

MT COOK! MOBILISED

Mt Cook Mobilised
mtcookmobilised@gmail.com

<http://mtcookmobilised.pbworks.com>

MCM • PO Box 9724 • Wellington 6141

Inhabit
designstore



No 31 - May 2022

Welcome to Mt Cook Mobilised, your resident community group. It seems a strange world with long Covid, war in Ukraine and mega-builds blighting our suburb — but good things will emerge. We invite your input (via the email above) on any Mt Cook issue - old or new. Thank you to Inhabit of Adelaide Road for their ongoing sponsorship. Please look out for your neighbours and sort your recycling. Or join 'Keep Mt Cook Clean' for our next litter-pickup on 4 June. **Peter Cooke**

HOUSING LADDER LOOKS BLEAK

The refrain heard at public meetings for WCC's Spatial Plan was "it's impossible to buy a house, even with a good income, or save for a deposit while paying high rents". The solution touted by some to create "affordable" homes is to build lots of apartments, particularly on Adelaide Road — a surfeit of properties will create a buyers' market.

Things are changing quickly in the world of construction, with Covid, materials hard to source, and with Aussie beckoning to the local construction workforce. Here is a snapshot of developments in the next four-to-five years in Mt Cook, they may not all pass the starting line.

In the 2022–25 timeframe, there are an anticipated 557 new places coming up. Tasman Apartments (Tasman/Rugby) is 19 furnished market-rental apartments ready late May, formerly one old student flat. Monark (King/Adelaide) is on target for August completion, with 93 apartments. Of these, 44 are balloted KiwiBuild affordable apartments (a snip at \$500,000). The others are a mix of owner-occupied and investment rentals. The ground floor will have two retail outlets. Of the 112 places coming available in 2022, nothing is available for purchase.

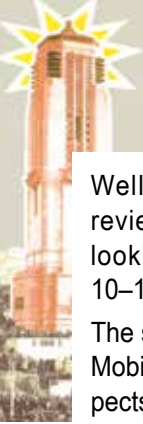
From next year through 2025, Kāinga Ora will have 381 new homes ready at Rolleston/Hargreaves and Arlington, making a small dent in the MSD Waiting-List. Wellington City Mission is creating around 64 transition housing bedrooms across the old Night Shelter and the new site in Oxford Street. Whakamaru is an exciting new regenerative approach to help streeties gain new skills and confidence to move on to their own place. This is ground-breaking stuff, if you can spare a dime, the Wellington City Mission is grateful for all help to meet their \$40m fundraising target. That makes around 445 homes in the NGO and state ambit from 2023–25. Nothing available to purchase here. For those who recall the early talk of 67 affordable homes at Arlington, that deal is off. Instead Kāinga Ora's First Home Partner scheme is a shared-ownership model, providing up-front cash to help new builds ➤ **3**

24 HOURS

The Mt Cook community has been long discussing the return of Kāinga Ora tenants at the Rolleston, Hopper and Arlington Street complexes, and will warmly welcome them to their 485 apartments. Memories don't have to be too old, though, to recall the special problems that can bedevil large concentrations of people, when a few act up, and when 60 will have higher complex needs. The basis on which the community agreed to back these projects was that support staff would be on-site day and night. The General Manager of the government's landlord said "there will be at least one staff member on-site at all times of the day and night, 7 days a week", for tenant management at Rolleston St. The Independent Commissioner who approved the resource consent accepted this obligation. Being a landlord is a 24-hour relationship, and Mt Cook calls on Kāinga Ora to uphold this commitment.



This mural artwork appeared on a Bidwill St wall last year and was painted out by WCC. It begged the question of who owns the retaining wall. There are some walls clearly owned by the city, such as along Wallace Street where the footpath is between the wall and homes. But in situations where the private property touches the footpath or road reserve directly, the wall is generally owned by the home-owner. In this case on Bidwill St, some residents saw the painting as an offensive tag but others felt it to be street art and would have kept it. A simple solution is for the artists to seek permission from the owners living above the retaining wall. It's their wall — and we all love public art!



DISTRICT PLAN FOR MT COOK

Wellington City Council is reviewing the District Plan, looking ahead for the next 10–15 years.

The submission from Mt Cook Mobilised focused on two aspects: character housing and residential areas. Our written submission was followed up with participation in an online forum with several councillors, officers and up to three other submitters. Several locals also made submissions and were involved in other follow-up group discussions.

