

Richard Murcott

to

Independent Commissioners' Panel
for the Wellington City Proposed District Plan

Hearing Stream 2 – **Residential**

I am a resident of Thorndon.

I wish to recommend improvements to the PDP in relation to current inner residential Thorndon situated east of the motorway in the Hobson St area.

I fully support the Thorndon Residents' Association's submissions.

I support LIVE WELLington, Historic Places Wellington, and others as declared in my previous submissions.

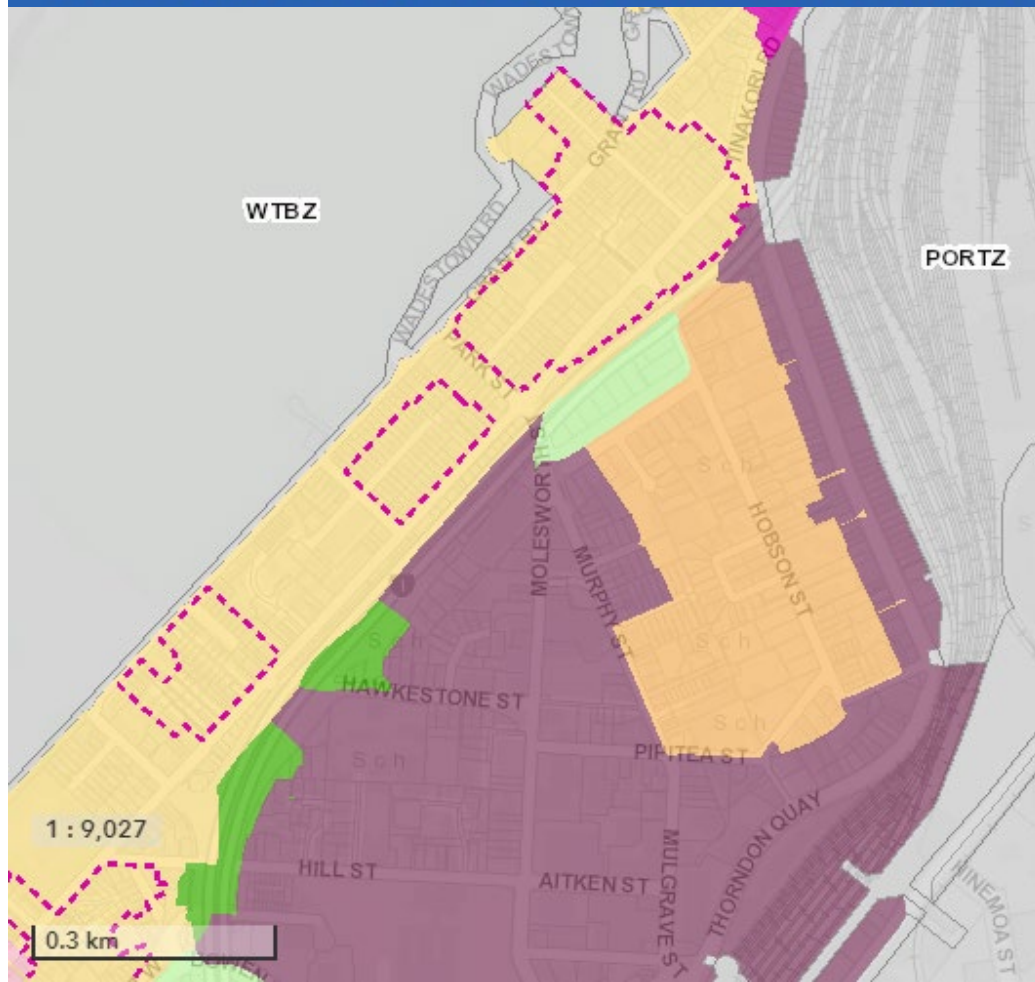
Wellington City Proposed District Plan

I seek for the
Hobson Precinct

✗ ✓
HDZ > MDZ

+ qualifying matters

& retain inner
residential enclaves
(out of the CCZ)



Map Layers ^

Zones ^

Zones

Zoning of Legal Road

Precincts ^

Character Precincts

I seek a liveable city ... by design.

Intensification that jeopardises things that are valued by communities (liveability), and risk things that are valuable for the city's reputation overall (its character and heritage), may be considered imprudent or perhaps even irresponsible.

Reasonable, well-regulated intensification in MDZ's is OK.

Unreasonable intensification is NOT OK.

