

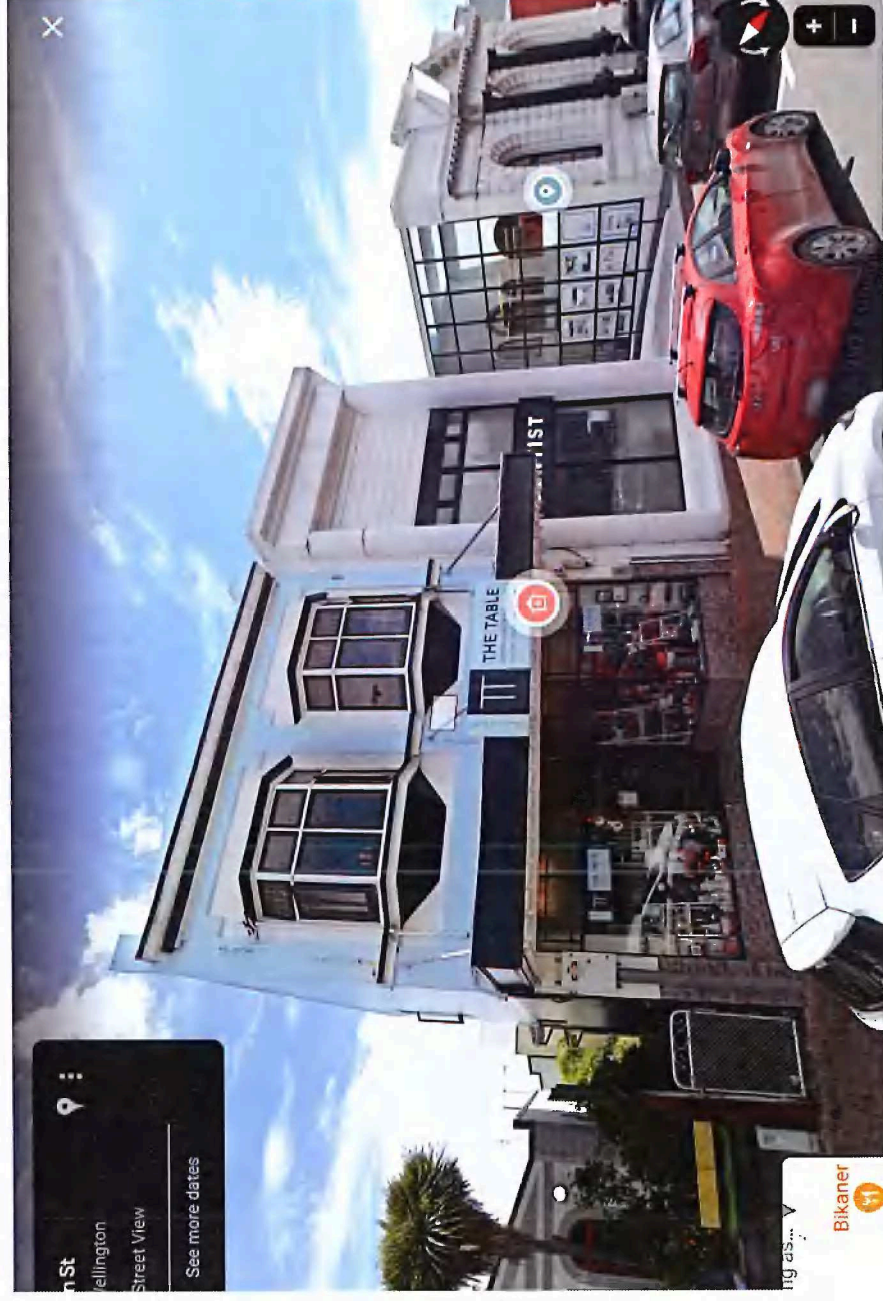
The Problem of
Impact of Additional Building Costs Building in
Petone From Plan Change 56
And the Current 10 meter building height rule
Building upgrades no longer economically
viable

