

***Officer's Report  
Recommended Changes***

***Proposed District  
Plan Change 75***

**Centres Heritage Areas  
December 2010**

## Proposed District Plan Change 75 - Centres Heritage Areas

This plan change has legal effect from the date of public notification

**Note:** Text added by Officer recommendation is UNDERLINED>. Text removed by Officer recommendation is ~~STRUCK THROUGH~~.

<b>HERITAGE LIST: Areas</b>			
<b>Location</b>	<b>Area</b>	<b>Map Ref</b>	<b>Symbol Ref</b>
Aro Street, Aro Valley	<p><b>Aro Valley Shopping Centre Heritage Area – shops and verandas and buildings 1889-1900 at:</b></p> <p><b>79 Aro Street</b> (Lot 1 DP 1268), <b>83 Aro Street</b> (Pt Lot 5 DP 7617), <b>85 Aro Street</b> (Lot 4 DP 7617), <b>86 Aro Street</b> (Lot 1 DP 79921), <b>88-96 Aro Street</b> (Pt Sec 22 Town of Wellington), <b>89 Aro Street</b> (Lot 3 DP 7617), <b>91 Aro Street</b> (Lot 2 DP 7617), <b>93 Aro Street</b> (Lot 1 DP 7617), <b>97 Aro Street</b> (Pt Sec 19 City of Wellington), <b>99-103 Aro Street</b> (Pt Sec 19 City of Wellington), <b>100 Aro Street</b> (Pt Lot 1 DP 676), <b>102 Aro Street</b> (Pt Lot 1 DP 676), <b>104 Aro Street</b> (Lot 2 DP 73108), <b>105 Aro Street</b> (Lot 1 DP 304892), <b>106 Aro Street</b> (Lot 1 DP 73108), <del>3 Devon Street</del> (Pt Sec 22 Town of Wellington)</p> <p>excluding identified Non-Contributing Buildings shown in Appendix 9 to Chapter 21 of the District Plan</p>	11/16	*
Rintoul Street, Berhampore	<p><b>Berhampore (Rintoul Street) Shopping Centre Heritage Area – shops, verandas and buildings 1896-1900 at:</b></p> <p><b>193 Rintoul Street</b> (Lot 1 DP 1010), <b>195 Rintoul Street</b> (Lot 1 DP 823), <b>199 Rintoul Street</b> (Lot 1 &amp; Pt Lot 2 DP 823), <b>201 Rintoul Street</b> (Pt Lot 2 DP 823), <b>207 Rintoul Street</b> (Lot 3 DP 823), <b>209 Rintoul Street</b> (Pt Lot 4 DP 823), <b>211 Rintoul Street</b> (Pt Lot 4 DP 823), <b>218 Rintoul Street</b> (Pt Sec Town of Wellington)</p>	6	*
Waitoa Road and Moxham Avenue, Hataitai	<p><b>Hataitai Shopping Centre Heritage Area – shops, verandas and buildings 1906-1946 at:</b></p> <p><b>1/1-1/2 Moxham Avenue</b> (Lot 1 DP 4568), <b>2 Moxham Avenue</b> (Lot 2 DP 4568), <b>3 Moxham Avenue</b> (Lot 2 DP 4568), <b>4 Moxham Avenue</b> (Pt Lot 17 Blk II DP 1621), <b>1/5-4/5 Moxham Avenue</b> (Lot 43 DP 168), <b>6-8 Moxham Avenue</b> (Pt Lot 67 DP 168), <b>7 Moxham Avenue</b> (Lot 44 DP 168), <b>9-11 Moxham Avenue</b> (Lot 45 DP 168), <b>10 Moxham Avenue</b> (Lot 1 DP 17536), <del>17 Moxham Avenue</del> (Lot 46 DP 168), <b>22 Waitoa Road</b> (Lot 1 DP 49197), <b>23 Waitoa Road</b> (Lot 1 DP 5587), <b>24 Waitoa Road</b> (Lot 58 DP 2741), <b>25-27 Waitoa Road</b> (Lot 2 Blk IV DP 1621), <b>26 Waitoa Road</b> (Lot 5 DP 4090), <b>28 Waitoa Road</b> (Lot 4 DP 4090), <b>30 Waitoa Road</b> (Pt Lot 3 DP 4090), <b>31-33 Waitoa Road</b> (Lot 1 DP 2968), <b>32-34 Waitoa Road</b> (Lots 1 &amp; 2 DP 4651), <b>2-4 Taurima</b> (Lot 1 DP 17536)</p> <p>excluding identified Non-Heritage Buildings shown in Appendix 11 to Chapter 21 of the District Plan</p>	6	*