The city doesn't need to rush into this.

This only increases risks of sub-optimal outcomes.

Staged 10-year reviews might be prudent (the normal cycle of a DP?)

The stakes are high; one mistake at this point could jeopardise a lot over the next 10-30yrs.

Hobson Street - Heritage Trail

The value of character

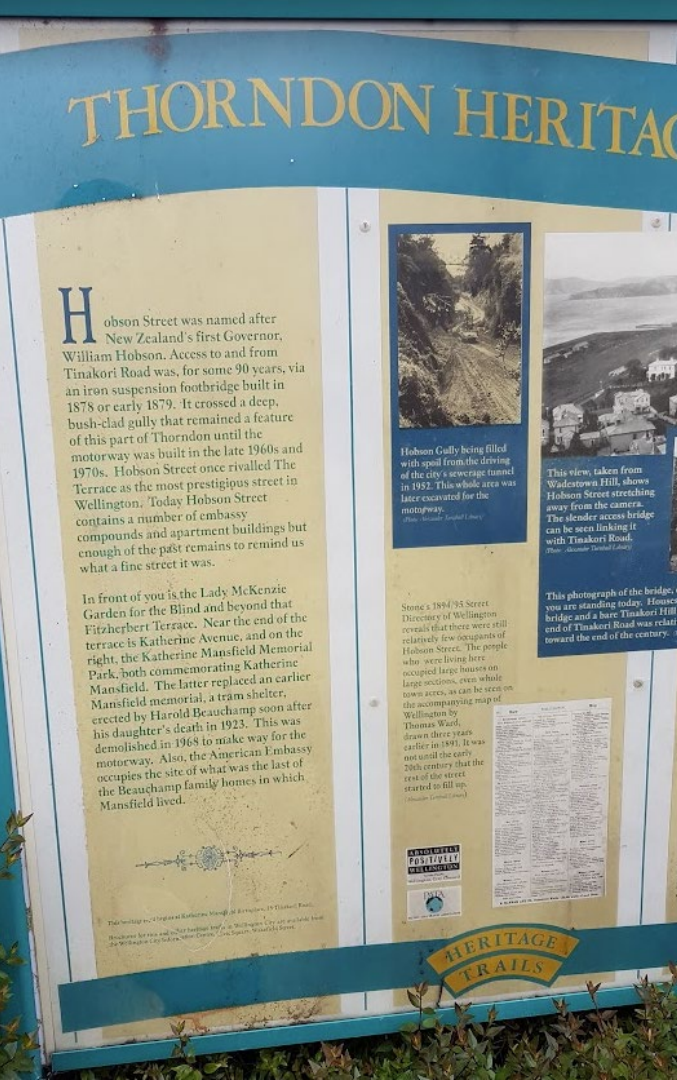
In summary, Wellington's character suburbs are well-loved and an important part of the city's identity. Their value is more than just an attractive streetscape but because they tell stories, and they sustain a way of life that supports low carbon living and an interactive community.

