

13 August 2007

Re: District Plan Change 56

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) Further submission

We support the sentiment of the Newtown Residents' Association submission regarding 5.1.3.A.4, and suggest the following alteration to the proposed Rule 5.1.3.A.4 which is shown in its context immediately below (as proposed by the Council).

New Rule 5.1.3A: Additions and alterations to existing residential buildings

- 5.1.3.A The alteration of, and addition to existing residential buildings that do not comply with any of the following
- 5.1.3.2 (yards)
 - 5.1.3.4 (maximum height)
 - 5.1.3.5 (sunlight access)
- are a Permitted Activities provided any new part of the building complies with the following conditions:
- 5.1.3.A.1 the part of the existing building that does not comply was constructed before 27 July 2000.
 - 5.1.3.A.2 any addition and alteration (within the footprint of the existing building) complies with rules 5.1.3.4 (maximum height) and 5.1.3.5 (sunlight access).
 - 5.1.3.A.3 any addition that increases the footprint of the existing building does not exceed a height of 4.5 metres and complies with rules 5.1.3.2 (yards) and 5.1.3.5 (sunlight access).
 - 5.1.3.A.4 the existing building with the alterations and/or additions complies with rules 5.1.3.1 (number of household units), 5.1.3.2.A and 5.1.3.2.B (open space), 5.1.3.3 (site coverage), 5.1.3.7 (Hazard (Fault Line) Area), 5.1.3.8 (noise insulation: Airport Area) and 5.1.3.9 (high voltage transmission lines).

We support the alteration of the above rule 5.1.3.A.4. such that the requirement for site coverage is removed if the new work undertaken is within the existing building envelop, and if it can be shown that a majority of the original building fabric will be retained or reconstructed to match the original building fabric.

We support the reasons provided by the Newtown Residents' Association submission. Namely that:

The existing structures were all built legally. It is the provisions of the District Plan (& its predecessors) that have evolved constraints at odds with our community's built fabric.

Regardless of the bulk & location rules the existing configuration is known & understood by neighbours & the community. What exists, whether it complies or not, has become accepted over time.

Existing dwellings often have the streetscape characteristics, rear yard open space configuration, & established vegetation desired.

In the case of the older buildings they already possess the richness of detail desired as a fundamental local characteristic.



the architectural centre inc.
PO Box 24178 Wellington

The desired scale & bulk that is complementary to existing buildings is already established.

Conferring a bulk, location & Design Guide "advantage" to existing structures becomes a significant heritage conservation measure. If there is a bonus for retaining existing buildings they become a valuable resource. Maintaining the existing structure & renovating is much more likely.

Preserving existing building stock - a sustainable use of existing resources will be encouraged.

Sense of place & sense of history is preserved through the conservation & adaptation of the built fabric.

Privileging the 2 unit property where 1 unit is the old existing dwelling will encourage this typology. This infill type has generally been built in the southern suburbs more sensitively with better design quality than the larger multi unit schemes.

Thank you for the opportunity to comment on this proposed District Plan Change. If you have any questions about any of the points raised please contact me.

Yours sincerely

Christine McCarthy
President
The Architectural Centre