

MT COOK! MOBILISED

Mt Cook Mobilised
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Inhabit
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Welcome to Mt Cook Mobilised, your resident community group. Thank you to Inhabit of Adelaide Road for their ongoing sponsorship. We invite your input (via the email above) on any Mt Cook issue - and to let us know of new ones. We urge all occupants to care for your plot on the planet as if you own it – and look out for your neighbours. Watch out for trucks on Rolleston St and Hopper St from the three major construction projects underway. *Peter Cooke*

COMPOST IS SUPER

The average household sends 3kg of food waste to the landfill each week. At the landfill, food waste is crushed together with other landfill rubble. Deprived of air and micro-organisms, the food waste produces methane gas, one of the more evil greenhouse gases that contribute to Climate Change. Food waste makes up 15% of household rubbish collected at the kerb.

The alternative is to compost food waste, aerating and waiting for the micro-organisms to turn food scraps into black crumbly humus that can be used to grow more plants.

WCC has run a household composting trial on the Miramar Peninsular, and the Sustainability Trust / Kaicycle are running a compost hub pilot for inner city households. There is a Share Waste scheme operating

in Rolleston St. People living in Mt Cook apartments also want to compost their waste and do their bit. Some Body Corporates are both less enlightened than their eco-minded residents, and not inclined to

seek solutions for the common good. We need to all pull together, and start trialling ways to make composting an obvious solution for apartments. Let's close this Climate Change loophole. He waka eke noa.

Sunday 14 November
 Papawai 11am - 2pm

CANCELLED
 Going ahead if Covid Alert Level 1 or Green Light
 but watch out 2022!
 Cancelled if we are still in Covid Level 2

Mt Cook Spring Fling & Teddy Bears' Picnic

- 📍 Bring a teddy or soft toy!
- 📍 Egg & spoon, sack races, & fun activities for kids of all ages
- 📍 Coffee & cake by koha please bring your coffee keep cup & some change
- 📍 Bring a picnic (no glassware)
- 📍 Collect a backyard predator trap
- 📍 Rain Venue: 11:15 at Mt Cook School Hall

Celebrate with
 friends,
 neighbours, food
 and fun at
 Papawai



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L'AFFARE
 THE COFFEE BUSINESS EST. 1990

Absolutely Positively
 Wellington City Council
 Me Iheke Ki Pōneke



One of the pou at Te Māra. The two pou represent Rongo-mā-Tāne, the atua (god) of cultivated food, and Haumia-tiketike, the atua of food found in the wild. The pou are a visual reminder to manage our food waste wisely.



DISTRICT PLAN: BIG CHANGES COMING FOR MT COOK

The effects of the proposed WCC Draft District Plan (DDP) on you and your neighbours could be considerable. WCC is now consulting on the DDP, which could result in multi-storey housing in much of Mt Cook over the next 30 years. This is your chance to have a say on the rules that will guide this development.

Much of the housing in Mt Cook is currently subject to a 'no-demolition' rule for houses built before 1930, and a maximum height of three storeys for new builds. Under the new proposals, the area that has this protection will be halved.

In the parts of Mt Cook that will lose this protection, housing "at least six storeys high" will be allowed. This is based on almost all of Mt Cook being within a 15-minute walk from the CBD boundary. In more commercial areas like Adelaide

Rd and the Taranaki/Hopper/Torrens precinct, even higher building heights will be allowed.

Neighbouring properties risk being dominated and shaded by such new developments. New developments may utilise more of the site they are built on than is currently allowed, and this could further reduce open space and planted areas.

The existing protection is maintained on Wright St and parts of Wallace and Tasman Sts, and in three other much smaller areas: Bidwill St, around Ranfurly St and Tainui Tce, and Yale/Drummond St steps.

The new plan has the essential objective of helping solve the shortage of adequate and affordable housing in Wellington. But the proposals seem to be overshooting the target. Research done by Mt



The Walking Map - the black line encloses the area that is within a 15-minute walk from the CBD boundary.
WCC

Cook residents suggests the past rate of housing development even in the protected areas has been far greater than council planners seem to assume.

In future, this actual development pattern in the existing housing areas in Mt Cook, which has worked well, could be combined with a focus on extra housing on 'brownfield' sites like those along Adelaide Rd. This approach will both meet housing needs and allow the DDP proposals to be changed to minimise the adverse effects of unconstrained

development.

