

# Wellington's Draft Spatial Plan



Presentation to public meeting, 3 September 2020

# Disclaimers

- We are not against housing for a growing population!
- We are not against renewal in Mt Victoria!

# We are FOR . . .

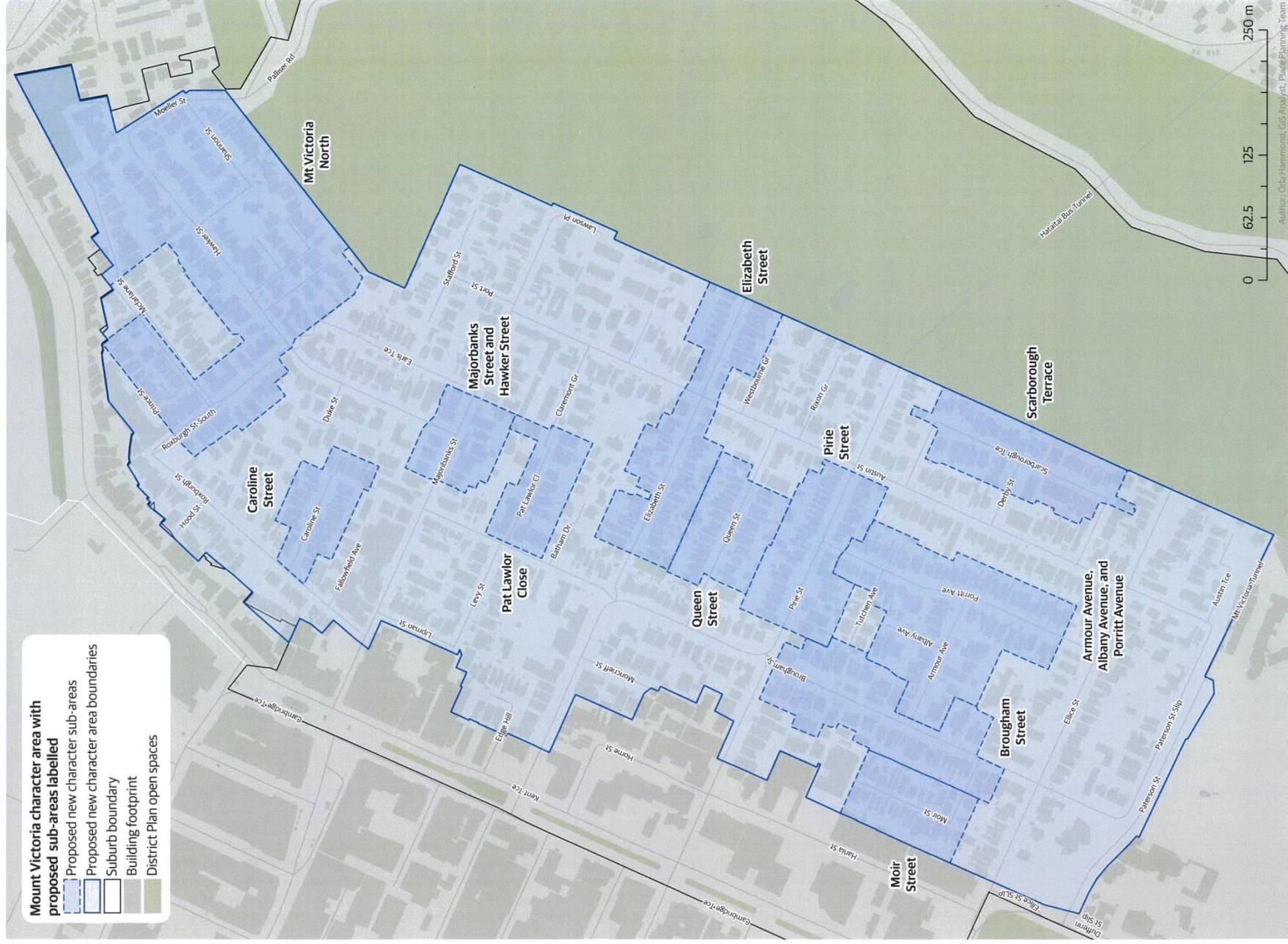
- Retention of the heritage of one of Wellington's most recognisable suburbs – part of its identity
- Planning which:
  - is based on population statistics that can be trusted
  - follows the process required by Govt e.g. regional plan comes first
  - phased intensification – heritage doesn't need to be destroyed now for housing that may not required.

