June 2023 Submission to WCC Commissioners on Proposed District Plan

### Centres



Wellington Branch

Height limits
Te Aro are based
off projected
population
increase of up
50,000.

data researc Hayley Hedg Fickling and Marriage

1				auto calc		could remove	and just use sha	ane length	auto calc	12		PDP			3	im level	min 42197	10 3513	35 4079.0	00 18076.0		ber of apartments	per floor		Insert number
			Shape Lengtl	Ground Area n	Shape Length/4			Ground Area - Total S	Hectare		Building heigh	PDP max 1	0.7 8.33	Height gained H			Min. dwellings	a Max. dwellings	a Min dwellings	Max Dwellings	Ground Other		es 2nd floor ho	3rd floor h	o 4th floor ho
1	5	Taranaki St (Other) 55 Cable St (Other)		1168.11 12576.32	0	0	0	12576.32	0.11681 1.25763	32 6	5 24	35.1	24.57	11.1	0.57	3	0 25		76	0	Other	Other	Other	Other	Other
	Block 2 1 Block 9	107 Cable St (F & B & Other) 9 Taranaki St (Other)		141.97	0	0	0	141.9			5.45	42.5	2.1	37.05	-0.9 24.3	0	8 2	0 28 12	22	0 18 8		0	0	-	
- 🗇	4	5 Taranaki St (F & B)	107.53	507 4355	26.8825	107.53	268.825	238.17				42.5 42.5	29.75 29.75	42.5 42.5	29.75 29.75	14	9 2			13 5 60 111	Comments	(	(	Commission	( Commonial
	Block 4	265 W kefild St (Commercial)	102.85	642	25.7125	102.85	257.125	384.87	0.064	12 6	26.87	42.5	29.75	15.63	2.88	5	0 1	2	52	0	Commercia	1 Commercial	Commercial	Commercial	Commercial
∥∪.	Block 5	259 Wakefild St (Other) New World Metro Oriental Parade	109.3	685 4184	27.325	109.3	273.25	411.75			1 11	42.5 42.5	29.75 29.75	32.5	19.75 18.75	10	6 27	26 11 27 119			Other F & B	Other	Other	-	
1		89 Victoria Street (Retail) 102-104 Wakefield St (Commercial)	45 118	112 815	11.25	45 118	112.5	-0.5 520			2 7.84 2 8.15	73 58	51.1 40.6		43.26 32.45		0 5	3 23	30	33 14	Retail Retail	Retail Commerical			
;	1	124 Wakefield St (F & B, & Commerical	94	406	23.5	94	235	17	0.040	06 6	19.5	40	28	20.5	8.5	6	2	6	26		F & B	Commercial	Commercial	Commercial	Commercial
<b>\</b>	Block 2	25 Bond Street (Compercial) 2-1 Lembard Serv. B)	62.65 96.58	519.75	15.6625 24.145	62.65 96.58	241.45	278.3	0.05197	75 1	6.4	73 72	51.1 50.4	69	44.7 47.4	22 1 23 1	5 4	10 11	11 73	26 11	F & B	1 Commercial			
1	5	Manners 5 (Retail & Other)	85.78 176.66		21.445	85.78 176.66		-59.85 706.8			1 4	56 56	39.2 39.2		35.2 16.78	17 1	5 5	i0 2	17	23 9	Retail Retail	Education	Education	Education	Education
JU		48 52 Coba S (Reser & Other) 24-28 Cuba St (Retail & Commercial)	81.93	387.46	20.4825	81.93	204.825	182.63	0.03874	16 5	3 13.21 2 8.06	40 40	28	26.79	14.79 19.94	8	4		38	4 1	Retail	Education	Education	Education	
		35-39 Cuba St (Retail & Commercial)	68.91	464.7	17.2275	68.91	160 172.275	292.42	0.0464	17 4	16.04	40	28	23.96	11.96	10 7	3 1	2 :	55	5 2	Retail Retail	Commercial Commercial	Commercial	Commercial	
3		41-43 Cuba St (Retail & Commercial) 57-61 Cuba St (Retail & Commercial)	68.63 193.42		17.1575 48.355	68.63 193.42		63.425			3 11.77 3 16.78	40 40	28 28		16.23 11.22	9	3 6	-	12 85		Retail Retail	Commercial Commercial	Commercial Commercial	-	
	Heritage 1	109-117A Manners St (Retail & Comme 121-123 Manners St (Retail & Commerci	194.43		48.6075 18.75	194.43	486.075 187.5	1357.585			17.5	40 40	28 28		10.5	7		52 26 24 10		26 11	Retail Retail	Commercial	Commercial		
	2	2 Lukes Lane (Commercial)	103.22	451.4	25.805	103.22	258.05	193.35	0.0451	14 2	2 6.21	40	28	33.79	21.79	11	7	3 :	56	8 3	Commercia	1 Commercial			
. U		141 Manners St / 1 Lukes Lane (Comer) 138 Wakefield St (Retail & Commercial)	185.09 118.82		46.2725 29.705	185.09 118.82	462.725 297.05		0.17152		30.46 7 28.94	40 40	28 28		-2.46 -0.94	3 3	0 2		06 34		Retail Retail	Commercial Commercial		Commercial Commercial	
)		178 Wakefield St REAR (Pressumed sha 186-190 Wakefield St / 23 Taranaki St (	58.6 165.37	217.74 1510.53	14.65 41.3425	58.6 165.37	146.5 413.425	71.24			2 4.73 5 20.51	40 42.5	29.75		23.27 9.24	11	7	4 i0 2	17		Other	Other 1 Commercial	Commercial	Commercial	Commercial
2	2	25 Taranaki St (F & B)	68.65 74.3		17.1625	68.65	171.625		0.02563	31 2	7.86	42.5 42.5	29.75		21.89	11	7	5 2	21	3 1	F & B	F & B	Committee	Commercial	Consideration
1	1	45-49 Taranaki St / 134 Courtenay Pl (C 132 Courtenay Pl (F & B)	73.4	229.13	18.575 18.35	73.4		45.63	0.02291	13 2	2 6.21	42.5	29.75	36.29	23.54	12	7		10		F & B F & B	F & B F & B	Commerciai		
1	7	128/130 Courtenay Pl (F & B) 74 Courtenay Pl (F & B)	61 94.7	194.08 388.78	15.25 23.675	61 94.7	152.5 236.75	41.51 152.0	0.01940		2 7.5	42.5 42.5	29.75 29.75	37.5	24.75 22.25	12 11	7 1	0 4	9		F & B F & B	F & B	+		
