

## Wellington City Proposed District Plan

Dean Knight and Alan Wendt – Salisbury Garden Court heritage area

Key points:

1. Some heritage value is acknowledged, especially historic, social, cultural and group connection (hence original nomination by a then resident owner).
2. However, authenticity of houses themselves – and thus their heritage value – is overstated, especially as many houses were significantly developed prior to heritage status applied, eg:
  - additional floors outside original envelope (3 houses);
  - existing basements converted (5 houses);
  - other additions outside original envelope, such as dormer windows, verandas, decks/stairs, solar panels (at least 8 houses);
  - other exterior additions/modifications to exterior such as windows (various different styles), french doors, chimney removal (numerous houses).
3. Heritage controls are too heavy and restrictive, preventing ongoing evolution of houses and reasonable renovation for modern families and living (contrary to original assurances when heritage status originally was applied).
4. Maintenance of heritage controls on new buildings (HH-P14 and HH-R13) and demolition (HH-P16 and HH-R16) sufficient to honour core heritage values, especially historic, social, cultural and group connection.
5. Other heritage controls protecting aesthetics, architecture, townscape (eg, HH-P11-13 and HH-P 15; HHR10-12 and HH-R14-15) are unnecessary and should be deleted; they are insufficiently tailored to core heritage values, impose disproportionate costs and burdens on home owners, and prevent the natural evolution and development of the houses that has characterised the Garden Court community over its lifetime.
6. A design guide, as slated as a possibility, will not ameliorate the lack of tailoring in the controls or the disproportionate costs and burdens for owners, especially because it (wrongly) assumes historic authenticity and is likely to add undue prescription.

## Photos from Council's heritage report

(<https://www.wellingtoncityheritage.org.nz/areas/24-salisbury-garden-court>)



(Nos 6 and 5)



(Nos 7, 8, 10, 9, 11 and 12)

## Recent photos



(No 3)



(Nos 4 and 3)



(Nos 7, 8, 10 and 9)



(No 14)



(No 8)



(No 2)



(No 6)