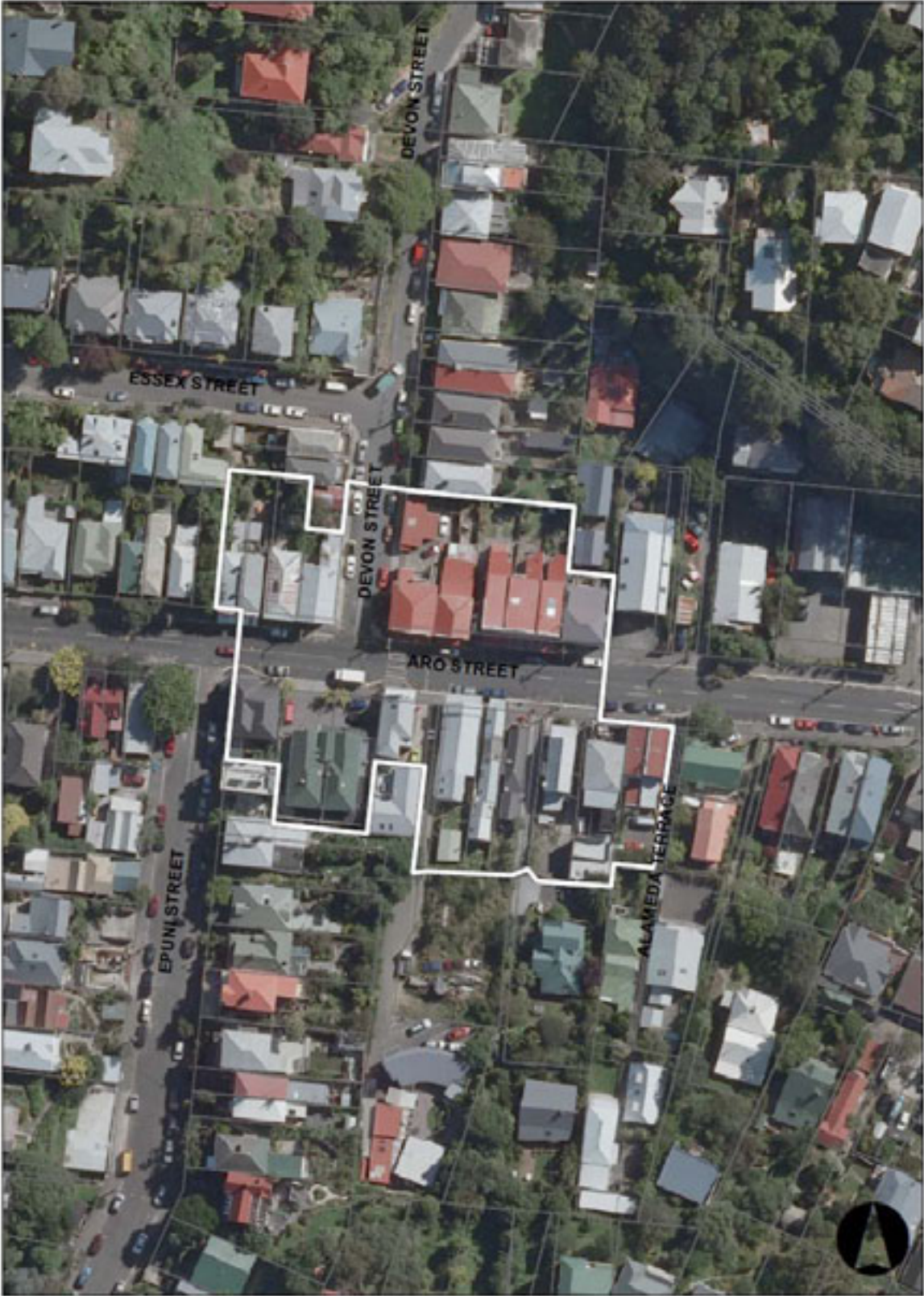
<b>HERITAGE LIST: Areas</b>			
<b>Location</b>	<b>Area</b>	<b>Map Ref</b>	<b>Symbol Ref</b>
John Street Intersection, Newtown	<p><b>John Street Intersection Shopping Centre Heritage Area – shops, verandas and buildings 1875-1998 at:</b></p> <p><b>161 Adelaide Road</b> (Lot 1 DP 75713), <b>163 Adelaide Road</b> (Pt Sec 758 Town of Wellington), <b>169 Adelaide Road</b> (Lot 1 DP 6292), <b>171 Adelaide Road</b> (Lot 2 DP 6292), <b>175 Adelaide Road</b> (Lot 11 DP 85556), <b>177 Adelaide Road</b> (Lot 10 DP 85556), <b>179-181 Adelaide Road</b> (Lot 1 DP 42805), <b>183 Adelaide Road</b> (Lot 2 DP 42805), <b>187-189 Adelaide Road</b> (Lot 2 DP 1462), <b>191-193 Adelaide Road</b> (Lot 1 DP 85556), <del><b>205 Adelaide Road</b> (Lot 1 DP 6783)</del>, <b>1 Riddiford Street</b> (Lot 2 DP 85556), <b>2-17 Riddiford Street</b> (Pt Sec 917 Town of Wellington), <b>front façade only of 7 Riddiford Street</b> (Lot 3 DP 42805), <b>9 Riddiford Street</b> (Lot 1 DP 358951), <b>15 Riddiford Street</b> (Lot 2 DP 358951), <b>17 Riddiford Street</b> (Lot 5 DP 85556), <del><b>16 Riddiford Street</b> (Lot 1 DP 6783)</del>, <b>19 Riddiford Street</b> (Lot 6 DP 85556), <b>27 Riddiford Street</b> (Lot 1 DP 87405)</p> <p><b>excluding identified Non-Heritage Buildings shown in Appendix 12 to Chapter 21 of the District Plan</b></p>	6	*
Newtown Central	<p><b>Newtown Shopping Centre Heritage Area – shops, verandas and buildings 1891-1997 at:</b></p> <p><b>8 Constable Street</b> (Lot 1 DP 401027), <b>8A Constable Street</b> (Lot 2 DP 401027), <b>10 Constable Street</b> (Lot 3 DP 401027), <b>11 Constable Street</b> (Pt Sec 787 Town of Wellington), <b>12 Constable Street</b> (Lot 2 DP 397489), <b>14 Constable Street</b> (Lot 2 DP 4990), <b>112-126 Riddiford Street</b> (Lot 1 DP 86593), <b>117 Riddiford Street</b> (Lot 18 Deeds 195), <b>119 Riddiford Street</b> (Pt Lot 1 DP 10216), <b>121-123 Riddiford Street</b> (Pt Lot 17 Deeds 195), <b>125-129 Riddiford Street</b> (Lot 1 DP 50279), <b>128 Riddiford Street</b> (Lot 2 Deeds 84395), <b>130 Riddiford