Our major concern was the proposal to raise the height limit for much of our suburb to 21 metres, to allow for high-density multiple-unit housing. We consider this far too high for the area, and it risks losing the neighbourhood and community environment we appreciate here. Instead we suggested it should remain at the current 11 meters – which is still three storeys.

One very specific issue was the proposed height limit for Wellington High School. This appears to be 50 metres – far higher than anything else in this area. We submitted that this would be an appalling domination of the local landscape and asked that it be lowered to be consistent with Massey University’s limit.

We also opposed the conditions for multi-unit dwellings. We consider good design is essential and needs to be spelt out in rather different terms than those proposed. In particular we submitted there should be:

— provision for sunlight rather than the non-sensical ‘daylight’

- set-back provision from boundaries maintained at current levels
- a site coverage limit
- lower recession plane, as at current levels.

The spatial plan last year reduced the character housing areas in Mt Cook. We repeated our dismay about losing protection for many heritage features in our suburb. We stressed the need to ensure that small areas don’t become isolated pockets among high-rise buildings. We submitted that already Mt Cook is quite densely populated, and many old houses are subdivided and have separate flats and units attached. Renovations to existing homes and infill within character provisions is naturally occurring and should be supported in the District Plan. This stage will be decided by



the end of June, and a draft District Plan consultation later this year. We encourage locals to watch out for this.

A further round of consultation and submissions will be in the second half of 2022. Final decisions on the plan will be made by a panel of independent commissioners who will hold hearings early in 2023. Only those who have sent in submissions on the final draft plan will be able to appear at those hearings.

FIRST LIGHT ESPRESSO



This stylish coffee caravan is now parked at 179 Tasman St, on a currently vacant grassy section. The owner is Dylan Jack, *above*. He has been there since November, and business is generally good, especially in the mornings when people are heading into town or uni. On a good day Dylan serves around 150 coffees (on some days there are also chairs and a table to sit at). The original plan, when he set the business up, was to take the cart to events and festivals - now curtailed by Covid. The name First Light reflects Dylan’s close links to Gisborne on the East Coast, where he grew up; and he designed the striking logo with a tattooist friend. When asked for a funny story, we heard about the customer who sat and enjoyed her coffee while her horse grazed on the grass behind the cart.

BETTER LIGHTING



Council is rolling out better LED-based residential lighting street-by-street. With significant increases in populations planned for Rolleston St and Hopper Streets, those areas will benefit significantly by better lighting – for everyone’s safety.



GOOGLE EARTH

BELL ROAD GYM AND TANK

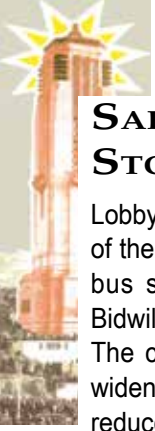
The old ‘gym’ building on Bell Road has gone. Wellington Water said “the lease had expired and the site will be needed regardless of where the new reservoir is located”. Irrespective of where the new service reservoir goes, the existing rectangular Bell Road tank, which was built in 1913, will also go. “There is no progress on the Bell Road reservoir. WCC has asked Wellington Water to go back through all the options for the catchment, including combining it with Aro [Valley’s] so it is still some way off.”

ROAST CANDIDATES


MCM is holding a meeting to grill the city council election candidates for our ward.

4pm Sun 18 September
Mt Cook School Hall.





SAFETY FOR STOP No.7914

Lobbying to improve the safety of the dangerous north-bound bus stop on Wallace St by Bidwill St has been rewarded. The councils have agreed to widen the footpath by 1m and reduce the slope of the pavement. The road will be nudged over by 1m, eating into the wider footpath on the other side. Cr Roger Blakeley who chairs Greater Wellington's Transport Committee said MCM "was instrumental in getting the changes over the line. I applaud the passionate focus of MCM who have long championed a better solution at Wallace Street." MCM thanks the two councils and showers with bouquets Angus, Frank, Karen and Peter. The work is planned for later this year. 

HIGH NEWS

Wellington High School is planning to build new classrooms on the school's current carpark. The architectural firm which is developing the project is also looking at possibly using the Tasman Street tennis court for temporary car parking, accessed from above, during the building programme.


