

Wellington City Proposed Plan Hearing Stream 3

Historic Heritage, Notable Trees, Sites of Significance to Māori

Statement of evidence
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On behalf of Wellington City Council

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Abbreviations	Means
Council	Wellington City Council
DPC	District Plan Change
GWRC	Greater Wellington Regional Council
HHAЕ	Historic heritage area evaluation report
HHE	Historic heritage evaluation report
HNZPT	Heritage New Zealand Pouhere Taonga
ICOMOS	International Council on Monuments and Sites
NZIA	New Zealand Institute of Architects
ODP	Operative district plan
PDP	Proposed district plan
RMA	Resource Management Act 1991
RPS	Regional Policy Statement
SASM	Sites and Areas of Significance to Māori
SCHED1	Schedule 1 – Heritage Buildings
SCHED2	Schedule 2 – Heritage Structures
SCHED3	Schedule 3 – Heritage Areas
SCHED4	Schedule 4 – Scheduled Archaeological Sites
SCHED7	Schedule 7 – Sites and Areas of Significance to Māori
WCC	Wellington City Council

EXECUTIVE SUMMARY

1. This document includes a response to submissions on the heritage schedules and heritage design guides.
2. The document begins with the heritage schedules and considers submissions with general comments on the four historic heritage schedules.
 - SCHED1 Heritage Buildings
 - SCHED2 Heritage Structures
 - SCHED3 Heritage Areas
 - SCHED4 Scheduled Archaeological Sites.
3. The report considers each schedule in the order of the following categories of submissions:
 - a. General comments
 - b. Scheduled buildings - the submissions are addressed in the order of the reference number for each building as it appears in SCHED1.
 - c. Curtilage
 - d. Nominations
 - e. Errors and corrections
4. The report concludes with submissions on the Heritage Design Guides.
5. The report includes appendixes with background information including the Historic Heritage Evaluation reports for each scheduled item where relevant.
6. Further information on each property or area that was included in the operative district plan (ODP) is available from the Wellington City Heritage website <https://www.wellingtoncityheritage.org.nz/>
7. Further information on each property or heritage area is included in the Historic Heritage Evaluation (HHE) or Historic Heritage Area Evaluation (HHAE) report for properties that were added to the Proposed District Plan (PDP).

1. **INTRODUCTION**

5. My full name is Moira Catherine Smith.

6. I have prepared this statement of evidence on behalf of the Wellington City Council (Council) in respect of technical heritage matters arising from the submissions and further submissions on the Wellington City Proposed District Plan (PDP).

7. Specifically, this statement of evidence relates to matters in the:

- Heritage Schedules
- Heritage Design Guide

8. I am authorised to provide the evidence on behalf of the Council.

1.1. **QUALIFICATIONS AND EXPERIENCE**

9. I am a self-employed conservation architect and heritage advisor with approximately 25 years working with historic buildings, both in New Zealand and overseas. I hold the following qualifications:

- Bachelor of Building Science, Victoria University of Wellington.
- Bachelor of Architecture, Victoria University of Wellington.
- Certificate in Professional Practice and Management – RIBA Part 3, Architecture, The Bartlett, University College London, UK.
- Master of Museum and Heritage Studies, Victoria University of Wellington.

10. I am a registered architect and am a full member of the New Zealand Institute of Architects (NZIA). I am also a member of ICOMOS NZ and chair its Legislation and Policy Committee.

11. I am a self-employed conservation architect, with approximately 13 years' experience working in architecture practices in New Zealand and the UK where I was also a registered architect. I worked for the Wellington City Council for approximately 10 years as a heritage advisor. I have been in my current role as a conservation architect/heritage advisor and director of The Heritage Practice since August 2021.

12. Experience relevant to this hearing includes:

- a. Reviewing the Council's heritage inventories and preparing schedules for the draft district plan.
- b. Identifying, researching, and assessing individual heritage buildings, heritage structures, and heritage areas for inclusion in the district plan heritage schedules.

- c. Preparing design guides for the draft district plan, and heritage design guides and guidance for non-statutory purposes.
- d. Advising on applications for resource consents for local authorities and private clients.
- e. Preparing conservation plans.
- f. As an expert witness.

1.2. CODE OF CONDUCT

13. I have read the Code of Conduct for Expert Witnesses set out in the Environment Court Practice Note 2023. I have complied with the Code of Conduct in preparing my evidence and will continue to comply with it while giving oral evidence. Except where I state that I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not knowingly omitted to consider material facts that might alter or detract from my expressed opinions.

1.3. INVOLVEMENT WITH THE PROPOSED DISTRICT PLAN (PDP)

14. I was involved with the preparation of the Wellington City draft district plan as a senior heritage advisor until July 2021. This included providing expert heritage advice to the planners preparing the HH-Historic Heritage chapters; providing expert advice to the planners preparing the heritage schedules – SCHED1, SCHED2, SCHED3 and SCHED4; and expert advice to the urban designers preparing the heritage design guide. Once the draft plan was complete, I wrote and assisted in the peer review of some Historic Heritage Evaluation (HHE) and Historic Heritage Area Evaluation (HHA) reports.

1.4. SCOPE OF EVIDENCE

15. My statement of evidence addresses the following historic heritage matters:

- General comments on the schedules.
- SCHED1 Heritage Buildings.
- SCHED2 Heritage Structures.
- SCHED3 Heritage Areas.
- SCHED4 Scheduled Archaeological Sites.
- Design Guides: Heritage Design Guides.

1.5. EXCLUSIONS

16. My statement of evidence does not address:

- Notable trees.
- Sites and Areas of Significance to Māori.

EVIDENCE

HISTORIC HERITAGE SCHEDULES

2. GENERAL COMMENTS ON THE HERITAGE SCHEDULES

17. General comments on the heritage schedules include a response to submissions that address the following issues:
- a. Methodology for heritage identification, research, and assessment. Including the extent of public input and the representativeness of the heritage schedules.
 - b. Support available to owners of heritage places, including grant funding.
 - c. Effects of heritage listing on the valuations of houses.
 - d. Comparison with Auckland.
 - e. Public access.
 - f. Curtilage

2.1. IDENTIFICATION

18. The following submissions are concerned with heritage identification:
- Sarah Cutten and Matthew Weir (415.33 section 8.2 & FS91) considers that council has failed to have an effective and unbiased process to identify heritage.
 - Mike Camden (226.7), Cherie Jacobson (251), and Murray Pillar (393.20) Wellington Heritage Professionals (412.101) and Rachel Underwood (458.12) consider that a public process should have been followed to select new heritage items in consultation with community groups.

Response

19. In response to these submissions, I have:
- Considered the statutory requirements for heritage identification.
 - Reviewed the methodology for heritage identification carried out by the Council.

Statutory requirements

20. The Council must provide for the statutory requirements included in the RMA and Greater Wellington Regional Council's (GWRC) Regional Policy Statement (RPS) for heritage identification.

21. The RMA requires that the Council recognises and provides for the protection of historic heritage from inappropriate subdivision, use, and development as a matter of national importance.¹
22. The RMA also requires that, when preparing or changing a district plan, the Council shall have regard to any ... “relevant entry on the New Zealand Heritage List/Rārangi Kōrero required by the Heritage New Zealand Pouhere Taonga Act 2014...”²
23. The GWRC RPS policy 21 requires district and regional plans to identify places, sites and areas with significant heritage values that contribute to an understanding and appreciation of history and culture under one or more of the RPS criteria. The GWRC provides *A guide to historic heritage identification*³ that provides context for the GWRC heritage identification criteria and thresholds.

Eligibility for listing in the PDP

24. Eligibility for listing in the PDP is set out in Policy 21 of the GWRC RPS which states that:

*District and regional plans shall identify places, sites and areas with significant historic heritage values that contribute to an understanding and appreciation of history and culture under one or more of the [policy 21] criteria:*⁴
25. The explanation includes that:

Policy 21 provides criteria to ensure significant historic heritage resources are identified in district and regional plans in a consistent way. The criteria are based on the Resource Management Act definition of historic heritage and commonly used assessment methodologies. They provide the basis for describing and evaluating historic heritage, including the physical, historic, social and other values that people attach to historic heritage. Wellington Regional Council, district and city councils are required to assess a place, site or area against all the criteria, but may use additional criteria. A place, site or area identified must, however, fit one or more of the listed criteria in terms of contributing to an understanding and appreciation of history and culture in a district in order to have significant historic heritage values.
26. The criteria in the WCC template are based on the GWRC RPS policy 21 criteria and the 2007 WCC heritage assessment criteria.

¹ RMA section 6 e & f

² RMA section 74.2.b.ii.a

³ GWRC, *A guide to heritage identification*, 2010 <https://gwrc.govt.nz/document/16949/a-guide-to-historic-heritage-identification>

⁴ GWRC, *Regional Policy Statement for the Wellington region*, 2013 <https://www.gw.govt.nz/your-region/plans-policies-and-bylaws/policies/regional-policy-statement/>

27. The WCC criteria take into consideration the RMA definition of heritage, and guidance from HNZPT on regional and district plans,⁵ and the ICOMOS NZ Charter.⁶
28. Overall, the WCC criteria are substantially the same as the GWRC RPS Policy 21 criteria. They are included in the WCC *Historic Heritage Evaluation Template 2022*, and the WCC *Methodology and Guidance for evaluating Wellington's historic heritage, 2021*.

Heritage identification

29. The Council has carried out regular reviews and audits of the heritage lists, and identified heritage places over the past 20+ years. These reviews include:
 - a. C.1990s Nga Waahi Taonga O Te Whanganui a Tara prepared by Tom Bennion, Neville Gilmore, Duncan Moore and David Young, to augment the inventory historic Māori sites identified by Peter Addis and Maurice Love.
 - b. 1995 heritage inventory prepared by architect and conservator Ian Bowman in preparation for the ODP.
 - c. 1997 survey of interiors.
 - d. 2001 Wellington Heritage Building Inventory (for non-residential buildings) prepared by Boffa Miskell and conservation architect Chris Cochran.
 - e. 2003 heritage inventory audit by heritage expert Michael Kelly.
 - f. 2004 research of Oriental Bay residential buildings resulting from DPC 18.
 - g. 2005 heritage inventory review by Michael Kelly, heritage expert Kerryn Pollock, and conservation architect Russell Murray.
 - h. 2008 Thorndon Heritage Report by planner Jane Black, Michael Kelly, and Chris Cochran.
 - i. 2012-2014 heritage inventory audit by the WCC heritage team.
 - j. 2013 Thematic Heritage Study of Wellington.⁷
 - k. 2016-2017 Mount Victoria Heritage Study.⁸
 - l. 2019 and 2020 post-graduate summer scholarships on Modernist architecture.
 - m. 2019 Pre-1930 Character Area Review by Boffa Miskell that includes a list of potential heritage buildings and groups.⁹

⁵ *Guide to Management: Regional Plans*, HNZPT, 2022; and *District Plans: a guide to the management of historic heritage*, HNZPT, 2022 available from <https://www.heritage.org.nz/resources/sustainable-management-guides>

⁶ *ICOMOS New Zealand Charter, Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Nga Taonga Whenua Heke Iho o Nehe, 2010*, ICOMOS NZ available from <https://icomos.org.nz/charters/>

⁷ WCC & Boffa Miskell, *Thematic Heritage Study of Wellington: January 2013*, WCC report <https://wellington.recollect.co.nz/nodes/view/5995?keywords=>

⁸ Michael Kelly et al, *Mount Victoria Heritage Study Report*, Wellington City Council, 2017. <https://wellington.govt.nz/arts-and-culture/heritage/wellingtons-historic-heritage-sites/mount-victoria-heritage-study-report>

⁹ Supporting documents for the PDP are available from <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/whats-in-the-proposed-district-plan/supporting-documents>

- n. 2019 Wellington Outer Suburbs Assessment & Evaluation by BECA and Studio Pacific Architecture that includes a list of potential heritage buildings.¹⁰
 - o. 2019-2022 heritage chapters review.
30. Heritage items have been added to the lists in the ODP in various plan changes including DPC 03, 13, 17, 22, 37, 48, 53, 58 & 75.
31. The Council keeps a database of approximately 600 unlisted heritage items that have generally been:
- a. Identified by comparison with the HNZPT New Zealand Heritage List/Rārangī Kōrero.
 - b. Identified in the studies noted above.
 - c. Identified in submissions on district plan changes.
 - d. Nominated by the public, and by community groups.
32. The database is a primary source of information on Wellington’s heritage places and is similar to Auckland Council’s Cultural Heritage Inventory (CHI)¹¹ which contains information on 20,000 heritage places. The Auckland CHI is somewhat larger than the Wellington database as it includes listed and unlisted heritage, archaeological and maritime sites, and sites of significance to mana whenua.
33. The Wellington heritage database is intended as an input for heritage identification. Like the Auckland CHI, it is likely that a minority of the places included in the Wellington database will meet the criteria and thresholds for inclusion in the district plan. It is also anticipated that the Wellington database will be updated to include any places identified during the consultation on the new district plan.

Selecting a short list

34. In preparation for the proposed district plan, the Council reviewed the database at two workshops in November/December 2019. The workshops included representatives from Council’s Place Planning and Heritage teams, and planning and heritage consultants. The workshops considered each item on the database and produced a “longlist” of items for research and assessment.¹²
35. The “*longlist*” for in-depth research and assessment for the proposed district plan was compiled from:

¹⁰ Supporting documents for the PDP are available from <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/proposed-district-plan/whats-in-the-proposed-district-plan/supporting-documents>

¹¹ Auckland Council, “Rārangī Taonga Tuku Iho Cultural Heritage Inventory”, website accessed March 2023 <https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage/Pages/search-cultural-heritage-inventory.aspx>

¹² Wellington City Council, *Heritage Issues and Options Paper*, 2020, page 19.

- a. Items listed by HNZPT that were not included in the ODP – 7 x Category 1, 7 x Category 2, and 8 x historic areas.
 - b. Items previously assessed by the Council as having significant heritage values – 26 items.
 - c. Items agreed at the 2019 workshops – 53 “yes” and 49 “maybe”.
36. The Council recognised that there was insufficient time and resources to research and assess all items on the longlist within the district plan budget and programme for heritage. As such, it established a priority order for research and assessment that was partly based on gap analysis against the 2013 Wellington Thematic Heritage Study. The highest priorities for research and assessment were:
- a. Unlisted items listed HNZPT.
 - b. Shortlisted nominations for under-represented themes in the 2013 Wellington Thematic Heritage Study.
 - c. Highly rated examples meeting RPS criteria.
37. The next level of priorities for research and assessment were considered in the order of:
- a. Items previously assessed by the Council as having significant heritage values.
 - b. “yes” from the 2019 workshops.
 - c. Shortlisted nominations from the 2016-2017 Mount Victoria Heritage Study, and the 2019 Boffa Miskell and BECA/Studio Pacific suburban character studies.
 - d. “maybes” from the 2019 workshops.

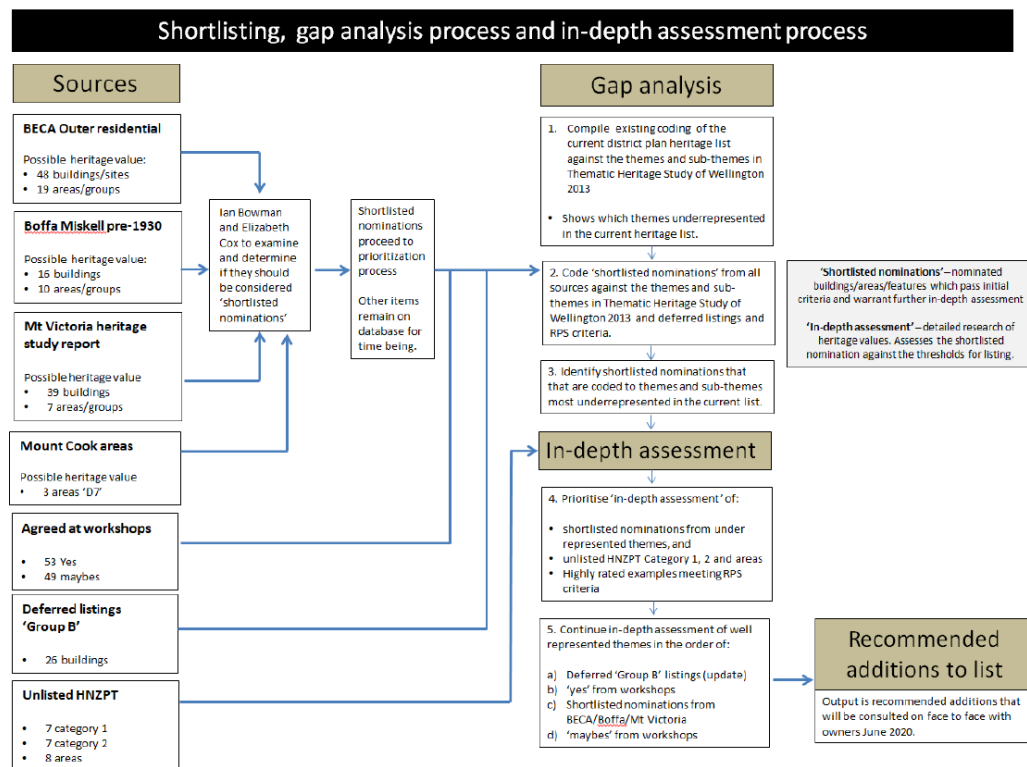


Figure 1: Heritage shortlisting, gap analysis process and in-depth assessment process

38. The process is summed up in the flow chart in Figure 1 above.¹³ My view is that this was a robust process of initial identification that acknowledged the statutory requirements of the RMA and GWRC RPS.

39. I note the comment in the Historic Heritage Issues and Options paper from 2020 which acknowledges that:

*The database currently only includes the places that have been identified by Council. There are likely to be places that meet the heritage criteria and have not been identified on the database. More work is required to identify places that Wellington's communities value.*¹⁴

Public consultation

40. Mike Camden (226), Cherie Jacobson (251), Murray Pillar (393), Rachel Underwood (458.12) and Wellington Heritage Professionals (412.101) generally support the items scheduled in the proposed district plan but consider that a public process should have been followed to identify Wellington's heritage places in consultation with Heritage Places Wellington, the NZIA and other similar community groups.

41. Wellington's heritage professionals note that:

¹³ WCC, *Historic Heritage Issues and Options Paper*, 2020.

¹⁴ WCC, *Heritage Issues and Options Paper*, 2020, page 19.

We are concerned that a lack of public engagement on the review of the schedule will undermine its efficacy as it is unlikely to have the support of the people of Wellington as it does not reflect Wellington's important heritage.

Overall

42. My view is that the Council has used robust processes to identify the heritage places that were added to the proposed district plan when it was notified in July 2022. These processes included a review of the heritage database; consideration of statutory requirements; and gap analysis of the ODP. This disagrees with the views expressed in submissions by Sarah Cutten and Matthew Weir (415.33 & FS91) particularly with regard to SCHED1.
43. I also agree with submissions 226, 393, 415 and 458 who generally support the heritage schedules, but consider that the process could be improved by public engagement and consultation to identify the places that Wellington's communities value.

Recommendations

44. Based on the above, my recommendation is that the Council carries out community engagement to identify the places that Wellington's communities value. These places should be added to the non-statutory heritage database so that the information is available for future district plan changes.

2.2. SUPPORT AVAILABLE TO OWNERS OF HERITAGE PLACES

45. Tony De Lorenzo (9.2 & 9.3), Sophie Kahn (161), Wharenui Apartments Ltd (358.3), Sarah Cutten and Matthew Weir (415.12), Olympus Apartments (473.1) consider that heritage listing imposes costs and restrictions on building owners.

Response

46. In response to these submissions, I have read guidance from the Quality Planning website and from Heritage New Zealand Pouhere Taonga (HNZPT) on the incentives that may be relevant to the planners' s32 processes. These are:

- Ministry for the Environment (MfE) *Quality Planning* website¹⁵
- HNZPT "Incentives for Heritage Toolkit"¹⁶

47. The Quality Planning (QP) website considers that "primary options" for councils for the management of heritage places includes "information,

¹⁵ MfE, "Evaluation of Options", *Quality Planning*, website accessed March 2023 <https://www.qualityplanning.org.nz/node/750>

¹⁶ HNZPT, "Incentives for Heritage Toolkit" available from "Sustainable Management of Historic Heritage", accessed from the HNZPT website March 2023 <https://www.heritage.org.nz/resources/-/media/3477909718264161885537ca1f980cf4.ashx>

guidance, incentives, ownership possibilities and rules”.¹⁷ According to the QP website, incentives offered by councils are typically “modest” and include “architectural advice, waiver of consent fees, funds to assist private owners, and publicity”. These incentives complement district plan regulations and are relevant to the s32 RMA process to identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of district plan provisions.

48. HNZPT also provides more detail on possible incentives in their “Incentives for Historic Heritage Toolkit”.¹⁸ These include:
- a. Regulation
 - b. Regulatory incentives including consent fee rebates.
 - c. Non-regulatory incentives including grants, loans, rates tax relief, urban design, and promotion.

Incentives and support

49. The Council offers support to owners of heritage places that are scheduled in the district plan¹⁹ including:
- a. Advice
 - b. Information
 - c. Guidance
 - d. Publicity and placemaking
 - e. Fee rebates
 - f. Rates relief
 - g. Grant funds

Advice from the Council’s heritage advisors.

50. The Council’s heritage team include advisors who can provide general advice on heritage and conservation matters, discuss initial proposals for works to heritage buildings, and direct owners to information on resource consent and building consent processes. HNZPT provides a similar service for the owners of places listed in the New Zealand Heritage List Rārangi Kōrero, and for matters related to archaeological authorities.

Information on heritage buildings, structures and areas.

51. The Council has prepared heritage inventory reports (more recently HHE reports) for each heritage building, heritage structure, scheduled archaeological site, and heritage area scheduled in the district plan. These reports generally include a history of the place, description of physical features, and an assessment of heritage significance.
52. The reports provide useful information for owners and consultant teams when they make decisions about heritage places. In my experience, they also

¹⁷ MFE, “Evaluation of Options”

¹⁸ HNZPT, “Incentives for Heritage Toolkit”

¹⁹ WCC, Guide to seismic strengthening for heritage building owners, 2023 available from <https://wellington.govt.nz/arts-and-culture/heritage/seismic-strengthening>

simplify the process of writing conservation plans; preparing assessments of environmental effects for resource consent applications; and peer reviewing resource consent applications.

Guidance on heritage management.

53. Along with advice to the owners of heritage places, the Council provides non-statutory guidance including:
- a. Heritage shopfronts guide to help owners of Wellington’s historic shops to recognise, maintain and enhance the architectural heritage of their buildings.²⁰
 - b. A non-statutory design guide for the Tarikaka Street Settlement Heritage Area.
 - c. Guidance on seismic strengthening for heritage building owners.²¹

Publicity, placemaking, urban design, events, and promotion.

54. HNZPT consider that urban design placemaking, events and other promotional activities undertaken by local authorities should be considered as part of the possible incentives for heritage.²² Examples of heritage/urban design placemaking in Wellington includes the newly completed Swan Lane and Garrett Street project that overlays part of the Cuba Street Heritage Area.

Heritage consent fee rebates.

55. A heritage fee rebate²³ of up to \$2,500 is offered for projects that require resource consent where:
- a. The application requires a resource consent because of a heritage listing.
 - b. The Council supports the proposed works; and
 - c. The building is not owned by the Council or a government agency.

Rates remission.

56. Owners can apply for an increase in the period for a rates remission for heritage buildings when they are earthquake-strengthened.²⁴ Rates remission is generally available for a period of 3-years after earthquake strengthening, and this increases to:
- a. 5 years for a building included in a district plan heritage schedule.

²⁰ WCC, *Heritage shop fronts: A guide to maintaining and enhancing Wellington’s historic shops*, <https://wellington.govt.nz/-/media/arts-and-culture/heritage/files/heritage-shop-fronts.pdf>

²¹ WCC, Guide to seismic strengthening for heritage building owner.

²² HNZPT, “Incentives for Heritage Toolkit”.

²³ WCC, “Fee reimbursements for heritage items” Wellington City Council website accessed March 2023 <https://wellington.govt.nz/property-rates-and-building/building-and-resource-consents/resource-consents/resource-consent-fees/fee-reimbursements-for-heritage-items>

²⁴ WCC, “Rates remissions for owners carrying out strengthening”, Wellington City Council website accessed March 2023 <https://wellington.govt.nz/property-rates-and-building/building-earthquake-resilience/support-for-building-owners/rates-remissions-for-owners-carrying-out-strengthening>

- b. 8 years for a Category 2 Historic Place.
- c. 10 years for a Category 1 Historic Place.

Council (and other) heritage grant funds.

57. The Council has operated a grant fund for heritage buildings for at least twenty years. In recent years the BHIF was allocated \$500,000 per annum. 85% of the fund was set aside for seismic strengthening projects, with 15% for heritage conservation works.
58. The BHIF was intended to:
- a. Increase public safety and resilience.
 - b. Help preserve heritage places.
 - c. Contribute to the sustainable ongoing use of heritage buildings.
 - d. Contribute to a vibrant, diverse, and prosperous city.
 - e. Assist owners meet statutory deadlines for seismic strengthening.
 - f. Assist owners who would otherwise have difficulty funding the works without assistance.
 - g. Help off-set the constraints imposed on owners’ private property rights arising from listing of heritage places in the district plan.
59. The BHIF has been replaced by the Heritage Resilience and Regeneration Fund (HRRF) to support Wellington’s heritage buildings to be safely adapted and preserved for the future generations. 15% of the fund is reserved for conservation-specific work, whilst 85% is applied to work related to earthquake strengthening.
60. Figure 2 shows the grant funding available to owners of heritage places in Wellington over the past five years. The grants include the BHIF/HRRF, National Heritage Preservation Fund, Lottery and Environment Fund, and the (closed) Heritage EQUIP fund.

WCC	HNZPT	Lottery	Ministry for Culture and Heritage
<ul style="list-style-type: none"> • BHIF (now HRRF) • 55 grants • \$2.296m 	<ul style="list-style-type: none"> • National Heritage Preservation Fund Grant • 8 grants • \$362k 	<ul style="list-style-type: none"> • Lottery and Environment Grant • 16 grants • \$4.789m 	<ul style="list-style-type: none"> • Heritage EQUIP (fund closed) • 10 grants • \$1.87m

Figure 2: Heritage grant funding in Wellington for the five years from 2018-2022.²⁵

²⁵ Note that for national funds, the numbers and amounts shown are only for allocations to Wellington places. This information was collated from: HNZPT, “Approved Grants” website accessed March 2023 <https://www.heritage.org.nz/protecting-heritage/funding/national-heritage-preservation-incentive-fund/approved-grants> ; Heritage EQUIP, “Funded projects” website accessed March 2023 <https://heritageequip.govt.nz/funding-your-project/heritage-equip-funding/funded-projects> ; Personal Communication with Joe Grace, Department of Internal Affairs (DIA) regarding Lottery Environment and Heritage grant funding for Wellington; Personal Communication with Noel Luzzi, Wellington City Council regarding BHIF and HRRF funding.

Overall

61. My view is that the support offered by the Council to the owners of heritage properties provides context for the submissions which raise issues of increased costs to owners of heritage places.

2.3. EFFECT OF LISTING ON RESIDENTIAL PROPERTY VALUES

62. Submissions from Sophie Kahn (161.4 & FS76.3), Sarah Cutten and Matthew Weir (415.37, FS91.39, FS91.42), Shirley Smith Family Trust (187.1) have considered that there will be a loss in property value for houses that are listed in the district plan. Submission 161 includes an assessment by the general manager of Bayleys Real Estate Wellington, and submission 415 includes a letter from registered valuer.

Response

63. As a conservation architect and heritage expert I am unable to respond directly to the valuations by a registered valuer or real estate agent. Instead, I have relied on the resources that are publicly available on the Property Institute's website to make the following comments.²⁶
64. My view is that valuations should be carried out to an industry standard, which I understand to be *IVS 105 Valuation Approaches and Methods*.
65. A question for submissions 161 and 415 is – what is the underlying standard that the valuations were prepared to?
66. My view is that valuations should be based on market evidence, noting the best practice guidance *ANZVGP111 Valuation Procedures – Real Property* is to include details of several comparable sales in any valuation report.²⁷
67. A question for submissions 161 and 415 is – what is the underlying market evidence and market analysis that the valuations rely on?

Studies of sales price for heritage properties

68. In response to submission 415 item 13, page 3 I do not consider that it is reasonable to extrapolate the valuation for item 514 Toomath House (former) across all heritage listed houses in SCHED1. This is because the studies that I am familiar with suggest a general effect of heritage listing on the sales prices for houses to be in the approximate range of plus or minus 10% depending on the heritage listing.

²⁶ Property Institute, "About us" website accessed March 2023

https://propertyinstitute.nz/Category?Action=View&Category_id=1659

²⁷ ANZVGP 111 Valuation Procedures – Real Property, published 2021, paragraph 6.1

https://propertyinstitute.nz/Attachment?Action=Download&Attachment_id=4805

69. A 2018 report on the Auckland’s special character areas, heritage areas, and proximity to heritage items²⁸ found that:
- *A price premium exists in special character areas in Auckland. Aucklanders are willing to pay on average 4.3% more for a house in a special character area.*
 - *There is also a 6.6% price premium for protected heritage properties if they are within a special character area.*
 - *Over the 2006-2016 period, Aucklanders were found to pay an average of 10.1% less for a protected heritage house. This may be the result of the real and perceived development opportunity costs of protected heritage places. However, over time this trend is declining and in 2014 and 2016 the effect was closer to 0%.*
 - *There is a “heritage aura” effect in Auckland. Aucklanders tend to be willing to pay more to live close to a protected heritage place.*
70. The research provided additional information for the 2018 Auckland’s Heritage Counts annual summary²⁹ which noted that:
- *Median house prices for both heritage and special character area properties have been well above the overall median for the Auckland housing market.*
 - *This does not necessarily mean that heritage houses are more valuable because they are heritage, but suggests that heritage and special character area houses may be more sought after and/or located in more desirable suburbs than other Auckland houses.*
 - *The sales of heritage and special character area properties show similar trends to general Auckland property sales.*
71. Australian studies have found that heritage listing generally has no effect on residential property values, but can sometimes have a positive influence on price of up to 12%.³⁰
72. UK studies of property prices have found that “there is substantial value attached to a number of natural habitats, designations, heritage sites, private gardens and local environmental amenities.”³¹

²⁸ David Bade et al, *The Price Premium of Heritage in the Housing Market: Evidence from Auckland, New Zealand*, 2018
https://www.researchgate.net/publication/330414692_The_Price_Premium_of_Heritage_in_the_Housing_Market_Evidence_From_Auckland_New_Zealand).

²⁹ Auckland’s Heritage Counts 2018 Annual Summary, Auckland Council website accessed March 2023, pages 19-22 <https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage/docsheritagecountssummaries/aucklands-heritage-counts-2018.pdf>

³⁰ ACT Government, *Debunking the myths of heritage listing*, fact sheet.
https://www.environment.act.gov.au/_data/assets/pdf_file/0006/1131639/Heritage-Factsheets-Debunking-the-myths-of-heritage-listing.pdf ; [Does the Housing Market Value Heritage? Some Empirical Evidence \(researchgate.net\)](https://www.researchgate.net/publication/330414692_The_Price_Premium_of_Heritage_in_the_Housing_Market_Evidence_From_Auckland_New_Zealand)

³¹ Gareth Maer et al, *Values and benefits of heritage: A research review*, Heritage Lottery Fund Strategy and Business Development Department (UK), 2016
https://www.heritagefund.org.uk/sites/default/files/media/research/values_and_benefits_of_heritage_2015.pdf

Overall

73. Submissions 161 and 415 consider that the value of their property will be reduced by approximately 30-40% due to the heritage listing. In my view it is unclear what standards, methodology, market evidence and analysis underlie the valuation reports.
74. Empirical studies of sales prices for heritage properties in New Zealand, Australia, and the UK suggest that heritage properties can be sought after by buyers, and that heritage listing may also have a positive effect on achieved sales prices. It is not reasonable, therefore, to generally assume a substantial reduction in the sales value of all heritage listed houses without evidence.

Recommendations

75. Based on the above, I recommend that the valuations included in submissions 161 and 415 should be peer reviewed by a suitably qualified expert.

2.4. COMPARISON WITH AUCKLAND

76. Sarah Cutten and Matthew Weir (415), compares the heritage listings in the Wellington City District Plan with the Auckland Unitary Plan, and considers that Wellington city has a disproportionate number of heritage listings, and a disproportionate number of listings for heritage houses.

Response

77. In response to this point I have:
- Read the relevant parts of the Auckland's Heritage Counts annual summaries.³²
 - Counted the number of items in SCHED1, 2, 3, 4 & 7 in the PDP.
 - Discussed district plan heritage lists with colleagues in Auckland, Christchurch and Dunedin (when preparing the draft district plan).

Statutory requirements

78. There are no requirements (for example in the GWRC RPS) to achieve a particular ratio of heritage places, per head of population, or by land area for the Wellington Region.
79. Some places in New Zealand have a high concentration of heritage places, because of their history. For example – Wellington is the nation's capital city, Dunedin and Oamaru have many buildings that date from the gold mining era, Christchurch was once noted internationally for its Gothic Revival buildings, in the Wairarapa most of Greytown's main street is included in a heritage area, and Napier is famous for its Art Deco buildings. It is not, therefore, reasonable

³² *Auckland's Heritage Counts*, Auckland Council, website accessed March 2023
<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage/Pages/aucklands-heritage-counts-programme.aspx>

to expect an even spread of heritage listings across the country based on a per head of population basis.

80. Instead, the requirement of the GWRC RPS is to identify places with significant heritage values.
81. Places with significant heritage values are eligible for inclusion in the heritage schedules, notwithstanding any perceived under or over representation of the items, category, or class within each district plan in the Wellington Region.

Proposed district plan heritage schedules.

82. The Wellington PDP includes 835 heritage places, and these are shown in figure 3.

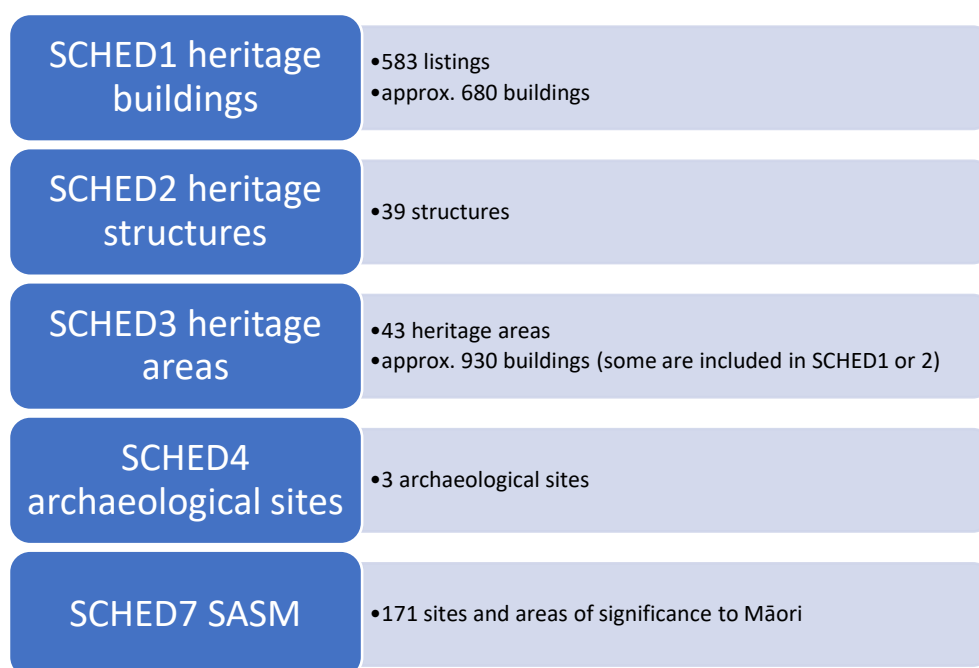


Figure 3: Listings included in SCHED1,2,3,4 & 7 of the PDP.

Comparison of Auckland and Wellington

83. Submission 415 includes a comparison of Auckland and Wellington. Similarities include that the metropolitan area of both cities were both occupied and settled by Māori and tangata tiriti. Many of the suburbs around the CBD of both cities were established from the mid-nineteenth century.
84. A key difference is that Wellington is New Zealand’s capital city with many of the nation’s most significant heritage places.³³ While Auckland has a much

³³ Examples include - the Parliamentary Precinct and Stout Street heritage areas that include many places associated with government; the BNZ/Head Offices Heritage Area which includes the companies that constructed head offices at a convenient distance from parliament; various statues and memorials including for prime ministers Massey, Seddon, Fraser, Ballance, and Holyoake; and national institutions such as the former Dominion Museum, National War Memorial, and Court of Appeal.

larger population, mana whenua have different histories of occupation and settlement, and Auckland’s territorial authority covers a much greater land area. A second key difference is that the PDP is for a city/district, while the Auckland Unitary Plan (AUP) is for a city/district/region.

- 85. The Wellington City Proposed District Plan (PDP) covers the Wellington City Council boundaries which has a relatively high concentration of historic places and older suburbs; while the AUP includes the wider region including rural areas, and large suburban areas (similar to Hutt City, and Porirua City) that were substantially established post-WW2, and are likely to have a lower density of listed heritage places than the city centre and older established suburbs; both by land area, or by population density.
- 86. Overall, Auckland has 1.55 protected heritage places per 1000 people, and 0.51 heritage places per square kilometre. Comparative analysis between Auckland, Wellington, Christchurch, and Dunedin is included in the graph in figure 4.

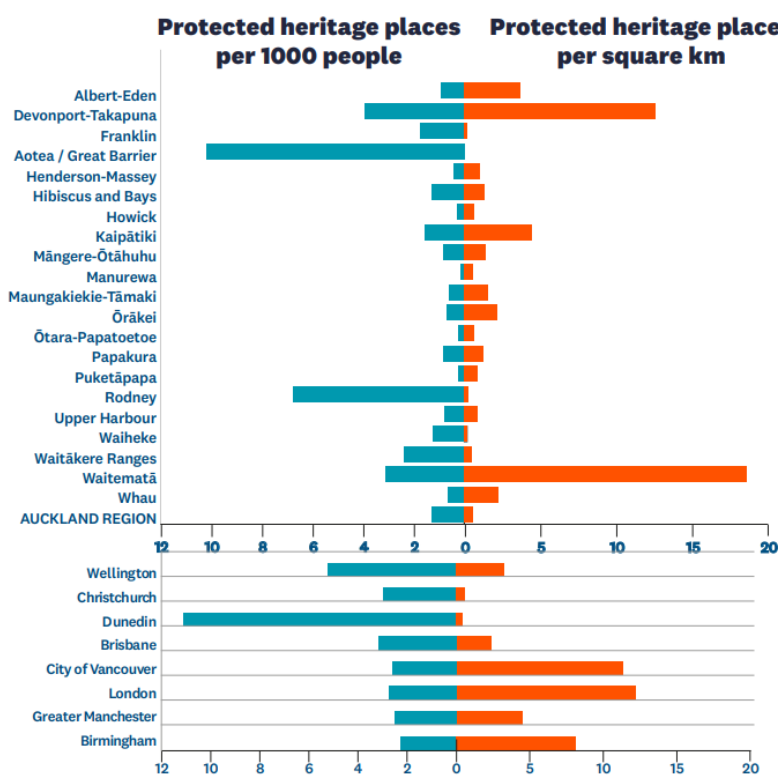


Figure 4: Comparative analysis of heritage listings³⁴

³⁴ Ka Whai Take Ngā Taonga Tuku Iho o Tāmaki Makaurau 2020 Auckland’s Heritage Counts 2020: Annual Summary, Auckland Council, 2020, Page 11 <https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage/docsheritagecountssummaries/aucklands-heritage-counts-2020.pdf>

87. Wellington is similar to Devonport-Takapuna and Waitematā in terms of the number of places listed per 1000 people, but has much fewer protected heritage places per square km.
88. Overall, based on the analysis in the Auckland’s Heritage Counts 2020, the density of heritage listed places in Wellington is not particularly remarkable.

Houses

89. Submission 415 considers that the Wellington district plan includes a disproportionate number of houses.
90. Residential dwellings make up the majority of buildings in New Zealand, and so it is likely that many will be eligible for listing.
91. Figure 5 shows that the Auckland’s heritage list includes 29% residential places.

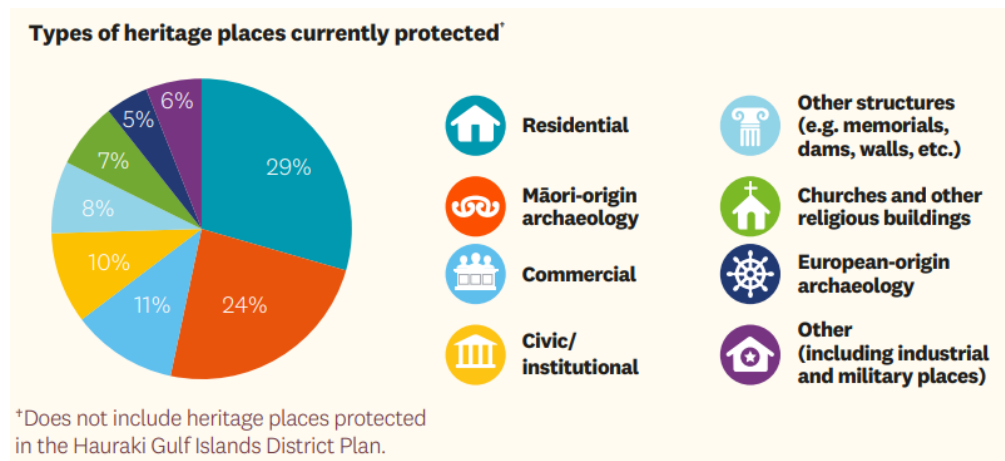


Figure 5: Auckland’s Heritage Counts Key Statistics 2022³⁵

92. Wellington’s heritage schedules (1,2,3,4 & 7) include approximately 835 listings. SCHED1 in the PDP includes approximately 220 residential buildings, which make up about 26% of the overall number of heritage listings.
93. When comparing the Auckland and Wellington list it is difficult to compare the houses included in heritage areas. This is because Auckland generally includes groups of historic houses in special character areas,³⁶ rather than in heritage areas. Auckland’s special character areas are not included in figure 5 above.

³⁵ Auckland’s Heritage Counts: Key Statistics 2022, Auckland Council, 2022, <https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage/docsheritagecountssummaries/aucklands-heritage-counts-2022.pdf>

³⁶ For example before the AUP DPC 78 there were over 21,000 special character residential properties – Proposed Plan Change 78 Information Sheet #9 Special Character Areas, Auckland Council, 2022, <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/PC%2078%20Information%20Sheet%209%20Special%20Character%20Areas.pdf>

94. In the Wellington PDP there are 43 heritage areas with about 930 individual items. Approximately 750 of these properties are contributing buildings (and non-heritage buildings); while the remaining 180 items are included in SCHED1 as heritage buildings or in SCHED2 as heritage objects. About 48% of all heritage area buildings are residential properties.

Overall

95. Submission 415 considers that the proposed district plan includes a disproportionate number of listed heritage places when compared with Auckland, and a disproportionate number of listed houses. My view is that this point is not relevant as the GWRC RPS requirements are to identify and protect significant places, rather than to create a list based on population density.
96. In my view, Auckland and Wellington are not comparable. This is because Auckland has a unitary council that includes the city/district/region, while Wellington is a capital city that includes the city/district.
97. I also consider that there is little evidence to suggest that the Wellington heritage schedules include a disproportionate number of houses.

2.5. PUBLIC ACCESS / VISIBILITY

98. Sarah Cutten and Matthew Weir (415), considers that [public] “access is implicit in the definition of historic heritage, and its value in the RMA.”

Response

99. In response to this point, I have considered:
- RMA definitions of heritage.
 - GWRC - *A guide to historic heritage identification*³⁷
 - HNZPT - *Guide to the management of historic heritage: district plans*³⁸
 - HNZPT - discussion paper “Principles and Issues”³⁹

RMA requirements

100. The RMA defines historic heritage as those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures. It includes archaeological, architectural, cultural, historic, scientific, technological qualities; historic sites, structures, places, and areas; archaeological sites; sites of significance to Māori; and surroundings.

³⁷ GWRC, *A guide to heritage identification*, 2010 <https://gwrc.govt.nz/document/16949/a-guide-to-historic-heritage-identification>

³⁸ HNZPT, *Guide to the management of historic heritage: district plans*, 2022 <https://www.heritage.org.nz/resources/-/media/b4ea1eaa04fd49bf8f6396f9427a3d07.ashx>

³⁹ HNZPT, “Principles and Issues” discussion paper accessed March 2023 <https://www.heritage.org.nz/resources/-/media/c435cc4ced1845ae83ec9a42bec8e6a5.ashx>

101. My view is that the RMA does not express a view on public access to heritage, and that access is not implicit in the RMA definition.

GWRC RPS

102. The GWRC RPS policy 21 adopts the RMA definition as a starting point for its heritage identification and assessment criteria.

103. The only criterion that considers visibility of heritage places is as follows:
(vi) Group or townscape values: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.

104. The accompanying guide⁴⁰ asks:

- *If the place was lost, what effect would this have on the group or townscape? Does the place make a significant contribution to the group or townscape?*
- *The place has significance based on its prominence, **visibility**⁴¹ or association with a particular landscape. Where there is a concentration of similar places, heritage values can derive from the associations between places.*

105. Some types of heritage places - such as archaeological sites, sites of significance to Māori, and other places with spiritual values – may not be visible (above ground) or may be considered sacred or tapu.

106. The remaining GWRC RPS criteria do not generally consider visibility, except to the extent that the physical values can be established. For example – the accompanying guidance on archaeological values notes that:
It can be challenging to identify archaeological values, because sites are usually underground and there is not always visible evidence at the surface. However, there are ways of knowing where sites are likely to be found... [for example by New Zealand Archaeological Association site records].⁴²

HNZPT

107. The HNZPT guide for district plans addresses visibility to some extent, by considering that plans should include discretion on the maintenance of significant public views to heritage places.⁴³ This acknowledges that visibility from public places is one of the ways that people can appreciate heritage places.

⁴⁰ GWRC, *A guide to heritage identification*, 2010, 3.2.6 page 22.

⁴¹ My emphasis.

⁴² GWRC, *A guide to heritage identification*, 2010, item 3.2.1 page 9.

⁴³ HNZPT, *Guide to the management of historic heritage: district plans*, 21.4, page 11

108. The HNZPT discussion paper does not discuss public access (including visibility from public places) but considers the historic heritage terminology under the RMA and suggests a conceptual framework that includes residential buildings as historic places – see figure 6 below. The paper acknowledges that although “historic heritage is a public good” the majority of historic places and areas are owned by private individuals and groups.⁴⁴

Suggested Historic Heritage Framework		
Group	Explanation	Examples
Historic (building) place	A place that contributes to an understanding and appreciation of New Zealand’s history and cultures. It may include any land, temporary or permanent movable or immovable building(s) or structure(s) and anything that is in or fixed to any land. The term may include any building registered as a Historic Place under the Historic Places Act 1993.	Commercial, industrial, residential, and public buildings. Recreational structures (e.g. gazebos), infrastructure (e.g. bridges), memorials, retaining walls

Figure 6: Historic Heritage Framework.⁴⁵

109. While the HNZPT New Zealand Heritage List/Rārangi Kōrero website notes:
Remember, most places on the List are not accessible to the public.
Entry of a place on the New Zealand Heritage List does not give rights of access and private property rights must be respected.

110. The HNZPT discussion paper also considers the importance of information management to iwi and hapū, particularly for wāhi tapu,⁴⁶ who may require the protection of intellectual and cultural property rights. Again, this protection includes restricted rights of access to physical places, and to knowledge and resources.

111. Some councils hold closed registers of historic heritage places where there are restrictions on access to information. This is likely to be carried over into the Natural and Built Environment Bill (N&BE) which includes provision for cultural heritage to be identified on a closed register for places where the precise location of cultural heritage should not be shown in a plan. The N&BE bill does not specify the types of heritage for which a closed register may be appropriate.

Wellington City PDP

112. Examples of heritage places that are not particularly visible from public spaces, but which have significant heritage values and are included in the schedules are:
- a. Private houses – examples include item 7 house at 38a Colombo Street; item 58 Puketiro, 15 Cockayne Road; item 370, 38 Box Hill; item 178, 146

⁴⁴ HNZPT, “Principles and Issues”, page 17

⁴⁵ HNZPT, “Principles and Issues”, page 14

⁴⁶ HNZPT, “Principles and Issues”, page 25

- Khandallah Road; item 203, Pilot's Cottage (former), 229 Marine Parade; and item 394 Fairlight, 29 Pitt Street.
- b. Ministerial residences, embassies, and houses with some public presence – examples include item 308 - Prime Minister's Residence; item 158 Ngaroma (formerly an Apostolic Nunciature); item 154.1 Homewood (the British High Commissioner's house); and item 422 Lilburn House.
 - c. Non-residential items that are not accessible/visible from public places - examples include item 49, Fort Ballance; item 371, the Lawrence Laboratory, 3 Hardy Street, Johnsonville; SCHED 3 item 40, Albion Gold Mining Company Battery and Mine Remains.
 - d. Scheduled archaeological sites - examples include SCHED4 item 2, Miramar Tunnels; and item 3, Karori Goldmining and Dam.

Overall

- 113. A very few heritage places have turned into museums with public access – for example the Nairn Street Cottage in Wellington, Old Saint Paul's or the Cobblestones Museum in Greytown. The owners of the remaining heritage places do not generally admit public access for the purpose of providing for an understanding and appreciation of New Zealand's history and cultures, as noted in the RMA definition of heritage.
- 114. Visibility of a property from public places can contribute to the streetscape character and townscape values, and most items that are included in district plan SCHED1, SCHED3, and SCHED4 are visible from the street.
- 115. Accessibility/visibility from a public space are not a fundamental requirement of the RMA, and some items that are included in SCHED1, SCHED3, and SCHED4 are not publicly accessible or visible from public places. These places meet the requirements of other heritage criteria, even though they do not generally have significant townscape values.
- 116. Archaeological sites included in SCHED4, wāhi tapu, and places of spiritual value, and private houses are types of heritage that meet the definition of heritage in the RMA, but are also most likely to include limited access or visibility.
- 117. Although not always seen, all of these places may contribute to an understanding and appreciation of New Zealand's history and cultures.

2.6. CURTILAGE

- 118. Scots College Incorporated (117.10), Te Herenga Waka Victoria University of Wellington (106.27), Century Group Ltd (238), and Wharenui Apartments (358.3, 358.4) submissions include buildings on relatively large sites.
- 119. Tawa Historical Society (386.1) includes a monument on a large site.

Response

120. In response to these submissions, I have considered the background to the creation of curtilages in the district plan, particularly District Plan Change (DPC) 43.
121. DPC 43 introduced the concept of curtilages for heritage buildings on large sites for the purpose of rules 21A.2.2 and 21A.3.1.⁴⁷
122. DPC 43 introduced a new rule to manage the effects of new (non-heritage) development on the site of a listed heritage building or object. The intent was to address concerns about the setting or surroundings of heritage buildings, and to manage the potential for heritage items to be hemmed-in or dominated by adjacent development on the same site.
123. Submissions on rule 21A.2.2 noted that the rule applied to large sites where the proposed works could be located at a considerable distance from the heritage item, and have little or no effect on heritage values. In these circumstances the hearings committee considered that it would not be reasonable to apply rule 21A.2.2.
124. Instead, the committee recommended that the Council identify large sites with relatively small heritage buildings, and define the area of these sites to which rules 21A.2.2 and 21A.3.1 would apply. The ODP rules are as follows:

21A.2.2 On a site on which a listed heritage building or object is located:

- *Any modifications to the exterior of any existing building (that is not a listed heritage building) that extends the existing building footprint (at ground level) by more than 10% or adds an additional storey (or stories) beyond the existing building envelope; or*
 - *The construction of any new building*
- is a Discretionary Activity (Restricted) in respect of:*

21A.2.2.1 Effects on historic heritage

21A.2.2.2 Height, coverage, design, external appearance and siting and the bulk and massing of buildings (to the extent that these affect historic heritage).

21A.3.1 Any subdivision of a site on which a listed heritage building or object is located, is a Discretionary Activity (Unrestricted).