Street</b> (Lot 3 DP 84395), <b>131 Riddiford Street</b> (Lot 2 DP 50279), <b>132 Riddiford Street</b> (Pt Sec 957 Town of Wellington), <b>133-137 Riddiford Street</b> (Lot 1 DP 80), <b>134 Riddiford Street</b> (Lot 2 DP 8702), <b>136 Riddiford Street</b> (Pt Sec 957 Town of Wellington), <b>138 Riddiford Street</b> (Pt Lot A DP 879), <b>139-139A Riddiford Street</b> (Lot 2 DP 80), <b>141 Riddiford Street</b> (Pt Lot 2 DP 80), <b>142-142A Riddiford Street</b> (Lot 1 DP 18160), <b>143 Riddiford Street</b> (Lot 3 DP 80), <b>146 Riddiford Street</b> (Lot 1 DP 13219), <b>147 Riddiford Street</b> (Lot 4 DP 80), <b>150 Riddiford Street</b> (Lot 2 DP 13219), <b>151-155 Riddiford Street</b> (Lot 1 DP 12042), <b>152 Riddiford Street</b> (Lot 1 DP 5089), <b>154 Riddiford Street</b> (Lot 2 DP 5089), <b>156 Riddiford Street</b> (Lot 3 DP 5089), <b>160 Riddiford Street</b> (Lot 1 DP 5407), <b>157 Riddiford Street</b> (Pt Lot 1 DP 10747), <b>161 Riddiford Street</b> (Pt Sec 783 Town of Wellington), <b>162 Riddiford Street</b> (Lot 1 DP 5703), <b>163 Riddiford Street</b> (Lot 7 DP 349), <b>164A Riddiford Street</b> (Lot 2 DP 5703), <b>167 Riddiford Street</b> (Lot 6 DP 349), <b>169 Riddiford Street</b> (Lot 5 DP 349), <b>170 Riddiford Street</b> (Pt Lot 1 DP 2071), <b>171 Riddiford Street</b> (Lot 4 DP 349), <b>172A-172C Riddiford Street</b> (Lot 2 DP 2071), <b>173 Riddiford Street</b> (Lot 3 DP 349), <b>175 Riddiford Street</b> (Pt Lots 1 &amp; 2 DP 349), <b>176 Riddiford Street</b> (Pt Lot 3 DP 2071), <b>178 Riddiford Street</b> (Lot 1 DP 69723), <b>179 Riddiford Street</b> (Pt Lot 1 A DP 1463), <b>180 Riddiford Street</b> (Pt Sec 963 Town of Wellington), <b>191 Riddiford Street</b> (Pt Sec 819 Town of Wellington), <b>193 Riddiford Street</b> (Lot 1 DP 71377), <b>4 Rintoul Street</b> (Lot 3 Deeds 449), <b>6 Rintoul Street</b> (Lot 1 Deeds 449), <b>8-10 Rintoul Street</b> (Lot 1 DP 54015), <del><b>14 Rintoul Street</b> (Pt Sec 944 Town of Wellington)</del>.</p> <p><b>excluding identified Non-Heritage Buildings shown in Appendix 13 to Chapter 21 of the District Plan</b></p>	6	*