	Heritage 6	56-72 Courtenay Pl (F & B & Commerci 230-238 Wakefield St (F & B, Carpark,	113.34	666.72	28.335 50.6825	113.34	283.35 506.825	383.3		72 2	2 7.5	42.5 42.5	29.75	35	22.25	11			15	17 7	F & B F & B/Carr	Commercial	Carpark	Carpark	Commercial
51	2	246 Wakefield St (Other)	91.7	486.59	22.925	91.7	229.25	257.34	0.04865	59 1	4.05	42.5	29.75	38.45	25.7	12			83	12 5	Other		Caipaix	Caipaik	Committeed
)	1	250 Wakefield St (F & B & Other) 10 Tory St (Other)	55.53 70.73	262.96		55.53 70.73	176.825	86.13	0.02629	96 1	7.01	42.5 42.5	29.75 29.75	38.61	22.74 25.86	11 12	8	5 2	9 24		F & B Other	Other			
	Rinolania 1	12 Tor St (F & B)	28.49		7.1225	28.49	71.225	-44.90: 70			3 3.9	42.5 21	29.75 14.7	39.5	26.75 10.8	13	8	1	7	1	F & B F & B				
	9	P Tory St (Re all & C mmercial)	56.24 46.24		14.06 11.56	56.24 46.24			0.0176	58 3	3 12.09 3 11.93	21	14.7	8.91	2.61 2.77	2	0	0	1		Retail Commercia	Commercial I Commercial	Commercial Commercial		
u		11 Tory St (F R Cher, Commercial)	55.4	173.3	13.85	55.4	138.5	34.1	0.0173	3 3	11.93	21	14.7	9.07	2.77	3	0	0	1	0	F & B/Oth	er Commercial	Commercial		
7		13 Tory St (Retail & Commercial) 17 Tory St (Commercial)	77.14 101.88		19.285 25.47	77.14 101.88		34.17 305.87			2 8.1 5 17.33	21	14.7	12.9	6.6 -2.63	4	0	1	8	0	Retail Commercia	Commercial 1 Commercial	Commercial	Commercial	Commercial
?	2	21 Tory St (F & B) 25-52 Tory St (F & B & Commercial)	36.87 132.24	73.89 853.67	9.2175	36.87 132.24	92.175 330.6	-18.285 523.01			2.2	21	14.7	18.8	12.5	6	4	0 4	43	0	F&B F&B	Commercial	Commercial	Commercial	
í	Heritage 4	48-50 Courtenay Pl (F & B & Commerci	80.47	364.33	20.1175	80.47	201.175	163.15	0.03643	33 4	16.06	21	14.7	4.94	-1.36	1	0	0	4	0	F & B	Commercial	Commercial	Commercial	
3	3	46 Courtenay Pl (F & B & Commercial) 38 Courtenay Pl / 36 Alen St (Comer) ((	57.16 80.08	393.2		57.16 80.08	200.2	193	0.0393	32 4	7.8	21 21	14.7 14.7	4.94	6.9 -1.36	1	0	1	5	0		Commercial l Commercial	Commercial	Commercial	
1	1	18-24 Allen St (F & B, Retail, Commerci 14-16 Allen St (F & B & Commercial)	111.58 78.95		27.895 19.7375	111.58 78.95		464.45 171.705			11.91	21	14.7	9.09	2.79 0.43	3 2	0	8 3	8		F & B, Ret	ail Commercial Commercial	Commercial	-	
,	2	2-12 Allen St (F & B & Commercial) 262 Wakefield St (Commercial)	132.02 77.33		33.005 19.3325	132.02 77.33	330.05 193.325	429.54	0.07595	59 4	14.41	21	14.7	6.59	0.29 8.02	2	0	5 2	23	0	F & B Commercia	Commercial		Commercial	. 0
3	Block 11 7	7-17 Allen St / 12-16 Blair St (F & B, R	163.56	1572.89	40.89	163.56	408.9	1163.99	0.15728	39 3	13.73	21	14.7	7.27	0.97	2	0 1		65		F & B, Ret	ail F & B, Retail,			, Other
)	2	19-23 Allen St / 20-28 Blair St (F & B, I 25 Allen St (F & B & Commercial)	172.01 74.1	307.47	43.0025 18.525	172.01 74.1	185.25	122.22		17 2	9.56	21	14.7 14.7	14.32	5.14 8.02	3 4	2 2	24 10	12	1	F & B	ail F & B, Retail, Commercial	Commercial, Oth Commercial	ier	
;		30-36 Courtenay Pl (F & B & Commerci 28 Courtenay Pl (F & B)	81.77 76.24	414.67 233.38	20.4425	81.77 76.24	204.425	210.245	0.04146		2 6.68	21	14.7	14.32	8.02 8.02	4	2	5 2	22		F&B F&B	Commercial F & B			
1	2	26 Courtenay Pl (F & B) 18-22 Courtenay Pl (F & B & Commerci	78.32 76.85		19.58 19.2125	78.32 76.85		66.92 133.87			6.68	21	14.7	14.32	8.02	4	2	1	5		F & B	F & B Commercial	Communist		
5	2	276 Wakefield St (F & B & Commercial)	74.18	312.22	18.545	74.18	185.45	126.77	0.03122	22 3	11.15	21	14.7		3.55	3	1	2	9	0	Retail	Commercial	Commercial Commercial		
	Heritage 3	Blair St / 286/288 Wakefield St (Com La Blair St (F & B & Commercial)	80.38 80.8		20.095	80.38 80.8		201.7			3 12.38 3 11.22	21	14.7 14.7		2.32 3.48	2 3	1	1	7		F & B	Commercial Commercial	Commercial Commercial		
3	3	Blair St (F & B & Commercial)	55.6 71.11	184.98 410.84	17.7775	55.6 71.11		45.91 233.06	0.01849		2 6.68 3 11.57	21	14.7	14.32	8.02 3.13	4	2	0	3	0	F & B Commercia	Commercial 1 Commercial	Commercial		
	i	Court hay (I (F & B)	68.54 88.62	177.92	17.135	68.54	171.35	6.5		02 1	3 14.23	21	14.7	18	11.7	6	3	0			F & B				
	9	Courtenay Ph. 17 Cambridge Tce (Cos ph. alge Tce Retail & Commercial)	91.57	510.39	22.8925	88.62 91.57	228.925	281.46	0.05103	39 3	3 12.07	21	14.7	8.93	0.47 2.63	2 2	0	3	13	0	F & B Retail	Commercial Commercial	Commercial Commercial		
1		8 Cambridge To (Commercial) 290 Wakefield St (F & B & Commercial	83.54 60.5		20.885 15.125	83.54 60.5		210.14	0.04189		14.64	21	14.7	6.36	0.06 2.12	2	0	0	0		Commercia F & B	l Commercial Commercial	Commercial	Commercial	
