



Assessment of Environmental Effects – new development

2 - 12 Aitken Street
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1 Introduction

1.1 Commission

This assessment of environmental effects (AEE) on the construction of a new building at 2-12 Aitken Street on heritage values of nearby heritage buildings was commissioned by Bob Hall of RJH on behalf of PSPIB/CPPIB Waiheke Ltd in a contract dated 14 May 2018. The current AEE is for a revised design on the site.

1.2 Limitations

The assessment is based on drawings prepared by Warren and Mahoney denoted as 2-12 Aitken Street, Wellington, Issue status: Resource Consent, drawings numbered A03.001-A31.705 Revision A, dated 05.04.19, Job No. 8255. The Architect's Design Statement, Revision A, August 2019 was also referred to.

The visit to the site of the project was made on 17 May 2018.

This assessment relates only to buildings and areas of non-Maori heritage value.

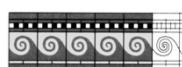
1.3 Framework for this AEE

The objective of a Heritage Impact Assessment (HIA) is to evaluate the potential impacts a proposed development may have on the heritage values of a listed building. The following national and international best practice guides have been considered for preparing this heritage impact assessment.

- ICOMOS, *Guidance on Heritage Impacts Assessments for Cultural World Heritage Properties*, ICOMOS, January 2011 (ICOMOS Guide)
- Buhring C., and Bowman I., *Guide to assessing historic heritage effects for state highway projects*, NZTA, March 2015 (NZTA Guide)
- City of Toronto, *Heritage Impact Assessment Terms Of Reference*, 2010 (Toronto HIA)
- The Highways Agency, Scottish Government, Welsh Assembly Government Llywodraethg Cymru, *Design Manual for Roads and Bridges*, HA 285/07, Volume 11 Environmental Assessment, Section 3 “Cultural Heritage”. See appendix 1.
- Queensland Government Department of Environment and Heritage Protection, *Guideline Heritage Preparing a heritage impact statement*, October 2015 (Queensland Guide).

Based on these guides, the following framework is used for this AEE.

- statutory recognition and heritage values;
- proposal description and reasons for the development;
- regulatory assessment criteria;
- best practice assessment criteria;
- alternatives explored;
- an assessment of the impacts using best practice criteria; and
- mitigation options with means of implementation.



2 Statutory recognition and heritage values

2.1 Heritage listing

Heritage buildings in close proximity to the project are listed as follows.

2.1.1 Wellington City District Plan

Street	Number	Building and date of construction	Map ref	Symbol ref
Those close by				
Mulgrave Street	34	Old Saint Paul's Cathedral 1865-66	18	221
Mulgrave Street, Cnr Sydney Street East		Thistle Inn 1866	18	222
Mulgrave Street	32	Bishop's Court (Anglican House) 1879	18	223
Mulgrave Street	56	Cook Island High Commission Building including 1921 additions 1875-76, 1909	15/18	442
Buildings and areas further away include				
Bowen Street		The Beehive (Parliament Buildings) 1970 [actually opened 1977, completed 1981]	18	36
Molesworth Street		Parliamentary Precinct Heritage Area	18	214
Molesworth Street		General Assembly Library 1899	18	215
Molesworth Street		Parliament Buildings 1912-21	17/18	14
Molesworth Street, Cnr Hill Street		Wellington Cathedral of St Paul 1954-1998	15/18	441
Pipitea Street	31-35	VSA Building 1924	18	250
Pipitea Street	39	House 1880-90	18	251
Pipitea Street	41	Former Ministerial House 1927	18	252

2.1.2 Heritage New Zealand

Name	Address	List number	Entry type	Category
Bishop's Court	32 Mulgrave Street, Thorndon, Wellington	1361	Historic Place	2
Old St Paul's Cathedral	34 Mulgrave Street, Thorndon, Wellington	38	Historic Place	1
Thistle Inn	3 Mulgrave Street, Thorndon, Wellington	1439	Historic Place	1
VSA building	31-35 Pipitea Street, Thorndon, Wellington	2912	Historic Place	2
House	32 Pipitea Street, Thorndon, Wellington	1372	Historic Place	2
Ministerial Residence (firmer)	41 Pipitea Street, Thorndon, Wellington	1405	Historic Place	2
Parliamentary Library	New Zealand Parliament grounds, 1 Molesworth Street and 1 Museum Street, Pipitea, Wellington	217	Historic Place	1
Parliament House	New Zealand Parliament grounds, 1 Molesworth Street and 1 Museum Street, Pipitea, Wellington	223	Historic Place	1
Executive Wing (the Beehive)	New Zealand Parliament grounds, 40 Bowen Street, 1 Molesworth Street and 1 Museum Street, Pipitea, Wellington	9629	Historic Place	1
Government Centre Historic Area	Molesworth Street, Bowen Street, Lambton Quay, Stout Street, Balance Street, Maginnity Street and Featherston Street, Wellington	7035	Historic Area	

2.2 Heritage values

The summaries of heritage values of buildings closest to the development in 2.2.1-2.2.7 below are taken from the WCC on-line heritage inventory. Other listed heritage buildings further away from the development site include the new St Paul's Cathedral and Parliament Buildings. Because of the distance from and very limited visibility of listed buildings that are further away, the proposed development will have little or no impact on these buildings (see page 10 WAM report).



