

ARO VALLEY
TUESDAY 22 SEPTEMBER 2020 7:00 – 9:00
SPATIAL PLAN DISCUSSION MEETING NOTES

Purpose:

- To build understanding of what the proposed Spatial Plan is, how it influences what happens in the future, and what it proposes for Aro Valley
- To have the chance to hear others' views on this, and share your views
- To leave with a broader understanding of both the proposals and people's thoughts on them for putting together your submission
- To have identified what, if any, additional discussions you'd like to see hosted by AVCC on the Spatial Plan.

Presenters:

- AVCC Co-Chair host: Ingrid Downey
- Independent facilitator: Michelle Rush
- WCC: Councillor Iona Pannett
- Residents: Roland Sapsford, Monica Micek, Michael Henrys

Agenda:

| Time | Task | Who |
|-------------------------|---|---|
| 7:00 | Karakia, waiata, welcome, introductions | Ingrid Michelle |
| 7:10 | Understanding the spatial plan and what is proposed for Aro Valley <ul style="list-style-type: none"> • PPT presentation | Iona Pannett |
| 7:30 | Perspectives / context to consider when reviewing the proposals | Roland Sapsford Monica Micek Michael Henrys |
| WORKSHOP SESSION | | |
| 7:45 | Workshop Questions <ol style="list-style-type: none"> 1. What's good for Aro Valley's future in the proposed spatial plan? 2. What's a concern for Aro Valley? 3. What's missing from the plan if Aro Valley is to realise the benefits the spatial plan wants to achieve, e.g greener, compact, vital etc? | Small Groups |
| 8:15 | Report back and plenary discussion | All |
| 8:50 | Next steps and close | Michelle Ingrid |

Q 1 What's good in the proposed spatial plan for Aro Valley?

Whilst some breakout groups reached consensus on 'what was good for Aro Valley' (reflected in some of the post-it notes below) others didn't, and in the plenary session hearing back from each group, it was apparent there was no clear consensus on what was 'good' in the spatial plan proposal for Aro Valley.

There was a consensus as to the following however:

- It would be nice if more people can enjoy the benefits of the Aro Valley
 - Community,
 - Closeness/ proximity to areas of interest in Wellington, and
 - Character.

The range of views, reported back during the plenary session on what is good for Aro Valley about the proposed Spatial Plan were:

- Nothing.
- Density.
- Removing the demolition protection.
- Shops remain protected by separate Heritage listing – although there is a lack of clarity on this.
- Recognizes the value of greenspace in the Valley.
- If it improves the quality of housing.
- More people to Aro Valley and WCC
- More houses in Aro Valley – there is room.

Post-it notes from the groups included:

Noted by a breakout group about what is good in the Spatial Plan

- The 'concept' is good i.e. more density needed but not delivered in this plan.
- Greater density is good
- Good to be heard (but this plan is not good).
- Good that the plan will deliver warm dry houses close to the city.
- Plan will address the whole region's housing crisis.

Noted by a breakout group about what is good in the Spatial Plan

- Shops will remain protected by their heritage listing status
- Healthy homes trumps heritage houses that were built to the street not necessarily taking advantage of sun etc. Good to not have "character" blocking healthy homes.

Q 2 What's of concern for Aro Valley?

Whilst some breakout groups reached consensus on 'what was of concern in the proposed spatial plan for Aro Valley' (reflected in some of the post-it notes below) others didn't, and there was no clear consensus in the plenary.

The range of views, reported back during the plenary session on what is concerning for Aro Valley about the proposed Spatial Plan were:

- Spatial plan should not be like the bustastrophe.
- Spatial plan won't achieve its goals – enough homes or quality homes, or affordable homes.
- Chance of losing intrinsic value of Aro Valley – “what is good?”
- We will lose the young people (rents will be too high, quality of homes too low)
- Doesn't address housing quality
 - Healthy.
 - Sunlight.
 - Warmth.
 - Liability.
 - Modern materials.
- Results will be at whim of developers
 - More high cost homes.
 - High rise can turn to slums.
- Hard to understand the impact of Spatial Plan without details (i.e. the details that will be contained in the future updated District Plan)
- No guarantee of affordability.
- No recognition of “seeing green”. Not biophilic.
- Plan doesn't go far enough to create houses and the lack of sunlight to existing homes.
- NIMBY – home owners will have a louder voice and block changes.