	Block 13	15 Mount St (Other) 146 Willis St (Commercial)	54.08 76.03		13.52 19.0075	54.08 76.03		12.74			6.11	21 43.8	14.7 30.66		8.59 21.89	4	2	0	0	0	Commercia	1 Commercial			
_ 1	DIOCK 13	160-162 Willis St (F & B & Commercial	88.16	441.13	22.04	88.16	220.4	220.73	0.04411	13 6	22.37	43.8	30.66	21.43	8.29	7	2	9 4	41	2 1	F & B	Commercial			Commercial
$\mathbf{O}$	<b>)</b> (	130 Willis St (Retail & Commercial) 124 Disco St (Other & Commercial)	106.16 75.98	327.09	26.54 18.995	106.16 75.98	189.95	343.01 137.14			30.52 5 20.15	43.8 43.8	30.66 30.66	23.65	0.14 10.51	7	3		37 24	2 1	Retail Other	Commercial Commercial		Commercial Commercial	
g	Block 16 1	10-125 Willis St (F & B & Commercial 29-131 Willis St (F & B & Commercial	159.18 70.48		39.795 17.62	159.18 70.48		1095.32			35.1	67.5 67.5	47.25 47.25		12.15 38.48	10 19 1		2 30	08 2		F & B F & B	Commercial Commercial	Carpark	Commercial	Commercial
$\cup$		139 Willis St (Other) 18-32 Manners St (Commercial & Other)	87.48 160.88	467.1	21.87	87.48 160.88	218.7	248.4 923.7	0.0467	71 3	9.21	67.5 67.5	47.25 47.25		38.04 29.45	19 1		19 12		18 8	FOH Other	Other Commercial	Other	Commercial	Communist
. 1	1	145-147 Willis St (F & B & Commercial	53.34	140.98	13.335	53.34	133.35	7.63	0.01409	08 2	6.33	67.5	47.25	61.17	40.92	20 1	3				F & B	Commercial	Commercial	Commercial	Commercial
1 <i>1</i>		153 Willis St (F & B & Commercial) 108 Dixon St (Other)	81.1 84.73	376.43 438.76	20.275 21.1825	81.1 84.73	202.75 211.825	173.61 226.93	0.03764		4.41	55 52.5	38.5 36.75	50.59	34.09 24.56	16 1 13			72 78		F & B Other	Other	Other	Other	
1 (	7	94 Dixon S (Retal & Commerical) 90-92 Dixor St Retail & Commerical)	109.06 83.42		27.265 20.855	109.06 83.42	272.65 208.55	337.82	0.06104		54.36 3 11.77	57 57	39.9 39.9		-14.46 28.13	0 .	4	8 8	80	11 4	Retail	Commercial Commercial	Commercial Commercial	Commercial	Commercial
4 }		5 Februard St (Commercial)	37.02	72.19	9.255	37.02	92.55	-20.30	0.00721	19 2	6.41	50	35	43.59	28.59	14	9		17		Commercia	l Commercial	Commercial		
)	1	17 Edward St. Commercial) 19 Edward St. F & B & Commercial)	80.48 69.56	258.65		80.48 69.56	173.9	84.75	0.02623	55 3	8.98 11.71	50 50	35 35		26.02 23.29	13	7		23	3 1	F & B	1 Commercial Commercial	Commercial		
2		120 Victoria St (F & B & Commercial) 14 Manners St (F & B & Commercial)	130.27 49.64		32.5675 12.41	130.27 49.64			0.08733		31 31 5.12	58 58	40.6 40.6		9.6 35.48	9 17 1	3 3	1	36	10 4	F&B F&B	Commercial Commercial	Commercial	Commercial	Commercial
	1	112 Victoria St / 50 Manners St (Comer) 21 Edward St / 34G-42 Manners St (Reta	122.42	812.94	30.605	122.42	306.05	506.89	0.08129	94 13	50.56	69	48.3	18.44	-2.26	6			84		Other F & B	Commercial			Commercial
5	Block 17 1	117 Victoria St / 64-69 Manners St (Cor	120.37	1493.93	30.0925	120.37	300.925	1193.00	0.14939	93 2	2 6.5	48.5	48.3 33.95	42	-2.26 27.45	6 14		19 4	71	70 30	F & B	Commercial Commercial			Commercial
7	1 6	125-145 Victoria St (F & B, Other, & Co 58 Dixon St (F & B & Commercial)	178.4 73.96			178.4 73.96		102.3	0.15041	76 2	43.36	48.5 48.5	33.95 33.95		-9.41 27.31	1 13	9		32		F & B & O F & B	th Commercial Commercial	Commercial	Commercial	Commercial
5	6	56 Dixon St (F & B & Commercial) 50-62 Dixon St / 80 Cuba St (Comer) (I	66 116.92	170.12	16.5 29.23	66 116.92	165		0.01701		7.61	48.5 30	33.95 21		26.34 15.25	13	5 2	0	89	0 -	F & B Retail	Commercial Other			
1	7	74-76 Cuba St (Retail & Commercial)	116.75	564.3	29.1875	116.75	291.875	272.425	0.0564	13 5	16.36	30	21	13.64	4.64	4	1	6 2	29	1	Retail	Commercial	Commercial	Commercial	Commercial
2 3	9	58 Cuba St / 94-100 Manners St (Come 92 Manners St (F & B & Commercial)	119.75 101.8	318	25.45	119.75 101.8	254.5	63.5	0.08443	18 2	2 6.08 2 7.6	30 50	21 35	42.4	14.92 27.4	7 14	9		06 19	2 1	Retail F & B	Commercial Commercial			
4		88 Manners St (F & B & Commercial) 72-76 Manners St (F & B & Commercial)	102.66 111.21	268.63 736.06	25.665 27.8025	102.66 111.21			0.02686		10.49	50 50	35 35		24.51 -7.45	13	8	5	25	0	F & B Retail	Commercial Commercial	Commercial Commercial	Commercial	Commercial
6	Block 18 1	104-114 Manners St / 69-81 Cuba St / 3 Te Aro Park Public Toilets (Other)	205.81	2324.18	51.4525	205.81		1809.655	0.23241	18 2	7.61	30	21	22.39	13.39	7	4 8				Retail / F &	k I Commercial			
21.	1	re Alo Paix Public 10llets (Other)		55.32	0	0	0	55.32	0.00553	14	2.41	30	21	27.59	18.59	9	·	4	10	1	Other	-			