2.2.1 Summary of heritage values – Old St Paul’s Cathedral

Cultural value

Old St Paul’s Cathedral is the finest nineteenth-century Gothic Revival timber church in Wellington, and one of the finest in the country. The cathedral is primarily a New Zealand adaptation of Gothic, built in Kauri, Rimu, Totara, rather than oak and stone. The detail of its styling may be derived from many sources, but the architect has created an original work of architecture of the highest order.

This building was an Anglican place of worship for Wellingtonians from 1866 to 1964, and by the U.S. Marines who served in the Pacific during WWII. The building is considered to be the best work of architect and cleric – Frederick Thatcher, and the best surviving example of the work of prominent Wellington architect – Christian Julius Toxford. It is now a government owned building¹ that continues to be used for special services, cultural activities, and as a tourist destination for visitors to the city.

This building is held in extremely high public esteem – this can be seen by the ‘battle’ to save the building in the 1960s and its subsequent purchase by the state.

Group

The building has group value with the adjoining house – BishopsCourt, the Anglican Bishop’s Residence, and in a wider context with the new St Paul’s Cathedral on Molesworth Street.

Townscape

Old St Paul’s has significant townscape value: it is a landmark building in Thorndon, its setting amongst mature trees and its spire can be seen from many adjacent streets and the harbour.

Setting

Old St Paul’s is a landmark building in Thorndon and makes a strong contribution to the character of its surroundings. Despite the number of high rise buildings that are now its neighbours, it can still be seen from a number of the adjacent streets and the harbour. Its exterior is a complex composition of forms and its spire is highly visible.

2.2.2 Summary of heritage values – Bishop’s Court

Cultural value

Bishop’s Court is a fine example of a large Victorian residence in the Italianate style. Its size, status and grandeur made it a fitting residence of the Bishop of Wellington, one of the 19th and early 20th century’s highest ranking and influential semi-public figures.

Bishop’s Court is historically significant because it was the private residence to Wellington’s first four Anglican bishops. It is also an example of the work of William Charles Chatfield, a prominent local architect who became the first

¹ Managed by Heritage New Zealand

president of the New Zealand Institute of Architects.

The building has substantial group value due to its historic association with its well known, and much loved, neighbour – Old St Paul’s Cathedral.

Group

Bishop’s Court has a strong historic association with the neighbouring Old St Paul’s – Wellington’s first Anglican Cathedral.

Townscape

Bishop’s Court is a fine example of Victorian NZ domestic architecture and contributes to the heritage character of Thorndon, giving a sense of Wellington in the mid-to-late nineteenth and early twentieth centuries.

Setting

Bishop’s Court stands on Mulgrave Street with the multi-storey former Government Printing office building (now Archives New Zealand) to the immediate south; the beautifully ornate Old St Paul’s Cathedral to the immediate north; and directly across the road from the imposing Defence House². Those three neighbours are all of tremendous importance, for varying reasons. Yet with those weighty neighbours, Bishop’s Court still manages to carve out an identity and stand proudly by itself. This is because of the close position of Bishop’s Court to the street, and the scale and attractive aesthetic of house, and the contrast the house makes with the aforementioned neighbours and other office buildings in the area.

2.2.3 Summary of heritage values – Cook Island’s High Commission

Cultural value

56 Mulgrave Street is a fine Victorian Italianate villa that was built as an upper-middleclass residence in the 1870s. It is notable for its ornate street facades, and for its elegant Classical proportions.

This building has had a fairly uneventful history that is representative and typical of many of its Thorndon neighbours.

This building is one of a group of heritage listed buildings in the Pipitea/Thorndon precinct, in particular the nearby Bishop’s Court (WCC 18/223) – a large Victorian Italianate house that is owned by the Anglican Church.

Group

This building is one of a group of heritage listed buildings in the Pipitea/Thorndon precinct, in particular the nearby Bishop’s Court (WCC 18/223) – a large Victorian Italianate house that is owned by the Anglican Church.

Townscape

This building is a local landmark and has townscape value for its location on a prominent corner site at the junction between commercial and residential

² Now demolished



Thorndon.

Setting

No. 56 Mulgrave Street occupies a prime corner site in Pipitea. It has principal elevations to the north and west. It is positioned hard to the south boundary of its trapezoidal site, with generous set-backs to both street frontages.