# Key Plan Proposals

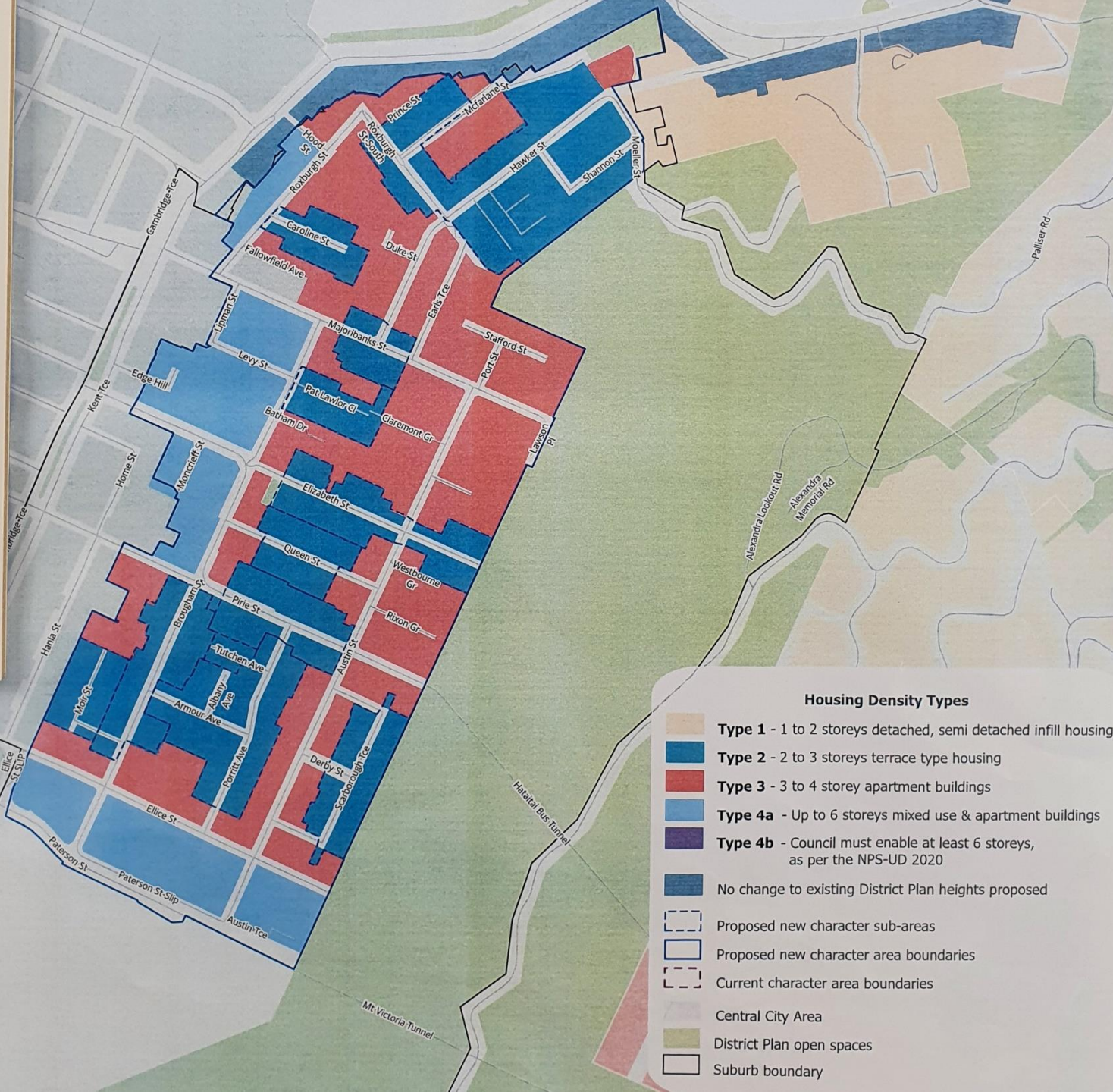
- Removal of the pre-1930s demolition rule from most of Mt Vic
- Development within defined character sub-areas up to 3 storeys, terrace-type
- Development outside character sub-areas from 3 to 6 storeys, apartments and mixed use (i.e. commercial)
- Removing controls over ground-level space and recession planes – “more efficiently developed”



