

14 June 2011



the architectural centre inc.
PO Box 24178 Wellington

Re: 180 and 185 Bing Lucas Dr, Tawa: Service Request Number: 231867

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. Thank you for this opportunity to comment on this proposal.

The Architectural Centre opposes this subdivision in Tawa.

We oppose the proposal for two reasons; both are primarily concerned with the location of the development and the implications of this for the wider Wellington region. Building low-density development on the ridges surrounding the suburban area will contribute to a greater sense of urbanity around Tawa. Currently, the Tawa area has a medium density, suburban character surrounded by attractive, rural views: These views and vistas add to the sense that Tawa is connected with the rural environment. We anticipate that if this development goes ahead, a precedent will be set for developing other such visible fringe areas in the same manner, contributing to a detrimental effect on the character of the suburban area – that is, for the residents in lower Tawa.

Building on the ridgeline also encourages further development on the other side of that ridgeline. Tawa already exhibits a sprawling character in numerous respects. To reiterate, building in this location sets a precedent for growth which, if repeated as precedent, would see subdivision of this type emerging in many other natural-looking locations. This would be detrimental to the character of the suburban sense of being out-of-town, and encourage suburban residents to seek property even further from central areas.

Elsewhere the WCC has promoted the need for density, in, for example, the identified growth spine through Wellington City. This identification of the need to increase density is an important strategy in order to enable infrastructure provision (including public transport), and to create sustainability towns and cities. This is a commitment which WCC must adhere to consistently when evaluating resource consents. This proposal for a resource consent conflicts with this basic and sound strategy, and we strongly encourage the WCC to decline this application, to demonstrate the council's commitment to sustainable development, and, more specifically, because this particular ridgeline holds value for the character of the suburban character of the lower Tawa area.

Thank you again for this opportunity to comment on this resource consent application. If you have any questions please do not hesitate to contact me.

Yours faithfully

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