To the east, along Pipitea Street, is a large group of timber houses of the 1880s, all two storied, on narrow sites and built to the street front. No. 56 has high group value with these houses, and their presence gives this side of Pipitea Street a high level of authenticity. These houses are under threat from a proposed high-rise development³.

There are a number of buildings of a similar era nearby on Mulgrave Street, in particular Bishopscourt, a large residential structure of similar external form and detail, the former Thorndon Fire Station, and Old St. Paul's. Together with the Pipitea Street houses and No. 56, these buildings give the immediate area a strong sense of historical authenticity and continuity. The incongruous Hitachi Tower⁴, a particularly out-of-scale high-rise for this area, has a significant visual impact on all of these buildings, its great height dominating the surroundings. In particular, it presents a nearly blank nine-storey concrete wall to the common boundary with No. 56.

Across the street, the setting is rather less authentic. On Pipitea Street is Wellington Girl's College, principally a collection of austere 1960s and 1970s multi-storey buildings, although a number of old houses belong to the college which contribute to the historical setting of the area. Mulgrave Street is dominated by the large-scale buildings, including the unsightly lump of the new Defence building, the Old St. Paul's Apartments complex, a large area of three-storey townhouses and a supermarket.

The wider area includes the Pipitea Marae, an assortment of buildings associated with the government (Courts, Archives, National Library and the like), and the residential buildings – a variety of single houses, townhouses and apartments.

2.2.4 Summary of heritage values – Thistle Inn

Cultural value

The Thistle Inn is a rare example of a mid-19th century timber Victorian hotel/public house, and is one of the oldest surviving commercial buildings in Wellington.

The building has a long and eventful history and some of the most significant historic associations include: – Carne Bidwell, a ‘Sydney merchant’, and noted explorer and naturalist who purchased the land in 1841; Katherine Mansfield used the hotel as the setting for the story ‘Leves Amores’; J. Staples and Co Ltd. purchased the hotel in 1915. Staples established a brewery in Thorndon in 1866 and this was later amalgamated into New Zealand

³ Now demolished

⁴ Now demolished

Breweries in 1923.

Although the building has been constantly adapted for its ongoing use as a hotel/ licensed public house, the building retains much of its early or original form, structure and built fabric.

Group

The building has some group value with the nearby former J. Staples and Co Ltd. owned brewing tower on Murphy Street (WCC 18/224), and with the two 19th century timber hotels in nearby Thorndon – the Shamrock and Shepherd's Arms hotels on Tinakori Road .

Townscape

The building is a local landmark. It is located on a prominent corner that is visible from Thorndon Quay (formerly the beachfront). It stands in contrast to its many high-rise neighbours on Mulgrave Street.

Setting

The overall setting of the Thistle Inn has been significantly impacted upon by the demolition of smaller scale buildings and the construction of modern high-rise structures. The size of the building, however, does mean that it is not overwhelmed by being overshadowed by these buildings. Due to its position on a slight rise and on a prominent corner near the railway and bus station, this building has gained a landmark status. It also plays an important role in illustrating the relationship between the early development of Wellington and the original foreshore. In the wider setting of Thorndon, the Thistle Inn has two near contemporaries. The much altered Shepherd's Arms Hotel (1870) and the Shamrock Hotel (1893) both on Tinakori Road. All three of these buildings were built as timber hotels / licensed Public Houses in the mid – late 19th century.

2.2.5 Summary of heritage values – VSA building

Cultural value

The former VSA building at 31 Pipitea Street is a representative example of a Domestic Revival house, and was designed by William Gray Young, a prominent Wellington architect.

The building is one of a group of older, single household residences on Pipitea Street that have survived the redevelopment of the area into a commercial office precinct, and as such makes a positive contribution to the sometimes bland commercial south Thorndon streetscape.

Group

The building is one of a group of older, single household houses on Pipitea Street that have survived the redevelopment of the area into a commercial office precinct.

The building is part of a group of buildings in the Thorndon / Pipitea Street area that serve as a high commission or embassy.

Townscape



The building makes a positive contribution to the Pipitea Street streetscape.

Setting

The house is one of the few domestic residences still standing in this part of Thorndon; the encroachment of the Government Centre, and the proliferation of office blocks and apartments have long ended the predominantly residential character of the area. However, Pipitea Street still retains some of its older houses and forms something of a precinct of two-storey timber and brick houses with those still standing on the eastern side of Murphy Street.

Adjacent to the houses are developments of modern high density townhouses, high rise modern commercial buildings, and several large state and private schools.