# Character area - Mount Victoria







**MT VICTORIA**  
*Historical Society*

# Key Problems

1. Underlying statistics and modelling erroneous and numbers over-estimated
2. Housing required is unrealistically inflated
3. Removal of the pre-1930s restricted demolition rule from the whole suburb
4. Inconsistencies e.g. Tutchin Avenue 'hole' in the middle of Porritt/Armour/Albany character sub-area

# Key Problems

5. Inconsistencies e.g. lower Ellice St (see 2017 Heritage Study) c.f. Caroline St.
6. Building as-of-right 3-4 storeys, mixed-use, outside 'character sub-areas'
7. Building as-of-right up to 6 storeys, mixed-use, in some areas
8. 8 storeys permitted on Hania St, backing on to Moir St



# Impact - underlying numbers

- Designed to meet the highest possible growth in population, which is not feasible
  - MVHS and others have crunched the numbers and agree
  - For detail: *Presentation to Wellington City Council Policy & Strategy Committee August 6, 2020* [mtvictoria.history.org.nz](http://mtvictoria.history.org.nz)
- Almost all the additional housing required could be built under existing rules

# Impact - inflated housing requirements

- 30-year plan but no phased approach
- Requires development in heritage areas from Day One, which may never be required
- Does not sufficiently protect the City's heritage while addressing housing needs.

# Profile of Mt Victoria

- One of the oldest suburbs in Aotearoa – laid out in Mein Smith's 1840 plan
- 85% properties pre-date 1930, 90% of these categorised as primary and contributory\* (38% and 52% respectively)
- Already one of the most densely populated inner suburbs – third after Mt Cook and Newtown West and over half is Town Belt, 3 schools and Government House
- Iconic and essential to the identity of Wellington

\*Primary (properties with attributes that define the character of the area);  
Contributory (properties with attributes that support the character of the area)





