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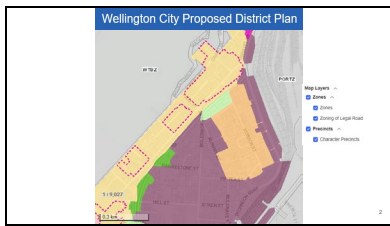


PDP Submission 322  
Further Submission 071

My submissions relate to parts of inner residential Thorndon situated southeast of the urban motorway.

I support the submissions of the Thorndon Residents' Association, LIVE WELLington, Historic Places Wellington, and others as indicated in the Further Submissions that I have made.

2



The PDP shows the proposed encroachment by the CCZ – that blob of purple oozing-up from the south. and a **dearth of character precincts**, south of the motorway **or for that matter** the application of any qualifying matters, in my area of the suburb.

THE WCC Internal report  
August, 2010  
**Approach to Heritage  
Management in Residential  
Areas of Thorndon**

**I invite you to compare the  
map handed out with the PDP  
character areas shown in the  
slide.**

On Monday morning the Thorndon Residents' Association referred to older Boffa Miskel reports.

<<

The handout with map provides the reference.

I appreciate that this work was under the auspices of identifying heritage areas **all worthy of being under the protection of a heritage overlay**. Working within the frameworks of the time to allow residential areas to be recognised and protected.

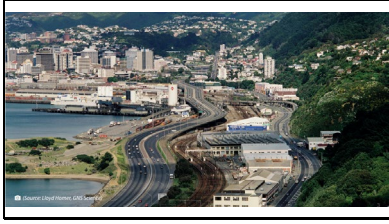
That work identified where most of our historic built heritage, and built form exist and was/is worthy of preservation.

At a minimum that work should have been a foundation, a starting point, for getting the character precinct areas identified on the south side of the motorway using contemporary methods i.e. **qualifying matters**.

It is also my view that the boundaries of the character precincts need to capture not just the 'pristine' heritage residences in these streets but to also consider the collective effects that spring that overall look and feeling – the 'character effect' in the streetscape. This is definitely worth preservation. It may include post-1930 dwellings, but their architecture and consistent low form are now a critical part of scene. The don't detract from it.

They certainly don't destroy it, like a hotchpotch of exclusive high-rises would springing-up from any laisee faire development approach.

3



Thorndon rests at the gateway of the city.

Through which the city's key lifelines pass.

I invite the panel to carefully consider what's in this view.

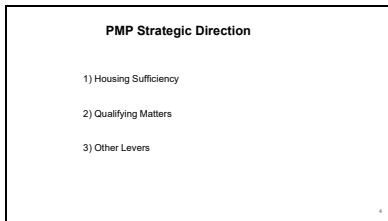
This is what I think about ...

- the extent and gradients of the terrain
- how the streams flow
- landslide risk
- the area of non-permeable surfaces
- the temporal things that are going on (but not readily sensed by our human sensor) ....

Geodetic science is measuring the rise of the 'bathtub' on the left, verses the sinking of the land on the right. *(BTW as a consequence of such dynamics, some parts of NZ will experience double the global rate of sea level rise)*

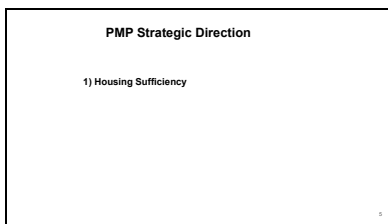
- in the distance we're looking straight down the barrel of the rupture zone of the Faultline. In the foreground that feature kinks between the cement silos and through the Inter-islander terminal.

4



My three Strategic Directions topics

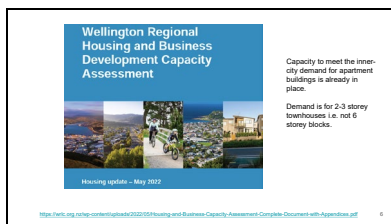
5



The greenest buildings are our remaining resilient, timber-built character houses.

Consigning more to demolition waste in landfills, AND replacing them with concrete, glass and steel, is merely a recipe for massively increasing carbon emissions.