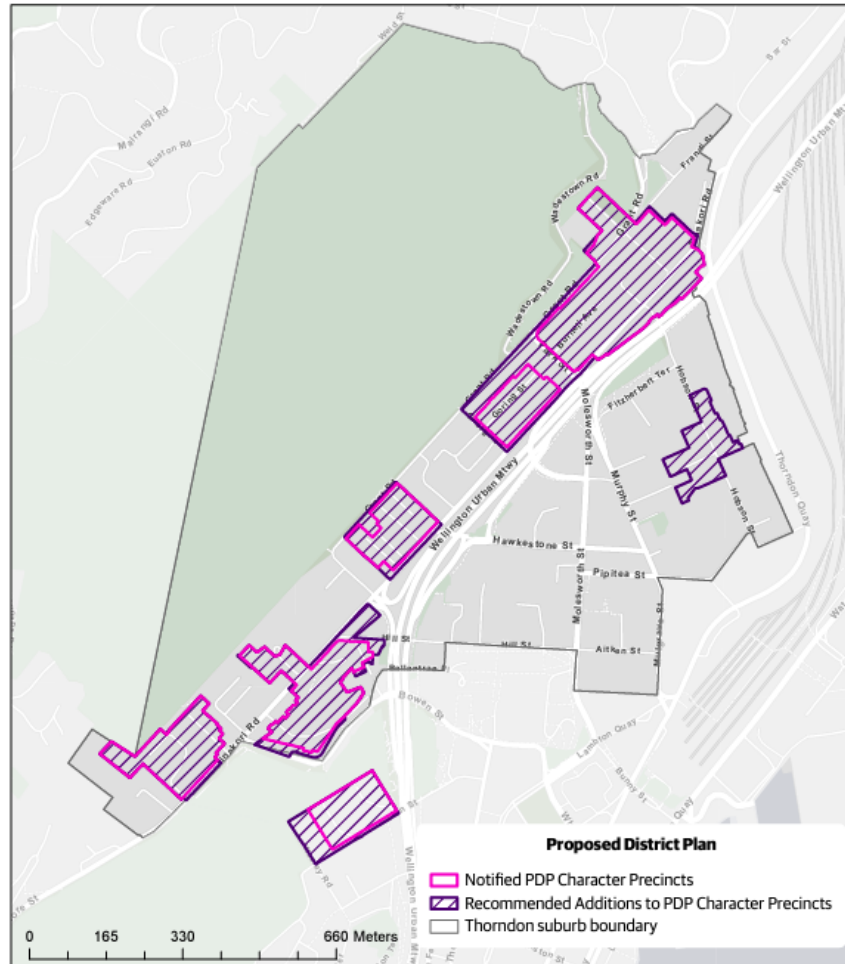
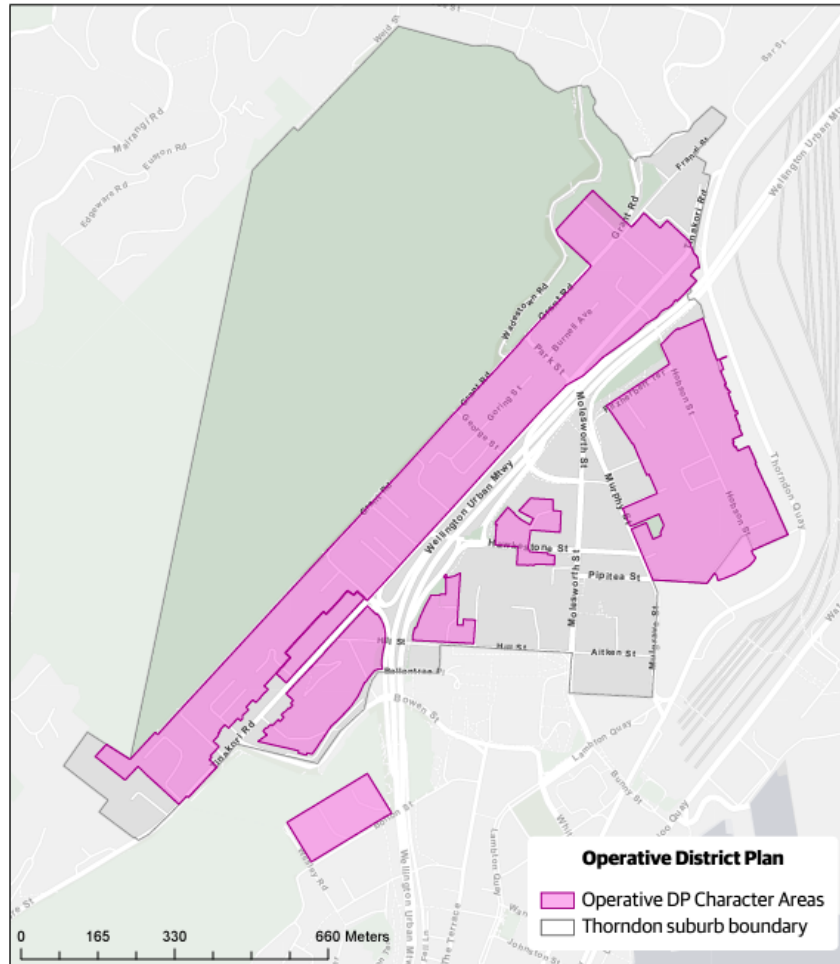
They are also finite in the sense that dwellings made from native timber, built in a particular style and workmanship of the age, cannot be fully recreated.

For this reason, we need to be careful about changes that will affect their future.

Strong communities care deeply about the places they live. In communities like mine have people with years of heritage expertise and knowledge about their communities, the houses, and the fascinating stories related to the buildings and people past. This binds us, and this contributes to resilience. In a city like ours, and where we're located in this city, this is particularly important.