⁴⁷ Wellington City Council, *Report of the District Plan Hearings Committee, Proposed District Plan Change No.43: Heritage Provisions*, Appendix 1, Pages 49- 50 [Plans, policies and bylaws - Plan Change 43: Heritage Provisions - Wellington City Council](#)


Curtilage report

125. Following on from the DPC 43 committee recommendation, the Council prepared a report on the *Curtilage of heritage places: A report on defining the curtilage of listed heritage places on large land areas* in June 2008.
126. This report considered that defining an appropriate curtilage depends on several factors including:


1. *Clearly defining the place itself within its context i.e. what are its component parts and how do they relate to the structures and features around it, both historically and physically?*
2. *[Following on from 1.] Ensuring the inclusion of any structures or features that are intrinsically and / or physically connected to the main place e.g. forecourt, steps and driveways, annexes, grounds (landscaping and vegetation), fences, gates etc.*
3. *Ensuring that the curtilage retains a sufficient margin on its exterior to protect the place itself.*
4. *Ensuring, as far as practicably possible, that the curtilage retains a sufficient margin on its exterior to protect, in the case of buildings, views of all key façades from obvious vantage points. In the case of iconic buildings, views from greater distances should be protected (this might be catered for somewhere else in the DP).*
5. *The existing legal boundary can be utilised where the land parcel is not too large and the heritage place is the overwhelmingly significant feature of that parcel.*
Note: No margin should be established that encroaches on adjacent private property.


PDP

127. The PDP includes similar rules for the management of new and non-heritage buildings on the site of a listed heritage building, and for subdivision. These are HH-R4, HH-R5 and SUB-R7.

HH-R4 	New buildings and structures on the site of heritage buildings and heritage structures
All Zones	<ol style="list-style-type: none"> 1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. Compliance with HH-S2 is achieved.
All Zones	<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary Where:

	<p>a. Compliance with the requirements of HH-R4.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The matters in HH-P8.
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HH-R5 	Additions and alterations to non-scheduled buildings and structures on the site of heritage buildings and structures
All Zones	<ol style="list-style-type: none"> Activity status: Permitted Where: <ol style="list-style-type: none"> Compliance with HH-S3 is achieved.
All Zones	<ol style="list-style-type: none"> Activity status: Restricted discretionary Where: <ol style="list-style-type: none"> Compliance with the requirements of HH-R5.1 cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The matters in HH-P8.

SUB-R7 	Subdivision of a site on which a scheduled heritage building or object is located
	<ol style="list-style-type: none"> Activity status: Discretionary

Overall

128. The Council has a process for identifying the curtilage of heritage buildings on large sites. This was developed after DPC 43 in response to submissions concerned with the application of rules to manage non-heritage and new buildings on the sites of scheduled heritage buildings. This background information is relevant to submissions on the following items:
- SCHED1 - 44 Wellington Railway Station.
 - SCHED1 - 171 Hunter Building, Victoria University.
 - SCHED1 - 219 Scots College Main Building.
 - SCHED1 - 509 Wharenui Apartments.
 - SCHED2 - 60 Elsdon Best Memorial.

SCHED1 – HERITAGE BUILDINGS

3. SCHED1 HERITAGE BUILDINGS - GENERAL COMMENTS

129. The following submissions generally support SCHED1:
- Vivienne Morrell (155.16) and Historic Places Wellington (182.45) generally supports the heritage listings in the heritage schedules.
 - Wellington’s Character Charitable Trust (233.26 & 233.27) supports the heritage listings in the heritage schedules, and proposes additional items.
 - Mike Camden (226), Cherie Jacobson (251.8), Murray Pillar (393.20), Rachel Underwood (458.12), and Wellington Heritage Professionals (412.101) generally support SCHED1 but consider that public engagement is required to identify places that are valued by communities.
 - Mount Victoria Historical Society (214.11), Alan Olliver and Julie Middleton (111.10) supports all SCHED1 listings in Mount Victoria, and propose additional items.
 - Argosy Property No.1 Limited (383.125) supports SCHED1 as notified to the extent that items 23, Departmental Building, and items 191.1 & 191.2 360-366 Lambton Quay are included.
 - Fabric Property Group (425.111) supports SCHED1 as notified to the extent that item 287, 22 The Terrace is included.
 - Rita Angus Cottage Trust (formerly Thorndon Trust) (494) supports SCHED1 as notified to the extent that item 470 Cooper’s Cottage is included, but note minor corrections to the HHE report are required.
 - Grant Buchan 143.24 supports the protection of heritage buildings which are excellent examples of their type and are preserved in good and close to original condition. This comment relates to provisions for special character areas.
 - Rachael Bell and Michael McCormack (015) support SCHED1 as notified to the extent that it does not include 355 The Parade, Island Bay.
130. Sarah Cutten and Matthew Weir (FS91.32) have responded to submissions that support SCHED1, and consider that general submissions do not provide evidence relevant to specific items in SCHED1.
131. Sophie Kahn (FS76.3), Sarah Cutten and Matthew Weir (FS91.32) generally seek to omit houses from SCHED1 unless the owners agree and seek listing.

4. SCHED1 HERITAGE BUILDINGS - REMOVE ITEMS FROM THE PDP
132. This section addresses submissions that propose to remove or amend items that were previously listed as heritage buildings in the ODP. These include items:

- 120 Our Lady Star of the Sea
- 181 State Insurance Building (former)
- 299 Gordon Wilson Flats
- 366 Johnsonville Masonic Hall
- 415 Emeny House (former).

4.1. SCHED 1 ITEM 120, OUR LADY STAR OF THE SEA, 69 TIO TIO ROAD
133. Wingnut PM Ltd (428.1) note the amendments to the extent of the listing of 69 Tio Tio Way in the PDP. They consider that former school and convent 1899 does not meet the criteria for listing as a SCHED1 building. Considering this the submission seeks to omit the former school and convent 1899 from SCHED 1 item 120.

134. HNZPT (FS9.49) notes that Our Lady Star of the Sea Chapel is a Category 2 Historic Place and should be retained in SCHED1. Historic Places Wellington (FS111.28) agrees.

135. Wellington's Character Charitable Trust (FS82.157) considers that the former school and convent 1899 has significant heritage value and oppose submission 428.1.

Response

136. In response to this request, I have:

- Read the HNZPT *Information Upgrade Report: Star of the Sea Historic Area, Record Number 7042*.⁴⁸
- Read the HHE Report.
- Visited the property from Fettes Crescent in April 2023.

Summary

137. 69 Tio Tio Road is the site of a former Sisters of Mercy convent and school. It was a girls' boarding school in c.1899, and became the Star of the Sea Preparatory School for Boys in 1909. The Star of the Sea Chapel and the covered walkway were built in 1922-24 to the design of Frances de Jersey Clere, a prominent Wellington ecclesiastical architect. Other buildings and structures on the site include a convent (1959) along with two houses (pre-

⁴⁸ *Information Upgrade Report: Star of the Sea Historic Area, Record Number 7042*, New Zealand Historic Places Trust Pouhere Taonga (HNZPT), no date.

1950s) and a swimming pool (1957). The school closed in 1976 and was listed by HNZPT as the Star of the Sea Historic Area in 1981, and the chapel was listed as a Category 2 Historic Place in the same year. The complex was used for training and retreats until c.2002 when the chapel was identified as an earthquake-prone building. The site was sold in 2007.

138. SCHED1 Item 120 is currently included in the ODP as the Our Lady Star of the Sea chapel. The listing does not specifically include two items listed by HNZPT; these are the Stellamaris Retreat House (also known as the former school and convent 1899), and the covered walkway (1924) between the chapel and the former school and convent. These two items have been added to SCHED1 in the PDP.

Identification

139. When the PDP was prepared, the Council reviewed the New Zealand Heritage List against the heritage schedules in the ODP. The review found that:
- a. The ODP includes the Our Lady Star of the Sea Chapel as item 120, and the chapel is listed by HNZPT as a Category 2 Historic Place.
 - b. The New Zealand Heritage List/Rārangi Kōrero also includes the Star of the Sea Historic Area, and the ODP does not include a similar heritage area.
 - c. The two buildings that are included in the HNZPT historic area but are not scheduled by the Council are the covered walkway (1924) and the former school and convent (1899).

Research and assessment

140. The Council considered whether to create a new heritage area in SCHED3, or to amend the existing SCHED1 item 120 to add the covered walkway (1924) and former school and convent (1899) to the listing for the chapel.
141. Research and assessment were prepared by New Zealand Heritage Properties in November 2021 and are included in a Historic Heritage Area Evaluation (HHAЕ report) for 69 Tio Tio Road.
142. The HHAЕ identified a “complex” of four buildings as the basis for the heritage area assessment. These are the Our Lady Star of the Sea Chapel (1924), covered walkway (1924), former school and convent (1899), and the later convent (1959) which was not identified in the HNZPT historic area listing.
143. The HHAЕ report found that the complex has significant historic, physical (archaeological, architectural, townscape, group, surroundings, and integrity), and social values. The complex is rare and representative. The report recommends that the place is scheduled in the district plan as a heritage area.
144. Although I generally agree with the research and assessment, I consider that further research and assessment is required for the place to be entered as a

heritage area in SCHED3 – particularly for the items where little or no information is available – such as the swimming pool, and two houses.

SCHED1 or SCHED3?

145. Rather than create a new heritage area, the Council updated the SCHED1 entry for item 120 for the Our Lady Star of the Sea Chapel (1924) to include the attached covered walkway (1924), former school and convent (1899). This approach has regard to the HNZPT historic area, but does not include additional items that have not been assessed.
146. The key issue, however, is whether the additional items meet the thresholds for listing in SCHED1, particularly as the complex has been assessed as a heritage area in the HHE report.
147. To respond to this concern, I have reviewed the HHAE assessment to consider the buildings included in SCHED item 120 as individual heritage buildings – see Appendix 1.
148. My view is that the chapel, walkway, and former convent and school are each significant – both as part of the complex and as individual buildings – and each individual building meets the criteria and thresholds for inclusion in SCHED1.
149. A summary is as follows:

Value	Chapel	Walkway	Former school and convent	As a complex
A: Historic values	Significant	Significant	Significant	Significant
Themes	Y	Y	Y	Y
Events				
People	Y	Y	Y	Y
Social	Y	Y	Y	Y
B: Physical values	Significant	Significant		Significant
Archaeological				
Architectural	Y	Y		Y
Townscape	Y	Y		Y
Group				Y
Surroundings				Y
Scientific				
Technological				
Integrity	Y –assessed against the design by Clere.	Y – assessed against the design by Clere.	Y –assessed against when the school closed in the 1970s.	Y –assessed against when the school closed in the 1970s.
Age				
C: Social values	Significant	Significant	Significant	Significant
Sentiment	Y	Y	Y	Y
Recognition	Y	Y	Y	Y
Sense of place				Y
D: Tangata whenua values				
E: Rarity		Y		Y

Value	Chapel	Walkway	Former school and convent	As a complex
F: Representative-ness	Y			Y

Names

150. During this review I have found that it is confusing to refer to the former school and convent as the Stellamaris Retreat House. This is because buildings were only known as the Stellamaris Retreat House from the late 1970s to c.2007, and are better known as the “school and convent”.

Schedule entry

151. Based on the above, the schedule entry for item 120 should be clarified to the following:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
120	69 Tio Tio Road	Our Lady Star of the Sea (former) Chapel, and Stellamaris Retreat House	LOTS 9 & 14 PT LOT 8 DP 51930 -SUBJ TO& INT IN ESMTS DP 80495	Includes Our Lady Star of the Sea Chapel and covered walkway, and school and convent (former). Stellamaris Retreat House Excludes other buildings and structures on the site including the convent (1959), detached houses, and swimming pool.	A,B,C, E , F		Historic Place Category 2, 1413 Star of the Sea Historic Area, 7042

Recommendations

152. Based on the above I recommend that:

- a. SCHED1 should continue to include item 120, particularly the Our Lady Star of the Sea Chapel, former convent and school, and covered walkway; and
- b. SCHED1 should be amended to include minor corrections, and to clarify the inclusions and exclusions.

4.2. SCHED1 ITEM 181, STATE INSURANCE BUILDING (FORMER) (HERITAGE ORDER) 143-149 LAMBTON QUAY AND SCHED3 ITEM 28, STOUT STREET PRECINCT HERITAGE AREA

153. Argosy Property No.1 Limited (383.126) consider that the SCHED1 and SCHED3 listing for the former State Insurance Building should exclude the 1998 three storey addition designed by Athfield Architects.

154. HNZPT (FS9.46) consider that the listing in the New Zealand Heritage List / Rārangī Kōrero is for the entire building. The building, including the 1998 addition, needs to be read a whole, and it is appropriate for the scheduled item to include the whole building.

Response

155. In response to this request, I have:

- Read the heritage inventory report for the State Insurance Building (former).⁴⁹
- Read the heritage inventory report for the Stout Street Precinct Heritage Area.⁵⁰
- Read the online HNZPT list entry for the State Insurance Office Building (Former)⁵¹
- Read the heritage order for the building.
- Read the decision report for DPC 48⁵²

Summary

156. The former State Insurance Building is an early Modernist commercial building and was constructed in 1940-1942 to a design by architects Gummer and Ford. It was occupied by State Insurance until the 1990s, and includes a three-storey addition designed by Athfield Architects which was awarded an NZIA branch award in 1998.⁵³ It has been home to Te Puni Kōkiri Ministry of Māori Development ever since.

157. The building was at risk of demolition in 1987. It is now subject to a Heritage Order with HNZPT as the heritage protection authority (HPA). It is a Category 1 Historic Place, and is located in the HNZPT listed Government Centre Historic Area.

158. The former State Insurance building was included in the district plan which became operative in 2000, and in the Stout Street Heritage Area established in DPC 48. The decision report for DPC 48 from 2007 does not include specific consideration of the former State Insurance Building.

⁴⁹ "State Insurance Building (former)", *Wellington City Heritage*, WCC, website accessed March 2023
<https://www.wellingtoncityheritage.org.nz/buildings/151-300/181-state-insurance-building-former?q=>

⁵⁰ "Stout Street Precinct", *Wellington City Heritage*, WCC, website accessed March 2023
<https://www.wellingtoncityheritage.org.nz/areas/28-stout-street-precinct?q=>

⁵¹ "State Insurance Office Building (former)" HNZPT website accessed March 2023
<https://www.heritage.org.nz/the-list/details/231>

⁵² *Proposed District Plan Change 48: Central Area Review*, WCC Hearing Committee Report, 2007
<https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/current-district-plan/plan-changes-and-variations/completed-changes/change-48-central-area-review>

⁵³ "Te Puni Kōkiri House", Athfield Architects website accessed March 2023
<https://athfieldarchitects.co.nz/projects/heritage-adaptive-reuse/te-puni-kokiri-house>

SCHED1 and SCHED3 entry

159. From my review of submission FS9 and the documents noted above, my view is that there are several reasons to retain the current entry in SCHED1 and SCHED3 including:
- a. HNZPT (FS9.46) consider that the listing in the New Zealand Heritage List / Rārangī Kōrero includes the building in its entirety (with the 1998 addition). The Council must have regard to the list entry when preparing the district plan – for both the heritage building and heritage area.
 - b. The addition was constructed before the district plan became operative in 2000, and before the district plan change (DPC 48) that created the Stout Street Heritage Area in 2007. The effects of the addition were apparent at both times, and the addition was not excluded from the listing of the building or heritage area.
 - c. Works to alter, partially demolish, or add to the 1998 addition have the potential to detract from the values of the former State Insurance Building and in my view should be subject to the district plan heritage policies and rules (particularly HH-P7 and HH-R3 which is a restricted discretionary activity).
 - d. Although the district plan seeks to avoid total demolition of heritage buildings, any works to demolish (only) the 1998 addition would be considered under HH-P7 and HH-R3 *additions, alterations and partial demolition of heritage buildings and structures*. The additional requirements for “total demolition” included in HH-P10 and HH-R9 would not apply.
 - e. The significance (or lack of significance) of the 1998 addition has not been established. Noting that the GWRC RPS Policy 21 and Historic Heritage User Guide considers that “alterations can have significance in their own right”.⁵⁴ An initial view is that the 1998 addition has at least some historic and physical (architectural) values – for example the addition was designed by Athfield Architects who were awarded an NZIA branch award in 1998. It was constructed for Te Puni Kōkiri who have occupied the building since that date.

Conservation plans

160. I understand that the owners require certainty over how the 1998 addition would be considered if they apply for resource consent for additions, alterations, or partial demolition.
161. A suggestion is that the owners consider commissioning a conservation management plan (CMP) that identifies significance, assesses condition, and establishes policies for the long-term management of the building. If this

⁵⁴ GWRC, *A guide to heritage identification*, 2010, 3.2.4

document was peer reviewed by HNZPT (as the HPA) and the Council, then early agreement could be reached for actions that are in accordance with the CMP.⁵⁵ These actions could include the removal of items that are agreed to be intrusive and have no heritage values.

Overall

162. SCHED1 and SCHED3 entries in the district plan are required to have regard to the New Zealand Heritage List / Rārangī Kōrero entry, and HNZPT confirm this includes the building in its entirety.
163. Alterations to the 1998 addition have the potential to detract from the heritage values of the former State Insurance Building, and should therefore be restricted discretionary activities under rule HH-R3.
164. Furthermore, there is little evidence to establish that the 1998 addition is intrusive or detrimental to the values of the former State Insurance Building. Noting that additions and alterations can accrue heritage values over time, and the award-winning 1998 addition was designed by a notable New Zealand architecture practice, Athfield Architects, and is associated with a significant government department – Te Puni Kōkiri.

Recommendations

165. Based on the above I recommend that there are no changes to the following:
- a. SCHED1 item 181 State Insurance Building (former) (Heritage Order) 143-149 Lambton Quay; and
 - b. SCHED3 item 28 Stout Street Precinct Heritage Area.

4.3. SCHED1 ITEM 299, GORDON WILSON FLATS, 320 THE TERRACE

166. Te Herenga Waka Victoria University of Wellington (106.27) consider that the Gordon Wilson flats have insufficient heritage value to warrant inclusion in SCHED1. Oliver Sangster (112.18) considers that the Gordon Wilson Flats are in poor condition, and the flats should be demolished. Considering this, submissions 106 and 112 seek to amend SCHED1 to omit item 299, 320 The Terrace, Gordon Wilson Flats.
167. VicLabour (414.60) considers that the Gordon Wilson flats are an example of where heritage protection has gotten in the way of the city's priorities.
168. HNZPT (70.40, 70.41) and (FS9.48) considers that the Gordon Wilson Flats are entered in NZ Heritage List/ Rārangī Kōrero as a Historic Place Category 1 and

⁵⁵ This is the approach of the Heritage Council of Victoria (Australia) where "A CMP may also be endorsed by the approval body, meaning that all actions in accordance with the CMP are automatically approved or are permit exempt." Heritage Council of Victoria, *Conservation Management Plans: Managing Heritage Places* page 5. https://www.heritage.vic.gov.au/data/assets/pdf_file/0022/514273/Conservation-Management-Plans-Managing-Heritage-Places.pdf

has heritage values to support its inclusion in Schedule 1. Historic Places Wellington Inc (FS111.27) and Wellington's Character Charitable Trust (FS82.158) agree. Considering this, they seek to retain item 299, Gordon Wilson Flats, on SCHED1.

Response

169. In response to this request, I have:

- Read the HHE report.
- Reviewed the photographs from my visit to the interior of the building in February 2020 (by VUW and with the Council).
- Visited 320 The Terrace from the street.
- Read the decision for *NZEnvC-116 The Architectural Centre v Wellington City Council and Victoria University of Wellington*.⁵⁶

Summary

170. The Gordon Wilson Flats is an 11-storey building designed by the New Zealand Government Architect as high-density social housing. The building was constructed in 1957-1959, and includes twelve studio apartments on the ground floor, and 75 two-storey two-bedroom apartments on the upper floors (maisonettes).

171. The block was closed in 2012 due to concerns about the safety of the façade and was sold to Victoria University in 2014. There was a plan change to remove the building from the district plan heritage schedules in 2016 which was appealed successfully by the Architectural Centre. The Gordon Wilson Flats is included in both the ODP and PDP.

172. The Gordon Wilson Flats (and neighbouring McLean Flats) were listed by HNZPT in February 2021 as a Category 1 Historic Place. The Gordon Wilson Flats are included on the MBIE earthquake-prone buildings' register and the notice expires in December 2026. The McLean Flats are not included in the ODP or PDP – and this is considered in more detail in section 8.3 of this report.

NZEnvC-116

173. The Gordon Wilson Flats were included in the ODP until DPC 81 where it was proposed to rezone 320 The Terrace.⁵⁷ The plan change would have facilitated the demolition of the building and the development of the site by the university. The Hearing Panel recommended the rezoning of the site and de-listing of the Gordon Wilson Flats. This decision was appealed by the Architectural Centre in *NZEnvC-116 The Architectural Centre v Wellington City Council and Victoria University of Wellington*.

⁵⁶ NZEnvC-116 The Architectural Centre v Wellington City Council and Victoria University of Wellington. [2017-NZEnvC-116-The-Architectural-Centre-v-Wellington-City-Council.pdf \(justice.govt.nz\)](https://www.justice.govt.nz/decisions/nzenvc-116-the-architectural-centre-v-wellington-city-council.pdf)

⁵⁷ DPC 81: Rezoning 320 The Terrace (Gordon Wilson Flats) [Plans, policies and bylaws - Plan Change 81: Rezoning 320 The Terrace \(Gordon Wilson Flats\) - Wellington City Council](#)

174. The Environment Court majority decision found that “the Gordon Wilson Flats has significant heritage value and therefore should not be delisted.”⁵⁸
175. My understanding of the decision is that the Court considered that “A judgement on the practicalities, difficulties or costs of refurbishment (i.e., are there any reasonable alternatives to demolition?)” could be achieved by scrutiny of a resource consent application for development on the site.⁵⁹
176. The decision was not unanimous, and the minority view⁶⁰ considered that the building has “moderate” heritage value. This was based, in part, on the 2016 WCC heritage inventory report. The minority view noted that the building was not listed by HNZPT at the time of the plan change or appeal.⁶¹

Research and assessment

177. The Council’s heritage report for Gordon Wilson Flats was updated following the HNZPT registration of the building as a Category 1 Historic Place in February 2021. The building was researched and assessed by NZ Heritage Properties in August 2021, and the HHE report takes into consideration the research and findings of the HNZPT registration report.
178. The HHE report found the Gordon Wilson Flats to have significant historic, physical, and social values, and to be rare and representative. I agree with this assessment.

Overall

179. The Gordon Wilson Flats has significant heritage values, and has recently been listed as a Category 1 Historic Place on the New Zealand Heritage List Rārangī Kōrero. Category 1 historic places are of special or outstanding historical or cultural significance or value. The Council is required by the RMA to have regard to the New Zealand Heritage List when preparing a district plan, and is required by the GWRC RPS policy 21 to identify places with significant heritage values in the district plan.
180. The Gordon Wilson Flats have been assessed against the WCC heritage criteria/GWRC RPS policy 21 criteria and is eligible for inclusion in SCHED1 of the PDP.

Recommendation

181. Based on the above I recommend that SCHED1 continues to include item 299, 320 The Terrace, Gordon Wilson Flats.

⁵⁸ NEnvC-116, paragraph 54

⁵⁹ NEnvC-116, paragraph 54

⁶⁰ NEnvC-116, paragraph 56 to 64

⁶¹ NEnvC-116, paragraph 56

4.4. SCHED 1 ITEM 366, JOHNSONVILLE MASONIC HALL

182. Ngatiawa Russell Masonic Lodge 345 (78.1) and Stephen Inzon (177.1) considers that the lodge intends to sell the building and that there will be no ongoing significance to the Freemasons community. The Coronation Lodge (149.1) considers that inclusion in SCHED1 reduces the sales value of the site, and proposes the removal of the entrance porch to the new Masonic facility in Thorndon. Johnsonville Masonic Lodge (263.1) considers that the building is not an important part of local community and confirms the intention to sell the building. Considering this, each submission seeks to amend SCHED1 to omit item 366, Johnsonville Masonic Hall, 25-29 Phillip Street.
183. The Johnsonville Community Association (FS114.1, FS114.2, FS114.3, FS114.4) considers that Johnsonville has relatively few buildings included on SCHED1, and few halls and community spaces, and that the hall could be utilised by the local community. Considering this seeks to retain item 366 on SCHED1.

Response

184. In response to this request, I have:
- Read the 2013 heritage inventory report for the Johnsonville Masonic Hall.⁶²
 - Read the Thematic Heritage Study of Wellington dated January 2013⁶³.
 - Carried out comparative analysis – see appendix 2.
 - Visited the building from Phillip Street.

Summary

185. The Johnsonville Masonic Hall is a single-storey hall constructed in 1908 with additions in 1930. It is one of four buildings that were purpose-built for Masonic societies included in the ODP and PDPs.

Heritage assessment

186. The 2013 heritage inventory report was written before the GWRC RPS became operative in April of that year, and does not refer to the 2013 Thematic Heritage Study of Wellington.
187. I have carried out some additional research, including from the Thematic Heritage Study; prepared comparative analysis; and reassessed the building against the current WCC criteria/GWRC RPS policy 21 criteria – see appendix 2. My assessment is that the building has significant historic, physical (architectural, integrity, age), and is rare and representative.

⁶² "Johnsonville Masonic Hall", *Wellington City Heritage*, WCC website accessed March 2023 <https://www.wellingtoncityheritage.org.nz/buildings/301-450/366-johnsonville-masonic-hall?q=>.

⁶³ WCC & Boffa Miskell, *Thematic Heritage Study of Wellington: January 2013*, WCC report <https://wellington.recollect.co.nz/nodes/view/5995?keywords=>

Overall

188. The Johnsonville Masonic Hall is one of the oldest surviving purpose-built masonic buildings in Wellington, and is the only one that retained its original use for over 110 years. It is one of the few listed heritage buildings in Johnsonville, and is one of the oldest surviving non-residential buildings in the suburb. Based on the 2013 heritage inventory report and the additional research and assessment in appendix 2, my view is that the place meets the criteria and thresholds for inclusion in SCHED1.

Recommendation

189. Based on the above I recommend that SCHED1 continues to include item 366, Johnsonville Masonic Hall, 25-29 Phillip Street.

4.5. SCHED1 ITEM 415, EMENY HOUSE (FORMER), 1 RANFURLY TERRACE

190. Tony de Lorenzo (9.1) considers the schedule entry for 1 Ranfurly Terrace to be confusing, and the restrictions on the house to be onerous. Considering this seeks to amend SCHED1 to remove item 415, Emeny House (former), 1 Ranfurly Terrace. Alternatively, submission 9 seeks to amend the items included in SCHED1.

191. Sarah Cutten and Matthew Keir (FS91.42) generally supports submission 9.

Response

192. In response to this request, I have:
- Read the HHE report.
 - Read the heritage Inventory Audit Report from June 2022 (included as an appendix in the HHE report).

Summary

193. The house at 1 Ranfurly Terrace was constructed in 1898, and owned by the Emeny Family for 109 years until 2007. Charles Emeny was a plasterer and contractor who was responsible for the plasterwork in the interior, and for the ornate front fence. The house was added to the district plan in DPC 58 following a request by the Emeny family in 2007, and the plan change was notified at approximately the same time that the house was sold to new owners. It is the only house on the Wellington District Plan with a fully scheduled interior.

Research and assessment

194. The HHE report was prepared in 2022, and the house (including the interiors and gardens) were assessed against the WCC criteria/GWRC RPS policy 21. The place has significant historic and physical (architectural, townscape, surroundings, technological, integrity) values, and is rare and representative.

Heritage audit review

195. Following on from submissions in the draft district plan for 1 Ranfurly Terrace, I visited the exterior, gardens, and interior of the house on the 30th of May 2022 and reviewed the entry in the heritage buildings list in the ODP. The review included preparation of an updated heritage inventory audit report.
196. The report included a recommendation to amend the ODP heritage schedule entry to clarify ambiguities and remove items that are no longer present at the property. These recommendations were included in the SCHED1 entry for the PDP.

Submission 9

197. Submission 9 considers further changes are required to SCHED1 for the exterior of the house, gardens, and interiors.

Exterior

198. Submission 9 considers that the extent of external listing is confusing. The ODP includes the following external items:

[Building](#) (Emeny House) interior and grounds 1898 including all [building](#) facades and windows, soffits and eaves brackets, roof including brickwork and chimney pots (excludes down pipes), front and rear fences and plinths, front paving, tiling and path, tiled front porch and steps, front porch posts, fretwork and soffit, front entrance door frame, sill, cover boards and glazing (excludes door), front garden gatepost and gate, front garden edging, front garden flag pole, rear porch multi-plane coloured lights and panelled door, rear garden washhouse copper and chimney stack.

199. The PDP has amended this to:

Building (Emeny House) including the interior of the house, and grounds:
All of the exterior of the house including the facades, roofs, chimneys and chimney pots.

200. Submission 9 considers that this should be amended to:

Exterior - facades, roofline, chimneys, and chimney pots.

201. My view is based on the heritage inventory audit, and on the general approach by the council to include the “entire external building envelope” of buildings in SCHED1.

202. The heritage inventory audit report found that the exterior is significant, and there is no reason to restrict the listing to the facades, roofline, chimneys and chimney pots, as these are not the only items of significance at the exterior. Particularly as the items listed in the ODP and the significant items included in the audit report all of the exterior of the building – for example the roof in its entirety, windows, doors, soffits, and all of the front porch.

203. My view is that the entry in the PDP is correct, and the amendment included in submission 9 would add ambiguity to the list entry. This is because it is unclear whether the proposed wording in submission 9 includes items listed in the ODP and the significant items identified in the audit report. As such, I do not support the proposed change to the listing of the exterior.

Garden

204. The items listed in the ODP for the gardens are noted above, and the PDP has been amended to:

All of the front garden including – masonry front fence, piers, and metal gates; front garden formal layout including edging around planter beds; tiled path; tiled steps to entrance, rendered plinths, and tiled porch floor.

Specific items in the rear garden – three sections of masonry fence with plinth, bottle balusters, and top rail.

205. Submission 9 considers that this should be further amended, as the submitter is concerned that the listing would imply the inclusion of plants and planting. They suggest the following:

Front garden - masonry front fence, piers, and metal gates; front garden formal layout including edging around planter beds; tiled path; tiled steps to entrance, rendered plinths, and tiled porch floor.

Rear Garden - – three sections of masonry fence with plinth, bottle balusters, and top rail.

206. My view - based on the audit report – is that the garden is correctly listed in SCHED1.

207. I also consider that the proposed amendments in submission 9 includes the significant items identified in section 5 of the heritage audit report, and that the proposed amendment would not fundamentally change the way that the district plan heritage provisions apply to the garden.

208. Although I do not consider that the amendment is required, there are no particular heritage grounds to oppose the proposal in submission 9 (for the gardens).

Interior

209. In addition to the items noted above, the ODP includes the following items in the interior:

Listing includes all interior timber floor boards, lath and plaster ceilings and walls, ceiling roses, cornices and mouldings, decorative plaster moulding arches, doors and door hardware, skirting boards, architraves, Bedroom 1 wooden fireplace mantle and corbels, Bedroom 1 lath and plaster moulding plaster corners, Billiard Room plaster picture and dado rails, Billiard Room timber fireplace surround and mantle and tiling, Billiard Room chandelier, Bathroom 1 floor and wall tiles, Bathroom 1 bath, basin and basin brackets and toilet, Rear Porch floor tiles, match lining ceiling and weatherboard wall lining, Kitchen floor tiles, Kitchen fire surround, corbels and mantle, Kitchen coal range, Kitchen hutch dresser, Kitchen light switch on south wall, Dining Room hatch

210. The PDP has been clarified, and omits door hardware, the kitchen light switch, and the interior of the laundry, bedroom 2 and bedroom 3:

The interior of the house including any lath and plaster walls and ceilings; decorative plasterwork including ceiling roses, cornices and mouldings, and decorative plaster arches; timber floorboards; timber joinery including timber panelled doors, skirting boards, and architraves.

Additional items in the interior of the house – Billiards Room decorative ceiling with painted portraits; Billiards Room fire surround and tiling; Billiards Room central pendant light fitting; Billiards Room dado and picture rails. Bathroom 1 tiled floor, bath, basin brackets, and WC pan. Side Entrance tiled floor; Side Entrance match lined ceiling; Side Entrance weatherboard cladding to walls. Kitchen range fire-surround; Kitchen coal range; Kitchen hutch dresser. Dining room hatch. Bedroom 1 fire surround.

Interiors exclude – Laundry, Bedroom 2, and Bedroom 3.

211. Submission 9 considers this should be further amended to

Interior – Original lath and plaster walls and ceilings; decorative plasterwork including ceiling roses, cornices and mouldings, and decorative plaster arches; timber floorboards; timber joinery including timber panelled doors, skirting boards, and architraves.

Additional items in the interior of the house – Billiards Room decorative ceiling with painted portraits; Billiards Room fire surround and tiling; Billiards Room central pendant light fitting; Billiards Room dado and picture rails. Bathroom 1 tiled floor, bath, basin brackets, and WC pan. Side Entrance tiled floor; Side Entrance match lined ceiling; Side Entrance weatherboard cladding to walls. Kitchen range fire-surround; Kitchen coal range; Kitchen hutch dresser. Dining room hatch. Bedroom 1 fire surround.

Interiors exclude – Laundry, Bedroom 2, and Bedroom 3.

212. Again, my view is based on the audit report, and is that the interior is correctly listed in SCHED1.

213. My view is also that the proposed amendments in submission 9 includes the significant items identified in section 5 of the heritage audit report, and that the proposed amendment would not fundamentally change the way that the district plan heritage provisions apply to the interior.

214. Although I do not consider that the amendment is required, there are no particular heritage grounds to oppose the proposal in submission 9 (for the interior).

Schedule entry

215. Based on the above, the schedule entry for item 415 should be clarified to the following:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
415	1 Ranfurly Terrace	Emeny House (former)	LOT 4 DP 855	Building (Emeny House) including the interior of the house, and grounds: Entire external building envelope	A,B,C,E, F		

				<p>All of the exterior of the house including the facades, roofs, chimneys and chimney pots.</p> <p>All of the front garden including – masonry front fence, piers, and metal gates; front garden formal layout including edging around planter beds; tiled path; tiled steps to entrance, rendered plinths, and tiled porch floor.</p> <p>Specific items in the rear garden – three sections of masonry fence with plinth, bottle balusters, and top rail.</p> <p>The interior of the house including any lath and plaster walls and ceilings; decorative plasterwork including ceiling roses, cornices and mouldings, and decorative plaster arches; timber floorboards; timber joinery including timber panelled doors, skirting boards, and architraves.</p> <p>Additional items in the interior of the house – Billiards Room decorative ceiling with painted portraits; Billiards Room fire surround and tiling; Billiards Room central pendant light fitting; Billiards Room dado and picture rails. Bathroom 1 tiled floor, bath, basin brackets, and WC pan. Side Entrance tiled floor; Side Entrance match lined ceiling; Side Entrance weatherboard cladding to walls. Kitchen range fire-surround; Kitchen coal range; Kitchen hutch dresser. Dining room hatch. Bedroom 1 fire surround.</p> <p>Interiors exclude – Laundry, Bedroom 2, and Bedroom 3</p>			
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216. An alternative entry for the interiors and garden at item 415, based on submission 9 is as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
415	1 Ranfurly Terrace	Emeny House (former)	LOT 4 DP 855	<p>Building (Emeny House) including the interior of the house, and grounds:</p> <p><u>Entire external building envelope</u></p> <p>All of the exterior of the house including the facades, roofs, chimneys and chimney pots.</p> <p>All of the front garden including – masonry front fence, piers, and metal</p>	A,B,C,E, F		

			<p>gates; front garden formal layout including edging around planter beds; tiled path; tiled steps to entrance, rendered plinths, and tiled porch floor.</p> <p><u>Specific items in the rRear</u> garden – three sections of masonry fence with plinth, bottle balusters, and top rail.</p> <p><u>Interior - The interior of the house including any</u> lath and plaster walls and ceilings; decorative plasterwork including ceiling roses, cornices and mouldings, and decorative plaster arches; timber floorboards; timber joinery including timber <u>paneled</u> doors, skirting boards, and architraves.</p> <p><u>Additional items in the interior of the house</u> – Billiards Room decorative ceiling with painted portraits; Billiards Room fire surround and tiling; Billiards Room central pendant light fitting; Billiards Room dado and picture rails. Bathroom 1 tiled floor, bath, basin brackets, and WC pan. Side Entrance tiled floor; Side Entrance match lined ceiling; Side Entrance weatherboard cladding to walls. Kitchen range fire-surround; Kitchen coal range; Kitchen hutch dresser. Dining room hatch. Bedroom 1 fire surround.</p> <p>Interiors exclude – Laundry, Bedroom 2, and Bedroom 3</p>			
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Repairs and maintenance

217. Submission 9 considers that there is ambiguity in the provisions for repairs and maintenance, and is concerned that the following may require resource consent:
- Painting the exterior of the house.
 - Repairs and maintenance to the flagpole.
 - Replacing roofing – for example periodic replacement of corrugated steel which is required to have a minimum durability in the building regulations of 15-years.
 - Garden plants, garden maintenance such as weeding.
 - Replacing internal fittings such as light bulbs.
218. My view is that these generally meet the definition of maintenance and repair, but there are some works – for example painting over a previously unpainted surface like tiles or bricks – that may require resource consent.

Overall

219. My view is that 1 Ranfurly Terrace is a remarkable 1898 house that has been modernised and updated while retaining the significant features of the exterior, gardens, and interior. The house has significant heritage values and

meets the WCC heritage criteria/GWRC RPS policy 21 criteria and thresholds for inclusion in SCHED1.

220. I consider that the extent of “protection required” included in SCHED1 for item 415 is correct, and that the listing should include the entire external building envelope.
221. I do not consider that there are any heritage reasons to change the SCHED1 entry for the gardens or interiors (proposed in submission 9). But also consider that the proposed amendments would not fundamentally change the way that the district plan heritage provisions apply to the gardens and interior, and do not oppose them.

Recommendations

222. Based on the above I recommend that:
- a. SCHED1 continues to include item 415, 1 Ranfurly Terrace, Emeny House; and
 - b. SCHED1 continues to include all of the exterior of the house, with minor amendments; and
 - c. SCHED1 should continue to include the interior and gardens – either with the wording in SCHED1, or with the wording suggested in submission 9.

5. SCHED1 BUILDINGS – SUBMISSIONS TO OMIT ITEMS ADDED IN THE PDP

223. The following section includes submissions to remove or amend items that were added to SCHED1 in the PDP. These include items:

- 471 House, 20 Austin Street, Mount Victoria
- 490 Former Primitive Methodist Church, 24 Donald McLean Street
- 497 Robert Stout Building, 21 Kelburn Parade, Kelburn
- 505 Penthouse Cinema, 205 Ohiro Road, Brooklyn
- 509 Wharenui Apartments, 274 Oriental Parade, Oriental Bay
- 510 Olympus Apartments, 280 Oriental Parade, Oriental Bay
- 511 Gas Tank (former), 139 Park Road, Miramar
- 514 Toomath House (former), 28 Robieson Street, Roseneath
- 519 Sutch-Smith House, 79A Todman Street, Brooklyn
- 520 Kahn House, 53 Trelissick Crescent, Ngaio
- 521 Firth House (former), 18 Vera Street, Karori
- 522 Commercial Building, 154 Victoria Street
- 524 Commercial Building, 134 Willis Street
- 525 Commercial Building, 233 Willis Street

5.1. SCHED1 ITEM 471, HOUSE, 20 AUSTIN STREET

224. Philip Cooke (465.4 & 465.5) notes that 20 Austin Street is highly modified and relies on the surrounding buildings for scale and context; that the street elevation is the rear of the house; the submission has considered the HHE heritage assessment in detail; and includes a specific comment on the roof. Considering this seeks to amend SCHED1 to omit item 471, 20 Austin Street, unless neighbouring buildings are included in a character precinct.
225. The Mount Victoria Historical Society (FS39.10 & FS39.11) do not agree that 20 Austin Street should be removed from SCHED1, but supports the creation of a heritage area in Claremont Grove.

Response

226. In response to this request, I have:
- Read the HHE report.
 - Read the relevant parts of the WCC Mount Victoria Heritage Study (2016 – 2017).⁶⁴
 - Visited Austin Street and Claremont Grove on 20 January 2023.

Summary

227. 20 Austin Street is a two-storey Italianate villa that was first constructed in 1875. The principal elevation looks out over Te Aro, to the west, and is not visible from either Austin Street or Claremont Grove. The house was divided into flats in the 1940s, and became a single-family dwelling in the 1980s with additions to the east (rear elevation facing Austin Street) at about this time.

Identification, research and assessment

228. 20 Austin Street was identified in the Mount Victoria Heritage Study as a significant building.⁶⁵
229. The HHE report was prepared by the Wellington City Council heritage team in November 2021. The HHE report finds that the building has significant historic, physical (architectural, townscape, integrity, age) and considered the place to be rare and representative.

Submission 465

230. Submission 465 has commented on the assessment in detail, and I have responded to each point in appendix 3. In summary:
- a. I agree with the HHE report that the house has significant historic values.

⁶⁴ Michael Kelly et al, *Mount Victoria Heritage Study Report*, Wellington City Council, 2017.

<https://wellington.govt.nz/arts-and-culture/heritage/wellingtons-historic-heritage-sites/mount-victoria-heritage-study-report>

⁶⁵ Michael Kelly et al, "Austin Street", *Mount Victoria Heritage Study Report*, Wellington City Council, 2017. Appendix 5 section 2. 20.

- b. I agree with the HHE report that the house has significant architectural values, significant integrity, and is significant as a fine rare and representative example of an early Italianate villa. But note that these assessments rely on building consent drawings from the 1980s to assess the principal elevation of the house, which is not visible from the street.
- c. I agree with submission 465 that the house does not have significant townscape value.
- d. I agree with the HHE report and submission 465 that the house is relatively old, within the context of Mount Victoria and Wellington.

231. An overall summary of appendix 3 is that the house has significant historic, physical (architectural, integrity, age) and is rare and representative. But the evidence for the physical values, rarity and representativeness cannot be verified by viewing the property from the street, or from images of the building that are publicly available.

Roofs

232. Submission 465 notes that the HHE assessment includes comments on the “unusual arrangement of the roof”.

The “unusual arrangement of the roof” is only visible because the house can now only be viewed from the street, the original rear of the building. This feature of the roof was clearly intended to be hidden to hide the internal valleys providing a continuous roof appearance from the original front (now rear) of the house. The roof’s internal gutters are a problematic design which would benefit from re-configuration. They have resulted in damaging leaks twice while I have lived in the house. I request protection of the roof design is removed from the schedule.

233. As an architect, I agree that internal gutters are problematic. My view is that the “protection required” should continue to include the “entire external building envelope” of the building and that any future reconfiguration of the roof should be subject to resource consent. The heritage advice provided by the Council for a resource consent would be based, to some extent, on the content of the HHE report – which should be updated to acknowledge the practical issues of internal gutters.

Heritage area

234. Submission 465 also considers that a character precinct should be created to include Claremont Grove and Austin Street. I consider this to be a separate issue from whether 20 Austin Street is eligible for inclusion in SCHED1.

235. I have considered this in more detail in section 3 of this report, and a summary is that in my view, more research and assessment is required to ascertain whether the place is eligible for inclusion in SCHED3 as a heritage area.

Overall

236. My view is that the house at 20 Austin Street has significant heritage values and is eligible for inclusion in SCHED1, but that the assessment relies substantially on evidence from the 1980s building consent drawings that is difficult to verify.

Recommendation

237. Based on the above I recommend that:
- a. SCHED1 continues to include item 471, 20 Austin Street; and
 - b. the HHE report for item 471, 20 Austin Street is updated to include commentary on the practical issues related to the roof configuration and internal gutters.

5.2. SCHED1 ITEM 490, FORMER PRIMITIVE METHODIST CHURCH

238. Andrew Gan (136.1), the Wellington Chinese Baptist Church (144.1), Hannah Gao (145.1) and Aimee Poy (272.1) considers that heritage listing would impact future development on the site. Tim Appleton (181.1) considers that the buildings next to the church are not in keeping with the main church building; and that owners should decide whether or not to develop the site. Considering this each of these submissions seeks to amend SCHED1 to omit item 490, the former Primitive Methodist Church at 24 Donald McLean Street.
239. Claire Nolan, James Fraser, Margaret Franken, Bidy Bunzel, Michelle Wooland, and Lee Muir (FS68.5) oppose the removal of item 490 from SCHED1.

Response

240. In response to this request, I have:
- Read the HHE report.
 - Read the Decision Report for DPC 53.⁶⁶
 - Visited the church from Donald McLean Street in April 2023.

Summary

241. 24 Donald McLean Street is a timber Gothic church, designed by Maisey and Johns in 1907, and located in a residential street in Newtown. It was built as a Primitive Methodist Church, and was home to the Hinemoa Lodge of the New Zealand Order of Freemasons from 1922 until it was purchased by the Chinese Baptist Church in 1979.
242. 24 Donald McLean Street was included in DPC53 when the plan change was notified in 2007. The independent hearings committee recommended that 24

⁶⁶ Decision on District Plan Change 53: Proposed additions and deletions to heritage buildings, objects and areas, WCC, 2007 <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/changes/completed-changes/files/change53-decisionreport.pdf?la=en&hash=B2A5AC3EDC138029C472E57694B25824C88527F2>

Donald McLean Street should be included in the district plan list of heritage buildings. The decision was appealed by the owners, but this was withdrawn following mediation.

243. At the time of DPC 53, the church was subject to the pre-1930 demolition rule that made alterations to the street façade a discretionary restricted activity in the ODP. The pre-1930 demolition rules do not apply to the church in the PDP.

Research and assessment

244. The HHE for the church at 24 Donald McLean Street was prepared by the Wellington City Council heritage team in August 2020. The report includes earlier research by historian, Michael Kelly in 2006.

245. The HHE report assessed the property against the WCC criteria/GWRC RPS policy 21. It was found to have significant historic, physical (architectural, townscape, integrity), to be representative.

246. I agree with this assessment.

Extent

247. Submission 181 considers that the buildings adjacent to the church are not in keeping with the main church building.

248. In response, I have checked the extent of the listing in SCHED1 and confirm that the extent of the church includes the area mapped in the PDP - WN48/219 (Fee Simple, 1/1, Part Allotment 61-63 and Part Lot 73 Deposited Plan 24, 481 m2). The two properties referred to in submission 181 are not included within this curtilage and are not subject to the heritage listing.

Overall

249. My view is that the church at 24 Donald McLean Street meets the criteria and thresholds for inclusion in SCHED1. Concerns about the values of the buildings adjacent to the church are not relevant, as they are not included within the extent of the heritage listing.

Recommendation

250. Based on the above I recommend that SCHED1 includes item 490 – 24 Donald McLean Street, Former Primitive Methodist Church.

- 5.3. **SCHED1 ITEM 497, ROBERT STOUT BUILDING, 21 KELBURN PARADE**
251. Te Herenga Waka Victoria University of Wellington (106.29) considers that the Robert Stout Building does not have sufficient heritage values to be included in SCHED1. Considering this seeks to amend SCHED1 to omit item 497, Robert Stout Building, 21 Kelburn Parade.

252. There is an error in the summary of further submissions, and Historic Places Wellington Inc (FS111.27) have not submitted on the Robert Stout Building (their comments relate to the Gordon Wilson Flats).

Response

253. In response to this request, I have:

- Read the HHE report.
- Visited the building from the street in April 2023.

Summary

254. The Robert Stout Building is the second oldest purpose-built university building at Victoria University after the Hunter Building. It is a brick-clad reinforced concrete building with mansard and basement accommodation, and was constructed in 1938 to house the registry and university administration including the vice-Chancellor’s office. The Robert Stout Building was designed in a neo-Georgian style by William Gray Young and Francis Swan, with a two-storey addition by Gray Young, Morton and Calder from 1959. Both Swan and Gray Young are significant Wellington architects, and Gray Young is noted for his neo-Georgian style buildings.

Research and Assessment

255. The WCC heritage team prepared a HHE report in 2020. The HHE report assessed the property against the WCC criteria/GWRC Regional Policy Statement policy 21. It was found to have significant historic, physical (architectural, townscape, group, integrity), and social values, and to be representative.

256. I agree with this assessment.

Curtilage

257. Submission 106 notes that item 171 Hunter Building, Victoria University, (and the adjacent Robert Stout Building) are located on a large site. Section 6.1 of this report note that a curtilage for the Hunter Building is included in both the ODP and PDP. If the Robert Stout Building continues to be included in SCHED1 then it would be appropriate to include the same curtilage that was established for the Hunter Building – this is discussed in detail in Sections 2.6 and 6.1.

Schedule entry

258. Based on the above, the schedule entry for item 497 should be clarified to the following:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
497	21 Kelburn Parade	Robert Stout Building	PT TOWN BELT TN OF WELLINGTON	Entire external building envelope.	A, B, C, E, F		

				Building curtilage for application of the historic heritage rules is mapped.			
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Overall

259. Based on the above, my view is that the Robert Stout Building meet the meets the WCC criteria/GWRC RPS policy 21 criteria and thresholds for inclusion in SCHED1.

Recommendation

260. Based on the above I recommend that:

- a. SCHED1 should continue to include item 497, the Robert Stout Building; and
- b. SCHED1 and the interactive map should be updated to include the same curtilage as item 171, Hunter Building, Victoria University, 21 Kelburn Parade.

5.4. SCHED 1 ITEM 505, PENTHOUSE CINEMA, 205 OHIRO ROAD

261. Wellington Amusement Holdings (22.1) consider that the portion of the cinema building included in SCHED1 does not have sufficient heritage value, and the retention and strengthening of the parts of the building included in SCHED1 is not viable. Considering this seeks to amend SCHED 1 to omit item 505 – Penthouse Cinema, 205 Ohiro Road, Brooklyn.

Response

262. In response to this request, I have:

- Read the HHE report.
- Visited the Penthouse Cinema from the street, the café, and other internal hospitality spaces on 16 February 2023.
- Read the relevant parts of the decision report for resource consent SR 516321 for the redevelopment of the cinema.

Summary

263. The Penthouse Cinema is a 1939 Art Deco purpose-built cinema located in the suburb of Brooklyn. The building is earthquake prone with an EPB notice that expires in January 2029. The addition and carpark to the south of the cinema date from c.2006, and are not included within the extent of the listing.

Research and Assessment

264. The Penthouse Cinema was researched and assessed by NZ Heritage Properties in 2021. The HHE report assessed the property against the WCC criteria/GWRC Regional Policy Statement policy 21. It was found to have significant historic, physical (architectural, townscape, integrity), and social values, and to be rare and representative.

265. Although I generally agree with the HHE report, I note that the comparative analysis does not include the Art Deco suburban cinemas in Island Bay and Miramar. My view is that, if these were included in the comparative analysis, it would reduce the argument for rarity (but increase the argument for representativeness).
266. Otherwise, I agree with the findings of the HHE report and consider that the place meets the criteria and thresholds required for inclusion in SCHED1 of the district plan based on historic, physical, and social values, and representativeness.

Partial listing

267. Council officers met with Iain and Sandra McLeod on the 18th of May 2021. They discussed the owners' requirements for the property, the EQB notice and seismic risks, the potential development of the site, and the issues and options for heritage listing.
268. Although generally, the Council seeks to include the full setting and curtilage of a heritage building in SCHED1, there are some items where the district plan heritage building rules only apply to an identified part of a building. These are described as "partial listings".
269. Council's decision to proceed with a partial listing at 205 Ohiro Road was based on:
- a. The significant architectural and townscape values of this portion of the building when viewed from the street.
 - b. The earthquake prone building notice, and discussion with the owners about the strengthening works - particularly issues arising from strengthening the auditorium(s), and the business requirement for small auditoriums in suburban cinemas.
 - c. An understanding that a resource consent would be lodged at about the same time as the PDP was notified. This application would include partial demolition, and redevelopment.
270. Following discussion with the owners, the extent of the listing was amended to include (only) the Art Deco façade to a depth of 10m from edge of southern verandah (on Pt Lot 22 DP 392).
271. My assessment, based on the HHE report and my visit to the building, is that the extent of the building included in the partial listing has significant historic, physical (architecture, townscape), and social values and is eligible for inclusion in SCHED1.

Planned redevelopment.

272. In June 2022 a resource consent (SR 516321) application was submitted to the Council to partially demolish the existing cinema building. The consent was approved in November 2022 and allows for the construction of an additional floor level at the approximate location of the 1939 auditorium, with an addition to the south of the building to include a new stair. The interior would be reconfigured with 6 x cinemas and a ground floor auditorium. The consented development retains the extent of the building included in SCHED1.

Overall

273. The SCHED1 partial listing of the Penthouse Cinema includes the part of the building with the highest architectural and townscape values. There is a resource consent for redevelopment of the site which includes the retention of the Art Deco elements.

Recommendation

274. Based on the above I recommend that SCHED1 should continue to include item 505, the Penthouse Cinema.

5.5. SCHED1 ITEM 509, WHARENUI APARTMENTS, 274 ORIENTAL PARADE

275. Wharenuui Apartments (358.3, 358.4) consider that the values of the building do not warrant the additional costs or restrictions on maintenance imposed by listing; provides a detailed response to the HHE evaluation; and considers that development should be able to occur on the land immediately behind the apartments. Considering this seeks to amend SCHED1 to omit item 509, Wharenuui Apartments, 274 Oriental Parade; and to allow for development to the rear of the property.

Response

276. In response to this request, I have:

- Read the HHE report.
- Considered the detailed response to the heritage assessment included in submission 358.
- Viewed the exterior of the building from Oriental Parade / Grass Street in April 2023.

