

20230227 Thorndon Residents' Association

Speaker notes

Represented by the TRA's Chair, Richard Murcott

SLIDE 2 - PMP Strategic Direction

Strategic topics the Association wishes to table.

The Association declares its full support for submissions by LIVE WELLington, Historic Places Wellington, and the numerous other PDP submitters per the Association's Further Submission.

SLIDE 3 aerial view of the Stadium

Scene-Setting

The residents of Thorndon/Pipitea hold considerable passion for the suburb and for the city. They care very much about the city's **growth** and its **prosperity**.

The Association greatly values the distinctive character of the suburb's pre-1930's residences and the heritage and stories of this place.

SLIDE 4 aerial view south along the spine of the motorway

The suburb is blessed with a lot of distinctive characteristics.

Stepping back more than a dozen years ...

A quote from an internal WCC report to Council's **Policy & Strategy Committee**, 5 August **2010**

The suburb has strong historic heritage values, including historic, social, aesthetic, townscape, architectural and scientific values. Parts of Thorndon, because of the terrain, have architecture and streetscapes unique in NZ.

Heritage areas were defined by Boffa Miskel prior to this report

SLIDE 5 – Planning for Growth vs Planning for Resilience

Today, residents also know a lot about the vulnerabilities in this part of our Capital.

Collectively growing that understanding of this place has also helped grow our sense of community.

SLIDE 6 - Community Response Plan

SLIDE 7 – PMP Strategic Direction – Population Projections

This is a key Strategic direction concern of the Association

SLIDE 8 – view of Thorndon Connections City Assumptions vs StatsNZ

Presently Thorndon is in the midst of conversation about the re-allocation of street spaces. The City continues front this conversation with the assertion we must plan for up to **80,000** additional people, in the next 30yrs, and change our street layouts significantly ... **right away**.

SLIDE 9

The PDP asserts likewise, concerning population ... up to 80,000

I recall that the Association began seriously engaging in the draft Spatial Plan discussions in 2020 ... when the mantra was '*planning for growth*'.

SLIDE 10 Planning for Growth - the STATS NZ numbers

The Association presents 'our' expert's projection i.e. the Government Statistician.

These projections frame things significantly differently from the assertions that were made for the Spatial Plan.

The estimates then and now for the PDP and the transport strategy, appear seriously inflated.

The Association observes, somewhat alarmingly, that StatsNZ's low projections for the city in 30yrs time is the risk of a population **7000 less than in 2018** (the projection baseline).

Association members ponder how much of this '*conditioning*' (the repetitive use of overly inflated statistics) may have influenced the responses and decision-making on the Proposed District Plan? The population projection differences are significant, and it has the effect of undermining the overall trustworthiness of the planning process.

Particularly when, as a consequence, the plan suggests a need to sacrifice significant things that are highly valued, such as in Thorndon. Things like as inner city character and heritage areas, to accommodate an inflated population guesstimate.

To the Association this is significant as the PDP has identified no Character Precincts on the southern and eastern side of Thorndon. Indeed it has even encroached the CCZ onto current residential areas. Please note that this sacrifice of character and heritage is inconsistent with Boffa Miskel reports dating back to 2008/9.

Through the Commissioners the Association would like to ask of Council why the PDP population projections are inflated up to 80,000? Then, what should the PDP look like if StatsNZ's **low population** projections for 2033 and 2048 were to prevail?

SLIDE 11 – Use of Planning Controls

SLIDE 12 – Residential Thorndon’s east side (ask them to read the slide)

The Association questions the absence of the utilisation of **qualifying matters** provisions to exclude areas with vulnerability to natural disaster.

The Association feels that the Council **can** and **could**, and perhaps **should** have used things like **vulnerability to flooding** or the **absence of significant or sufficient infrastructure** as a qualifying matter.

Use SLIDE 33, or 34 if helpful to illustrate

Prof James Renwick, Victoria University of Wellington, when talking about wetter storms said:

“We’re sailing into uncharted waters”

The Association translates this to mean that the inundation map in the PDP needs a significant overhaul, then the physical infrastructure to deal with this reality.

SLIDE 13 – Wellington Water graph

The Association uses data like this to illustrate Thorndon has significant 3 waters infrastructure issues.

Through the Panel of Commissioners, the Association would like to ask of Council why was a **Qualifying Matter** not applied for stormwater/stormwater run-off for this flood-prone area of Thorndon? Why wasn't this isolated as an opportunity to limit development on the Thorndon flat?

SLIDE 14 – Impacting Housing Affordability Strategic Direction

The Association has concerns about the ability of the PDP plan to significantly influence housing affordability in the city.

SLIDE 15 - expensive to build in NZ

Not only is it expensive to **build** in NZ.

Some Association members are confronting extraordinary additional Body Corporate levies in order to deal with building maintenance (perhaps deferred for too long?). Body Corporates are increasingly discovering that large multi-unit buildings can be very expensive to maintain.

Such affordability issues, and many other factors, seem to be beyond the scope of the PDP.

End