Hobson St has a coherence that works as a whole and the quality character and heritage is evident to the many who enjoy the heritage trail. Our buildings warrant existing or similar Operative District Plan protections.





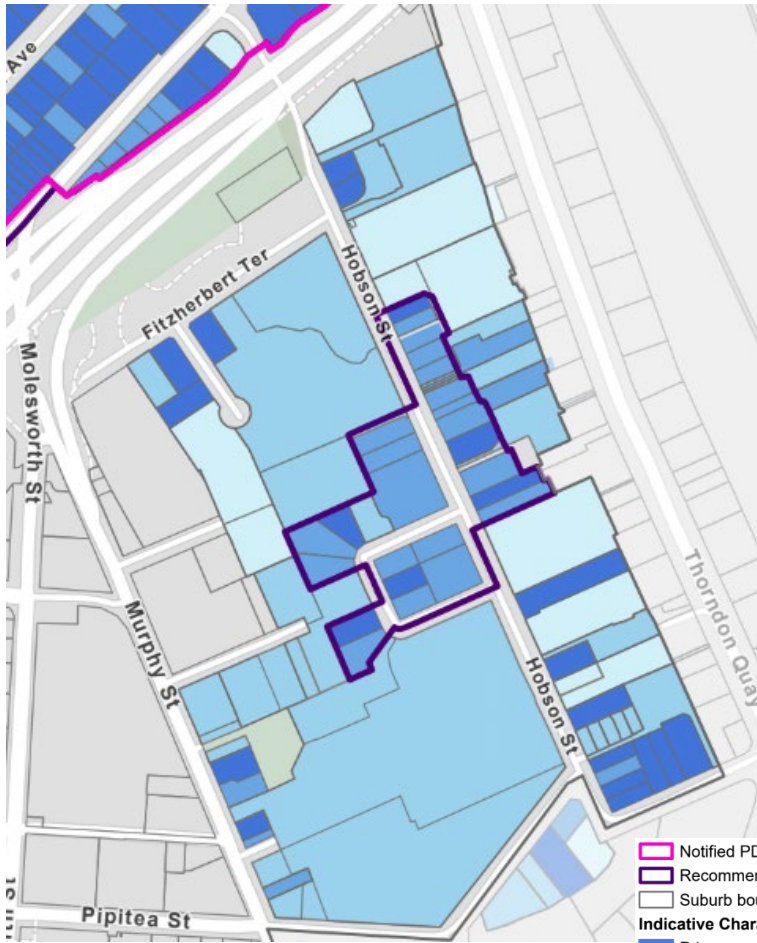
I appreciate the s42 report recognising character and heritage on the eastern side of Thorndon.

That's a great step. Please take one more, to adjust the margins and complete the set.

Hobson St has a coherence that works and the quality character and heritage is evident to many. These buildings warrant existing or similar Operative District Plan protections.

Boffa Miskell indicative contributions vs Thorndon Residents' Association Analysis

<https://1drv.ms/x/s!Agf-EcyyPPY8xyUWo4dEmlazjabQ?e=ZyXRZT>



- █ Notified PDP Character Precincts
- █ Recommended Additions to PDP Character Precinct
- Suburb boundary
- Indicative Character Contribution**
- Primary
- Contributory
- Neutral
- Detractive