Pipitea Street at its western end is made up of large office buildings, generally owned or tenanted by the state sector / government organisations. There is a large empty⁵ site opposite the State Services Commission on the north of Pipitea Street, and this is flanked by a new high density development of bland taupe and teal coloured townhouses. These townhouses continue from the vacant site⁶ at the northwest end of Pipitea Street to the intersection of Pipitea and Murphy Streets to the east, and lie directly opposite the former VSA House. On the south of Pipitea Street is the bland modern St Paul's office / retail building, and its neighbour the former Ministerial House at 41 Pipitea St (1941), and the circa 1890 Italianate Villa at 39 Pipitea Street (both listed on the WCC District Plan). A sympathetically designed modestly scaled modern building at 37 Pipitea Street acts as a gatehouse to the high rise St Paul Apartment block that lies to the west and south of the former VSA House. A two storey timber clad house, of a similar size, age and style to VSA House (but with some intrusive modern alterations) completes the street block to Murphy Street.

Further east along Pipitea Street is Wellington Girls College a large secondary school with a diverse range of buildings, and the Cook Islands High Commission, a two storey Italianate villa wedged uneasily in the corner of the new Revera House on Mulgrave and Pipitea Streets. Another building of note in the precinct is Old St Paul's Cathedral (HPT Category I) at 34 Mulgrave Street.

2.2.6 Summary of heritage values – House

Cultural value

39 Pipitea Street is a good representative example of a two-storey Italianate villa. It is notable for the pair of two-storey bay-windows on its well-detailed northern façade.

39 Pipitea Street has a representative history that is typical of many of the large, upper-middle class family homes of Thorndon in the 19th and 20th centuries. It is one of a group of older, single household houses on Pipitea Street that have survived the redevelopment of the area into a commercial

⁵ A building now occupies the site

⁶ A building now occupies the site

office precinct.

Group

The building is one of a group of older, single household houses on Pipitea Street that have survived the redevelopment of the area into a commercial office precinct.

Townscape

The building is one of a group of disparate but visually-connected two-storey Italianate villas in this part of Thorndon.

Setting

Not described

2.2.7 Summary of heritage values – Ministerial Residence (former)

Cultural value

There has been little modification to this house at 41 Pipitea Street, either exterior or interior. The elements of Neo Georgian design and the use of materials create an aesthetically pleasing arrangement. It is a rare example of this building type in the area.

This house has historic value as the ‘unofficial’ prime ministers residence in Wellington. The house is particularly notable as the home of Keith and Norma Holyoake during his terms as Prime Minister between 1960 and 1972. The house also has historic value due to its association with architect Stanley Fearn, and is an intact and authentic example of his interpretation of the Neo Georgian style in domestic architecture.

41 Pipitea Street is a politically famous address and has been the site of a number of protests. It was well known as the residence of the Prime Minister and is a physical reminder of the accessibility that people once had to politicians and the tradition of egalitarianism that was once practiced by them.

Group

Not described

Townscape

This house plays an important role in the streetscape and wider heritage precinct in Thorndon. It makes an important architectural contribution to the streetscape, greatly enhancing the visual interest of the area.

Setting

Not described



3 Proposal description and reasons for the development

3.1 Description

The proposal comprises a building of eight levels above ground and one basement on the site of the former Defence building on the corner of Aitken and Mulgrave Streets. It has a rectangular plan with the longest elevation facing north and south. The building is set back from the street boundaries to allow for “rattle space” required for base isolation.

The site is ‘L’ shaped with the foot facing Mulgrave Street and the stem along Aitken Street. The northern half of the foot to be developed as a landscaped park.

3.2 Reasons for undertaking the development

The previous Defence House suffered significant structural damage during the 2016 Kaikoura Earthquake and has been demolished. Council has granted resource consent for the creation of a ‘vacant site’ pending redevelopment of the site with a new Central Area building as proposed

4 Regulatory assessment criteria

4.1 Wellington City Council District Plans controls

4.1.1 Chapter 13: Central Area Rules, 13.3.8

The proposal does not comply with height standard 13.6.3.1. so rule 13.3.8 applies.

13.3.8

The construction or alteration of, and addition to buildings and structures which are Permitted, Controlled or Discretionary (Restricted) Activities that do not meet one or more of the following standards outlined in section 13.6.1 (Activities, Buildings and Structures) and 13.6.3 (Buildings and Structures), are Discretionary Activities (Restricted). Unless otherwise noted below, discretion is limited to the effects generated by the standard(s) not met:

13.3.3.4A

height (standards 13.6.3.1 to 13.6.3.1.4, and 13.6.3.1.7 to 13.6.3.1.10)
discretion is limited to the effect of building height on:

- the historic heritage value of any listed heritage item in the vicinity



5.0 Best practice assessment criteria

In addition to the assessment criterion of the District Plan, the following are best practice criteria.