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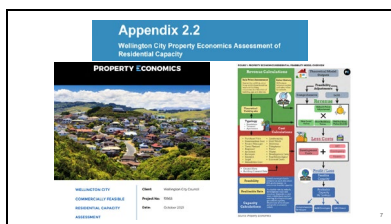


From submission 322:

- The HBA projects an overall shortfall for Wellington city of 10,000 dwellings **over 30 years** (to 2051). (p51)
- This is made up entirely of demand for terrace dwellings – **capacity for stand-alone dwellings and apartments already exists in the current settings** (p53)
- **Inner Wellington (the inner city suburbs) faces an overall demand for 3,140 dwellings over the next 30 years and can accommodate 3,509 dwellings under the settings of the current district plan**, giving a surplus of 369 dwellings (p.54). This contrasts with other areas of the city, where there is a projected shortfall.
- Although the report shows a future shortfall of terrace dwellings in the Inner City, this is balanced by an excess capacity of apartments, with the report writers commenting that the market is likely to respond by building terrace housing rather than apartments. (p.55)

In this **DISTRICT** the **need**, or the **desirability**, of encouraging more ‘enabling’ (via the PDP) is not apparent to me. Indeed, my view is ... be very very careful what you wish for.

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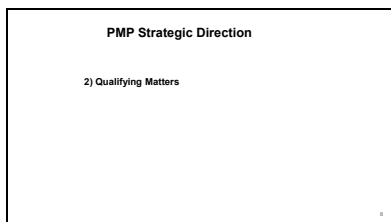


Housing affordability.

I look at where costs accrue to **create** dwellings, let alone **maintain** them.

I ponder these things, and I absolutely struggle to see how the PDP can significantly influence (if at all) any strategy to make housing *affordable*.

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Qualifying Matters

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### Local vulnerabilities

During Community Response Planning the following potential vulnerabilities were identified. These may need further attention or assistance.

#### Places and spaces

- 1. Access ways
- 2. Landfills
- 3. Public space
- 4. Flooding
- 5. Landfill sites
- 6. Parks
- 7. Opened roads
- 8. Dangerous structures
- 9. Buildings on the basement zone
- 10. Flooded
- 11. Sport area

#### Infrastructure

- 1. Storm sewer lines
  - 2. Sewing from broken pipes
  - 3. Other sewage pipes
  - 4. Storm water
- Other damage to key services

WCC can apply character precincts and other qualifying matters to the south eastern side of this special inner residential suburb.

The PDP should do this.

Our heritage and character is celebrated.

Our infrastructure is aged.

Thorndon has 5 major schools, and many day-care and child centres.

The city's lifelines pass through Thorndon/Pipitea.

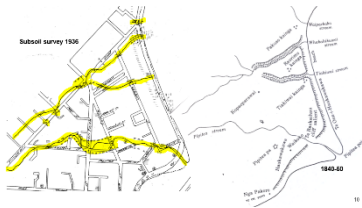
Due to the natural hazards we're a more vulnerable community within our vulnerable Capital.

Thorndon has a particular part to play in the resilience of the city.

I do not agree that there's a compelling necessity to up-zone residential Thorndon.

I believe it would be prudent to temper this by taking full account of the inherent complexities and risks in this area, and the special part Thorndon plays culturally and in its role at the gateway of the city.

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On nature's timeline, we've not been here long.

We need to apply our improving knowledge of natural history.

We know how things were BEFORE we changed the land. It would be prudent to ensure our memory is intact, and carefully apply this knowledge.

i.e. Qualifying Matters

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### PMP Strategic Direction

I feel we need to acknowledge some of the limitations of the Plan's 'sphere of influence'.

#### 3) Other Levers - the Rating System

Are there other levers for WCC to pull or instruments to

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Some outcomes desired might be achieved faster and more effectively by changing the current rating system – if/where there might be inherent disincentives.

The current rating system would seem to discourage development in the parts of the city, perhaps where it might be desirable to encourage better development and better land use.

Empty lots (often car parks) or land obviously being considerably underutilised.

**May I ask, through this Hearing Panel, whether the Council has other, perhaps more effective instruments than the PDP to address underutilisation.**

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NZ's oldest suburb is a charming place.

The ODP has helped create/maintain this, by providing a sense of *certainty* for homeowners who contribute by investing in the character of their houses and liveability of this place.

It's low rise, but it is a relatively densely populated space. That's also part of the heritage. Part of the character and charm.

**Wellington's inner residential areas are typically twice (or more) densely populated than inner city residential areas in Auckland.**

The Proposed DP would seriously erode and jeopardise a lot of things on the SE side of Thorndon ...

