

# Karori Community Meeting - 02 December 2015 – St John’s Hall

**WCC Officers:** Liz Moncrieff, Lucie Desrosiers, Steve Spence, John McSweeney, Karen Williams

**Councillors:** Cllr Simon Woolf, Cllr Andy Foster

**Members of the public:** approximately 80 people in attendance

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**Opening by Cr Woolf – 7.30pm**

**Town Centre Update – Lucie Desrosiers**

**Housing Choice and Supply presentation – Liz Moncrieff**

- **Some questions occurred during the course of the presentation**

Q: How many houses are in the draft boundary?

A: approximately 1100

Question: What proportion of houses in Karori are located within the area?

A: Not sure of the proportion, but feedback to date through submissions received is that the area is larger than what people expected it might be.

Question/Statement: How many people walked tonight? Adding 700 people is not going to work with the roading infrastructure. Simple maintenance/strengthening works take a very long time. There’s no way upgrades are going to happen to manage growth. This consultation is not genuine – WCC has preconceived views and this draft is not going to change.

Question/Statement: 8m two storeys?

Answer: Typically 2 storeys, but some can achieve various levels within a 8m height limit.

Question: Can you excavate for additional height? Where is 8m limit taken from?

Answer: height measured from existing ground level. Depends on where ground level is at time of application.

Q: Why is southern boundary building recession plane at a shallower angle?

A: To setback building more to allow sun to site to the south.

Q: Why is this even necessary – why can’t people just apply for site coverage/open space dispensation, rather than apply a new zone.

A: It’s about providing certainty to both community and developers that additional growth is anticipated in a particular area, rather than leaving it to ad hoc applications all over the suburb.

Q: Are we talking about section size?

A: Individual space for each unit will be smaller where development occurs within a typical site.

Q: Are the Auckland medium density housing provisions similar?

A: We’ve reviewed Auckland, Chch, Hamilton and other larger cities in figuring out what rules might be appropriate in the Wellington Context. Medium density development in Auckland is around 6 stories. That would not be appropriate in the Wellington context and in light of the Wgtn growth projections.

Question/Statement: Concerned about the density – referenced 'The Block' TV show.

Question/Statement: Concerned about the scale of intensification that is going to occur. WCC isn't accurately representing this.

Cr Woolf: Asked that people leave questions until the end.

## **Karori Association speakers**

### **1. Lesleigh Salinger**

Karori Association is open for membership – would encourage people to join.

Letter for householders noted that an integrated approach was desired for MDH with work also happening in the Town Centre Space and transport network. Reiterated the importance of this.

Survey by Karori Association

- Traffic is a real problem at peak periods
- Not happy about MDH if major investment in transport is not coupled with this
- Designs must be appropriate to the area
- Concerned about building heights and impact on neighbouring sites
- Major investment in Karori required
- Overhead utilities should be undergrounded

### **2. Leith Wallace**

Provided brief overview of concerns:

- Access to public open space limited
- Highlighted existing developments and urged people to consider how existing multi units actually fit within context.
- Showed photos of permitted scale development next door and impact on her property
  - Privacy
  - Shading
  - Bulk
  - Driveway access
  - Emphasised the change to site coverage and open space (i.e. from 35% to 50% and reduction of 50m<sup>2</sup> to 20<sup>2</sup> open space).

### **3. David Hunt**

Emphasised concern Karori Association has with Building Height, Building Recession Planes.

#### Building Height:

Current regulations allow for 2 storeys already (8m height). Proposing 8m in draft change, but also have signalled that 10.4m could be possible on wide roads – what about the impact of neighbours?

#### Building Recession Planes:

Current standards are 2.5m + 45° - WCC is looking to relax this. Already, if you look around, there are plenty of examples where there are very large buildings under the current standard. Concerned about what this would mean if standards are relaxed further.

Council Quality:

Concerned about the current quality of existing multi units –there is nothing in the draft that requires developers to build to a high standard.

Carparking & Heights of Buildings

Buildings at 10.4m will not suit the elderly

Example of carparking

18 residences – in the 1970s there were 21 vehicles

18 residences – in 2015 there are 31 vehicles

**Question and Answer session**

Question: What's wrong with the current provisions/rules?

Answer: Goes back to targeted growth work initiated a number of years ago. Infill standards were introduced to manage infill housing (reduce height, require open space) to reduce scope for poor quality, ad hoc infill occurring throughout suburbs. The Council agreed on a planned (targeted) approach to providing areas where new growth would be enabled. Preference for this to occur closer to town centres and public transport routes.

Question: How will WCC acquire land?

Answer: WCC is not looking to acquire land – this is a plan change that will facilitate individual owners to develop land as opportunity arises.

Cr Foster: Noted that WCC is investigating setting up a Land Development Agency, which could be used as a tool to help sites become amalgamated and then comprehensively redesigned. Still operates on the basis that there is a willing seller.

