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**REPORT 9**  
*(1215/12/IM)*

**RATIFICATION OF TAWA COMMUNITY BOARD  
SUBMISSION:**

- **PLANNING OUR SUBURBS - DRAFT PLAN  
CHANGES FOR THE RESIDENTIAL AREA AND  
SUBURBAN CENTRE ZONES OF THE CITY'S  
DISTRICT PLAN**

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Officers recommend that the Tawa Community Board:

1. *Receives the information.*
2. *Ratifies the Board submission to the Planning Our Suburbs - Draft plan changes for the residential area and suburban centre zones of the city's District Plan.*

Attached is the Board submission to the:

- Planning Our Suburbs - Draft plan changes for the residential area and suburban centre zones of the city's District Plan (Appendix 1)

# APPENDIX 1

## Planning our Suburbs

Submission from the Tawa Community Board to the Wellington City Council.

Tawa is the northern most suburb of Wellington, and was last Borough to be merged into Wellington City. The surrounding hills geographically separate Tawa from other suburbs. With this in mind the people of Tawa tend to be parochial about their community, and strongly believe that what is promulgated for the rest of the City, may not be appropriate for Tawa. Keeping this in mind:

- The Tawa Community Board (TCB) supports in principle, many of the ideas in the document, but note that Part 1 was very 'suburb specific' and had very little relationship to Tawa. We would however anticipate detailed pre consultation should any of the proposals were to be put into effect in Tawa.
- Tawa was not opposed to the Growth Areas – Areas of Change. Many residents were however opposed to the planned process that appeared to:
  - Create a blanket change philosophy Wellington wide with no apparent opportunity to provide input at the crucial times.
  - Make no provision for the character of individual suburbs.
- The TCB is keen to see how the Areas of Change is implemented elsewhere in the City, and provide guidance and leadership with the view to a suitable model being made available in Tawa.
- The TCB supports the intention to produce a new, single design guide with the view to improved urban design quality. However the essence of Tawa should remain.
- Whilst there are few buildings in Tawa to which the Character – pre 1930 demolition rule and Heritage Area policy would apply, the TCB supports these aspects of the document.  
We do however have concern that conflicts that may occur between the pre 1930 demolition rule, the Heritage Areas rule and the Building Act in respect of seismic strengthening.  
There may, and probably are, many buildings which are uneconomic to bring up to the new seismic code. It would be unfair to expect owners, some of whom have already spent considerable sums to meet the earlier code, to spend more than the building is worth, to meet the new standards.
- Tawa currently has a vibrant 'Town Centre'. This has not always been the case, and in the past few years two large shopping areas, namely the Tawa Junction and Tawa Mall, have closed. The plans for the area known as Takapu Island concern a number of people, particularly those who may see their businesses affected by such a development.

# APPENDIX 1

- The TCB, while acknowledging the need to separate work areas from retail, residential and areas for community based activities, would be concerned if the separation was to force businesses away from Tawa. We believe the ability to work and live in close proximity is an aspect liked by people in Tawa, has proved successful in other countries (See Our City Our Future, and the Northern Growth Management Plan Documents) and will become increasingly more important as fuel prices increase as supply decreases.
- The TCB would be disappointed if the statement “...community based activities to be discouraged in work areas” was to apply to recreation as most sports areas in Tawa are close to work areas.
- Woolworths is currently the largest retailer in Tawa. While a large proportion of the Tawa retailers would survive the loss of Woolworths it would be a disaster in respect of the social fabric of Tawa. It is the main retail outlet for many residents, it is a meeting place for many residents and in an emergency it would be a valuable resource

The TCB would be strongly opposed to any plan change that made it difficult for Woolworths to survive.

- The TCB believed that section 5.17 was a large enough section to be a document on its own. We had trouble getting our heads around this.

In summary, the TCB acknowledges that the future for Tawa, and Wellington, relies upon good long term planning and design. We, together with the people of Tawa, look forward to working with Council to achieve these objectives, thereby ensuring that Tawa remains a great place in which to live. As was the case with the implementation of ‘Safer Roads’ in Tawa, good communication, and consultation, will provide excellent outcomes.

## **Tawa Community Board**

Robert Tredger (chair)

Graeme Hansen (deputy chair)

Dennis Sharman

Chris Reading

David Darroch

Graeme Sutton