Summary

277. Wharenuui is a 11-storey (plus penthouse) apartment building designed by Keith Cooper and W.E. Lavelle for Structon Group Architects, and built in 1958. The Modernist building was constructed from reinforced concrete, has an irregular floor plan that was designed to maximise views over Oriental Bay for the apartments.

Heritage assessment

278. In 2021 NZ Heritage Properties prepared a HHE report for 274 Oriental Parade. The HHE report assessed the property against the WCC criteria/GWRC RPS policy 21. It was found to have significant historic values (themes, events), physical values (architectural, townscape, group, surroundings, and integrity), and to be rare and representativeness.
279. Submission 358 includes a detailed response to the heritage assessment, and I have considered each of the issues raised by the submission. In summary:
- I generally agree with submission 358 that the historic (people), and physical (archaeology) values have not been established to be significant in the HHE report.
 - I also generally agree with the HHE assessment that the place has significant physical values (architectural, townscape, group, and integrity), and that the place is rare and representative.
280. Based on the HHE report, my view is that the place meets the WCC criteria/GWRC RPS policy 21 requirements for inclusion in the district plan.

Curtilage

281. Section 2.6 of this report includes discussion of the use of curtilages by the Council for the purpose of rules 21A.2.2 and 21A.3.1 in the ODP and HH-R5 and SUB-R7 in the PDP.
282. Submission 358 notes that the rear of the property at 274 The Oriental Parade includes a vacant site that has pedestrian access via Wilkinson Street.



Figure 7: Whareniui apartments proposed curtilage⁶⁷

⁶⁷ Figure 7 shows the extent of Lot 1 DP 49887 with the area associated with Whareniui shaded in green.

283. My view is that the significant items are located in the area marked in green on figure 7 above. The remaining parts of the site behind Wharenui do not appear to have significant heritage values, and development on the rear site is unlikely to affect the heritage values of 274 Oriental Parade for the following reasons:

- a. The hillside was not developed historically (there are no buildings shown on the 1892 Thomas Ward Maps or the 1937 Housing Survey map), and there are no heritage buildings or structures on this part of the site.
- b. The hillside does not appear to have been part of the 1958 Wharenui development – for example there is no evidence of significant landscaping planned for the site.
- c. The hillside does not appear to be a significant part of the surroundings of the apartments, because it is located to the rear of the building, and is difficult to see from the street.
- d. The rear of the site has a height control of 11m, which is substantially lower than the 11-storey Wharenui building, and so it is unlikely that a building constructed at the rear of the property would be visually dominant.

Schedule entry

284. Based on the above, the schedule entry for item 509 could be clarified to the following, if a curtilage is agreed:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
509	274 Oriental Parade	Wharenui Apartments	LOT 1 DP 49887	Entire external building envelope Building curtilage for application of the historic heritage rules is mapped.	A, B, E, F		

Overall

285. Although I agree with submission 358 that some of the historic and archaeological values noted in the HHE report have not been established to be significant, my view is that the building meets the WCC criteria/GWRC RPS policy 21 criteria.

286. I note the concerns held by the owners about the development potential of the rear of the site. My view is that the curtilage identified in figure 7 could be used to establish a curtilage for the site in relation to the application of rules HH-R5 and SUB-R7.

Recommendation

287. Based on the above, I recommend that SCHED1 item 509 should continue to include item 509, Wharenui Apartments, 274 Oriental Parade.

5.6. SCHED1 ITEM 510, 280 ORIENTAL PARADE, OLYMPUS APARTMENTS

288. Olympus Apartments (473.1 and 473.2) considers that 280 Oriental Parade does not qualify as a heritage building; and that heritage listing will add to the cost of maintenance, repair, and improvements. Considering this seeks to amend SCHED1 to omit item 510, 280 Oriental Parade, Olympus Apartments.

Response

289. In response to this request, I have:

- Read the HHE report.
- Considered the detailed comments raised in submission 473 on the assessment of heritage significance.
- Visited 280 Oriental Parade from the street in April 2023.

Summary

290. The Olympus Apartments were designed by architect Edmund Anscombe for the Wilkinson Estate in 1937. It is a four storey Art Deco/Moderne reinforced concrete apartment building constructed on a corner site at the intersection of Oriental Parade and Grass Street. Edmund Anscombe is a notable Wellington architect who is known for his interwar Art Deco / Stripped Classical style buildings.

Research and assessment

291. The HHE report was prepared by NZ Heritage Properties in June 2021. The HHE report finds that the apartments have significant historic, physical (architectural, townscape, group, integrity), and social values, and considered the place to be rare, and representative.

292. I agree with this assessment.

Historic values

293. Submission 473 notes that the Olympus Apartments are an attractive Art Deco building, but does not consider that the HHE report has established the place as significant. The submission specifically questions the weight placed on the design of the building by Edmund Anscombe:

The report appears to place weight on the building being designed by Edmund Anscombe. A number of other buildings designed by Mr Anscombe are heritage listed, each with their own features. Despite the report providing opinion that the apartment has significant architectural value, exactly what this is and how it is similar or differs from other protected buildings is not identified.

294. My view is that the HHE report establishes that Edmund Anscombe was an important New Zealand architect (and evidence is provided in the report in the biography on pages 12 to 14), and that Anscombe was noted for his skill in designing Moderne and Art Deco buildings. The Olympus Apartments were (the last apartments to be) constructed in his “signature” style. This establishes both the significance of the person, and the significance of the association.

Architectural values

295. Submission 473 considers that the HHE report has not clarified what the architectural values of the building are, beyond a statement that they are significant.
296. I agree with submission 473 that the architectural assessment requires clarification, but also consider that the place has significant architectural values. I have considered the WCC/GWRC assessment criteria and the *Methodology and guidance for evaluation Wellington’s historic heritage* (pages 14-15) and my assessment against criterion B(ii) is:

*The Olympus Apartments have **significant architectural values**, and are **notable as a fine and highly intact example** of a Moderne apartment building and display the principal characteristics of this style and class.⁶⁸ In particular this includes the horizontal proportions of the building established by the string course at the heads of the windows, and the streamline form established by the curved northwest corner of the building. The building also includes typical Moderne / Art Deco details such as the signage/font for the building name, the parapet that conceals the roof, the triangular projecting windows that are typical of the work of architect Edmund Anscombe, the timber window and door joinery, and the composition and decoration to the main entrance.*

Comparative analysis

297. Submission 473 considers that the HHE report has not established how the Olympus Apartments are similar to or differ from other buildings in SCHED1.

⁶⁸ For example, Stuart Arden and Ian Bowman, *The New Zealand Period House: A conservation guide*, Random House: Auckland, 2004, 24 ... *The term Moderne was originally used to describe the more ornate buildings of the 1920s and '30s that were not of the unadorned International Style. Industrial designers led the way towards streamlined Moderne-style products which heavily influenced the design of buildings. These products were designed to express speed, with ovoid or teardrop the most popular shapes. Cars, trains, boats and aeroplanes were designed in this style and it was particularly the aeroplane aesthetic of projecting wings, curves and portholes that was adopted by architects for Moderne-style buildings. Moderne houses characteristically had horizontal forms with rounded corners and curved, projecting wings. Parapets hiding flat or shallow roofs were common ... Window and door joinery continued to be of timber rather than the more expensive steel joinery of the International style...*

298. The HHE report includes comparative analysis on pages 18-19 and Appendix 1 pages 28-33. The methodology for comparative analysis is included in *Methodology and guidance for evaluation Wellington's historic heritage*.
299. The comparative analysis in the HHE report includes the three apartment buildings designed by Edmund Anscombe in the 1930s in Wellington, and a nearby block of flats at 262 Oriental Parade that were designed in a similar style.
300. The comparative analysis establishes that:
- a. Anscombe designed six Moderne style apartment buildings in Wellington in the 1930s.
 - b. Two of these - Franconia and the Anscombe Flats - are listed by HNZPT and included in the ODP. While Belvedere is included in the ODP, but is not listed by HNZPT.
 - c. Similarities between the listed apartment buildings include that are good examples of Anscombe's work. They were all located on corner sites, constructed in reinforced concrete, designed in a Moderne style, and have had few external alterations.
301. Overall, the comparative analysis shows that the Olympus Apartments are a good representative example of Anscombe's 1930s Moderne style apartments.

Overall

302. I consider that the Olympus Apartments are a fine and highly intact example of a Moderne Building designed by significant Wellington architect Edmund Anscombe who was noted for his use of this architectural style. The building has significant heritage value and meets the WCC criteria/GWRC RPS policy 21.

Recommendation

303. Based on the above I recommend that SCHED1 should continue to include item 510, 280 Oriental Parade, Olympus Apartments.

5.7. SCHED1 ITEM 511, GAS TANK (FORMER), 139 PARK ROAD

304. Wētā FX (361) notes that 139 Park Road is a unique location, and the site is required to provide space for their business. Wingnut Films Productions Limited (467) notes the condition of the tank, and consider that it is unsuitable for reuse. Considering this both submissions seek to remove item 511, the former gas tank at 139 Park Road, from SCHED1.
305. Sarah Cutten and Matthew Weir (FS91.27) support submission 467.1

Response

306. In response to this request, I have:

- Read the HHE report.
- Visited the place from Park Road in April 2023.
- Considered examples of adaptive reuse of tanks and similar industrial archaeology.

Summary

307. 139 Park Road includes a bulk storage tank that was built for the British Imperial Oil Company's installation in Miramar. The site was the first bulk storage installation in New Zealand for liquid fuel including petroleum and kerosene. The tank was constructed in 1925 and is a steel drum of about 36m in diameter and 11.8m high. When the plant was decommissioned in the 1990s, the tank was converted for use as a café for a garden centre. The tank was added to the MBIE register of earthquake-prone buildings in January 2023 and the notice expires in 2038.

Identification

308. The bulk storage tank was included in the 2001 Wellington Heritage Inventory of Non-Residential Buildings but was not listed in the ODP. It was identified in the 2005 Wellington Heritage Building Inventory review but was not included in notified district plan changes. Initial research was completed in 2005.

Research and assessment

309. The Historic Heritage Area Evaluation (HHAЕ report) for 139 Park Road was prepared by New Zealand Heritage Properties in November 2021.

310. The HHE report assessed the bulk storage tank against the WCC heritage criteria/GWRC RPS policy 21. It found that the bulk storage tank has significant historic, physical (townscape, technological, and integrity) values, and is representative.

311. I agree with this assessment.

Adaptive reuse of bulk storage tanks and gas holders

312. Bulk storage tanks and gas holders are sometimes adapted for reuse both in New Zealand and internationally. The following includes examples of adaptive reuse of industrial sites:

- a. Dunedin Gasworks Museum includes an example of a gas holder as part of a museum complex, and is one of three preserved gasworks museums in the world. <https://www.gasworksmuseum.org.nz/>
- b. Espacio Cultural El Tanque, Santa Cruz de Tenerife, Spain. This bulk storage tank was constructed in 1929 and adapted for use in 1997 as a cultural exhibition and performance venue - <https://arquitecturaviva.com/obras/espacio-cultural-el-tanque>.

- c. Gasometer, Oberhausen, Germany. A gas holder that was constructed in 1927 and adapted for use as an exhibition centre in 1993 - <https://www.gasometer.de/en/the-gasometer/industrial-culture>
 - d. European Route of Industrial Heritage <https://www.erih.net/>, which includes the Wuppertal Gas Holder in Germany and Dolní Vítkovice in the Czech Republic.
313. This list of adapted gas holders and bulk storage tanks demonstrates that the structures can be successfully adapted to serve a useful purpose.

Schedule entry

314. A minor comment is, based on the HHE report, that the name of item 511 should be corrected to the “Miramar Installation Bulk Storage Tank (former)”. The schedule entry for item 511 should be amended to the following:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
511	139 Park Road	Miramar Installation Bulk Storage Tank (former) Gas Tank (Former) Miramar Installation Bulk Storage Tank (former)	LOT 1 DP 53255	Entire external building envelope	A, B, E, F		

Overall

315. The tank was constructed in 1925 as part of the first bulk storage installation in New Zealand for petroleum and kerosene. It was adapted for re-use when the facility was decommissioned in the 1990s, and has significant heritage values.

Recommendations

316. Based on the above I recommend that:
- a. SCHED1 continues to include item 511; and
 - b. SCHED1 item 511 is renamed as the “Miramar Installation Bulk Storage Tank (former)”.

5.8. SCHED1 ITEM 514, TOOMATH HOUSE (FORMER), 28 ROBIESON STREET

317. Foster+Melville Architects Ltd (141.9 & 141.10) considers that there are inaccuracies in the HHE report, and that the house is in need of repairs and maintenance.

318. Sarah Cutten and Matthew Kier (415.12, 31, 36, 37) considers that the process used by the Council to identify heritage lacks detail and rigour; that the HHE report is insufficient evidence and is inaccurate; that the house is in poor condition and has low heritage value; and that heritage status would impose an unfair financial burden.
319. Considering this the three submitters seek to amend SCHED1 to omit the Toomath House at 28 Robieson Street.
320. Sarah Cutten and Matthew Keir (FS91.8 and FS 91.38) support submissions 141 and 255.

Response

321. In response to this request, I have:
- Read the HHE report.
 - Read and responded to the specific comments in submission 141 prepared by Foster + Melville as heritage experts.
 - Viewed the house from the street in April 2023.

Summary

322. 28 Robieson Street is a two-storey house built in 1964 as the family home of architect Stanley William (Bill) Toomath. Bill Toomath was an important Wellington Architect who was a Fulbright Scholar and was the first New Zealand architect to study at Harvard's Graduate School of Design. He was a fellow of the NZIA; was a founding member of the Wellington Architectural Centre; practiced as an architect for 35 years; and was head of the School of Design at Wellington Polytechnic.
323. The house was awarded a NZIA (national) Enduring Architecture Award in 2007. It is included in *Long Live the Modern: New Zealand's New Architecture – 1904 – 1984*⁶⁹ edited by Julia Gatley and in *4 architects, 1950-1980: William Alington, James Beard, William Toomath, Derek Wilson*⁷⁰ edited by Stephen Stratford.

General issues raised in submission 415.

324. Identification – Submission 415 point 65 considers that the Council lacked rigour in its approach to identification and evaluation. The process for identification, research and assessment for the PDP is included in section 2.1 of this report. Based on this, my view is that the Toomath House was correctly identified, researched, and assessed.

⁶⁹ Julia Gatley (ed), *Long Live the Modern: New Zealand's New Architecture 1904-1984*, Auckland University Press, 2008. Pages 136-137

⁷⁰ Stephen Stratford, *4 architects 1950 -1980: William Alington, James Beard, William Toomath, Derek Wilson*. The New Zealand Architectural Publications Trust: Auckland, 2010. Pages 135 - 141

325. Comparison with Auckland – Submission 415 section 6.2 paragraphs 33 to 36 considers that there is a disproportionate number of individual homes included in the PDP when compared with the Auckland unitary plan. This point is considered in detail in section 2.4 of this report. Based on this, my view is that the comparison to the number of items included in the Auckland unitary plan is not relevant.
326. Access – Submission 415 section 7.3 66 to 69 considers that (public) access is implicit in the definition of historic heritage in the RMA. This point is considered in detail in section 2.5 of this report. Based on this, my view is that public access is not an implicit requirement of the RMA definition of heritage.

Research and assessment

327. The Toomath House (former) was researched and assessed by New Zealand Heritage Properties in 2021. It was found to have significant historic, physical (architectural, surroundings, integrity), and social (recognition) values, and is rare and representative.
328. A general comment in submission 415 and FS091 is that the Historic Heritage Evaluation (HHE) report is of poor quality and is inaccurate.
329. I disagree with this statement and consider that the HHE report is a high-quality document that:
- Meets and exceeds the requirements of the GWRC RPS requirements for heritage identification.⁷¹
 - Meets and exceeds the guidance from HNZPT including the *Guide to the Management of Historic Heritage: District Plans (April 2022)*⁷².
 - Is a high-quality report, written using a standard template; using an established methodology; was written by a well-regarded practice of heritage professionals; and was peer-reviewed by the Council.
330. I provided a peer review in 2021.
331. In light of submissions 141, 415 and FS091 I have re-read the HHE report. With the exception that the building should be referred to as “Toomath House (former)”, that the report should be updated with current information on the condition of the property, and should be updated to include the removal of internal fittings and furniture, I have not found any substantial errors or inaccuracies.
332. Submission 415 heading 9, item 249 considers that the heritage value of the house has been overstated. I have read this section of submission 415, including the review of the heritage assessment criteria in paragraphs 277 to

⁷¹ GWRC, *A guide to heritage identification*, 2010

⁷² Guide to the Management of Historic Heritage: District Plans, HNZPT, 2022 <https://hnzpt-prod-web.azurewebsites.net/media/i2mo2c4z/guide-to-the-management-of-historic-heritage-district-plans.pdf>

290, and continue to consider the heritage assessment in the HHE report is an accurate assessment of the place (except for the items noted in the paragraph above).

Expert submission

333. The following responds to the submission by Foster + Melville Architects Ltd, principal architect / heritage specialist Joanna Theodore (141). Submission 141 considers that there are inaccuracies in the HHE report including:

- Name of the building.
- Building condition.
- Integrity and authenticity.
- Ongoing and viable use.
- The garden.
- Other considerations.

Submission 141 – 1 Legal description and ownership.

334. Submission 141 considers that the name should be amended to *former* Toomath House. I generally agree with this statement, but note that the WCC naming convention in the HHE template is as follows:

...[the] place name should be the original name or an early significant name for example "Brooklyn Library (Former)" rather than "Brooklyn Playcentre".

335. I agree with submission 141 and suggest that name in SCHED1 should be amended to "Toomath House (former)".

Submission 141 – 2 Building condition.

336. Submission 415.12 considers that the house is in poor condition. Submission 141 considers that the HHE is inaccurate in the description of the condition of the building – particularly page 11 of the HHE report which states that:

Materials were also chosen for their durability. The fabric appears to be sound over 50 years later, and has been described as a 'low maintenance icon.'

337. The HHE reaches this conclusion based on comments in published books and journal articles. My view is that the HHE report is a desktop study which correctly provides the context and references for this comment.

338. I also generally agree with submission 141 to the extent that the architect who has carried out a close inspection of the property will have a better understanding of the condition of the house than the publications noted above. I also agree with submission 141 to the extent that all buildings need regular maintenance and repair.

339. I note that heritage assessments generally consider condition to the extent that condition affects the integrity of a place. Intactness and authenticity are components of integrity, and replacement of short lifespan fabric (for example – roofing, glass, external finishes) do not preclude a place from having value.

For more information on integrity see Auckland Council’s Methodology and guidance for evaluating Auckland’s historic heritage.⁷³

340. My view is that a place can have significant values, despite its state of repair. This position is supported by advice from:
- a. HNZPT – including in their document *Significance Assessment Guidelines: Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangi Kōrero*.⁷⁴
 - b. Historic England – including direction from the Department for Digital, Culture, Media & Sport (UK), *Principles of Selection for Listed Buildings*.⁷⁵ Which includes the following direction:

State of repair: *the general state of repair and upkeep of a building will not usually be a relevant consideration when deciding whether it meets the test of special architectural or historic interest. The Secretary of State will list a building that has been assessed as meeting the statutory criteria, irrespective of its state of repair. Loss of original fabric will however be a relevant consideration when considering special interest.*

Maintaining Modernist buildings

341. Submission 141 refers to the doctoral thesis by Dr Phillip Hartley, *Preserving the Modernist architectural heritage of New Zealand. How an understanding of design intent should inform conservation philosophy and practice*.
342. I have a copy and have read this thesis.
343. I agree with submission 141, to the extent that this thesis provides a useful and relevant philosophy for the long-term care of Modernist buildings.
344. I disagree with submission 141, to the extent that the submission infers the thesis provides support or justification for excluding item 514 from SCHED1 of the PDP.

Submission 141 – 3 Integrity and authenticity.

345. Submission 141 considers that the building is reasonably intact (with the exception of the internal fittings and built-in furniture in the study). It also notes that some changes have been made to the house by Bill Toomath, including the replacement of non-durable items such as glazing.

⁷³ *Methodology and guidance for evaluating Auckland’s historic heritage*, Auckland Council, 2020, pages 12-13
<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage/protecting-our-heritage/Documents/methodology-guidance-evaluating-aucklands-historic-heritage.pdf>

⁷⁴ Rebecca O’Brien and Joanna Barnes-Wylie, *Significance Assessment Guidelines: Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangi Kōrero*, HNZPT, 2019, page 63
<https://hnzpt-prod-web.azurewebsites.net/media/b2emu5pe/significance-assessment-guidelines.pdf>

⁷⁵ Department for Digital, Culture, Media & Sport (UK), “State of repair”, *Principles of Selection For Listed Buildings*, paragraph 23, page 7
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/Revised_Principles_of_Selection_2018.pdf

346. In my view the changes made by Toomath do not affect the integrity of the place. This is because the place has historic significance for its long association with Toomath, and the changes he made therefore have significance in their own right.
347. I note that the HHE assessment B(ii) architecture, and E (rarity) evaluation refers to the interior fittings of the study, and that B(iii) integrity refers to the 2007 study addition and the internal layout of the house. I have therefore reviewed the assessment against these criteria – to omit any assessment based on the interior furniture or fittings. See appendix 4.

Submission 141 – 4 Ongoing and viable use

348. Submission 141 considers the owners require a healthy and well-functioning family home. I agree with these requirements, particularly with the comments that:
Ensuring there is no water ingress, improving the thermal performance and providing protection from falling are some of the fundamental objectives for the owners.
349. Again, I note Dr Hartley’s doctoral thesis as a way to manage the values of Modernist buildings to achieve this objective.
350. I disagree with submission 141 to the extent that I do not consider that heritage listing would prevent these essential works.

Submission 141 – The garden.

351. Submission 141 considers that the extent of the place includes the garden, and that this would create an unreasonable challenge for the owner.
352. I note that SCHED1 generally includes the extent of a property within its legal boundaries, but the heritage rules will usually only apply to identified buildings (and structures). In the case of item 514 the extent includes the “entire external building envelope” of the former Toomath House.
353. I disagree with submission 141 that the listing would prevent the owners from maintaining the gardens.
354. I agree with submission 141 that any proposal to alter the house to provide easier access to the garden would require resource consent. My view is that the resource consent process is a way to manage heritage values - rather than prevent change. I disagree with submission 141 to the extent that I do not consider that heritage listing would prevent these works.

Submission 141 – 6 Other considerations.

355. Submission 141 considers that much of the HHE evaluation is concerned with the interior, and is unsubstantiated. I agree with this comment.

356. In response to this comment, I have reviewed the HHE to remove the assessment of the interior (particularly the study fittings and furniture) – see appendix 4.

Submission 141 – 7 Conclusion.

357. Overall, I disagree with the conclusions in submission which consider that inclusion of the property in SCHED1 of the PDP will prevent repair and upgrading work, place a disproportionate and unreasonable burden on the owners, and add undue costs.

358. My view is that the owners face similar requirements for repairs and maintenance as many other homeowners. Submission 141 and submission 415 (including section 9.7 paragraphs 323 – 324) does not include specific evidence of any requirements for repair and maintenance that go beyond the typical for houses of this type, age, and era.

359. I note that remediation costs have been estimated at \$800,000 to \$1m, and note that this is an indicative budget, rather than cost estimate prepared by a quantity surveyor – see submission 415 Appendix B.

360. As an architect, I can comment on the budget estimate, to some extent. In these circumstances my view is that it is unclear what the basis for the budget is, and what items are included or excluded.

Sarah Cutten and Matthew Keir (415)

361. Two points raised in submission 415 on heritage matters that have not been otherwise addressed in this heritage report are:

- The effect of heritage listing on the sales value of the house at Robieson Street.
- Whether Modernism is under-represented in the heritage schedules.

Effect of listing on valuation

362. Submission 415 appendix A includes an assessment of potential sales value by registered valuer Nina Smith of Telfer Young.

363. The valuer has noted that the valuation methodology would usually include analysis against the sales price of other similar houses – in terms of size, quality, location, and condition. The valuer also notes that this was not possible as the Robieson Street house because of its state of repair. This has led to a valuation based on the development potential for the site.

364. The letter considers that inclusion of the house in the district plan SCHED1 would reduce the market valuation for the sale of the house to a property developer from \$1,550,000 before listing to \$1,100,000 after listing. This is generally based on the land value, and assumes that the house would appeal to property developers rather than private purchasers.

365. I have addressed general comments on house valuations in section 2.3 of this report. But in summary note that the valuation for the Robieson Street house should not be extrapolated to other heritage listed houses in Wellington. In my view this is because the valuation does not acknowledge the appeal of well-maintained heritage properties, some of which enjoy a price premium.

Underrepresented themes

366. Submission 415 considers the GAP analysis carried out as part of the heritage identification process – particularly in paragraphs 91c, (i) to (vi), paragraphs 97 to 111. A summary is that Modernism is not a category of heritage places that the Council has analysed, and there is little evidence to suggest that that Modernist buildings are underrepresented in the district plan heritage schedules.

367. I generally agree with this point.

368. I note that the GWRC RPS policy 21 criterion (a) Historic values includes evaluation against important themes in history of patterns of development.
(i) Themes: the place is associated with important themes in history or patterns of development

369. The GWRC published *A guide to historic heritage identification* in 2010 which notes that New Zealand has not adopted a national thematic framework.⁷⁶ In response to the GWRC RPS requirements the Council commissioned a thematic theme framework in 2013.⁷⁷ This includes the significant historic themes for Wellington, but does not generally include a review of architectural history.

370. This does not mean that Modernism in architecture is an insignificant historic theme or pattern of development, and there have been several publications that argue for its importance both nationally and locally, including:

- *Zeal and Crusade: The Modern Movement in Wellington*, edited by John Wilson in 1996.
- *Looking for the Local: Architecture and the New Zealand Modern* by Justine Clark and Paul Walker in 2000
- *Long Live the Modern: New Zealand's New Architecture 1904 – 1984*, edited by Julia Gatley in 2008. Which features the former Toomath House on pages 136 – 137.

371. I also note that the over-riding requirement of the GWRC RPS criteria 21 is that - for a place to be eligible for inclusion in the district plan heritage list - it must be found to be significant under one or more of the assessment criteria.

372. Overall, heritage significance (rather than GAP analysis) is the overriding consideration for including places in the heritage schedules of the PDP.

⁷⁶ GWRC, *A guide to historic heritage identification*, Page 7

⁷⁷ WCC, *Thematic Heritage Study of Wellington*, 2013

26 Robieson Street

373. Graeme Webster (255) notes that the neighbouring property at 26 Robieson Street has not been nominated for addition to SCHED1.
374. I agree that this is correct.
375. In my view 26 Robieson Street is a lesser-known building designed by Bill Toomath. My understanding is that 26 Robieson Street appears to be the “Bailey House”, and is included in the book - *4 architects*.⁷⁸ This is the extent of my knowledge of the place, and I do not have enough information to comment further.

Schedule entry

376. A proposed revised schedule entry for item 514 is as follows. It updates the name of the property:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
514	28 Robieson Street	Toomath House (former)	LOT 1 DP 65105	Entire external building envelope	A, B, C, E, F		

Overall

377. My view is that the HHE report is substantially correct.
378. My further assessment is included in appendix 4 and removes reference to the fittings in the interior of the property. It finds that the place has significant historic, physical (architectural, surroundings & integrity), and social values, and is rare and representative.
379. My view is that the Toomath House (former) meets the WCC heritage criteria / GWRC RPS criteria and is eligible for inclusion in SCHED1.

Recommendations

380. Based on the above I recommend that:
- SCHED1 continues to include item 514 former Toomath House, 28 Robieson Street; and
 - A minor amendment to SCHED1 to add the word “former” to the name of the place; and
 - Minor amendments to the HHE report heritage assessment to clarify the historic significance, and remove reference to the interior and internal fittings and furniture; and
 - A minor amendment to page 11 of the HHE report to address condition.

⁷⁸ Stephen Stratford, *4 architects 1950 -1980: William Alington, James Beard, William Toomath, Derek Wilson*. The New Zealand Architectural Publications Trust: Auckland, 2010.

- 5.9. SCHED1 ITEM 519, SUTCH-SMITH HOUSE, 79A TODMAN STREET
381. Shirley Smith Family Trust (187.1) agrees that the house has significant heritage values A, B, E & F, but considers that these are best managed by the Shirley Smith Family Trust; and that heritage listing will reduce the value of the property. Considering this seeks to amend SCHED1 to omit item 519, Sutch-Smith House.
382. Sophie Kahn (FS76.10) agrees with submission 187.

Response

383. In response to these submissions, I have:
- Read the HHE report.
 - Viewed the place from Todman and Mitchell streets in Brooklyn on the 10th of March 2023.
 - Read the description of the building in *Ernst Plischke: The Complete Works*⁷⁹ and *Long Live the Modern*⁸⁰.

Summary

384. The Sutch-Smith House is a two-storey Modernist house designed for Shirley Smith (human rights campaigner, heritage advocate and lawyer), and husband William (Bill) Sutch, (economist, public servant and intellectual).
385. It is considered to be one of architect Ernst Plischke's largest and best Wellington houses,⁸¹ and was restored in 2002. Ernst Plischke was an Austrian architect who was a "key figure in the introduction of modernism into Wellington architecture in the period following the Second World War."⁸² The house was awarded an NZIA Enduring Architecture Award in 2004.

Research and assessment

386. The HHE report was prepared by architect and conservator, Ian Bowman in June 2020. The HHE report assessed the property against the WCC criteria/GWRC RPS policy 21. It was found to have significant historic values, physical values (architectural, integrity), and social values, and to be rare and representativeness.
387. I agree with this assessment.

⁷⁹ August Sarnitz and Eva Ottillinger, *Ernst Plischke: The complete works*, Prestel: Munich, Berlin, London, New York, 2004.

⁸⁰ Julia Gatley (ed), *Long Live the Modern: New Zealand's New Architecture 1904-1984*, Auckland University Press, 2008

⁸¹ Tyler in Gatley page 75 and Sarnitz page 177

⁸² Linda Tyler. 'Plischke, Ernst Anton', Dictionary of New Zealand Biography, first published in 2000, updated November, 2007. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/5p31/plischke-ernst-anton> (accessed 15 February 2023)

Houses designed by Plischke in SCHED1

388. Submission FS76.10 raises concerns about the number of houses designed by Ernst Plischke included in SCHED1 of the PDP – this is considered in detail in section 5.10 of this report.

Overall

389. I agree with HHE assessment that the place has significant heritage values and is eligible for inclusion in SCHED1 of the PDP.

Recommendation

390. Based on the above I recommend that SCHED1 continues to include item 519, 79A Todman Street, Sutch-Smith House.

5.10. SCHED 1 ITEM 520, KAHN HOUSE, 53 TRELISSICK CRESCENT.

391. Sophie Kahn (161.4) considers that 53 Trelissick Crescent does not warrant inclusion on the district plan; the place (including landscaping) has been altered; the house needs modernisation for contemporary living, which heritage listing would prevent; that heritage listing would reduce the asset value of the house; that private homes should not be listed without the agreement of owners; that there are better examples of Modernist architecture and the work of Plischke already listed in the district plan. Considering this seeks to remove the Kahn House from SCHED1.

392. Ian Attwood (FS16.13- 18) and Sarah Cutten and Matthew Weir (FS91.2,6,9,35 & 39) supports submission 161 and seek to remove the Kahn House from SCHED1.

393. HNZPT (FS9.47), Wellington's Character Charitable Trust (FS82.156) and Historic Places Wellington Inc (FS111.26) note that 53 Trelissick Crescent is listed as a Category 1 Historic Place and considering this, support its inclusion in SCHED1.

Response

394. In response to this request, I have
- read the HNZPT registration report.⁸³
 - read the HHE report.
 - visited Trelissick Crescent in April 2023 and viewed the property from the street.

Summary

395. The Kahn House was designed by Austrian émigré architect Ernst Plischke for Joachim and Gertrud Kahn. It was built in 1941, and is the first house designed

⁸³ Kahn House, HNZPT website accessed March 2023 <https://www.heritage.org.nz/list-details/7633/Kahn%20House>

by Plischke in Wellington. It is listed as a Category 1 Historic Place by HNZPT, which denotes a place of special or outstanding historical or cultural significance or value.

Research and assessment

396. The Historic Heritage Evaluation (HHE report) for 53 Trelissick Crescent was prepared by architect and conservator, Ian Bowman with historian Elizabeth Cox in June 2020. The report references earlier research by historian, Michael Kelly in 2011, along with the 2005 HNZPT registration report.
397. The HHE report assessed the house against the WCC criteria/GWRC RPS policy 21. It found that the house has significant historic, physical (architectural, group, surroundings, technological, and integrity) and social values. It is rare, and representative.
398. I agree with this assessment.

Effect of listing on valuation

399. Submission 161 appendix section 7 includes an assessment of potential sales value by the Regional General Manager of Bayleys Real Estate Wellington. Two points of clarification are:
- The letter refers to a historic places covenant or similar – this is not relevant as the house is not protected by an HNZPT covenant.
 - The letter refers to a loss of value due to listing under a historic places trust category – this is not relevant as the house has been listed by HNZPT as a Category 1 Historic Place since 2005, and there is no change.
400. The letter considers that inclusion of the house in the district plan SCHED1 would lead to a diminished value of 35% to 40%. I have addressed general comments on house valuations in section 2.3 of this report.

Comparison to Chew Cottage

401. Submission 161 (concluding remark 10 on page 14) cites Chew Cottage at 19 Ottawa Road as an example of a reduction in value for scheduled houses.
402. Chew Cottage is a c.1865 farmhouse is a Category 1 Historic Place, which appears to have sold for \$1.7m in 2020.⁸⁴ It is currently the residential property with the second highest value along Ottawa Road between Awarua Street and Crofton Road⁸⁵. Chew Cottage differs from 53 Trelissick Crescent in terms of its age, size, location (on a main road and adjacent to a petrol station, and within district plan flood hazard overlays).

⁸⁴ "19 Ottawa Road" Homes , PropertyNZ Ltd website accessed March 2022
<https://homes.co.nz/address/wellington/ngaio/19-ottawa-road/2gNz7>.

⁸⁵ This is subject to change but was \$1.75m, with a range of \$1.64 to \$1.86m – when viewed on homes.co.nz on the 17th of February 2023.

403. My view is that the example of Chew Cottage provided in submission 161 is not relevant as the houses are not comparable.

Houses designed by Plischke in SCHED1

404. Submission 161 raises concerns about the number of houses⁸⁶ designed by Ernst Plischke in the District Plan, which the submitter considers to be disproportionate. These are:

- Item 434 – Lang House and Garage, Category 1 Historic Place
- Item 519 – Sutch Smith House
- Item 520 – Kahn House, Category 1 Historic Place
- Item 523 – Hirshfeld House, Category 1 Historic Place

405. Ernst Plischke designed at least 40 private houses in New Zealand, of which at least 14 houses were constructed within the Wellington District boundaries.⁸⁷ Three of these are Category 1 Historic Places.

406. My view is that the Council has correctly identified four significant houses designed by Plischke that have been recognised by HNZPT or were recognised as significant in the monograph of the architect's work. I also note that each of the four properties meet multiple assessment criteria from the WCC criteria/GWRC RPS policy 21, and their significance extends beyond their initial design by Ernst Plischke.

Overall

407. The Kahn House is listed by HNZPT as a Category 1 Historic Place. The Council has fulfilled its obligation under the RMA to have regard to the New Zealand Heritage List/Rārangī Kōrero by carrying further research, and assessing the place under the WCC heritage criteria/GWRC RPS policy 21. The assessment found that the place has significant heritage values and is eligible for inclusion in SCHED1 of the PDP.

Recommendation

408. Based on the above I recommend that SCHED1 includes item 520 – 53 Trelissick Crescent, Kahn House.

5.11. SCHED 1 ITEM 521, FIRTH HOUSE, 18 VERA STREET, KARORI

409. Opoutere Trust (3.1), Ian Attwood (79.1) and Nicola Crauford and Steve Martin (208.1) consider that item 521 - Firth House (former), 18 Vera Street has been substantially altered, and that the HHE report does not accurately record the

⁸⁶ SCHED1 also includes Item 290 – Massey House, Category 1, a commercial building on Lambton Quay.

⁸⁷ From Sarnitz, "List of Works" pages 285-288

heritage values of the building. They seek to remove Item 521 (18 Vera Street) from SCHED1 - Heritage Buildings.

410. Sophie Kahn (FS76.1) and Sarah Cutten and Matthew Weir (FS91.7) support submissions 3 and 79.

Response

411. In response to this request, I have:

- Read the HHE report.
- Read Greg Bowron's essay on 18 Vera Street in the book *Zeal and Crusade*.⁸⁸
- Considered the detailed review of the HHE assessment in submission 79.
- Viewed the house from Vera Street in April 2023.

412. Firth House (former) is a 1941 Modernist house designed by architect Cedric Firth as the family home. Cedric Firth was a builder, writer, and architect who advocated for a European-style social housing system that was characterised by low-cost, good-quality buildings. In 1941 he put these philosophies into practice when he built his own house in Vera Street, Karori.⁸⁹

Research and assessment

413. 18 Vera Street was researched and assessed by NZ Heritage Properties who prepared the HHE report in 2021.

414. The HHE report assessed the house against the WCC criteria/GWRC Regional Policy Statement policy 21. Firth House (former) was found to have significant historic and physical (architectural, townscape, group, surroundings, and technological) values and to be representative.

Response to submission 79

415. Submission 79 includes a response to the heritage values assessment in the HHE report, I have considered this in detail in appendix 5.

416. A summary of appendix 5 is that I partially agree with submission 79 that the physical (townscape, group, surroundings, and technological values) and social values have not been established and that the house is not particularly representative.

417. I also consider that the house has significant historic and physical (architectural, integrity) values.

418. The key reasons why the house has significant heritage values are because:

⁸⁸ John Wilson (ed), *Zeal and Crusade: The Modern Movement in Wellington*, Te Waihora Press: Christchurch, 1996.

⁸⁹ Greg Bowron. 'Firth, Cedric Harold', Dictionary of New Zealand Biography, first published in 2000. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/5f6/firth-cedric-harold> (accessed 20 February 2023)

- a. Cedric Firth was an influential New Zealand writer and architect in 1940s New Zealand. The house at 18 Vera Street has significant historic values as the place where Firth put his Modernist ideals into practice, at a time when he was also writing about social concerns.
- b. Firth House has significant architectural values and is notable as a pivotal⁹⁰ example of a Modernist house. The place illustrates Cedric Firth's writing, and demonstrates the innovative use of Modernist architectural theories for the design of an affordable, good quality, and compact house for a Wellington site.
- c. The exterior of the building (including all parts that were designed by, built for, and altered by Cedric Firth) is relatively unchanged from the time when the house was sold in the mid-1990s. There are some well-considered later additions to the exterior of the property that do not detract from the values of the house.

Overall

419. My overall assessment is that 18 Vera Street is a significant Modernist house. The exterior of the house is relatively unchanged from the time that it was owned by the Firth family and has been modernised with well-considered and sympathetic alterations from 1995 and 2005. The house is lifted from the ordinary for its association with writer and architect Cedric Firth, particularly as the place where the ideas expressed in Firth's writing were put into practice.

Recommendation

420. Based on the above I recommend SCHED1 continues to include item 521, 18 Vera Street, Firth House (former).

5.12. SCHED1 ITEM 522, COMMERCIAL BUILDING, 154 VICTORIA STREET
421. Singvest Group Limited (129.2) considers that the decision to include 154 Victoria Street did not follow due process; that the HHE report is incorrect, and the place does not have significant heritage values; the place is earthquake-prone; and that inclusion in SCHED1 is a constraint to demolition / redevelopment of the site. Considering this seeks to amend SCHED1 to omit item 522, 154 Victoria Street.

422. Sarah Cutten and Matthew Weir (FS91.24) support submission 129.

⁹⁰ **A pivotal example** - the place/object encapsulates a key evolutionary stage in the development of the class. See WCC *Methodology and guidance for evaluating Wellington's historic heritage* which uses the following guidance to establish architectural values - Victoria Heritage Council, *The Victorian Heritage Register Criteria and Thresholds Guidance* 2019 http://heritagecouncil.vic.gov.au/wp-content/uploads/2019/05/VHRCriteriaandThresholdsGuidelines_2019Final.pdf

Response

423. In response to this request, I have considered the:
- Submission 129 Heritage Assessment Report by David Kernohan, 2007.
 - Submission 129 Response to WCC Historic Heritage Evaluation by STUDIO MYLA, 2022.
 - Submission 129 Letter of support by David Kernohan 2022.
 - WCC heritage assessment 2007.
 - WCC HHE report 2021.
 - WCC Methodology and guidance for evaluating Wellington’s historic heritage.
 - Visited the building from Victoria and Dixon streets.

Summary

424. 154 Victoria Street is a three-storey (plus basement) commercial warehouse designed by notable Wellington architects McKay and MacGregor in 1899. The building is earthquake-prone with an EQP notice that expires in 2026. The property was considered for inclusion in heritage schedules in c.2005-2007, but was included in notified plan changes.

Assessment and research

425. In 2021 NZ Heritage Properties carried out further research and prepared a HHE report for 154 Victoria Street. The HHE report assessed the property against the WCC heritage criteria/GWRC Regional Policy Statement policy 21. It was found to have significant historic, physical values (group, integrity), to be rare and representative.
426. Submission 129 appendix 4 analyses the HHE report assessment. The analysis was prepared by architect Mark Leong of STUDIO MYLA, based on a report by heritage expert and architect David Kernohan in 2007, and endorsed by a letter of support from David Kernohan in 2022. David Kernohan and Mark Leong consider that the HHE report drew incorrect conclusions in its evaluation, and that the 154 Victoria Street does not hold significant heritage value.
427. I have considered the evaluation methodology, the HHE assessment, and the response to this assessment in submission 129 appendix 4. Key issues include whether the following values are significant:
- a. Rarity
 - b. Representativeness
 - c. Physical values – group & integrity.
 - d. Historic values

Rarity

428. My view is that rarity and representativeness are best established through comparative analysis. I have carried out comparative analysis that includes the closest warehouse buildings in Te Aro; and warehouse buildings of a similar

age, size, and style in the Courtney Place Heritage Area – see appendix 6. I agree with submission 129, that the building is not particularly (or significantly) rare.

Group

429. Unlike submission 129, I generally agree with the WCC 2007 heritage assessment report which found that the:

...principal values [of 154 Victoria Street] lie in the group of similar buildings with 91 – 93 and 95 – 97 Dixon Street, and in the townscape value of the building and group; the overall heritage value of this group is very high as it illustrates the original scale and type of development in this area of Te Aro.

430. My view is that the demolition of the building on the corner site at 91 Dixon Street in 2017 has substantially removed the group values. This is a different interpretation from the commentary in submission 129, but leads to the same overall conclusion that the group and townscape values are no longer significant.

Historic

431. I note that the WCC HHE report includes further research on the history of the place when compared to the 2007 report. My view is that although this additional research is valuable, it has not revealed anything of particular significance. I prefer the original assessment in the WCC 2007 heritage assessment report which did not establish significant historic values. This agrees with the same overall conclusion of submission 129.

Integrity

432. I have considered the integrity of the exterior of the building and my view is that although the parapet has been removed, presumably following earthquakes in the 1930s and 40s, that the exterior of the building is substantially intact.

433. I note the WCC 2007 heritage assessment report which considered that the principal values of the place lay in the group values. I agree with that assessment and consider that the loss of 91 Dixon Street has significantly reduced the integrity of the group (to the point where this value has been erased).

Overall

434. My view is that 154 Victoria Street is a good representative example of a Victorian warehouse, designed by prominent Wellington architects, with a representative history of warehouses in Te Aro, and with a relatively high degree of integrity.

435. Similar buildings are included in SCHED1 & 3 – particularly in the Courtenay Place Heritage Area. But I consider that many of these buildings gain

significance from being part of a distinct warehouse precinct centred on Blair and Allen streets.

436. My view is that the WCC 2007 heritage assessment was correct, and the significance of 154 Victoria Street was mainly based on collective group and townscape values. Following the demolition of 91 Dixon Street, 154 Victoria Street (on its own) does not meet the criteria or thresholds for listing in SCHED1. Furthermore, and particularly without 91 Dixon Street, there is no coherent group that would meet the criteria for listing in SCHED3 as a heritage area.

Recommendation

437. Based on the above I recommend that SCHED1 is amended to omit item 522, 154 Victoria Street.

5.13. SCHED 1 ITEM 524, COMMERCIAL BUILDING, 134 WILLIS STREET

438. Mark Whitaker Levett (7.1) considers that 134 Willis Street has little surviving early or original built fabric and does not have significant heritage values. Considering this seeks to amend SCHED 1 to omit 134 Willis Street.

439. Sarah Cutten and Matthew Weir (FS91.11 & FS91.12) support submission 7.1.

440. HNZPT (FS9.43) consider that 134 Willis Street has significant heritage values and support its inclusion in SCHED1.

Response

441. In response to this request, I have:

- Read the HNZPT summary report.⁹¹
- Read the HHE Report.
- Read the building consent approved plans for SR77624 for the alterations to create the existing shopfront windows in c.2001.
- Visited the building from the street.

Summary

442. 134 Willis Street is a two-storey timber framed commercial building, constructed in c.1868. It is one of four 1860s buildings that remain in (or near) the CBD. The other three are the oldest commercial buildings in Wellington and include - Old St Paul's (1865-6), the Thistle Inn (1866), and Dr Boor's Residence and Surgery (1866) at 22 The Terrace.

443. 134 Willis Street is listed by HNZPT as a Category 2 Historic Place, and there is a recent (2017) HNZPT updated summary report. HNZPT (FS9.43) support the inclusion of the property in SCHED1.

⁹¹ HNZPT Summary Report: Commercial Building, 134 Willis Street, Wellington (List no. 7200), May 2017

Research and assessment

444. The Historic Heritage Evaluation (HHE report) for 134 Willis Street was prepared by architect and conservator, Ian Bowman with historian Elizabeth Cox in June 2020. The report is based on earlier research by Geraldine Dai and Michael Kelly in 2011, and makes reference to the 2017 updated HNZPT summary report.
445. The HHE report assessed 134 Willis Street against the WCC criteria/GWRC Regional Policy Statement policy 21. It was found to have significant historic and physical (age) values and is considered to be rare.
446. I agree with this assessment.

Integrity

447. One of the main issues raised in submission 7 is concern about the integrity of the 150-year-old timber commercial building. My view is that the heritage assessment in the HHE report correctly takes the integrity of the place into consideration on page 19 with:
- The building has some heritage value for the integrity of surviving early or original built-fabric, even though the shopfront and a first floor window on Willis Street have been replaced, and the rear of the building has undergone change.*

Overall

448. My view is that 134 Willis Street is a remarkable survivor of the simple two-storey timber buildings that were constructed along the length of Lambton Quay and Willis Street in the 1840s – mid-1870s.
449. The building is a Category 2 Historic Place that has been reviewed recently by HNZPT. It has significant heritage values, and meets the WCC criteria/GWRC RPS policy 21 criteria and thresholds for inclusion in SCHED1.

Recommendation

450. Based on the above I recommend that SCHED1 should continue to include item 524, 134 Willis Street.
- 5.14. **SCHED1 ITEM 525, COMMERCIAL BUILDING, 233 WILLIS STREET**
451. CAMJEC Commercial Limited (268.1) considers that the building does not have significant heritage values. Julie-Anne Daysh (330.1) notes that resource consent has been granted for the demolition of 233 Willis Street and for a new apartment building on the site. Cho Yam Chan (335.1) considers that the place does not have significant heritage values; there are other buildings by the architect that are better worth protection; and the building is an earthquake risk with an NBS of 34%.

452. Considering this they seek to amend SCHED1 to omit item 525, commercial building, 233 Willis Street.

Response

453. In response to this request, I have considered:

- HHE report.
- Resource consent SR 496847.
- DPC 58 decision report.⁹²
- Viewed the building from Willis Street.

Summary

454. 233 Willis Street was designed by Edmund Anscombe in 1943 as a factory and commercial building. It was originally designed with a single-storey office/retail unit “bay” at the front of the building, but this was removed when Willis Street was widened in 1990. Anscombe is noted for his contribution to progressive factory design that took into consideration productivity, working conditions, labour saving machinery, and the use of concrete structures to reduce the risk of fire.⁹³ 233 Willis Street is one of the later examples of a “Combination Factory” designed by Anscombe.

455. The building was proposed for listing in DPC 58, and the committee recommended that the listing should (only) include the façade and 8-metres (two structural bays of building) behind.

Research and assessment

456. Following on from the heritage report prepared in 2007, NZ Heritage Properties carried out further research in 2021 which added information on architect Edmund Anscombe’s contribution to factory design in New Zealand.

457. The 2021 HHE report assessed 233 Willis Street against the WCC criteria/GWRC RPS policy 21. The building was found to have significant historic values and physical values (architectural, integrity), and to be rare and representativeness.

Comments on the research and assessment

458. Submissions 330 and 335 make detailed comments on the HHE report including:

- a. Submission 330, page 2, considers that the property is now:

⁹² Council decision on District Plan Change 58: Proposed additions to listed heritage buildings, objects and areas. WCC, 2008 <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/current-district-plan/plan-changes-and-variations/completed-changes/change-58-additions-to-current-heritage-listings>

⁹³ Christine McCarthy, “War, America and Modernity: Anscombe's revival of the Combination Factory” | *AHA: Architectural History Aotearoa* (2008) vol 5:72-82 – [LINK](#)

...far from the strong, light filled, well ventilated factory building that was designed as a new era in factories by Edmund Anscombe in the 1940s, as has been portrayed in the heritage report from WCC.

- b. Submission 330 notes the occupancy of the building differs from the HHE report.
 - c. Submissions 330 and 335 note the replacement of some windows with aluminium, and maintenance issues with the remaining steel windows.
459. I have taken these comments into consideration and agree that the integrity of the street façade has been reduced by the removal of the single storey “bay” at the front of the building.
460. Overall, I agree with the HHE report that the place has significant historic values and physical values (architectural), and the place is rare and representativeness.

SR 496847

461. The property has resource consent for the demolition of the buildings at 233 Willis Street and at 180 Victoria Street. The new development will include a five and a six-storey apartment building with retail units on the ground floor. The consent is dated October 2021.

Overall

462. My view is that the recent 2021 research includes additional information on the history of the place that demonstrates greater significance to the history of the building, and strength of the association between the architect, architectural history, and the design of this specific building.
463. I also note that the resource consent SR496847 indicates that the demolition of the full extent of the building is likely.

Recommendation

464. Based on the above I recommend that SCHED1 continues to include item 525, 233 Willis Street (until the building is demolished under SR 496847).

6. SCHED1 CURTILAGE

465. The following section includes responses to submissions which propose to include a curtilage in SCHED1. These are:
- Item 171, Hunter Building, Victoria University, 21 Kelburn Parade.
 - Item 219, Scots College Main Building, 1 Monorgan Road.
 - Item 44, Wellington Railway Station.

6.1. SCHED1 CURTILAGE ITEM 171, HUNTER BUILDING.

466. Te Herenga Waka Victoria University of Wellington (106.27) consider that the ODP included a curtilage for the heritage building and that this should be included in the PDP; and that the listing for the Hunter Building should only apply to the exterior.

467. Considering this seek to add the curtilage from the ODP to the PDP, and amend SCHED1 to clarify that the listing only applies to the exterior of the building.

468. HNZPT (FS9.44) support the submission.

Response

469. In response to this request, I have:

- Read the relevant parts of the decision report for DPC 43⁹⁴
- Read the WCC 2008 report on curtilage.
- Read the heritage inventory report for the Hunter Building⁹⁵

Summary

470. The Hunter Building at Te Herenga Waka Victoria University is located on the university's Kelburn Campus and is the first purpose-built university building on the site. It is listed by HNZPT as a Category 1 Historic Place.

471. The curtilage of the Hunter Building (for the purpose of rules 21A.2.2 and 21A.3.1 in the ODP) was established following the recommendations of the Hearings Committee for DPC 43.⁹⁶ See section 2.6 of this report for general information on the Council's approach to curtilages for heritage buildings.

Curtilage

472. I agree with submission 106 that the curtilage shown on the ODP should be carried over into the PDP.

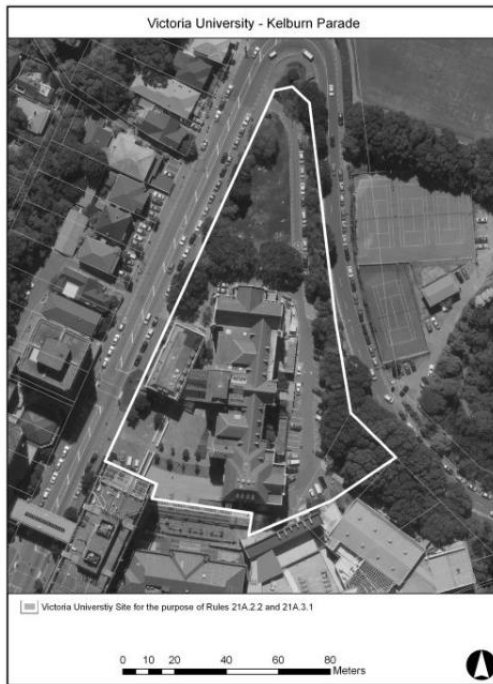
473. I also note that this has been achieved and the curtilage can be found in the PDP by searching on the interactive planning map and selecting the heritage building layers (see figure 8). Therefore, no further action is required on this submission point.