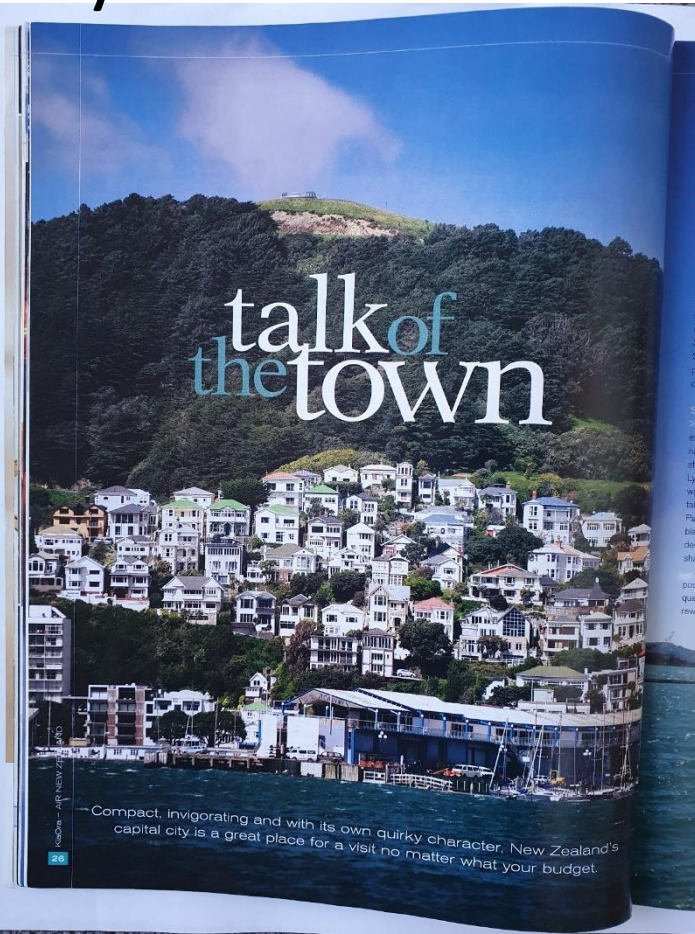
## Renewal and intensification can occur under the current Rules!





# Impact - Heritage

- Mt Victoria's historic housing is a key part of Wellington's identity - lost



- Nationally and internationally recognised and valued – French *Guide Bleu* tourist guide



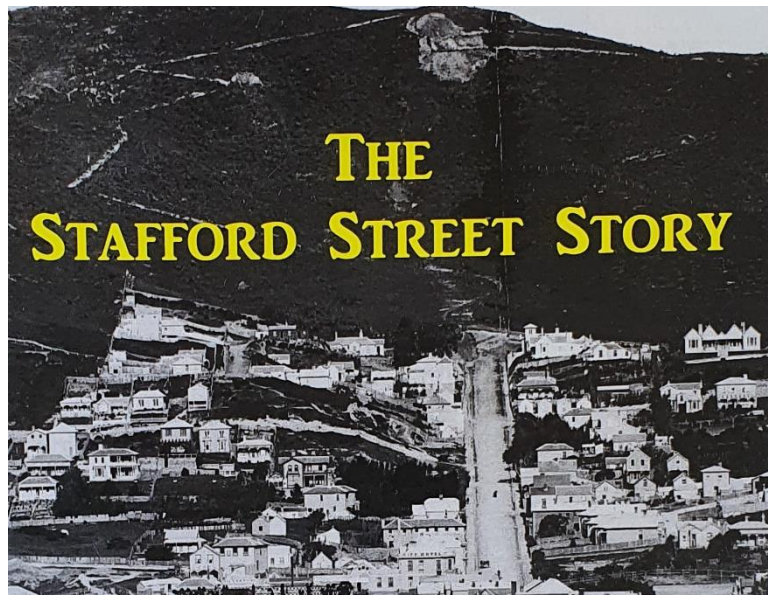


- Loss of collective memory and stories of our city
  - Layers of stories and experiences
  - Baker → Cabinetmaker → Art Attack → Mt Vic Café





- Loss of sense of community – scale and form, narrow streets e.g. Stafford Street





- Heritage housing doesn't just exist in 'character sub-areas'
- Part of the city's and NZ's heritage lost as overall scale and form of historic housing destroyed





- Selected 'character sub-areas' may have some protection, but buildings adjacent can impact on the heritage in those areas.



