

Proposed District Plan Change 81

**Absolutely Positively
Wellington City Council**
Me Heke Ki Pōneke

Submission form

Rezoning 320 The Terrace and De-listing the Gordon Wilson Flats
Form 5, Clause 6 of First Schedule, Resource Management Act 1991

Submissions can be	
Emailed to: district.plan@wcc.govt.nz	
Posted to: District Plan Team Wellington City Council Street	Delivered to: Ground Floor Reception Civic Square/101 Wakefield
We need your submission by Friday 25 September 2015 at 5pm	

Your name and contact details	
Full name: Kenneth John Davis	
Full address 52 Vauxhall Rd, Devonport, Auckland	
Address for service of person making submission Suite B, Alison Building, 3 Devon Lane, Devonport, Auckland	
Phone 09 4452727(work) or 09 4466363 (home)	Fax
Email : kendavis@xtra.co.nz	

Trade competition and adverse effects (select appropriate)
<input type="checkbox"/> I could /X could not gain an advantage in trade competition through this submission.
<input type="checkbox"/> I am /X am not directly affected by an effect of the subject matter of the submission that: (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects of trade competitions. <i>Delete entire paragraph if you could not gain an advantage in trade competition through this submission.</i>

The specific provisions of proposed District Plan Change 81
that my submission relates are as follows (Please continue on separate sheet(s) if necessary.)

I oppose the proposal to delist the Heritage Status of the Gordon Wilson Flats at 320 The Terrace, Wellington

I do not support the proposal to remove "Gordon Wilson Flats" from the District Plan's list of heritage buildings.

The Gordon Wilson Flats is a very important piece of modern architecture and significant to NZ's mid 20th century social and political history. Consequently I believe there is no reason or justification to de-list the heritage status of the building as nothing has changed to affect the buildings original heritage status

I do support the proposed change in the zoning of the site from "Inner Residential Activity Area" to "Institutional Precinct" to allow its positive link between the city and the University's Kelburn campus, and create a gateway . I support this zone change only if the Gordon Wilson Flats are retained , adaptively reused (including the possible radical modification of the building) and creatively integrated into the University Campus through the innovative redevelopment of the building and its adjacent land including with Housing NZ's Mc Lean Flats site

I do support the proposed Change the Institutional Precinct provisions for the site as noted above as noted above.

That the Heritage Listing of the Gordon Wilso Flats is mainatined

That zone change to the Institutional Precinct is approved only on the proviso that the Gordon Wilson Flats are retained , adaptively reused (including the possible radical modification of the building) and creatively integrated into the University Campus through the innovative redevelopment of the building and its adjacent land including with Housing NZ's Mc Lean Flats site

We seek the following decision from the Council *(Please give precise detail.)*

Please indicate by ticking the relevant box whether you wish to be heard in support of your submission

- I wish to speak at the hearing in support of my submission.
 I do not wish to speak at the hearing in support of my submission.

- If others make a similar submission, please tick this box if you will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this submission, please attach them to this form and indicate this below

- Yes, I have attached extra sheets. No, I have not attached extra sheets.

Signature of submitter (or person authorised to sign on behalf of submitter):

 Date 25 / 9 / 2015

Personal information is used for the administration of the submission process and will be made public. All information collected will be held by Wellington City Council, with submitters having the right to access and correct personal information.

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Submitters Background

My full name is Kenneth John Davis and I am a Registered Architect and an Urban Designer and an Associate of the New Zealand Institute of Architects. I am a Director of Ken Davis Architects Ltd and I manage the Auckland office of Herriot + Melhuish: Architecture Ltd.

I have a Bachelor of Architecture degree with Honours from the University of Auckland and I have a Bachelor of Arts degree majoring in Urban Geography and Economics from the University of Otago.

