

DRAFT DISTRICT PLAN — SUBMIT BY 14 DECEMBER 2021 - VISIT WCC'S WEBSITE. SEARCH 'HOW TO MAKE A SUBMISSION ON THE WELLINGTON CITY DRAFT DISTRICT PLAN'

The Thorndon Residents' Association wishes to ensure Thorndon continues to be a great place for future generations to enjoy. We appreciate the livability, the ease of access to the city and green spaces, and the character, history and diversity, nestled at the gateway into the city.

Our location has a range of unique characteristics, which create both opportunities and threats. We have the parliamentary and government precincts, five significant schools, most of the city's significant lifelines and transport network passing through, some very old infrastructure, and of course a significant fault line. As NZ's oldest suburb we are endowed with special character and heritage values that have endured and are worthy of continuing stewardship.

There is a lot to work with to make our suburb more liveable and enjoyable notwithstanding there are some sobering challenges. Housing affordability being one of them. But solutions must be based on evidence, and best practice. Right now, misguided central government policy and superficial analysis is driving a narrow majority on our City Council to support radical and unnecessary changes to Thorndon.

On 1 November the Wellington City Council opened consultation on their **Draft** District Plan (DP). When approved it becomes the 'rule book' for urban planning going forward. There are significant proposals embedded in the draft, that, if implemented, would have huge potential for uncertainty and disruption, unravelling sound processes, but not replacing them with improved ones to guarantee better quality and durability.

The draft DP proposes all Thorndon's residential precincts east of the motorway be zoned Central i.e. the precincts of Selwyn Tce, Portland Cres, and the entire Hobson - Moturoa St area. Central zone rules and guides would be imposed rather than the residential

rules used in the rest of Thorndon (much of it astride the fault line). The decree is mandatory intensification; **at least 6** storey high developments, with a height 'limit' of **27** metres.



Residential areas tagged for re-zoning outlined in red.

The TRA rejects the current deregulatory philosophy of blanket up zoning and opposes plans to remove people's rights to have a say on developments. Instead of this radical and divisive agenda the TRA believes there are more effective planning processes and partnerships to do density well.

Throughout the city large tracts of land are crying out for leadership to develop the kind of homes, green spaces and small business facilities we all deserve, without sacrificing the homes we already have and enjoy. Along with the other inner city suburbs the TRA advocates for thoughtful up zoning that prioritises underutilised land. We want to see proper provision for sunlight, character, and urban quality to ensure liveability into the future.

A LIVEABLE INNER SUBURB BY DESIGN

LIVE WELLington is a new group which promotes Wellington as a liveable city, which has great housing for all while protecting the things we love.

LIVE WELLington has emerged from concerns felt across the city about how proposed planning and design changes could adversely affect our city's future.

LIVE WELLington will provide a collective resource for evidence based solutions that TRA and others can use. Visit

livewellington*
a liveable city by design

www.livewellington.org

We share a vision :

- Warm, dry, affordable housing in thriving communities
- Communities celebrating their unique character and designing their future
- Low emissions and a healthy urban environment with great transport choices
- Living heritage that celebrates all our stories and helps us orientate, locate and thrive
- to have a source of pride in our urban design, our democracy, and our civic leadership.

Communities around the world who do good planning achieve excellent outcomes through great design and in partnerships between government, community and developers. Wellington should be able to do this too.

The TRA believes that:

- Everyone deserves a warm, dry home
- Great design delivers liveable communities and a healthy environment
- Thoughtfully planned density delivers liveability better than blanket up zoning
- Action on climate change demands joined-up thinking and a joined-up suburb
- Living heritage and character enhance liveability and strengthen community
- Working together to co-design solutions makes for more durable solutions
- Decision-makers need to work with evidence and learn from experience

Carefully designing our future urban environment is a far better solution than removing all controls and letting developers have a relatively free hand to do whatever they want.

We support participatory design processes and strong civic leadership to drive rapid growth in good quality housing on underutilised land throughout our city.

Public and community housing have key roles in this housing future. We advocate for fixing the homes that need fixing now and ensuring new builds are well-designed and provide durable housing for the future.

Together these steps can house forecast population growth and more, and make sure existing and new residents have great quality of life.

Thoughtful planning and design, coupled with partnerships between developers, community and council, is the fastest way to provide a diverse mix of high-quality housing with great urban design across Thorndon and the city. This approach provides greater certainty for everyone and will speed up development without damaging the essence of what we already love about our suburb and Wellington.

A CALL TO ACTION

A liveable suburb is a place where everyone can feel at home. True liveability comes about through great design and the support of active and engaged citizens.

Take a look at the **DRAFT District Plan** online
Submit feedback **by**

Tuesday, 14 December 2021

Search WCC's website for

'How to make a submission on the Wellington City Draft District plan'

WCC FIXIT APP

The smartphone app, FIXIT, gives Thorndon and residents of wider Wellington a great way to easily alert Wellington City Council about any problems you see which need fixing e.g. report graffiti using the App

The app is free and allows you to take a photo, tag the location on Google maps and leave a description of the problem. WCC log the report, staff or contractors are notified and you receive a follow-up email. We encourage all residents to download the app.

