

Red Design Architects' Urban Activation Lab (Anna Kemble Welch FNZIA and Martin Hanley) are presenting to you today as advocates for self-determining communities.

The scheme we are showing you (refer Red Design's Newtown slideshow presented in full to PDP Stream 2) embodies sustainable environmental practices, holistic community planning, quality urban design, for an interconnected resilient society that fosters creativity and bicultural / multicultural practices that fit the local setting.

Holistic Urbanism is the practice of firmly believing there's no need to break things to make social change and improve things.

In a housing crisis everyone has a right to a warm dry healthy home. Newtown has a clear vision that urban intensification can play a very important role in Wellington's planning for growth. Newtown is the one community where intensification does not need to come with confusion and conflict, here the local advocates of more medium-density housing are also the defenders of urban heritage and character.

The carefully considered Newtown initiative by Red Design's Urban Activation lab understands and works with the things locals know make our place great.

Unlike other communities Newtown submitted in favour of quality densification, densification that does not need to come at the cost of what makes our place liveable. The Newtown initiative avoided the usual clash of values and visions created when communities are faced with the challenges of intensification. Newtown offered a vision that located the growth amongst the heritage mainstreet and avoided the perennial problem of community stress and anxiety caused by the uncertainty of new development everywhere. Red Design's suburban centre based scheme offers the genuine delivery of more housing at the heart of what makes the place great, it offers quality urban development.

Newtowners decided decades ago that our community needed, and could welcome more housing, if that more housing was located and configured to make the most of Newtown's urban and natural setting, its social milieu and the city's existing infrastructure. We know and understand what our "amenity-rich" suburb has that sets it apart from other parts of Wellington, and what makes it a desirable place to live. Instead of breaking this with widespread upzoning that would destroy the liveability of our place through randomly located growth, we seek to focus the growth in a way that works with the character.

The scheme documents the intensification of the Newtown local suburban centre over a period of time, with up to 6 storey developments, providing two thousand potential new 100 sq metre homes, which could be up to 4000 1 and 2 bedroom apartments – far exceeding Newtown's

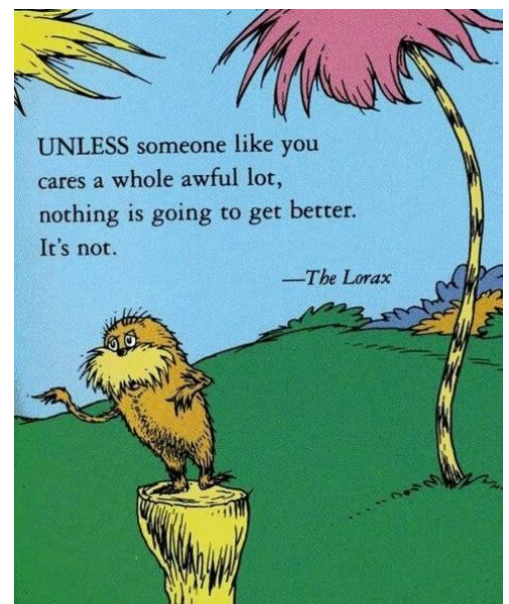
share of the projected population growth of Wellington. Concentrating development of housing intensification in the suburban centre provides a much easier way for council to upgrade the infrastructure to match the increased density.

Placed shoulder to shoulder along the arterial main streets in the suburban centre heart, mitigates the adverse wind and shading effects of intensification and locates growth along the transport corridor. New inhabitants could be living right on the bus route, sheltered by verandahs, right amongst Newtown's shops, cafes, supermarkets, community services, and within close walking distance of our schools, medical centres, churches, parks and the regional hospitals, hospice, sports fields and the zoo. Building up to 6 storeys here with set backs from the historic frontages and street edge, the sense of place that these new residents will look out at will still be Newtown, with its quirky close together cottages and green back yards framed by the Town Belt backdrop. They would truly feel like they live in Newtown, and Newtowners could continue to enjoy the suburb they call home.

A District Plan that preserves this sustainable carbon sink of living back yards and native timber cottages, with new townhouses threaded in at the right scale, twinned with intensifying the heritage framed main street, would be endorsed and welcomed by our community - a win-win that plays an important role in reducing car dependency and fosters social connectivity all while helping preserve Newtown's and Wellington's identity.

Not having to break things to improve them, the proposal is a case study in holistic urbanism and community empowerment - addressing and working with the strengths of the physical and natural setting, the infrastructure, our quality public transport, but also of local amenities and employment, of cultural assets and of streets for people, all built at a human scale.

Globally community engagement is an established and valued process. The Newtown initiative should be supported as a local process that firmly achieves the nationally framed wider goals for urban intensification, particularly in a housing crisis.



Presentation also references support for:

- Newtown Residents' Association Submission
- Statement of Expert Evidence by Dr Timothy Hem for Newtown Residents' Association
- Statement of Expert Evidence by Stuart Niven for Wellington's Character Charitable Trust
- Hillary Watson Submission
- LIVE WELLington Submission
- Wellington Branch of the New Zealand Institute of Architects Submission