## But: Premises for Population Growth are wrong

#### Theoretical Planning Capacity [Te Aro]

- "Housing development capacity enabled in all land zoned or set aside for housing without
  accounting for any constraints (such as adequate development infrastructure, water supply,
  etc), as provided by the relevant plans or strategies." (HBA)
- Theoretical Capacity = 15,571 (Housing and Business Capacity Assessment)

#### [Excluding Carparks]

	Non-Residential	Residential	Total
Minimum	8,040	4,896	12,936
Median	21,587.5	13,327.5	34,915
Maximum	35,135	21,759	56,894

If all sites (with existing buildings) were to build to the new height restrictions as outlined in the Proposed District Plan, then <u>Te Aro</u> would have an average of 34,915 dwellings. (Note: this is also considering the 8m building separation rule).

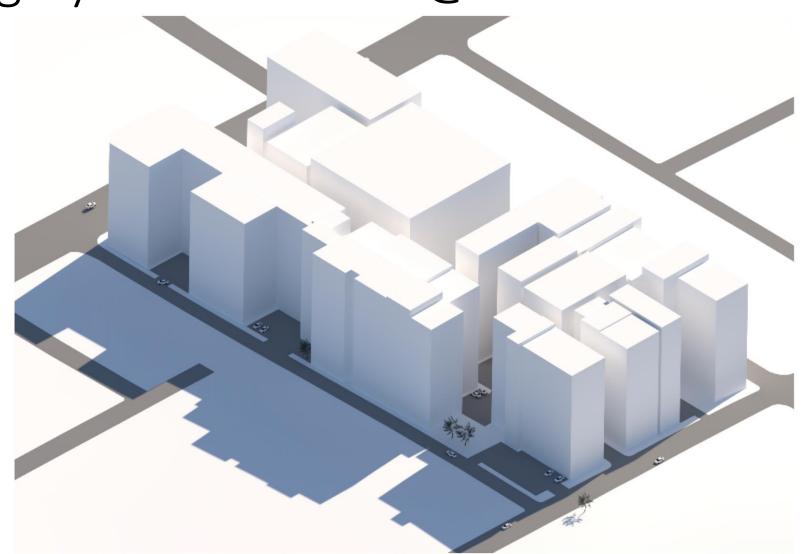
#### WCC:



Current height limit is 27m – not yet realized. (roughly 6-9 stories @ 3m – 4.5m each)

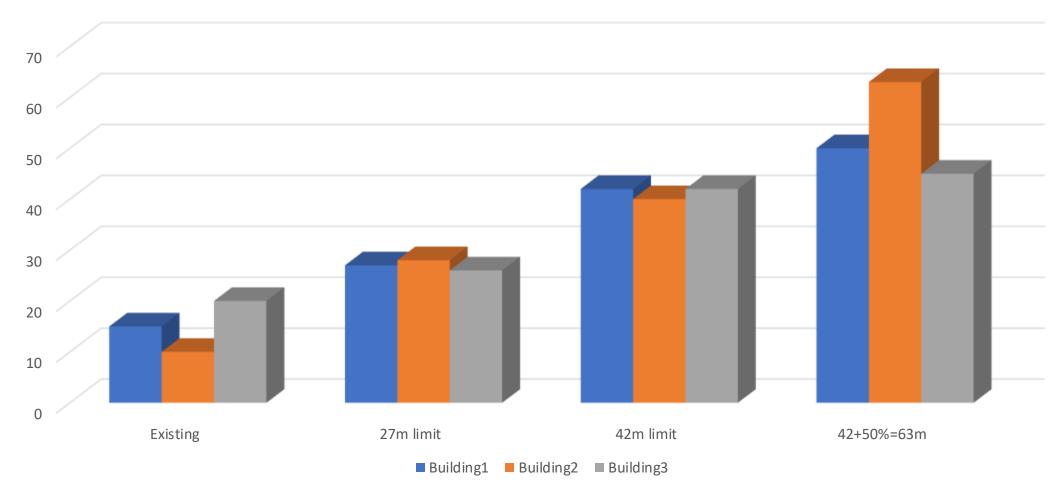


Proposed height limit is 42m (shown here) (roughly 10-14 stories @ 3m - 4.5m each)