Please get a sense of what the proposals might mean for you and where you live, and let the council know what you think. The Plan document

will be very large and complex. But the council will be running information sessions, so go along and find out what is planned. Feedback to MCM would also give valuable input for our submission.

The Wellington City Council's consultation on the Draft District Plan will run until 14 December 2021. This consultation will run in tandem with consultations on the LGWM transport options, and the proposed Bike Network.

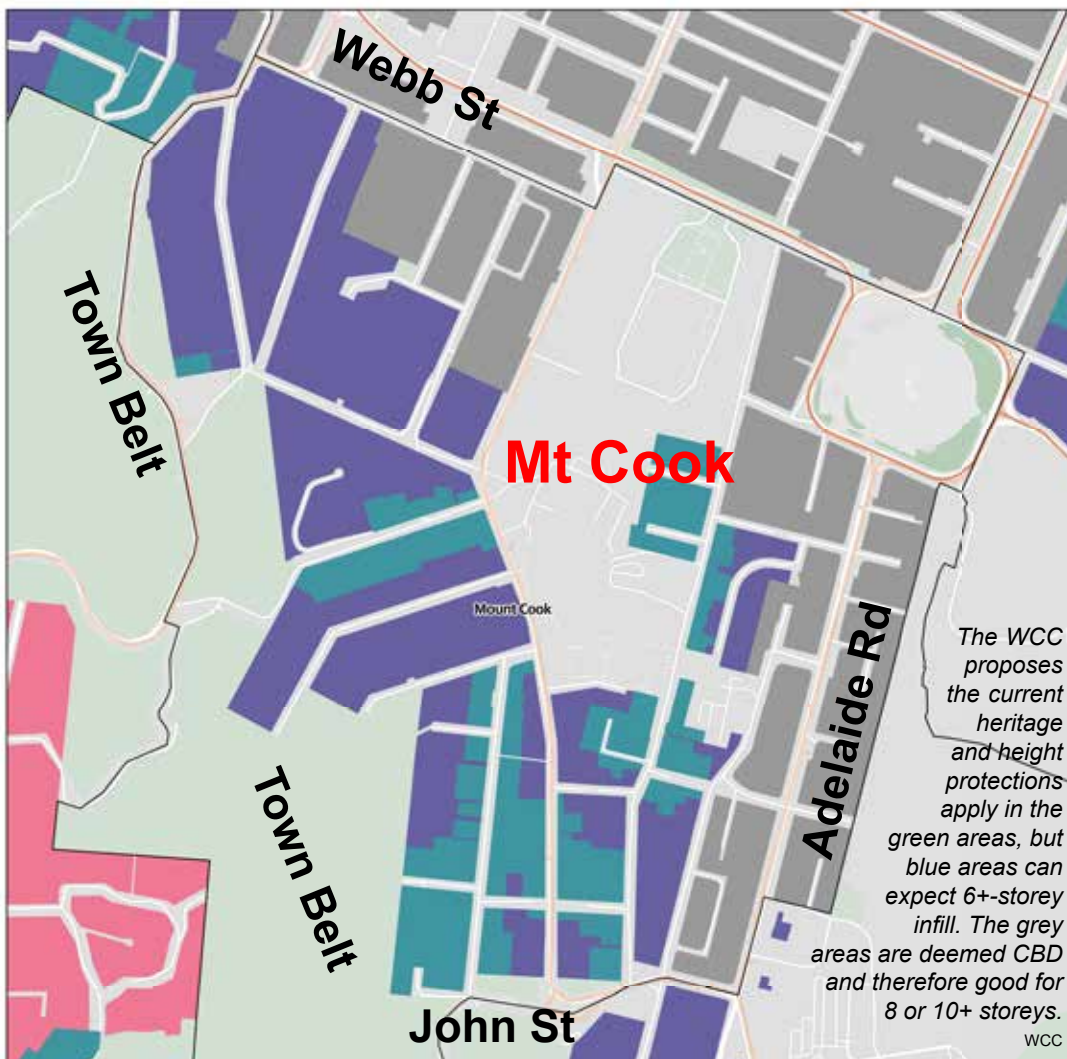
At this stage tentative dates for the Council's information sessions close to Mt Cook (Covid allowing) are:

Newtown Saturday
20 November 11am - 3pm
Salvation Army Centre

Central City Saturday
27 November 11am - 3pm
Prefab Hall, Jessie/ Vivian St

Check the Council's website for details.