474. The curtilage for the Hunter Building in the ODP and PDP is shown in figure 8 below.

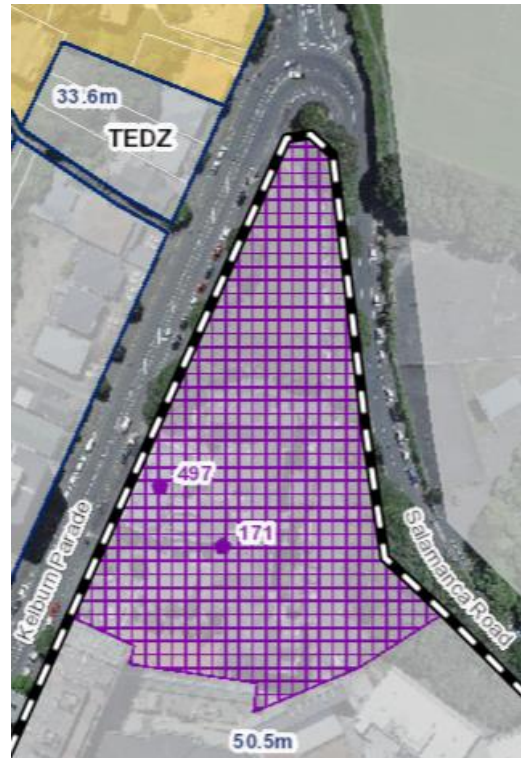
⁹⁴ Plan Change 43: Heritage Provisions, WCC website accessed March 2023 <https://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/current-district-plan/plan-changes-and-variations/completed-changes/change-43-heritage-provisions>

⁹⁵ "Hunter Building", *Wellington City Heritage*, WCC website accessed March 2023 <https://www.wellingtoncityheritage.org.nz/buildings/151-300/171-hunter-building?q=>

⁹⁶ Wellington City Council, *Report of the District Plan Hearings Committee, Proposed District Plan Change No.43: Heritage Provisions*, Appendix 1, Page 50 <https://www.wellingtoncityheritage.org.nz/buildings/151-300/171-hunter-building?q=>



Curtilage included in the ODP.



Curtilage included in the PDP

Figure 8: Hunter Building curtilage

Interiors

- 475. Submission 106 considers that the extent of the Hunter Building should not include the interiors of the building. I note that this is the status-quo from the ODP; that the Council has not researched or assessed the interiors of the Hunter Building; and the intention of Council is to carry over the extent of listing from the ODP at this time.
- 476. I also note that most items entered in SCHED1 include the entry “entire external building envelope” included under the table heading “protection required”, and that protected interiors are included in the schedule by exception.
- 477. From reading the PDP SCHED1 entry for item 171, I agree with submission 106 that it is unclear if the interiors are included within the mapped curtilage.
- 478. I suggest that the entry is updated to “Entire external building envelope.” And “Building curtilage for application of the historic heritage rules is mapped.”
- 479. I also note (subject to any decision on item 497), that the listing for the Robert Stout Building, 21 Kelburn Parade should also be amended to be enclosed by the same curtilage.

Schedule entry

- 480. A proposed revised schedule entry for item 171 is as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
171	21 Kelburn Parade	Hunter Building, Victoria University	LOTS 1-3 DP 898 LOT 2 DP 83302 LOT 6 PTS LOTS 3 4 BLK II DP 1185 PT DP 10182PT RES 7 TOWN BELT CLOSED STREET PT SUBN 1 OF XVB 3 POLHILL GULLY SEC 1270TOWN OF WELLINGTON - VICTORIA UNIVERSITY - 1553.5 M2 ANCHORS, BUILDINGS, FOUNDATION, GARAGE, LAND, SIGNS	<u>Entire external building envelope</u> Building curtilage for application of the historic heritage rules is mapped.	A, B, C, E, F		Historic Place Category 1, 221

Overall

481. I generally agree with submission 106 on the points noted above, but consider that the curtilage from the ODP has already been included in the PDP.
482. I also note that if the Robert Stout Building continues to be included in SCHED1, then it should include the same curtilage as the Hunter Building.

Recommendation

483. Based on the above I recommend that SCHED1 is amended to clarify that “protection required” is for the “entire external envelope”.

6.2. SCHED1 CURTILAGE ITEM 219, SCOTS’ COLLEGE MAIN BUILDING

484. Scots College Incorporated (117.10) consider that the Scots College campus is a large site, and that heritage rule HH-R5 (HH-P8) applies across the campus. Considering this seeks to agree a curtilage for the main building to be added to the district plan maps.

Response

485. In response to this request, I have:
- Read the relevant parts of the decision report for District Plan Change 43.
 - Read the WCC 2008 Curtilage report.
 - Read the heritage inventory report for the Scots College Main Building.⁹⁷
 - Read the HNZPT list entry #1426 for the Aitken Building.
 - Viewed the Main Building from Monorgan Street in April 2023.

Summary

486. The Scots College Main Building (also known as the Aitken Building) was constructed in 1918-1919 for a private school founded for the Presbyterian

⁹⁷ “Scots College Main Building”, *Wellington City Heritage*, WCC website accessed March 2023
<https://www.wellingtoncityheritage.org.nz/buildings/151-300/219-scots-college-main-building?q=>

Church. It was designed by architect William Gray Young in his signature neo-Georgian Style. The heritage inventory report notes that the “building has townscape value for the way in which it dominates the approach to the college, and for its outlook across the sports fields and open ground to the north.” It is listed by HNZPT as a Category 2 Historic Place.

487. Scots College was identified by the Council in 2008 as a heritage building on a large parcel of land where a curtilage (for the purpose of ODP rules 21A.2.2 and 21A.3.1) may be appropriate.

Curtilage

488. I have considered the three suggestions for curtilage for Scots College in detail in appendix 7. A summary of appendix 7 is that these proposals include:

- a. A curtilage that extends 25m from the listed main college building - submission 117.
- b. The curtilage included in the HNZPT registration report which includes the Main Building and the immediate surroundings.
- c. The proposal included in the WCC 2008 curtilage of heritage places which includes the Main Building and all of the playing fields to the north.

489. I have also considered the methodology included in the WCC 2008 report, the requirements of the RMA and GWRC RPS Policy 21. The recommendation (shown in figures 10 and 11 below) for a curtilage for the Main Building at Scots College has been established to:

- a. Include the heritage building listed by HNZPT.
- b. Acknowledge the significance of the view from the Monorgan Street entrance to the main building.
- c. Include the two (non-heritage) brick neo-Georgian buildings which are part of the setting of the main building when viewed from the north.⁹⁸
- d. Include the (non-heritage) entrance gates, driveway, and landscaped gardens immediately to the north of the main building – which provide the context and setting.

490. The curtilage would be established, in particular, for the purpose of rule HH-R4, HH-R5 and SUB-R7. It would reduce the requirement for the college to apply for resource consent under the heritage rules for the construction of

⁹⁸ These were constructed between 1990 and 2008, and are a modern interpretation of the original scheme proposed by Gray Young in 1917, but which was not fully implemented. HNZPT *Summary Report Scots College Aitken Building, Wellington (List File No.1426)* dated 30 March 2017.

new buildings, or alterations to non-heritage buildings in the parts of the site outside the curtilage.



The purple shading indicates the extent of the heritage building. The other items within the green shaded area are non-scheduled buildings and structures on the site of a heritage building.

Figure 9: Scots College Main Building – proposed curtilage

Schedule entry

491. A proposed revised schedule entry for item 219 is as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
219	1 Monorgan Road	Scots' College Main Building	PT DP 3995 PT LOT 1 DP 4155 LOT 1 DP 72492 LOT 1 DP 14616 PT SEC 11 WATTS PENINSULA DIST	Entire external building envelope Building curtilage for application of the historic heritage rules is mapped.	A, B, C, E		Historic Place Category 2, 1426

Overall

492. I agree with submission 117 that it is appropriate to introduce a curtilage for the purpose of rule HH-R5 and SUB-R7. My view is that the curtilage should be established as figure 11 above.

Recommendation

493. Based on the above I recommend:

- a. A minor amendment to the SCHED1 entry for item 117 Scots College Main Building; and
- b. That the curtilage is included in the PDP interactive map.

6.3. SCHED1 CURTILAGE ITEM 44, WELLINGTON RAILWAY STATION

494. Century Property Group (238.4) considers that the extent of place associated with SCHED1 item 44 Wellington Railway Station is too large, to the extent that it includes 83-87 Waterloo Quay.

Response

495. In response to this submission, I have:

- Viewed the curtilage for the railway station included in the ODP – see Heritage Rules Chapter 21, appendix 6: Wellington Railway Station – Bunny Street (DPC 43).
- Read the relevant parts of the hearings report for DPC 43.
- Read the WCC curtilage report.
- Viewed the maps in the PDP.

Summary

496. The curtilage of the railway station was established in DPC 43 in the ODP.⁹⁹ It includes the railway station building, platforms, and the former Social Hall. The curtilage excludes the properties at 61 to 97 Waterloo Quay, including those referred to in submission 238.4.

497. The curtilage from the ODP was included in the PDP, and includes the same extent.

Mapping error

498. I have looked at the interactive map in the PDP and agree with submission 238 on this point. The curtilage for item 44 is not intended to include 83-87 Waterloo Quay, but the interactive map summary for these properties states that it does. In my view, this is a minor error.

Recommendation

499. Based on the above, I recommend that the interactive map entry for 83-87 Waterloo Quay is updated to remove reference to the extent of item 44 Railway Station.

7. SCHED1 NOMINATIONS – REQUESTS BY OWNERS

500. This section of the report includes requests by owners for items to be added to SCHED1 including:

- Willowgrove, 17 Parkvale Road, Karori

⁹⁹ Decision report Appendix 1 page 48 - 49

- Two shop-residences, bakehouse and stables, 259 Mansfield Street, Newtown
- Dobson House (former), 61 Hankey Street, Mount Cook

501. The Council has received nominations in the submissions on the draft and PDP for items to be added to SCHED1 of the PDP. Where possible, the Council has commissioned Historic Heritage Evaluation reports for these properties. Three items that meet the WCC heritage criteria/GWRC RPS Policy criteria are proposed for addition to SCHED1.

7.1. SCHED1 OWNER NOMINATION - WILLOW GROVE, KARORI

502. Wellington City Council (266.181) consider that SCHED1 should be amended to include Willow Grove, 17 Parkvale Road, Karori.

Response

503. In response to this request, I have:

- Peer reviewed the HHE report.
- Visited the house from Parkvale Road in April 2023.

Summary

504. Willow Grove was constructed in c.1853 by Thomas Ellis as the family home, and the farmhouse for a Karori dairy farm. It was added to in 1991 and 1997 with well-considered additions that complement the heritage values of the place.

Research and assessment

505. Willow Grove was researched and assessed by NZ Heritage Properties in January 2023. The HHE report found that the house has significant historic, physical (architectural, townscape, integrity, age), and social values, and is rare and representative.

506. I agree with this assessment.

Owner's agreement

507. This item was not included in the draft or proposed district plan when it was notified in 2022. My understanding is that the Council has contacted the owners to confirm that they continue to request that the place is included in SCHED1 of the PDP.

Schedule entry

508. A proposed SCHED1 entry for Willow Grove is as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
526	17 Parkvale Road, Karori	Willow Grove	Lot 2 DP 44016	Entire external building envelope	A, B, C, E, F		

				Excludes 1991 and 1997 additions, and detached garage.			
--	--	--	--	--	--	--	--

Overall

509. Willow Grove is a c.1853 farmhouse that was nominated by its owner for inclusion in the PDP. The place has been assessed against the WCC criteria / GWRC RPS Policy 21 criteria and is eligible for inclusion in the PDP.

Recommendation

510. Based on the above I recommend that SCHED1 is amended to include item 526, Willow Grove, 17 Parkvale Road, Karori.

7.2. SCHED1 OWNER NOMINATION - 259 MANSFIELD STREET, NEWTOWN

511. Wellington City Council (266.182) consider that SCHED1 should be amended to include “Two shop-residences, bakehouse and stables, 259 Mansfield Street, Newtown”.

Response

512. In response to this request, I have:

- Peer reviewed the HHE report.
- Visited the buildings from Mansfield and Rhodes streets.

Summary

513. A complex of buildings has been located at the corner of Mansfield and Rhodes streets for over 120 years. The complex consists of two shops, two attached residences, and a combined bakehouse and stables. They were designed and constructed in 1900 by Hawthorn and Crump for Mary Jones.

514. This is a rare complex of Victorian/Edwardian shop-residences and the survival of the associated bakehouse and stables is notable.

Research and assessment

515. 259 Mansfield Street was researched and assessed by NZ Heritage Properties in January 2023. The HHE report found that the complex has significant historic, physical (architectural, townscape, group, surroundings, technological, integrity), and is rare and representative.

516. I agree with this assessment.

Owner’s agreement

517. This item was not included in the draft or proposed district plan when it was notified in 2022. My understanding is that the Council has contacted the

owners to confirm that they continue to request that the place is included in SCHED1 of the PDP.

Schedule entry

518. A proposed SCHED1 entry for 259 Mansfield Street is as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
527	259 Mansfield Street	Two Shop-Residences, Bakehouse and Stables	Part Section 875 TN of Wellington (WN86/21)	Entire external building envelope	A, B, E, F		

Overall

519. Two Shop-Residences, Bakehouse and Stables at 259 Mansfield Street, Newtown were nominated by their owners for inclusion in the PDP. The place has been assessed against the WCC criteria / GWRC RPS Policy 21 criteria and is eligible for inclusion in the PDP.

Recommendation

520. Based on the above I recommend that SCHED1 is amended to include item 527, Two Shop-Residences, Bakehouse and Stables at 259 Mansfield Street, Newtown

7.3. SCHED1 OWNER NOMINATION - DOBSON HOUSE (FORMER)

521. Angus Hodgson and Sebastian Clarke (86) consider that SCHED1 should be amended to include the former Dobson House at 61 Hankey Street. Mt Cook Mobilised (331.22) agree.

Response

522. In response to this request, I have:

- Prepared an HHE report for the place.
- Visited 61 Hankey Street on Thursday 23rd March 2023.

Summary

523. The Dobson House (former) at 61 Hankey Street is a Modernist house designed by architects Bill Toomath and Derek Wilson in 1958. It was constructed on a steeply sloping site subdivided from Anderson House (SCHED1 item 142) in 1945. The house was constructed for Douglas and Olive Dobson in 1959.

524. Overall, the house is an elegant and simple box, suspended on slender posts, pared back to the essentials, and focused to frame the remarkable views across Te Aro to the harbour.

525. The house was awarded an NZIA Wellington Branch Enduring Architecture Award in 2004, and has had few changes since the time it was built.

Research and assessment

526. I researched and assessed the former Dobson House in March 2023. The HHE report found that the house has significant historic, physical (architectural, surroundings, integrity), and is rare and representative.

Owner’s agreement

527. The owners, Angus Hodgson and Sebastian Clarke (86) nominated the property for inclusion in SCHED1.

Schedule entry

528. A proposed SCHED1 entry for the former Dobson House is as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
528	61 Hankey Street	Dobson House (former)	Lot 4 Deposited Plan 13007 (WN568/167)	Entire external building envelope	A, B, E, F		

Overall

529. The former Dobson House at 61 Hankey Street was nominated by its owners for inclusion in the PDP. The place has been assessed against the WCC criteria / GWRC RPS Policy 21 criteria and is eligible for inclusion in the PDP.

Recommendation

530. Based on the above I recommend that SCHED1 is amended to include item 528, Dobson House (former), 61 Hankey Street.

8. SCHED1 NOMINATIONS - ITEMS LISTED BY HNZPT

531. This section includes items that were listed in the New Zealand Heritage List Rārangī Kōrero in 2021. These are:

- Wellington Central Library Te Matapihi, Category 1 Historic Place
- Hurston House, 1 Mersey Street, Island Bay, Category 2 Historic Place
- McLean Flats, 320A The Terrace, Category 1 Historic Place

532. These items have generally not been included in SCHED1, generally due to timing.

8.1. SCHED1 HNZPT NOMINATION - WELLINGTON CENTRAL LIBRARY

533. HNZPT (70.38) oppose SCHED1 to the extent that the Wellington Central Library is not included. They seek to amend SCHED1 to include the Wellington Central Library Te Matapihi. Historic Places Wellington (182.37); Wellington’s Character Charitable Trust (233.28) agree.

534. The Wellington Civic Trust (388.120) Considers that SCHED1 should include the Michael Fowler Centre, the Municipal Office Building, the Civic Administration Building and Wellington Public Library. These buildings should be identified as having heritage values within the Te Ngākau Civic Square Precinct.
535. Sarah Cutten and Matthew Weir (FS91.36) consider that the council should not list the library while the building is being remediated.

Response

536. In response to this request, I have read the HNZPT listing report.¹⁰⁰

Summary

537. The Wellington Central Library Te Matapihi was listed by HNZPT as a Category 1 Historic Place in February 2021, list number 9761. The building is located in the Civic Centre.
538. The building was designed in a post-modern style by Athfield Architects and opened in 1991 as part of the (then newly modified) Civic Centre (now Te Ngākau Civic Square). The building won a Carter Holt Harvey Architectural Award, Environmental, in 1992 (when it was described as ‘...by far and away the best New Zealand public building of the 1980s’), a NZIA Wellington Branch Award in 1992 and an NZIA National Award in 1993.
539. The library was closed in 2019 due to concerns about the seismic risks associated with its precast hollow concrete flooring system. It is an earthquake-prone building with an EQB notice that expires in 2027. The library is currently being refurbished with works including base-isolation and associated structural strengthening; recladding parts of the exterior; additions to levels 2 and 3; new entrance(s); and interior fit out.

Redevelopment

540. The building was part of the Civic Centre Heritage Area established in the ODP in DPC 48, and was considered a non-heritage building for the purpose of rule 21B.2.2.
541. My understanding is that the resource consent application for works to redevelop the library were consented under the ODP heritage area rules (and before the PDP was notified in July 2022). The Civic Centre Heritage Area was replaced by the Te Ngākau Civic Square Precinct in the PDP.
542. The key issue for the Wellington Central Library Te Matapihi is whether the building will meet the WCC criteria/GWRC RPS policy 21 criteria for heritage identification once the building works are complete. This should become apparent in c.2026.

¹⁰⁰ The summary report is available from the HNZPT website <https://www.heritage.org.nz/the-list/details/9761>

Overall

543. The Wellington Central Library was listed by HNZPT as a Category 1 Historic Place in February 2021. It was included in the ODP as part of the Civic Centre Heritage Area, and was considered to be non-heritage for the purpose of rule 21B.2.2. The building has not been included in SCHED1 in the PDP, and is currently under redevelopment. It is unclear whether the building will meet the WCC criteria/GWRC RPS Policy 21 criteria for heritage identification when the works are complete in 2026.

Recommendation

544. Based on the above I recommend that the Wellington Central Library Te Mātapihi should be assessed against the WCC criteria/GWRC RPS policy 21 criteria in 2026 when the building works are complete, and the building re-opens to the public.

8.2. SCHED1 HNZPT NOMINATION - HURSTON HOUSE, ISLAND BAY

545. HNZPT (70.42) considers that SCHED1 should be amended to include Hurston House as this building has recently been added to the NZ Heritage List / Rārangī Kōrero as a Category 2 Historic Place (list number 9954).
546. Historic Places Wellington (182.38) and Wellington's Character Charitable Trust (233.29) agree.

Response

547. In response to this request, I have read the HNZPT report.¹⁰¹

Summary

548. Hurston House at 1 Mersey Street, Island Bay was listed by HNZPT as a Category 2 Historic Place in May 2021, list number 9954.
549. Hurston was designed by William Charles Chatfield as a two-storey timber villa in c.1887. The Missionary Sisters of St. Peter Claver bought the house in 1953 and oversaw some alterations, but the house retains a high level of authenticity and integrity.

Overall

550. Hurston is a Category 2 Historic Place and is likely to meet the WCC criteria/GWRC RPS Policy 21 criteria for heritage identification. It was listed by HNZPT after the Council had begun to engage with owners in November 2020. The Council has an obligation under the RMA to have regard to the Heritage New Zealand List Rārangī Kōrero when preparing district plans or plan changes.

¹⁰¹ The summary report is available from the HNZPT website <https://www.heritage.org.nz/the-list/details/9954>

Recommendation

551. Based on the above I recommend that Hurston is assessed by the Council against the WCC criteria/GWRC RPS Policy 21 criteria for heritage identification as soon as is practicable.

8.3. SCHED1 HNZPT NOMINATION - MCLEAN FLATS, 320A THE TERRACE

552. HNZPT (70.40 and 70.41) consider that the McLean Flats are included in NZ Heritage List/ Rārangī Kōrero (List number 9783) and should be included in SCHED1 either as its own entry, or as part of entry 299 (Gordon Wilson Flats).

Response

553. In response to this request, I have read the HNZPT report for the McLean Flats and Gordon Wilson Flats.¹⁰²

Summary

554. The McLean Flats were constructed in 1943-1944 as state housing by the Department of Housing Construction under chief architect Francis Gordon Wilson. The apartment building includes eighteen apartments, of which five are two-bedroom units. The McLean Flats featured in the 1946 film *Housing in New Zealand* and as an image in Cedric Firth's 1949 booklet *State Housing in New Zealand*. The Gordon Wilson Flats were constructed on the adjoining site at 320 The Terrace in 1957-1959 for the Department of Housing.

555. The McLean Flats were vacated in 2011, and the Gordon Wilson Flats were vacated in 2012 after the buildings were identified as potentially earthquake-prone. The Gordon Wilson Flats were purchased by Victoria University in 2014, and the McLean Flats were purchased by the university in 2019.

556. The Gordon Wilson Flats were listed in the district plan which became operative in 2000. The university applied for a plan change to re-zone the site in 2015, and the decision was appealed in the Environment Court in 2016-2017. Both the Gordon Wilson Flats and McLean Flats were listed by HNZPT in March 2021 as a Category 1 Historic Place.

Timing

557. The McLean Flats are similar to Hurston in that they were not considered for inclusion in the PDP because the building was listed by HNZPT after the Council began engagement with owners of places that had the potential to be added to the heritage schedules.

Separate listing

558. Submission 70 considers that the McLean Flats could be included in the Wellington District Plan SCHED1 – either as part of item 299 Gordon Wilson Flats, or as a separate listing. I agree with this suggestion.

¹⁰² The summary report is available from <https://www.heritage.org.nz/the-list/details/9783>

Overall

559. The McLean Flats is part of a Category 1 Historic Place and is likely to meet the WCC criteria/GWRC RPS Policy 21 criteria for heritage identification. It was listed by HNZPT after the Council had begun to engage with owners in November 2020, and was not assessed by the Council. The Council has an obligation under the RMA to have regard to the Heritage New Zealand List Rārangī Kōrero when preparing district plans or plan changes.

Recommendation

560. Based on the above I recommend that the:
- a. McLean Flats are assessed by the Council against the WCC criteria/GWRC RPS Policy 21 criteria for heritage identification as soon as is practicable.
 - b. Consideration should be given to inclusion of the McLean Flats in SCHED1 item 299 Gordon Wilson Flats, 320 The Terrace, or as a separate listing in SCHED1.

9. SCHED1 OTHER NOMINATIONS

561. There are 23 other nominations for items to be added to SCHED1 as follows:

- a. Civic Centre – 3 buildings:
 - Michael Fowler Centre
 - Municipal Office Building (MOB)
 - Civic Administration Building (CAB)
- b. Mount Victoria – 15 houses:
 - 13 Austin Street
 - 67 Austin Street
 - 17 Brougham Street (Owd Trafford)
 - 33 Brougham Street (Hutchinson's House / Women's House)
 - 123-125 Brougham Street (Ionian Flats)
 - 136/138 Brougham Street (Rev Moir's wife's houses)
 - 53 Ellice Street
 - 9 Hawker Street (Hamilton Flats)
 - 43 Hawker Street (Bernard Freyburg's House)
 - 71 Hawker Street (Paterson's House)
 - 7 Paterson Street (William Waring Taylor's House)
 - 58 Pirie Street (George Winder's House)
 - 49 Porritt Avenue (Kate Edger's House) – is included in the Porritt Avenue Heritage Area
 - 23 Stafford Street (Wellington Harbour Pilot Holmes's House)
 - 1 Tutchen Avenue (Wellington Harbour Pilot Shilling's House)
- c. Generally – 6 buildings
 - Wilkinson Holiday Flats at 5-7 and 9-11 Grass Street
 - Newman House at 15 and 17 Hawkestone Street
 - Samuel Brown House at 22 Hanson Street
 - Burns Upholsterer at 47-49 Martin Square

- Coffey House at 230 Oriental Parade
- Salvation Army Citadel on Jessie Street

9.1. SCHED1 NOMINATIONS - CIVIC CENTRE BUILDINGS

562. The Wellington Civic Trust (388.120) submission 388 considers that SCHED1 should be amended to include the Michael Fowler Centre (MFC); Municipal Office Building (MOB); and the Civic Administration Building (CAB), as well as the Wellington Central Library discussed in section 8.1 above.

563. Willis Bond and Company (FS12) agree that the Wellington City Library should be included in SCHED1, but do not agree with submission 388 on the MFC, CAB, and MOB.

Response

564. In response to this request, I have:

- Read the Civic Centre Heritage Area report.¹⁰³
- Considered the heritage rules in the ODP and PDPs.

Summary

565. Wellington's Civic Centre includes two listed heritage buildings (item 325 Wellington Town Hall, and item 70 City Gallery Wellington (former public library), along with the Michael Fowler Centre (MFC) and Municipal Office Building (MOB), Civic Administration Building (CAB), Wellington Central Library (WCL), foundations of the former Circa Theatre at Ilott Green, and the City to Sea Bridge and Capital E building.

566. The WCL was listed by HNZPT as a Category 1 Historic Place in 2021 and is discussed in detail in section 8.1 above.

567. The MOB is an eight-storey office building that was constructed from 1946-1951 to a design by Page, Fearn and Haughton in a Moderne style. The building has some alterations to the west including a glazed atrium that forms a link to the adjacent CAB building, and alterations to east to allow for works to earthquake-strengthen the town hall. The MOB was occupied by the WCC until the Council moved to 113 The Terrace in 2018. This was partly due to the imminent start of "heavy and noisy"¹⁰⁴ works to strengthen and base-isolate the adjacent Wellington Town Hall.

568. The MFC was designed in 1975 by architects Warren and Mahoney in a Brutalist style. Construction began in 1980 and the building opened in 1983. It is a performance and conference venue with an auditorium that seats over 2200 people. The building is constructed with a concrete frame, and is partly

¹⁰³ "Civic Centre", Wellington City Heritage, WCC website accessed March 2023

<https://www.wellingtoncityheritage.org.nz/areas/29-civic-centre?q=>

¹⁰⁴ [News and information - Our impending shift to The Terrace - an update - Wellington City Council](#)

clad in stainless steel. It is an earthquake-prone building and the EQB notice expires in 2029.

569. The CAB is a six-storey office building that was constructed in 1992 in a post-modern style to a design by Stevenson and Turner architects. It served as office accommodation for the WCC until the building was damaged in the 2016 Kaikōura earthquake.¹⁰⁵

Operative district plan

570. The ODP includes the town hall and city gallery (former library) as heritage buildings, and the Civic Centre as a heritage area. The MOB and MFC are contributing buildings, while the WCL, CAB, City to Sea Bridge & Capital E, and Ilott Green are non-heritage buildings and structures for the purpose of rule 21B.2.2.

571. In general terms:

- a. Wellington Town Hall and City Gallery are subject to the heritage building rules.
- b. The remaining buildings are subject to the heritage rule 21A.2.2 for additions, alterations, or new buildings on the site of a heritage building.
- c. MOB & MFC are subject to rule 21B.2.2 which makes the demolition of contributing buildings in heritage areas a discretionary restricted activity.
- d. CAB, City to Sea Bridge & Capital E, and the Ilott Green structures are non-heritage buildings and are not subject to rule 21B.2.2.
- e. Resource consents for additions and alterations to all of the buildings and the construction of new buildings in the Civic Centre Heritage Area take into consideration the heritage area and its values.

PDP

572. The PDP replaces the Civic Centre Heritage Area with the Te Ngākau Civic Square.
- a. Wellington Town Hall and City Gallery are subject to the heritage building rules.
 - b. The remaining buildings are non-scheduled buildings and structures on the site of a heritage building or structure, particularly HH-R2, HH-R4 and HH-R5.
 - c. HH-R2 generally makes partial and total demolition of non-scheduled items a permitted activity.

¹⁰⁵ [News and information - Insurance agreed on damaged building - Wellington City Council](#)

- d. HH-R4 generally makes the construction of new buildings and structures a restricted discretionary activity (with some exceptions).
- e. HH-R5 generally makes additions, alterations and partial demolition of non-scheduled items a restricted discretionary activity (with some exceptions) in terms of the effects on the town hall and city gallery.

573. The net effect of the PDP, when compared to the ODP, is that MFC and MOB can now be demolished and/or substantially altered without reference to the heritage building provisions.

Overall

574. I generally agree with submission 388 that the two buildings that were originally included as contributing buildings in the Civic Centre Heritage Area in the ODP should be researched and assessed as heritage buildings. These are the 1946-1951 MOB and the 1975-1983 MFC buildings.

575. The CAB was opened in 1992 and damaged 22 years later in the 2016 Kaikōura earthquake. My view is that the building hasn't had the longevity of use that you would expect for a heritage building. I have based this comment on UK guidance where buildings under 30 years old must demonstrate an outstanding quality to be considered for listing.¹⁰⁶ In these circumstances I'm taking this to mean the 22 years that the building was occupied/occupiable.

576. My view is also that HH-R3, HH-R4 and HH-R5 will ensure that works to alter CAB or construct a new building in its place will be discretionary restricted activities and that any consent would be required to take into consideration the values of listed heritage items in Te Ngākau Civic Centre.

Recommendation

577. Based on the above, I recommend that the MOB and MFC identified in submission 388 should be considered by the Council for further research and assessment.

9.2. SCHED1 NOMINATIONS - MOUNT VICTORIA

578. Joanna Newman (85.5), Alan Olliver and Julie Middleton (111.10), and the Mount Victoria Historical Society (214.12) consider that up to fifteen additional houses in Mount Victoria should be added to SCHED1. Considering this seek to amend SCHED1 to include these properties.

579. Wellington's Character Charitable Trust (FS82.199) supports submission 111.0 and 214.

¹⁰⁶ See for example paragraph 19 on buildings less than 30 years old in the UK Department for Digital, Culture, Media & Sport *Principles of selection for listed buildings* https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/Revised_Principles_of_Selection_2018.pdf

Response

580. In response to this request, I have:

- Read the relevant parts of the Mount Victoria Heritage Study¹⁰⁷
- Read HHE reports prepared for 53 Ellice Street and 67 Austin Street which were considered in the draft district plan but were not included in the PDP.

Summary

581. Submissions 85, 111, and 214 all consider that the following properties should be added to SCHED1.

- 13 Austin Street
- 67 Austin Street
- 17 Brougham Street (Owd Trafford)
- 33 Brougham Street (Hutchinson's House / Women's House)
- 123-125 Brougham Street (Ionian Flats)
- 136/138 Brougham Street (Rev Moir's wife's houses)
- 53 Ellice Street
- 9 Hawker Street (Hamilton Flats)
- 43 Hawker Street (Bernard Freyburg's House)
- 71 Hawker Street (Paterson's House)
- 7 Paterson Street (William Waring Taylor's House)
- 58 Pirie Street (George Winder's House)
- 49 Porritt Avenue (Kate Edger's House) – is included in the Porritt Avenue Heritage Area
- 23 Stafford Street (Wellington Harbour Pilot Holmes's House)
- 1 Tutchen Avenue (Wellington Harbour Pilot Shilling's House)

582. 53 Ellice Street and 67 Austin Street are attractive and well-maintained period houses, and both were identified in the Mount Victoria Heritage Study and included in the draft district plan. HHE reports were prepared for both houses which include assessment against the WCC heritage criteria /GWRC RPS policy 21 criteria. HHE reports recommend that both houses should not be added to SCHED1 as they do not meet the thresholds for listing, based on the available information.

Overall

583. 53 Ellice Street and 67 Austin Street have been assessed against the WCC/GWRC RPS policy 21 criteria and, although they are attractive and well-maintained houses, do not meet the criteria for inclusion in SCHED1.

584. The remaining 13 buildings require further research and assessment to assess their heritage values.

¹⁰⁷ Michael Kelly et al, *Mount Victoria Heritage Study*, WCC, 2017 <https://wellington.govt.nz/arts-and-culture/heritage/wellingtons-historic-heritage-sites/mount-victoria-heritage-study-report>

Recommendation

585. Based on the above I recommend that:
- a. 53 Ellice Street and 67 Austin Street are not included in SCHED1 of the PDP, unless further research indicates that they have significant heritage values.
 - b. The remaining 13 buildings on the list proposed in submissions 85, 111, 214 and FS82 should be considered by the Council for further research and assessment.

9.3. SCHED1 NOMINATIONS OTHER ITEMS

586. Historic Places Wellington (182.38 to 182.44) and Wellington's Character Charitable Trust (233.30 to 233.35) consider that six properties should be added to SCHED1. Grace Ridley Smith 390.9 agrees.
587. Wayne Coffey and Gregory Young (347.1) agree to the extent that they consider the Salvation Army Citadel building on Jessie Street should be added to SCHED1.

Response

588. In response to this request, I have read the detailed information provided in submission 182.

Summary

589. Submissions 182, 233 consider that the following buildings should be included in SCHED1:
- Wilkinson Holiday Flats at 5-7 and 9-11 Grass Street
 - Newman House at 15 and 17 Hawkestone Street
 - Samuel Brown House at 22 Hanson Street
 - Burns Upholsterer at 47-49 Martin Square
 - Coffey House at 230 Oriental Parade
590. Submissions 182, 233 & 347 consider that the Salvation Army Citadel on Jessie Street should be included in SCHED1.
591. Five nominations include detailed research with references and historic photographs that could form the basis of an HHE report. All appear to be good candidates for further research and assessment.

Recommendation

592. Based on the above I recommend that the places identified in submissions 182, 233 & 347 should be considered by the Council for further research and assessment.

10. SCHED1 CORRECTIONS.

593. The following section includes submissions that include corrections to SCHED1. These include the following requests:

- Corrections identified by HNZPT.
- Proposals to re-order the list of places in SCHED1.
- Minor corrections to an HHE report.

10.1. SCHED1 HNZPT CORRECTIONS

594. HNZPT (70.55) notes that some entries in SCHED1 have incorrect New Zealand Heritage List/Rārangī Kōrero references, or incorrect addresses. They seek corrections to SCHED1.

595. Sarah Cutten and Matthew Weir (FS91.13) support the corrections of errors, but are concerned that owners may have missed information due to inaccuracies in SCHED1. They seek that the errors are corrected, and that the Council commissions a review into inaccuracies and Council's heritage processes.

Response

596. In response I have:

- Checked the HNZPT website for list entries.
- Checked the Council's Property Map for legal descriptions.¹⁰⁸

Summary

597. HNZPT have identified errors in the SCHED1 entries, these generally relate to the reference number in the Heritage New Zealand List / Rārangī Kōrero.

598. The heritage lists in the ODP do not generally include the relevant HNZPT reference numbers and status. HNZPT recommend that heritage schedules include the relevant New Zealand Heritage List/Rārangī Kōrero reference number and status in the schedules.¹⁰⁹ This information has been added to the PDP.

599. The ODP heritage lists do not generally include legal descriptions as identifiers, and these have also been added to the PDP.

600. The HNZPT comments relate to the following 10 items:

- 164.2 Karori Cemetery Lychgate – incorrect reference.
- 165 Karori Cemetery Jewish Chapel (former) - missing reference.

¹⁰⁸ "Property" LocalMapsViewer, WCC website accessed March 2023

<https://gis.wcc.govt.nz/LocalMapsViewer/?map=95a0685dff724fc19035abd59c630b14>

¹⁰⁹ MfE, *Guidance for District Plans Structure and Chapter Standards*, 2019, page 11

<https://environment.govt.nz/assets/Publications/Files/guidance-district-plan-structure-and-chapter-standards.pdf>

- 179 Government Buildings - incorrect address (noting that 15 Lambton Quay was a previous address, and the property is managed by HNZPT).
- 187 Old BNZ Building No.2 - missing reference.
- 220 All Saint's Church - incorrect address (vicarage).
- 227 St Anne's Church – incorrect legal description (former church hall).
- 234 Wellington Central Fire Station – incorrect reference.
- 274 Mission to Seamen Building – incorrect reference.
- 350 St John's Church – request for the name to be updated to St John's Presbyterian Church.
- 429 Shop/dwelling – incorrect address.

SCHED1 Corrections

601. I agree with the corrections proposed by submission 70.55 and have corrected each item as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
164.2	76 Karori Road	Cemetery Lychgate	PT A316 LOT 3 DP 3647 LOTS 2-5 9-14 3334 DP 9848 PT LOT 2 DP 20266 OTARI BLK IX SUBS 1-5 PT SEC 1 KAIWHARAWHARA DISTRICT SEC 78 PT SECS 31 33 39 87 KARORI DISTRICT SO 21961 PT SEC 1 SO 33232- RECREATION RESERVE (GAZ 1992/2529)-BLOCK VI PORT NICHOLSON SD	Entire external building envelope	A, B, C		Historic Place Category 2, 1362-1400

165	76 Karori Road	Jewish Chapel (former)	PT A316 LOT 3 DP 3647 LOTS 2-5 9-14 3334 DP 9848 PT LOT 2 DP 20266 OTARI BLK IX SUBS 1-5 PT SEC 1 KAIWHARAWHARA DISTRICT SEC 78 PT SECS 31 33 39 87 KARORI DISTRICT SO 21961 PT SEC 1 SO 33232- RECREATION RESERVE (GAZ 1992/2529)-BLOCK VI PORT NICHOLSON SD	Entire external building envelope	A, B, C		Historic Place Category 2, 1362
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179	15 55 Lambton Quay	Government Buildings	SEC 1 SO 37161	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 37
187	233-247 Lambton Quay	Old BNZ Building 1 & 2	LOT 1 DP 85253 - OLD BNZ BLDG - BELOW RL 27.00	Entire external building envelope Heritage order	A,B,C,E,F		Building 1: Historic Place Category 1, 212 Building 2: Historic Place Category 2, 1336
220	94 90 Hamilton Road	All Saints' Church	PT LOT 44 DP 65	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1331
227	77 Northland Road (10 Randwick Road)	St Annes Church and Hall (former)	LOT 2 DP 82032 - SUBJ TO ELECTRICITY EASEMENT LOT 1 DP 90016 - SUBJ TO & INT IN R/W	Entire external building envelope	A, B, C		Historic Place Category 2, 3603
234	2-38 Oriental Parade	Wellington Central Fire Station	LOT 1 DP 88105 - SUBJ TO PEDESTRIAN ROW DP 477640	Entire external building envelope	A, B, C		Historic Place Category 2, 3654 3645
274	7 Stout Street	Missions to Seamen Building	LOT 1 DP 79269 THORNDON RECLAMATION - MISSIONS TO SEAMEN BUILDING	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 3411 3611
350	170-176 Willis Street	St John's Presbyterian Church	LOT 1 DP 72762 - NOTE: SITE LIMITED BY PLOT RATIO TRANSFER INT IN R/W OVER LOT 1 DP 8440 (DP 75130)-SUBJ TO & INT IN R/W OVER & IN FAVOUR OF LOT 1 DP 12423 (DP 76146)	Entire external building envelope	A, B, C, E		Historic Place Category 1, 228

429	149 151 Cuba Street	Shop/dwelling	LOT 1 DP 79547	Listing specifically includes party wall on south side of building	A, B, C, E, F		Historic Place Category 2, 5345 and Cuba Street Historic Area 7209
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602. I also agree with submissions 70.55 and FS91.13 that it is important to correct these errors and omissions.

603. In response to submission FS91.13, it seems unlikely that owners of these properties will have missed opportunities to participate in the consultation for the draft and PDP as the errors are generally in relation to the HNZPT list reference; all of the buildings identified by HNZPT are already included in the ODP; and all are correctly identified by name.

Recommendation

604. Based on the above, I recommend that SCHED1 is amended to correct minor errors identified by HNZPT.

10.2. SCHED1 PROPOSALS TO RE-ORDER THE ITEMS

605. The Wellington City Council (266.180) seeks to re-order SCHED1 alphabetically by street name.

606. Craig Palmer (492.50) considers that SCHED1 should be amended so that the items are aggregated into defined areas of the city. This would enable the public to access the definitive list for each suburb.

Response

607. In response to these requests, I have considered whether there are any heritage reasons to make the changes. In my view the Council’s planners are better placed to comment on these submissions.

10.3. SCHED1 MINOR CORRECTION - ITEM 470 COOPER’S COTTAGE

608. Rita Angus Cottage Trust (formerly Thorndon Trust) (494.2) supports the inclusion of SCHED1 item 470 Cooper’s Cottage. The trust also notes minor errors in the HHE report.

Response

609. In response to this submission, I have checked the SCHED1 entry for Cooper’s Cottage and note that the cottage is correctly identified as a Category 2 Historic Place.

HHE report corrections

610. Submission 494.2 has identified two minor errors in the HHE report. These are:
- In the both the Acknowledgements, page 2, and the List of Places, pages 21-36, Cooper's Cottage is stated to be HNZPT category 1 listed (List No 9764). Cooper's Cottage is HNZPT category 2 listed.
 - In the Inventory of buildings and features table, pages 275-8, Cooper's Cottage is given a status of 3. According to the key for this table, it should be status 4 which is specified to indicate "Buildings and features listed by WCC or registered by HNZPT".
611. I have checked SCHED1, and note that no action is required to amend the PDP.

Recommendations

612. Based on the above I recommend that the Council corrects the HHE report.

SCHED2 – HERITAGE STRUCTURES

11. SCHED2 - GENERAL COMMENTS

613. Vivienne Morrell (155.16), Historic Places Wellington (182.45), Wellington's Character Charitable Trust (233.37) generally supports the heritage listings in the heritage schedules.
614. Wellington's Heritage Professionals (412.105) and Cherie Jacobson (251.9) support the addition of new places to the schedule. But are concerned that the lack of public engagement on the review of the schedule.
615. Wellington Civic Trust (388.121) generally support SCHED2, but have nominated additional items.

12. SCHED2 – AMENDMENTS AND CLARIFICATIONS

616. There are two submissions that seek amendments or require clarifications on the content of SCHED2. These are for:
- Item 60 – Elsdon Best Memorial – proposal to amend the curtilage.
 - Bucket Fountain – clarification on heritage status.

12.1. SCHED2 CURTILAGE ITEM 60, ELSDON BEST MEMORIAL

617. Tawa Historical Society (386.1) considers that the SCHED2 item 60 (Elsdon Best Memorial) should be amended to include an enlarged area encompassing the Tawa War Memorial at the Northern end of Oxford Street, and the WWI memorial rock (recently moved from Willowbank Park).

Response

618. In response to this request, I have:
- Read the heritage inventory report for the Elsdon Best Memorial¹¹⁰
 - Visited the site in April 2023.

Summary

619. The Elsdon Best Memorial is a 1.6m high granite obelisk, set on a three-tiered concrete base which marks the location of the ashes of writer and ethnographer, Elsdon Best. The marker is set with Grasslees Reserve, which was once part of Grasslees Farm - where Best was born in 1856 and spent his early years. The PDP includes a 3m radius curtilage around the memorial.
620. Grasslees Reserve is adjacent to the Tawa RSA, and a group of war memorials have been installed on road reserve and at Grasslees Reserve in recent years. These include the:

¹¹⁰ Elsdon Best, Wellington City Heritage, WCC website accessed March 2-23
<https://www.wellingtoncityheritage.org.nz/buildings/objects/60-elsdon-best-memorial?q=>

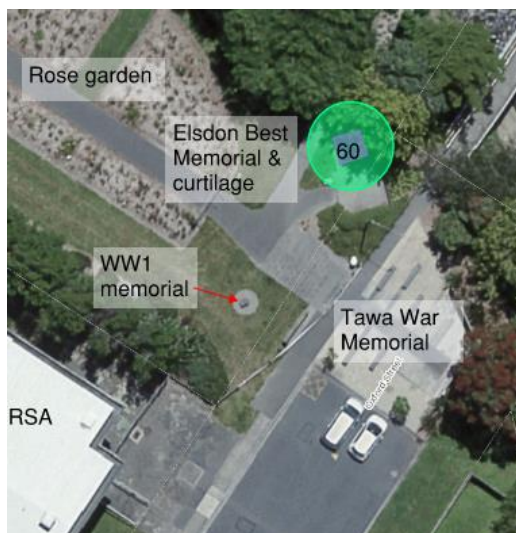
- War memorial which was commissioned by the Tawa Historical Society and constructed in c.2017.¹¹¹
- WW1 memorial rock which was relocated from Willowbank Reserve in c.2018. The brass plaque on the rock dates from 1993, and commemorates the 75th anniversary of the conclusion of WW1.

War memorial, and memorial rock

621. Although the Tawa War Memorial (2017) and memorial rock (1993 relocated 2018) serve an important role to the local community, they are relatively new features of Grasslees Reserve. My view is that, although they commemorate historic events, they haven't served their function as memorials for long enough time to be considered heritage structures in their own right. I have based this comment on UK guidance for listing buildings under 30 years old, which must demonstrate an outstanding quality to be considered for listing.¹¹² In my view, the two modern war memorials should not be researched and assessed as heritage structures in the immediate future.

Curtilage

622. Curtilage is discussed in detail in section 2.6, and was established following DPC 43 to manage the application of rules 21A.2.2 and 21A.3.1 for small heritage buildings on large sites. This was because it was considered onerous to require owners to apply for resource consent for works to build new buildings or structures (or alter non-heritage items) where the works would be located at a considerable distance from the heritage item and would have little effect on heritage values.



Curtilage in the ODP and PDP.



A possible curtilage that would include the WW1 memorial and Tawa War Memorial

Figure 10: Elsdon Best Memorial - curtilage.

¹¹¹ Sean Nugent, "Tawa war memorial unveiled" *Kapi-Mana News*, 2 May 2017 <https://www.pressreader.com/new-zealand/kapi-mana-news/20170502/281573765594089>

¹¹² See for example paragraph 19 on buildings less than 30 years old in the UK Department for Digital, Culture, Media & Sport: *Principles of selection for listed buildings*.

623. The curtilage is shown in figure 10. The image to the left shows the curtilage in the ODP, while the image to the right shows a curtilage that would meet the requirements of submission 386.
624. Note that, even with a revised curtilage, the WW1 memorial and the Tawa War Memorial would be non-heritage structures (on the site of a heritage structure) unless they are specifically added to SCHED2 of the district plan – for example in a future plan change.

Overall

625. The Elsdon Best memorial is a small structure at Grasslees Reserve with a 3m radius curtilage in the ODP and PDP.
626. The curtilage could be increased to include the war memorials as they are now part of the setting of the Elsdon Best memorial. But extending the curtilage would (and should) not offer heritage “protection” to the WW1 memorial or the Tawa War Memorial.
627. If the curtilage is amended to include the war memorials, this would require minor amendments to the planning maps.

Recommendations

628. Based on the above I recommend that a curtilage for the Elsdon Best Memorial continues to be included in the proposed district plan.

12.2. SCHED2 AND SCHED3 CLARIFICATION - BUCKET FOUNTAIN

629. Sarah Cutten and Matthew Weir (415.38) question why the bucket fountain has not been identified as a heritage structure (within the context of the inclusion of SCHED1 item 514 28 Robieson Street in SCHED1 of the PDP). Sophie Kahn (FS76.8) agrees.

Response

630. In response to this question, I have read the relevant parts of the heritage inventory report for the Cuba Street Heritage Area.

Summary

631. The bucket fountain is a kinetic sculpture designed by Graham Allardice (of Burren and Keen) in c.1969. Architects and planners, Burren and Keen, were commissioned to design Cuba Mall as the first pedestrian mall in New Zealand. The practice also designed the Pukehinou Flats at 2 Brooklyn Road.¹¹³

¹¹³ *Pukehinou Flats: 3 Aro Street and 3,9 and 11 Ohiro Road (former Wellington Bowling Club Site)*, Wellington City Council Archives, 00001-60/1026 Part 3.

632. The bucket fountain is located in the Cuba Street Heritage Area. It is a contributing structure in the Cuba Street Heritage Area and is subject to the heritage area rules.

Recommendation

633. Based on the above, I consider that no action is required.

13. SCHED2 HERITAGE STRUCTURES NOMINATIONS

634. Heritage structures have been nominated in the PDP. Generally, where the item is owned by the Council, the item has been researched and assessed for inclusion in SCHED2. These items are:

- Tyers Stream Dam
- Glenside Milk Stand
- Tram Pole, Jervois Quay

635. The Council has not assessed items that are held in private ownership, or the Mount Victoria Tunnel which I understand to be part of State Highway 1 (SH1). This is because the owners and affected parties have not had time to participate in consultation for the draft plan or PDP.

13.1. SCHED2 NOMINATION - TYERS STREAM DAM

636. Tyers Stream Group (221.79) and the Wellington City Council (266.186) consider that the Tyers Stream Dam should be listed in SCHED1 as a heritage structure. Historic Places Wellington (FS111.32) agree.

Response

637. In response to this request, I have peer reviewed the HHE report for Tyers Dam. The Tyers Stream Reserve is not currently publicly accessible, and I could not visit the dam.

Summary

638. Waitohi Awa (Tyers Stream) is a site of significance to Māori included in SCHED7 of the proposed district plan. The stream was initially dammed to provide water to a tannery and fellmongery works for Alfred Tyer in the late 19th century, and a new dam and concrete reservoir were constructed in 1907. The Tyers Stream Dam is an early example of a concrete arch dam.

639. The dam is located on a recreation reserve established under the Reserves Act 1977 and is owned by the Wellington City Council.

Identification

640. Tyers Dam was nominated for inclusion in SCHED2 by the Tyers Stream Group who formed in 2019 to protect and restore Tyers Stream and its catchment.

Tyers Stream Reserve, near Khandallah, is ecologically and historically significant (but currently inaccessible). The dam is an important part of the reserve and has significant heritage values.

Research and assessment

- 641. The Historic Heritage Evaluation (HHE report) for the Tyers Stream Dam was prepared by NZ Heritage Properties in December 2022.
- 642. The HHE report assessed the property against the WCC criteria/GWRC RPS policy 21. It was found to have significant historic, physical (archaeological, architectural, townscape/landmark, surroundings, technological, integrity), social, to be rare and representative.
- 643. I agree with this assessment.

SCHED2 entry

644. A proposed SCHED2 entry for the Tyers Stream Dam is as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
65	Tyers Stream Reserve, Ngauranga	Tyers Stream Dam	Fee Simple, 1/1, Lot 4 Deposited Plan 58937	Entire structure	A,B,C,E,F		

Overall

645. The Tyers Stream Dam meets the assessment criteria for inclusion in SCHED 2 of the district plan.

Recommendation

646. Based on the above I recommend that SCHED2 and the district plan map are amended to include the Tyers Stream Dam.

13.2. SCHED2 NOMINATION - GLENSIDE MILK STAND

647. The Wellington City Council (266.184) and Claire Bibby (329) consider that SCHED2 should be amended to include the Glenside Milk Stand as a heritage structure. Historic Places Wellington (FS111.32) agree.

Response

648. In response to this request, I have read the HHE report for the Glenside Milk Stand. I visited the milk stand on the 17 May 2022.

Summary

649. The Glenside Milk Stand is a small concrete structure located on road reserve in the suburb of Glenside. It was a roadside collection point for milk cans

under the Wellington Municipal Milk Scheme, and the scheme was one of the first of its kind in New Zealand and internationally. By the 1960s many dairy farmers stored milk in refrigerated holding tanks for direct collection by tankers. After this time, many timber milk stands were dismantled or were left to decay.

650. The milk stand is likely to have been constructed by a local dairy farmer and is located on legal road.

Research and assessment

651. The Historic Heritage Evaluation (HHE report) for the Glenside Milk Stand was prepared by NZ Heritage Properties in December 2022.

652. The HHE report assessed the property against the WCC criteria/GWRC RPS policy 21. It was found to have significant historic, physical (group, integrity), social values and to be rare and representative.