<b>HERITAGE LIST: Areas</b>			
<b>Location</b>	<b>Area</b>	<b>Map Ref</b>	<b>Symbol Ref</b>
Tinakori Road, Thorndon	<p><b>Thorndon Shopping Centre Heritage Area – shops and verandas and buildings 1870-2004 at:</b></p> <p><b>1-4 273 Tinakori Road</b> (Lot 1 A 1375), <b>273B Tinakori Road</b> (Pt Sec 517 Town of Wellington), <b>277-279 Tinakori Road</b> (Lot 1 DP 90018), <b>281-285 Tinakori Road</b> (Lot 2 DP 90018), <b>287 Tinakori Road</b> (Lot 1 DP 26449), <b>1-3 289 Tinakori Road</b> (Lot 1 DP 82402), <b>291 Tinakori Road</b> (Lot 2 DP 13965), <b>291B Tinakori Road</b> (Lot 1 DP 13965), <b>293 Tinakori Road</b> (Lot 1 Deeds 548), <b>295 Tinakori Road</b> (Lot 1 Deeds 548), <b>296 Tinakori Road</b> (Lot 2 DP 6821), <b>297 Tinakori Road</b> (Sec 1 SO 38223), <b>298 Tinakori Road</b> (Lot 1 DP 6821), <b>300 Tinakori Road</b> (Pt Lot 5 DP 700), <b>302 Tinakori Road</b> (Pt Lot 5 DP 700), <b>304A-304C Tinakori Road</b> (Pt Lot 6 DP 700), <b>306-306B Tinakori Road</b> (Pt Lot 6 DP 700), <b>308-1-8/310 Tinakori Road</b> (Lot 3 DP 25229), <b>1-4 318 Tinakori Road</b> (Lot 2 DP 9179), <b>1-2 320 Tinakori Road</b> (Lot 1 DP 83978), <b>322 Tinakori Road</b> (Lot A 365), <b>324 Tinakori Road</b> (Lot 3 DP 72783), <b>326 Tinakori Road</b> (Lot 2 DP 8596), <b>328 Tinakori Road</b> (Lot 3 DP 8596), <b>330 Tinakori Road</b> (Lot 2 DP 72783), <b>332 Tinakori Road</b> (Pt Sec 625 Town of Wellington), <b>338-340 Tinakori Road</b> (Lot 1 DP 28555), <b>342A-B Tinakori Road</b> (Lot 2 DP 86485), <b>344-344A Tinakori Road</b> (Lot 3 DP 86485), <b>346 Tinakori Road</b> (Pt Sec 624 Town of Wellington), <b>348A-B Tinakori Road</b> (Pt Sec 624 Town of Wellington), <b>352 Tinakori Road</b> (Lot 4 DP 376), <b>356A Tinakori Road</b> (<del>Lot 1 DP 60706 Unit 10 DP 60611</del>), <b>2-4A St Mary Street</b> (Pt Sec 624 Town of Wellington).</p> <p><b>excluding identified Non-Heritage Buildings shown in Appendix 14 to Chapter 21 of the District Plan</b></p>	17/18	*