NOTE the central government announcement on medium-density infill on 19 October may alter WCC's plans.



The WCC proposes the current heritage and height protections apply in the green areas, but blue areas can expect 6+-storey infill. The grey areas are deemed CBD and therefore good for 8 or 10+ storeys.
WCC

BIKERS VS TRACK

The Prince of Wales Park has recently been subject to irresponsible actions by some in the biking community. While such problems are not new to Wellington, they are relatively new in Mt Cook and a cause for concern. The new bush track linking the top of Hargreaves St to Papawai Reserve was put in for walkers only - it is too steep and tight for bikes. A post put in



BULK HOUSING IN MT COOK

Kāinga Ora's three projects in Mt Cook will house hundreds of people. The community is fully behind this *take*. Already Te Māra's 104 units are functioning at the top of Taranaki St, but they only have a short-term lease from WCC (of a maximum of seven years to 2025). What happens then possibly depends on whether the government extends the income-related rent subsidy to local authorities. This could mean council tenants only paying 25% of their income rather than 70% of commercial rents as currently. Or maybe Kāinga Ora will ask to extend the lease to match that at Arlington on Hopper/Hankey St, which is 125 years.

Construction of Arlington's 300 units is under way (**above**, what it may look like). This includes up to 67 affordable houses, but as the land there cannot be sold Kāinga Ora is looking at other ways of helping out struggling home-buyers.

At Rolleston/Hargreaves Street, 80 units are due for completion late in 2022. The site will include a community room among the mostly 1- and 2-bedroom apartments. Twenty of the apartments will be managed by welfare agencies, along with 40 apartments at Arlington. These are for



taumai, people who are settling into a new life with their own permanent place, supported by wrap-around care to help them beat complex needs, addictions or health issues. This is the 'Housing First' approach to combatting homelessness.

But the memory of the community is long. In the old Rolleston/Hargreaves Street apartments there was at one stage a live-in manager. That role was disestablished, allowing anti-social behaviour, drug-dealing and police cars to return. At the

Community Reference Group meetings for the Kāinga Ora projects the community is asking for some assurances, such as staff on-site 24/7. A quieter neighbourhood will benefit everyone, not least those who are coming off the streets.

The Rolleston/Hargreaves St work (**below**) shows how oppressive 5-storey towers will be when built amongst old character houses, as planned by the City Council.

BARREN WASTELAND

Mount Cook residents are not happy that construction of the Chinese embassy on Tasman/Rugby St is on hold and that there are no further plans for use of the site.

It could be many years before building commences.

Resource Consent was granted in 2018 and building was expected to start shortly afterwards. The large and



Damage to a walking track.

by WCC to stop cyclists cutting a corner has been pulled out and tossed down the bank. So have new plantings, including a rata pulled out and tossed aside, found by volunteers and replanted, with the process repeated. Substantial blocks put in place have seen it left alone and it is now recovering. While biking is not permitted on this track it wouldn't be so bad if the bikers kept to the track, but

some just refuse to co-operate. Above the Scottish Harriers there is a long official biking track (Mystic Portal) with jumps from Connaught Tce to Westland Rd. But illegal additions have been made, damaging new planting. Also over lockdown 2020 substantial trees were cut down for a biking track in the bush below Connaught Terrace. Council has blocked access to this track.

very visible site is in a well-populated and heritage-rich area of the city. It regularly attracts vandals, taggers and is frequently used as a rubbish tip by random passers-by. It is a large package of neglected land that is unsightly and attracts unsavoury elements.

Various approaches have been made to propose that the site be opened, cleared and made available for temporary community use. None of these have met with any success. ▶



**MT COOK!
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community

Ward councillor Nicola Young has tried to gain information and progress our cause. Approaching this matter in neighbourly spirit, we will welcome the new embassy and its personnel to our community.

CARILLON IN 2023

The bells are expected to chime again in early-to-mid 2023.

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