20 September 2019

TO WHOM IT MAY CONCERN

Submission for NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT

1. In the Summary of Proposals published in August 2019, there are statements under "What it would mean for our cities" which need wider discussion.

I refer specifically to the paragraph discussing greenfield development. When Auckland began its greenfield development extension towards the south in the early 70's, I remember the Mayor of Hamilton protesting. In the intervening decades, Auckland has developed many suburbs that lack basic supporting amenities. Almost a mirror of what happened in Porirua's Waitangirua suburb in the 1960's and 1970's. There were many houses, but a lack of shops, footpaths, bus shelters and even a bus service.

Also included in the same column are references to car parks. Because I have been closely involved in the bus campaign in Wellington City, I am only too well aware of the problems. The sudden lack of decent bus services in July 2018 on some routes has resulted in many residents buying cars. Proposals (in this policy statement) to reduce unnecessary car parks will only work if there is return to a comprehensive public transport service region-wide, which does not require (a) bus users to use 2 or 3 buses to arrive at their destination, and (b) train users to opt for car use because the service is infrequent during off peak hours.

2. Taranaki St in Wellington, is a good example of how developers have been allowed to adopt the Auckland problem. I refer to the tall blocks of small box-like apartments with little or no connection to the outdoors. There is also a recent development here in Wellington of terraced town houses with token gesture greenery. A good example of this is being constructed in Constable St Newtown at the moment — small, box-like and over priced. This is an example of where planning rules may have allowed developers to construct high-rise apartment buildings.
3. I have experienced living in small well designed apartments, with garden surrounds. My submission on urban development follows this principle: *when apartment blocks are built they must include a green surround where residents may garden.* The design of a collection of apartment buildings should adopt the following principles to *facilitate a sense of community.*

A. Start with a parcel of land with finite dimensions (it need not be very large in the urban setting).

B. Ensure that perimeter fencing provides for a safe area for children to play in but is also welcoming.

C. Establish a small cohesive community by building 2 and 3 bedroom self-contained apartments and 1, 2 and 3 bedroom terrace house which will surround a community hall.

D. (i) Apartment blocks should be limited to 3 levels to avoid potential isolation of residents in each block.
   (ii) The design should be a combination of two apartments per level on either side of a central stair well/lift, with a 3 bedroom apartment at one end and a two or bedroom apartment at the other end.

E. Apartments in each roof area would allow for (1) solar panels, (2) solar water heating and (3) roof top clothes lines *(ref D. (i)).* The recent documentary illustrated how network solar energy could work.

F. By surrounding the units with lawns, built up vegetable gardens and fruit trees, the sense of being part of a community will be enhanced.

G. In order to facilitate environmentally friendly transport, a small number of shared e-cars would be allowed within the perimeter. A lock up for shared e-motor bikes could also be established. Each apartment / terrace house should provide space for non-shared bicycles.

H. By placing recycle and non-recycle rubbish bins behind a street opening gate, it separate food waste. Compost bins (and worm farms) could be placed at the rear of the section.

This last aspect brings into mind, how adjacent sections would be used. The best way to reduce neighbourhood debates would be to place a mirror-like development to the rear.
4. Attached are examples of what could be a sustainable design for urban development.

The examples provided are NOT to scale.
- Sheet (1) shows a collection of apartment blocks and terrace houses on a section of land which may be adapted to cater for many or few apartment buildings.
- Sheet (2) is a design of one level in an apartment block. Not to scale.

If there is to be a forum to discuss submission, I will be happy to attend and speak to my submission.

Nga mihi

Kara Lipski
General layout of 2 apartments on one level (duplicate this on further levels)

Key:

1. bathrooms (shower only with wet area) / WC
2. Laundry: cross hatch effect