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



Paterson Street







151 Brougham (cnr Paterson)



3 Paterson





11 Paterson

7 Paterson

9 Paterson

Paterson Street



17 Paterson

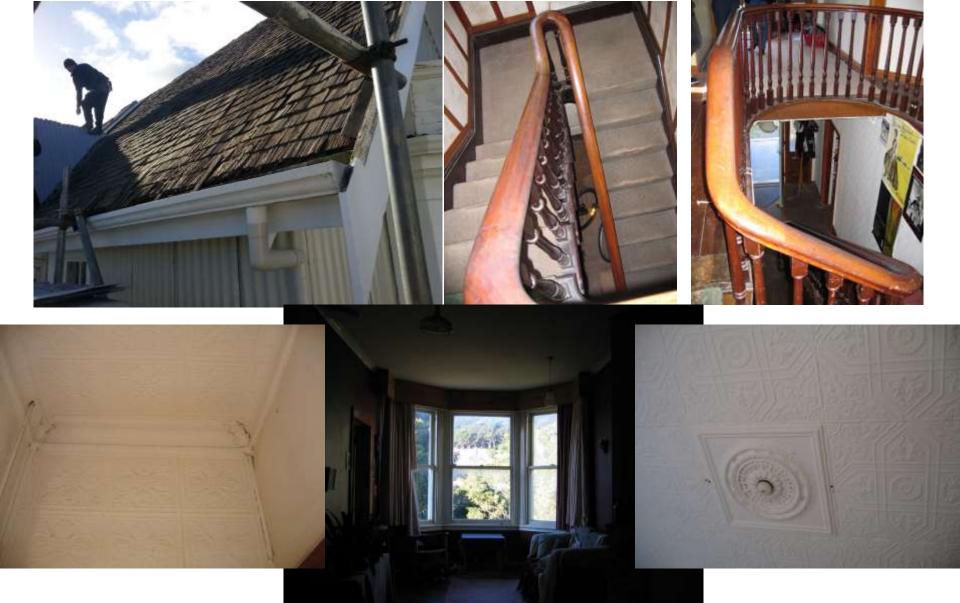


19 Paterson



142 Austin (cnr Paterson)

7 Paterson Street – Waring Taylor's house, 1869







Stafford/Port Street



Earls Terrace and Stafford Street



View from Hawker Street through to Earls Terrace and Vogel Street



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



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



Once it's gone, it's gone

