

4 December 2006

**Re: DPC 52: Suburban Centre Rule Amendments**

This submission is from the Wellington Architectural Centre, a group which represents both professional and non-professionals interested in architecture and design, and in the promotion of good design in Wellington.

**1) Support for the proposal**

The Architectural Centre supports the proposed District Plan Change 52: Suburban Centre Rule Amendments. We consider that the proposal provides a mechanism that will both assist more intense development and compact urban form, while demanding a higher understanding of design issues.

**2) Key issues**

We have two key issues to raise about the proposal.

(1) Why is this strategy restricted to the specified areas? The requirement for a substantial design statement in applications can only be beneficial for suburban centre development and for a wider understanding of design in Wellington. We consider that all applications for building with gross floor areas of 500m<sup>2</sup> should require such a statement. In addition we suggest that all buildings with footprints greater than 350m<sup>2</sup> must also be required to include a design statement as outlined in the proposed District Plan Change. When existing buildings are demolished, and the sites are redeveloped, applications for any redevelopment must also be required to comply with DPC 52.

(2) Furnishing a design report in itself will not necessarily guarantee good design. While this is a useful mechanism to encourage design literacy, these reports will demand a high level of council scrutiny and professional peer review to ensure the results promised in the design report are supported by the documentation of the proposed building.

**3) Conclusion**

We support DPC 52 and strongly encourage the council to consider that this rule amendment be more comprehensively applied throughout suburban centres, and to proposed developments with footprints greater than 350m<sup>2</sup>.

Yours sincerely

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