Noted by a breakout group about what is of concern in the Spatial Plan

- Plan won't achieve goal.
- Potential to lose something of value.

Noted by a breakout group about what is of concern in the Spatial Plan

- Loss of biophilic cities - that everybody can see green spaces e.g. bush on hillsides.

Noted by a breakout group about what is of concern in the Spatial Plan

- Plan doesn't do enough to address regional housing crisis. Higher height limit is needed.
- Lower height limit will lead to luxury housing built only.
- Total deregulation won't give good quality or value/ affordability.

Noted by a breakout group about what is of concern in the Spatial Plan

- Affordability is not taken into account. Central government needs to be involved.
- Quality concerns – there is nothing to say that we'll have quality. The Building Code will still be in force and it does not result in quality.
- Lack on sunlight for neighbours/ neighbourhoods.
- Healthy home design guide is missing.
- The increase in density requires design guide as a control. Where is that design guide?

Noted by a breakout group about what is of concern in the Spatial Plan

- Process is wrong needs to be more deliberate, so we have a say in how density is delivered.
- Examples of current density increases are bad for Aro Valley characters. Poor examples of density and bad landlords.
- Character homes and streetscape are threatened in Aro Valley and Holloway Road. Needs protection or will disappear.

Q 3 What's missing from the proposed spatial plan in respect of Aro Valley?

The range of views, reported back during the plenary session on what is missing for Aro Valley from the proposed Spatial Plan were:

- Planned approach to building more homes.
- Not enough vision for an 'inner city urban village' on city fringe – what is good quality 2-6 storeys, density done well?
- Not enough [detail] to determine [if plan can achieve its goals].
- An understanding of what makes Aro Valley work.
- Affordability and quality (would like involvement in these discussions).
- Concern for sunlight protection - coordinated rules to make best [decisions].
- Intelligent assessment of space close to city that could take more density easily without looking at removing character.
- Car parking
 - More people = more cars.

Noted by a breakout group about what is missing

- Holloway road detail is missing. Surprised, is it still a character area? (lack of understanding about listed heritage homes and character areas and protections)
- Not enough vision for inner city urban village on the city fringe. Good quality 6 storey vision. Aim/ density done well.
- Vision, regulation to protect sunlight and heritage.

Noted by a breakout group about what is missing

- Understanding of what makes Aro Valley work and convincing evidence that we're going to lose quality and character.
- Issues around transport.

- Plan for targeted higher density close to city.

Noted by a breakout group about what is missing

- The geography of Holloway Road could allow more storeys done well to achieve increase density. But only calls for 1-2 stories.
- Property developers are not expected to deliver good homes. Save the flavour, the essential flavour, nothing in the plan to ensure this.
- Examples with other places make this possible, why not in Aro Valley.

Noted by a breakout group about what is missing

- Good design for healthy homes – warmth, liveability, dry, green space - Limited by RMA and building codes.

4 Issues and questions for other plans/ decisions

- University needs to be a good property developer in Aro Valley.
- How is the spatial plan impacted by transportation planning?
- When will the details of the District Plan be discussed?

5 Agreed next steps:

It was agreed it would be useful to have a further discussion on what makes Aro Valley special.

