

Adelaide Road

Planning for the future

Help develop a plan to manage future growth at the northern end of Adelaide Road



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WELLINGTON CITY COUNCIL

Wellington

Adelaide Road

Planning for the future

Wellington City Council is launching a project to investigate opportunities for the future growth and development of the northern end of Adelaide Road (between the Basin Reserve and the John Street intersection).

The project will look at how this area can be developed and enhanced, creating an attractive, vibrant, people-friendly and prosperous part of Wellington city. The aim is to develop a vision for how future population, housing, retail and business growth in the area can be planned for and managed over the next 20 to 30 years.



Please give us your views

We want to hear what you think about the Adelaide Road area, what you like and don't like about it, and what opportunities you think there might be to improve it over the long-term.

Please take time to complete the attached questionnaire and return it by Friday 14 December 2007 to Freepost 2199, Adelaide Road, Wellington City Council, PO Box 2199, Wellington. Alternatively you can complete it online in the Have Your Say section of the Council's website www.Wellington.govt.nz.

Please also indicate on the questionnaire if you would like to be added to our mailing list so you can receive regular updates and information.

Developing a vision for Adelaide Road

Adelaide Road is an important part of Wellington city. It provides employment and a range of services. It is located close to the central city, Wellington Hospital, the Newtown shopping centre, the Basin Reserve and Massey University's Wellington campus.

This project provides a unique opportunity to transform Adelaide Road into an exciting and vibrant urban village, incorporating a number of different land uses and activities, whilst retaining and enhancing its unique characteristics and features.

The future growth of Wellington city

Wellington is a dynamic and growing city. Forecasts are that by 2026 there will be around 30,000 more people living in Wellington city than today.

The Council's Urban Development Strategy anticipates at least 60 percent of all new housing built in Wellington between 2001 and 2051 will be within the central city and the three growth areas, or nodes, of Johnsonville, Kilbirnie and Adelaide Road.

Directing and managing change in Adelaide Road

Change is already happening in the Adelaide Road area. There is significant, growing interest in the area from developers and investors (see page 4 for some recent proposals). A number of new townhouse, apartment and student accommodation developments have already been approved.

The redevelopment of Wellington Hospital, although just outside the study area, will also have an impact on the future development of the Adelaide Road area.

The challenge is how to best manage and plan for this change to benefit the community. Our objective is to improve the area for all people living in, working in and using the area. This will mean protecting the things that people value, including the unique character and heritage of the area, and ensuring high quality development leads to a more pedestrian friendly, accessible, mixed-use, vibrant, resource efficient and prosperous part of the city.

Adelaide Road itself heavily influences the character of the study area. Its main function is a traffic thoroughfare, linking Newtown and the southern suburbs to the central city, but it also divides the study area into western and eastern areas. The eastern and central areas are dominated by commercial buildings built from the 1960s to the 1990s. These buildings vary in height, design quality, condition and distance to the road. The western sector comprises a more diverse mix of new and old commercial buildings, clusters of heritage housing (eg Myrtle Crescent and Tasman Street), new townhouses, apartments and student accommodation.

Study area

The study area for this project focuses on the land zoned Suburban Centre at the northern end of Adelaide Road, but it also encompasses the immediate surrounding residential and commercial areas so they can form part of the long-term vision.

Wellington Hospital, Massey University, the Basin Reserve, local schools and Government House are outside the study area but all have a significant influence. Their relationship with the Adelaide Road study area will be explored as part of the project.

Study area for the Adelaide Road project



The aim is to develop a vision for how future population, housing, retail and business growth in the area can be planned for and managed over the next 20 to 30 years.





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Issues and opportunities

Future development of the Adelaide Road area could mean more people living in and using the area, more jobs and a wider range of services, shops and public spaces. Development also provides opportunities to improve the look and feel of the Adelaide Road area, creating a more interesting and vibrant place to work, live and visit.

However, it also presents challenges that need to be carefully managed, such as traffic and parking, impacts on neighbouring residential properties and maintaining the character of Mt Cook.

Some of the key issues and opportunities to be explored include:

- deciding the best location/s for new development, including new housing and employment
- protecting and enhancing the historic character of the Mt Cook area and the surrounding character housing
- improving traffic flows, public transport and parking
- looking at what other infrastructure and services may be required to support new housing and employment
- creation of new and improved public spaces
- creating a more 'people-friendly' environment
- making it easier to walk and cycle
- increasing safety and security
- improving the overall design quality and attractiveness of the area
- strengthening the local community and providing a focal point for Mt Cook

Where are things at?

Work has just started on this project. We are currently gathering a wide range of information that will be used for further consultation with businesses, residents, developers and the wider community.

At this stage we are asking for your comments on what you think of the area, what you like and don't like about it, and what opportunities you think there might be to improve it over the long-term.

This information will help us pull together a detailed list of issues and opportunities and will help in generating ideas for further public consultation.



