























20230626 TRA Speaker Notes for Hearing Stream 4 - Centres

<p>1</p> 	
<p>2</p> 	<p>For this Stream the Association has two issues with the proposal</p>
<p>3</p> 	<p>The main issue is the radical proposal to rezone two inner residential areas as City Centre Zone</p>
<p>4</p> 	<p>The relief sought is to not only retain the zoning as residential But to recognised the character contribution as well.</p> <p>This is all consistent with Association's prior submissions to this independent hearing.</p>
<p>5</p> 	<p>The fundamental position of the Association is that inner residential Thorndon/Pipitea has made a considerable contribution to city growth under the Operative DP, and can continue to do so without destroying the existing residential fabric of our community.</p> <p>This slide highlights Thorndon Quay, but our study covered the rest of the Thorndon as well.</p>
<p>6</p> 	<p>The Association highlighted this is Stream 2.</p> <p>Suffice to say that Thorndon highly values the charm and character that remains following onslaught by the urban motorway.</p>
<p>7</p> 	<p>This statement in the PDP bothers us considerably.</p> <p>Thorndon has a very distinctive sense of place</p> <p>But the plan is to diminish this by zoning valued residential enclaves into CCZ? This has the hallmarks of a lose-lose scenario.</p>

8		<p>The Association wishes to remind Commissioners of our work which was presented in Streams 2 & 3. Of course the catalogue includes the Selwyn and Portland enclaves.</p>
9		<p>We'd like to remind you that our catalogue includes photos of every residential property we've submitted on wrt to the PDP.</p> <p>BTW it illustrates historic urban intensification found throughout inner residentialThorndon – valued character and heritage on tiny land parcels. This lovely cottage in Selwyn Tce sits on a land parcel of 54m²</p>
10		<p>Samples of the abundant residential character within the Selwyn and Portland precincts</p>
11		<p>This map highlights the Selwyn and Portland enclaves; parts of the inner residential zone in the ODP. The only feature that separates these two residential enclaves is St Mary's College i.e. the big land parcel between them.</p> <p>The Association strongly opposes the proposal to zone as City Centre Zone (CCZ).</p>
12		<p>In previous Hearing Streams we submitted this evidence of the recognised extent of valued heritage in Thorndon.</p>
13		<p>This Boffa Miskell map is from a Council report. And has been previously submitted to this Independent Commission.</p> <p>The Association asserts that Character Areas (qualifying matters in the PDP) should have been guided by, and anchored to, the recognition of these 'heritage' areas. They were well delineated 14yrs ago.</p>
14		<p>Extracts from the reports of that time.</p>

<p>15</p> 	<p>The historic character and heritage remains quite accessible as this view toward Portland Cres illustrates. It's taken from the heart of the neighbouring commercial zone in Molesworth St</p> <p>These visual linkages are important and part of our distinctive sense of place beside the CCZ (but not in it).</p> <p>We see some of the villas in the Portland enclave framed by Te Ahumairangi Hill in the background.</p>
<p>16</p> 	<p>The Association agrees with the submission from LIVE WELLington.</p> <p>The Association seeks a liveable city by design, and that includes constraining the sprawl of the city centre.</p> <p>We cannot see any reason to risk what the community values. The Planner's goals can be achieved without doing this.</p>
<p>17</p> 	<p>Extract from the TRA's Submission in Hearing Stream 1 where we challenged the continual use by WCC's of a +80,000 popn. projection. Various recent WCC programmes continue repeat this number (bike network, speed management, etc). But the projection doesn't align with the Government Statistician's perspective.</p> <p>There's a groundswell of concern that WCC is working on obsolete data or assumptions e.g. pre COVID business models perhaps, or recognising the rapid uptake of telecommuting, virtual work, related economics, etc.</p>
<p>18</p> 	<p>The Association agrees with evidence other inner residential Associations like Newtown has brought to this Hearing.</p> <p>The City can <i>have its cake and eat it too</i>. We can achieve a win-win.</p> <p>The CCZ does not need to swallow residential Selwyn and Portland from Thorndon. There is no need to jeopardise <i>Thorndon's sense of place</i>.</p>
<p>19</p> 	<p>The TRA supports the considerable evidence brought to this independent hearing by the Eldin Family Trust.</p>

<p>20</p> 	<p>A reminder of the relief the Association is seeking from the proposed CCZ overreach.</p>
<p>21</p> 	<p>The Association made further submissions on wind. Instead of outlining them here the Association supports the submission by Mr Murcott.</p>
<p>22</p> 	<p>Questions?</p>