The detail of what the discussion could focus on was not confirmed. Ideas suggested included:

How to get

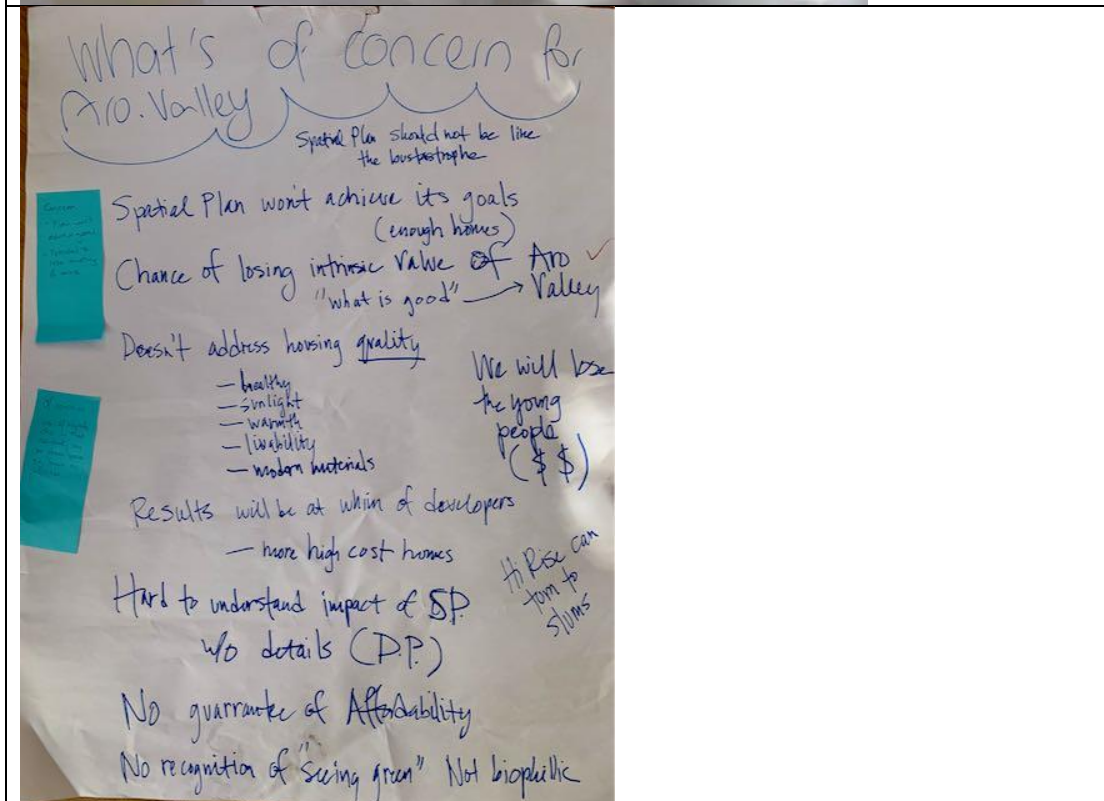
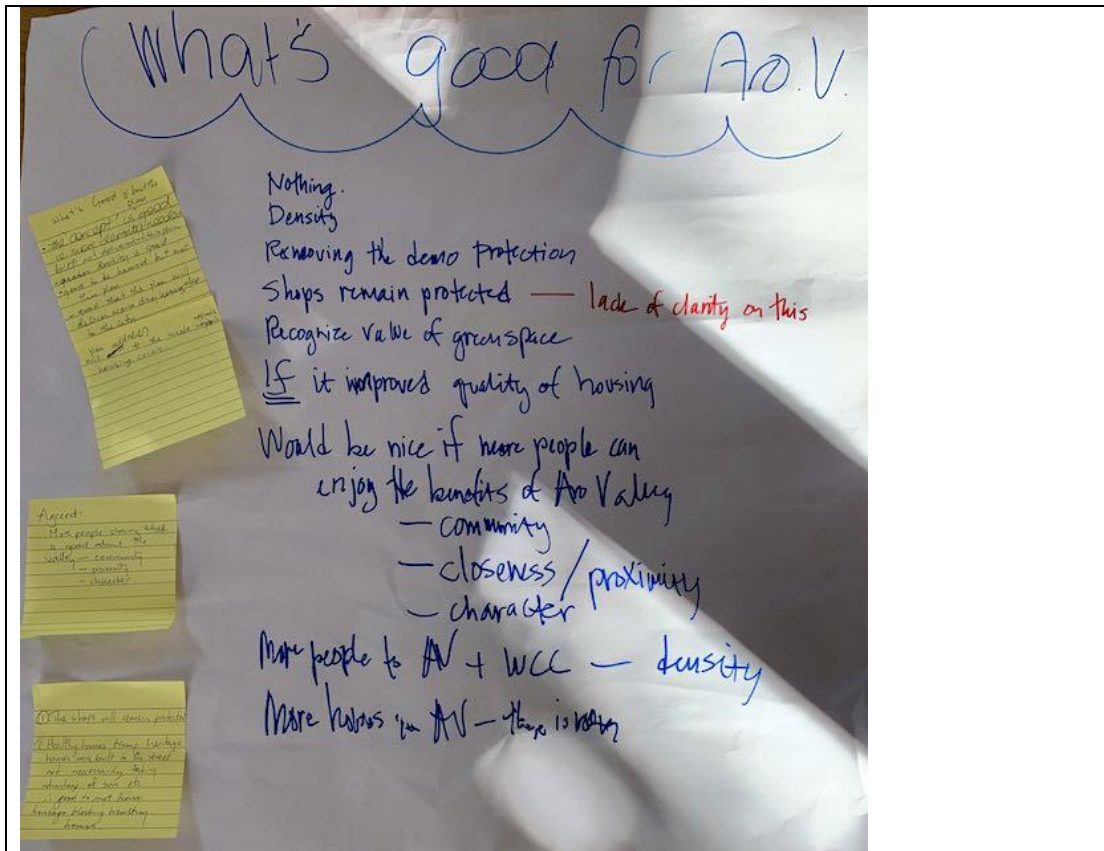
- More housing.
- That is more affordable,
- And of higher quality.