5.1 Heritage New Zealand guides

Heritage New Zealand (HNZ) Heritage Guidance Sheet 16 Assessing Impacts on the Surroundings associated with Historic Heritage

The relevant criteria from the guide comprise:

- a The proposed activity should not visually dominate or distract from the qualities of the heritage place.
- b The proposed activity should provide for adequate visual catchments, corridors or sightlines to the heritage item.
- c Any new building should not affect the character and setting of the historic building.
- d the height, location and proportions of any new building should be compatible with the existing historic environment, with heights and proportions reflective of the predominant height and proportions of adjacent buildings.
- e The size, orientation, scale, massing, density, modulation, and shape of the new building or addition should be compatible with the existing historic building(s). These elements should relate to surrounding buildings.
- f Any new building or addition should adopt materials and colours that relate to and use as reference points, the materials, colour and details of adjacent buildings and the surrounding areas.
- g The architectural style should be compatible with the historic design and should not imitate, replicate or mimic surrounding historical styles.

5.2 ICOMOS New Zealand charter

5.2.1 Clause 9. Setting

Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself. If the setting no longer contributes to the cultural heritage value of the place, and if reconstruction of the setting can be justified, any reconstruction of the setting should be based on an understanding of all aspects of the cultural heritage value of the place.

5.3 International criteria

There have been a number of principles for retaining historic contexts of significant buildings while also encouraging good new design⁷. The Venice Charter 1966, Article 6 states “wherever a traditional setting exists, it must be kept”. The US Secretary of the Interior’s Standards for Historic Preservation Projects adapted the

⁷ Alderson, C., “Responding to Context: Changing Perspectives on Appropriate Change in Historic Settings”, *APT Bulletin*, Vol. XXXVII, No. 4, 2006.

Venice Charter principles and allowed for contemporary new design that is “compatible with the size, scale, colour material and character of the neighbourhood or environment.” Britain’s Commission for Architecture and the Built Environment (CABE) and Historic England suggest that new buildings in an historic context should:

- a relate well to the topography, geography and history of the place;
- b sit happily in the pattern of existing development and routes through and around it;
- c respect important views;
- d respect the scale of neighbouring buildings;
- e use materials and building methods that are as high in quality as those used in existing buildings;
- f create new views and juxtapositions that add to the variety and texture of the setting.

The Burra Charter, The Xi'an Declaration, and Nara Document largely repeat these principles.



5 Alternatives explored

5.1 Alternatives explored and why the proposal is the best option

Aside from assessing the option of whether (or not) to repair and retain the earthquake damaged Defence House, several bulk and massing options for a new building were explored by Warren and Mahoney in line with District Plan Rule 13.3.8, including:

- a number of different building footprints , including a new building across the full “L” shaped site; and
- b different building height regimes

The ultimate decision was taken to build over the rectangular site, and not the full “L” shaped site, primarily due to structural engineering considerations superior base isolated structural solutions being made possible via an orthogonal floor plate and foundation structure. The maximum building height of 36.45metres above ground level now proposed (which is within the District Plan’s discretionary limits for building height in the Central Area) teamed with a regular floor plate of restricted depth was found to be necessary to achieve an economic net lettable floor area. The proposed new building is to house National Archives and will exploit passive design principles.

The decision to build only over the rectangular site also provided the opportunity to establish the landscaped plaza on the Mulgrave Street frontage opposite Old St Paul’s Cathedral - providing an enriched shared, public space and a distinct urban experience in this pocket of the city.

7

6 Assessment of impacts

6.1 Chapter 13: Central Area Rules, 13.3.8 - impact on historic heritage value

Place	Value	Description of change	Magnitude of effect
Old St Paul's	Finest 19 th century Gothic Revival timber church.	No change brought about by proposal.	No change
	Best surviving work of Frederick Thatcher.	No change brought about by proposal.	No change
	High public esteem.	No change brought about by proposal.	No change
	Group value with Bishop's Court and new St Paul's.	Historic relationship is not affected. There is currently no visual connection with new St Paul's. This will not change with the proposal.	No change
	Visible landmark.	The landmark qualities of the building including its timber additive forms and spire will not be affected.	No change
Bishop's Court	Fine example of Italianate style.	No change brought about by proposal.	No change
	Private residence of four Anglican Bishops.	No change brought about by proposal.	No change
	Work of W C Chatfield.	No change brought about by proposal.	No change
	Group value with Old St Paul's.	No change brought about by proposal.	No change
	Fine example of Victorian NZ architecture.	No change brought about by proposal.	No change
Defence House	Sense of mid to late 19 th and early 20 th century.	No change brought about by proposal.	No change
	Maintain identity with multi-storey buildings.	With the demolition of Defence House, the relationship with high-rise buildings was changed. The proposal will reinstate a building of a similar size as	No change