The intention is to reinstate the tennis court with an all-weather surface. Meanwhile part of the heritage wall retaining the tennis court currently has a council barrier in place. It has been assessed by an engineer as safe but will be repaired and any subsidence remedied.

Grass on the Taranaki Street sports field is being replaced by an all-weather surface, after new drainage is completed.



MURAL ENVY


In 2022 we acknowledge the longevity of the 'Herstory' mural, world-famous in Mt Cook. The concept behind Herstory was to publicly celebrate women. This concept is embodied in the survivors of the original Herstory street art mural, painted 20 years ago. Five women each painted a woman they admired, combining stealth with brazen hi-viz vests and road cones. English singer songwriter PJ Harvey was painted with some of her lyrics: "*The whores hustle and the hustlers whore, the city's ripped right to the core*". These were not appreciated by someone and were the first part attacked. In a street-art battle, the lyrics were painted out, added back, then painted out again. The Council took the upper hand, painting out Harvey herself, along with the lyrics. Janet Frame and a Moon Goddess were also painted over. The rest is herstory – 'pipi longstockings' and Frida 'Khalo/ Kahlo' continue to watch over Wallace Street.

MCM would welcome any early photographs of this mural or other street art in your neck of the woods. 

HOUSING LADDER...

over the Bank Manager hurdle. Kāinga Ora's percentage is repaid some years later, based on current market valuation.

In the wings are One Tasman (formerly Tasman Gardens) and the ex-Caltex site by the Basin. Both are looking like high-end apartments, for investors wanting a sound rental or owner-occupiers, contributing around 269 apartments. The heritage Adelaide Hotel is to be strengthened for a pub, with hotel rooms above the facade, and four penthouse suites on top.

This bleak trend is no silver bullet for first home buyers, rather, a further offering of gold dust for investors. Meantime private infill, attached granny flats and tiny homes still have a lot to offer. 



At its meeting in February Mt Cook Mobilised passed a motion that "condemned in no uncertain terms Russia's unjustified invasion of Ukraine". This was conveyed to the Russian Ambassador.

Mt Cook Community Art Exhibition at Thistle Hall.
Mary, David, Amanda, Karen & Marina watch as
Aaron hangs the first print. Valentines Day, 2022.

MT COOK!
MOBILISED

community



(Absent from the photo are Carol, Sheyne and Kristelle.)

GUESTS ARRIVING?

**STYLE
QUALITY VALUE**

NZ made



16 fully upholstered sofa beds to choose from!
We will make modifications to our inhabit sofas to fit your
space or suit your style. 20 year frame guarantee.

Thank you for supporting NZ made at Inhabit.

Inhabit
designstore

23 Adelaide Rd, Wellington Ph 384-5532

www.inhabit.co.nz

OUR LOCAL WARD COUNCILLORS



IONA PANNETT
(04) 384 3382/ 021 227
8509 iona.pannett
@wcc.govt.nz



NICOLA YOUNG
021 654 844
nicola.young
@wcc.govt.nz



TAMATHA PAUL
027 961 270
tamatha.paul
@wcc.govt.nz

SARICH
MOTORS

Sarich Motors Ltd (MTA)
302 Taranaki Street
Wellington
P 04 385 8369
M 021 245 7683
E scott@sarichmotors.co.nz
W www.sarichmotors.co.nz

Scott Sarich
OWNER / MANAGER

FOR RENT TASMAN APARTMENTS

Brand New - 19 Boutique Apartments
Corner Tasman and Rugby Streets
Mix of Studios, 1 bedroom & 2 bedroom
Available late May 2022



MARK WARRIOR
021-676 253
mark@agencygroup.co.nz



AGENCY GROUP
www.agencypm.co.nz

Adrian Harris
Sales Consultant

Tommy's
Real Estate MBREINZ

021 800 717
adrian@tommys.co.nz

Tommy's Real Estate Ltd.
209 Victoria Street, Wellington
P.O.Box 6296, Marion Square
Wellington, 6011
www.tommys.co.nz



**FLOWERS
MANUELA**

35 ABEL SMITH STREET 384 4668 FLOWERSMANUELA.CO.NZ



GYM

- ★ FREE 14 DAY TRIAL
- ★ 12x INTRO SESSIONS
- ★ 20x GROUP CLASSES

GROUP TRAINING

MONDAY - FRIDAY 8:00am 12:00pm 4:00pm 6:00pm

masseygym.co.nz 04 979 3788