\* Symbol reference to be allocated once Plan Change 75 is operative

Appendix 9.

Aro Valley  
Shopping Centre  
Heritage Area



 Aro Valley Heritage Area

Amended by  
Officers Report

0 5 10 20 30 40  
 Meters

# Aro Valley Shopping Centre Heritage Area Non-Heritage Buildings

The following buildings or structures are identified as non-heritage buildings for the purpose of Rule 21B.2.2.

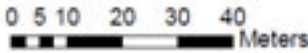
Name of building / feature	Number
99-103 Aro Street	1



 Aro Valley Heritage Area

 Non-Heritage Buildings

Amended by  
Officers Report



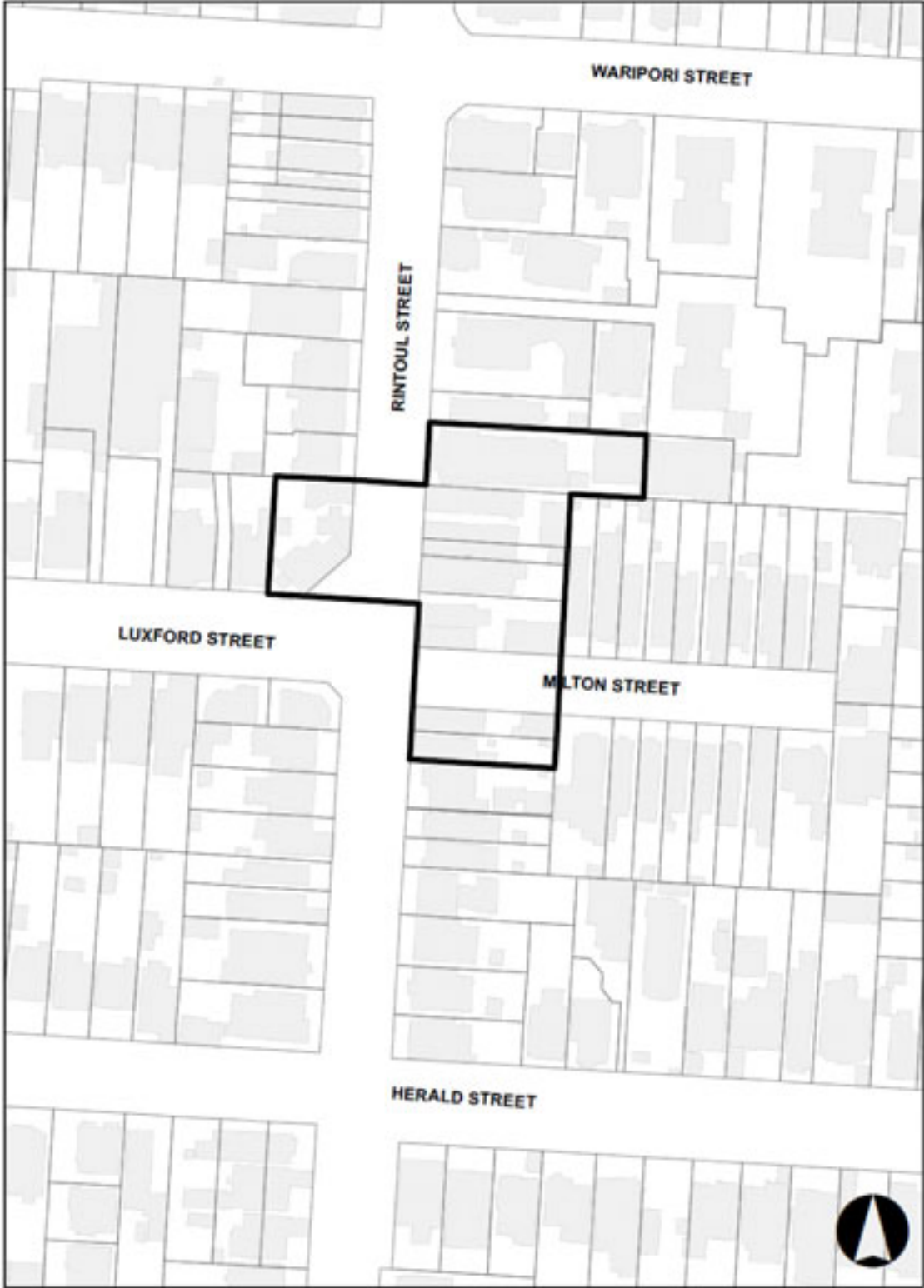
**Appendix 10.**

**Berhampore  
(Rintoul Street)  
Shopping Centre  
Heritage Area**



# Berhampore (Rintoul Street) Shopping Centre Heritage Area Non-Heritage Buildings

No buildings or structures are identified as non-heritage buildings for the purpose of Rule 21B.2.2.



 Berhampore Heritage Area






# Appendix 11. Hataitai Shopping Centre Heritage Area



 Hataitai Heritage Area

Amended by  
Officers Report

0 5 10 20 30 40  
 Meters

# Hataitai Shopping Centre Heritage Area – Non-Heritage Buildings

The following buildings or structures are identified as non-heritage buildings for the purpose of Rule 21B.2.2.

