will Wellington Grow?” (Appendix 1).

APPENDIX 1

HOW AND WHERE WILL WELLINGTON GROW?

Proposal for change and character protection

SUBMISSION ON BEHALF OF THE TAWA COMMUNITY BOARD

The Tawa Community Board (TCB) has the following submission to make on “How and where will Wellington Grow?”

The TCB has discussed the proposal with a significant number of people within the community through the various meetings that have been held and in discussions with the other community groups that we belong to.

As expected the community response has been varied and there are some who support the changes whilst others are very much against the changes. Overall the majority of people in the community are happy with some of the proposed changes but they are concerned that their issues will not be addressed by the Wellington City Council (WCC).

The TCB has tried to look at the issues from both perspectives and this submission outlines the concerns that the community had but also how WCC could change the proposal so that it is acceptable to the Tawa community.

The TCB hopes that the WCC will look at the issues and changes with an open mind so that we can all move forward together for the betterment of the Tawa community.

The TCB:

1. Accepts that there will be future growth in population and some form of infill housing, including multi storied (2 to 3 levels), may be necessary in the future.
2. Believes that the Tawa community needs to be consulted and have input in to the areas and boundaries that would be re-designated under the rule changes. Such rules should take into account the neighbouring properties.
3. Believes that any infill housing or multi storied buildings must fit in with the style of neighbouring properties and not create “cheap or low cost housing”.
4. Believes that the proposal must include WCC involvement in the redevelopment of the city centre.

APPENDIX 1

Future growth

Most of the community agree that there will be some growth over the next 45 years. Most residents agreed that the growth should take place in areas that have the right infrastructure to support that growth.

Most people agree that growth within the Wellington region should be planned, and that some form of cohesive city wide approach was preferred, rather than the current ad hoc process. In principle, there was support for the proposed changes in Tawa, but not with the proposed boundaries or zones.

At the meetings there was general agreement that Tawa did have the right infrastructure for an increase in the number of residents as long as the concerns that the community have, are dealt with.

The community will not support the proposal if there is a large increase in the population. The community is concerned that a large increase in the population will change the character of the community forever and that growth needs to be managed so that this does not happen.

Zones and Boundaries

It was generally agreed by the community that residents did not favour the boundaries and zones that were proposed by the WCC planning team. The zones and boundaries were too large and some of the streets specified should not have been included in the proposal.

Tawa residents would expect the planning team to work with the community to identify what streets and what areas should be designated for the proposed change. The proposal to designate two zones based on walking time would not be accepted by the community.

Most residents with whom we spoke would accept some form of infill housing, including multi-storey, as long as these buildings were located in appropriate areas, and that they were not classified as “cheap or low cost” housing. The majority of the community are against “cheap or low cost housing” and we have had a significant number of residents that have raised this issue with us.

Some residents felt that the town centre area or some other area like Tawa Junction could be used for a multi-storey development.

APPENDIX 1

Multi- Storey (2- 3 floors)

Initially there was only minor support for any multi-storey developments, as residents were concerned about the whole of Tawa being changed forever with a large number of low cost multi-storey buildings throughout the region.

Through our discussion with residents and the work done by the WCC planning team there is now a better understanding that there could only be a limited number of streets that would be affected by the change, and that there will be an opportunity for the community to have a say on where the multi-storey buildings can be located. Most residents that we spoke to would accept the proposal if it was based on this premise.

It was also clear after discussion with the planning team that the WCC has some control over the aesthetic design of multi-storied developments and that this would be used to ensure that “cheap or low cost” housing was not built in the proposed areas.

A lot of Tawa residents felt that in certain areas we could support the idea of 2 – 3 storey buildings but 3 - 4 storey buildings would not be supported. They felt that buildings of that height would affect the overall character of this community and that this character was worth protecting.

Redevelopment of the Town Centre

There is a concern that if the Town Centre is not revitalised in the next few years then the shops and the Town Centre will die.

Some residents thought that additional housing around the Town Centre would increase the patronage of the shops and because more people are around, it would also reduce crime and graffiti.

The TCB believes that if the proposed changes can also lead to a redevelopment of the Town Centre, then that would have a very positive outcome to the community.

Some residents also felt that the WCC could take the lead in developing the first new multi-storied building in Tawa so that the residents could see the type of buildings that are being proposed. In this case the WCC could also build into the redevelopment some changes to the Town Centre.

TAWA COMMUNITY BOARD
c/- Democratic Services
Wellington City Council
P O Box 2199
Wellington