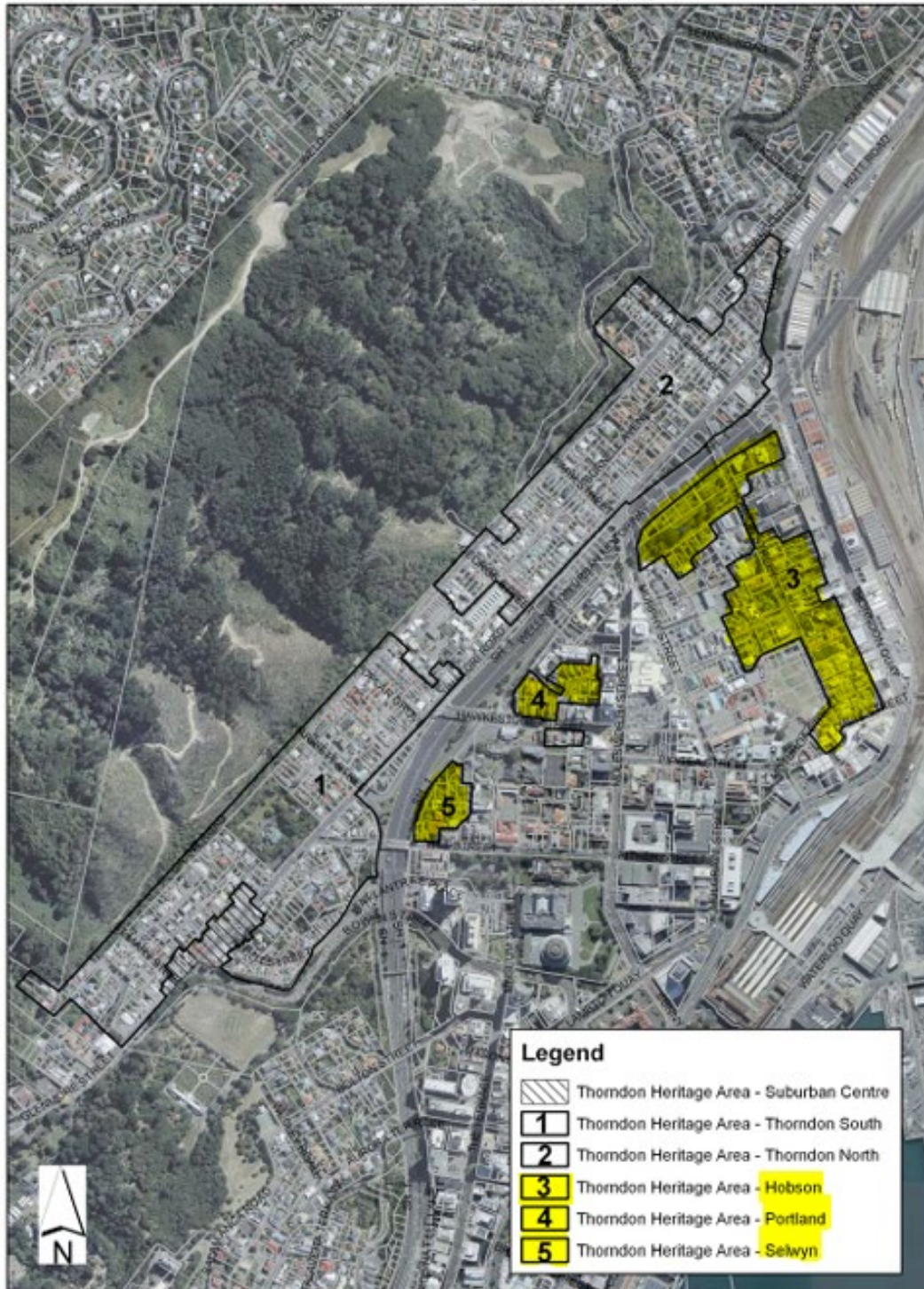
- Reverse the unnecessary 'land grab' by the CCZ.
- lock into the plan qualifying matters to address the vulnerabilities of this place.



APPROACH TO HERITAGE MANAGEMENT IN  
RESIDENTIAL AREAS OF THORNDON

A PAPER FOR WELLINGTON CITY COUNCIL  
prepared by BOFFA MISKELL LTD  
JULY 2008

Thorndon - Possible Heritage Areas (February 09)



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