# Plus a proposed extra (up to) 50% extra height – eg 63m (up to 21 floors)

#### Potential building heights

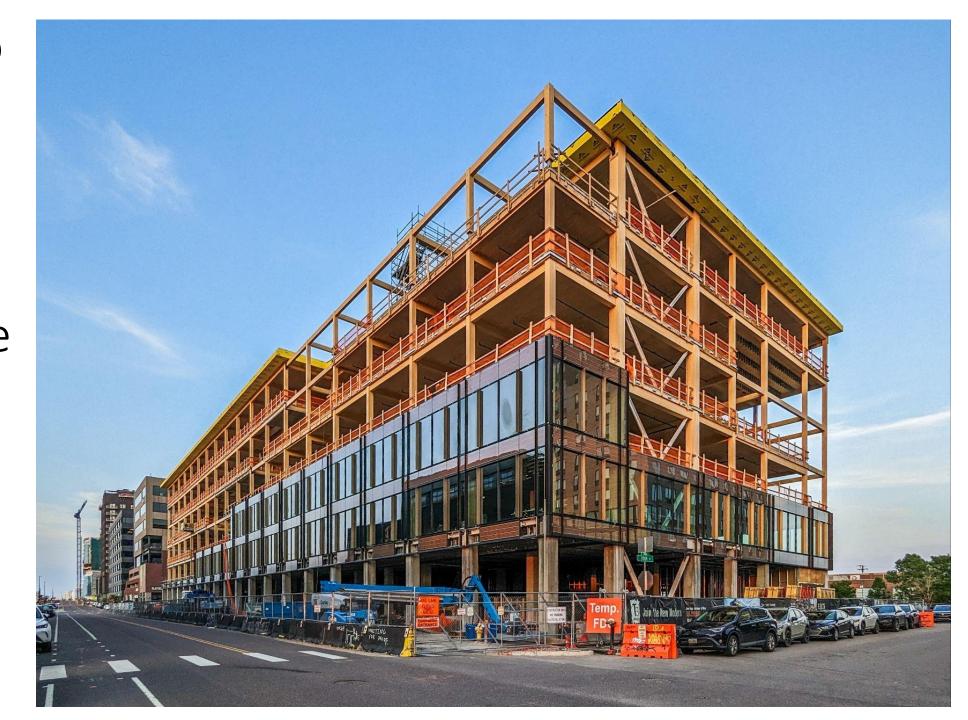


# Figures are based on just 13% of Te Aro properties being developed to these full heights

- No rational for only 13% of Te Aro
- Central City (whole area) is proposed to develop to 26%
- But Central City is already quite extensively developed into high-rises
- Te Aro has many sites ready for redevelopment
- But also, Te Aro has many narrow (8-10m wide) streets
- Overall, more development, to a lower height limit, will work better
- Traditional European cities more common at around 5 stories high
- Quality of life rating in these cities is very high

Alternative to excessive heights, developing **more** 

property in Te Aro, to a lower height level, would achieve better results



## Wellington – Te Aro 20 years ago – non-residential



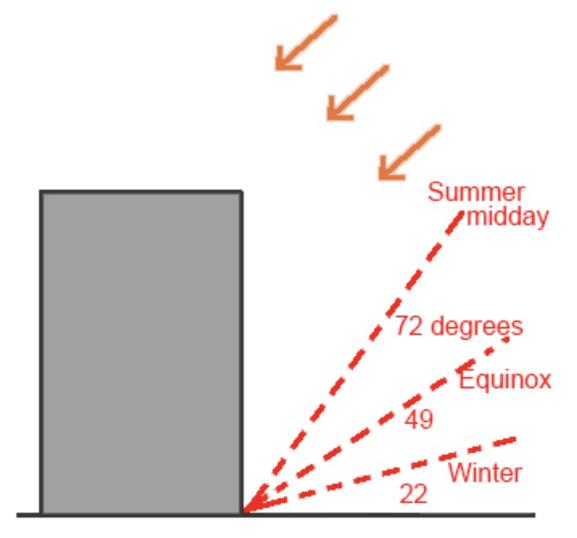
Te Aro streetscape 1999 – areas (in blue) all non-residential. Image: author

### Wellington – Te Aro 20 years later – residential



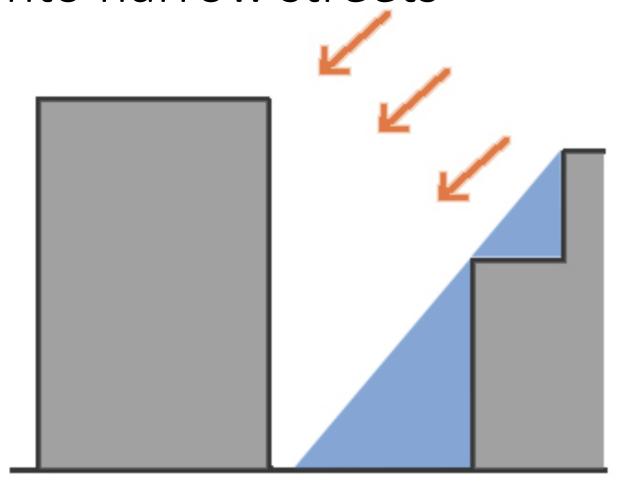
Te Aro streetscape 2020 – areas (in red) now almost 100% residential. Image: author