John Donnelly on behalf of JSP

Jackson Street Building Owners

Example – and project forward

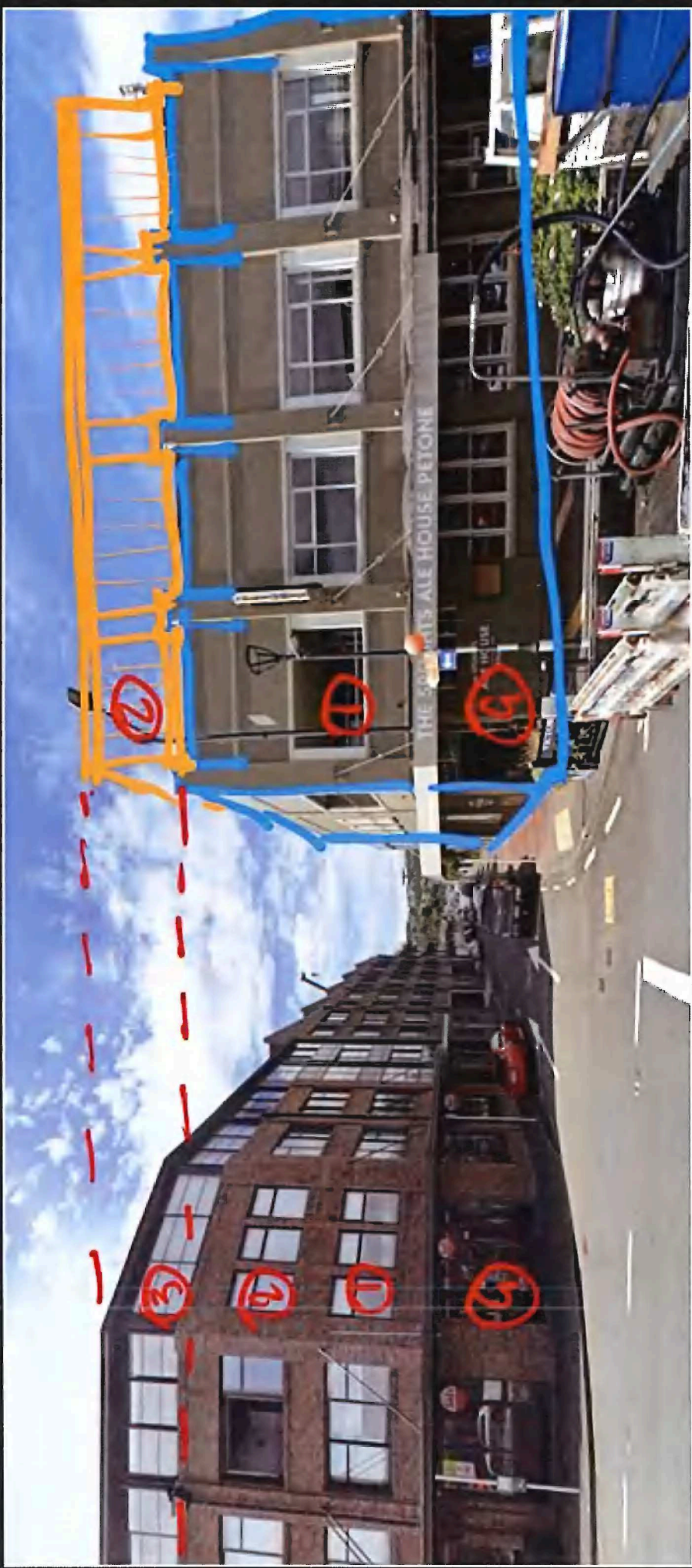
- Need to increase ground floor retail for business
- Banks wont lend on retail – too risky
- Design to
 - Extend retail to back fence
 - build 2 floors of apartments on top of new building at rear – income will pay for building
- Heritage ground floor level retail plus 2 levels of apartment – new building – set behind heritage building
- Now Additional building costs from PC56 & Increased building costs
 - No longer stacks up financially
 - But would if we added an extra level of apartments at the rear.
- Current permissible building height - 10m – wont allow an extra floor
- Need to leave the street to find a larger building
- Risk of street falling into 1970s decline



Current 10 meter height rule



- Based on many heritage building being 2 heritage storeys high
- Completely possible to add a floor without detracting from the street & heritage look and feel
- Especially if extra height is set back
 - adding 3 to 4 meters
 - provides additional income to offset the added costs
 - makes the building economically viable
- And there are a few higher heritage building now



Heritage 3 and new 4 storey near the same height

Maintain Heritage & Provide Economic Viability

- It's crucial we maintain and enhance the Heritage look and feel
- This is what makes this a street the public want to shop & dine at
- But also need to allow income from buildings, as they require upgrading, to cover increased costs and be economically viable
- Not to do so is a significant risk to the heritage street
- **Need to change the 10m rule to allow**
 - 3 heritage floors
 - Or 4 modern floors
 - With appropriate design and setbacks to maintain/enhance the street look and feel
- This is completely possible.