Name of building / feature	Number
Shed, rear of 25-27 Waitoa Road	1
Shed, rear 3 Moxham Avenue	2
17 Moxham Avenue	3



Hataitai Heritage Area  
 Non-Heritage Buildings

0 5 10 20 30 40 Meters

**Appendix 12. John Street  
Intersection Shopping  
Centre (Newtown)  
Heritage Area**



 John Street (Newtown) Heritage Area

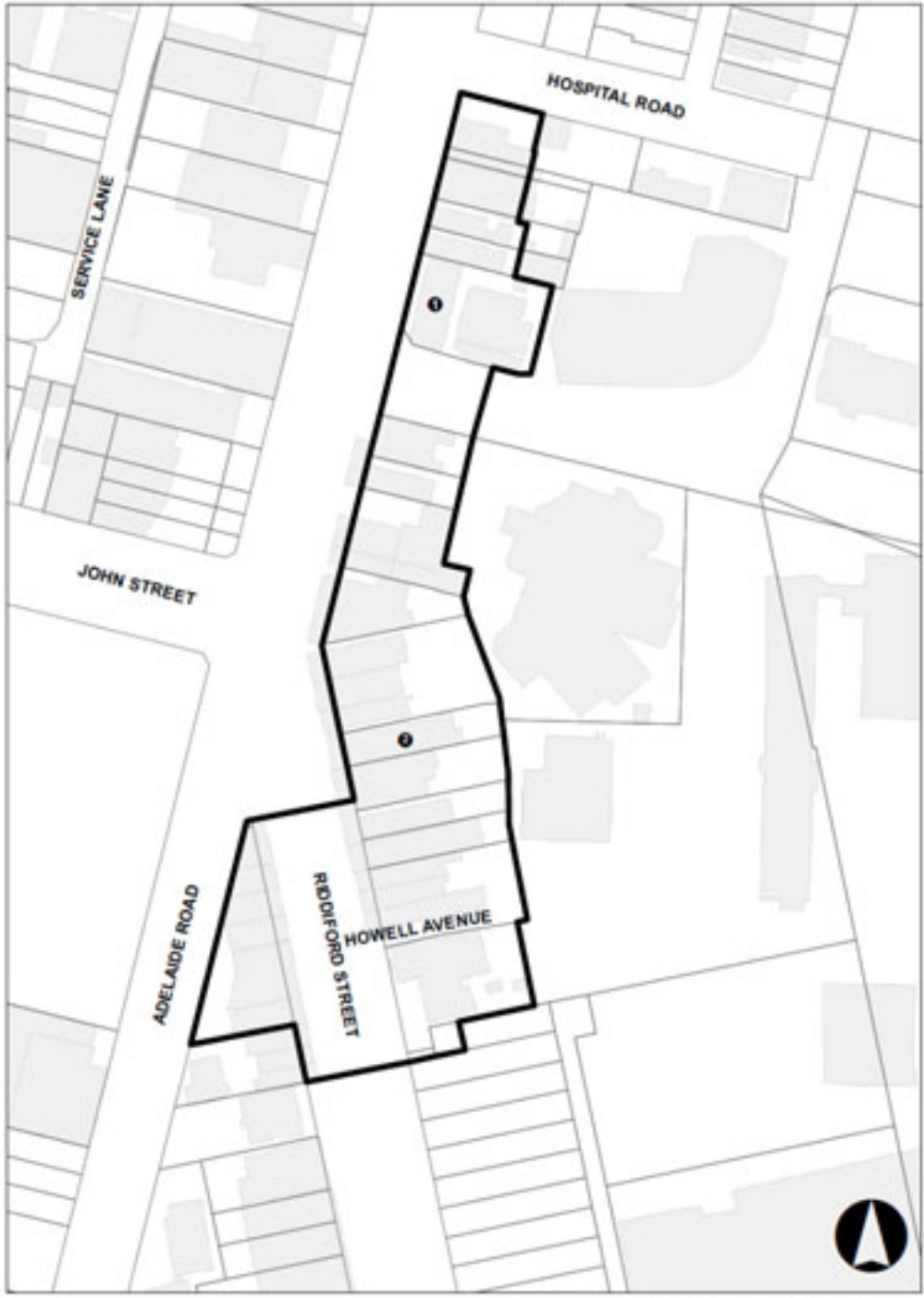
Amended by  
Officers Report

0 5 10 20 30 40  
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# John Street Intersection Shopping Centre (Newtown) Heritage Area – Non-Heritage Buildings

The following buildings or structures are identified as non-heritage buildings for the purpose of Rule 21B.2.2.