653. I agree with this assessment.

Curtilage

654. The HHE report recommends a curtilage of 1m on each side of the milk stand.

SCHED2 entry

655. A proposed SCHED2 entry for the Glenside Milk Stand is as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
66	Middleton Road (corner of Middleton Road and Glenside Road), Glenside	Glenside Milk Stand	Legal road	Entire structure The extent includes a curtilage that extends to 1m from each side of the structure.	A,B,C,E,F		

Overall

656. The Glenside Milk Stand meets the assessment criteria for inclusion in SCHED 2 of the district plan.

Recommendation

657. Based on the above I recommend that SCHED2 and the district plan map are amended to include the Glenside Milk Stand.

13.3. SCHED2 NOMINATION - TRAM POLE, JERVOIS QUAY

658. The Wellington City Council (266.185) consider that SCHED2 should be amended to include the Tram Pole on Jervois Quay as a heritage structure. Historic Places Wellington (FS111.32) agree.

Response

659. In response to this request, I have read the HHE report for the tram pole on Jervois Quay. I visited the tram pole in April 2023.

Summary

660. The Jervois Quay tram pole is likely to have been installed in the mid-1920s to supply electricity to a new tram route along Wakefield Street. It is a tapered steel pole with a decorative ball and spike finial, and retains its bracket arms and insulators. Although most of the tram poles were removed in Wellington the 1960s, this pole is one of three known tram poles that remain in-situ in New Zealand.

661. The tram pole is located on legal road / road reserve, and the pole is a Council owned asset.

Research and assessment

662. The Historic Heritage Evaluation (HHE report) for the Jervois Quay Tram Pole was prepared by NZ Heritage Properties in December 2022.

663. The HHE report assessed the property against the WCC criteria/GWRC RPS policy 21. It was found to have significant historic, physical (group, technological, integrity), and social values, and to be rare and representative.

664. I agree with this assessment.

Curtilage

665. The HHE report recommends a curtilage radius of 1.5m from the structure.

SCHED2 entry

666. A proposed SCHED2 entry for the Jervois Quay Tram Pole is as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
67	Jervois Quay (corner of Jervois Quay and Wakefield Street)	Tram Pole	Legal Road	Entire structure including the tram pole, bracket arms and insulators. The extent includes a curtilage radius of 1.5m from the structure.	A,B,C,E,F		

Overall

667. The Jervois Quay Tram Pole meets the assessment criteria for inclusion in SCHED 2 of the district plan.

Recommendation

668. Based on the above I recommend that SCHED2 and the district plan map are amended to include the Jervois Quay tram pole.

13.4. SCHED2 NOMINATION - MOUNT VICTORIA TUNNEL

669. Tim Bright (75.12), Judith Graykowski (80.14), Joanna Newman (85.6), Alan Olliver & Julie Middleton (111.11), Vivienne Morrell (155), Historic Places Wellington (182.45), Mount Victoria Historical Society (214.13) consider that the Mount Victoria tunnel should be included in SCHED2 in a similar way to the Northland, Karori, Seatoun tunnels, and the Hataitai bus tunnel.

670. Sarah Cutten and Matthew Weir (FS91.20) oppose the listing of operational infrastructure.

Response

671. In response to this request, I note that there are four tunnels listed in SCHED2. These are:

- Karori Tunnel (Category 2 Historic Place)¹¹⁴
- Seatoun Tunnel (Category 2 Historic Place)¹¹⁵
- Hataitai Bus Tunnel (Category 2 Historic Place)¹¹⁶
- Northland Tunnel (Category 2 Historic Place)¹¹⁷

Summary

672. The Mount Victoria Tunnel opened in 1931, and is 623 metres long and has two lanes for motor vehicles. It has a separate walkway that is shared by pedestrians and cyclists, and was upgraded in 2012 and 2016. The tunnel is part of SH1.

673. The Mount Victoria Tunnel is near several significant heritage places including Te Akatarewa Pā, Te Ranga a Hiwa, and the Wellington East Girls' College main building and gates.

¹¹⁴ "Karori Tunnel", Wellington City Heritage, WCC website accessed March 2023

<https://www.wellingtoncityheritage.org.nz/buildings/objects/6-karori-tunnel?q=>

¹¹⁵ "Seatoun Tunnel", Wellington City Heritage, WCC website accessed March 2023

<https://www.wellingtoncityheritage.org.nz/buildings/objects/4-seatoun-tunnel?q=>

¹¹⁶ "Hataitai Bus Tunnel", Wellington City Heritage, WCC website accessed March 2023

<https://www.wellingtoncityheritage.org.nz/buildings/objects/44-bus-tunnel?q=>

¹¹⁷ "Northland Tunnel", Wellington City Heritage, WCC website accessed March 2023

<https://www.wellingtoncityheritage.org.nz/buildings/objects/41-northland-tunnel?q=>

674. Four similar tunnels are listed in SCHED2 (all of which are also listed in the New Zealand Heritage List/Rārangī Kōrero). These are the Karori Tunnel (1897-1901), Seatoun Tunnel (1906-1907), Hataitai Bus Tunnel (1907), and the Northland Tunnel (1928-1929). These tunnels are not part of SH1.

675. The Mount Victoria Tunnel is not listed by HNZPT, and is part of SH1.

Summary

676. My view is that there is not enough information available to make an assessment of the tunnel against the WCC heritage criteria /GWRC RPS criteria without further research.

Recommendation

677. Based on the above I recommend that the Mount Victoria tunnel should be considered by the Council for further research and assessment.

13.5. SCHED2 NOMINATION - CITY TO SEA BRIDGE

678. The Wellington Civic Trust (388.120) submission 388 considers that SCHED2 should include the City to Sea bridge and Civic Square. This includes all features associated with the City to Sea Bridge, including the decking, the steps, the sculptures: and the paving, steps, sculptures, water features and other items which comprise the original design for the square, including the walkway which links the two levels of the above features. Historic Places Wellington (FS111.32) agree.

679. Willis Bond (FS12.4) considers that the Te Ngākau Civic Square Precinct provisions adequately address heritage considerations within the area.

Response

680. In response to this question, I have:

- Read the relevant parts of the Civic Centre Heritage Area report.¹¹⁸

Summary

681. The Civic Centre was established as a heritage area in the ODP in DPC 48. The structures noted in submission 388 (including the City to Sea Bridge, Capital E and the foundations of the former Circa Theatre at Ilott Green) were non-heritage buildings and structures for the purpose of rule 21B.2.2 in the heritage area. In effect, this means that demolition of these items is a permitted activity in the ODP.

682. The Civic Centre Heritage Area was not included in SCHED3 of the proposed district plan, but was replaced by the Te Ngākau Civic Square Precinct in the City Centre Zone.

¹¹⁸ Civic Centre, Wellington City Heritage, WCC website accessed March 2023
<https://www.wellingtoncityheritage.org.nz/areas/29-civic-centre?q=>

683. The bridge is both a structure and a building. This is because Capital E is an earthquake-prone building located under part of the bridge. The EQB notice expires in 2027.

Te Ngākau Civic Square Precinct

684. The Ngākau Civic Square Precinct was introduced in the proposed district plan and replaces the Civic Centre Heritage Area in the ODP. It is located in the City Centre Zone.
685. The objectives of the City Centre Zone include:
- CZ-05 – 7. *acknowledging and sensitively responding to adjoining heritage buildings, heritage areas, and areas and sites of significance to Māori.*
 - CZ-07 – 2.a. *managing adverse effects at interfaces with heritage buildings, heritage structures and heritage areas.*
686. Policy CCZ-PREC01-P4 requires that development within the Te Ngākau Civic Square Precinct must contribute positively to its visual quality, amenity, interest, and public safety by:
- 2. Ensuring building design respects the form, scale and style of heritage buildings and wider architectural elements within the precinct, including interface treatment with the Town Hall;*
 - 10. Incorporating public amenities, public artwork and means to assist wayfinding, including provision of interpretation and references to the area’s cultural and historic heritage associations.*
687. I note that the civic centre was identified as a heritage area in the ODP, and that the heritage provisions have been removed in the proposed district plan. Most of the items noted in submission 388 were identified as non-heritage for the purpose of rule 21B.2.2 in c.2007 when the heritage area was established.
688. This is likely to have been because they were less than 15 years old at that time. Now that the civic centre has been established for 30 years, some items (such as the Wellington Central Library) have been identified as having heritage value.
689. As such, it is good heritage practice to audit Te Ngākau Civic Square to identify the important structures, architectural elements, and artworks, and to assist in the planning for their long-term management. In my view this should be undertaken in the format of a Conservation Management Plan (CMP), and any items identified in the CMP that have significant heritage values should be proposed for inclusion in SCHED1 and SCHED2 in a future plan change.

Overall

690. I have considered the new provisions for the Te Ngākau Civic Centre Precinct and consider that, although the place is not a heritage area in the proposed district plan, that a CMP would be a useful tool to identify and manage

important structures, architectural elements, and artworks in the precinct. Although the items noted in submission 388 were identified as non-heritage buildings and structures in the Civic Centre Heritage Area, this may have been because they were relatively new when the heritage area was created. Heritage values can change over time, and research and assessment are required to identify items with significant heritage values.

691. My view is that there is not enough information available to make an assessment of the civic centre structures against the WCC/GWRC RPS criteria without further research.

Recommendations

692. Based on the above I recommend that the Council undertakes research and assessment of the Civic Square to identify significant heritage structures, and important architectural elements and artworks (particularly for the purpose of policy CCZ-PREC01-P4). Significant structures should be added to SCHED2 in a future plan change or variation.

13.6. SCHED2 NOMINATION - TAWA TUNNEL SURVEY PEG AND VIEWSHAFT

693. Claire Bibby (329) considers that the survey marker used for the Tawa tunnel construction should be added to SCHED2 as a heritage structure with a protected viewshaft towards the entrance the Tawa Tunnel No.2 at Glenside.

Response

694. In response to this request, I have read the detailed information included in submission 329.

Summary

695. The survey marker was used to assess the centre line of the Tawa Tunnel No.2 at Glenside. The marker is located on a property at 395 Middleton Road, with a direct view to the tunnel's northern entrance. The marker relates to the c.1928-1937 construction of the Tawa Flat Deviation on the main railway line north of Wellington, which was constructed to bypass the steep and winding Johnsonville line.
696. I agree that the survey peg has an interesting history, and that there is merit in considering a view shaft from the item to the entrance of the tunnel.

Recommendation

697. Based on the above I recommend that the survey peg and view shaft identified in submission 329 should be considered by the Council for further research and assessment with the view to adding the item to SCHED2 in a future plan change or variation.

14. SCHED2 CORRECTIONS

698. The following section addresses submissions that have identified errors and proposed corrections to SCHED2. These include errors identified by HNZPT and the Council.

14.1. SCHED2 CORRECTIONS HNZPT

699. HNZPT (70.55) considers that two entries in SCHED2 have missing or incorrect New Zealand Heritage List/Rārangī Kōrero references. These are item 4 - Seatoun Tunnel and item 28 Queen Victoria Statue.

Response

700. In response I have checked the HNZPT website for list entries.

701. I agree with submission 70 on this point and have corrected the SCHED2 entries as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
4	Broadway, Seatoun	Seatoun Tunnel	Legal Road	Includes all features associated with the tunnel including - tunnel approaches; entrance portals; tunnel structure; footpath and pedestrian handrails; archaeological features associated with tramlines.	A,B,C,F		Historic Place Category 2, 3650
28	Kent and Cambridge Terrace	Queen Victoria Statue	SEC 1 SO 479863	Includes all above ground features associated with the Queen Victoria Statue including - cast bronze statue; granite pedestal cladding and pedestal structure; bronze pedestal reliefs; concrete base and steps.	A,B,C,F		Historic Place Category 2, 28 3663

Recommendation

702. Based on the above I recommend that SCHED2 is amended to correct the entries identified by submission 70.

14.2. SCHED2 CORRECTIONS WELLINGTON CITY COUNCIL

703. The Wellington City Council (266.187) has identified a minor correction to SCHED2. This is in regard to item 63 – Bolton Street Motorway Overbridge.

Response

704. I agree with submission 266 on this point and have corrected the SCHED2 entry as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
63	Bolton Street	Motorway Overbridge	TBC Legal Road	Entire structure	A,B,C,F		

Recommendation

705. Based on the above I recommend that SCHED2 is amended to correct the entries identified by submission 266.

14.3. SCHED2 PROPOSAL TO RE-ORDER THE ITEMS

706. The Wellington City Council (266.183) seeks to re-order SCHED2 alphabetically by street name.

Response

707. In response to these requests, I have considered whether there are any heritage reasons to make the changes. In my view the Council's planners are better placed to comment on these submissions.

SCHED3 – HERITAGE AREAS

15. SCHED3 HERITAGE AREAS - GENERAL ISSUES

708. The following section includes general issues for SCHED3 Heritage Areas.

These include:

- a. Submissions that indicate support or opposition for the SCHED3.
- b. Purpose of heritage areas.
- c. Definitions.
- d. Evaluation methodology.

15.1. SCHED3 SUBMISSIONS IN SUPPORT

709. Vivienne Morrell (155.19), Historic Places Wellington (182.46), Wellington's Character Charitable Trust (233.39), and David Lee (454.1) generally support SCHED3 Heritage Areas in the proposed district plan.

710. Cherie Jacobson (251.1) and the Wellington Heritage Professionals (410.107) generally support the new additions to SCHED3, but are concerned about a lack of public engagement and consider that schedule of heritage areas is not representative.

711. Peter Fordyce (431.45) supports the heritage areas in SCHED3, but considers that they are not large enough and should be expanded.

712. Historic Places Wellington (182.48), Grace Ridley-Smith (390.10), and Christina Mackay (478.16) generally support the heritage areas in Mount Victoria and Thorndon.

713. Friends of the Bolton Street Cemetery Inc (250.3) support SCHED3 as notified, in respect of the inclusion of the Bolton Street Cemetery Heritage Area.

714. Fabric Property Ltd (425.112) support SCHED3 as notified, in respect of ensuring that 1 Grey Street is listed as a non-heritage building.

715. Argosy Property No.1 Limited (383.129) support SCHED3 as notified, in respect of the inclusion of 360-366 Lambton Quay.

716. Considering this the submissions above generally seek to retain SCHED3 Heritage Areas, as notified or with additions.

15.2. SCHED3 PURPOSE OF HERITAGE AREAS

717. This section addresses the purpose of heritage areas, and is based on the PDP – HH Historic Heritage Introduction.

718. A summary is that heritage areas contain a concentration of buildings and structures with similar heritage values. They can contain the following items:

- a. SCHED1 heritage buildings
- b. SCHED2 heritage structures
- c. Contributing buildings and structures which have not been listed in SCHED1-Heritage buildings or SCHED2-Heritage Structures but have significant heritage value when considered as a collection.
- d. Non-heritage buildings and structures.

719. The heritage area rules enable the repositioning, relocation, and total demolition of non-heritage buildings and structures.

Nationwide challenges

720. The management of heritage areas is considered by HNZPT to be a “nationwide challenge” as they consider that “...heritage areas are often not well regulated: Yet they have greater collective cultural and heritage value than the individual places and sites.”¹¹⁹

15.3. SCHED3 DEFINITIONS

721. The PDP includes the following definitions that are relevant to heritage areas:

- a. **Heritage buildings** – a building, identified in SCHED1 – Heritage Buildings.
- b. **Heritage structures** – a structure, identified in SCHED2 – Heritage Structures.
- c. **Contributing buildings and structures** - means buildings and structures that contribute to the heritage values of a heritage area and have not otherwise been identified as a heritage building, heritage structure or non-heritage building or structure.
- d. **Non-heritage buildings** - means buildings and structures within a heritage area and identified in SCHED3 as non-heritage.

15.4. SCHED3 EVALUATION OF CONTRIBUTING AND NON-HERITAGE

722. Heritage areas are evaluated in Historic Heritage Area Evaluation reports. The reports prepared for the PDP were set out in the Council’s standard HHAE

¹¹⁹ HNZPT Guide to the Management of Historic Heritage: District Plans, item 7.2 page 6.

template. The template includes an inventory of buildings and features which are assessed on the following scale:

- 4 *Listed by WCC or registered by HNZPT.*
- 3 *Contributes to the values of the heritage area and should be nominated for addition to the District Plan schedule as a heritage building or object.*
- 2 *Contributes to the values of the heritage area.*
- 1 *Neutral impact on heritage area.*
- Neg. Negative impact on heritage area.*

723. Items that are listed by WCC or HNZPT are generally included in the District Plan as SCHED1 heritage buildings or SCHED2 structures.

724. Items that are otherwise rated as a 2, 3, or a 4 are generally included in SCHED3 as contributing buildings.

725. Items that are rated as 1 or “Neg.” are generally included in SCHED3 as non-heritage buildings or structures.

16. SCHED3 HERITAGE AREAS INCLUDED IN THE ODP

726. The following section responds to submissions to amend or omit heritage areas that were included in the ODP. These submissions relate to SCHED3:

- Item 1 Aro Valley Cottages
- Item 5 Wellington Botanic Gardens
- Item 7 Kaiwharawhara Bridle Track
- Item 24 Salisbury Garden Court
- Item 28 Stout Street
- Item 33 Newtown Shopping Centre

16.1. SCHED3 ITEM 1, ARO VALLEY COTTAGES HERITAGE AREA

727. Josephine Brien and Tim Bollinger (365.6) consider that SCHED3 item 1 Aro Cottages Heritage area should be amended to include the following items:

- 39,41,43, 45 Palmer Street (adjacent to SCHED3 item 1 – Aro Valley Cottages Heritage Area).
- 22, 24a and 24b Aro Street (SCHED7 - Waimapihi Awa, and near SCHED3 item 1 – Aro Valley Cottages Heritage Area).
- 43 and 45 Abel Smith Street (possibly 143 and 145 Abel Smith)

Response

728. In response to this request, I have looked at SCHED1 and SCHED3 including:
- SCHED3 item 1, Aro Valley Cottages Heritage Area report.¹²⁰
 - SCHED1 item 5, 143 and 145 Abel Smith Street.¹²¹

Summary

729. SCHED3 item 1 Aro Valley Cottages Heritage Area consists of twelve houses that were constructed between 1879 and 1903. The houses are grouped in near-identical pairs, or groups of fours.
730. The area is listed in the New Zealand Heritage List Rārangi Kōrero as the Aro Street Houses Historic Area. All but one of the houses are a Category 2 Historic Place, and all are included in SCHED1 of the district plan as heritage buildings.
731. Builder Andrew Bonthorne constructed eight cottages on Town Acre 42 before 1880, these are the four cottages at 39-45 Palmer Street noted in submission 365 and four cottages at 32-38 Aro Street (listed in SCHED1 & 3). Submission 365 includes a shop at 22 Aro Street and a modified pair of houses at 24a and 24b Aro Street – these were all constructed before c.1892.¹²²
732. Submission 365 also identifies 43 and 45 Abel Smith Street. I have looked at online maps and confirm that there are no houses at those addresses. My view is that the submission refers to two heritage buildings included in SCHED1 as item 5, 143 and 145 Abel Smith Street. If so, then no further action by the Council is required.

Overall

733. Submission 365 identifies nine buildings, two of which are included in SCHED1 as heritage buildings. The remaining seven buildings are adjacent or near SCHED3 item 1 Aro Valley Cottages Heritage Area.
734. My view is that the submission raises valid points, particularly for the four houses on Palmer Street. But note that further research and assessment is required to ascertain if the houses fit within the context of the heritage area and whether the heritage area would benefit from their inclusion.

Recommendation

735. Based on the above I recommend that the Council considers undertaking research and assessment of the properties around the Aro Valley Cottages Heritage Area to confirm if the area should be increased to include additional properties.

¹²⁰ "Aro Valley Cottages", *Wellington City Heritage*, WCC website accessed March 2023

<https://www.wellingtoncityheritage.org.nz/areas/1-aro-valley-cottages?q=>

¹²¹ "Houses, 143 and 145 Abel Smith Street", *Wellington City Heritage*, WCC website accessed March 2023

<https://www.wellingtoncityheritage.org.nz/buildings/1-150/5-houses-143-and-145-abel-smith-street?q=>

¹²² The footprints of the houses appear on the c.1892 Thomas Ward Maps.

- 16.2. SCHED3 ITEM 5, WELLINGTON BOTANIC GARDENS - CLARIFICATION
736. Lorraine and Richard Smith (230.11) refer to the heritage areas around the botanical gardens in their submission about Kelburn.

Response

737. In response this submission, I have read the submission and looked at the extent of the SCHED3 item 5 Wellington Botanic Gardens and item 8 Cable Car Route heritage areas.
738. In clarification, the Wellington Botanic Gardens Heritage Area includes SCHED1 item 30 the former Cable Car Winding House (now the Cable Car Museum).
- 739.
740. The adjacent Cable Car Route Heritage Area includes part of the Kelburn terminus, along with the cable car tracks, and the cable car stations between Kelburn and the Lambton Quay terminus. This heritage area includes the Talavera cable car station referred to in submission 230.
741. From reading submission 230, my understanding is that there are no requests to amend SCHED3.

16.3. SCHED3 ITEM 7, KAIWHARAWHARA BRIDLE TRACK

742. The Council has suggested a minor amendment to SCHED 3 to change the route item 7 Kaiwharawhara Bridle Track. This issue has been raised in a resource consent.

Response

743. In response I have:
- Read the relevant parts of the Kaiwharawhara Bridle Track heritage report¹²³
 - Read the specific provisions for the Kaiwharawhara Bridle Track in the ODP.

Summary

744. The Kaiwharawhara Bridle Track is likely to have been formed in the early 1840s. It was based on the general direction of an existing route used by iwi and hapū, and may be associated with the Kaiwharawhara Kāinga which is included in SCHED7.
745. The track has been modified over time, but is thought to follow the original surveyed alignment for much of its length. Parts of the track are likely to have

¹²³ Kaiwharawhara Bridle Track, Wellington City Heritage, WCC website accessed March 2023
<https://www.wellingtoncityheritage.org.nz/areas/7-bridle-track?q=>

archaeological values, and meet the definition of an archaeological site under the HNZPT Act 2014.

746. The southernmost section of the track was realigned in the early 2000s when the former railway settlement at Kaiwharawhara was subdivided and re-developed. The subdivision created new pedestrian footpaths from Fore Street to Sargeson Way, which connect with the existing (c.1840s) pedestrian path at Nicholson Road. The walking track (along Nicholson Road) is now a well-formed asphalted pedestrian path that connects Khandallah with Kaiwharawhara.
747. The heritage area in the ODP and PDP overlay residential properties at Marsh Way that are not part of the route of the current walking track. The Council seeks to amend the boundaries of the heritage area to only include the current and known route of the bridle track and to omit residential properties.

Mapping error

748. The issue appears to have arisen due to a mapping error. I have checked the aerial photographs from 1996, which show the path at Nicholson Road was contained within the boundaries of the legal road in the years immediately before the 2000s subdivision.
749. I have not found evidence to suggest that the walking track ever extended over land which is now subdivided for housing at Marsh Way (as shown in the ODP and PDP).
750. The aerial photos from 1996 also show that the route of the southernmost section of the walking track was changed as part of the early 2000s subdivision. This is the section between the end of Nicholson Road and Fore Street.

Operative plan

751. The ODP includes specific provisions for the Kaiwharawhara Bridle Track in Chapter 21 Heritage Rules Appendix 2: Bridle Track, Kaiwharawhara. The provisions were the result of an Environment Court Consent Order dated 1/9/99.
752. The appendix notes that:
Historically there has been a link between Khandallah and Kaiwharawhara since about 1837. Since then, its course has taken various locations and configurations and latterly has provided access from the south east corner of the unformed legal road, Nicholson Road, through to Cameron Street/Fore Street. The significance of this Heritage Area is not its precise location but rather that the link is maintained from the end of Nicholson Road to Fore Street, excluding Winchester Street and the steep area 30 metres immediately to the east of Winchester Street. It is acknowledged that in the future the route may change from that indicated on the District

Plan Map through development of the surrounding land. The Council will assess any such proposal under the Heritage Rules and, if consent is granted and the location changes, Council will take the necessary steps to change the District Plan Maps.

753. From this, my understanding is that the Council intended to amend the route of the heritage area, once the subdivision of the early 2000s was complete. Particularly for the section of the walking track between the southern end of Nicholson Road to Fore Street.

Key issues

754. The issue for owners of the residential properties in Marsh Way, Sargeson Way, and Curnow Way, is that the heritage area established in the ODP overlays their properties. In my view this is incorrect, as the walking track is located on Nicholson Road, and via a new route through the subdivision, and does not cross onto the residential properties.
755. This prompts a requirement to obtain consent under the heritage area rules, for works that (in my view) do not affect the heritage values of the Kaiwharawhara Bridle Track Heritage Area.

Archaeology

756. I am not an archaeologist, and rely on comments on archaeological values based on heritage advice for resource consent application SR 357591. The comments were provided by the Council's archaeologist in 2016 for earthworks at 12 Marsh Way. The assessment included the comment that the walking track meets the definition of an archaeological site under the HNZPT Act 2014.
757. My understanding is that the 10m buffer zone from the centreline of the walking track was established in the PDP following consultation between Council's planners and Council's archaeologist.

Proposed amendments.

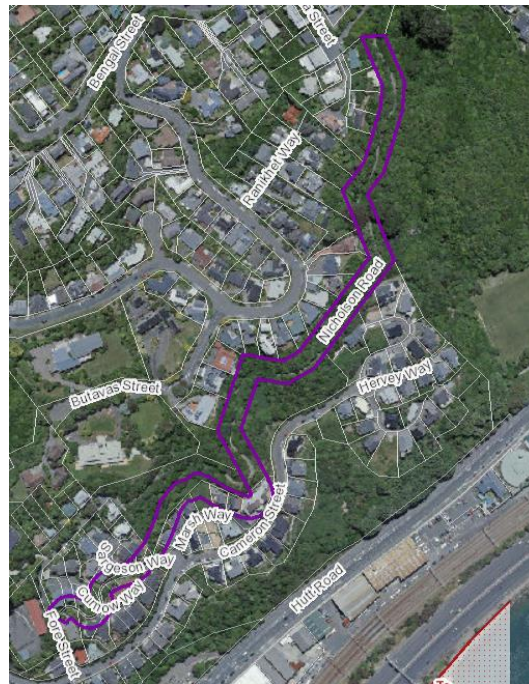


Figure 11: Kaiwharawhara Bridle Track Heritage Area boundaries in the PDP.

758. Figure 11 shows the extent of the heritage area in the ODP. This includes properties in Marsh Way that are not part of the current route of the bridle track. This heritage area includes a 10m buffer zone from the centre line of walking track.

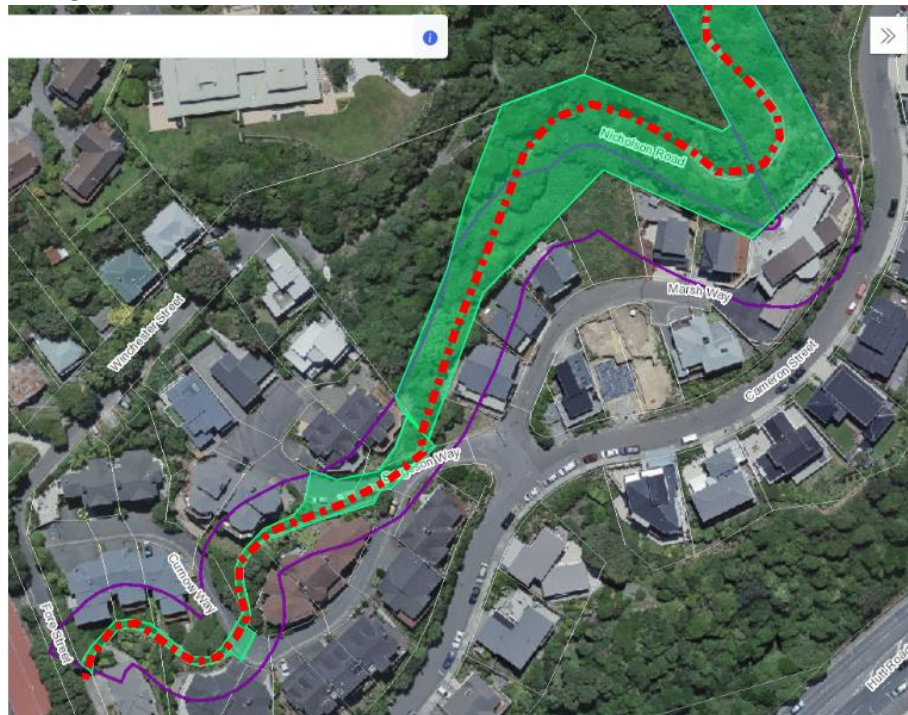


Figure 12: Kaiwharawhara Bridle Track – proposed amended boundaries

759. Figure 12 shows the proposed amended boundaries. The revised extent of heritage area is shaded in green. The extent of the heritage area in the ODP and PDP is shown in purple. The approximate route of the current walkway is shown in red.
760. A suggestion is to amend the boundary of the bridle track at the southern end of the pedestrian walkway near Kaiwharawhara – as shown in figure 14 above. The proposed new boundaries are generally set out to:
- a. Follow the current route of the bridle track through Nicholson Road, with an allowance of approximately 10m from the centreline of the path. This provides a buffer zone around the bridle track in the areas where the walking track is most likely to be in its c.1840s location.
 - b. Follow the legal boundaries that establish the footpath between Sargeson Way and Fore Street. The track was modified in this location in the early 2000s, and the route was re-aligned. The heritage values in this section relate to the continuity of providing a walking track between Khandallah and Kaiwharawhara. The ground has been disturbed by the development of the subdivision, and there is a lesser requirement for a buffer zone to protect archaeological values.
 - c. Avoid the residential properties along Marsh Way. This is because there is little evidence to suggest that the path was located outside of the legal road at Nicholson Road. All but one of the sections on Marsh Way have been substantially redeveloped with new housing, and there is little undisturbed ground. This suggests that there is a lesser requirement for a buffer zone to protect archaeological values.

SCHED3 entry

761. I have reviewed the legal descriptions for this route. The amendment is for mapping purposes only and does not require any other corrections to SCHED3.

Overall

762. The heritage area mapped in the ODP and PDP overlays some residential properties, and does not follow the current or known route of the pedestrian walkway from Khandallah to Kaiwharawhara. This leads to a requirement to obtain resource for works that may not affect the values of the heritage area.
763. The Council proposes an amendment to the mapping for the heritage area to follow the current route of the pedestrian walkway, and to avoid residential properties.
764. My view is that this is a minor mapping correction that will not affect the heritage values of the Kaiwharawhara Bridle Track Heritage Area.

Recommendation

765. Based on the above, I recommend that the extent of the southern end of the walkway is amended as per figure 15 above.
- 16.4. SCHED 3 ITEM 24, SALISBURY GARDEN COURT HERITAGE AREA**
766. Dean Knight and Alan Wendt (265.7) consider that the Salisbury Garden Court was nominated as an initiative by owners and occupants. They consider that the heritage controls are too heavy and go beyond what is sought to be protected.
767. Considering this the submission seeks to exempt the heritage area from all heritage controls except HH-P14 (New buildings and structures within heritage areas), HH-R13 (New buildings and structures within heritage areas), HH-P16 (Total demolition of contributing buildings and structures) and HH-R16 (Total demolition of contributing buildings and structures). If this is not acceptable, then the submission requests that SCHED3 is amended to omit Item 24, Salisbury Garden Court Heritage Area.

Response

768. In response to this request, I have:
- Read the heritage area report.¹²⁴
 - Read the Tarikaka Street Settlement Design Guide.
 - Visited the heritage area from Cecil Road in April 2023.

Summary

769. Salisbury Garden Court is a group of 16 x houses near the intersection of Euston and Cecil roads in Wadestown. They were constructed for Fred and Kate Pillar in 1930, and designed by architect Fred Chinn to a “garden court” design. The place and community are the subject of “A place to stay: a film about Salisbury Garden Court” – a documentary directed and produced by Marie Russell in 2009. The houses were designed in a California bungalow style and are set on a bush-clad hillside set around an open area that was once the tennis court. No additional dwellings have been built within the boundaries of the subdivision.

Assessment

770. The heritage area report finds that the area has significant historic, physical (architectural, townscape, integrity), social values, and representativeness. I agree with this assessment.

¹²⁴ “Salisbury Garden Court”, *Wellington City Heritage*, WCC website accessed March 2023
<https://www.wellingtoncityheritage.org.nz/areas/24-salisbury-garden-court?q=>

771. Based on the heritage area report research and assessment, my view is that the area included in SCHED3 for item 24 Salisbury Garden Court Heritage Area meets the heritage criteria and thresholds for inclusion in the district plan.

Additions and alterations

772. The proposal in submission 265 would require that the heritage area rules apply in the following way:

- a. Maintenance and repair (HH-R10); additions, alterations, and partial demolition (HH-R11); relocation of contributing buildings (HH-R14 & HH-R15); and total demolition of non-heritage buildings (HH-R12) would be permitted activities.
- b. The construction of new buildings and structures (HH-R13) would be a discretionary restricted activity.
- c. Total demolition of contributing buildings (HH-R16) would be a discretionary activity.

773. I note that the heritage area report considers that “the buildings and their setting are largely authentic and such alterations and additions that have been carried out have, with only a few exceptions, very carefully preserved the original external character of each house.” If the buildings within the heritage area are exempt from HH-R11, HH-R14 and HH-R15 then my view is that this would be contrary to the objectives and policies of the proposed district plan.

774. If the individual houses were to be partially demolished or substantially altered, the result could lead to a loss of physical values for the heritage area, most notably the integrity of the heritage area, and the architectural values of the individual houses.

Conservation management plan / non-statutory design guide

775. I note that the Tarikaka Railway Settlement Heritage Area has a non-statutory design guide which includes policies that enable compatible alterations or additions, and which are taken into consideration in resource consent applications under policy HH-P5 (Conservation Plans). A suggestion is that the Council meets with the owners and residents of Salisbury Garden Court and (through community engagement and consultation) develops a similar document.

Overall

776. My view is that the heritage area meets the criteria for inclusion in SCHED3. The houses are the important elements of the heritage area, and additions and alterations should continue to be a discretionary restricted activity. I also consider that the concerns raised in submission 265 can be addressed by developing a document relevant to HH-P5.

Recommendations

777. Based on the above I recommend that:
- a. SCHED 3 Item 24 – Salisbury Garden Court Heritage Area is retained without amendments.
 - b. The Council meets the owners and residents of Salisbury Garden Court, and develops a HH-P5 conservation plan or non-statutory design guide.

16.5. SCHED3 ITEM 28, STOUT STREET HERITAGE AREA – STATE INSURANCE BUILDING

778. Argosy Property No.1 Limited (383.128) considers that the 1998 three storey addition to the former State Insurance Building should be identified as a non-heritage item in SCHED 3 Item 28 – Stout Street Heritage Area.

Response

779. This request has been considered in detail in section 4.2 under SCHED1 item 181. A summary of my position is that SCHED1 and SCHED3 entries in the district plan are required to have regard to the New Zealand Heritage List / Rārangī Kōrero entry, and HNZPT confirm this includes the building in its entirety. There is also little evidence to establish that the 1998 addition is intrusive or detrimental to the values of the former State Insurance Building or the Stout Street Heritage Area.

Recommendation

780. Based on the detailed assessment above I recommend that there are no changes to the following:
- a. SCHED1 item 181 State Insurance Building (former) (Heritage Order) 143-149 Lambton Quay
 - b. SCHED3 item 28 Stout Street Precinct Heritage Area.

16.6. SCHED3 ITEM 33, NEWTOWN SHOPPING CENTRE HERITAGE AREA

781. Anna Kemble Welch (434.13) notes that some of the buildings in the Newtown Shopping Centre Heritage Area are significant heritage buildings, while others have less significance. Considering this seeks to protect the significant buildings and amend the heritage area to enable development behind the street frontages of the contributing buildings.

782. Historic Places Wellington (FS111.62) supports the retention of the Newtown Shopping Centre Heritage Area, and opposes submission 434.13.

Response

783. In response to this request, I have:
- Read the heritage area report¹²⁵

¹²⁵ "Newtown Shopping Centre", Wellington City Heritage, WCC website accessed March 2023
<https://www.wellingtoncityheritage.org.nz/areas/33-newtown-shopping-centre>

- Visited the heritage area.

Summary

784. The Newtown Shopping Centre was listed as a heritage area in DPC 75. The heritage area includes:

- 3 x buildings included in SCHED 1.
- Approximately 37 x contributing buildings.
- 8 x non-heritage buildings.

785. The heritage area is a collection of Victorian, Edwardian, and early 20th century commercial buildings on Riddiford and Constable streets. The historic buildings are a mix of single-storey commercial buildings, two-storey timber framed shop residences, with some two and three storey brick buildings with ground floor retail and residential apartments above.

Research and assessment

786. The heritage report prepared for DPC 75 and updated in 2021 finds that the Newtown Shopping Centre Heritage Area has significant historic, physical (architectural, townscape, group, and integrity) and social values, rareness and representativeness.

787. I agree with the report and consider that the heritage area is eligible for inclusion in SCHED3 of the PDP.

Height Standards

788. Submission 434 considers that increased development in the heritage area should be enabled by:

- Allowing for partial demolition to allow new buildings to be constructed behind historic shops, and historic facades; and
- Increasing the height standard to allow for six-storey development.

Partial demolition - integrity and streetscape values

789. The first question is whether partial demolition should be enabled in the Newtown Shopping Centre Heritage Area to a greater degree than other similar local and neighbourhood centres zone heritage areas – particularly Aro Valley, Island Bay Village, John Street Intersection, Berhampore (Rintoul Street), Thorndon, and Hataitai. In response to this question, I have looked at the heritage report and visited the heritage area to see if there are any factors that support the approach suggested in submission 434.

790. From the heritage area report and my knowledge of Newtown, my view is that the area has significant integrity and is made up of contributing buildings that have generally retained their side elevations, and roofs. Most contributing buildings are substantially intact and that the values of the heritage area

extend beyond the streetscape character of building facades and shopfronts. Many side elevations (and some roofs) are visible from the street – particularly at corner sites, on side streets, and where buildings are taller than their neighbours. These contribute to the streetscape values of the heritage area.

791. Overall, given the integrity of the heritage area, I consider that there is no reason to enable partial demolition in this heritage area beyond the provisions for the other similar centres zone heritage areas. In my view partial demolition and subsequent additions to buildings in the heritage area should continue to be a restricted discretionary activity.

Facadism

792. A concern about the approach to partial demolition suggested in submission 434 is that it will enable facadism. The district plan heritage design guide G37 notes that:

Façadism is discouraged for heritage buildings and within heritage areas where the development leads to the loss of heritage values and the removal of heritage fabric. For adaptive reuse of heritage buildings, it is important that the original built form, internal depth and layout is understood and reflected in the new design.

Height standard

793. The second question raised in submission 434 is the appropriate height standard for the heritage area. In response to this question, I have again considered values of the heritage area.
794. The values of the heritage area include the harmony of age, scale, and proportion noted in the executive summary of the heritage report. The defining pattern of development in the heritage area is for one, two, and three-storeys high contributing and heritage buildings. In my view the height standard of 7m to 12m acknowledges this pattern. Noting that the extent of compliance with the height standard is one of the matters of discretion for HH-R11 (additions) and HH-R13 (new buildings) in the heritage area, and that there may be sites where greater or lesser development is also appropriate.
795. From my site visit, and knowledge of the heritage area, I note that the road is relatively wide, and the parapet heights are relatively low. This means that development at the rear of the sites would need to be carefully managed to ensure a compatible height-scale relationship. The design guide G11 – G13 provides additional guidance on dimensional and height-scale relationships.
796. Overall, given the relatively low scale of the heritage area; the relative width of both Riddiford Street and Constable Street; and the potential for side and rear views of heritage and contributing buildings from side streets, my view is that the height standard of 7m to 12m is correct for the heritage area.

Overall

797. In my view the Newtown Shopping Centre Heritage Area meets the heritage identification assessment criteria and thresholds for inclusion in SCHED3 of the district plan. There is no reason to enable partial demolition (or encourage facadism) in this heritage area to a greater degree than other similar centres zone heritage areas.
798. The height standard of 7m – 12m acknowledges the defining patterns of development in the heritage area. As a matter of discretion, it will assist in the assessment of effects for additions and new buildings, and help to resolve issues of visual dominance and height-scale relationships between old and new.

Recommendation

799. Based on the above I recommend that SCHED 3 Item 33 - Newtown Shopping Centre Heritage Area is retained without amendments.

16.7. SCHED3 NOMINATION – TE NGĀKAU CIVIC SQUARE

800. Historic Places Wellington (182.47) consider that SCHED3 should be amended to include a heritage area for Te Ngākau Civic Square. Wellington’s Character Charitable Trust (233.40) support this submission.
801. HNZPT (70) consider that the provisions CCZ-PREC01 are adequate. Willis Bond and Company Limited (FS12.5) agree with submission 70 on this point.
802. Wellington Civic Trust (388) suggest amendments to CCZ-PREC01 to address heritage issues. They also suggest additional items in SCHED1 heritage buildings and SCHED2 structures in Te Ngākau Civic Square.

Response

803. In response to this request, I have:
- Reviewed the various submissions on individual SCHED1 and SCHED2 items for the civic centre.
 - Read the Civic Centre Heritage Area report.¹²⁶
 - Read the Central Area Urban Design Guide appendix for the Civic Centre Heritage Area in the ODP. Volume 2 Design Guides / Central Area Urban Design Guide / Appendix 3 Heritage Areas.

Summary

804. The civic centre was formed on land reclaimed in the mid-1880s. The Council built a series of buildings on the land including the town hall (1901-04), library (now City Gallery, 1938-40), MOB (1946-51), Michael Fowler Centre (1975-83).

¹²⁶ “Civic Centre”, *Wellington City Heritage*, WCC website accessed March 2023
<https://www.wellingtoncityheritage.org.nz/areas/29-civic-centre?q=>

The civic centre, in its current form, was established in 1990-92 and is one of the largest public spaces in central Wellington. The 1990s buildings include the Wellington City Library, Civic Administration Building, City to Sea Bridge and Capital E. The Civic Centre Heritage Area was established in the ODP in DPC 48.

805. The Civic Centre Heritage Area was not included in SCHED3 of the proposed district plan, but was replaced by Te Ngākau Civic Square Precinct as part of the City Centre Zone.

Heritage Area

806. The Civic Centre Heritage Area is unusual in that, at the time it was established in DPC48, the layout of the civic square and about half of the structures and buildings in the area were fairly new (about 15-years old). This issue was managed by identifying the newer (1990s) elements as non-heritage. The ODP heritage area includes:

- a. Two buildings listed in SCHED1 as heritage buildings – the Wellington Town Hall and City Gallery (former library).
- b. Two contributing buildings - The Municipal Office Building (MOB) and Michael Fowler Centre (MFC).
- c. Four non-heritage buildings and structures - Civic Administration Building (CAB), Wellington Central Library (WCL), City to Sea Bridge, Capital 'E' and Ilott Green (for the purpose of rule 21A.2.2).
- d. Two development sites - Ilott Green and the MFC carpark.¹²⁷

807. The extent of the heritage, contributing and non-heritage buildings and structures are shown in figure 13 below.

¹²⁷ See commentary in the ODP *Central Area Design Guide Appendix 3.5 Civic Centre Heritage Area*



Figure 13: Civic Centre Heritage Area - extent of heritage and non-heritage items.

The heritage and contributing buildings are shaded blue, while the non-heritage buildings and structures are shaded grey.

Heritage area vs precinct

808. The main issues that I consider are relevant to changing the heritage area into a precinct are:

- a. Have the significant heritage items been identified (GWRC RPS Policy 21)?
- b. Are the significant heritage items protected from inappropriate subdivision, use and development (RMA section 6f)?

Heritage identification

809. My assessment of compliance with GWRC RPS policy 21 starts with consideration of the older (pre-1990s buildings). In my view the main difference between the provisions for the Civic Centre Heritage Area and Te Ngākau Civic Square Precinct is that the MFC and MOB were identified as contributing buildings in the heritage area, and are not identified as such for the purpose of the precinct. The issues are considered in detail in section 9.1 – and a summary of my position is that the Michael Fowler Centre and the Municipal Office Building are strong contenders for inclusion in SCHED1 of the district plan (subject to research and assessment). I also consider that the CAB has not displayed the longevity required of a heritage building, and is less likely to be eligible for inclusion in SCHED1.

810. My assessment continues with consideration of the Wellington Central Library which was a non-heritage building in the Civic Centre Heritage Area in c.2007, but was listed in the New Zealand Heritage List Rārangi Kōrero as a Category 1

Historic Place in 2021. The library is currently being redeveloped (under the heritage provisions of the ODP). The issues are considered in detail in section 8.1 above – and a summary of my position is that a decision to include the library in SCHED1 should wait until the works are complete in c.2026.

811. As noted above, the 1990s structures in the heritage area were generally identified as non-heritage for the purpose of A21.2.2. Now that the structures are over 30-years old, and given the recent assessment of the library as a Category 1 Historic Place, it seems reasonable to research and reassess the structures in the former heritage area. The issues are considered in detail in section 13.5 – and a summary of my position is that I consider an audit is required to identify significant structures, particularly for the purpose of policy CCZ-PREC01-P4, and to identify items for addition to SCHED2.
812. Overall, my view is that, in changing the civic centre from a heritage area to a heritage precinct, the significant heritage buildings and structures in the Te Ngākau Civic Square Precinct have not been identified sufficiently to the requirements of GWRC RPS Policy 21.

Te Ngākau Civic Square Precinct

813. The Te Ngākau Civic Square Precinct policies and rules acknowledge the heritage values of the civic centre, and this is discussed in detail in section 13.5 above. A summary of my position is that policy CCZ-PREC01-P4 is likely to protect the former heritage area from inappropriate subdivision, use and development – but only if the significant heritage buildings and structures, and the important architectural elements and artworks referred to in CCZ-PREC01-P4 are identified.
814. Once identified, researched, and assessed, any significant heritage buildings and structures should be included in SCHED1 and SCHED2.

Overall

815. My view is that the provisions included in the proposed district plan will address the heritage values of Te Ngākau Civic Square Precinct, but only if the significant heritage items have been identified, researched and assessed.
816. I also consider that the significant buildings and structures have not been identified, researched, or assessed – particularly the Michael Fowler Centre, MOB, the City to Sea Bridge, and associated artwork and structures.

Recommendation

817. Based on the above I recommend that the Council undertakes research and assessment of the Te Ngākau Civic Centre Heritage Precinct to identify, research and assess significant heritage buildings and structures for the purpose of policy CCZ-PREC01-P4, and for addition to SCHED1 and SCHED2.

17. SCHED3 HERITAGE AREAS ADDED TO THE PDP

818. This section responds to submissions to amend heritage areas that were added in the PDP. These include:

- Item 38 - Mestanes Bay Baches and item 39 Red Rocks Baches
- item 40 - Albion Gold Mining Company Battery and Mine Remains
- Mount Victoria Heritage Areas generally
- Item 42 - Doctors Common Heritage Area - 34 Hawker Street
- Item 43 - Elizabeth Street Heritage Area – 50, 52, 61 & 63 Elizabeth Street
- Item 44 - Moir Street Heritage Area - 134 Brougham Street
- Item 45 - Porritt Avenue Heritage Area
 - 115 Brougham Street
 - Tutchen Avenue
- Item 46, Ascot Street Heritage Area
 - Generally
 - 241 Tinakori Road
 - 8 and 11 Glenbervie Terrace
 - 12a Parliament Street
 - 16 Parliament Street and 21 Glenbervie Terrace
 - Nominations Additional Properties

17.1. SCHED3 ITEM 38, MESTANES BAY BACHES AND ITEM 39, RED ROCKS BACHES

819. Barry Insull (32.4) supports the inclusion of the Mestanes Bay and Red Rocks Baches heritage areas but considers that SCHED3 should be amended to include the names of the current leaseholders.

Response

820. In response to this request, I have:

- Read the Council’s naming policy for heritage items.¹²⁸
- Read the HNZPT online information for the baches.¹²⁹
- Read the relevant parts of the HHAЕ reports for both heritage areas.

Summary

821. The Red Rocks and Metanes Bay baches were listed as Historic Areas in the New Zealand Heritage List Rārangī Kōrero in 2002. The baches were constructed in the early to mid-twentieth century and are located on the Te Kopahou Reserve and unformed legal road within the reserve. Bach-owners hold leases to occupy the land, which expire by 2048.

¹²⁸ This is included in the HHE template.

¹²⁹ “Red Rocks Baches”, HNZPT website accessed March 2023 <https://www.heritage.org.nz/list-details/7510/Mestanes%20Bay%20Baches>; and “Mestanes Bay Baches” HNZPT website accessed March 2023 <https://www.heritage.org.nz/list-details/7509/Red%20Rocks%20Baches>

822. SCHED3 uses the same names as the HNZPT references for each individual baches.

Naming

823. The Council's naming convention for heritage places is that the:
*...place name should be the original name or an early significant name for example "Brooklyn Library (Former)" rather than "Brooklyn Playcentre".*¹³⁰

824. My view is that the baches are named correctly, and reflect the HNZPT listings. Photographs which identify each bach are included in the HHAE report. And, if the names in SCHED3 were changed to reflect the current leaseholders, this would lead to confusion with the HNZPT listing for both heritage areas.

825. I note the comment in submission 32 about an error/inconsistency in the HNZPT reference for the two historic areas – this is addressed in section 19 of this report.

Overall

826. The names for the baches included in SCHED3 items 38 and 39 reflect the entry in the New Zealand Heritage List Rārangī Kōrero, and generally comply with the Council's policy to include the original name or an early significant name when referring to heritage places. Therefore, my view is that the bach names in items 38 and 39 should not be updated to refer to the current leaseholders.

Recommendation

827. Based on the above, my recommendation is that there are no amendments to the SCHED3 entries for item 38 Mestanes Bay Baches Heritage Area and item 39 Red Rocks Baches Heritage Area. Except to correct the error identified in submission by HNZPT (70) addressed in section 19 of this report.

17.2. SCHED3 ITEM 40, ALBION GOLD MINING COMPANY BATTERY AND MINE REMAINS

828. Te Kamaru Station Ltd (362.19) notes that the Albion Battery and Mine Remains are located on Terawhiti Station and considering this, seeks to amend SCHED3 to remove reference to the Te Kamaru Station legal description.

829. Terawhiti Farming Co Ltd (Terawhiti Station) (411.24, 25) considers that the curtilage of the Albion Battery heritage area is too broad, and seeks to amend the overlay to more accurately define the site.

Response

830. In response to this request, I have:

¹³⁰ Wellington City Council, *Historic Heritage Evaluation Template*, page 7

- Read the HHAE report.
- Contacted the owners of Te Kamaru and Terawhiti Station on 21 March 2023.
- Read a recent archaeological authority for the battery.¹³¹
- Prepared a revised extent for the heritage area.

Summary

831. Wellington experienced a “goldrush” from the 1860s to the early 20th century following discoveries of alluvial gold. The Terawhiti Goldfield in Makara included almost 30 claims, and one of the larger operations was the Albion Gold Mining Company which was registered in 1881. The Albion Gold Mining Company Battery and Mine Remains include an almost complete operation – with a mine adit (entrance), the remains of an incline tramway, part of a bullock road used to move the heavy equipment to the site, equipment from a stamper battery, and (some) evidence of a manager’s house. The mine and battery were registered as a Category 2 Historic Place in 2013.

Research and assessment

832. The Albion Gold Mining Company Battery and Mine Remains HHAE report was prepared by architect and conservator Ian Bowman, and historian, Elizabeth Cox in July 2020. The report assessed the area against the WCC heritage criteria/GWRC RPS policy 21 and found that the place has significant historic, physical (archaeological, surroundings, technological, integrity), Social (recognition) values, and is rare and representative.

833. I agree with the HHAE report.

Extent

834. The extent of the heritage area included in the PDP is based on the New Zealand Heritage List Rārangī Kōrero entry for the place (see figure 14 below). The extent is as follows:

Extent includes part of the land described as Pt Sec 62 Terawhiti District (RT 321565), Wellington Land District and the archaeological remains and structures associated with the Albion Gold Mining Company thereon, including the remains of the battery (NZAA site Q27/112), embankment, mine manager's house (NZAA site Q27/120), incline tramway and mine, and their fittings and fixtures. The extent does not include Transpower's fibre optic cable which is located near the road. (Refer to map in Appendix 1 of the registration report for further information).

¹³¹ Mary O’Keeffe, *Albion Battery, Makara, Wellington: Archaeological Investigation of site of battery shed Authority 2021/522 (2022)* <https://dl.heritage.org.nz/greenstone3-foo/library/collection/pdf-reports/document/OKeeffe88?p.s=TextQuery>



Figure 14: Albion Mine and Battery - HNZPT extent of registration.¹³²

835. The extent of the heritage area included in the proposed district plan lies within the outline shown on the HNZPT map, and was intended to include the mine adit, tramway, a short section of the bullock road, the battery and site of the manager’s house.
836. Following on from submission 411, I spoke to the owners of Terawhiti station who confirmed that the location of the mine adit is not shown correctly on the HNZPT map. From that conversation, and from reading archaeological authority 2021/522, I marked up a revised extent for the heritage area in the proposed district plan – see figure 15 below.

