

PROPOSED DISTRICT PLAN CHANGE 79: *Rezoning 42A Riddiford Street, Newtown*



Summary of Submissions

***Disclaimer:** This document provides a summary of the decisions requested by persons making submissions on Wellington City Council's Proposed District Plan Change 79 – Rezoning 42A Riddiford Street, Newtown. Whilst every possible care has been taken to provide a true and accurate summary, the information contained in this document is not required by the Resource Management Act 1991 to provide a full account of the submissions received. Accordingly, readers wishing to understand the submissions are advised to refer to the full copy of the original submissions, available upon request.*

August 2015

Submission No.	Name	Address for Service	Wishes to be heard
1	Newtown Residents' Association	c/o Rhona Carson PO Box 7316 Wellington 6242	Yes

Submission

The submitter opposes the plan change request for the following reasons:

Overview

- the immediate effects of the proposed rezoning and the precedents that might be established.
- the interface between Newtown's suburban centre and the adjoining Inner Residential Area has been long established. Shifting the interface needs to be carefully considered and should only happen where such changes suit the local context and its effects are welcomed by all the adjoining neighbours.
- the current zoning fits with the terrain and the existing bulk and location of structures and established land use patterns.

Zone boundaries

- the proposed rezoning does not take into account the fact that the site and the residential lots along Adelaide Road and Nikau Street occupy the higher ground overlooking the properties at the lower level on Riddiford Street.
- the current zoning protects the character and scale of the adjoining residential area by giving a buffer to the taller buildings and more commercial activities of the Centres Area zoning.

Height limits, daylight envelope and site coverage

- the Inner Residential Area daylight envelope rules provide the adjoining residential properties with an expectation of sunlight and sky outlook that is completely bypassed by the proposed rezoning.
- a 12m high building even offset by 5m from the residential boundary would significantly shade adjoining properties and change their outlook.
- the increased height allowed by the proposed rezoning will be exacerbated by the fact that the site is already on high ground, increasing the impact on the surrounding residences.

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<ul style="list-style-type: none"> • the existing 12m buildings along Riddiford Street can be tolerated as they are at a lower level than the residential properties. • the current zoning restricts site coverage and provides greater protection for residential properties resulting in development with more open space and greenery. • the full site coverage allowed by the proposed rezoning will increase the dominant impact of a commercial building. • the proposed rezoning will undo the protection the District Plan currently provides local residents. <p>Pre-1930's demolition</p> <ul style="list-style-type: none"> • the existing dwelling on the site is a Victorian dwelling of special simple character and has a streetscape presence. It is viewable from multiple vantage points and is the sort of structure that the pre 1930's demolition/renovation controls were introduced to protect. <p>Effects of noise on adjoining properties</p> <ul style="list-style-type: none"> • commercial developments generate noise effects and have a cumulative effect on the neighbourhood. The noise generated by the air conditioning exhaust system at the rear of the Ronald McDonald house is evident and when combined with the hum from the hospital has a negative impact. <p>Decision requested</p> <p>That the Council reject the plan change request.</p>			
2	Steve Dunn	1 Nikau Street Newtown Wellington 6021	Yes
<p>Submission</p> <p>The submitter opposes the plan change because:</p>			

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<p>Overview</p> <ul style="list-style-type: none"> the proposed rezoning will change permitted height and bulk, result in loss of residential amenity and will be an extension of commercial activity into the residential zone that sits above the commercial activities along Riddiford Street. it will be large out of character/size development being built up to their boundary, eroding Newtown's character. the existing dwelling on the site has been left abandoned for years and is a case of demolition by neglect. <p>Boundary between zones</p> <ul style="list-style-type: none"> the Inner Residential Area/Centres Area zone interface should follow the topography and remain along the (higher) line as at present. the current zoning protects the character and scale of the adjoining residential area by giving a buffer to the taller buildings and more commercial activities of the Centres Area zoning. the current zoning would allow the existing building pattern to continue with lower development behind. <p>Future height of buildings</p> <ul style="list-style-type: none"> the proposed rezoning will allow a 12m building height compared to the current building height of 9m and will impact on the residential amenity of the area because the ground level rises up, well above the Riddiford Street level. <p>Bulk and location</p> <ul style="list-style-type: none"> the current zoning provisions result in a more open development both in building form and limited coverage. It also forms a buffer to commercial activities and full site coverage allowed in the Centres Area zoning. <p>Effects on the development potential for adjoining properties</p> <ul style="list-style-type: none"> the current low rise construction has a positive effect on the immediate area, allowing sunlight access to the Nikau Street walkway and the residential houses that border it. The current zoning therefore gives an added buffer/protection to the surrounding residential area by limiting development to the wider environment not just 40 and 42 Riddiford Street. 			