I have over 30 years' experience in the practice of architecture and urban design in Australia and New Zealand, having worked with leading practices such as the Public Works Department and MMH Partnership in Melbourne and Strutron Group, Athfield Architects, Custance Associates and Herriot + Melhuish: Architecture in Wellington and Auckland. During that time, I have had extensive experience in a wide range of architectural and urban design projects, including:

- Wellington Public Library and Civic Centre, 1988-1992 (NZIA National Award 1993)
- Cuba Precinct Urban Design study, Wellington 1988-89
- Luke's Lane Urban Design study, Wellington 2005
- Marion Square retail, public parking and apartment development, Wellington, 1996
- New Newmarket Railway Station, Auckland (NZIA Awards 2010 and NZIA Urban Design 2011)

I have a range of experience in the upgrade and adaptive reuse of older and heritage buildings including

- Old State Insurance Building (Te Puni Kokiri House), Wellington 1988
- Conversion of Older/Heritage Buildings to apartments (Croxley Mills Building, Wellington, Case House, Taranaki St, Wellington
- Victoria University Recreation Centre Upgrade (NZIA Award 2006)
- New Film Archive relocation into the Winstone Building, Wellington 2005
- New Navy Museum and public maritime park, Torpedo Bay, Devonport, 2010 (NZIA Award 2011)
- Queens Wharf Upgrade: proposal for the upgrade of Queens Wharf including the adaptive reuse of the existing Historic Sheds for Auckland City Council
- Devonport Ferry Building: commissioned by Auckland Transport in 2013 for the upgrade of the existing Ferry Building 2013

I have participated widely in the New Zealand architectural community, having won a number of architectural design awards. I have been a jury member for several New Zealand Institute of Architects Awards Programmes and in 1995 I was a member of the NZIA Membership Review Panel.

I have a range of teaching experience having tutored and lectured at Victoria University's School of Architecture from 1988 to 2004 and have been a guest design critic at Auckland University's School Architecture since 2007 and Unitec School of Architecture since 2015.

I have provided expert architectural and urban design evidence at Resource Consent hearings and I have worked as an architecture and urban design consultant to the Wellington City Council assessing a range of Resource Consent applications and advising on the design of the proposed new School of Music in Wellington's Civic Square.

I have been a member several influential organisations that have helped shape the urban design of Wellington including: The Wellington Architectural Centre from 1988 until 1996, including 7 years on the executive and three years as President from 1991 to 1993.

From 2004 -2007 I was a Wellington City Council appointed member of the Wellington Waterfront Development Sub-Committee, responsible for overseeing the development of Wellington's urban waterfront

Specific Expertise on F Gordon Wilson

I undertook the original research on F. Gordon Wilson through my 1987 Bachelor of Architecture undergraduate sub-thesis/research report *"A Liberal State of Mind - The Architectural Work of F Gordon Wilson 1936-1959 - A Cultural Analysis"*. Wilson was the first Principal Architect of the Department of Housing Construction from 1936 until his death in 1959 as Government Architect.....and this building was named after him.

My sub-thesis/research report has formed much of the basis of subsequent research and writing on Wilson, and his contribution to architectural modernism in NZ and the development of State Housing in NZ.....obviously as a result I have a special interest in the building

Heritage Status of Gordon Wilson Flats

I believe that the Gordon Wilson Flats is a very important piece of modernist architecture and significant to NZ's mid 20th century social and political history as it represents one of only 7 high rise multi-unit state funded social housing developments, a social and building programme initiated by the first Labour Government from the mid 1930's.

The building is also important as it is only one of two in NZ, of the post WW2 social housing blocks, with two level maisonette planning, rectilinear form and articulated facades influenced by Le Corbusier's Unite' d'Habitation innovative 1950's apartmentbuilding in Marseilles

The building is an important example of modernist social housing, building represents important part of NZ's social and political history and was designed by F Gordon Wilson, a significant NZ architect (he was the first Principal Architect of the Department of Housing Construction from 1936 until his death in 1959 as Government Architect.....and this building was named after him)

These points of significance are all acknowledged in the various heritage assessments of the building including Archifact's Heritage report for Victoria University on the Building and Wellington City Councils *Heritage Inventory – 1995* :“*Gordon Wilson Flats*,” (Wellington City Council, 1995)

While the relative value of a building's heritage can vary between experts, all regard the building as of heritage importance and Wellington City Council has valued the heritage of the building to be significant enough to merit listing on the Heritage register of the Wellington District Plan in 1995

I believe there is no reason or justification to de-list the heritage status of the building as nothing has changed to affect the building's heritage status. It is likely over time that its heritage importance will increase as society comes to recognise the importance of this example of architectural modernism

Our society seems to under value the cultural product of its immediate preceding generation. It often prematurely destroys this recent built culture before it can come to understand its cultural value or its place in history.