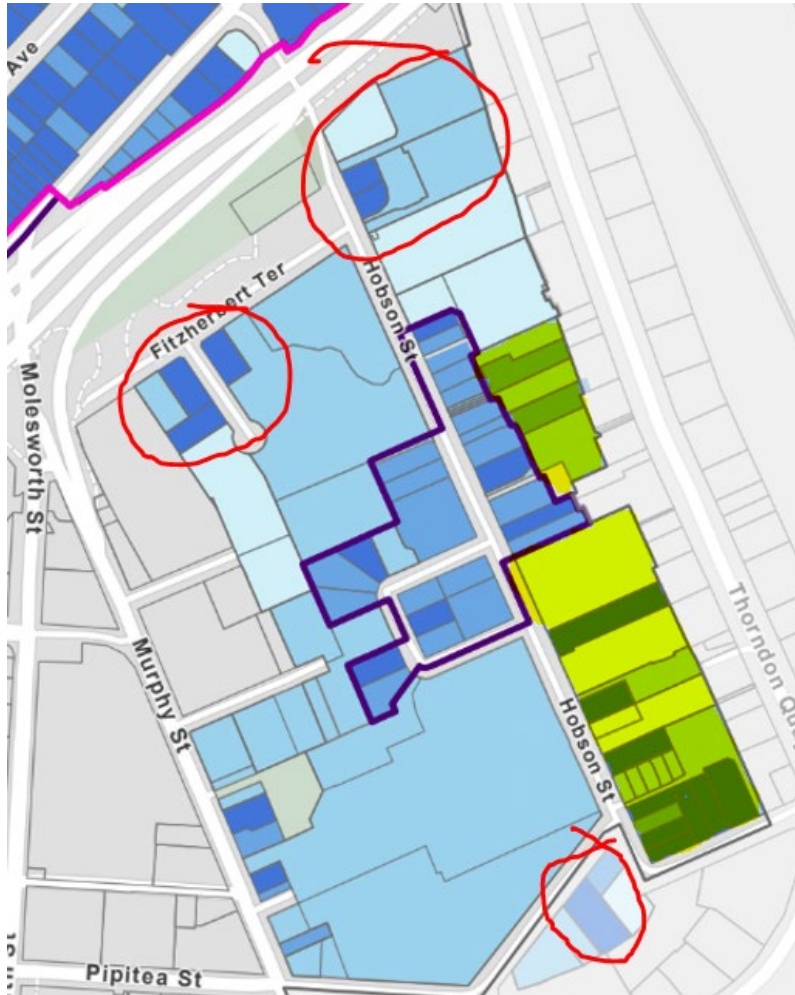
Hobson Character Area; requested additions to a Character Precinct Area for the Proposed District Plan

rows shaded blue were recommended by WCC staff for a Character Precinct Area in the pre-amendment version of the draft Spatial Plan released on 18 June 2021

No.	Street	Built	Name / Comment	Recognition	Basemap
8	Davis St	1902	private hospital until 1936		https://maps.wgtnz.govt.nz/Viewer?mapref=65c473dc439ebd90439781ccce8e8e871489687a3552c4429235976352c1749955
10	Davis St	1900			Locations
12	Davis St	1910			3 schools (DMC, Thorndon, Wellington Girls) dominate the central area of the precinct, the residential areas flank them
19	Fitzherbert Ter	1936			candidates for character/heritage precinct overlay (blue dots are parcels WCC staff recommended for a Character Precinct Area - Draft SpA)
21	Fitzherbert Ter	1930	Margen House, Art deco.		
4	Halswell St	1900			
8	Halswell St	1902	The Dwellington		
10	Hobson Cres	1890			
16	Hobson Cres	1901			
20	Hobson Cres	1895			
21	Hobson Cres	1895			
22	Hobson Cres	1900			
23	Hobson Cres	1893			
24	Hobson Cres	1890			
25	Hobson Cres	1895			
26	Hobson Cres	1895			
28	Hobson Cres	1895			
35	Hobson Cres	1895			
1	Hobson St	1937	Hobson Flats		
2	Hobson St	1903			
4	Hobson St	1899			
6	Hobson St	1890			
8	Hobson St	1910			
10	Hobson St	1905			
20	Hobson St	1906	Home of Evelyn Page, musician & artist		
22	Hobson St	1905	Built for JG Scott Esq. Arch. Crishton & McKay		
26	Hobson St	1990	Piedmont		
30	Hobson St	1905	plus greenhouse. Arch. Frederick de Jersey Clere		
33	Hobson St	1910	Grosvenor House. Built for Arthur Fairchild Pearce		
35	Hobson St	1896			
38	Hobson St	1910			
39	Hobson St	1915	Ambassade de France Residence		
40	Hobson St	1910			
43	Hobson St	1955			
45	Hobson St	1895			
45	Hobson St	1935			
46	Hobson St	1905			
48	Hobson St	1906	Cranbrook. Built for Stanton Harcourt		

The Hobson precinct is flanked by Hobson St on the eastern side and Murphy St to the west. The chain of the urban motorway caps the northern boundary, Davis and Motuira Sts mark the southern edge.

Three schools (DMC, Wellington Girls, Thorndon School) dominate the central area of the precinct resulting in the residential pattern that flanks them, with most homes on the eastern side and houses the more created.