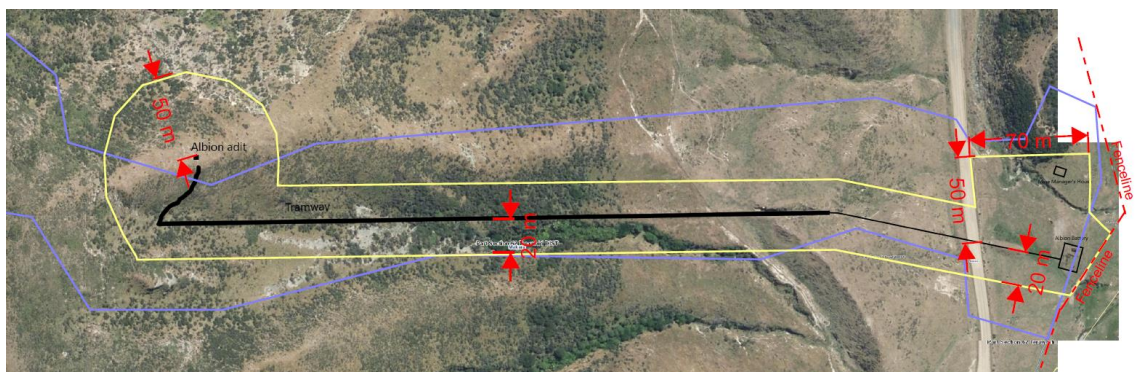


Figure 15: Albion Mine and Battery - proposal for a revised extent.

837. The purple outline shows the extent of the heritage area in the PDP. The revised extent is marked in yellow and includes 20m from either side of the

¹³² Vivienne Morrell, *Registration Report for a Historic Place: Albion Gold Mining Company Battery and Mine Remains, Terawhiti, Wellington (Register No. 9032)*, HNZPT, 2013.

tramway; 50m around the mine adit; the stamping battery remains up to the existing fenceline to the east; and an allowance for the likely location of the mine manager's house.

Legal description

838. In terms of the point about the legal description raised in submission 362. My view is that the correct legal description is as follows: Part Section 62 Terawhiti DIST, LINZ reference: DCDB Document Id: CT 10B/306 and DCDB Document Id: CT 341/241. This is shown on figure 16 below.

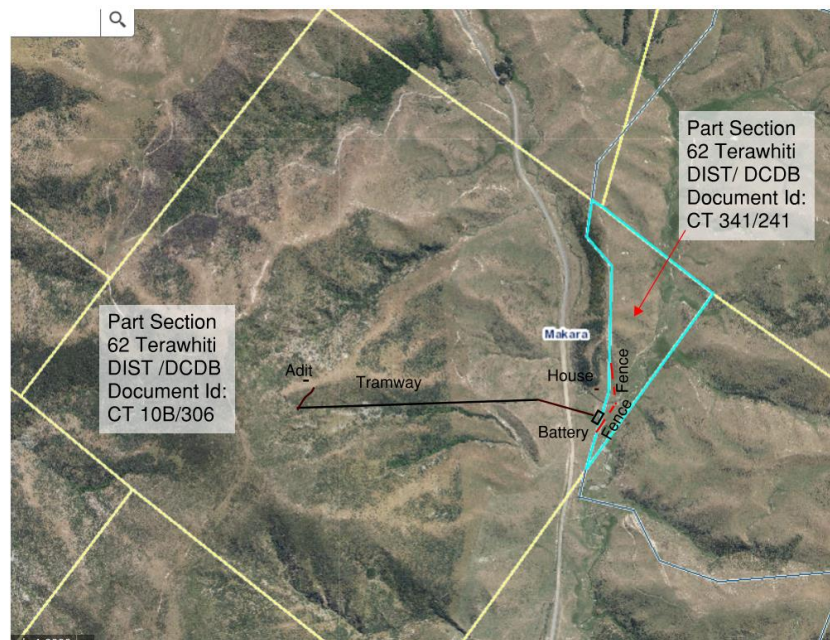


Figure 16: Albion Mine and Battery - legal boundaries of the heritage area

839. Note that the fence line (shown in red in the figures above) does not appear to follow the legal boundary. This is shown in higher resolution in figure 17 below. This is why the heritage area extends onto the land described in both CT 10B/306 and CT341/241.

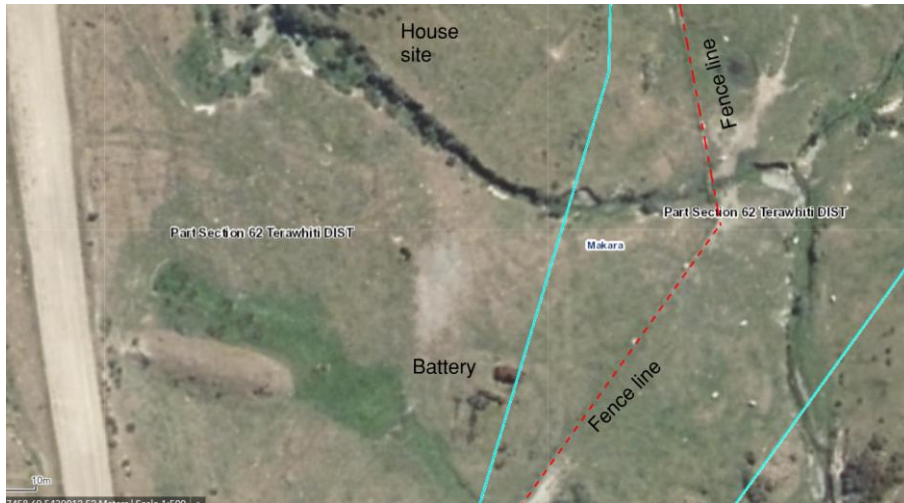


Figure 17: Albion Mine and Battery - enlarged image of legal boundary and fence line.

Overall

- 840. The Albion Gold Mining Battery and Mine Remains are listed by HNZPT as a Category 2 Historic Place. The RMA requires the Council to have regard to any relevant entry in the New Zealand Heritage List/Rārangī Kōrero when preparing or changing district plans.
- 841. The Albion mine and battery have significant heritage values and meet the WCC/GWRC RPS policy 21 criteria for inclusion in the Wellington District Plan.
- 842. The extent of the gold mine shown on the proposed district plan map is slightly larger than the extent of the Albion mine and battery, and a proposed revised extent is shown in figure 15.
- 843. The extent of the stamping battery appears to cross the boundary between CT 341/241 and CT10B/306, and this may be because the fence line does not follow the legal boundary at this location.

Amendments to SCHED3

- 844. The following proposed amendments include:
 - a. Clarification of the legal description of the site.
 - b. A correction suggested by HNZPT in submission 70 regarding the HNZPT reference number.
 - c. Clarification of “protection required” to match the items included in the HNZPT listing for the place.

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
40	900 South Makara Road	Albion Gold Mining	South Makara Road - 900 (PT SEC 62 Terawhiti District Part Section 62 LINZ reference: DCDB)	Includes Proposed Albion Gold Mining	A, B, C, E, F		Albion Gold Mining Company

		Company Battery and Mine Remains	<p><u>Document Id: CT 10B/306 and DCDB Document Id: CT 341/241</u></p> <p><u>(RT 321565), (LOTS 3 4 DP 375401 SECS 1 4 8 10 13 13A 14 17 19 26 29 32 51 52 55 59 94 98 PT SECS 9 33 50 54 60 64 73 75 TERAWHITI DISTRICT LOT 3 DP 5864 BLKS II IV XVIII IX PORT NICHOLSON SD – PT SECS 950 61 63 SECS 13 29 51 98 – LOTS 3 4 DP 375401 SUBJ TO ESMT DP 433)</u></p>	<p>Company Battery and Mine archaeological remains and structures associated with the Albion Gold Mining Company, including the remains of the battery (NZAA site Q27/112), embankment, mine manager's house (NZAA site Q27/120), incline tramway and mine, and their fittings and fixtures.</p> <p><u>Does not include Transpower's fibre optic cable which is located near the road.</u></p>			Battery and Remains, <u>Historic Place Category 2</u> , 9032
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Recommendation

845. Based on the above I recommend:
- Minor corrections to the SCHED3 entry for item 40 Albion Gold Mining Company Battery and Mine Remains.
 - Minor corrections to the mapping for the curtilage of the heritage area.

17.3. SCHED3 MOUNT VICTORIA HERITAGE AREAS - GENERALLY

846. Lucy Telfar Barnard (72.7 to 72.11) considers that SCHED 3 items 41 - Armour Avenue Heritage Area, 42 - Doctors' Common Heritage Area, 43 - Elizabeth Street Heritage Area, 44 - Moir Street Heritage Area and 45 - Porritt Avenue Heritage Area are not more worthy of protection than many other areas of the city. Considering this, they seek that SCHED 3 is amended to omit items 41, 42, 43, 44, and 45. Alternatively they are seeking that these areas are amended to become Character Precincts.
847. The Mount Victoria Historical Society Inc (FS039) oppose submission 72 and support the inclusion of the five heritage areas. David Lee (454.8) supports the inclusion of the Elizabeth Street Heritage Area in SCHED 3, along with all other Mount Victoria heritage areas.
848. Lucy Harper and Roger Pemberton (401.96) support the inclusion of the Doctors' Common Heritage Area in SCHED 3, but are concerned about the effects of adjacent development. Craig Forrester (210.13) supports the inclusion of the Moir Street Heritage Area in SCHED 3, but is concerned about the effects of adjacent development. Jean Morgan (5.1) supports the inclusion of the Porritt Avenue Heritage Area in SCHED 3. Phil Kelliher (58.5), Tim Bright (75.13) and Vivienne Morrell (155.2) support the inclusion of the Porritt Avenue Heritage Area with additions.

849. Historic Places Wellington (FS111.41) support the Mount Victoria heritage areas with additions.

Response

850. In response to the question of why the new heritage areas have been created in Mount Victoria in the proposed district plan, I have read the relevant parts of the Mount Victoria Heritage Study.¹³³

Summary

851. Mount Victoria was the subject of a heritage study in 2016 to 2017 which identified significant buildings and areas. The study provided research and a preliminary assessment of seven areas with high heritage value, and a high-level summary of the report findings for each proposed heritage area is as follows:

- a. Armour Avenue is a collection of fine houses that have significant integrity. Most have retained their heritage fabric, and many have been updated with sympathetic additions, alterations, and landscaping that fit within the overall context of the street.
- b. Doctors' Common is visible from vantage points around Wellington. It forms part of a picturesque backdrop to the inner harbour and Te Aro and has significant townscape values for its unique collection of houses built along narrow steps and paths on steeply sloping land. The Victorian, Edwardian and early 20th century houses are generally the first to have been built on their sites, and there are very few modern developments within the area. The houses were (and are) owned and occupied by people with local and regional significance.
- c. Elizabeth Street is a highly cohesive streetscape of (mainly) small workers' cottages that are similar in age, style, form, scale, and building materials. Many were built to the same plan by a builder / developer. Most are substantially unchanged since the early 20th century. The area is rare for its concentration of 1870s houses, which are relatively old by Mount Victoria standards.
- d. Moir Street is a distinct enclave of working-class houses within a more affluent suburb. Constructed from the late 1870s onwards, it is a relatively densely-built narrow lane, home to diminutive houses on small sections.
- e. Porritt Avenue is notable for its unbroken streetscape of Victorian and Edwardian houses. All of the houses are the first dwellings on their site, and were all built within a 25-year period (c.1885-1910). This makes

¹³³ Michael Kelly et al, *Mount Victoria Heritage Study*, WCC, 2017 <https://wellington.govt.nz/arts-and-culture/heritage/wellingtons-historic-heritage-sites/mount-victoria-heritage-study-report>

Porritt Avenue the most intact street in Mount Victoria. It is associated with people and organisations that made significant contributions locally, regionally and nationally.

852. One of the outcomes of the study is that comprehensive and up-to-date information is available on the heritage values of Mount Victoria (beyond that which is available for other inner-city suburbs). This is why five heritage areas were proposed for Mount Victoria in SCHED3, while fewer heritage areas were proposed for other suburbs.

Assessment

853. In November 2021 to February 2022, I reviewed the heritage study and prepared Historic Heritage Area Evaluation (HHAЕ) reports for each of the five heritage areas. This work included assessment against the WCC heritage criteria/GWRC Regional Policy Statement Policy 21.
854. All five Mount Victoria heritage areas in SCHED 3 were found to have significant historic, physical, and social values.
855. Overall, the heritage areas meet the heritage criteria under Policy 20 of the GWRC Regional Policy Statement and are eligible for inclusion in SCHED 3.

Recommendation

856. Based on the above I recommend that SCHED 3 continues to include items 41 - Armour Avenue Heritage Area, 42 - Doctors' Common Heritage Area, 43 - Elizabeth Street Heritage Area, 44 - Moir Street Heritage Area and 45 - Porritt Avenue Heritage Area.

17.4. SCHED3 ITEM 42, DOCTORS COMMON - 34 HAWKER STREET

857. Richard Tyler (357.1) considers that inclusion of 34 Hawker Street in the Doctors' Common Heritage Area will reduce the value, enjoyment and use of the property. Considering this, seeks to amend SCHED3 to omit 34 Hawker Street from the heritage area.
858. The Mount Victoria Historical Society Inc (FS39.18) seek to disallow this submission. They consider that 34 Hawker Street has high historical and architectural significance, and seek to retain the house within the Doctors' Common Heritage Area.

Response

859. In response to this request, I have:
- Read the relevant parts of the HHAЕ for the Doctors' Common Heritage Area.

- Read the relevant parts of the Mount Victoria Heritage Study for the heritage area.¹³⁴
- Read the relevant parts of the Mount Victoria Heritage Study for the house¹³⁵
- Visited the this part of the heritage area on 20th January 2023.

Summary

860. 134 Hawker Street is a late Victorian villa located in a prominent position above the intersection of Roxburgh and Hawker streets. It has early additions by important Wellington architects Penty and Forde in 1895 and Guido Schwartz in 1899. The house is associated with 19th century Methodist minister, Rev. Harry Redstone, and with writer Rosemary McLeod.
861. It was initially proposed for inclusion in the district plan as a heritage building, and as part of the Doctors' Common Heritage Area.

Assessment:

862. In November 2021 I prepared an HHAE report for the Doctors' Common Heritage Area, based on the research from the Mount Victoria Heritage Study. This included assessment against the WCC criteria/GWRC Regional Policy Statement Policy 21. The Doctors' Common Heritage Area was found to have significant historic, physical, and social values.
863. 34 Hawker Street was assessed as status 3 – “Contributes to the values of the heritage area and should be nominated for addition to the District Plan schedule as a heritage building or object.” The property is a “contributing building” in the district plan.

Sales value

864. Submission 357 considers that inclusion in the heritage area will reduce the sales value of the property. Analysis of potential sales value is considered in detail in section 2.3 of this report. A summary is that studies from Auckland also indicate the potential for a price premium for houses, like 34 Hawker Street, which are included in special character precincts.

Overall

865. The house at 34 Hawker Street is eligible for inclusion in SCHED 3 item 42 Doctors' Common Heritage Area as a contributing building, and could be considered for listing in SCHED1 as a heritage building.

¹³⁴ Michael Kelly et al. Mount Victoria Heritage Study: Appendix 4: Heritage Area Reports: 2. Doctors Common <https://wellington.govt.nz/-/media/arts-and-culture/heritage/files/mt-vic-heritage-study/mtvic-heritagestudy-report-appendix4.pdf?la=en&hash=930982A1E118DB19189B6271BC31BDD848E8F1AD>

¹³⁵ Michael Kelly et al. Mount Victoria Heritage Study: Appendix 5: Individual Houses. 26. 34 Hawker street <https://wellington.govt.nz/-/media/arts-and-culture/heritage/files/mt-vic-heritage-study/mtvic-heritagestudy-report-appendix5.pdf?la=en&hash=A70C13420F539401D475604E085A43254AF629FA>

Recommendation

866. Based on the above I recommend that SCHED 3 continues to include 34 Hawker Street as a contributing building within item 42 - Doctors' Common Heritage Area.

17.5. SCHED3 ITEM 43, ELIZABETH STREET – 50, 52, 61 & 63 ELIZABETH STREET

867. Wellington City Council (266.191) seeks to amend the SCHED 3 item 43 Elizabeth Street Heritage Area to exclude the park at 52 Elizabeth and other properties in the park's proximity.

Response

868. In response to this request, I have:

- Read at the relevant parts of the HHAЕ report for the Elizabeth Street Heritage Area.
- Visited the heritage area on the 20th January 2023.

Summary

869. The properties identified in submission 266 are as follows:

- a. 50 Elizabeth Street is the service yard located at the rear of the Mount Victoria Food Market (at 45 Brougham Street), and the extent of the heritage area includes part of the commercial building. The site once included a non-heritage building that has since been demolished, and there is a mapping error that indicates a contributing building. The Mount Victoria Food Market building has not been identified, researched, or assessed as a heritage building.
- b. 52 Elizabeth Street is the Elizabeth Street Play Area/Open Space Zone. There are no buildings on this site.
- c. 61 Elizabeth Street is a 34m² site that is almost completely occupied by a small c.1920s substation. The substation is a good representative example of early 20th century electricity infrastructure, despite some later modifications. It is a functional building that differs from the predominant architectural style of Victorian and Edwardian houses in the heritage area, but is part of the history of the street.
- d. 63 Elizabeth Street is a c.1959 house. The building is scheduled as non-heritage, but there is a mapping error that indicates a contributing building.

Mapping errors

870. From my review of the Elizabeth Street Heritage Area, I note that there are some general mapping errors for the Mount Victoria heritage areas where

“non-heritage buildings” have been marked as “contributing buildings”. For Elizabeth Street this includes 34 Austin Street, and 69A, 69B, 69C, 69D, 69E, 99, 101 and 125A Elizabeth Street.

871. If the SCHED3 entry for item 43 was to be amended, this would require an adjustment to the district plan map boundaries for the heritage area.

Schedule entry

872. A possible revised schedule entry for SCHED3 item 43 that addresses the issues raised in submission 266 is as follows:

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
43	Elizabeth Street, Austin Street, Town Acres 335, 336, 344, 345, 360 and 361	Elizabeth Street Heritage area	Austin Street - 34 (PT LOTS 36 37 DP 18), 35 (PT SEC 361 TOWN OF WELLINGTON), 36 (PT LOT 35 DP 18), 37 (PT SEC 360 TOWN OF WELLINGTON), 38 (PT LOT 34 DP 18) Elizabeth Street - 52 (PT LOTS 4 5 6 DP 18 - REC RESERVE) , 54 (LOT 8 PT LOT 10 DP 18, LOT 2 DP 428890), 56 (LOT 8 DP 18), 58 (PT LOT 10 DP 18), 60 (PT LOT 12 DP 18), 61 (LOT 1 DP 6774) , 62 (PT LOTS 12 14 DP 18), 64 (LOT 1 DP 8642), 65 (LOT 1 DP 10076 - & 1/2 SHARE IN LOT 3-), 66 (LOT 2 DP 8642), 67 (LOT 2 DP 10076 - & 1/2 SHARE IN LOT 3-), 68 (LOT 1 DP 5692), 69 (LOT 1 DP 543620, LOT 2 DP 543620, LOT 3 DP 543620, LOT 4 DP 543620, LOT 5 DP 543620), 70 (LOT 2 DP 5692 - GARAGE B ON DP 53998 - SITUATED AT 97 ELIZABETH ST), 72 (LOT 3 DP 5692 - GARAGE C ON DP 53998 - SITUATED AT 97 ELIZABETH ST), 73 (PT LOT 11 DP 18), 74 (LOT 5 DP 5692), 75 (LOT 1 DP 4244), 76 (LOT 4 DP 5692), 77 (LOT 13 DP 18), 78 (LOT 20 DP 18), 79 (PT LOT 15 DP 18), 80 (LOT 22 DP 18), 81 (PT LOTS 15 & 17 DP 18), 82 (LOT 1 DP 7840 & 1/2 SH LOT 2 DP 7480), 84 (LOT 3 DP 7840 & 1/2 SH LOT 2 DP 7480), 85 (LOT 1 DP 55862), 86 (PT LOT 26 DP 18), 88 (LOT 4 DP 6313), 89 (PT LOT 19 DP 18), 90 (LOT 1 DP 6313), 91 (PT LOT 21 DP 18), 92 (LOT 2 DP 6313), 93 (PT LOT 21 DP 18), 94 (LOT 5 DP 6313), 95 (LOT 23 DP 18), 96 (LOT 3 DP 6313), 97 (LOT 25 DP 18 & GARAGE A ON DP 53998), 98 (PT LOT 30 DP 18), 99 (LOT 1 DP 555339), 100 (PT LOT 30 DP 18), 101 (LOT 2 DP 555339), 102 (LOT 32 DP 18), 103 (LOT 1 DP 535134, LOT 2 DP 535134), 104 (PT LOTS 34 35 DP 18), 105 (LOT 1 DP 535134), 107 (PT LOT 31 DP 18), 111 (PT LOT 36 37 DP 18), 118 (PT SEC 360 TOWN OF WELLINGTON), 120 (PT SEC 360 TOWN OF WELLINGTON), 122 (PT SEC 360 TOWN OF WELLINGTON), 123 (PT SEC 360 TOWN OF WELLINGTON), 124 (PT SEC 360 TOWN OF WELLINGTON), 125 (LOT 1 DP 56093), 125A (LOT 1 DP 56093), 126 (PT SEC	Exclusions - the following buildings or structures have been initially identified as non-heritage: 34 Austin Street 50, 63 , 69, 99, 101 and 125A Elizabeth Street Existing accessory buildings and minor residential units as at 18 July 2022	A, B, C, D (see SASM #164), E, F		

			360 TOWN OF WELLINGTON -C/T 347/100), 127 (PT SEC 361 TOWN OF WELLINGTON), 128 (PT SEC 360 TOWN OF WELLINGTON), 129 (LOT 1 DP 5429), 130 (LOT 1 DP 55455- FLAT DP 58202), 131 (LOT 2 DP 5429 - 2 M2 RETAINING WALL &STAIRS ON ROAD RESERVE), 132 (LOT 1 DP 55455), 133 (LOT 3 DP 5429), 134 (PT SEC 360 TOWN OF WELLINGTON), 135 (LOT 4 DP 5429), 137 (PT SEC 361 TOWN OF WELLINGTON), 138 (LOT 1 DP 63577 FLAT DP 63577), 139 (LOT 1 DP 18352), 140 (LOT 1 DP 63577)				
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Overall

873. Based on this information, my assessment is that the four properties do not include items that are fundamental to the history, physical, or social values of the heritage area. They are located at the western end of the heritage area, and the boundary could be redrawn to omit the properties without disrupting the continuity or significance of the heritage area.
874. There are no compelling heritage reasons to either include or exclude the properties from the heritage area.

Recommendation

875. I recommend that the mapping errors for the Elizabeth Street Heritage Area and other Mount Victoria heritage areas are corrected to show the locations of “non-heritage buildings” and structures.
- 17.6. **SCHED3 ITEM 44, MOIR STREET - 134 BROUGHAM STREET**
876. Turi and Jane Park (73) note the condition and history of 134 Brougham Street and do not consider that the house should be included in the heritage area. Considering this they seek to remove 134 Brougham Street from SCHED 3 item 44 – Moir Street Heritage Area. Lucy Telfar Barnard (72.1) agrees.
877. Wellington City Council (266.192) seeks to retain 134 Brougham Street within the Moir Street Heritage Area, but to amend the SCHED 3 to identify the rear additions to the property as non-heritage. The Mount Victoria Historical Society (FS39.19) support submission 266.192, but seek clarification on the extent of the non-heritage parts of the building.

Response

878. In response to this request, I have:
- Read the relevant parts of the Moir Street HHA report.
 - Read the Mount Victoria Heritage Study report for the Moir Street Heritage Area.¹³⁶

¹³⁶ Michael Kelly et al, Mount Victoria Heritage Study: Appendix 4: Heritage area reports: 6. Moir Street, WCC 2017 <https://wellington.govt.nz/-/media/arts-and-culture/heritage/files/mt-vic-heritage-study/mtvic-heritagestudy-report-appendix4.pdf?la=en&hash=930982A1E118DB19189B6271BC31BDD848E8F1AD>

- Read the Mount Victoria Heritage Study report for 134 Brougham Street.¹³⁷
- Visited the house at 134 Brougham Street on the 15th of August 2022, and the heritage area again on 20th January 2023.

Summary

879. Rev. John Moir was a key figure in the growth of the Presbyterian Church in Wellington. He acquired Town Acre 294 in 1859, and initiated the subdivision of the land at Moir Street.
880. 134 Brougham Street was built for Rev. Moir in 1879, and was let to tenants until c.1892 when the Moir family moved in. After Rev. Moir's death in 1895, his widow Mary Moir remained in the house until 1920. It was owned by members of the Moir family until 1942. The house was generally used as a boarding house or flats from the 1920s onwards.
881. 134 Brougham Street was built as a Victorian cottage but was modified with later features such as a faceted bay, casement windows, an infilled porch, and a sunroom. More recently the roof has been replaced with pressed metal roof tiles, and there are some aluminium windows and doors.

Mount Victoria Heritage Study

882. Moir Street was identified in the Mount Victoria Heritage Study (2016-2017) was identified as a potential heritage area. Although 134 Brougham Street was identified as an individual house, the heritage study notes that the "many changes to the house make it an unlikely candidate for listing" (Report "22. 134 Brougham Street", page 9). I have taken this to mean "an unlikely candidate for listing [in SCHED 1 as an individual heritage building]". This is because the area report for Moir Street specifically states that 134 Brougham Street makes a positive contribution to the heritage values of the area (Appendix 4 - Report "6. Moir Street", page 3), and includes the property as a contributing building.

Assessment:

883. In November 2021 to February 2022, I reviewed the Mount Victoria Heritage Study and prepared an HHAE report for the Moir Street Heritage Area. This work included assessment against the WCC criteria/GWRC RPS Policy 21. The Moir Street Heritage Area was found to have significant historic, physical, and social values.
884. More recently, in response to the submissions, I have also looked at the proposed district plan commentary on heritage areas which notes that heritage areas may include SCHED1 buildings and SCHED2 structures, along

¹³⁷ Michael Kelly et al, Mount Victoria Heritage Study: Appendix 5: Individual Houses: 22. 134 Brougham Street <https://wellington.govt.nz/-/media/arts-and-culture/heritage/files/mt-vic-heritage-study/mtvic-heritagestudy-report-appendix5.pdf?la=en&hash=A70C13420F539401D475604E085A43254AF629FA>

with contributing buildings or structures, and non-heritage buildings or structures.

885. The threshold for inclusion in a heritage area as a contributing building or structure is that the item contributes to the heritage values of the collection. This is a lesser test than for heritage buildings and structures which must be individually assessed as having significant heritage values. Items that do not meet the threshold for a contributing building or structure are assessed as non-heritage.
886. The HHAE report for Moir Street demonstrates that 134 Brougham Street is an important component of the heritage area, including that the property:
- a. Makes an important contribution to the historical values of the heritage area for its association with Rev. Moir who owned the land and instigated the subdivision of Moir Street. It is also one of the oldest houses in the heritage area and was owned by the Moir family for over 60-years.
 - b. 134 Brougham Street contributes to the overall integrity of the heritage area, where only one house has been demolished in recent history.
 - c. 134 Brougham Street is consistent with the streetscape values of the Moir Street Heritage Area as a collection of houses constructed from the 1870s until the late 1920s.
887. Many houses in the heritage area have been modified in a bungalow-style - including 134 Brougham Street, 7 Moir Street (bay window and casements added), 15 & 19 Moir Street (sash windows replaced with casements), 17, 21, 23 & 25 Moir Street (verandah enclosed & casement windows added), and 11 Moir Street which was constructed as a bungalow in 1928. All of these houses contribute to the collective values of the area, and none are non-heritage.

Site visit

888. I visited 134 Brougham Street on the 15th of August 2022 with Meredith Robertshawe (WCC Senior Heritage Advisor), and met with Jane and Turi Park. During that visit we discussed the district plan process with the submitters; viewed the house from the street; walked around the rear (western) courtyard; and walked through the interior of the southern flat to view the southern courtyard.
889. Following that meeting I was asked by the Council to identify non-heritage buildings (or parts of buildings) at the property, and appendix 8 includes additional research and a detailed response. A summary of the conclusions in appendix 8 is that the c.1930s (and later) additions to the rear of the property could be amended from “contributing” to “non-heritage” in SCHED 3. The extent is shown in figure 21 below, where non-heritage items are shaded in green.

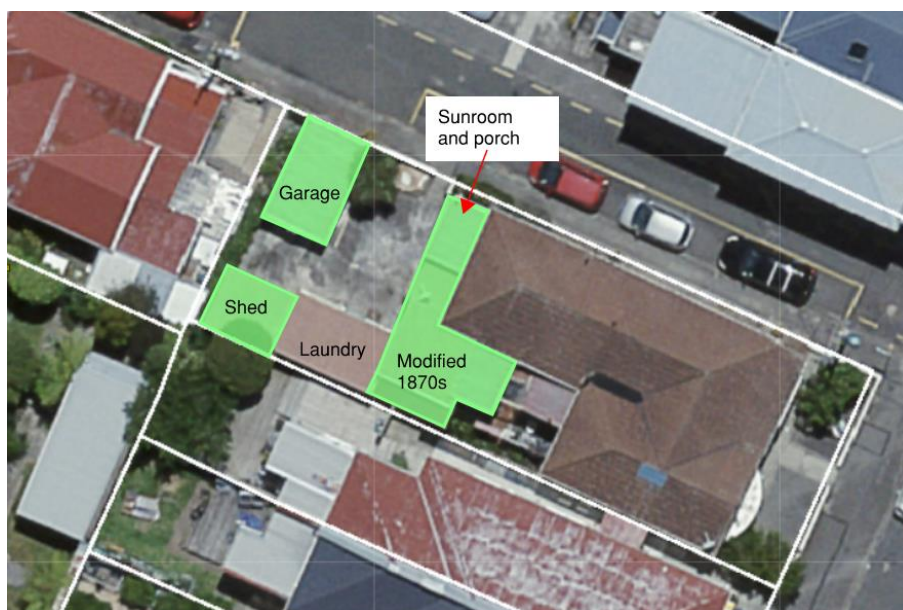


Figure 18: 134 Brougham Street - recommendation for non-heritage buildings.

890. Noting that SCHED 3 item 44 already identifies “existing accessory buildings and minor residential units as at 18 July 2022” as non-heritage. I presume that this would include the garage, shed and laundry within the general heritage area exclusions.

Status

891. After site visits, and reviewing the HHAE report I have considered whether 134 Brougham Street merits a status 3 – “Contributes to the values of the heritage area and should be nominated for addition to the District Plan schedule as a heritage building or object”. I therefore suggest an amendment to the entry for 134 Brougham Street on page 94 of the HHAE report to status 2 “Contributes to the values of the heritage area”. Noting that status 4,3 & 2 properties are generally considered contributing buildings to a heritage area – this is discussed in more detail in section 15.4.

Condition

892. In response to the point raised by submission 73 (item 1.4) that the property requires maintenance, and that the roof cladding is due for replacement. I generally agree that metal roof cladding in New Zealand has a short lifespan and needs to be replaced periodically – for example, the Building Code requires a minimum durability of 15-years for new products. I note that repairs and maintenance - including re-cladding a roof, and internal works such as re-piling, and borer treatment – are generally a permitted activity in the district plan.

Amendments to SCHED3

893. The following includes the for proposed amendments to SCHED3.

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZ PT #
44	Moir Street	Moir Street Heritage Area	Brougham Street - 134 (PT SEC 294 TOWN OF WELLINGTON) Moir Street - 1 (PT SEC 294 TOWN OF WELLINGTON), 2 (LOT 1 DP 81436), 2A (LOT 2 DP 81436), 3 (PT SEC 294 TOWN OF WELLINGTON), 4 (ALL DP 3159), 5 (PT SEC 294 TOWN OF WELLINGTON), 6 (LOT 10 DP 6669), 7 (ALL PLAN A 113(ALTHO KNOWN AS PT SEC 294) CITY OF WELLINGTON), 8 (LOT 9 DP 6669), 9 (ALL PLAN A 57), 10 (LOT 8 DP 6669), 11 (LOT 6 DP 6669), 12 (LOT 2 DP 8903), 13 (LOT 5 DP 6669), 14 (LOT 1 DP 8903), 15 (LOT 4 DP 6669), 16 (LOT 2 DEEDS PLAN 4899), 17 (LOT 3 DP 6669), 18 (LOT 1 DEEDS PLAN 489), 19 (LOT 2 DP 6669), 20 (LOT 6 DEEDS PLAN 165), 21 (LOT 1 DP 6669), 22 (LOT 7 DEEDS PLAN 165 - 1/10 SH LOT 2 DP 77128 SEE ASST 17310 51901), 23 (LOT 1 DP 340201 - SUBJ TO ESMT DP 520316), 24 (LOT 1 DP 74760 - 1/15 TH SH LOT 2 DP 77128 - SEE ASST 17310/51901), 25 (LOT 1 DP 320298), 27 (PT LOT 11 DEEDS PLAN 165), 29 (ALL PLAN A 2260), 31 (ALL DP 8764 & 1/12 SH IN LOT 2 DP 77128 SEE ASST 17310 51901), 33 (LOT 1 DP 8764)	Exclusions - the following buildings or structures have been identified as non-heritage 2, 2a Moir Street 33 Moir Street Part of 134 Brougham Street (rear additions only – including sunroom, rear porch, laundry, shed, and detached garage). existing accessory buildings and minor residential units as at 18 July 2022	A, B, C, D (see SASM #164), E, F		

Overall

894. Based on the above, my assessment is that the house contributes to the values of the heritage area, but agree with submission 266.192 that parts of the rear of the property could be reclassified as non-heritage. These are shown in figure 18 above.

Recommendations

895. Based on the above I recommend that:
- a. the house at 134 Brougham Street continues to be considered a “contributing building” in the Moir Street Heritage Area; and
 - b. SCHED 3 item 44 – Moir Street Heritage Area is amended to identify non-heritage buildings and structures at 134 Brougham Street.

- 17.7. SCHED3 ITEM 45, PORRITT AVENUE - 115 BROUGHAM STREET
896. Quayside Property Trust (104.1 and 104.2) notes that 115 Brougham Street is not accessible or visible from Porritt Avenue, and does not contribute to the values of the heritage area. Considering this seeks to remove 115 Brougham Street from SCHED 3 item 45 - Porritt Avenue Heritage Area.
897. The Mount Victoria Historical Society (FS39.17) oppose submission 104.2 and consider that the building should remain part of the Porritt Avenue Heritage Area because of its historical significance and historical connections with properties in the heritage area. They seek to retain 115 Brougham Street in the heritage area.

Response

898. In response to this request, I have:
- Read the relevant parts of the Porritt Street and Armour Avenue HHAЕ reports.
 - Read the Mount Victoria Heritage Study report for 115 Brougham Street¹³⁸
 - Visited the Armour Avenue Heritage Area and Brougham Street and Porritt Avenue on 20th January 2023.

Summary

899. 115 Brougham Street is located mid-block site between Brougham Street, Armour Ave, Porritt Ave, and Ellice Street. The building opened as a private girls' boarding school in 1890; served as part of Wellington College; became a YWCA; and finally budget accommodation.
900. Rowena's Lodge at 115 Brougham Street was identified in the Mount Victoria Heritage Study (2016-2017) as a significant building. The property can be seen in limited views from Armour Avenue and Brougham Street. There are some publicly available photos available – for example from The Agency Group <https://www.theagencygroup.co.nz/RX1428899/>

Assessment

901. In November 2021, I reviewed the Mount Victoria Heritage Study and prepared an HHAЕ report for the Porritt Avenue (and Armour Avenue heritage areas) and assessed the heritage area against the WCC criteria/GWRC RPS Policy 21. The Porritt Avenue Heritage Area was found to have significant historic, physical, and social values.
902. 115 Brougham Street was assessed in the inventory of buildings and features as status "3" "Contributes to the values of the heritage area and should be

¹³⁸ Michael Kelly et al, Mount Victoria Heritage Study: Appendix 5: Individual house reports: 115 Brougham Street <https://wellington.govt.nz/-/media/arts-and-culture/heritage/files/mt-vic-heritage-study/mtvic-heritagestudy-report-appendix5.pdf?la=en&hash=A70C13420F539401D475604E085A43254AF629FA>

nominated for addition to the District Plan schedule as a heritage building or object”.

Heritage effects

903. A key issue for 115 Brougham Street is that it is not particularly visible from either the Porritt Avenue or Armour Avenue heritage areas. This will make it difficult to assess the effects of any changes on the site on the streetscape or townscape values of the heritage area.
904. A reason to include the property in the Porritt Avenue Heritage Area is that it is linked thematically with two other properties that were built as private boarding and day-schools for girls in the 19th century. These are 49 Porritt Avenue built for Kate Evans in 1895, and 42 Porritt Avenue built for Flora Sheppard in 1899.
905. Alternatively, the building adjoins and is visible from Armour Avenue, and a recommendation from the Porritt Avenue HHEA is to adjust the boundaries of both heritage areas to include 115 Brougham Street in the Armour Avenue Heritage Area.
906. Neither option is optimal, given that the property cannot be seen or accessed from Porritt Avenue, and the property has less distinct thematic links to the history of the Armour Street Heritage Area.

Overall

907. My conclusion is that 115 Brougham Street should be included in the district plan heritage schedules as it has significant historic values. But the lack of visibility from the Porritt Avenue and Armour Avenue heritage areas makes it difficult to establish the best option.

Recommendation

908. Based on the above I recommend that the 115 Brougham Street is included in the district plan heritage schedules – either as part of the Armour Avenue or Porritt Avenue Heritage Areas.

17.8. SCHED3 ITEM 45, PORRITT AVENUE - TUTCHEN AVENUE

909. Mount Victoria Historical Society (214.14), Tim Bright (75.13), Joanna Newman (85.7), Judith Graykowski (80.16), Alan Olliver and Julie Middleton (111.12), Wellington’s Character Charitable Trust (FS82.179, FS82.201), Vivienne Morrell (155.20), David Wu (489.1) and Jane O’Loughlin (FS98.1) all consider that Tutchen Avenue should be added to the Porritt Avenue Heritage Area.

Response

910. In response to this request, I have:

- Read the research provided by the Mount Victoria Historical Society in submission 214 (pages 24 – 39).
- Read the Porritt Avenue HHAЕ report.

Summary

911. Tutchen Avenue is a narrow no-exit street accessed from Porritt Avenue, which is a heritage area in the PDP. The street shares the history of Porritt Avenue, and both were formed by the subdivision of the Tutchen farm in the 1880s and 1890s – see pages 18 & 19 of the Porritt Avenue HHAЕ report.

Overall

912. Tutchen Avenue shares the same history as Porritt Avenue, and the boundaries of the heritage area could be moved to include the properties along the street (subject to research and assessment).

Recommendation

913. Based on the above I recommend the Council considers carrying out further research and assessment of Tutchen Avenue with the view to adding properties to the Porritt Avenue Heritage Area in a future plan change or variation.

17.9. SCHED3 ITEM 46, ASCOT STREET – GENERALLY

914. Helen Hefferman (491.1 to 491.4) considers that SCHED3 item 46 Ascot Street and item 35 Thorndon Shopping Centre heritage areas are adjacent and should be combined. The submission also suggests a name change for both heritage areas.

Response

915. In response to this request, I have:

- Read the relevant parts of the Thorndon Shopping Centre Heritage Area report.¹³⁹
- Read the relevant parts of the Ascot Street Heritage Area HHAЕ report.

Summary

916. SCHED3 item 35 Thorndon Shopping Centre Heritage Area is one of Wellington’s oldest commercial areas outside the city centre. The street was first settled in the 1840s, and the commercial area was established in the 1860s. The area fell into decline in the mid-twentieth century, but rejuvenated following the construction of the Wellington motorway. The buildings in the commercial centre attracted new uses, and new commercial buildings in a historic vernacular style were constructed on infill sites.

¹³⁹ Thorndon Shopping Centre Heritage Area, Wellington City Heritage, WCC website accessed March 2023 <https://www.wellingtoncityheritage.org.nz/areas/35-thorndon-shopping-centre?q=>

917. SCHED3 item 46 Ascot Street Heritage Area is a collection of houses that date from the 1860s to the mid-twentieth century. The boundaries of the heritage area, generally, follow those of the Thorndon Residential E Zone, which was established in 1976 as the first protected heritage conservation area in New Zealand.¹⁴⁰

Combining the heritage areas

918. My view is that the commercial and residential Thorndon Heritage Areas should not be combined into a single heritage area. This is because the two heritage areas include different building typologies and uses; have a different history and pattern of development; and have different heritage values.
919. When assessing the effects of change or development under the heritage area rules, the assessment is carried out against the values of the heritage area. Some modifications that would be reasonable in one heritage area may have a greater (positive or adverse) effect if carried out in the other – for example signage, shopfronts, verandahs, garaging and carports. In my view, the proposed amendment in submission 491 would complicate the implementation of the heritage area rules.

Renaming the heritage areas

920. The Thorndon Shopping Centre Heritage Area was established in DPC 75 at the same time as five other “shopping centre” heritage areas. These are SCHED3 items 31 Aro Valley Shopping Centre, 32 John Street Intersection Shopping Centre, 33 Newtown Shopping Centre, 34 Berhampore Shopping Centre, 35 Thorndon Shopping Centre, and 36 Hataitai Shopping Centre heritage areas. Submission 491 proposes a name change to the Tinakori Road Village Heritage Area, a precedent for this name-change is item 25 Island Bay Village Heritage Area.
921. Although there is no particular reason to change the name of item 35, the name “Tinakori Road Village Heritage Area” proposed in submission 491 is also acceptable and appropriate.
922. The Ascot Street Heritage Area is named after one of the streets in the heritage area (the others are Tinakori Road, Sydney Street West, Glenbervie Terrace, Hill Street and Parliament Street). Other residential heritage areas in the PDP are generally named after a street name, and examples of heritage area with multiple street names are – item 18 Tarikaka Street Settlement (includes Bombay, Ngata, and Pomare streets), item 42 Doctors’ Common Heritage Area (includes Hawker, Kennedy, McIntyre and Shannon Streets).
923. The issue with renaming item 46 from the “Ascot Street Heritage Area” to the “Thorndon Residential Heritage Area” presupposes that there will only ever be a single residential heritage area for Thorndon. My preference is to retain the

¹⁴⁰ Jane Black, Michael Kelly, Chris Cochran, *Thorndon Heritage Project*, 2008. Page 36

current name, as it helps to locate the heritage area geographically within Thorndon.

Overall

924. The two Thorndon heritage areas have been established to recognise the significance of the historic commercial centre, and the former Residential E Zone which was the first conservation area to be established in New Zealand. In my view, the proposed amendment in submission 491 to amalgamate the two heritage areas would complicate the implementation of the heritage area rules, and should not proceed.
925. In my view, I do not consider that the name change to SCHED 3 item 35 Thorndon Shopping Centre Heritage Area is necessary. I also consider that there is a precedent in SCHED3 for item 35 to be renamed the “Tinakori Road Village Heritage Area” if that is the preference of the local community.
926. In my view, there is a precedent for naming residential heritage areas after a street name (even if there are multiple streets included within the boundaries of the heritage area). The benefit is that the name helps to locate the heritage area geographically, particularly if there are multiple residential heritage areas in the same suburb. Amending item 46 from the Ascot Street Heritage Area to the Thorndon Residential Heritage Area could lead to later confusion, if residential heritage areas are added to the suburb in the future.

Recommendations

927. Based on the above, I recommend:
- a. That SCHED3 continues to include item 35 and item 46 as separate heritage areas; and
 - b. That SCHED3 continues to include item 46 as the Ascot Street Heritage Area; and
 - c. That SCHED3 either continues to include item 35 as the Thorndon Shopping Centre Heritage Area, or the name is amended to the Tinakori Road Village Heritage Area (or similar).

17.10. SCHED3 ITEM 46, ASCOT STREET – 241 TINAKORI ROAD

928. E W Limited (45.1) notes that 241 Tinakori Road was substantially re-built in the 1920s. Considering this they seek to exclude the property from SCHED 3 item 46 – Ascot Street Heritage Area. Alternatively, they seek to amend page 275 the HHAЕ report to status 1, or status 2.

Response

929. In response to this request, I have:
- Read the relevant parts of the HHAЕ report for the Ascot Street Heritage Area.
 - Visited the heritage area on the 20th of January 2023.

- Read the detailed research in submission 45 on the history of the property at 41 Tinakori Road.

Summary

930. There has been a shop-dwelling at 241 Tinakori Road since 1877. The building was originally a single-storey shop-dwelling with accommodation in the attic. There were substantial modifications in the 1920s, and the masonry Arts and Crafts / English Domestic Revival façades date from this period.

Contributing building

931. As noted in section 15.4 above, the current Council assessment template for heritage areas includes an inventory of heritage features that are assessed on a five-point scale.

932. The property is currently included on page 277 of the HHAЕ report as status 3 - which suggests that (with further research) the property could meet the criteria for inclusion in SCHED 1.

933. My view is that, although the building has a pleasant Arts and Crafts façade and an interesting history, it is unlikely to meet the threshold for inclusion in SCHED 1 as an individual heritage building. This is because I do not consider that the building has significant heritage values under one or more of the GWRC RPS policy 21 criteria (on its own, and without reference to the heritage area).

934. Instead, I consider that the inventory of buildings and features entry for 241 Tinakori Road should be amended to status 2 “contributes to the values of the heritage area.” This is based on the HHAЕ report which establishes:

- a. The history of the property as a local shop for Thorndon residents, which is consistent with the history of the residential area which it served.
- b. That although most of the buildings in the heritage area were constructed in the Victorian and Edwardian eras, the significant period of development extends to the mid-twentieth century up until the construction of the motorway.
- c. That the area includes similar properties as “status 2” contributing buildings – for example 121 Hill Street which is a small block of concrete flats constructed in 1936.

Overall

935. Based on the above, I consider that 241 Tinakori Road contributes to the values of the heritage area, but that the HHAЕ report should be updated with the research contained in submission 45, and the status of the property in the

inventory of buildings and features on page 277 should be updated to a status “2”.

Recommendation

936. Based on the above I recommend that SCHED 3 item 46 Ascot Street Heritage Area continues to include 241 Tinakori Road as a “contributing building”.

17.11. SCHED 3 ITEM 46, ASCOT STREET – 6, 8, 11 GLENBERVIE TERRACE

937. Wellington City Council (266.196- 266.201) seeks to correct minor errors in the schedule entry for SCHED3 item 46 Ascot Street Heritage Area.

Response:

938. In response to this submission, I have read the relevant parts of the HHE report, and looked at the PDP maps.

939. The Council has identified the following issues in SCHED3 item 46 Ascot Street Heritage Area:

- 6 and 8 Glenbervie Terrace are currently listed as exclusions (non-heritage) and should be contributing buildings.
- 11 Glenbervie Terrace is a contributing building but is not included in the “legal description” column of the SCHED3 entry.

940. Section 1399 TN of Wellington includes two properties – 6 and 8 Glenbervie Terrace. 6 and 8 Glenbervie Terrace are both rated as “status 2” buildings¹⁴¹ in the HHE report (page 270). The Council’s methodology for assessing contributing buildings is discussed in detail in section 15.4 above. A summary is that status 2 buildings are generally considered to “contribute” to a heritage area.

941. On this basis, my view is that 6 and 8 Glenbervie Terrace should be included in SCHED3 as contributing buildings.

942. Lot 1 DP 60215 includes two properties - 11 Glenbervie Terrace and 8 Parliament Street. 11 Glenbervie Terrace is rated as a status 3 building¹⁴² in the HHE report (page 271). On this basis, my view is that 11 Glenbervie Terrace should be included in SCHED3 as a contributing building. This requires an amendment to the “legal description” column for item 46.

Recommendations

943. Based on the above, my recommendation is to amend SCHED3 item 46 Ascot Street Heritage Area to

- a. Omit 6 and 8 Glenbervie Terrace from the list of exclusions; and
- b. Add 11 Glenbervie Terrace to the “legal description” column.

¹⁴¹ This means that the place “contributes to the values of the heritage area”

¹⁴² “Contributes to the values of the heritage area and should be nominated for addition to the District Plan schedule as a heritage building or object”

17.12. SCHED3 ITEM 46, ASCOT STREET – 12A PARLIAMENT STREET

944. Adam King (263.3 & 263.4) seeks to amend SCHED 3 item 46 Ascot Street Heritage Area to omit 12A Parliament Street, considering that there is incomplete research on the property and there has been “procedural unfairness”.

945. The Wellington City Council (266.193) seeks to amend SCHED 3 item 46 Ascot Street Heritage Area to change the status of 12A Parliament Street from a contributing building to “non-heritage”. Noting that the “heritage value is uncertain”.

Response

946. In response to this request, I have read the relevant parts of the HHAE report for the Ascot Street Heritage Area, and reviewed relevant Council’s preliminary research. I visited the heritage area on the 20th of January 2023.

Summary

947. 12a Parliament Street is a large (approx. 1200m²) site at the end of Parliament Street. The house can be seen from the end of its driveway, but is otherwise difficult to see from the heritage area. It is also partly visible in longer views of the heritage area from Bowen Street, the motorway, and Hill Street.

948. The 1892 Thomas Ward Map shows a substantial house to the west of the site, which may have been demolished. The current house is a substantial two-storey building located in the centre of the site. There is a self-contained two-storey annexe (1925), and a separate garage (1990). The visible parts of the house were designed in a 1920s English Domestic Revival style.

949. Preliminary research indicates that the house was constructed in the early 20th century and later sold to the daughter and son-in-law of Prime Minister Sir William and Dame Christina Massey. It may also have been used as a ministerial residence.

950. The property is not included in the HHAE report for the heritage area, as it was identified during consultation on the draft plan and after the HHAE report was completed.

Inconsistent characteristics

951. Submission 246 argues that the house is inconsistent with the characteristics of the heritage area.

952. The Ascot Street Heritage Area includes a significant collection of workers’ cottages from the 1860s, 1870s, and 1880s, as well as dwellings from the late nineteenth and early twentieth centuries. Substantial houses (similar to 12a Parliament Street and which contribute to the values of the heritage area) include - The Moorings at 31 Glenberrie Terrace, 1 Parliament Street, 119 Hill

Street (2 Parliament Street), 12 Parliament Street, 273a Tinakori Road, and 196 Sydney Street West.

953. The townscape assessment of the HHAЕ report (page 266) notes the concentration of small Victorian cottages in the heritage area. It also notes that “variety is introduced by later villa-esque modifications, 1920s homes and even a 1950s Modernist residence.” It finds that the heritage area has “significant townscape values at a national level.”
954. Examples of early-to-mid 20th century houses that contribute the heritage area are – 15 Ascot Street (c.1931), Lilburn House, 22 Ascot Street (1951), 41 Glenbervie Terrace (c.1958), 121 Hill Street (c.1936), and 241 Tinakori Road (c.1870s, modified in 1920).
955. In my view the period of significance for the heritage area spans from the mid-19th century, until the construction of the motorway in the 1970s. On this basis, I consider that 12a Parliament Street is consistent with other contributors to the heritage area – particularly the substantial dwellings, and/or buildings that were constructed in the early to mid-twentieth century.

Incomplete research

956. Submission 246 notes that the research included in the HHAЕ report does not include 12a Parliament Street.
957. I agree that further research could establish ownership, construction sequence of the house, and occupation history. This would add to the understanding of the historic values of the place.
958. My view is, however, that there is sufficient information to establish the architectural style of the building and to assess whether the building contributes to the townscape values of the heritage area.

Archaeology

959. In response to the points raised about archaeological values in submission 246.
960. I’ve reviewed the information in the historical heritage evaluation on archaeological values, and agree with the assessment on page 266 which (correctly) notes that the heritage area is within the general Wellington R27/270 site recorded by the New Zealand Archaeological Association (NZAA).

Overall

961. Based on the information above, my assessment is that there is sufficient information available to assess whether 12a Parliament Street should be a “contributing building” or a “non-heritage building” in the heritage area. This is based on the likely construction date, architectural style, and townscape values of the building.

962. 12a Parliament Street contributes to the townscape values of the heritage area when viewed from locations such as Bowen Street, Hill Street, and the motorway. The design of the building (built or remodelled in the 1920s as a substantial English Domestic Revival house) is consistent with other contributing buildings in the heritage area.
963. As such my view is that the property “contributes to the values of the heritage area” and meets the standard for status “2” in the inventory of buildings and features in the HHAЕ report (page 275). This is the threshold for a “contributing building” in the heritage area.

Recommendation

964. Based on the above I recommend that SCHED 3 item 46 Ascot Street Heritage Area continues to include 12a Parliament Street as a “contributing building”.

17.13. SCHED3 ITEM 46, ASCOT STREET – EXCLUSIONS 21 & 23 GLENBERVIE TERRACE AND 16 PARLIAMENT STREET

965. Wellington City Council (266.195) seeks to amend SCHED 3 item 46 Ascot Street Heritage Area to change 16 Parliament Street and 21 Glenbervie Terrace from “contributing buildings” to “non-heritage buildings”. The submission also seeks to clarify that 23 Glenbervie Terrace includes 6 flats/town houses.

