






20230627 R Murcott speaker notes for PDP Hearing Stream 4 – Centres

<p>1</p> 	
<p>2</p> 	<p>The Thorndon Residents' Association supports this submission.</p> <p>We perceive that the PDP has deficiencies in regard to WIND;</p> <ul style="list-style-type: none"> - beside medium density residential zones (MRZ), and - in high density residential zones (HRZ). <p>It feels like there's a blind spot; a 'no go' area wrt WIND controls. Avoiding an inconvenient truth of the climate in this area and its potential impacts in residential neighbourhoods with up-zoning and intensification.</p>
<p>3</p> 	<p>My primary submission covered WIND.</p>
<p>4</p> 	<p>But it seems my primary submission on WIND wasn't noticed for WCC's s42 report for Commissioners.</p>
<p>5</p> 	<p>During the Spatial Plan conversations we harvested this quote is from an erudite Thorndon senior.</p> <p>We have ample examples of aerodynamic "anomalies" in Thorndon/Pipitea. We don't want any more.</p> <p>I'm familiar with this situation in Davis St. I understand all Commissioners have visited this area for Hearing Stream 2 Residential.</p> <p>It's an example of the impact of scale. The 6 storey apartments either side the street are additions to older repurposed commercial buildings.</p> <p>This is one of my cycle routes and it's a nasty spot for hazardous wind gusts.</p> <p>Please note the house in the middle of the picture at the end of the street.</p>

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We're at that house. This view is from the western end of Davis St, viewing the rear of residences fronting Hobson St.

Earlier this year the sturdy driveway slider gate (highlighted by the arrow) was hurled off its mounts by the wind.

This as evidence of the forces that can be experienced by residential properties and their backyards.

I believe the diabolical wind effects in this area are a consequence of evolution of 6 storey apartments along Davis St.

BTW in the PDP this area is proposed as HRZ.

Though in Hearing Streams 2 & 3 we have asked that this area be zoned MRZ within a character precinct.

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Of course adverse wind effects and 'anomalies' do arise from proximity to high residential buildings e.g. downdrafts, wind channelling, etc

These are views over my boundary fence from my small rear yard. The fence is 2m high from the garden. It's 1.75m high on the apartment building side.

A strong southerly can thrash this rear yard with strong wind eddies and deflected gusts.

We call these 'lettuce days' due to the shredded leaf litter (or worse) that gets strewn around.

There has been fatal wind damage to trees; quashing attempts to get them to grow higher than the fence in an attempt to add additional shelter.

This 10 storey apartment building stands 29m to the roof of the four penthouses. Then add several more metres for the height of each of the two lift motor sheds.

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This apartment building is built atop another huge 3 storey building which fronts onto Thorndon Quay. The difference between Thorndon Quay and the 'ground floor' of the apartment building is 10m.

So, the total height to the top of the apartment building above Thorndon Quay easily exceeds 40m when accounting for the two tall lift sheds.

Terrain is a factor here. The apartment building is highlighted in yellow.

Note the contours and the escarpment between the Thorndon Flat and Thorndon Quay (the former beach). 10m difference.

We know that wind patterns can be influenced by local topography and geographical features. Clearly adding a large feature into the frame adds new dynamics and complexity.

We're bringing these 'learnings' forward so that they might get scrutiny by the PDP authors with consideration impacts in MRZ and HRZ's

BTW there are 84 apartments in this building ... that's a lot of regular pedestrian movement ... on private property.

But WIND provisions on 'private' property seems to be deemed 'out of scope'? This doesn't seem 'right'.

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Further illustrating the impact of this tall apartment building on its residential neighbours.

If it's sunny the brown area will be the extent of its shadow at 2pm today, Tuesday 27th June 2023.






This tall building obstructs a stiff wind from the south or south-east. Maybe the wind gets channelled up Thorndon Quay and climbs the embankment.

Whatever, it's a double whammy whereby neighbours get shade, plus chilly and potentially damaging wind gusts

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The concern is that not enough has been introduced to the PDP protect neighbours in adjacent medium density residential zones (MRZ) and within HRZs.

<p>11</p> 	<p>Experts acknowledge the problem.</p> <p>But the response in the PDP seems muted to say the least.</p>
<p>12</p> 	<p>The windiest capital in the World deserves better!</p> <p>Previous submissions by the Thorndon residents' association and others, are seeking <u>a liveable city by design</u>.</p>
<p>13</p> 	<p>Myself and the TRA remain concerned that 'out-of-scale' new developments being dropped into, or near, existing urban residential fabric (MRZ and HRZ), without any effective analysis of potential adverse wind effects, or controls, is problematic particularly in our windy climate.</p> <p>And not just for pedestrians at street level or in public spaces, but also for backyards and adjacent private properties.</p>
<p>14</p> 	<p>Will climate change increase the WIND impacts?</p> <p>Should wind engineering assumptions from decades past be revised for this plan? Not relaxed.</p> <p>Considering taller buildings being 'enabled' amidst low rise residential areas, it is considered fair and reasonable, for this city's DP to have exceptional provisions to fairly and reasonably protect neighbours in medium and high density residential zones from adverse wind effects.</p> <p>This suggests that Wellington needs significantly superior wind rules than any other NZ city, or any other capital.</p> <p>All due to our proximity to Cook Strait of course, and our hilly terrain.</p> <p>It begs the question, under the NPS-UD, in Wellington should WIND be a qualifying matter ?</p>
<p>15</p> 	<p>Concerned for what climate change means for Wellington.</p> <p>We fear that enabling taller buildings in Wellington's residential zones, without analysing the complex interactions and wind dynamics on neighbours, risks poor outcomes that could erode liveability rather than enhance it.</p>