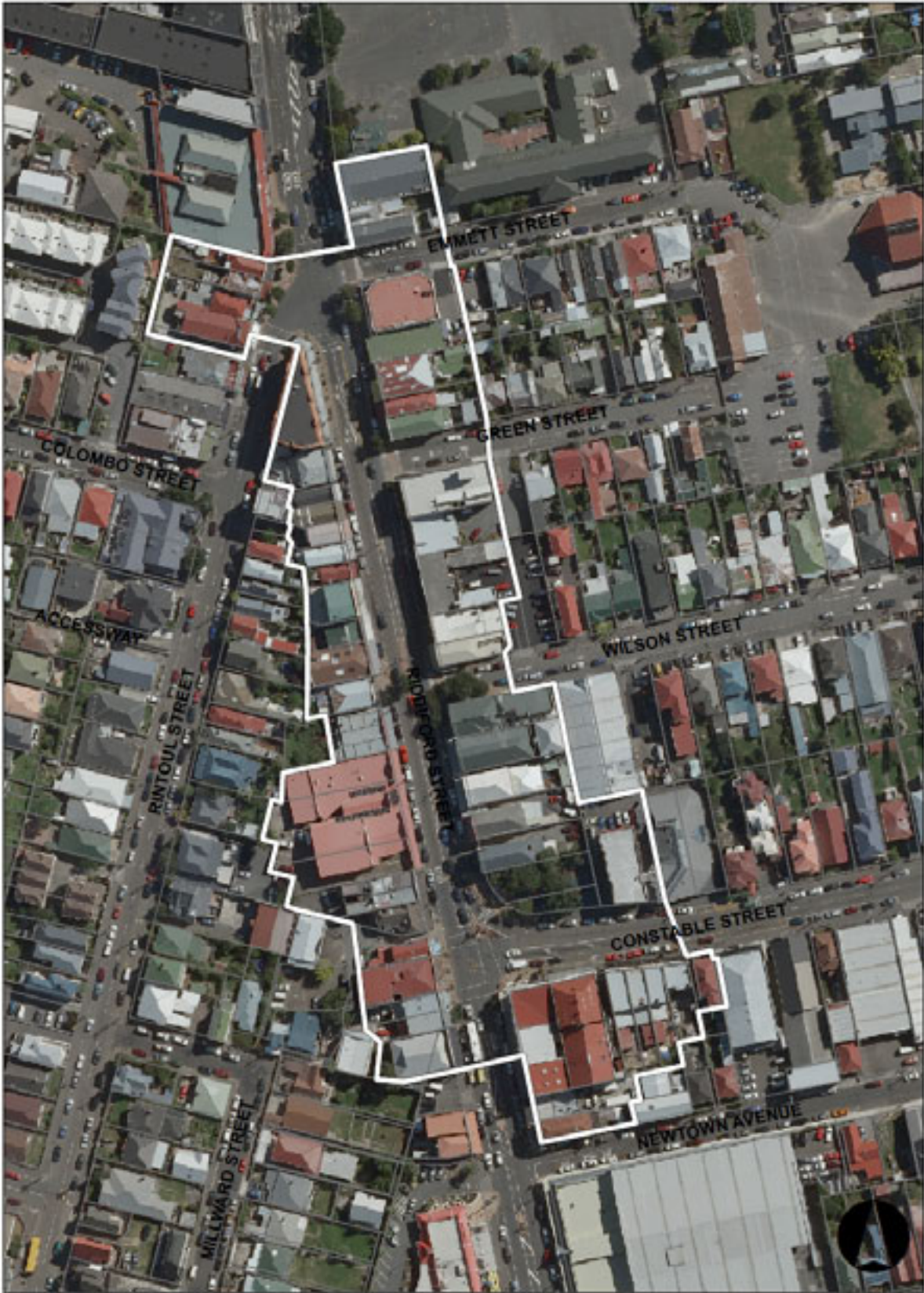
Name of Building / feature	Number
Carport, front of 175 Adelaide Road	1
<u>Rear of 7 Riddiford Street only (Note: Upper façade is of heritage value)</u>	<u>2</u>



John Street (Newtown) Heritage Area
 Amended by Officers Report
0 5 10 20 30 40 Meters


Non-Heritage Buildings

# Appendix 13. Newtown Shopping Centre Heritage Area



 Newtown Central Heritage Area

Amended by  
Officers Report

0 10 20 40 60 80  
 Meters

# Newtown Shopping Centre Heritage Area Non-Heritage Buildings

The following buildings or structures are identified as non-heritage buildings for the purpose of Rule 21B.2.2.