Place	Value	Description of change	Magnitude of effect
Cook Islands High Commission	Fine Victorian Italianate villa.	that of Defence House, reinstating a similar contrasting setting.	No change
	Ornate street façade.	No change brought about by proposal.	No change
	Uneventful history.	No change brought about by proposal.	No change
	One of group of listed buildings.	No change brought about by proposal.	No change
	Local landmark as it is on a prominent corner.	No change brought about by proposal.	No change
	One of a large group of 1880s timber houses to the east on Pipitea Street.	Houses have been demolished, with a consequent reduction in authenticity and continuity.	No change
	One of a number of houses of a similar era including Bishopscourt, former Thorndon Fire Station, Old St Paul's.	Demolition (in progress) of Hitachi Towers, and Pipitea Street houses.	No change
	Less authentic setting along Mulgrave Street including the “unsightly lump of the new Defence building, Old St Paul's Apartment complex, large area of three-storey townhouses and a supermarket”.	The rebuilding of a similar height building but with a park between the building and St Paul's apartments will have a slightly reduced impact than the effect from Defence House. Other buildings will remain.	Negligible
Thistle Inn	Rare mid 19 th century Victorian pub, one of the oldest commercial buildings in Wellington.	No change brought about by proposal.	No change
	Eventful history.	No change brought about by proposal.	No change
	High level of authenticity.	No change brought about by	No change

Place	Value	Description of change	Magnitude of effect
		proposal.	
	Group value with brewing tower on Murphy Street, the Shamrock and Shepherd Arms.	The associated buildings discussed are currently not visible from the Thistle. This situation will not change.	No change
	Local landmark, on a prominent corner, contrast with high-rise neighbours on Mulgrave Street.	No change to location or contrast. Contrast no greater with the proposal.	No change
	Size and location “does mean that it is not overwhelmed by being overshadowed by these buildings”.	No change in scale or number of nearby high rise buildings.	No change
VSA building	Representative example of Domestic Revival by WG Young.	No change brought about by proposal.	No change
	One of a group of older single household residences on Pipitea Street.	Demolition of eastern Pipitea Street houses has reduced this value.	No change
	Positive contribution to streetscape	No change in Pipitea Street streetscape.	No change
	One of few domestic residences in area.	No change caused by proposal to number of residences.	No change
	Western end of Pipitea Street has high-rise, largely governmental offices.	No change caused by proposal.	No change
	Neighbours include listed 41 and 39 Pipitea Street, Cook Islands High Commission and Old St Paul's.	No change brought about by proposal.	No change
House, 39 Pipitea Street	Representative example of two-storey Italianate villa.	No change brought about by proposal.	No change
	Representative history.	No change brought about by proposal.	No change
	One of a group of older buildings on Pipitea Street	Eastern old buildings now demolished. No further demolition of older buildings	No change



Place	Value	Description of change	Magnitude of effect
		caused by proposal.	
	One of group of disparate but visually connected two-storey Italianate villas in local area.	No change brought about by proposal.	No change.
Ministerial residence, 41 Pipitea Street	Authentic.	No change brought about by proposal.	No change
	Neo-Georgian design visually pleasing.	No change brought about by proposal.	No change
	Historic connections with Sir Keith Holyoake and Stanley Fearn.	No change brought about by proposal.	No change
	Historic association with protests.	No change brought about by proposal.	No change
	Makes an important contribution to streetscape.	No change brought about by proposal.	No change

6.2 Heritage New Zealand

6.2.1 Heritage New Zealand (HNZ) Heritage Guidance Sheet 16 Assessing Impacts on the Surroundings associated with Historic Heritage

Clause	Description and assessment of effect	Magnitude of effects
a, no visual dominance or distraction from qualities of heritage place	<p>It is presumed that the qualities of the heritage place in this assessment criterion are its heritage values. The impacts of the proposed building on heritage values of nearby listed heritage buildings are discussed above.</p> <p>The Thistle Inn is on the same side of the street as the proposed building but to the south corner of the next block and is largely invisible from it (see page 15 of the Architect's Design Statement report). The CIHC building is to the north east corner of the block opposite and is some distance from the site (see page 15 of the Architect's Design Statement report). The former VSA building is opposite the CIHC and the proposed new building would not be visible from it or the other buildings on Pipitea Street. Therefore there is not likely to be any visual or physical dominance.</p> <p>Bishop's Court and Old St Paul's are opposite the site of</p>	Negligible