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<p>Effects of noise on adjoining properties</p> <ul style="list-style-type: none"> cumulative noise effects from redevelopments in the area are already having an impact on the adjoining properties, such as that from the air conditioning system at the rear of the Ronald McDonald house and the hum from the hospital across the road. <p>Decision requested</p> <p>That the Council reject the plan change request.</p>			
3	Nigel Knowles	1A Kingsley Place Richmond Nelson 7020	No
<p>Submission</p> <p>The submitter opposes the plan change request because:</p> <ul style="list-style-type: none"> the height of commercial development will result in a loss of privacy, sunlight and views. <p>Decision requested</p> <p>That the Council reject the plan change request and/or request specific plans from the applicant that show what residential or low commercial development on the western side would look like.</p>			
4	Ailsa Stuart and Phil Redican	4 Nikau Street Newtown Wellington 6021	Yes
<p>Submission</p> <p>The submitter opposes the plan change request for the following reasons:</p>			

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<ul style="list-style-type: none"> • the proposed rezoning will ‘erode’ the Newtown residential precinct and its architectural character. • the dwelling at 42A Riddiford Street has architectural merit however it has been allowed to fall into a state of disrepair, presumably to facilitate demolition as an option. • the property was purchased as being in a residential zone and should remain so. • their property will be adversely affected by the potential bulk, height and proximity to the boundary of any building allowable under the proposed rezoning. • the building recession plane under the proposed rezoning will offer little protection to their house and the neighbouring properties due to loss of sunlight. • the ‘basic rights bestowed to homeowners’ regarding height control and building recession planes will be removed. • combining the site and the other properties owned by the applicant will create the potential for a large scale development which will erode the Newtown character. • noise effects from air conditioning and ventilation systems are also a concern as these utilities are often located on the rooftops of buildings. <p>Decision requested</p> <p>That the Council reject the plan change request.</p>			
5	Ascot Motor Lodge	c/o Peter and Toshiko Chalmers 46-48 Riddiford Street Newtown Wellington 6021	Yes
<p>Submission</p> <p>The submitter opposes the plan change request for the following reasons:</p> <ul style="list-style-type: none"> • the maximum height of 12m is high in the context of the hillside given the great height above Riddiford Street. A building of that height at 42A Riddiford Street could severely affect the commercial interests of Ascot Motor Lodge. • a 12m tower would be out of context in the neighbourhood and offend sightlines around them, particularly from up and down Nikau Street, 			

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			<p>Adelaide Road, Riddiford Street and the hospital.</p> <ul style="list-style-type: none"> • a 12m tower on the hillside would take sun and privacy from Ascot Motor Lodge’s courtyard and have a negative effect on the economic viability of their business. • the proposed rezoning will not result in the optimal use of the site, especially in combination with the other two properties owned by the applicant. • it is not appropriate to apply for a private plan change without a scheme that demonstrates the effects of what is being asked from the public. • they only object to the change of use aspects of the application (as opposed to the maximum height, bulk and location) in the absence of an actual scheme. • there are many viable alternatives to the proposed rezoning which the submitter would like to have involvement in to represent more interests than are apparently being considered. • the private plan change has little merit as it seems to be denying better alternatives and is likely to produce lesser results more slowly and expensively for all parties than could be achieved by sitting down to reach an informed consensus that might yield concrete ideas that could then be put back to the local community for a positive response. <p>Decision requested</p> <p>That the Council reject the plan change request.</p>