Name of Building / feature	Number
125-129 Riddiford Street	1
131 Riddiford Street	2
143 Riddiford and 2A Green Streets	3
154-160 Riddiford Street	4
164 Riddiford Street	5
164A Riddiford Street	6
193 Riddiford Street	7
Public toilets, cnr Riddiford & Constable Sts	8



Newtown Central Heritage Area  
 Non-Heritage Buildings  
 Amended by Officers Report



**Appendix 14. Thorndon Shopping Centre Heritage Area**



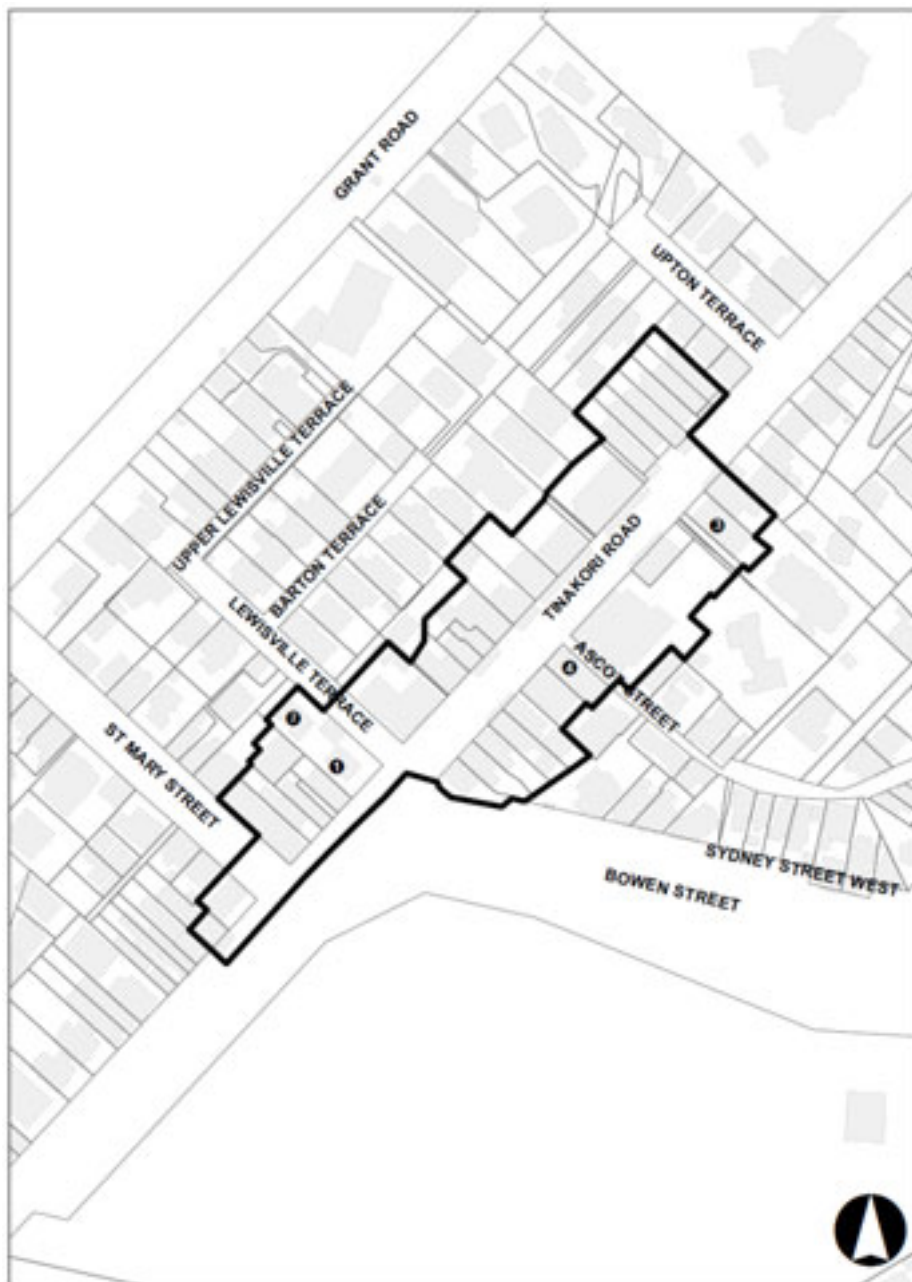
|| Thorndon (Centre) Heritage Area

0 510 20 30 40  
Meters

## Thorndon Shopping Centre Heritage Area – Non-Heritage Buildings

The following buildings or structures are identified as non-heritage buildings for the purpose of Rule 21B.2.2.

Name of Building / feature	Number
338-340 Tinakori Road	1
338-340 Tinakori Road	2
<u>273b Tinakori Road</u>	<u>3</u>
<u>287 Tinakori Road</u>	<u>4</u>



Thorndon (Town Centre) Heritage Area  
 Non-Heritage Buildings  
 Amended by Officers Report