PROGRESS ON QUEENS PARK

Over the past four years, a committed group of workers has met each month to work on clearing the neglected undergrowth, working northwards from the maintained areas near Park Street. Donations have allowed planting to be undertaken in the cleared areas over the past two winters, with the plants reflecting the original development of the park and the Council's policy that the park should be developed as a deciduous woodland area.

The Council have funded a plan for development of the Park and have funded one of the Council's Horticulture Apprentices to develop a "Hidden Garden" which is currently being planted around the Nathan Fountain on the corner of Grant Road and Wadestown Road.

Further Council work is in prospect with plans to remove a number of the dead, dying and damaged trees in the park. This work will include the removal of the piles of deadwood that our group have developed over the past four years and which are now heaped in the Park and visible from Grant Road. We look forward to the removal of these trees – the first active tree management, apart from removing fallen trees, that I believe has been undertaken in the park for some 30 years.

The Spatial Plan has Queens Park mapped as a draft Significant Natural Area (SNA), which would require native replanting and prevent removal of most native vegetation without a Resource Consent. While supporting SNA status for the rest of Te Ahumairangi hill, the TRA considered that Queens Park was completely inappropriate as a SNA – the vegetation is not predominantly native, let alone significant, and the designation inconsistent with Council policy for the park.

Queens Park has now been removed from the SNA proposals in the Draft District Plan. We will be able to continue to develop this park as our forbearers intended – in a way which will provide a contrast to the rest of the hill and which will reflect the cultural and botanic diversity of our community and landscape.

Peter Steel coordinates this community effort and would especially like to thank everyone who has helped at working bees and made donations for the replantings.

There remains much more to be done on the Park and anyone who wants to help is most welcome – either regularly or just occasionally. The next 2hr Working Bee is scheduled for Sunday 21 November. Meet at 10am near the top of the Park Street steps – all welcome.

If you want to be put onto the Queens Park email list to be informed of future working bees, please contact peter@steelfamily.nz

If you have enjoyed reading this newsletter please consider joining your Residents' Association.

MEMBERSHIP FORM		Thorndon Residents' Association Incorporated Society No. 2174304	
SUBSCRIPTION	\$15 individual or \$30 per household (financial year begins 1 April)		
PAYMENT	ANZ Account 01 0505 0380782 00 Use Surname/Street as Reference/Particulars		
EMAIL your Member details to contact@thorndon.org.nz or complete and POST to PO Box 12282, Wellington 6144			
Name:			
Address:			
Email:			
I am happy to receive newsletters and notices by email: YES / NO (please circle one)			
Phone:		Mobile:	



BECOME A MEMBER AT WWW.THORNDON.ORG.NZ

Published quarterly by Thorndon Residents' Association & distributed throughout Thorndon. Proudly supported by Tommy's Real Estate.
Email contact@thorndon.org.nz with comments, suggestions or advertising.

Thank you for your positive feedback and support for myself and Tommy's Real Estate. I have enjoyed the opportunity to be of service to those who have made contact. Please note I am more than happy to provide free market appraisals with absolutely no obligations. If you are interested, please give me a call!



16 Hobson Crescent

Sale Price **\$1,900,000**



54B Hobson Street

Sale Price **\$3,700,000**



33/70 Hobson Street

Sale Price **\$550,000**



27/2 Newman Terrace

Sale Price **\$450,000**



3 Poplar Grove

Sale Price **\$2,100,000**



18/2 Newman Terrace

Sale Price **\$600,000**



16 Newman Terrace

Sale Price **\$1,540,000**



1402/111 Molesworth St

Sale Price **\$936,500**

MARKET COMMENT

As was widely predicted, the Reserve Bank have adjusted the Official Cash Rate upwards by 0.25% at the latest review on 6th October 2021. This was the first adjustment to the OCR since March 2020 and will come as no surprise to most market followers. Further increases seem likely to occur at subsequent reviews. As was expected, the major lending institutions were quick to adjust mortgage rates on the back of the OCR adjustment and homeowners who are heavily mortgaged will be watching developments with interest and possibly some concern.

Like most of the country, the greater Wellington area is still witnessing a market where demand exceeds supply so any minor interest adjustments are likely to have negligible impact on buyer demand. The median house price in the Wellington area (including the city and suburbs and also the Hutt Valley, Kapiti Coast and Wairarapa) was \$875,000 as at 31st August 2021 while in Wellington City alone, the median price was \$1.1m. Despite the uncertainty of Covid, interest rates, and other market factors, Tommy's suggest these figures will be our future benchmark and expect prices to hold up in the coming months.

As we see it, the supply of properties will continue to be tight although new builds now under construction or on the drawing board will eventually ease some of this pressure. There are a number of apartment developments underway, and these are proving popular with first home buyers. When we add to the current demand for residential property an estimated further 30,000 people wanting to return home and vying for MIQ space though, the imbalance of supply v demand seems to be with us for some time to come making for an appealing market place for home sellers.

**Everyone wants to
live in Thorndon**

Very proud to support Thorndon



Contact Barry O'Brien

021 969 808

barry@tommys.co.nz