Our society will ensure resources are made available to protect those things we deem to be important be it contemporary buildings such as Te Papa or the high rise Majestic Centre office building or heritage structures such as Old St Pauls, Parliament Buildings, Victoria University's Hunter Building, Wellington's earthquake prone Old Town Hall or the 1960's Christchurch Town Hall

As an example the historic value of NZ's Colonial, Victorian and Edwardian architecture only became recognised from the 1970's and now the workers cottages and Victorian villas in Thorndon, Parnell, Herne Bay, Ponsonby and Devonport are now not only strictly protected but they provide some of the highest residential property values in NZ. The Art Deco period became recognised and valued around the 1980's and today the City of Napier base a highly successful annual festival based on its internationally significant cluster of Art Deco buildings, a product of the 1931 Napier earthquake. This is a festival that generates increased tourism and significant economic benefit to the local economy

And only in the last 20 years is the heritage importance of mid century architectural modernism, as exemplified by the Gordon Wilson Flats, started to be recognised and embraced by mainstream culture.....In twenty years time NZ Modernist Social Housing may become a major cultural tourism attraction both nationally and internationally as the value of this style of architecture becomes fully acknowledged. For example the 1950's Rose Seidler House in Sydney is already an important attraction in Australia's heritage economy

Our society destroys its built culture at its peril itthe destruction of important cultural product as the Gordon Wilson Flats is a form of “cultural vandalism”. To allow the demolition of this building would be a short sighted and fool hardy from a heritage point of view but one of economics and sustainability.....especially as I believe it the building could be adaptively reused as student housing

Adaptive Reuse

The building could be adaptively reused for student accommodation in the form of larger 5 bedroom student flats. Some initial concept plans (attached) prepared show that the existing building could be converted relatively easily that would increase total bed numbers by 15% from 162 to 187 beds in typically a 5 bedroom student flat arrangement. The plans show how

- Existing (total 162 beds)
 - 75 no x 2 bed maisonette units
 - 12 no x 1 bed Ground floor bedsits (total 162 beds)

- Proposed: (total 187 beds)
 - 35 no 5 bed maisonette units (175 beds)
 - 5 No x 2 bedroom maisonette units, (suitable for student flats)
 - existing 12 no x 1 bed Ground floor bedsits which would give a

These changes provide 25 additional beds and the extra commercial value that adds (plus the potential to modify the roof to create more accommodation) and could be undertaken without changing the footprint of the building and only require small 900mm wide penetrations through the short transverse north/south structural concrete shear walls at each floor level. Structural Engineers Clendon Burns and Park have advised that these changes are structurally feasible and would likely be undertaken during any wider seismic upgrade of the building

Site and Building Potential

This is potentially a great opportunity as it opens up a new gateway from The Terrace to the Kelburn campus and provides more land for development

The balance of the site could be developed as University teaching or student residential accommodation with a gateway entrance and steps or cable car access from The Terrace up to the main Campus.....currently there is no direct access from The Terrace direct to the Campus and development of the site offers this wonderful opportunity to better integrate the University and the City