Response

966. In response to this request, I have:
- Read the relevant parts of the HHAЕ report for the Ascot Street Heritage Area
 - Read the relevant parts of the heritage inventory report for the adjacent Thorndon Shopping Centre Heritage Area.¹⁴³
 - Visited the heritage area on 20 January 2023.

Summary

967. The house at 16 Parliament Street was constructed in 2004. The original c.1879 house was demolished to enable the construction of the motorway in the 1960s to 1970s. The 2004 house is a pleasant modern interpretation of the vernacular buildings of Thorndon.
968. Section 1380 TN of Wellington includes the townhouses at 19 Glenbervie Terrace and 21 Glenbervie Terrace. These houses were constructed following the completion of the motorway and before 1996. The townhouses at 19

¹⁴³ “Thorndon Shopping Centre”, *Wellington City Heritage*, WCC website accessed March 2023
<https://www.wellingtoncityheritage.org.nz/areas/35-thorndon-shopping-centre?q=>

Glenbervie Terrace are included in the PDP as non-heritage buildings, while the house at 21 Glenbervie Terrace is a contributing building.

969. Section 1 SO 34805 includes four townhouses, with addresses 1/23, 2/23, 3/23 4/23, 5/23, 6/23 Glenbervie Terrace. The address in the SCHED 3 exclusions is “23 Glenbervie Terrace”.

Assessment

970. The buildings are noted in the HHAЕ report as being of “modern construction”. All were assessed as status “2” meaning that they “contribute to the values of the heritage area”.
971. In considering whether 21 Glenbervie Terrace and 16 Parliament Street should be contributing or non-heritage buildings I have looked at the adjacent SCHED 3 item 35 Thorndon Shopping Centre Heritage Area for similar late 20th and early 21st century vernacular buildings. In the Thorndon Shopping Centre Heritage Area, there are four buildings constructed or modified in the 1990s and early 2000s in a modern vernacular style.¹⁴⁴ 310, 318-320, 277-279, and 287 Tinakori Road are non-heritage (Thorndon Shopping Centre Heritage Area report pages 17, 18, 32 & 35).¹⁴⁵
972. This is also consistent with similar properties at 19 and 23 Glenbervie Terrace which are included as “non-heritage” exceptions for the Ascot Street Heritage Area.

Addresses at 23 Glenbervie

973. I have checked the Council maps and agree with submission 266 that the SCHED3 entry for “exceptions” should be corrected from 23 Glenbervie Terrace to 1/23, 2/23, 3/23, 4/23, 5/23, 6/23 Glenbervie Terrace.

Overall

974. My assessment is that the design of the modern buildings at 21 Glenbervie Terrace and 16 Parliament Street complements the adjacent buildings in the heritage area, and has a neutral impact. If the buildings were reclassified as a “non-heritage” this would be consistent with the nearby Thorndon Shopping Centre Heritage Area, and with other similar modern buildings in the Ascot Street heritage area.

Recommendation

975. Based on the above I recommend that SCHED 3 item 46 Ascot Street Heritage Area is amended to:
- a. Change 16 Parliament Street, and 21 Glenbervie Terrace from “contributing buildings” to “non-heritage buildings”; and

¹⁴⁴ Note that the Thorndon Shopping Centre Heritage Area report calls this “pseudo” Edwardian or Edwardian style.

¹⁴⁵ Also note that buildings at 289 and 320 Tinakori Road (1996) designed as “reproductions”¹⁴⁵ of late Victorian shop-residences (pages 18 & 35) are both contributors.

- b. Change the address for 23 Glenbervie Terrace to 1/23, 2/23, 3/23, 4/23, 5/23, 6/23 Glenbervie Terrace in the list of exceptions.

17.14. SCHED 3 AMENDMENTS TO ITEM 46 ASCOT STREET

976. The following includes the proposed amendments to SCHED3 based on sections 17.11 and 17.13 above.

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
46	Ascot Street, Hill Street, Glenbervie Terrace, Parliament Street, Sydney Street West, Tinakori Road	Ascot Street	Ascot Street - 2 (PT LOT 22 DP 32), 3 (LOT 2 DP 870), 4 (LOT 21 DP 32), 6 (LOT 20 DP 32), 7 (PT LOT 3 DP 32 ON CT - SUBJ TO & INT IN ROW & INT IN ESMT DP 52212), 8 (LOT 19 DP 32), 9 (LOT 4 DP 32-SUBJ TO & INT IN R/W & AREA MARKED E (PARKING) ON DP 52212), 10 (LOT 2 DP 89008), 11 (PT LOT 5 DP 32 SEC 1374 TOWN OF WELLINGTON (SO 33494) - SUBJ TO & INT IN ROW), 17 (LOT 7 DP 32), 18 (LOT 17 DP 32), 19 (PT LOT 8 DP 32), 20 (LOT 18 DP 32), 21 (LOT 2 DP 10189), 22 (LOTS 2 3 DP 12094), 23 (LOT 1 DP 10189), 24A (LOT 1 DP 12094 - INT IN ROW), 24B (LOT 1 DP 12094), 25 (LOT 10 DP 32 - 24 M2 FENCED LAND ON ROAD RESERVE), 26 (ALL PLAN A 2158), 27 (PT SEC 516 TOWN OF WELLINGTON), 28 (ALL PLAN A 2073), 29 (ALL PLAN A 1188), 30 (ALL PLAN A 944), 31 (ALL PLAN A 421 -CT 13A-65-), 32 (LOT 1 DP 370675), 33 (ALL PLAN A 43 & LOT 1 DP 25022) Hill Street - 119 (PT SEC 522 TOWN OF WELLINGTON), 121 (LOT 1 DP 72205 UNIT PLAN 73219) Glenbervie Terrace - 1 (PT SEC 521 TOWN OF WELLINGTON), 2 (LOT 1 DEEDS PLAN 402), 4 (PT LOT 3 DEEDS PLAN 402 -& R/WAY OVER PART LOT 1-), 6-8 <u>(SECTION 1399 TN OF WELLINGTON)</u> 10 (LOT 1 DP 73408), <u>11 (LOT 1 DP 60215)</u> 12 (LOT 2 DP 73408), 13 (SEC 1412 SO 34772 TOWN OF WELLINGTON -WITH OVERHANG EASEMENT OVER SEC 1411FOR LIFE OF EXISTING BUILDING - SEE SO34772 --FOR DRAINAGE EASEMENT SEE DP 64678), 15 (SEC 1411 SO 34772 TOWN OF WELLINGTON -SUBJ TO OVERHANG EASEMENT IN FAVOUR OFSEC 1412 FOR LIFE OF EXISTING BUILDING- SEE SO 34772 --FOR DRAINAGE EASEMENT SEE DP 64678), 16 (LOT 1 DP 51292), 17 (SEC 1411 TN OF WELLINGTON), 20 (LOT 2 DP 51292 - THE WEDGE), 21 (SEC 1380 TOWN OF	Exclusions - the following buildings or structures have been identified as non-heritage 6, 8 , 19, 19C, 19D, 19E, 19F, 21, <u>23/1, 23/2, 23/3, 23/4, 23/5 and 23/6</u> Glenbervie Tce 111 Hill Street <u>16 Parliament Street.</u> existing accessory buildings and minor residential units as at 18 July 2022 N.B.: 119 Hill St and 2 and 4 Parliament St are the same property. 9 Ascot St and 206 Sydney St W are the same property	A, B, C, E, F		

		<p>WELLINGTON), 31 (LOTS 1 2 DEEDS PLAN 5 & PT SECS 520 521 TOWN OF WELLINGTON-THE MOORINGS -), 35 (PT SEC 519 TOWN OF WELLINGTON (ALSO KNOWN AS LOT 3 DEEDS PLAN 5)), 37 (LOT 2 DP 77921), 39 (LOT 1 DP 77921), 41 (LOT 1 DP 510272)</p> <p>Parliament Street - 1 (PT SEC 522 TOWN OF WELLINGTON), 2 (PT SEC 522 TOWN OF WELLINGTON), 4 (PT SEC 522 TOWN OF WELLINGTON), 6 (ALL PLAN A 1230), 8 (LOT 1 DP 60215 - UNIT PLAN 60755), 9 (LOT 1 DP 5571 - 14 M2 CARPAD ON ROAD RESERVE), 10 (LOT 1 DP 85326), 11 (LOT 1 DP 303746 LOT 2 DP 5571 - 16 M2CARPAD & LAND ON ROAD RESERVE), 12 (LOT 2 DP 85326 - 13 M2 DOUBLE GARAGE ON ROAD RESERVE), 12A (Part Lot 8 DP 632), 13 (LOT 2 DP 303746), 14 (PT SEC 522 TOWN OF WELLINGTON - 12 M2CARPAD ON ROAD RESERVE),</p> <p>Sydney Street West - 192 (LOT 3 DP 3562), 194 (LOT 2 DP 3562), 194A (LOT 1 DP 3562 - RITA ANGUS COTTAGE), 196 (LOT 1 DP 89008), 200 (LOT 1 DP 870), 202 (LOT 3 DP 870), 204 (LOT C DP 453), 206 (LOT 4 DP 32-SUBJ TO & INT IN R/W & AREA MARKED E (PARKING) ON DP 52212), 210 (PT LOT 5 DP 32 - 72 M2 LAND ON ROAD RESERVE), 214 (LOT 6 DP 32 SEC 1 SO 35459)</p> <p>Tinakori Road - 241 (PART LOT 5 DEEDS PLAN 208), 243 (LOT 1 DP 51609 FLAT DP 53085), 245 (LOT 3 DEEDS PLAN 208), 247 (PT SEC 521 TOWN OF WELLINGTON), 249 (LOT 2 DEEDS PLAN 208), 251 (LOT 1 DEEDS PLAN 208), 253 (PT SEC 521 TOWN OF WELLINGTON), 257 (PT SEC 519 TOWN OF WELLINGTON), 259 (PT SEC 519 TOWN OF WELLINGTON), 261A (ALL D P 8095), 263 (PT SEC 519 TOWN OF WELLINGTON - ROSE COTTAGE), 265 (PT SEC 519 TOWN OF WELLINGTON), 267 (PT SEC 519 TOWN OF WELLINGTON - SUBJ TO & INT IN ROW DP 55436), 269 (PT LOT 7 DEEDS PLAN 5 AND 1/2 INT IN ROW ON DP 55436), 271 (PT SEC 517 TOWN OF WELLINGTON), 273A (PT SEC 517 TOWN OF WELLINGTON), 301 (LOT 1 DP 6456), 303 (LOT 2 DP 6456 - 6 M2 SHED ON ROAD RESERVE)</p>				
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17.15. SCHED3 NOMINATION, ITEM 46 ASCOT STREET

977. Historic Places Wellington (182.48) consider that SCHED3 should be amended to include more properties in item 46 Ascot Street Heritage Area.
978. Margaret Cochran (382.3) and Grace Ridley Scott (390.10) seeks to extend the boundaries of the Ascot Street heritage area. Historic Places Wellington (182.49) seeks to extend the boundaries of the Ascot Street heritage area to the extent of the Thorndon Character Area in the ODP. The Thorndon Society Inc (487) seeks to extend the boundaries of the Ascot Street heritage area to include Upton Terrace and St Mary streets.
979. Historic Places Wellington (FS111) and Wellington's Character Charitable Trust (FS82.292) support submissions 487 and 382 and seeks to extend the boundaries of the Ascot Street heritage area.

Response

980. In response to this request, I have:
- Viewed the boundaries of the Ascot Street Heritage Area when compared with the Thorndon Heritage Area in the ODP.

Summary

981. The Ascot Street Heritage Area was established within the approximate boundaries of the Thorndon Residential E Zone that was created in 1976 following the construction of the Wellington motorway. The Residential E Zone was bounded by Tinakori Road, Hill Street, Parliament Street, Sydney Street West, and Bowen Street, and was the first protected heritage conservation area in New Zealand.¹⁴⁶
982. The local communities advocated for the Residential E Zone boundaries to be increased and, over time, this led to the creation of the Thorndon Character Area in the ODP.¹⁴⁷ The extent of the Thorndon Character Area includes the Residential E Zone, the houses on the east of Tinakori Road up to the motorway on-ramp, and houses on the west of Tinakori Road from Harriet Street in the north to Lewisville Terrace and Bowen Street to the south.

Extent of the Ascot Street Heritage Area

983. In establishing the extent of the Ascot Street Heritage Area in the proposed district plan, the Council started with the location of the original Residential E Zone. The heritage area was reduced by:
- Omitting the extent of the Thorndon Shopping Centre Heritage Area.

¹⁴⁶ Jane Black, Michael Kelly, Chris Cochran, *Thorndon Heritage Project*, 2008. Page 36

¹⁴⁷ Jane Black, Michael Kelly, Chris Cochran, *Thorndon Heritage Project*, 2008. Page 36

- Omitting the townhouse developments along Sydney Street West that were constructed after the motorway was completed (with the exception of 16 Parliament Street).

Thorndon Character Area

984. The submissions 182, 382, 390 generally seek to increase the boundaries of the Ascot Street Heritage Area to the same extent as the Thorndon Character Area in the ODP. Submission 487 seeks to include St Mary Street and Upton Terrace – which are both part of character areas in the PDP.

985. The figure 19 shows:

- The extent of the Thorndon Shopping Centre Heritage Area and the Ascot Street Heritage Area - shaded in purple.
- The (additional) extent of the Thorndon Character Area in the ODP - shaded green.
- The extent of character areas in Upton Terrace and St Mary Street - outlined with a pink dotted line.

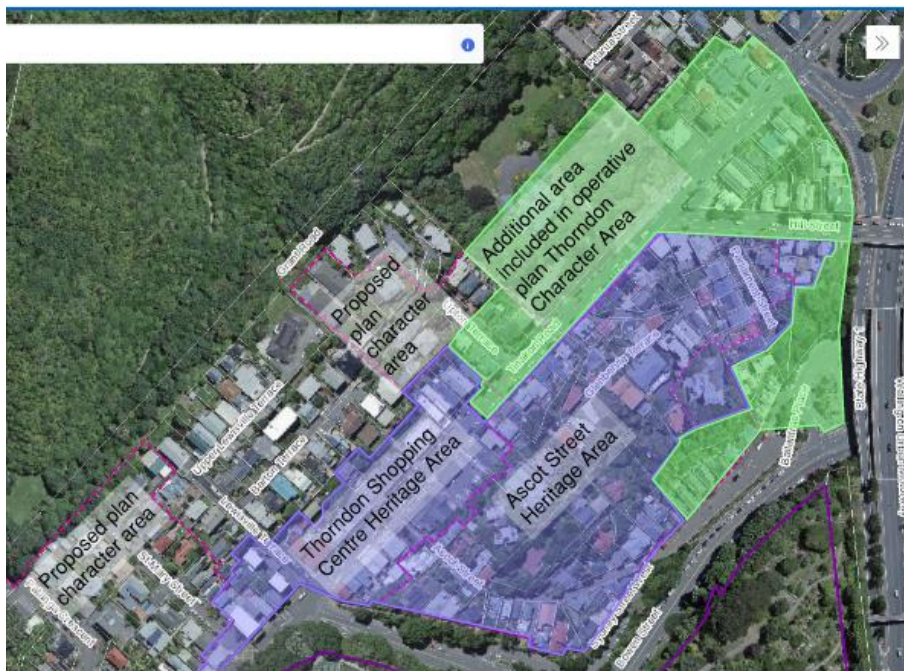


Figure 19: Thorndon heritage and character areas

Overall

986. The underlying theme for the Ascot Street Heritage Area centres on the construction of the Wellington motorway through a historic precinct, and the subsequent changes to the town plan which created the first protected conservation area in New Zealand. In my view the boundaries of the Ascot Street Heritage Area, that include the original Residential E Zone, (but omit the Thorndon Shopping Centre Heritage Area, and the modern townhouse developments at Sydney Street West) are generally in the correct locations.

987. I also agree with submissions 182, 382 and 390 that there is value in considering some of the additional properties included in the extent Thorndon Character Area from the ODP; on the basis of the community's long history of advocacy for the increased extent of the character area. These are the properties along the west side of Tinakori Road from the Thorndon Shopping Centre Heritage Area to Harriet Street, and the properties on the east side of Tinakori Road from Hill Street to the motorway on-ramp. I do not consider that there is value in including the modern townhouse developments in Sydney Street West, with the exception of 16 Parliament Street which is particularly visible from Parliament Street within the heritage area.
988. I agree with submission 487 that there are likely to be other parts of Thorndon that have significant heritage values and would be eligible for inclusion in the district plan heritage schedules (subject to research and assessment). But (in my view) places like Upton Terrace and St Mary Street have a different history, and should not, necessarily be attached to the Ascot Street Heritage Area.

Recommendation

989. Based on the above I recommend that:
- a. SCHED3 continues to include the boundaries of the Ascot Street Heritage Area as notified.
 - b. The Council considers further research and assessment for the properties that were added when the Residential E Zone became the Thorndon Character Area – in a future plan change or variation.
 - c. The Council considers further research and assessment for St Mary Street and Upton Terrace – for the purpose of a future plan change or variation.

18. SCHED3 NOMINATIONS

990. The following section includes nominations for additional heritage areas. These include:

- HNZPT recommendations from the New Zealand Heritage List Rāangi Kōrero.
- Tawa Cemetery
- Hay Street, Oriental Bay.
- Claremont Grove, Mount Victoria.
- Ellice Street, Mount Victoria.
- Newtown – various streets.
- Hobson Street, Thorndon
- Epuni Street, Aro Valley

18.1. SCHED3 HNZPT NOMINATION - TRUBY KING HISTORIC AREA

991. HNZPT (70.58) considers that SCHED3 should be amended to include the extent of the Truby King Historic Area #7040. Wellington's Character Charitable Trust (FS82.220) agree.

Response

992. In response to this, request I have:

- Peer reviewed the HHAЕ report for the Truby King Heritage Area prepared by NZ Heritage Properties in September 2021.
- Assisted in the preparation of a heritage inventory of structures at the Truby King Gardens in 2022.

Summary

993. Dr Truby King purchased several hectares in Melrose, Wellington in 1922. Truby King was a pioneer in infant and maternal health. He founded the Plunket Society, established Karitane Hospitals, and built factories to manufacture Karitane infant milk formula.

994. The site in Wellington includes the King family home (1923-24); extensive planting and landscaping by King; the mausoleum and remains of Isabella and Truby King (c.1936-1941); the former Karitane Milk Products Factory (1923-24); the site of a former Karitane Hospital (1926 and demolished in 2020) and the remaining nurses' home (1963).

995. The house (Category 1 Historic Place/SCHED1 ref 197.1), mausoleum (Category 1 Historic Place/SCHED1 ref 197.2) and driveway are part of a Historic Reserve, and the grounds are open to the public as the Truby King Gardens. The former Karitane Milk Products Factory (Category 1 Historic Place/SCHED1 ref 198) produced infant milk formula until 1986 and is now a private residential dwelling. While the former Karitane Hospital and Nurses' Home was a maternity hospital until 1978, the buildings operated as a conference centre until c.2014, the hospital was demolished in 2020, and the former nurses' home is residential accommodation.

Research and assessment

996. The Truby King Historic Area is listed in the New Zealand Heritage List Rārangī Kōrero, and the Council is required to have regard to the list when preparing plans and plan changes.

997. The Council considered including the Truby King Historic Area as a heritage area in the proposed district plan, but the decision was complicated by the demolition of the former Karitane Hospital in December 2020.¹⁴⁸ NZ Heritage Properties prepared a HHAЕ report which recommended that (despite the

¹⁴⁸ Tom Hunt, "1920s Wellington maternity hospital in historic park demolished, despite heritage listing," *Stuff* website accessed March 2023 <https://www.stuff.co.nz/dominion-post/news/wellington/123560990/1920s-wellington-maternity-hospital-in-historic-park-demolished-despite-heritage-listing#:~:text=The%20Karitane%20maternity%20hospital%20in%20Melrose%2C%20Wellington%20has,demolition%20was%20under%20order%20of%20Wellington%20City%20Council.>

demolition of the Karitane Hospital) the area has significant heritage values and meets the WCC criteria/GWRC RPS policy 21 criteria for listing in SCHED3.

Peer Review

998. I carried out an independent peer review of the HHAЕ report and agreed with the overall findings on the significance of the area.
999. From the peer-review, my view is that the place should be scheduled as a heritage area in the Wellington District Plan, for the following reasons:
- a. The inclusion of a Truby King Heritage Area would “have regard” to the HNZPT listing of the Truby King Historic Area in the New Zealand Heritage List.
 - b. HNZPT intend to retain the heritage area on the New Zealand Heritage List, despite the demolition of the former Karitane Hospital.¹⁴⁹
 - c. There are items with significant heritage value that are not already included in the District Plan heritage schedules.
 - d. The heritage area would recognise the collective value of the Truby King estate which was once a unified collection of buildings, gardens, and structures.
 - e. The heritage area would recognise the significance of the gardens, and access to the outdoors, sunlight, and views, as an integral part of Sir Frederic Truby King’s approach to health and well-being.
1000. My recommendation is that the entry in SCHED3 for the Truby King Heritage Area should include the following items:
- a. Truby King House.
 - b. Truby King Mausoleum.
 - c. Karitane Products Society Factory (former).
 - d. The site of the Karitane Maternity Hospital (former).
 - e. Cobham House / former Nurses’ Home.
 - f. Garden walls, gates and paths, entrance arches – noted in the *Landscape Features Inventory* prepared for the Council in June 2022.
 - g. Glasshouses.

¹⁴⁹ Historic Heritage Evaluation – Proposed Truby King Heritage Area, page 4.

- h. Original rhododendrons and remaining trees planted by Truby King (alternatively these items could be managed via Council's Truby King Park Management Plan).

Overall

1001. The Truby King Historic Area is listed by HNZPT, and the Council is required to have regard to relevant entries in the New Zealand Heritage List Rāangi Kōrero. Three of the items within the historic area are also listed as heritage buildings in SCHED1, and one of the items (the former Karitane Hospital) was demolished in 2020.
1002. The Council commissioned a HHAЕ report in 2021, which found that despite the loss of the Karitane Hospital, that the place has significant heritage values and is eligible for inclusion in SCHED3 of the proposed district plan.
1003. I have peer-reviewed the HHAЕ report and agree with its overall assessment. Furthermore, I consider that there are items included in the New Zealand Heritage List entry for the place that have significant heritage values, but are not similarly included in the district plan.

Recommendation

1004. Based on the above I recommend that:
- a. SCHED3 is amended to include a Truby King Heritage Area; and
 - b. The heritage area should include the items listed above; and
 - c. The HHAЕ report should be updated to include the *Landscape Features Inventory* prepared for the Council in June 2022.

18.2. SCHED3 NOMINATION - TAWA CEMETERY

1005. Richard Herbet (360.10) notes that the Council's cemeteries management plan includes a policy to consider scheduling the Tawa Cemetery as a heritage area in SCHED3 of the district plan. Tawa Historical Society (386.2) agrees.

Response

1006. In response to this request, I have:
- Read the relevant parts of the Cemeteries Management Plan: Tawa, Karori and Mākara Cemeteries, June 2021.¹⁵⁰

¹⁵⁰ Mahere Whakahaere Urupā: Ngā Urupā o Tawa, Karori me Mākara Cemeteries Management Plan: Tawa, Karori and Mākara Cemeteries, WCC, 2021 <https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/plans-and-policies/a-to-z/cemeteries/files/cemeteriesmanagementplan-wholeplan.pdf?la=en&hash=58758BC950DD970CDB77EF8F13ABCB21AB0511D4>

Summary

1007. The district plan includes three cemeteries – item 2 Bolton Street Cemetery, item 15 Mount Street Cemetery, and item 20 Johnsonville Cemetery.
1008. The Tawa Cemetery was originally the churchyard of the St Peter’s Anglican Church on Main Road, Tawa. It is a small, closed cemetery that is classified as a historic reserve. The burials date from 1867 – 1978, and there are approximately 50 interments.
1009. The Council’s cemeteries management plan includes the policy 4.1.2 Heritage Protection, with the action “a) consider scheduling the Tawa Cemetery as a heritage area in the district plan.” The explanation includes that:
- Tawa Cemetery is classified as an historic reserve under the Reserves Act to protect and preserve it in perpetuity. District plan scheduling is subject to a separate decision-making process that would require further research, assessment against the heritage criteria and thresholds. Given it would require a district plan change, it will be considered at the same time as possible scheduling of Karori Cemetery.*
- A conservation plan for the cemetery is proposed to guide future management of the heritage. It will involve assessing the significance and condition of the heritage features and landscape, and set out future maintenance requirements. The conservation plan will guide prioritising future maintenance and repair work. In addition, a separate or associated archaeological management plan is recommended to ensure that all work within the cemetery recognises, manages and protects pre-1900 features and sites.¹⁵¹*

Overall

1010. The Council has a long-term goal to include the Tawa Cemetery as a heritage area within the district plan, and to prepare a conservation plan for its management.

Recommendation

1011. Based on the above I recommend the Council should consider carrying out research and assessment of Tawa Cemetery with the view to including the place as a heritage area in SCHED3 of the district plan in a future plan change or variation.

18.3. SCHED3 NOMINATION – HAY STREET, ORIENTAL BAY

1012. Wellington’s Character Charitable Trust (233.38) considers that SCHED3 should be amended to include a heritage area for Hay Street in Oriental Bay. The submission includes detailed research and assessment.

¹⁵¹ WCC, Cemeteries Management Plan: Tawa, Karori, and Mākara Cemeteries, page 46

Response

1013. In response to this request, I have read the detailed report included in submission 233 prepared by Michael Kelly, heritage consultant, and Sarah Poff, landscape architect.

Summary

1014. The proposal for a Hay Street heritage area is based on the original Town Acres 410-420, including Hay Street, Telford Terrace, Baring Street, Bay View Terrace, and Oriental Parade. The proposal includes a residential area with 83 houses and apartment buildings. The earliest house dates from 1866 and most houses date from the late 19th and early 20th centuries.

Heritage report

1015. Heritage report in submission 233 is carried out to a high professional standard. It makes a strong case for a heritage area, and establishes that the area has strong heritage values.
1016. If the council were to proceed with the heritage area, some additional work is required to research individual properties, and identify “contributing” and “non-heritage” buildings and structures.
1017. There is merit in the Council studying a slightly smaller area, that includes Hay Street, Telford Terrace, and Baring Street, but omits the modern developments at Bayview Terrace (which are accessed from Hawker Street/Palliser Road and have no physical connection with Oriental Bay). I also suggest reducing the number of properties along Oriental Parade to those that have a physical or other historical connection with Hay Street and/or Baring Street.

Overall

1018. Submission 233 includes a detailed nomination for a heritage area around Hay Street in Oriental Bay. The proposal has merit, but there is some additional work that Council would need to carry out to research and assess individual properties within the area. A suggestion is that the area is reduced slightly, to omit Bayview Terrace, and some properties along Oriental Parade.

Recommendation

1019. Based on the above I recommend that the Council considers carrying out further work to research and assess the area around Hay Street in Oriental Bay for the purpose of establishing a heritage area.

18.4. SCHED3 NOMINATION – CLAREMONT GROVE, MOUNT VICTORIA

1020. Tim Bright (75.13) considers that SCHED3 should be amended to include a heritage area for Claremont Grove in Mount Victoria. Alan Olliver and Julie Middleton (111.13), Wellington’s Character Charitable Trust (FS82.202),

Vivienne Morrell (155.21), Mount Victoria Historical Society (214.15), Wellington's Character Charitable Trust (FS82.180) agree.

Response

1021. In response to this request, I have read the detailed information included in submission 111 and 214.

Summary

1022. Claremont Grove was the location of the Victoria Bowling Club established in 1896. Most of the houses were constructed from the 1880s to about 1910. The submissions suggest the inclusion of adjacent properties at Austin Street.

1023. There are two items listed in SCHED1 in the street – item 57, 3 Claremont Grove, a c.1880 house; and item 426 Hazel Court Apartments, a four-storey modernist apartment building constructed in 1954-56.

Overall

1024. I agree with the various submissions that there is merit in carrying out research and assessment for Claremont Street. This would be for the purpose of considering whether the area should be included as a heritage area in a future plan change or variation.

Recommendation

1025. Based on the above I recommend that the Council considers carrying out research and assessment of the properties in and around Austin Street.

18.5. SCHED3 NOMINATION – ELLICE STREET, MOUNT VICTORIA

1026. Alan Olliver and Julie Middleton (111.14) consider that SCHED3 should be amended to include a heritage area for Ellice Street in Mount Victoria. Wellington's Character Charitable Trust (FS82.203), and Vivienne Morrell (155.22) agrees.

Response

1027. In response to this request, I have read the Mount Victoria Study proposal for an Ellice Street heritage area.¹⁵²

Summary

1028. The Mount Victoria Heritage Study (2016-2017) included a proposal for a heritage area for Ellice Street. The report recommends the establishment of a heritage area from 21 to 41 Ellice Street. The area includes part of Town Acre 293 that was developed in the late 1870s, and is immediately adjacent to the

¹⁵² Mount Victoria Heritage Study: Appendix 4: Heritage Areas: 4 Ellice Street <https://wellington.govt.nz/-/media/arts-and-culture/heritage/files/mt-vic-heritage-study/mtvic-heritagestudy-report-appendix4.pdf?la=en&hash=930982A1E118DB19189B6271BC31BDD848E8F1AD>

SCHED3 item 44 Moir Street Heritage Area. Six of the eleven houses were constructed to the same design, and (despite alterations to the individual houses), the group is coherent with high streetscape and aesthetic values.

1029. The Mount Victoria Heritage Study report concludes that the area is “important as a surviving example of Victorian-era worker’s cottages in an inner-city suburb”¹⁵³, and that the “relative integrity of the houses, their homogeneity and shared history and picturesque qualities make this an area of high heritage value.”¹⁵⁴
1030. Submission 111 suggests the addition of 28 and 32 Ellice Street to the area.

Overall

1031. My view is that some (relatively minor) work is required to reformat the 2017 report and assess the area against the WCC criteria/GWRC RPS policy 21 criteria. But I agree with submissions 111, 155, and FS82 that the place is likely to be eligible for inclusion in SCHED3 of the proposed district plan.

Recommendation

1032. Based on the above, I recommend that the Council considers updating the 2017 report and including the Ellice Street Heritage Area in SCHED3 in a future variation or plan change.

18.6. SCHED 3 NOMINATION – NEWTOWN

1033. Sam Stocker and Patricia Lee (216.6) request additional heritage areas for Newtown.
1034. Claire Nolan, James Fraser, Biddy Bunzl, Margaret Franken, Michelle Wolland, and Lee Muir (275.52) (FS68.51) propose new heritage areas for Emmett Street, Green Street, Donald McLean Street, and Normanby Street. The submission includes detailed research on Emmett Street and Green Street. Grace Ridley Scott (390.13) agrees that Green and Emmett Street should be included in SCHED 3 as heritage areas. Gregory Webber (33.8) agrees that Green Street should be given heritage protection.
1035. Wellington’s Character Charitable Trust (FS82.220) support submissions 216 and 275.

Response

1036. In response to this request, I have read the detailed research included in submission 275.

¹⁵³ Michael Kelly et al, “Ellice Street Heritage Area, Mt Victoria”, *Mount Victoria Heritage Study Report, June 2017: Appendix 4: Heritage area reports. 4. Ellice Street.* Page 23

¹⁵⁴ Ibid, Page 1

Summary

1037. Emmett Street and Green Street no-exit roads accessed from Riddiford Street, and are adjacent to Item 33 Newtown Shopping Centre Heritage Area. Emmett Street includes Newtown School to the north, with late nineteenth and early twentieth century houses to the south. Green Street includes houses on both sides of the street, and includes some c.1870s houses – which I consider to be some of the oldest in Newtown.

Overall

1038. I consider that there is merit in considering whether the Newtown Shopping Centre Heritage Area could (or should) be extended to include Green and Emmett Street. This requires further research and assessment, and would be for the purpose of a future plan change or variation.

1039. I also agree with the submissions that generally seek greater understanding of Newtown's history and heritage values. This could be addressed by community consultation and a heritage study, similar to the Mount Victoria in 2016-2017.

Recommendation

1040. Based on the above I recommend that the Council considers:

- a. Carrying out research and assessment to consider if Green and Emmett Street should be included in SCHED3 item 33 Newtown Shopping Centre Heritage Area; and
- b. Community consultation and a heritage study for Newtown.

18.7. SCHED3 NOMINATIONS HOBSON STREET AND EPUNI STREET

1041. Marilyn Powell (281.4) considers that Hobson Street should be a heritage area. Thorndon Residents Association (FS69.75) supports submission 281.4.

1042. Lisa Nickson, Garrick Northover and Warren Sakey (313.5) consider that although there are SCHED1 and SCHED3 listings in Aro Valley, that some areas such as Epuni Street are not included.

1043. I agree that Thorndon and Aro Valley are historic suburbs and there are likely to be parts that are eligible for inclusion in SCHED3. But in my view, this requires community consultation, and further research and assessment.

Recommendation

1044. Based on the above I recommend that the Council considers carrying out community consultation and a heritage study for Thorndon and Aro Valley.

19. SCHED3 HNZPT AND WCC CORRECTIONS

1045. HNZPT (70.60) considers that SCHED3 should be amended to correct minor errors. The Wellington City Council (266.190 – 201) also considers that there

are minor errors and seeks to correct SCHED3. Barry Insull (032) agrees to the extent that there is a minor error in the HNZPT reference for item 39 Red Rocks Baches Heritage Area.

Response

1046. In response to this request, I have prepared the amendments to address the issues identified by submissions 32, 70, and 266.

1047. Submission 70.61 – considers that SCHED3 Item 5 should be amended to include the reference to the 'Dominion Observatory Historic Area'. I agree with this correction and suggest the following SCHED3 entry.

DP Ref #	Address	Name	Legal Descriptions	Protection required	Values	Link	HNZPT #
5	Glenmore Street, Salamanca Road	Wellington Botanic Gardens	<p>101 Glenmore Street - also known as 2B Upland Road (LOT 1 DP 81339 - PT SUBJ TO & INT IN ESMTS & ROW – SUBSTATION), also known as 2C Upland Road (PT LOT 1 DP 8530 - INT IN ESMTS DP 80242, 517572 C/T 48A/126 - SUBJ TO ESMTSDP 77076) (SEC 1224 SUBJ TO ESMT DP 77076) (SEC 1225 TOWN OF WELLINGTON C/T C2/1321) (LOT 2 DP 81339 PT SUBJ & INT IN ESMTS & R/W CT 48A/125- BOTANIC GARDENS), and also known as 6 Salamanca Road (LOT 1 DP 80242 - SUBJ TO ESMTS)</p> <p>Proposed addition to 101 Glenmore Street - (PART WESLEYAN COLLEGE RESERVE TOWN OF WELLINGTON)</p> <p>30 Salamanca Road - (SECS 1223 and 1231 SO 25200 TOWN OF WELLINGTON - BOTH SUBJ TO R/W & EASEMENTS DP77076 KELBURN METEOROLOGICAL AND GEOLOGICAL AND NUCLEAR SCIENCES COMPLEXES- KELBURN OBSERVATORY RESERVE),40 Salamanca Road (LOT 1 DP 74620 INT IN R/W & EASEMENTSON DP 77076 - CARTER OBSERVATORY -), 42 Salamanca Road (PT DP 8530 LOT 2 DP 74620)</p> <p>Proposed addition to 30 Salamanca Road 32, 34, 36, 36a Salamanca Road (SEC 1223 TOWN OF WELLINGTON)</p> <p>Proposed addition to Botanic Gardens Heritage Area</p>	All buildings and structures	A, B, C, E, F		Wellington Botanic Gardens Historic Area, 7573 and Dominion Observatory Historic Area, 7033

			1 Glenmore Street - 1 (LOT 1 DP 50793)				
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1048. Submission 70.62 – considers that SCHED3 item 14 should be updated to include reference to the Government Centre Historic Area. I agree with this correction and suggest the following SCHED3 entry.

DP Ref #	Address	Name	Legal Descriptions	Protection required	Values	Link	HNZPT #
14	Molesworth Street, Hill Street, Bunny Street, Lambton Quay, Stout Street, Whitmore Street, Bowen Street	Parliamentary Precinct	Molesworth Street - 1 (SECTION 1 SO 38114) Bowen Street 2 - (SEC 1281 TOWN OF WELLINGTON PT RESERVE3 TOWN OF WELLINGTON -PLEASURE GROUND) Lambton Quay - 70 (PT SEC 491 TOWN OF WELLINGTON -CITIZENS WAR MEMORIAL TITLE BY SEC 9 RESERVESAND OTHER LANDS DISPOSAL ACT 1932/33-WITH BENEFIT OFHEIGHT RESTRICTION OVERBOWEN HOUSE), 55 (SECTION 1 SO 37161) and to the centre line of road on Hill Street, Molesworth Street, Bunny Street, Stout Street, Whitmore Street and Bowen Street.	Exclusions - the following buildings, structures and sites are identified as non-heritage <ul style="list-style-type: none"> Hexagonal lecture theatre in the Grounds of the Government Buildings (former), 55 Lambton Quay. <p>The heritage area boundary does not include the creche at 35 Hill Street.</p>	A, B, C, E, F		Government Centre Historic Area, 7035

1049. Submission 70.63 – considers that SCHED3 item 19 should be updated to include reference to the Wrights Hill Fortress Historic Place. I agree with this correction and suggest the following SCHED3 entry.

19		Wright's Hill Gun Emplacement	SECTION 15 UPPER KAIWHARAWHARA DIST, LOTS 1-4 7-11 16-24 DP 91378 PT SEC 15SO 31460 UPPER KAIWHARAWHARA DISTRICT(DEFINED ON SO 31460) - SUBJ TO ESMTDP 91378	All buildings and structures	A, B, C, E, F		Wrights Hill Fortress Historic Place Category 1, 7543
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1050. Submission 70.64 – considers that SCHED3 item 21 should be updated to include reference to the Old Coach Road Historic Place. Submission 266 seeks to omit the word “TBC” in relation to the extent of protection required. I agree with these corrections and suggest the following SCHED3 entry.

21	Old Coach Road, Safari	Old Coach Road	Legal Road	Includes all above and below ground features	A,B,C,E,F		Old Coach Road
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	Crescent, Rifle Range Road			associated with the Old Coach Road including - pathway and original track formation that underlies the road; original earthworks cuttings. Exclusions – TBC			Historic Place Category 1, 7396
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1051. Submission 70.65 - considers that SCHED3 item 22 should be updated to include reference to the Evans Bay Patent Slip Historic Place. I agree with this correction and suggest the following SCHED3 entry.

22	346 Evans Bay Parade	Evans Bay Patent Slip	PT LOT 45 LOTS 39 41 DP 66507 - SUBJ TO ROW LOT 41 DP 66507 INT IN ROW & ESMTS DP 82237 - RECREATION RESERVE, LOT 2 DP 345516, LOT 1 DP 319018	The Evans Bay Patent Slip area is the area including any objects above and below ground associated with the former Patent Slip shipping activities that are included within the NZ Map Grid co-ordinates. X Y 2660910.7 5987595.1 2660879.4 5987581.3 2660860.7 5987710.2 2660877.6 5987586.0 2660815.3 5987682.6 2660877.6 5987589.5 2660857.9 5987578.0 2660890.7 5987591.9 2660861.0 5987578.8 2660897.1 5987593.2 2660864.4 5987568.0 2660903.6 5987594.2 2660867.7 5987569.1 2660908.7 5987595.4 2660865.8 5987575.6	A,B,C,E,F		Evans Bay Patent Slip Historic Place Category 2, 2895
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1052. Submission 70.66 – considers that SCHED3 item 27 should be updated to include reference to the Cuba Street and Footscray Avenue historic areas. I agree with this correction and suggest the following SCHED3 entry.

27	Cuba Street, Abel Smith Street, Dixon Street, Eva Street, Footscray Avenue,	Cuba Street	Abel Smith Street - 45 (SEC 1 SO 497678 LOT 1 DP 17757 - SUBJ TO ROW ON DP 67798) Cuba Street - 24 (LOT 4 DP 83937 PT SUBJ & INT IN ROW & EASEMENTS (182 SQ METRES ABOVE RL 6.00230 SQ METRES BETWEEN RL 5.30 & RL 6.00, 284 SQ METRES BELOW RL 5.30)), 25 (LOT 1 DP 13388	Exclusions - The following buildings, structures and sites are identified as non-heritage: Building (apartments), 128 Wakefield St (Felix) Building, 32 Cuba St	A,B,C,E,F		Cuba Street Historic Area, 7209 and Footscray Avenue Historic Area, 7209
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<p>Garrett Street, Ghuznee Street, Leeds Street, Manners Street, Swan Lane, Tonks Grove, Wakefield Street, Webb Street, Vivian Street</p>		<p>CIVIC CHAMBERS-GPS FILE GWN001), 26 (LOT 2 DP 85816 (BEING 180 M2 BETWEEN RL 11.45 & RL 15.13) PT LOT 7 DP 83937(BEING 132 M2 BELOW RL 6.00 & 180 M2 BETWEEN RL 6.00 & RL 11.45) - INT IN ROW & ESMTS - 8 M2 BALCONY & BAY WINDOW IN COUNCIL AIR SPACE), 33 (LOTS 7 & 8 DP 845 - KENNEDY BLDGS), 34 (LOT 1 DP 85816 PT SUBJ & INT IN ROW & EASEMENTS - COLUMBIA APARTMENTS (417 SQ METRES BELOW RF 15.13 & 597 SQ METRES ABOVE RL 15.13) UP 85823), 40 (LOT 1 DP 78606 - INT IN ESMTS), 41 (LOT 6 DP 845), 45 (LOT 5 DP 845 LOT 1 DP 7842 PT SEC 212 TOWN OF WELLINGTON - INT IN ROW), 49 (PT LOT 1 LOTS 2-4 DP 845 LOTS 1 & 2 DP 6917 LOT 2 DP 7242 ALL DP 8649 PT DP 10670 LOT 2 DP 22705 (SUBJ TO R/W ON DP 64974) & INT IN R/W), 54 (PT SEC 210 TOWN OF WELLINGTON LOT 1 DP 828), 71 (LOT 1 DP 11398 - INT IN ROW DP 53086), 74 (LOT 1 DP 21955 - INT IN R/W - LES MILLS -), 80 (LOT 1 DP 6194 & PT SEC 204 TOWN OF WELLINGTON - UNITED BLDG -), 83 (LOT 1 DP 54808), 91 (LOT 1 DP 62491 - SUBJ TO & INT IN ROW, SUBJ TO ROW DP 86538 & SUBJ TO ESMT DP 468981), 97 (LOT 1 DP 84790 - PT SUBJ & INT IN ROW & EASEMENTS UP 86446), 100 (LOT 3 DP 545624 - SUBJ TO & INT IN ROW, INT IN ESMTS), 101 (LOT 1 DP 15298 - WELLINGTON WORKING MEN'S CLUB - UP 83936 - INT IN PARTY WALL ON DP 84790 - COM PROP SUBJ TO PEDESTRIAN ROW ON DP 305149), 104 (LOT 3 DP 545624 - SUBJ TO & INT IN ROW, INT IN ESMTS), 108 (LOT 1 DP 17038), 112 (LOT 2 DP 88146 - INT IN R/W DP 89443), 116 (Lot 1 DP 88146 UP 88455), 118 (PT SEC 177 TOWN OF WELLINGTON - INT IN R/W), 119 (PT SEC 179 181 TOWN OF WELLINGTON (PLAN A/1086)), 120 (LOT 2 DP 367308 - SUBJ TO & INT IN PARTY WALL, INT IN ROW), 123 (PT SEC 179 TOWN OF WELLINGTON - SUBJ TO & INT IN EASEMENT - SUBJ TO R/W DP 82562), 124 (PT SEC 177 TN WELLINGTON), 126A (LOT 1 A2465 LOT 3 DP 89989), 127 (LOT 1 DP 82562 - SUBJ TO & INT IN ROW & ESMTS - 3 M2</p>	<p>Regent Theatre (address @ 73-75 Manners St), (Downtown Local)</p> <p>Building, 66-72 Cuba St (cnr. Manners St and Cuba St) (Banks Shoes)</p> <p>Building, 74-76 Cuba St (Trade Aid)</p> <p>Building, 80 Cuba Str (cnr. Dixon St and Cuba St) (Glassons)</p> <p>The Oaks, 81 Cuba St</p> <p>Building, 83-89 Cuba St (corner Cuba and Dixon Streets)</p> <p>Building, 97-99 Cuba St (\$2 Dollar Shop)</p> <p>Left Bank</p> <p>Building, 120-122 Cuba St (Hallensteins)</p> <p>Building, 124 Cuba St (Tattoo City)</p> <p>Bristol Court (Tulsi Restaurant etc.), 135-139 Cuba St</p> <p>Fmr Ware Press Building, 56a Ghuznee St</p> <p>H.M.R. Building, 136-138 Cuba St</p> <p>Building, 140 Cuba St (Monty's)</p> <p>Building, 142-146 Cuba St (including attached substation)</p> <p>Building, 2-6 Garrett St</p> <p>Building, 148-152 Cuba St (TAB)</p> <p>Building, 169 Cuba St (Aunty Mena's)</p> <p>Building, 185 Cuba St (Slowboat Records)</p> <p>House and substation, 159-161 Vivian Street</p>			
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		<p>BALCONY IN COUNCIL AIRSPACE), 128 (LOT 2 DP 89989 - SUBJ TO EASEMENTS DP90971 - UP 90970), 132 (LOT 2 DP 88682 - SUBJ TO & INT IN PARTY WALL - 6.8 M2 OF BALCONY IN COUNCILAIRSPACE), 134 (PT SEC 152 TOWN OF WELLINGTON (ALSO KNOWN AS A2463) - SUBJ TO PARTY WALLRIGHTS), 135 (LOT 2 DP 19731 INT IN & SUBJ TO R/W UNIT PLAN 54535 - BRISTOL COURT -SUBJ TO R/W + EASEMENTS DP 82562), 136 (PT SEC 152 TOWN OF WELLINGTON), 140 (PT SEC 152 TOWN OF WELLINGTON), 141 (ALL DP 10856), 144 (PT SEC 152 TOWN OF WELLINGTON), 145 (PT SEC 154 TOWN OF WELLINGTON), 148 (LOT 1 DP 60012 - CROMBIE LOCKWOOD HOUSE -), 151 (LOT 1 DP 79547), 153 (LOT 2 DP 79547), 154 (ALL DP 2686 - THE VIC), 158 (LOT 1 DP 376464), 160 (PT SEC 151 TOWN OF WELLINGTON), 162 (PT SEC 151 TOWN OF WELLINGTON), 163 (PTS LOT 1 DP 7095 & PTS SEC 154 TOWN OF WELLINGTON (PLAN A 2909)), 165 (LOTS 2 3 DP 7095 & ALL PLAN A 2908-INT IN R/W), 168 (PT SEC 151 TOWN OF WELLINGTON), 171 (LOT 1 DP 15207 - SUBJ TO ROW - 40 M2 BALCONY IN COUNCIL AIRSPACE & FIRE ACCESS BOLLARDS ON ROAD RESERVE), 175 (PT SEC 153 TOWN OF WELLINGTON), 176 (ALL DP 7769), 181 (PT SEC 153 TOWN OF WELLINGTON), 183 (LOT 1 DP 67434), 189 (ALL PLAN A 1103), 191 (LOT 3 PT LOT 2 DP 4098 - 3 M2 COMMERCIAL BALLUSTRADE ON ROAD RESERVE - ANTIPODES / REID HOUSE), 192 (LOT 1 DP 83518 - UP 83628), 196 (ALL DP 10576), 199 (ALL PLAN A 1304 - MORGANS BLDG), 201 (PT SEC 128 CITY OF WELLINGTON), 202 (LOT 1 DP 69755 - SUBJ TO ROW), 216 (PT LOT 2 DP 5170 - PROMOTUS HOUSE), 218 (ALL D P 8415 ALL PLAN A 1200 PT SEC 125 TOWN OF WELLINGTON), 221 (LOTS 1 2 DP 366988 (LOT 2 BEING 2058 M2) - SUBJ TO ROW), 230 (PT SEC 125 TOWN OF WELLINGTON), 232 (PT SEC 125 TOWN OF WELLINGTON), 236 (LOT 1 DP 53939), 239 (LOT 3 DP 19320), 241 (LOT 4</p>	<p>Booth House, 202 Cuba St</p> <p>218-230 Cuba Street, Assorted Buildings (Including Wellington Trawlers) & Open Space</p> <p>Ellmers Mower Centre, 239 Cuba St</p> <p>Building (Presbyterian Support), 247 Cuba St</p> <p>Dry Cleaners, 236 Cuba St</p> <p>Building, 257-259 Cuba St (including adjacent vacant lot)</p> <p>Real Groovy, 244-250 Cuba St</p> <p>Building (Orthotic Centre, Firestone Direct etc.), 264 Cuba St</p> <p>Building, 45 Abel Smith St (including adjacent vacant lot)</p> <p>Cuba Court, 267-273 Cuba St</p> <p>Terralink International House, 275-283 Cuba St</p> <p>Vacant lot, 54 Webb St</p>		
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		<p>DP 19320), 247 (LOT 5 DP 19320 - SUBJ TO & INT IN R/W), 250 (LOT 1 DP 52463 - 16.2 M2 CARPAD ON ROAD RESERVE), 251 (PT LOT 6 DP 19320 - SUBJ TO & INT IN ROW), 257 (LOT 1 DP 18082), 264 (LOT 2 DP 52463), 267 (LOT 1 D P 18829 - UP 67799 - INT IN R/W DP 67798 -CUBAN COURT FLATS), 268 (LOTS 5 6 DP 414239), 270 (LOTS 4 7 8 DP 414239), 276 (ALL PLAN A 2227), 280 (PT SEC 99 TOWN OF WELLINGTON), 282 (PT SEC 99 TOWN OF WELLINGTON), 283 (SEC 1413 SO 34705 SEC 1426 SO 34321 TOWN OF WELLINGTON), 284 (ALL PLAN A111), 285 (SEC 1-4 SO 480255 PT SEC 102 TWN OF WGTN), 287 (LOT 3B DEEDS 28), 288 (PT SEC 99 TOWN OF WELLINGTON), 290 (PT SEC 99 TOWN OF WELLINGTON - EASEMENTDP 70674), 293 (PT SEC 101 TOWN OF WELLINGTON - 10 M2OF CAR PARK ON ROAD RESERVE), 297 (PT SEC 1 SO 35200 PLAN A/135 AREA A SO36332), 301 (PT SEC 1 SO 35200)</p> <p>Dixon Street - 65 (LOT 2 DP 511542 - INT IN ROW & ESMTS -39 M2 BUILDING IN COUNCIL AIR SPACE)</p> <p>Eva Street - 5 (LOT 2 DP 86538 - SUBJ TO & INT IN ROW& INT IN ESMTS DP 303685)</p> <p>Footscray Avenue - 8 (PT SEC 2 SO 37288 PT SEC 19 97 TOWN OFWELLINGTON SEC 1 SO 419530 SEC 53 SO385020 SEC 2 SO 417263)</p> <p>Garrett Street - 2 (UNITS A B DP 84628 - LOT 1 DP 84627)</p> <p>Ghuznee Street - 36 (LOT 1 DP 429364), 43 (PT SEC 154 TOWN OF WELLINGTON), 44 (LOT 2 DP 82562 -SUBJ TO & INT IN R/W +EASEMENT), 56A (LOT 1 DP 89989 - INT IN ESMTS DP 90972), 57 (LOT 1 DP 88682 - SUBJ TO & INT IN PARTY WALL), 58 (ALL PLAN A 2525 (ALSO KNOWN AS SEC 177TOWN OF WELLINGTON)), 59 (PT SEC 152 TOWN OF WELLINGTON), 60 (ALL PLAN A 2524)</p> <p>Leeds Street - 7 (ALL DP 4795)</p> <p>Manners Street - 73 (LOT 1 DP 50568 - 32.7 M2 BALCONY &</p>			
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			<p>FACADE IN COUNCIL AIR SPACE), 79 (LOT 1 DP 86037), 94 (ALL DP 7928 LOT 1 DP 13076 -INT IN R/W- TE ARO COURT)</p> <p>Swan Lane - 6 (LOT 1 PLAN A1022 (PT SEC 153 154 TOWNOF WELLINGTON) - 6 M2 BALCONY IN COUNCIL AIR SPACE)</p> <p>Tonks Grove - 5 (LOTS 3 9 DP 414239 - LOT 3 INT IN ROW), 7 (LOTS 2 10 DP 414239 - LOT 2 SUBJ TO ROW), 9 (LOTS 1 11 DP 414239)</p> <p>Wakefield Street - 118 (LOT 6 & PART LOT 5 DP 585 - HYAMS BLDG-), 124 (LOT 1 DP 83737 PT SUBJ TO & INT IN EASEMENTS & R/W - UP 83938PLUMBERS BUILDING), 126 (LOT 2 DP 83937 - COMMERCE HOUSE - UP 83939 PT SUBJ TO & INT IN EASEMENTS& R/W (684 SQUARE METRES ABOVE RL 5.30AND 630 SQUARE METRES BELOW RL 5.30)), 138 (PT LOT 1 DP 6917 LOT 1 DP 7610 - INT IN R/W - ANVIL HOUSE -)</p> <p>Webb Street - 50 (LOT 1 DP 537462 - SUBJ TO & INT IN ROW)</p> <p>Vivian Street - 143 (PT SEC 128 TOWN OF WELLINGTON (SHOWN AS LOT 1 A1079 ON CT)), 157 (LOT 1 DP 531499), 159 (PT SEC 126 TOWN OF WELLINGTON - KBR HOUSE -), 163 (PT SEC 124 TOWN OF WELLINGTON - INT INROW - PLYMOUTH BRETHERN-)</p>				
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1053. Submission 70.67 – considers that SCHED3 item 28 should be updated to include reference to the Government Centre Historic Area. I agree with this correction and suggest the following SCHED3 entry.

