

Wellington's Proposed District Plan



Extent of Character Precincts

- Should be based on evidence
- Evidence exists in Council-commissioned reports
- Do not over-ride evidence for political or other reasons
- At a minimum, include the additional 104 properties included in our list.
- Council acknowledges that the Plan provides excess capacity.

What Wellington stands to lose



Lipman/Marjoribanks Street

Paterson Street



151 Brougham (cnr Paterson)



3 Paterson



5 Paterson



7 Paterson



9 Paterson



11 Paterson

Paterson Street



17 Paterson



19 Paterson



142 Austin (cnr Paterson)

7 Paterson Street – Waring Taylor's house, 1869



More concentrations of historic housing to be lost . . .



Hawker Street



Lipman Street

More concentrations of historic housing to be lost . . .



Stafford/Port Street

More concentrations of historic housing to be lost . . .



Earls Terrace and Stafford Street

More concentrations of historic housing to be lost . . .



View from Hawker Street through to Earls Terrace and Vogel Street

More concentrations of historic housing to be lost . . .



Lower Ellice Street

Transition areas

- 'Buffer' required between Character Precincts/Northern Mt Victoria Townscape Precinct and 21m or 28.5m
- Not doing so will de-value these and even risk ultimate destruction

Moir Street



Mt Victoria Suburb/Inner City zoning

Lower end of the suburb should not be zoned Inner City:

- Does not meet definition of City Centre Zone
- Clear boundary/delineation from city geographically, historically and officially (gazetted, WCC)
- Strong local suburb identity
- Destroy part of Wellington's unique identity if walled off behind 10-plus storeys

Most affected by City Centre Zoning



Moir Street

Most affected by City Centre Zoning



Lipman Street and corner Majoribanks Street

Most affected by City Centre Zoning



Ellice Street

MRZ-PREC01-P2 Demolition Restrictions

Should include an additional criteria, either:

- whether the building is an original dwelling on the site and an important element in the wider heritage context of the area. (MVHS)

or

- whether the building is a distinctive element within the local townscape. (HPW)

Demolition-by-neglect Case Study – 71 Hawker Street



2011



2023

Once it's gone, it's gone

