

## **NORTH KUMUTOTO DESIGN BRIEF**

My name is Alistair Aburn. I am a planner and an inner city resident.

I am speaking in support of the proposed Design Brief – including the provision for new buildings – at the parameters indicated – on Sites 9 and 10.

I do so for two principal reasons:

### **REASON 1**

The Design Brief is consistent with and implements the Wellington Waterfront Framework which REMAINS the Council’s strategic policy guidance for waterfront development:

[p27] New buildings in scale with heritage buildings and enhanced squares and lanes

[p32] ... a strong connection to the city’s Central Business District. This will be reflected with a stronger sense of city form being developed in this area through a higher proportion of buildings than on the rest of the waterfront.

I note the comment in the consultation material that the consultation is “NOT revisiting the principles and provisions of the Waterfront Framework”

### **REASON 2**

Buildings and the mix of activities they provide for are ESSENTIAL elements in a successful waterfront development. Buildings are just as important as open space. As the Framework states [p.19] “Buildings support open space and open space supports built areas”. It isn’t a case of having one without the other.

I agree that the scale and size of buildings is important.

I agree that the way that buildings relate to adjacent open spaces is important.

I agree that new buildings should be in scale to heritage buildings (Shed 11, 13 and 21).

I agree that buildings must have visual interest and contribute positively to the city/harbour ‘scape’.

I endorse the principles outlined in the Design Brief for open space and buildings (Sections 3.1 and 4.0).

### **FINAL COMMENT**

As I noted I am a planner. I work with the District Plan. Rule 13.6.3.8.1 “Site coverage in the Lambton Harbour Area” states:

*The maximum coverage for building development within the total Lambton Harbour area is 35% - in other words, 65% must be open space.*

Currently buildings occupy approximately 21%-22% of the LHA.

In my opinion buildings of the scale indicated for sites 9 and 10 would be consistent with the Waterfront Framework and the District Plan.

Of course, it is anticipated that any resource consent application for new buildings on Site 9 and 10 will be subject to a notified consent process.

Chair and Councillors - I recommend that you endorse the draft Design Brief as the '**approved**' Design Brief for the North Kumutoto Area

Alistair Aburn  
22 November 2012