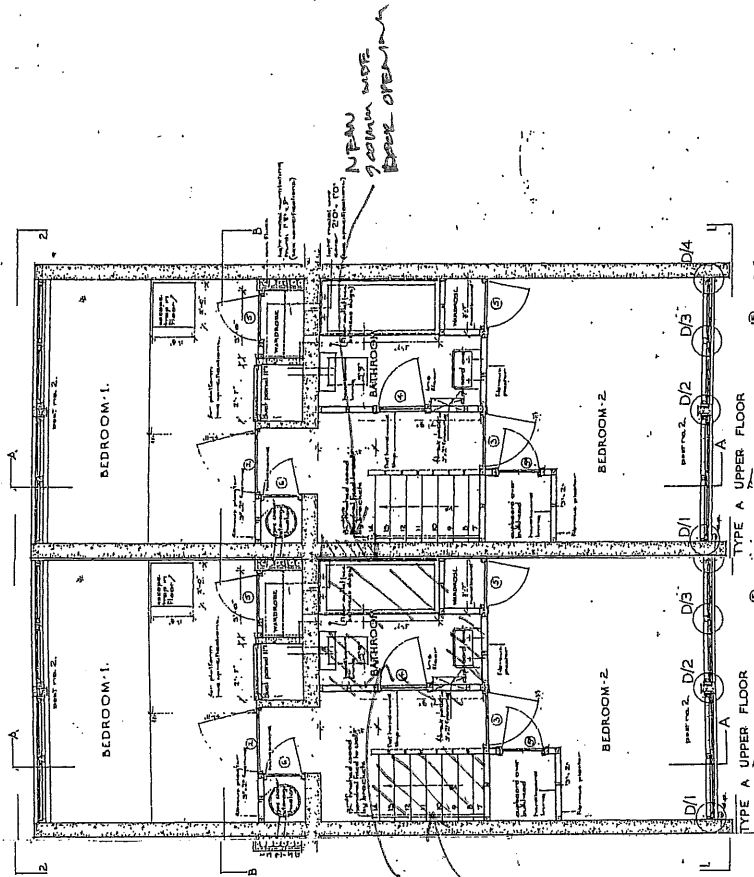
VUW Heritage and Green Building advocacy

Victoria University of Wellington (VUW), the buildings owner, has a very strong record as a heritage and green building advocate and champion. It has shown a commitment to heritage retention and adaptive reuse in retaining and seismically upgrading its heritage and non-heritage building stock, such as the Hunter Building, Easterfield, Rankin Brown Building, Recreation Centre, Old Government Buildings, Rutherford House, and Wellington Railway Stations

The university has been successful has been very successful in retaining and re-using heritage and other older buildings and integrating with new buildings in creative and positive ways (eg the Hub) with resultant high quality architectural and urban design outcomes.

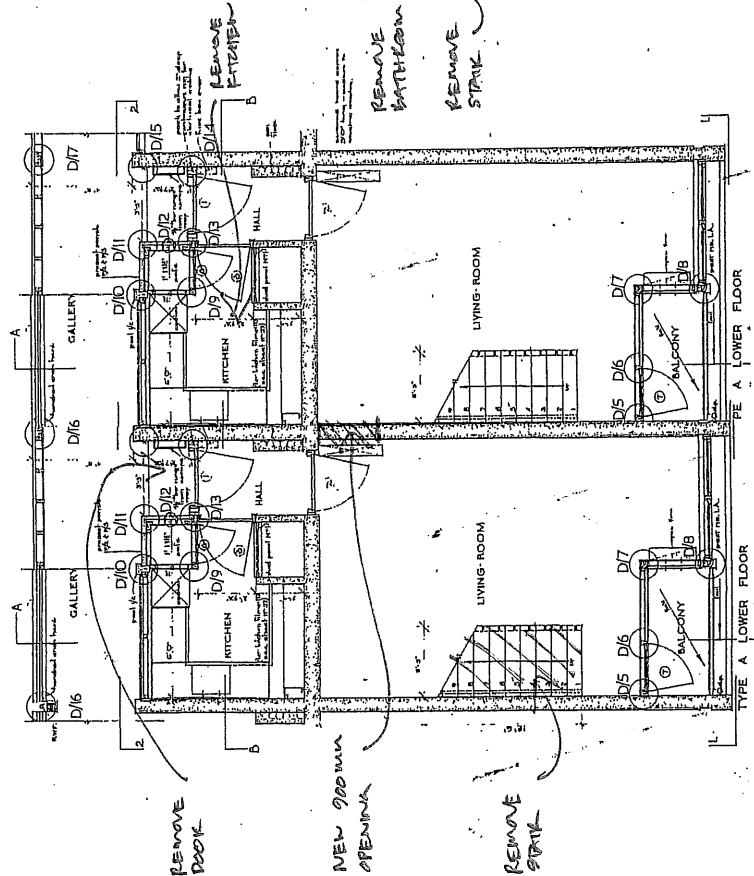
I believe that an equally high quality architectural and urban design outcome is possible with the Gordon Wilson Flats and the integrated development of the adjacent land