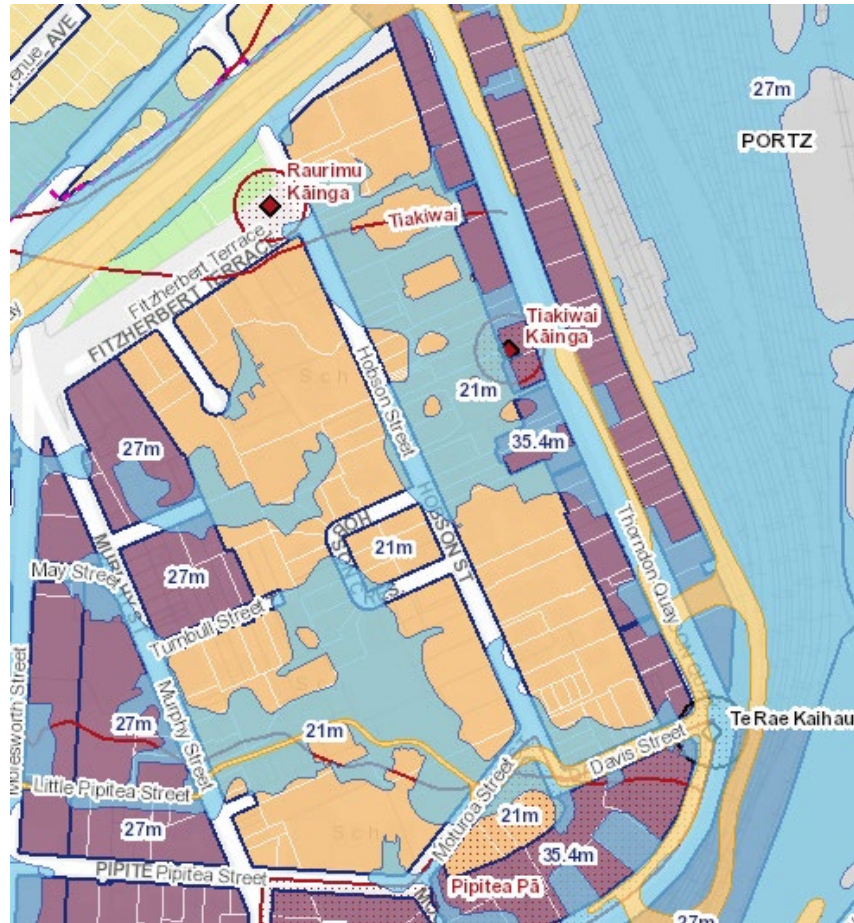
Improvements desired

Maintain coherence

Fold-in significant examples of character and heritage

Find a way to include the cluster surrounding Katherine Mansfield Memorial Park

And Lady Freberg House in the south.



Vulnerabilities

NB that much of this zone is used for education purposes

3 significant schools



Midday Report 30 January 2023

https://www.rnz.co.nz/audio/player?audio_id=2018875640 2'59"

Prof James Renwick, Victoria University of Wellington

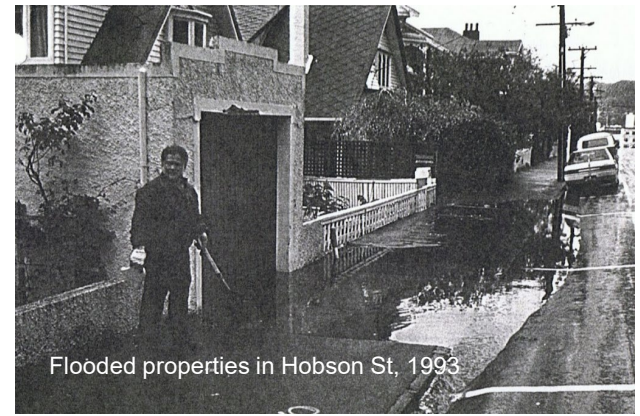
*“ Rain events have the potential to **more than double** what we’ve seen historically.*

*To make our cities more resilient an **important part is urban design**. Make sure we have **green spaces** between the concrete and asphalt, ... **trees planted**, and a lot of natural environment in the city. ”*

**A significant rethink is needed about intensification in our urban settings.
We’re sailing into uncharted waters!**

Flooding Photos & Videos Hobson Precinct

What will *double* the intensity from climate change mean?



Flooded properties in Hobson St, 1993



Murphy St, 2021

A sink hole in Hobson St

Original stormwater drain collapsed following an earthquake in 2013



Part of the route of the historic Pipitea Stream

The Pipitea Stream *daylights* itself

- [video 1](#) (41sec)
- [video 2](#) (95 sec)