# Wellington – sunlight angle facts



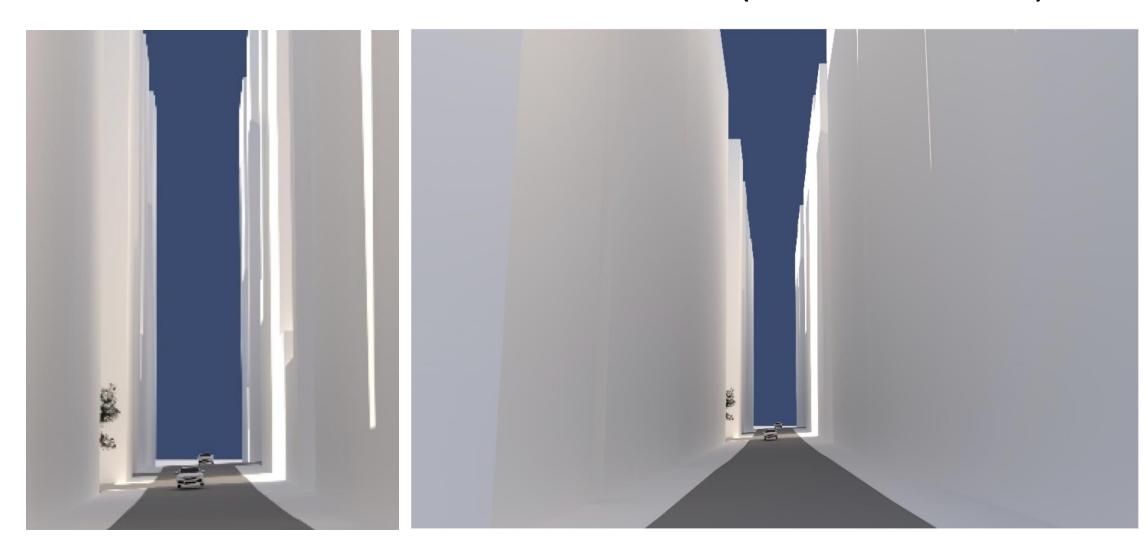
Sunlight angles for Wellington showing mid-winter, mid-summer, and equinox

High livability in cities when sunshine can enter into narrow streets

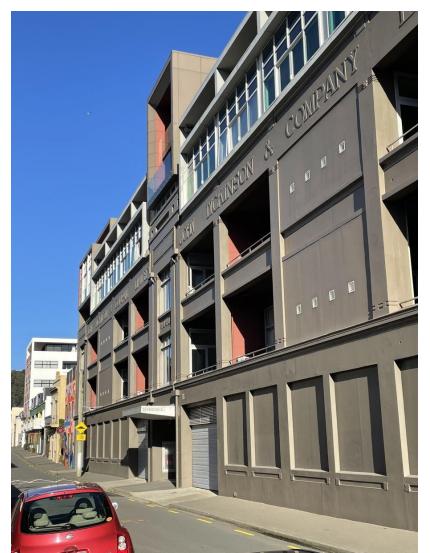


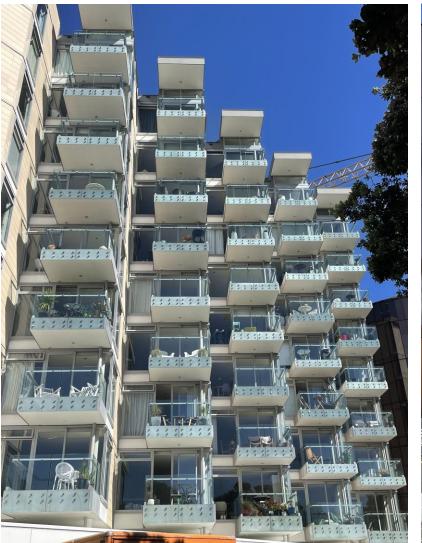
**Sunlight angle at Vernal Equinox** – allowing sunlight into east-west streets for 50% of the year. Building heights on north side of the street should step back from street.

Wellington risks having horrible dark canyons in some of the narrow streets (8-10m wide)



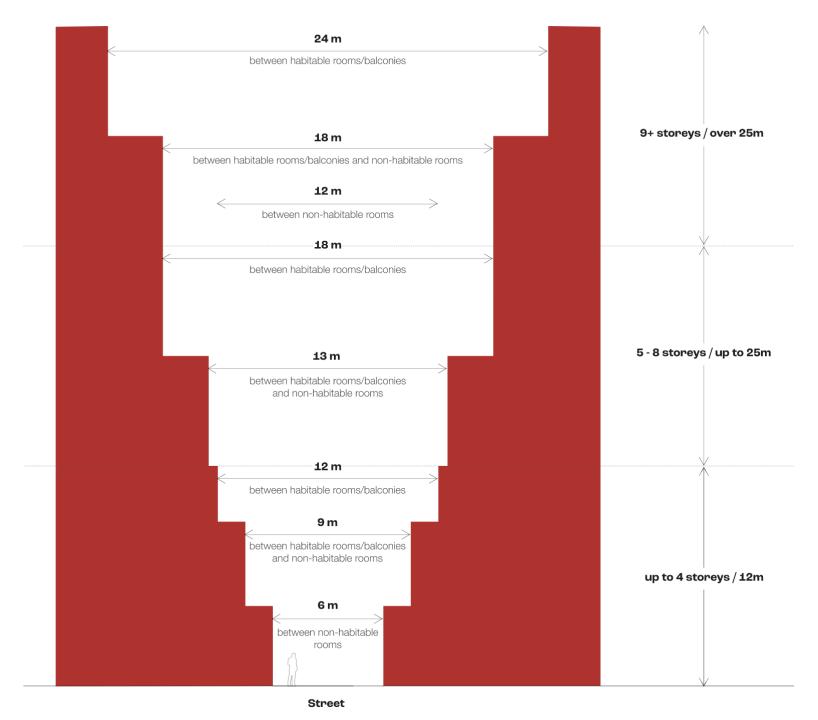
# We need Wellington to continue to be a **sunny**, **desirable** place to live, especially in the city