How can we get more say in these issues? The **How** should lead to **What**.

- Be proactive - develop our own vision with all of our residents (including renters)
- Seek a deliberative process with WCC.

END

Flipchart Photos



What's missing? Planned Approach to building more homes.

Not enough vision for an inner city urban village on the city fringe - good quality 6 storeys - density done well -

Not enough to determine

An understanding of what makes AV work
Affordability + Quality

Concern for sunlight protection
 Coordinated rules to make best

↑ would like to involve

Red sticky note: [Illegible text]

Red sticky note: [Illegible text]

Intelligent assessment of space close to city that could take more density easily w/o looking at remaining character

Car parking

More people = More cars

Issues and questions for other plans / decisions

Further discussion on what makes AV special.

How to get

- More housing
- that is more affordable
- quality

University needs to be a good property developer in Aro Valley

How can we get more say?

→ develop our own vision w/ all of our residents

PROACTIVE
 (Partners)

How: to lead to what
 deliberative process w/ WCC

Additional sticky notes:

Property developers
but heads not
what's expected
to deliver good
homes.
Save the flavour
essential flavour
Nothing in the
plan to ensure
this.
Examples in
other places make
this possible why
not in Aro Valley

The geographer
of Holloway Rd
could allow more
storeys done well
to achieve +
density

Concerns

Plan doesn't go far
enough to protect
level of protection of
sunlight.
NIMBY - how owners
will have a louder voice
+ block changes
+ Plan doesn't do enough
to address regional
housing crisis. Higher
height limit needed
+ lower height limit
will lead to luxury
dev.
Total desecration
won't give good quality
- no value/affordability

Process is wrong
needs to be more
deliberative so we
have a say in how
density is determined
Examples of current
density increases are
bad for Aro Valley.
Character Poor examples
Bad landlands
Character of heritage
homes threatened
in Aro Valley +
Holloway Rd +
Holloway Rd +
Holloway Rd +

Good design for healthy homes
Warm, livability, dry, green space
Limited by the R.M.A, building
codes

- Affordability is not taken into
account. Central govt needs to
be involved.

- No quality concerns - there is nothing
to say that we'll have quality
- Lack of sunlight for neighbours/
neighbourhoods
- Healthy home design guide is missing
- The increase in density requires design
guide as a control.