Question/Statement: Appalled at the development of medium density housing on flat areas – it makes the bulk very apparent and impacts on neighbouring sites. The Futuna development works as it is tucked at the bottom of a hill. Should identify streets and areas that can accommodate this form of development based on topography.

Question/statement: Supports introduction of medium density housing and housing choice, but would like to understand timeframe for transport infrastructure upgrade.

Cr Foster: We are very aware of the issues and know that we need to address this. We will need to work with Greater Wellington regional Council to get traction on this.

Question/Statement: Images provided show 'pretty pictures', but reality is somewhat different. David mentioned guidelines, but how much strength do these have?

Answer: Every development would require resource consent and design is a key matter that we will be addressing. The Residential Design Guide looks at the quality of development, access to sun, privacy controls, addressing the streetscape, integrating with the context.

Question/statement: Infrastructure issues – don't we have "cart before the horse"? Surely WCC needs to assess the capacity of the road network and arrive at solutions before introducing intensification?

Question/Statement: Am not sure the submissions are accurately reflected in the statistics – 64% in support of intensification seems very high. Suggest this is re-examined.

Question/Statement: Very concerned about the scale of the boundary and the scale of development that this would enable. Karori is an outer suburb, it is not an Inner suburb.

Question/statement: What assurance can you give that route 18 “Campus connection” is going to be retained?

A: Cr Woolf commented that both he and Cllr Woolf are not happy with the loss of this service. Local Councillors will be advocating for its retention and be engaging with Greater Wellington Regional Council. Cr Foster also noted that Route 21 is to remain, with increased service levels.

Question: How many houses are built currently?

Answer: About 12 per annum

Question/statement: Isn't that in step with the growth projection? Why is this even necessary. Also – I believe that traffic issues are worse on a Saturday morning than during peak hours. People are leaving the suburb to go shopping. Why aren't we expanding the shopping centre?

Cr Woolf: Council – through Lucie – is currently looking into this, as we are very keen to look at increasing the scale/size of the town centre to provide a better commercial service.

Question: Will housing growth occur in Makara as well, as they use Karori Road?

Answer: No – that is a rural context and we want to encourage growth in areas with easy access to the centre.

Question: Is there a need for two petrol stations?

Council is in discussions trying to get an outcome in that space. It's not necessarily about removing one petrol station, but ensuring they are well located.

Question: What are the long term effects on infrastructure?

Answer: City Engineer is looking at long term capacity and required upgrades. Wellington Water is currently modelling Karori to ensure we have a clear understanding about this.

Lesleigh Salinger: Reuse of VUW campus is being considered by Vic University currently. The Education department is planned to exit the Karori Campus, but there may be other uses planned as the overall size of the University is planned to grow. This space could be used in a number of ways – it would be great if it could continue be used for education purposes. They are not currently looking to sell.

Cr Foster: One aspect of the Karori Uni land is the disposal part (less likely). Repurposing the space is a key factor, particularly if they are looking to increase overall numbers. Student accommodation possibly. VUW is very aware that the Karori community is interested in how the VUW assets gets used in the future - particularly in regards to recreational resources.

Question: Resident from Khandallah – question about consultation. The presentation appears to present a solution that is similar to the 'investigation' in Khandallah. How is the Council actually listening to the communities?

Answer: Council hasn't presented any draft provisions and/or solutions to Khandallah. This is a long planning process, which as part of this we go out and engage with each community.

WCC said that they would come back to Khandallah next year with a Plan Change, but it was mentioned earlier this evening. What is the actual timeframe?

Answer: Council goes out and engages early, so that is what the reference to next year relates to. But the whole process can often take several years due to appeals etc.

Question/Statement: Do not believe engagement is effective at capturing those with families, which arguably are the key sectors of the community that will be impacted on the most. School newsletters would be a good place to advertise this information/process.

Cr Woolf: Council attempts to reach the wider community – however there are some areas where we can do better.

Question/statement: Why is WCC going out suburb by suburb and engaging/rolling out this process. Very concerned that we are not analysing and monitoring the recent introduction in Johnsonville and Kilbirnie, before extending elsewhere. It seems like a bit of an experiment. Surely we need to take stock and see how this has works elsewhere before bringing it to the next suburbs.

Question/Statement: Very concerned that this housing plan is coming out before infrastructure is in place. This is cart-before-horse thinking. An infrastructure audit is absolutely necessary before medium density housing comes out. In addition, transport is clearly is a problem – Karori does not have adequate infrastructure now. It cannot have additional housing introduced into the mix. Councillors should note that if changes are introduced before a clear picture is known about the infrastructure, then it should be noted that this will be taken into account during the local body elections.

Cr Woolf: That point is acknowledged.

**Cr Woolf closed the meeting at 9.45pm and noted that further feedback/submissions are welcomed from the public.**