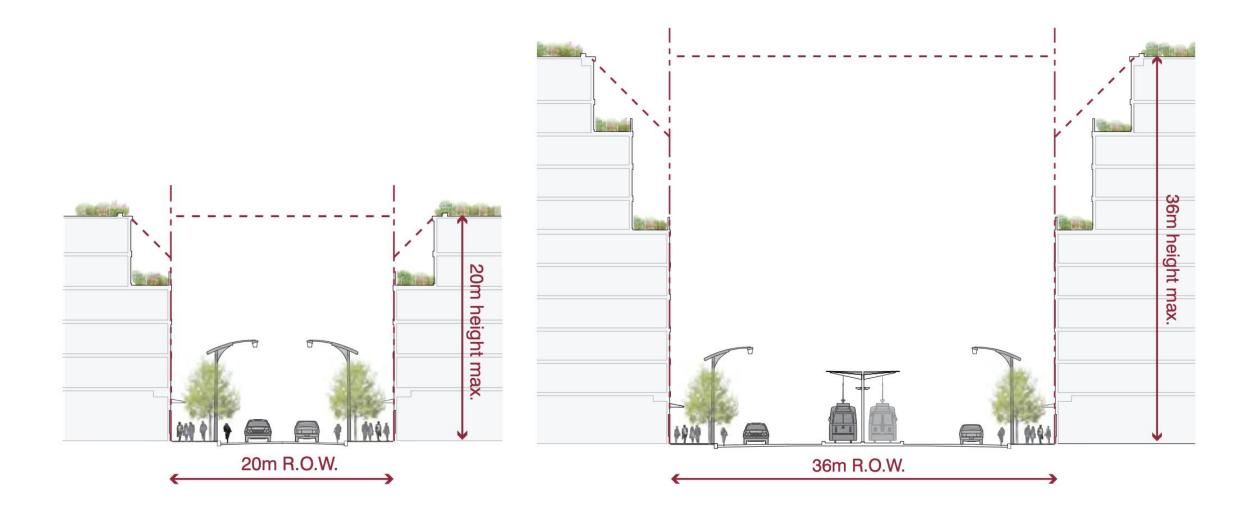




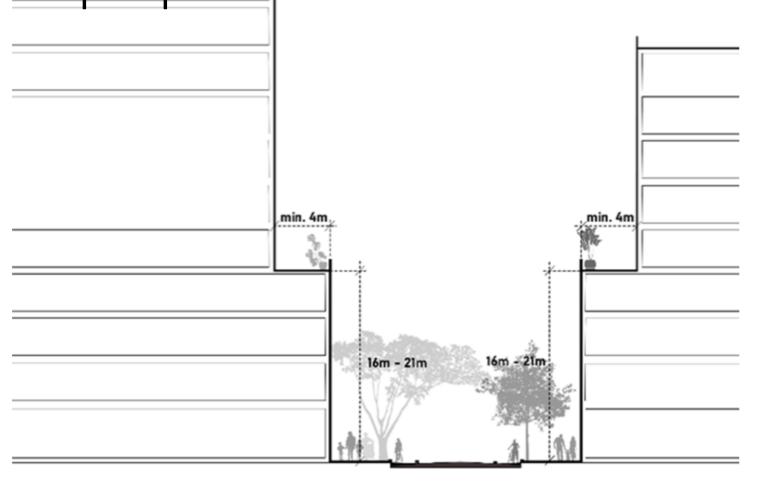
Sydney – set back depends on street width



## Toronto – building height is related to width

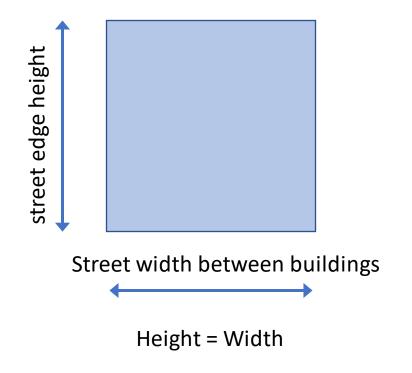


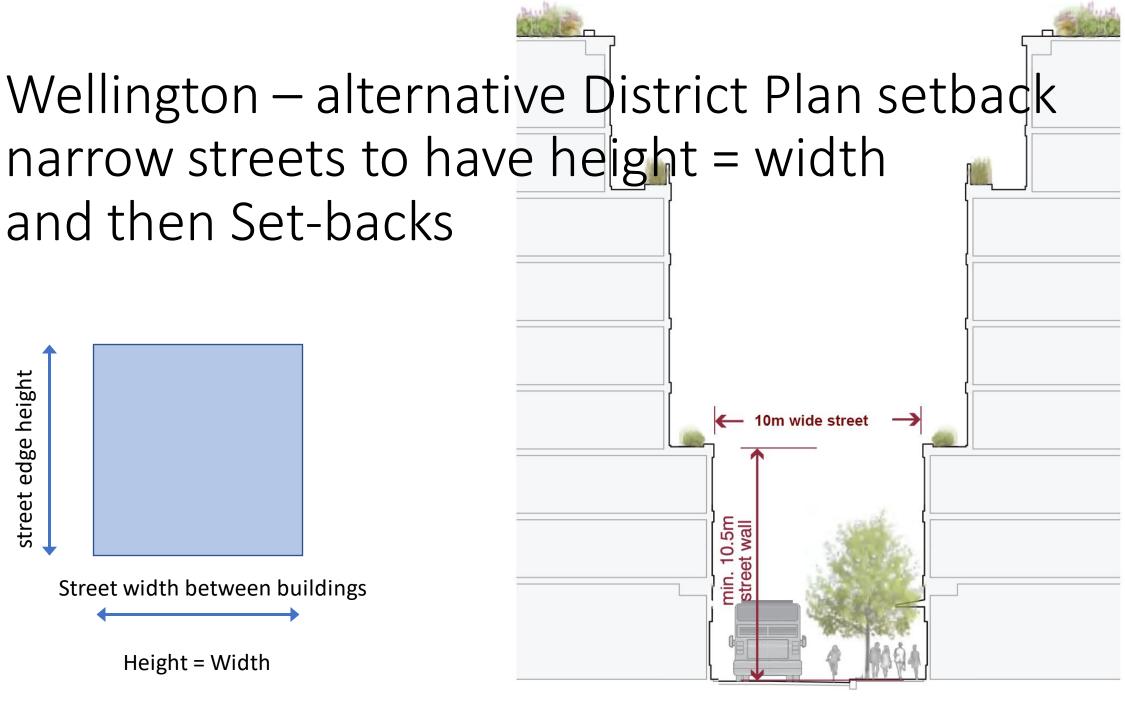
Wellington – proposed District Plan setback Figure 8 as proposed – setback 4m after 16m



- WCC Figure 8 on setbacks.

narrow streets to have height = width and then Set-backs





# How have other cities coped with Height and livability? Examples from: New York



New York - Greenwich Village - Urban living in narrow cross streets - no tall buildings.