Clause	Description and assessment of effect	Magnitude of effects
	<p>the proposed building (see page 15 of the Architect's Design Statement report). The heritage values assessment of both listed buildings consider that the proximity of high-rise buildings does not diminish heritage values and the two buildings maintain their integrity. The proposed building is approximately the same height as the former Defence building but does not occupy the entire site. Therefore the potential for dominance is less than that from the previous building.</p> <p>The façade of the proposed building has an inset, open, ground floor, and is divided vertically into three smaller blocks, with the north east corner further divided horizontally, to avoid the solidity of the now demolished Defence building. The proposed exterior will have a rain screen that is highly faceted with numerous small penetrations between ground and level five while the upper floors will be glazed. The glazed ground and upper floors and the articulation of the façade to the floor devoted to archives reduce the potential for dominance of the new building over its historic neighbours on the opposite side of the road to a greater degree than its predecessor. In addition, because the proposed building covers approximately 60% of the site, leaving a large open park to the north, the potential for dominance is further reduced.</p>	
b, appropriate visual catchments, corridors or sightlines	<p>There will be an enhancement of visual catchments, corridors or sightlines to Old St Paul's and Bishop's Court but no change to visibility of the other nearby listed buildings described in 2.2. The visibility of Old St Paul's is noted as contributing to its landmark qualities. Both Old St Paul's and Bishop's Court will be able to be seen from additional vantage points in buildings to the west of the site given the proposal comprises a park to the north.</p>	Minor
c, effect on character and setting	<p>The character and immediate settings of all nearby listed buildings, other than Old St Paul's and Bishop's Court, will not change or will have marginal change because of distance from and limited visibility of the proposed development. The description of the character of the setting of both Bishop's Court and Old St Paul's comprises their location within a largely high-rise environment. The inventory entries consider that because of their built form and location they maintain their historic integrity despite their environment. Given the new building is approximately the same height as</p>	Negligible



Clause	Description and assessment of effect	Magnitude of effects
	the former Defence House building and covers approximately 60% only of the site, leaving a large area of park, the character and setting of the two listed buildings is improved.	
d, compatibility with the existing environment	<p>The existing historic environment is described in the WCC heritage inventory. That for Old St Paul's describes its setting within mature trees. This is also the setting for Bishop's Court. Although the design of the landscaped plaza has not been finalised, this environment is likely to be extended by the park on the northern half of the development site.</p>	Minor
	<p>The environment of the two main heritage buildings is additionally described as high-rise [more accurately described as medium-rise] governmental office buildings. This environment will be maintained, although to a lesser degree as the proposed new building will only occupy approximately 60% only of the site.</p>	
	<p>This historic environment has changed somewhat for the Pipitea Street buildings, since the inventory entries were written, however the proposal will have no additional impact on this environment.</p>	
e, compatibility of new and old	<p>A definition of compatible is "capable of existing together in harmony". A useful guide on how to achieve compatibility of a new building in an historic area can be found in the following:</p>	No change
	<p>"Compatibility is achieved through careful attention to the following design principles of building: setback, orientation, scale, proportion, rhythm, massing, height, materials, color, roof shape, details and ornamentation, [and] landscape features.....using today's materials and techniques and be of its own time"⁸</p>	
	<p>There is no consistent height or building forms in the immediate environment. To the south west and west are:</p>	
	<ul style="list-style-type: none"> • 8 storey apartment building; • the Justice Centre (former Vogel Building) (15 storeys); • the National Library (5 storeys); • the Fryberg building (15 storeys), 	

⁸https://scholarship.law.georgetown.edu/cgi/viewcontent.cgi?referer=https://www.google.com/&https_redir=1&article=1001&context=hpps_papers

Clause	Description and assessment of effect	Magnitude of effects
	<ul style="list-style-type: none"> • the Court of Appeal (2 storeys); • the SSC building (5 storeys), • the DIA building (12 storeys). 	
	<p>To the north are the St Paul's apartments (8 storeys), and two storeyed residential buildings. To the south east is the current National Archives which is 4 storeys on Murphy Street.</p>	
	<p>Buildings are generally built to the street boundary. However the National Library has a wide forecourt, the SSC building has a courtyard on the Pipitea and Molesworth Street corner and the National Archives is set back from the street except for the entry.</p>	
	<p>The National Library extends outwards on successive floors and the SSC steps inwards towards the top of the building. The Vogel building has a 3 storey podium. Roof shapes of the neighbouring buildings are also contrasting.</p>	
	<p>Old St Paul's, Bishop's Court and the Thistle Inn are the equivalent of two storeys. Bishop's Court is an Italianate house while Old St Paul's is a timber church.</p>	

6.3 ICOMOS New Zealand Charter

Clause	Description and assessment of effect	Magnitude of effects
9	<p>The settings of the various listed buildings is described in 2.2. The immediate setting of these two buildings will not change while their wider setting will be different. There will only be a significant change to the wider setting of Bishop's Court and Old St Paul's from the current empty site opposite to a building of a similar height to the former Defence House. This will largely reinstate the status quo prior to the demolition of Defence House. This slightly different setting, however, maintains the contrast of building designs, locations, heights, and forms.</p> <p>Reconstruction of the setting (see page 18 of the Architect's Statement) is not warranted given extensive modifications.</p>	No change