**MT VICTORIA**  
*Historical Society*

# Solutions

- Use realistic numbers to underpin the Spatial Plan.
- WCC to ensure development happens in obvious inner-suburb areas first e.g. Adelaide Rd, Molesworth St, Thorndon Quay, Kent Terrace
- Follow the NPS on Urban Development and treat heritage as a “qualifying matter”
- Recognise areas such as Mt Vic are ‘heritage’ areas, not just ‘character’ areas or development sites close to public transport

# Solutions

- Preferred:
  - Recognise that areas such as Mt Vic are ‘heritage’ areas, not just ‘character’ areas
- Minimum:
  - Retain pre-1930s demolition rule for whole of Mt Vic
  - Expand/amend character sub-areas
  - Lower heights
  - remove proposal to amend controls on “ground level open space and building recession planes”



# What we can do

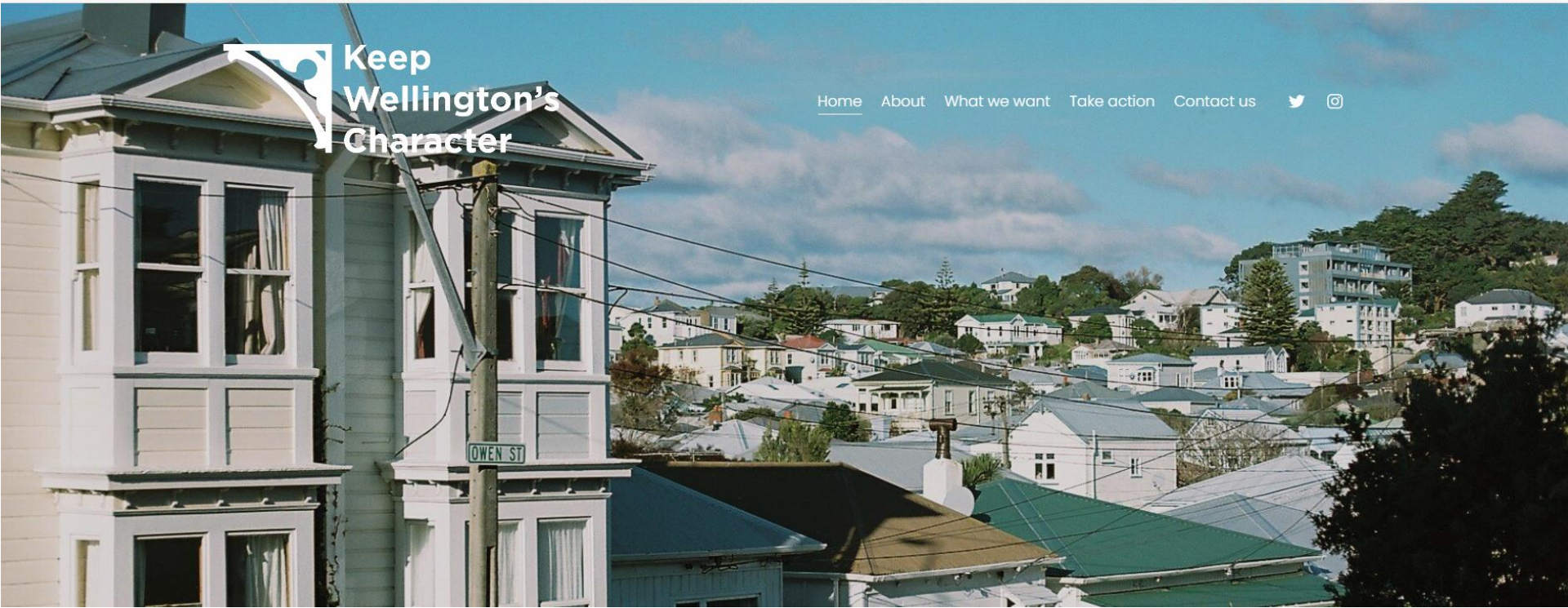
- Petition (Mt Vic Hub and door-to-door)
- Submissions – by October 5
- Join our email list for information updates, submission guide etc.
- Check out our website and Facebook

# **Mt Victoria Historical Society Contacts**

Convenor: 027 7577 984

<http://mtvictoria.history.org.nz/>

<https://www.facebook.com/MVHS.Inc/>



Keep  
Wellington's  
Character

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<https://drive.google.com/file/d/1bMYmQNkGmqwUpWZczLiHiMkdFjaQSxRj/view>