**Summer in Greenwich Village, New York**, 2019. Narrow east-west street. Image source: Vivienne Gucwa.

# New York – 1916 setback requirement as sketched by Hugh Ferris, over 100 years ago







# How have other cities coped with Height and livability? Examples from: Paris

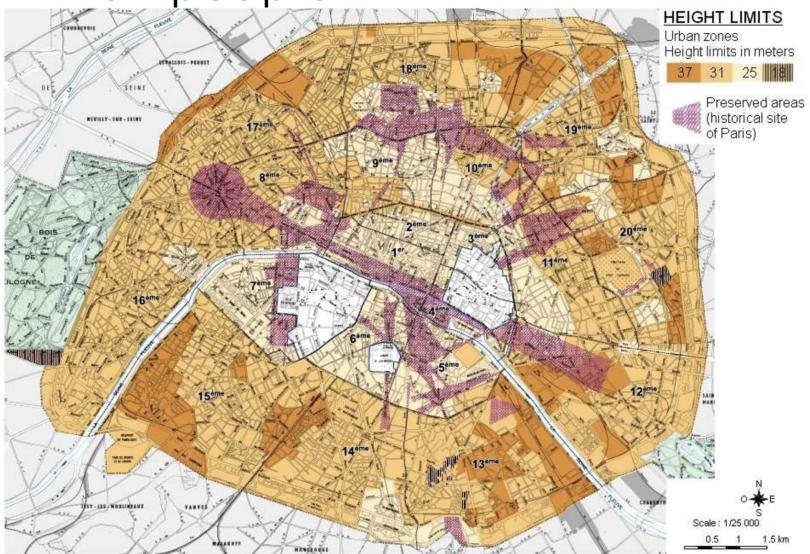


Paris streets, uniformly height controlled.



Paris at street level – low-rise, sunny, and loved by locals and tourists alike. Image Source: BBC.

Paris - 5 to 7 storeys (now 12), max 37m, 2.16million people



How have other cities coped with Height and livability? Examples from: Hong Kong



Kowloon mansions are NOT a great model to follow

How have other cities coped with Height and livability? Examples from: Belgrade



Soviet-era 20storey high apartments are **NOT** a great model to follow

Soviet-era apartment buildings, Belgrade, Serbia. Image source: Yugotour

# How have other cities coped with Height and livability? Examples from: Wellington



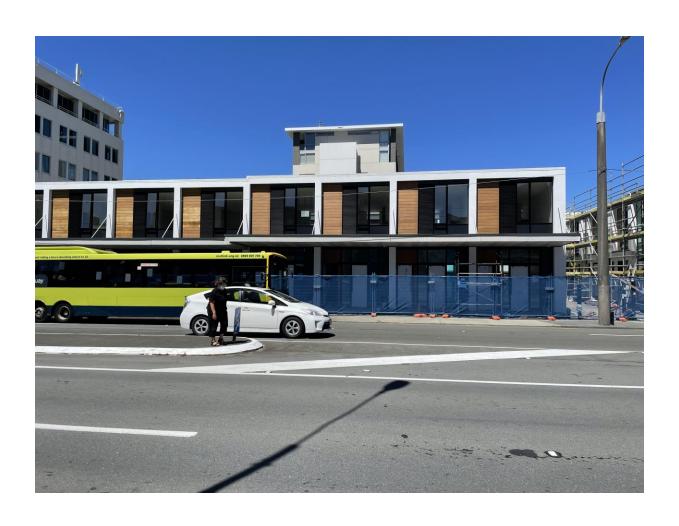
17 storey tower is **NOT** a great model to follow

# Built examples from: Wellington





### Low density examples from: Wellington



Paddington 2storey units are **NOT** a great model to follow

## Sunlight in street vs shaded by Tall buildings





# Social housing in Tall buildings = **SLUM**





#### Successful cities have mid-rise residential

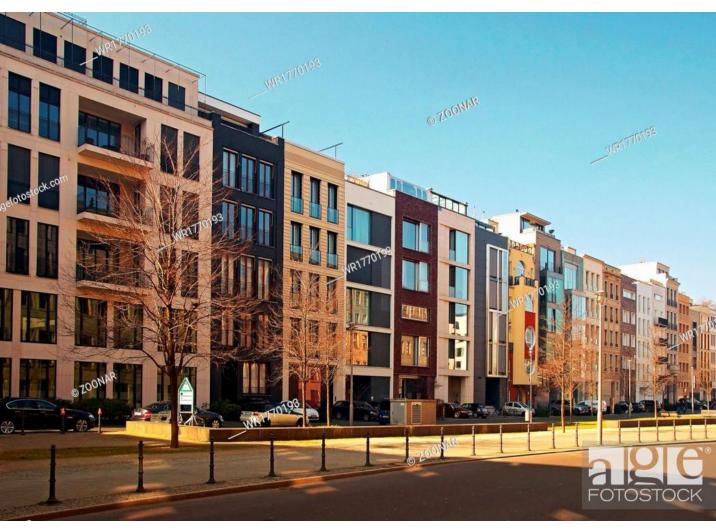


### Berlin: new mid-rise residential



#### Berlin: mid-rise residential old and new





### Barcelona new mid-rise residential





#### Successful cities have mid-rise residential



# Athens: mid-rise residential – still sunny!



# Population Growth: 30m height limit is plenty

- If we need to introduce the new height restrictions, then a new planning guideline for tall buildings in Wellington must be made mandatory. This may include, but is not limited to, step back rules, street frontage height, separation distances, etc all of which will be adapted from overseas examples.
- If we build to these proposed heights with insufficient planning guidelines for high density residential buildings then livability will be severely compromised.
- There is a significant gap in high density planning rules and guidelines. If we are increasing the building height restrictions within the Central City, particularly for residential developments there needs to be a quality design planning guidelines put in place. We can learn from previous overseas design guidelines and adapt specific planning rules to a Wellington context.
- 30m height limit is more than adequate for future growth