6.4 International criteria

Clause	Description and assessment of effect	Magnitude of effects
a	<p>The proposed new building acknowledges the rising street level towards the north, while responding to the landscape qualities of the two listed buildings opposite. The history of development of the setting is one of constant change (see page 18 of the Architect's Statement), which is continuing.</p>	No change
b	<p>The pattern of development of differing building heights, forms, materials, and site locations has been described above. The proposed development maintains this contrasting approach to design within the vicinity.</p> <p>Patterns of movement are enhanced with access to the centre of the block and buildings beyond through the proposed park.</p>	Negligible
c	Existing views to and from Old St Paul's and Bishop's Court are respected.	No change
d	<p>As discussed above, there is a variety in scale of neighbouring buildings from two storeys to 14 storeys. At eight storeys the proposed building mediates these scale differences.</p>	No change
e	<p>The design comprises glazing to the ground floor, a bronze faceted rain screen to the next five levels and glass to the upper two levels, all of which provides visual</p>	Negligible

Clause	Description and assessment of effect	Magnitude of effects
	diversity in façade treatment. The materials to be used will be of a high quality	
f	The new park allows for new views of the two listed buildings opposite while creating a street façade that maintains the existing contrasting building designs.	Minor, positive

6.5 Evaluation of effects

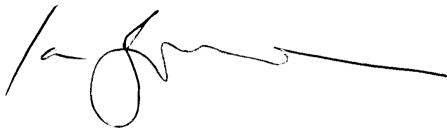
Appendix 1 describes a methodology for evaluation of effects. Based on this methodology the following are the assessed effects on building heritage:

Value of the building	Magnitude of effects	Significance of effects
The potentially affected buildings are listed in the WCC District Plan and by HNZ where they have both category 1 and 2 listings. This equates to a rating of medium to high heritage values, based on the ICOMOS Guide.	The proposed new building is assessed as mostly no change to minor (positive).	Based on the matrix in Appendix 1 the magnitude of impact is assessed as neutral to moderate/slight .



7 Conclusions

The impacts of a new eight storeys above ground level development opposite Bishop's Court and Old St Paul's is generally **neutral** to **moderate/ slight** positive. There is no impact on the heritage values of other buildings further away. The new design generally follows accepted national and international guidelines for a compatible new design adjacent to heritage buildings.



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Appendix 1

Assessment of values and effects

Grading of heritage values

Based on the ICOMOS Guide, the relative importance of built heritage is graded as follows:

Value	Descriptors
Very high	Very high importance and rarity, international scale, category 1 HNZ listing
High	High importance and rarity, national scale, category 1 HNZ listing
Medium	High or medium importance, regional scale, category 1 or 2 HNZ listing or equivalent local authority listing
Low	Low or medium importance and rarity, local scale, not HNZ listed, local authority listing
Negligible	Very low importance and rarity, local scale, not listed

Magnitude of effect

The ICOMOS Guide recommends ranking the magnitude of the impact or effect (also called the degree of change) as follows:

- Major
- Moderate
- Minor
- Negligible
- No change

The approach used to assess significance of impact/effect is determined by two variables; the value of the receptor, as described below, and the magnitude of change upon the receptor. The consideration of value and magnitude takes into account the severity of the impact of the project, together with the vulnerability of the receptor to change. The table below summarises the possible types of change and their magnitude⁹.

Effects can be direct and indirect; cumulative, temporary and permanent, reversible or irreversible, visual, physical, social and cultural, even economic.

⁹ UK Highways Agency, HA 208/07



Factors in the Assessment of Magnitude of Impacts	
Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic buildings elements or setting that hardly affect it.
No change	No change to fabric or setting.

Possible effects could include changes to use, access, views, topography, structures, vegetation, sound environment, approaches and context. The effect on the heritage resource has been ranked without regard to its level of significance.

Significance of effect

The matrix below illustrates that combining the magnitude of impact/effect (before mitigation) and the heritage significance of the heritage resource will determine the extent of impacts of the project. Mitigation measures however influence the evaluation of effect. Where the matrix suggests more than one likely outcome, for instance moderate/ slight, professional judgement has been used in conjunction with the descriptors in the following table to arrive at an appropriate result.

The scale of possible effects is:

- Very large (beneficial or adverse)
- Large (beneficial or adverse)
- Moderate (beneficial or adverse)
- Slight (beneficial or adverse)
- Neutral

VALUE	Very High	Neutral	Slight	Moderate/ Large	Large or Very Large	Very Large
	High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
	MAGNITUDE OF IMPACT					

The Magnitude of Impact shows the potential effect of the project on the heritage item or setting without mitigation.

In general if the effects on all heritage resources were adverse the overall impact would be the highest impact. Conversely if the effects were all beneficial, the average level of benefit would be selected, rather than the greatest, as assessments should be conservative.