At a sustainability level the demolition of the a building that could be retained presents a negative outcome, as it is a waste of existing building resources and the buildings inherent embodied energy. In addition it is a waste of a viable and valuable housing resource.....especially 2 bedroom inner city housing stock of which there is existing and future significant demand



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Existing Plan - 1:50

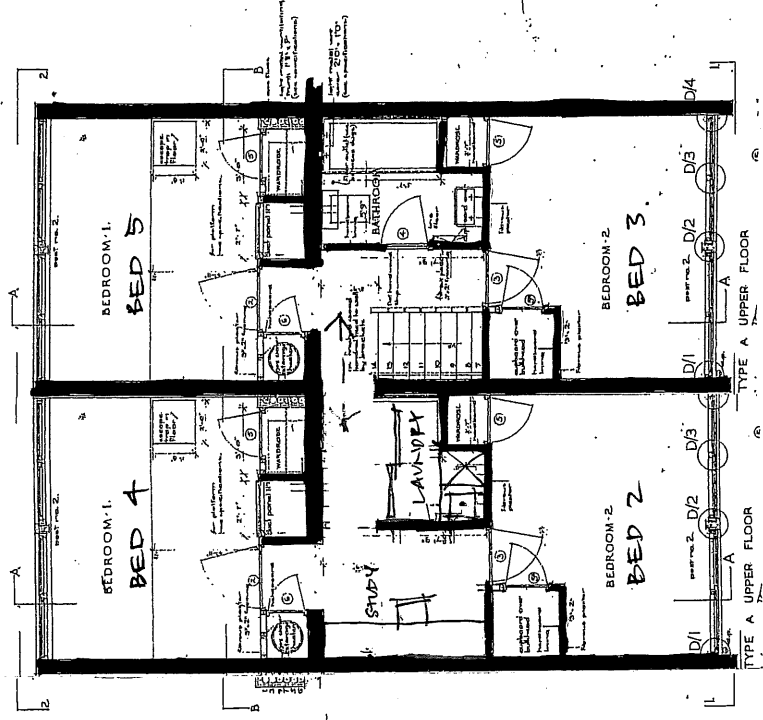
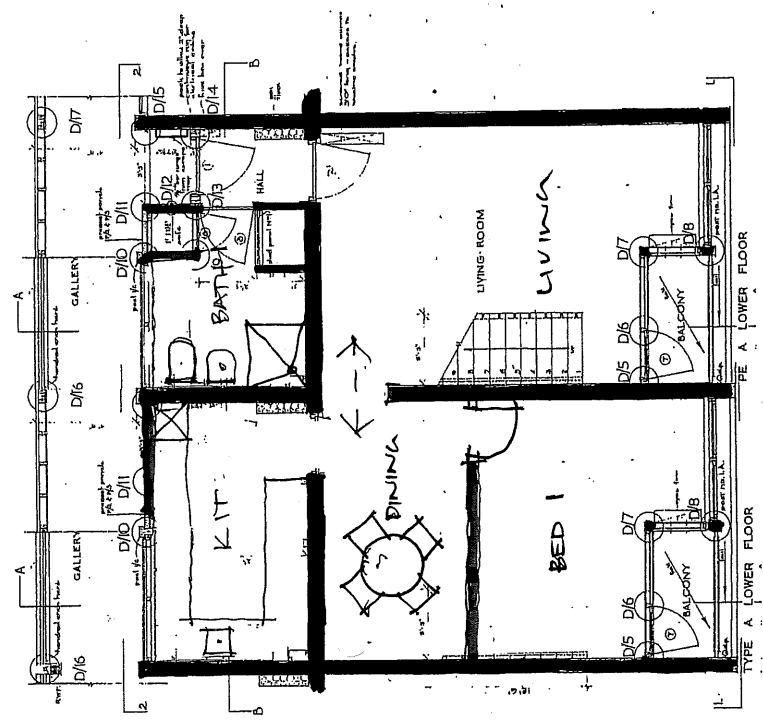
Typical Floor Plan - Existing

Gordon Wilson Flats
320 The Terrace, Wellington

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20 September 2015



EXISTING PLAN - 1:50

Typical Floor Plan - Proposed
Gordon Wilson Flats
 320 The Terrace, Wellington

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 20 September 2015

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