
REPORT 4
(1215/12/IM)

RATIFICATION OF SUBMISSIONS

It is recommended that the Tawa Community Board:

1. *Receive the information.*
2. *Ratify the Tawa Community Board submission to the Proposed District Plan Change 56 – Managing Infill Housing Development (attached as appendix 1).*
3. *Ratify the Tawa Community Board submission “Promoting Quality of Place – A Targeted Approach to Infill Housing in Wellington City” (attached as appendix 2).*

Attached is the Boards submission to the:

- Proposed District Plan Change 56 – Managing Infill Housing Development (attached as appendix 1)
- Promoting Quality of Place – A Targeted Approach to Infill Housing in Wellington City (attached as appendix 2)

Infill Housing Review – Proposed District Plan Change 56:

Managing Infill Housing Development.

Tawa Community Board – 25 June 2007

The Tawa Community Board wishes to support this district plan change, however we believe that minimum lot sizes should be reintroduced to the Wellington City Council District Plan. This is due to the current rule based planning not meeting the expectation of providing a high standard of infill development.

The Board acknowledges that infill housing can be an appropriate mechanism to provide sustainable land use and increased demand for housing in Wellington.

1. Over – Development of Sites

Over recent years we have seen a number of sites in our community over developed (an example is on the corner of Hillary Street and Franklyn Road in Tawa), which have resulted in a significant change to the suburban environment in that area. We believe that this type of development must be controlled and the “loop hole” that permitted this development must be closed. We acknowledge that the amendments to the subdivision regime of rules 5.3.3, 4.2.4.1 and the amendments to the Design Guide go some way to addressing this issue. However, we are acutely aware that there are many professionals who make their living to secure legislative avoidance to enable their clients to maximize profit for every venture and without a concrete minimum lot size we fear that the status quo will continue.

2. Residential Amenity

We support policies 4.2.2.1A & B and the revised and renamed Residential Design Guide, their aims to reconcile new developments, the effects that they have on the privacy and amenity of existing dwellings and to control the sighting and compatibility with the existing environment.

We support the “as of right” restriction of infill housing to a single story, which we acknowledge will require a Resource consent to be granted, and request that this be subject to limited notification.

3. Streetscape / Character Effects

The Board agrees that the combination of the proposed new policies for open space, hard surfacing and the retention of trees and bush or comprehensive mitigation through landscaping plans, will have a positive effect on the streetscape where infill housing occurs and may curb the adverse effects that we have seen over recent years, however we would like to raise the issue of long term compliance and monitoring of these consent conditions. We request commissioners to recognize this as an issue in their recommendations to Council, requesting that adequate funding be allocated for long term monitoring and that this monitoring element be recognized in the fees and charges for new infill developments.

4. Environmental Effects

We fully endorse the retention of mature trees and regenerating bush. Over recent years our community has experienced a huge increase in birdlife, much of which we attribute to both the work at Karori Wildlife Sanctuary in addition to the work of our own Friends of the Tawa Bush Reserves. However, we believe that their work, can not be held in isolation. We believe that privately held mature trees and regenerating bush, allow for the transit of these birds which are valued in the back yard of many of our local residents. However, we hold concern that without the tightening of the rules, we will continue to see incremental destruction of mature trees and regenerating bush 3 – 6 months prior to an application being lodged.

5. Subdivision Regime

It is acknowledged that the shift of subdivision applications from a ‘Controlled’ to ‘Discretionary (Restricted) application, will allow council officers the ability to decline sub-standard lot applications, which is a step in the right direction. However, we believe that this still leaves opportunity for developers to “push the envelope and squeeze every last dollar from their development” placing undue pressure on officers when assessing their application and interpretation of rule 5.4.5. It is on this basis that we believe that a minimum lot size should be implemented.

The Community Board wishes to be heard on this matter, and wishes to reserve the right to further add to this submission.

Thank you for your consideration of this submission.

Tawa Community Board

Ngaire Best (Chair)

Vicki Beachen

Graeme Sutton

Tony Parker

Robert Tredger

Infill Housing Review

Tawa Community Board – 25 June 2007

The Board would like to thank Council for the opportunity to submit on their Urban Development Strategy and acknowledges that infill housing, provides an appropriate mechanism to maintain a compact city, and provides sustainable land use and increased demand for housing in Wellington.

In responding to the Urban Development Strategy we have responded to the questions put in your consultation document.

1. We agree, Council should direct housing development to areas with supporting infrastructure and good access to public transport. However care must be taken to ensure that the existing infrastructure can support it or provide mechanisms (including development contributions) to fund all infrastructure affected by the new development. Public Transport routes must be carefully planned to ensure capacity can be met, hubs will need to be further established to support transfer from existing and currently proposed developments, supporting park and ride, cycle and ride and shuttle bus services. Wellington must aim for sustainable housing through energy and land efficiency.
2. We agree Council should direct housing development away from areas sensitive to residential development to residential development, including coastlines, steep slopes and key employment areas. Development away from key marks of our environment is sensible, particularly in relation to issues of global warming and erosion, but also to preserve the form our landscapes. However, we do believe that there should be some flexibility to provide mixed use in employment areas to support business, reduce transit time which will reduce energy use. Care must be taken to ensure a healthy living environment is provided, particularly in relation to noise, air and sunlight.
3. The Tawa Community Board does not support the current approach of being able to build townhouses, terrace houses and low rise apartments anywhere in the suburbs and commercial areas. We believe medium density housing is appropriately sited nearby or within suburban centres and or close to public transport nodes. We believe that we must take care to avoid changing the atmosphere of established suburban communities.
4. The Tawa Community Board agrees that it is important to identify areas of stability – where infill housing would be tightly controlled or not allowed at all. We believe that these areas must be agreed upon by their own community through a community based consultation process, not dissimilar to the process used in the Northern Growth Management Plan.
5. In addition we agree that it is important to identify areas of limited change – where infill housing would be allowed but with a greater focus on quality. Again this process must have the “buy in” of the people it will affect; we believe that a well managed community based consultation.

APPENDIX 2

6. The Board supports the identification of areas of change – where housing re-development would be encouraged, resulting in moderate to significant increased in residential density. Again this must be treated on a site-by-site basis identified thorough a community based consultation process.
7. Based on the proposition that the Wellington population continues to grow we believe that a targeted approach to infill housing would better meet the needs of our population and lead to a more efficient, sustainable and better quality city. Again where this is to occur, it must be looked at by each community, and each community must be given the option of a suite of tools (such as zone, design guides and targeted development contribution) to use to make an informed decision.
8. We believe that the processes adopted through the Northern Growth Management Planning initiative provided the community with knowledge, a voice and have empowered communities to take ownership of development pressures and have a high level of influence over the development of their own community.

Tawa Community Board

Ngaire Best (Chair)

Vicki Beachen

Graeme Sutton

Tony Parker

Robert Tredger