How can you be involved?

There will be lots of opportunity for you to be involved and to provide input into this project.

We are planning to hold a community workshop in early 2008 to further explore key issues and develop options for the area. More information about this event will be advertised closer to the time so you can participate.

We are aiming to have a draft development vision and plan for the Adelaide Road area ready for public consultation by mid-2008.

Interested in receiving regular updates?

If you are interested in this project and would like to receive information and updates, please tick the box on the attached questionnaire.

More information

For more information on this project please visit the projects section of the Council's website www.Wellington.govt.nz, or contact project manager Sherilyn Gray, phone 803 8559 or email sherilyn.gray@wcc.govt.nz

Other urban development plans for the wider Mt Cook area

Supermarket developments

Two supermarket chains have expressed interest in establishing supermarkets in the wider Mt Cook area. The Council has not yet received resource consent applications for these developments.

The location of two supermarkets within this area could have significant implications, particularly for example on traffic flows, safety and congestion, pedestrian safety, and the general amenity and attractiveness of the area. However, supermarkets can also provide an important function when they are well located, planned and designed.

The Council is working to ensure that any developments are appropriate to the local area, are of a high quality, reflect good urban design and recognise the long-term vision for the Adelaide Road area.

Memorial Park

The Ministry for Culture and Heritage is planning to create a memorial park in front of the National War Memorial on Buckle Street. The park will join the adjacent National War Memorial and the Tomb of the Unknown Warrior as a major focal point for New Zealanders to commemorate sacrifice during times of war.

Creation of this park is an opportunity to enhance and protect the heritage and landscape values of this area. It will create an important new public space and contribute to the celebration of Wellington as the nation's capital. A design competition for the park is planned for early 2008. The Ministry is currently assessing air quality issues associated with the proposal.

For more information visit the project section of the Ministry for Culture and Heritage's website www.mch.govt.nz

Ngauranga-Airport Transport Study

This study, being undertaken by Transit New Zealand in partnership with Greater Wellington Regional Council and Wellington City Council, covers all forms of transport operating through the city, including roads, public transport, walking and cycling.

The intention is to devise a plan for how the transport network needs to develop and grow between now and 2050 to allow the city to reach its full potential.

An important part of this consideration is Adelaide Road between the Basin and John Street, which is seen as having potential for 'transport oriented development'. Under this concept, it is envisaged development along this section of road would support a high quality public transport system. The study will consider options for meeting this objective amongst others.

Consultation on this study is planned this year and next. Information will be available on the Transit New Zealand website www.transit.govt.nz in the project section.

St Marks School

St Marks School has applied for a resource consent to redevelop part of the school's site. Key elements of the proposal include:

- the demolition of the vicarage and hall
- the construction and use of a gym and classroom building adjacent to the south-western boundary
- the construction and use of a car parking building
- associated site works that will include earthworks and landscaping.

The consent application has been publicly notified and submissions have been received. The date for the public hearing will be advertised.



Adelaide Road feedback form

About you

Please return your comments to us by Friday 14 December 2007.

Name: _____

Organisation/business (if applicable): _____

Address: _____

Age: < 18 18–35 36–50 51–65 65 +

If you would like to be added to our mailing list so you can receive regular updates and information on the project, please tick the box below.

Please add me to the mailing list for updates on this project.

Please indicate your preference for receiving information.

Please post information to me at the address above.

I would prefer to receive information by email.

Email: _____

Personal information will be used for the administration of the consultation process and may be made public. All information collected will be held by Wellington City Council, 101 Wakefield Street, Wellington, with submitters having the right to access and correct personal information.

Your views

Your views

1. What area do you live in?

Adelaide Road study area Mt Cook Newtown Te Aro Berhampore

Other (please specify) _____

2. How often do you visit or travel through the Adelaide Road area?

Every day Once or twice a week 3–4 times a week

Once every 2–3 weeks Once a month Other (please specify) _____

3. What are your main reasons for visiting/travelling through the Adelaide Road area?

Work To catch public transport

Shopping To use the services in the area (please specify)

Massey University Hospital

To drop children at crèche/kindergarten or school Other (please specify) _____

4. How do you usually get to the Adelaide Road area (tick all that apply)?

- Walk Cycle Bus Drive Other (please specify)

5. As outlined in the attached brochure, the Council is developing a plan to help manage the future growth of the northern Adelaide Road area. What do you think are the key issues that need to be addressed?

- 1. _____
- 2. _____
- 3. _____

6. What do you like best about the Adelaide Road area?

7. Is there anything you would like to see changed in the Adelaide Road area?

8. If you don't currently live in the Adelaide Road study area, is it an area where you think you might like to live in the future?

- Yes No Don't know

Why? _____

9. Do you have any other comments or suggestions to make about this project?

Feel free to attach additional information.

FreePost Authority Number 2199



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