28	Lambton Quay, Maginnity Street, Stout Street	Stout Street Precinct	<p>Lambton Quay - 85 (LOT 1 DP 403086 - 141 M2 TREE PITS, LIGHTING, SEATING BOLLARDS, PAVERS & FOUNDATIONS ON ROAD RESERVE), 115 (LOT 1 DP 6634 SECS 1-3 BLK VI THORNDONRECLAMATION (AREAS A-D SO 32442) - SUBJ TO ESMTS -DISTRICT COURT-), 131 (LOT 2 DP 50796 - SUBJ TO A PROTECTIONNOTICE UNDERSEC 36 HISTORIC PLACES ACT1980 - SUBJ TO ESMT DP</p>	<p>Exclusions - The following buildings, structures and sites are identified as non-heritage:</p> <p>Façade (above second floor), Courts Building, cnr, Stout and Whitmore Sts</p>	A,B,C,E,F		<p>Government Centre Historic Area, 7035</p>
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			487726), 143 (LOT 1 DP 85058 - INT IN ROW SUBJ TO &INT IN ESMTS)				
			Maginnity Street - 2 (LOT 2 BLK V THORNDON RECLAMATION - WELLESLEY CLUB & HOTEL - 42 M2 CANOPY, AWNING, BALCONIES & BOLLARDS ON ROAD RESERVE)				
			Stout Street - 7 (LOT 1 DP 79269 THORNDON RECLAMATION -MISSIONS TO SEAMEN BUILDING), 15 (LOT 1 DP 478684)				

1054. Submission 70.68 – considers that SCHED3 item 39 should be updated to include a corrected reference to the Red Rocks Baches Historic Area. I agree with this correction and suggest the following SCHED3 entry.

39	380 Owhiro Bay Parade	Red Rocks Baches	Owhiro Bay Parade - 380 (PT LOT 1 28821), (LOT 1 DP 28821 - HISTORIC RESERVE)	Includes Smith/Bell/Penfold Bach, Insull/Karsten Bach, Taylor Bach, Perkins Bach	A, B, C, E, F		Red Rocks Baches <u>Historic Area</u> , 7509
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1055. Submission 70.69 – considers that SCHED3 item 40 Albion Gold Mining Company Battery and Remains should be updated to include HNZPT reference. This has been addressed in section 17.2 above.

1056. Submission 266.188 – considers that SCHED3 item 20 should be updated with the heritage values. I agree with this correction and suggest the following SCHED3 entry.

20	27 Johnsonville Road	Johnsonville Cemetery	LOT 2 DP 32689 -CEMETERY- 1/12 SHARE IN PT SEC 12 3994P	All buildings and structures	<u>A,B,C,E,F</u> FBC		
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1057. The remaining corrections included in submission 266.190 to 201 have been considered in the sections above.

Recommendation

1058. Based on the above I recommend that SCHED3 is amended to correct minor errors identified in submissions 70 and 266.

SCHED4 – SCHEDULED ARCHAEOLOGICAL SITES

20. SCHED4 SCHEDULED ARCHAEOLOGICAL SITES

1059. The following submissions relate to scheduled archaeological sites. I am not an archaeologist, and my responses includes heritage advice to address the general issues.

20.1. SCHED4 SCHEDULED ARCHAEOLOGICAL SITES

1060. Historic Places Wellington (182.50) and Wellington’s Character Charitable Trust (233.41) generally support the inclusion of archaeological sites in the PDP. Wellington Heritage Professionals (412.110) supports the inclusion of archaeological sites and considers that more should be added. These should include both Māori and Non-Māori archaeological sites. In terms of Māori archaeological sites, these should also be assessed for inclusion as SASM.

Response

1061. I agree with these submissions.

Recommendations

1062. Based on the above, I recommend that:

- a. SCHED4 should continue to include scheduled archaeological sites; and
- b. Council considers undertaking a heritage study to identify further archaeological sites.

20.2. SCHED4 NOMINATIONS - REEDY BLOCK, 28 WESTCHESTER DRIVE

1063. Claire Bibby (329) considers that the district plan should include information on a c.1841 burial site in Glenside. The purpose of identification is to prevent accidental damage to the site, and to ensure archaeological investigation if the site is developed in the future.

Response

1064. In response to this request, I have:

- Read the archaeological authority report for the construction of Westchester Drive.¹⁵⁵

¹⁵⁵ Kevin Jones, "Buried with oute the burial service": archaeological monitoring of possible grave site on the Westchester Drive extension, Glenside, Wellington, under HP authority 2010/311 for Wellington City Council available from HNZPT <https://dl.heritage.org.nz/greystone3-foo/library/sites/hnz/collect/pdf-reports/index/assoc/Jones53.dir/Jones53.pdf>

Summary

1065. The property at 28 Westchester Drive in Glenside is considered by the local community to include a c.1841 burial site. The site was the subject of two archaeological authorities for works to form Westchester Drive, these are Mary O’Keeffe 2008/273 and Kevin Jones 2010/311. The exact location of the burial site is unknown, but the burial is acknowledged by a memorial seating area and plaque adjacent to Westchester Drive.
1066. The archaeological values for this site are managed under the HNZPT Act 2014. Works that disturb an archaeological site require an archaeological authority from HNZPT. Unlawful modifications or destruction of archaeological sites can result in fines and a criminal conviction.

Overall

1067. The archaeological values of 28 Westchester Drive are currently managed under the HNZPT Act, and it is unlawful to modify the place without an archaeological authority. The site is relatively well-known in the local area, and its approximate location is marked with a memorial seat and interpretation.

Recommendation

1068. Based on the above, I recommend that no action is taken by the Council.

20.3. SCHED4 NOMINATIONS - TAWA VALLEY RAILWAY LINES

1069. The Tawa Historical Society (386.4) considers that SCHED4 should be amended to include a listing for the Tawa railway lines.

Summary

1070. From about 1885, the North Island Main Trunk Line was routed via Johnsonville and ran along the approximate route of the current motorway. The train lines ran along the approximate line of Taylor Terrace in Tawa, proceeding along Duncan Street, and the lines connected with the current rails at about the entrance of Tawa College.
1071. The current railway alignment, including the two long tunnels at Ngauranga Gorge and the route parallel to Middleton Road from Glenside, came into operation in the late 1930s.
1072. The Tawa Historical Society would like to create and promote a heritage trail along this route.

Heritage criteria

1073. The WCC criterion/GWRC RPS policy 21 criterion for archaeological values is:
(i) *Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.*

1074. Additional guidance from the GWRC asks:

- *Is it likely that archaeological remains are present on the site?*¹⁵⁶

1075. Further research and assessment are required to establish likely sites, including the track beds and cuttings identified in submission 386. This would require input from an archaeologist to assess the potential for significant archaeological remains.

Recommendations

1076. Based on the above, I recommend that the Council considers community consultation on potential scheduled archaeological sites, and undertakes research and assessment.

20.4. SCHED4 ERRORS AND CORRECTIONS

1077. HNZPT (70.71 & 70.72) considers that there are errors in two entries in SCHED4. These are items 1 Kau Point Battery, and 3 Karori Goldmining and Dam remains.

Response

1078. In response I have checked the HNZPT website for list entries. I have also read the HHE report for item 3.

1079. I agree with submission 70 on these points.

1080. I have corrected the SCHED2 entries as follows, and suggest a minor correction to remove the word “proposed” from the name of SCHED4 item 1, and add the HNZPT listing reference.

DP Ref #	Address	Name	Legal Description	Protection required	Value s	Link	HNZPT #	NZAA Ref #
1	260 Massey Road, Maupuia 6022	Proposed Kau Point Battery, Motu Kairangi / Miramar Peninsula	Pt Sec 2 Watts Peninsula District	Proposed extent approximately 0.3 hectares and includes the gun pit, casemate and ammunition store, fire command post and telephone room	A,B,C, E,F	NZTM E17533 88 N54274 61 [estimated central point of gun pit]	Kau Point Battery Category I Historic Place, No. 7542	R27/1 68

1081. I also suggest that item 3 follows the name of the HHE report prepared by archaeologists Victoria Grouden and Andy Dodd in August 2020. This is the “Karori Gold Mining Complex”.

¹⁵⁶ GWRC, *A guide to historic heritage identification*, page 14.

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZ PT #	NZAA Ref #
3	Waiapu Road, Karori	Karori Gold-mining complex and Dam	Part Lot 66 DP 1871, Part Section 32, Karori District, Part Lot 1 DP 313319	The known and probable mines and features associated with the prospecting activities of the Golden Crown, Union, Baker's Hill and Morning Star companies and the Wellington Prospecting Association (1881) recorded as archaeological sites: R27/201, R27/713, R27/714, R27/715 and R27/716 (mine entrances, vent shafts, adits). This extent should include a 20m buffer around known features and be expanded to include other, as yet unidentified mining-related features if and when they are located.	A,B,C,E,F	1746597 N542702 7	Not listed	R27/201 R27/713 R27/714 R27/715 R27/716

HERITAGE DESIGN GUIDE

21. HERITAGE DESIGN GUIDES

1082. Paul Burnaby (44.21) supports the Heritage Design Guide (HDG) provisions in principle, and seeks to retain the design guide as notified.
1083. Historic Places Wellington (182.33) supports the Heritage Design Guide in G37 on facadism.

21.1. HDG - COORDINATION WITH OTHER DESIGN GUIDES

1084. Wellington Heritage Professionals (412.93) considers that the heritage design guide should clearly refer to the CMU and Residential Design Guides that provide guidance on how to design new development adjacent to a heritage place.

Response

1085. In response, I have read the *Design Guides Introduction* which discusses how the design guides are coordinated - particularly the flow diagrams on pages 7 & 8. Similar flow diagrams are included in the Centres and Mixed Use (CMU) and the Residential Design Guides.
1086. I agree that similar flow diagrams could be included in the heritage design guide.

Recommendation

1087. In response to this submission, I recommend that the Council considers adding flow diagrams to the Heritage Design Guide to show how the design guides coordinate.

21.2. HDG - "APPLICATION"

1088. Wellington Heritage Professionals (412.89) seeks to amend the text under "Application" on page 4 of the Heritage Design Guide.

Response

1089. In response I have considered the detailed comments in submission 412.

1090. The first point considers that:

'Heritage from both Tiriti o Waitangi partners' does not capture all of Wellington's heritage - only the heritage of the Crown and tangata whenua. This should be changed to 'heritage from all of New Zealand's peoples' or similar.

1091. The second point is that:
... [It is] heritage conservation that leads to the best learning opportunities, not new development.
1092. And seeks that the application section is amended to:
"...conservation can lead to learning opportunities for the wider public, making currently unseen heritage and histories more accessible."
1093. I agree with these amendments, and have included the amendments in context as follows:

Application

This design guide should be read in conjunction with the objectives, policies, rules and standards contained in the following District Plan Chapters:

- Sites and Areas of Significance to Māori
- Historic Heritage

Wellington's taonga tuku ihotanga (heritage) consists of the tangible and intangible, heard and unheard, seen and unseen heritage from all of New Zealand's peoples and both Tiriti o Waitangi partners. The city is a cultural landscape, formed by layers of history inherent in and on the whenua. The city's taonga tuku ihotanga demonstrates the connection between place, people and time. This Guide works to protect and enhance our multifaceted heritage, giving life and contributing to a unique Pōneke place-identity. It recognises that ~~new development~~ **heritage conservation** can lead to learning opportunities for the wider public, making currently unseen heritage and histories more accessible.

Recommendation

1094. Based on the above, I recommend minor amendments to the text on page 4 of the heritage design guide.
- 21.3. HDG - "EFFECTIVE PUBLIC-PRIVATE INTERFACE"
1095. Historic Places Wellington (182.35) seek to amend the heritage design guide outcomes on page 7.
1096. Rūnanga o Toa Rangatira (FS138.14) agrees, to the extent that the outcome will help to protect sites and areas of significance to Māori from development.

Response

1097. In response I have considered the points raised in the submissions in detail.
1098. Submission 182 raises the following point:

31 We propose that the Heritage Design Guide be amended to refer to the heritage of all New Zealand peoples. While we recognise the special significance of tangata whenua as partners in Te Tiriti, we submit that other cultural backgrounds and heritages that contribute to New Zealand’s multicultural society also warrant recognition.

1099. My response is that the comments raised by submission 412 on page 4 of the HDG are relevant, as is the response in section 21.2 above.

1100. Submission 182 suggests that the issue is addressed in the following way:
32. To achieve this, we propose the following additional wording in the Outcomes section of the Design Guide:

“New development respects and responds to nearby scheduled sites and areas of significance to Māori, heritage areas of significance to all New Zealand peoples and cultures, buildings, structures and trees.

(Additional wording underlined).

1101. Although I generally agree with the submission, I note that the intent of paragraph is to generally refer to SCHED1, SCHED2, SCHED3, SCHED6 and SCHED7 without resorting to technical language. Therefore, I disagree with the proposed amendments in the text on page 7.

1102. Instead, I suggest that the issue is addressed on page 4, under the heading “Application”.

Recommendations

1103. Based on the above, I recommend that there are no amendments to page 7 of the HDG, and that the page remains as notified.

21.4. HDG - “WELL-FUNCTIONING SITES”

1104. Wellington Heritage Professionals 412.92 considers that it may not always be appropriate to acknowledge or celebrate sites of significance to mana whenua.

1105. Te Rūnanga o Toa Rangatira FS138.116 disagree, as they consider it is up to mana whenua to decide which of their sites of significance are acknowledged and celebrated in the plan.

Response

1106. In response to these submissions, my view is that both submitters’ intention is to provide for the relationship between Māori and their culture and traditions as required by 6e of the RMA.

1107. A suggestion is that the text is both modified and clarified as follows:

The site

- The site layout reinforces its existing topography, landscape, micro-climate, neighbouring activities, and access to and within the site, including adjacent streets.
- Existing environmental infrastructure such as culverted streams are acknowledged or enhanced.
- Sites of significance to Māori are acknowledged and celebrated – where this is considered appropriate by mana whenua.

Recommendation

1108. Based on the above, I recommend a minor amendment to page 8 of the HDG.

21.5. HDG - G10 CONTRAST

1109. Foster + Melville Architects Limited (141.4) considers that G10 in the Heritage Design Guide should be amended to remove “also consideration can be given to alignment of floor levels and window heads and sills”.

Response

1110. In response to submission 141 I have considered the underlying principles behind the guidance on contrast.

Summary

1111. The design guide includes guidance on new work in heritage areas, to heritage buildings, and on the site of a heritage building. It notes the circumstances where “contrast is discouraged”.

1112. The fourth bullet point under G10 does not explain a situation where contrast is discouraged, but instead provides practical advice to achieving a compatible design - with the statement that “also consideration can be given to the alignment of floor levels and window heads and sills.”

1113. The structure of the comments is that G8 and G9 establish what is encouraged, and G10 establishes what is discouraged. In my view the bullet point at the end of G10 is similar to the advice provided in G8 and G9 (encouraged), rather than the advice provided elsewhere in G10 (discouraged).

Intention

1114. The intention for the guidance in G8, G9 and G10 is to provide advice on consistency between new buildings and heritage buildings/areas. The guidance was initially included in the Central Area Urban Design Guide (CAUDG) in the ODP, where it was developed for the central city. Many non-residential heritage buildings in this part of Wellington were designed in a Classical style. Their street facades follow design principles of proportion and symmetry, and

which use a set of standard elements – like cornices, pediments, columns and pilasters, sash windows, and shopfronts.

1115. The design guide also provides an example of a modern building that the Council considers meets the principle of well-managed consistency and contrast. In the example there is some alignment along the verandah, for the first-floor window heads, and along the parapets.

Overall

1116. My view is that the advice is useful, and that the photograph illustrates an example where a new building is consistent with its heritage neighbours through the use of similar proportions, and by alignment of floor levels and window heads.
1117. I also note that G8 provides guidance on compositional relationships including the alignment of elements, and that the advice on the alignment of window heads and sills may be better included in this guideline.
1118. My view is that the bullet point should be removed from G10, and added to G8 as follows:

G8. Carefully consider the compositional relationship between new developments and heritage buildings, and between new developments and the defining or valued pattern of heritage areas. Carefully consider:

- The siting and alignment of new buildings.
- The alignment of front façades on new buildings.
- The alignment of key horizontal elevational elements of new buildings or additions to existing buildings - including roofs, cornices, parapets, and verandahs. ~~and floor lines.~~
- The alignment of floor levels, window heads and sills.

G9. Consideration should also be given to consistent:

Proportions of forms and openings;

- Visual rhythm of frontage widths or openings;
- Levels of complexity of form and material, including the amount of shadow-casting three-dimensional detail;
- Colour; and
- Materials and constructional quality.

G10. Contrast is discouraged where it:

- creates a focus for attention on the new development; and
- reduces the appreciation of architectural or landmark values; or
- degrades townscape values of a collective group of buildings, or the townscape values of the heritage site, area, building or structure.
- ~~also consideration can be given to the alignment of floor levels and window heads and sills.~~

Recommendation

1119. Based on the above, my recommendation is that there is a minor amendment to G8 and G10.

21.6. HDG - G12 HEIGHT SCALE RELATIONSHIPS

1120. Foster + Melville Architects Limited (141.5) considers that the relationships outlined on page 20 are too prescriptive, will lead to confusion, and should be deleted.

1121. Paul Burnaby (44.22 to 44.24) seeks clarification on “additional considerations”, particularly in regard to the application of the figures on page 20 of the heritage design guide.

Response

1122. In response to submission 141 I have considered the underlying principles behind the guidance on height scale relationships, and the weight that is placed on the figures and guidance in the design guide.

Intention

1123. The intention behind the figures is indicated in G12 which states that:
When new development is significantly higher than heritage buildings and areas, moderate the height of the new building at the street edge to achieve a scale transition.

1124. The figures on page 20 are intended to demonstrate “how” height scale transition can be practically achieved. They follow similar advice from the CAUDG in the ODP.

Additional considerations

1125. My understanding is that the heritage design guide (black text) provides statutory guidance. Page 5 of the heritage design guide clarifies that (what I understand to be the orange italic text and the figures on page 20) are “additional considerations”. Page 5 explains that:

Alongside specific guidelines, best practice notes and alternative approaches are sometimes included. These are intended to prompt consideration of design approaches or solutions that may be helpful in a given situation. Unlike the guidelines, these notes are non-statutory; their consideration is recommended to help achieve best practice design approaches and encourage quality built outcomes.

1126. On page 20 the “additional consideration” text clarifies that the figures are intended to:
... demonstrate ways to manage scale transitions within heritage areas, for new buildings on the site of a heritage building, and for additions to existing buildings on a site on which a heritage building or structure is located.

1127. I note that there is a fine line between practical and prescriptive. But in this case the guidance is an “additional consideration”, rather than a statutory requirement. As such, the figures and text on page 20 carry little weight in the consenting process.

Overall

1128. My concern is that achieving a good height scale relationship is relatively subjective, and there needs to be some guidance to applicants and planners that demonstrates what the Council considers to be a good outcome.

1129. The design guide clarifies the high-level concept of height scale relationships by providing “additional consideration” text and diagrams. These are non-statutory and are intended to prompt consideration of a design approach.

1130. As such, I disagree with submission 141 that the figures are a proscriptive requirement.

Recommendation

1131. Based on the above, my recommendation is that there is no change to the “additional considerations” on page 20.

21.7. HDG - G15 & G16 RESTORING HERITAGE SHOPFRONTS

1132. G15 Foster + Melville Architects Limited (141.5) supports G15 in the Heritage Design Guide as correct.

1133. Foster + Melville Architects Limited (141.7) opposes G16 in the Heritage Design Guide and consider that G16 conflicts with the objectives outlined in the Gehl Report.

Response

1134. In response to submission 141 I have considered the underlying principles behind the guidance on restoring and reinstating heritage shopfronts.

1135. These include:

- The principles of the ICOMOS NZ Charter,¹⁵⁷ which provides guidance on restoration and reconstruction; and
- The Council’s non-statutory guidance on heritage shopfronts.¹⁵⁸

¹⁵⁷ ICOMOS NZ Charter 2010, ICOMOS NZ website– https://icomos.org.nz/wp-content/uploads/2020/12/NZ_Charter.pdf

¹⁵⁸ *Heritage shop fronts: a guide to maintaining and enhancing Wellington’s historic shops*, WCC - <https://wellington.govt.nz/-/media/arts-and-culture/heritage/files/heritage-shop-fronts.pdf>

Summary

1136. The relevant guidelines in the PDP are G15 and G16.
1137. G15 encourages the retention and restoration of heritage shopfronts.
G15. Retaining and restoring significant heritage shopfronts on heritage buildings and in heritage areas is encouraged.
1138. G16 provides further guidance on how this can be achieved, by referring to non-statutory guidelines.
G16. Restore or reconstruct shopfronts where there is evidence of original form, detailing and materials. Further non-statutory guidance is available in "Heritage shop fronts: A guide to maintaining and enhancing Wellington's historic shops".

Non-statutory design guide

1139. The Council has prepared non-statutory guidance on shopfronts. This acknowledges the importance of traditional shopfronts to the heritage values of buildings and heritage areas. The guidance provides practical advice on the conservation of existing shopfronts, and on reinstatement and restoration.
1140. Examples of shopfronts that have been repaired or reinstated that follow the principles of the CAUDG and the shopfronts design guide are included in the design guide, and additional examples are shown in figures 20 and 21 below.

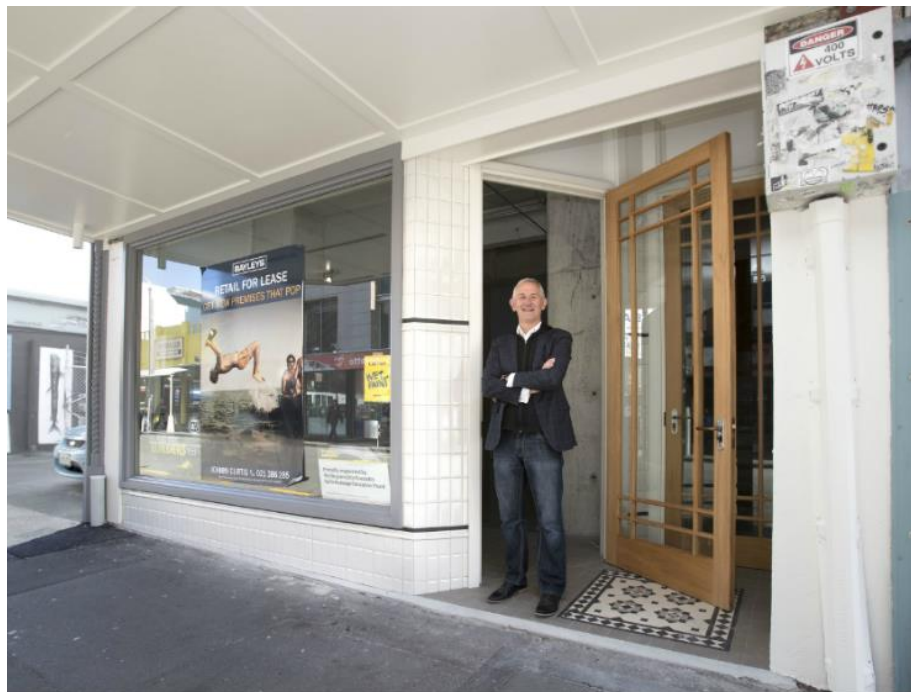


Figure 20: Design Guide - example of a reinstated shopfront, 216 Cuba Street.



Figure 21: Design guide - example of a reinstated shopfront, Cuba Street

Gehl report

1141. Submission 141 refers to a Gehl Report. My understanding is that Gehl Architects have not prepared any reports for the purpose of the PDP heritage design guides. I have read some reports by Gehl Architects, but have not found comments that relate directly to heritage shopfronts. On this basis, I do not consider that the point to be relevant.

Summary

1142. The council considers that shopfronts are an important element in historic shops and in historic commercial areas, and provide advice on their conservation and restoration in a non-statutory heritage shop fronts design guide.

1143. G15 recommends that shopfronts are retained, repaired, and restored. G16 provides further guidance on how this can be achieved, by referring to non-statutory guidelines.

1144. The examples shown in the design guide, and in the examples in figures 20 and 21 above. These examples demonstrate that the advice in G16 is practical and achievable.

Recommendation

1145. Based on the above, my recommendation is that there is no change to G16.

21.8. HDG - G18 to G23 SIGNAGE

1146. Go Media Ltd (236.36) seeks an amendment to the HDG to expressly recognise the potential for third-party signs on heritage buildings.

Response

1147. In response I have read the underlying heritage sign policies and rules for signs on historic heritage, including archaeological sites.

<p>SIGN-P3</p>	<p><u>Signs and historic heritage</u></p> <p>Enable signs on heritage buildings, heritage structures and within their sites, and within heritage areas to support wayfinding and interpretation and only allow signs for other purposes where they do not detract from the identified heritage values, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. Damage to heritage fabric, from methods of fixing, including supporting structures, cabling or wiring is minimized or is reasonably reversible; b. The location and placement of signs obscure architectural features, project above parapet level or reflect the typical positioning of signage on the heritage building or within the heritage area; c. The area, height and number of signs are appropriate for the scale of the heritage building, heritage structure or heritage area or would result in clutter; d. The quality of the design of the sign complements the heritage building, heritage structure or heritage area; e. The intensity of any illumination adversely affects heritage values; and f. The sign fulfils the intent of the Heritage and Signs Design Guides. 2. The benefits of allowing additional signage to support sustainable long term use.
<p>SIGN-P4</p>	<p><u>Signs on scheduled archaeological sites and sites of significance to Māori</u></p> <p>Enable signs that relate to safety and interpretation within the extent of scheduled archaeological sites and sites of significance, and only allow other signs that do not detract from the identified archaeological values, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. Land disturbance required for the sign and impacts on archaeological features is minimised; b. Damage from methods of fixing to any feature of the site, including supporting structures, is minimised or reasonably reversible; c. The location and placement of signs obscure appreciation of features integral to the significance of the scheduled archaeological site; d. The area, height and number of signs are appropriate for the scale of the scheduled archaeological site or result in visual clutter; e. The quality of the design of the sign complements the scheduled archaeological site; f. The intensity of any illumination adversely affects archaeological values; and g. The sign fulfils the intent of the Heritage and Signs Design Guides; and 2. The benefits of allowing additional signage to support sustainable long term use.

1148. My view is that the heritage and signs design guide provide sufficient guidance, generally, and there is no need to include specific guidelines in the HDG to enable third party signage.

Recommendation

1149. Based on the above, I recommend that no amendments are made to the guidelines for signs in the HDG and G18 to G23 remain as notified.

21.9. HDG - G31 HERITAGE FABRIC

1150. Wellington City Council (266.176) considers that minor clarifications are required, including to align the guideline with HH-P2.

1151. Wellington Heritage Professionals (412.94) considers that the guideline should not refer to conservation “works”.

Response

1152. In response, I have read the submissions in detail.

1153. I agree with the submissions and have prepared the following amendment.

- G31. Consider effects on heritage fabric by:
- undertaking conservation **works** with consultation, engagement and in partnership with mana whenua.
 - understanding the heritage **values** of the place through research, investigation, recording and documentation.
 - planning and carrying out maintenance and repair in accordance with **recognised** conservation principles **and methods**.
 - retaining fabric which contributes to the significance, character or appearance of heritage sites, areas, buildings and structures.

Recommendation

1154. Based on the above, I recommend a minor change to G31.

21.10. HDG - G40 EXOSKELETONS

1155. Foster+Melville Architects Ltd (141.8) seeks to amend guidance on exoskeletons in G40.

Response

1156. In response to this submission, I have considered the detailed information in the submission and looked for examples of external strengthening that would be considered good practice.

Summary

1157. The guideline discourages the use of exoskeletons for structural strengthening of heritage buildings and includes some of the key issues to consider.

G40. The installation of exoskeletons, external columns, and external bracing elements is discouraged, particularly where these would:

- *Be highly visible from public places.*
- *Obscure or remove the main determinants of architectural style.*
- *Be visually dominant in relation to the scale, form, proportions or materials of the existing building or structure.*
- *Restrict access for cleaning, maintenance and repair of heritage fabric.*
- *Compromise the watertightness of a building.*

1158. Exoskeletons have some advantages for building owners. They do not occupy internal floor area, and they minimise disruption to internal fitouts and spaces.
1159. Exoskeletons also have some key issues, some of which affect heritage values and are noted in G40.
1160. Other practical, non-heritage issues include:
- a. Where a building is constructed up to boundaries of a site, an exoskeleton can encroach on neighbouring properties, onto the pavement and legal road.
 - b. The exoskeletons that encroach onto the legal road can reduce the width of pavements which leads to issues of accessibility, particularly for people who have impaired movement. It can also reduce the zone available for underground services under the pavement.
 - c. The structure between the exoskeleton and the heritage building can move differentially, and this creates a route for water to enter the façade.
1161. The heritage provisions of the ODP and PDP allow for exoskeletons and external structure in some circumstances. For example - my view is that the structure shown in figure 22 below would be acceptable.



Figure 22: Design guide - example of an exoskeleton that has regard to G40.

1162. Figure 22 shows an example of good (heritage) practice as the external structure is located at the rear of the building, the structure does not obscure window openings, or require the removal of architectural features. The structure is not visually dominant and has been painted a neutral colour.

Overall

1163. My view is that the issues for external structure and exoskeletons are clearly set out in G40, and that the guide provides useful information for applicants and consent planners.
1164. I agree with the submission that there are some circumstances where external structure is appropriate, and have included an example in figure 22 above.
1165. The guideline could be supplemented with the photograph in figure 22 and “additional consideration” text to explain why the Council considers this to be an example of good practice.

Recommendation

1166. Based on the above, my view is that guideline G40 should remain as notified. An example of good practice could be included in the HDG if clarity is required.

21.11. HDG - AREA DESIGN GUIDES

1167. Wellington Heritage Professionals (412.95) considers that the area-specific guides in the ODP should be reinstated to help to reduce the likelihood of adverse effects on heritage.

Response

1168. In response I have read the relevant parts of the CAUDG appendix 3 – heritage area design guides. I agree with this submission.

Recommendation

1169. Based on the above, I recommend that the Council considers providing specific design guides for each heritage area, which identifies the significant values, and includes guidelines to manage the specific values.

APPENDIX 1: SCHED 1 ITEM 120 OUR LADY STAR OF THE SEA

1170. This appendix includes a re-assessment of Our Lady Star of the Sea to consider the heritage values of the three buildings – the chapel (1924), covered walkway (1924), and former school and convent (1899).
1171. This is required because the assessment in the HHAЕ report assesses the place as a heritage area, while the buildings are included in SCHED1 heritage buildings of the proposed district plan.
1172. The reassessment has been carried out in accordance with the:
- a. GWRC A guide to historic heritage identification¹⁵⁹; and
 - b. Methodology and guidance for evaluating Wellington’s historic heritage; and
 - c. Guidance included in the Council’s HHE template.

Evaluation Criteria	
A.	<i>Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.</i>
(i)	<i>Themes: the place is associated with important themes in history or patterns of development.</i>
<p>The Lady Star of the Sea convent, school, and chapel have significant historic values for their association with the significant Te Whānganui-a-Tara Wellington heritage theme of “building social and cultural life”, and “education and learning”.</p> <p>The place has a strong connection with this theme as the school and convent, chapel and covered walkway were purpose-built for the Sisters of Mercy. The site operated as a school and convent for over 90-years.</p>	
(ii)	<i>Events: the place has an association with an important event or events in local, regional or national history.</i>
Not assessed	
(iii)	<i>People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation</i>
<p>Our Lady Star of the Sea has significant historic values for its association with the Sisters of Mercy, who set up a school, dormitories, chapel and a convent on the site. The Sisters of Mercy made a significant contribution to the Wellington Region.</p> <p>Two nuns in particular, Sister Francis Xavier Hamilton (first teacher at St Francis Xavier Academy for Young Ladies) and Sister Mary Cecilia Benbow (head teacher of Star of the</p>	

¹⁵⁹ GWRC, *A guide to heritage identification*, 2010 <https://gwrc.govt.nz/document/16949/a-guide-to-historic-heritage-identification>

<p>Sea Preparatory for Boys) are important for the establishment of the Sisters of Mercy in Te Whānganui-a-aTara Wellington.</p>
<p>The chapel and covered walkway, built in 1924, are associated with prominent Wellington architect Frederick de Jersey Clere.</p>
<p>(iv) <i>Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i></p>
<p>The site is associated with everyday experiences of worship by the public and for the education of the hundreds of school pupils who boarded on site. It also provides insight into, and has significant associations with, the Sisters of Mercy sisters' daily life, of worship and teaching and living in a convent. It is significant at a regional level.</p>
<p><i>B. Physical values: these values relate to the physical evidence present.</i></p>
<p>(i) <i>Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i></p>
<p>Pre-1900 building</p>
<p>(ii) <i>Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values</i></p>
<p>The former school and convent are a combination of an 1899-1902 schoolroom and dormitories, with many early 20th century alterations. The original chapel is identifiable by its street façade and gable with rose and lancet windows, and the school room has an attractive street façade, verandah, and roofline. The school and former convent has some architectural value.</p>
<p>The Our Lady Star of the Sea chapel and the covered walkway have significant architectural value and are notable as a fine and highly intact example of the work of well-known ecclesiastical architect Frederick de Jersey Clere, and both were constructed in 1924.</p>
<p>The chapel is a good representative example of a brick masonry Gothic Revival style church, and the interior is noted for its fine acoustics. While the covered walkway is an attractive but unusual building designed to link chapel with the former convent. It is a response to the topography of the steeply sloping site.</p>
<p>(iii) <i>Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i></p>
<p>The style, form and prominence of the Chapel when viewed from Seatoun makes it a significant local landmark in Te Tūrangānui-o-Kupe Seatoun.</p>

<p>The former school and convent, and the covered walkway are less visible when viewed from Seatoun, and the three buildings are a notable townscape feature when viewed from Fettes Crescent.</p>
<p>(iv) <i>Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.</i></p>
<p>The Our Lady Star of the Sea includes an important group of buildings for the Sisters of Mercy. The buildings tell the story of the establishment and expansion of the Sisters of Mercy order in Te Tūranganui-o-Kupe Seatoun as well as Te Whanganui-a-Tara Wellington, and the popularity of their teachings.</p> <p>Collectively the complex which includes the Our Lady Star of the Sea Chapel and covered walkway, the former school and convent (along with the later 1959 convent) have significant group values.</p>
<p>(v) <i>Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.</i></p>
<p>The lawn and greenspace surrounding the complex enhances the visibility and prominence of the structures and contributes to the significant townscape values of the buildings.</p>
<p>(vi) <i>Scientific: The area or place has the potential to provide scientific information about the history of the district or region</i></p>
<p>Not assessed</p>
<p>(vii) <i>Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</i></p>
<p>Not assessed</p>
<p>(viii) <i>Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i></p>
<p>Our Lady Star of the Sea Chapel and covered walkway have significant integrity. They are highly intact and have had few external alterations since they were constructed in 1924.</p> <p>The former school and convent was modified extensively by the Sisters of Mercy over the 90 years that they owned the site, but appears to have had relatively few external alterations since the order closed the school in the 1970s.</p>

<p>Collectively the Our Lady Star of the Sea Chapel and covered walkway, the former school and convent, (along with the later 1959 convent) have significant integrity as a complete Sisters of Mercy school and convent complex.</p>
<p>(ix) <i>Age: the place is particularly old in the context of human occupation of the Wellington region.</i></p>
<p>Not assessed</p>
<p>C. <i>Social values: these values relate to the meanings that a place has for a particular community or communities.</i></p>
<p>(i) <i>Sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</i></p>
<p>There is a strong association between this complex and the Catholic Church and in particular, the Sisters of Mercy. The place has social significance for reflecting the development of the communities of the Catholic Church in Te Whanganui-a-Tara Wellington, including the expansion of the Church into suburban areas to serve the needs of the Te Turanganui-o-Kupe Seatoun community.</p>
<p>(ii) <i>Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i></p>
<p>Our Lady Star of the Sea is held in high public esteem by the local Catholic communities and the Te Whānganui-a-Tara Wellington public alike. This was demonstrated when the Sisters of Mercy intended to either sell or demolish the Chapel. There was a public outcry, and many submissions from the public were received to save the buildings. In 2007 the buildings went into private ownership to preserve them. Both the Chapel individually as well as the Heritage Area are listed by HNZPT (1413, 7042).</p>
<p>(iii) <i>Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community</i></p>
<p>The complex has been a key feature and landmark in Te Tūrangānui-o-Kupe Seatoun for over a century and its longevity in this location contributes a distinctive sense of place.</p>
<p>D. <i>Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i></p>
<p>Unknown</p>
<p>E. <i>Rarity: the place is unique or rare within the district or region.</i></p>
<p>Many Sisters of Mercy complexes were established around the country and included chapels, schools, dormitories and convents. However, not many remain intact as many have been sold or demolished in recent times. Our Lady Star of the Sea has high rarity value at a national level.</p>

F. *Representativeness: the place is a good example of its type, era or class it represents.*

Our Lady Star of the Sea complex of buildings is a **good representative example** of a Sisters of Mercy convent.

The chapel and covered walkway are a **good representative example** of a Gothic revival chapel, and of the work of Frederick de Jersey Clere.

1173. The three buildings have been assessed against the Evaluation Criteria and found to be significant with the following heritage values: A, B, C, E, F.

Value	Chapel	Walkway	Former convent and school	As a complex
A: Historic values	Significant	Significant	Significant	Significant
Themes	Y	Y	Y	Y
Events				
People	Y	Y	Y	Y
Social	Y	Y	Y	Y
B: Physical values	Significant	Significant		Significant
Archaeological				
Architectural	Y	Y		Y
Townscape	Y	Y		Y
Group				Y
Surroundings				Y
Scientific				
Technological				
Integrity	Y –assessed against the design by Clere.	Y – assessed against the design by Clere.	Y –assessed against when the school closed in the 1970s.	Y –assessed against when the school closed in the 1970s.
Age				
C: Social values	Significant	Significant	Significant	Significant
Sentiment	Y	Y	Y	Y
Recognition	Y	Y	Y	Y
Sense of place				Y
D: Tangata whenua values				
E: Rarity		Y		Y
F: Representativeness	Y			Y

APPENDIX 2: SCHED 1 ITEM 366 JOHNSONVILLE MASONIC HALL

1174. This appendix is intended to update and supplement the 2013 heritage inventory report¹⁶⁰ which was prepared before the GWRC RPS became operative in 2013. It includes:
- a. Heritage assessment against the WCC criteria/GWRC RPS policy 21 criteria.
 - b. Additional information on the historical theme of masonic and friendly societies from the 2013 Thematic Heritage Study of Wellington.
 - c. Additional research on the Johnsonville Masonic Hall.
 - d. Comparative analysis with other purpose-built masonic buildings and timber halls that are listed in the district plan.
1175. The reassessment has been carried out in accordance with the:
- a. GWRC A guide to historic heritage identification; and
 - b. Methodology and guidance for evaluating Wellington’s historic heritage; and
 - c. Guidance included in the Council’s HHE template.

HERITAGE ASSESSMENT

Evaluation Criteria
A. <i>Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.</i>
<i>(i) Themes: the place is associated with important themes in history or patterns of development.</i>
The Johnsonville Masonic Hall is related to the significant historic theme of Wellington’s Communities of special interest which include Masonic & Friendly Societies which were established in New Zealand from at least 1843. The building has some historic value to the local, Johnsonville, community as the oldest purpose-built masonic building constructed in the suburb.
<i>(ii) Events: the place has an association with an important event or events in local, regional or national history.</i>
Not assessed

¹⁶⁰ “Johnsonville Masonic Hall” *Wellington City Heritage*,
<https://www.wellingtoncityheritage.org.nz/buildings/301-450/366-johnsonville-masonic-hall?q=>

<p>(iii) <i>People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation</i></p>
<p>The Johnsonville Masonic Hall is home to the Ngatiawa-Russell Masonic Lodge and the Coronation Lodge and is associated with Freemasons New Zealand. Freemasons have made a significant contribution to New Zealand, including through their community support, funding for medical research, academic scholarships, and charitable works. There were 193 lodges across New Zealand in 2021, with over 5000 members. The Johnsonville Masonic Hall is the meeting place for two local lodges – the Coronation Lodge and the Ngatiawa-Russell Lodge. The Coronation Lodge was the fourth to be established in Wellington, and constructed the hall in 1908. The Johnsonville Masonic Hall has significant historic values for its association with the local, Johnsonville, lodges.</p>
<p>(iv) <i>Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i></p>
<p>This building has had typical, albeit uneventful, history for a community hall in Wellington. It is primarily associated with the Johnsonville Freemasons who have owned and occupied the building for over a century.</p>
<p>B. Physical values: these values relate to the physical evidence present.</p>
<p>(i) <i>Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i></p>
<p>Unknown</p>
<p>(ii) <i>Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values</i></p>
<p>The Johnsonville Masonic Lodge is a single storey building built in a style that is typical of many community and church halls. The building has significant architectural value within the local context in Johnsonville and is notable as a fine example of a suburban hall due to its attractive street façade.</p>
<p>(iii) <i>Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i></p>
<p>The lodge is a simple single storey domestic-scale building that fits well into the suburban streetscape of Phillip Street, and has some streetscape value.</p>
<p>(iv) <i>Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.</i></p>
<p>Not assessed</p>

(v)	<i>Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.</i>
Not assessed	
(vi)	<i>Scientific: The area or place has the potential to provide scientific information about the history of the district or region</i>
Not assessed	
(vii)	<i>Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</i>
Not assessed	
(viii)	<i>Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i>
This building has had relatively few modifications to the exterior, and has significant integrity .	
(ix)	<i>Age: the place is particularly old in the context of human occupation of the Wellington region.</i>
The building is one of the oldest surviving non-residential buildings in Johnsonville, and one of the oldest surviving purpose-built masonic buildings in Wellington. It has heritage significance due to its age .	
C. <i>Social values: these values relate to the meanings that a place has for a particular community or communities.</i>	
(i)	<i>Sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</i>
The building is likely to be of symbolic, traditional and cultural value to the local Masonic Lodge community. ¹⁶¹	
(ii)	<i>Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>
○ Not assessed	
(iii)	<i>Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community</i>
Not assessed	

¹⁶¹ Noting submissions Ngatiawa Russell Masonic Lodge 345 (78.1), The Coronation Lodge (149.1), Stephen Inzon (177.1), and the Johnsonville Masonic Lodge (263.1) that do not support this assessment.

D. <i>Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>
Not assessed
E. <i>Rarity: the place is unique or rare within the district or region.</i>
The building is relatively rare in the local Johnsonville area. It is one of six listed Johnsonville buildings, and is the only hall to remain on its original site. It is one of four purpose-built Masonic buildings listed in the Wellington district plan, and is the only one to have retained its original use for over 110 years.
F. <i>Representativeness: the place is a good example of its type, era or class it represents.</i>
The building is a good representative example of a community hall that was purpose-built for the local Masonic Lodge.

1176. The Johnsonville Masonic Hall has been assessed against the Evaluation Criteria and found to be significant with the following heritage values: A, B, E, F.

A: Historic values	Significant
Themes	
Events	
People	Y
Social	
B: Physical values	Significant
Archaeological	
Architectural	Y
Townscape	
Group	
Surroundings	
Scientific	
Technological	
Integrity	Y
Age	Y
C: Social values	Significant
Sentiment	Y
Recognition	
Sense of place	
D: Tangata whenua values	
E: Rarity	Y
F: Representativeness	Y

**ADDITIONAL RESEARCH ON HISTORIC THEMES: COMMUNITIES OF SPECIAL INTEREST -
MASONIC & FRIENDLY SOCIETIES**

1177. *This text is from pages 136 & 137 of the Thematic Heritage Study of Wellington dated January 2013.¹⁶²*
1178. Communities of special interest Amongst the sporting clubs, political organisations, unions and professional societies, Wellington was (and is) home to a variety of other organisations formed to accommodate the specific interests and aspirations of their members. Masonic & Friendly Societies Freemasonry began in Wellington (and New Zealand) soon after the very start of settlement. The origins of Freemasonry are thought to have been linked to the stonemasons who built the cathedrals and castles of Europe. The skills required to build such structures were considerable, and the masons organised societies to maintain the skills of their trade and to pass their knowledge on to others considered worthy enough. The word ‘free’ refers to the fact that the tradesmen were not bonded. As the building of the great stone structures began to slow, the masons admitted other men considered suitable for membership and the modern Masonic movement was born. The first Grand Lodge was established in England in 1717.
1179. By the time Europeans arrived in New Zealand in numbers, freemasonry was a significant force in British life and, not surprisingly, freemasons were quick to get organised in their new country. The first lodge in Wellington (and in the whole of New Zealand) was the New Zealand Pacific Lodge founded in 1842. It is still operating and must be one of the oldest formed societies in New Zealand. The Manchester Unity Oddfellows Society was founded in Wellington in 1843 and it built the Oddfellows Hall on Lambton Quay (a site now occupied by the T & G building) in 1859.
1180. Over the next 60 or more years, many lodges were established in Wellington. By 1897, a comprehensive chronicle of Wellington-based Masonic Orders and Friendly Societies by the Cyclopaedia of New Zealand in 1897 revealed 40 such organisations in existence, grouped under titles such as Ancient Order of the Forresters, Independent Order of Rechabites and Orange Lodges. A significant aspect of freemasonry in Wellington is that most of the lodges operating at the end of the 19th century have since disappeared or been amalgamated into other lodges, while new ones have been created.
1181. Among these were Lodge Waterloo No.13, established in 1866, Lodge Otari No.190 in 1912 and Lodge Aroha No.293 in 1928. These three amalgamated into the United Lodge of Wellington, which in turn joined New Zealand Pacific Lodge (then Pacific Leinster Lodge). Leinster Lodge, formed in 1882, was subsumed into the New Zealand Pacific Lodge in 1989, although it had the name of Pacific Leinster Lodge until 2007. Hinemoa Lodge No.122 was formed some time around 1900 and built premises in Daniell Street in 1904 that still

¹⁶² WCC and Boffa Miskell, *Thematic Heritage Study of Wellington: January 2013*. <https://wellington.govt.nz/-/media/arts-and-culture/heritage/files/thematic-heritage-study.pdf>

stand, although they left the building in 1950. Hinemoa Lodge still holds meeting in the Wellington's main lodge facility on Ohiro Road. [Note that this lodge was later closed in c.2018¹⁶³]

1182. The first New Zealand branch of the United Ancient Order of the Druids, founded in Australia, was established in Wellington in 1879 as the Excelsior Lodge No. 11. Lodge Whetu-Kairangi No.201 was formed in 1914 and still meets in Kilbirnie at the Taia Freemasons Hall, as does the Taia-Raukawa Lodge No. 229. Lodge Homewood No. 447 was established in September 1983. It followed a merger of Lodge Karori No. 247 with Lodge Endeavour No. 368.
1183. A significant component of freemasonry has been the benevolent society, providing support for needy member families through the contributions made by members. This was particularly important in the days before the introduction of government social security. Each society was different, but payments were made for medical, hospital and pharmaceutical expenses, maternity benefits, funerals and death benefits. The United Ancient Druids Lodge had a substantial benevolent fund but, after it was embezzled by its lawyer it was forced to sell the building it owned (the Druids Chambers) in 1994 and a year later was wound up.

ADDITIONAL RESEARCH ON THE JOHNSONVILLE MASONIC LODGE

1184. The heritage inventory report notes that:
- The Johnsonville Masonic Lodge was constructed in 1908 on Brook Street in Johnsonville - although the road was later renamed Phillip Street. Prior to its construction the Johnsonville Coronation Lodge had met at the old Johnsonville schoolhouse, with a refectory in the Oddfellows hall or in the Temperance Hotel.*
- The building has remained in use as a Masonic Lodge for over 100 years and, as such, has undergone various phases of adaptations, alterations and additions. In 1930 substantial alterations were made to the hall, with an addition to the hall to the rear of the building. The building was re-roofed and a lean-to was constructed on the southern side. Some alterations were also made to the hall in 1968, and the building was partially repiled in 2005.*
1185. Additional research is as follows:
1186. The Johnsonville Masonic Hall is owned by the Coronation Lodge No.127 and Ngatiawa-Russell Lodge 345, and is available for use by other lodges and community groups.¹⁶⁴

¹⁶³ True Commercial, "Vacating Freemasons free up Brooklyn Site" *New Zealand Herald*, 10 October 2018 <https://www.nzherald.co.nz/property/vacating-freemasons-free-up-brooklyn-site/KT4PUT76TXRSYZZME24SG4FGU/>

¹⁶⁴ The Coronation Lodge 127 Flickr webpage <https://www.flickr.com/people/73325790@N08/>

1187. The Coronation Lodge started in Johnsonville in June 1902¹⁶⁵, in the same year as the coronation of King Edward VII. It was the fourth lodge in Wellington to be formed under the Grand Lodge of New Zealand. The lodge purchased land in Brook Street (now Phillip Street) in 1905, and the first meeting in the newly constructed building was held on the 11th of July 1908. The hall has been available for rent to individuals and organisations over the past 110+ years including to the army for training medical corps staff in WW2¹⁶⁶, for political candidates¹⁶⁷, to the League of Mothers¹⁶⁸, and for private events.¹⁶⁹
1188. The Russell Lodge was established in 1923, and the Ngatiawa Lodge in 1949, the lodges amalgamated in the late 20th century.¹⁷⁰

COMPARATIVE ANALYSIS

1189. The Johnsonville Masonic Hall is one of four purpose-built Masonic buildings in Wellington that are included in ODP and PDP heritage schedules. It is similar to the Former Masonic Lodge at 8 Daniell Street which is a suburban timber hall built in 1904 with some Classical features on the street façade. Of the four buildings, the Johnsonville Masonic Hall is the only building that continues to be used for its original purpose.
1190. There are four other timber halls included in the heritage building schedules. Two of these buildings were constructed for civic use by a town board or council, one is a hall built to serve a rural community, and the last is a suburban scout hall.
1191. All of the halls and Masonic buildings listed in the district plan were constructed from 1904 to 1930. The Johnsonville Masonic Hall is one of the earlier timber halls/masonic buildings and was constructed in 1908 with additions in 1930.
1192. Johnsonville has relatively few buildings scheduled in the district plan, and the Johnsonville Masonic Hall is one of six buildings and structures listed in the district plan, with four additional buildings in nearby Glenside, and two buildings in Ohariu Valley. These include houses from the 1850s, 1860s, and 1880s, two churches, two timber halls, a scientific laboratory, and a war memorial. The Johnsonville Masonic Hall is the oldest non-residential building in Johnsonville that is listed in the district plan.

¹⁶⁵ Evening Post, Volume LXIII, Issue 136, 9 June 1902, Page 6

<https://paperspast.natlib.govt.nz/newspapers/EP19020609.2.48>

¹⁶⁶ The Coronation Lodge 127 Flickr webpage <https://www.flickr.com/people/73325790@N08/>

¹⁶⁷ Maoriland Worker, Volume 8, Issue 345, 3 October 1917, Page 3

<https://paperspast.natlib.govt.nz/newspapers/MW19171003.2.14.3>

¹⁶⁸ Evening Post, Volume CXXVI, Issue 51, 29 August 1938, Page 14

<https://paperspast.natlib.govt.nz/newspapers/EP19380829.2.162.2>



¹⁶⁹ Evening Post, Volume CXXV, Issue 80, 5 April 1938, Page 16

<https://paperspast.natlib.govt.nz/newspapers/EP19380405.2.160.5>



¹⁷⁰ <https://themasons.org.nz/cdiv/ngatiawasoccer.html>

COMPARATIVE ANALYSIS

Basis of comparison – purpose-built masonic buildings in Wellington				
Place name	Address/ location/ NZTM	Heritage Listing or recognition of significance	Photographs	Analysis
Johnsonville Masonic Lodge	25-29 Phillip Street	Wellington District Plan SCHED1 item 366		<p>The Johnsonville Masonic Hall is a single storey building built in a style that is typical of many community and church halls. The building was constructed in 1908 with additions in 1930, and is enhanced by its attractive street façade.</p> <p>This hall is an important part of the local community and makes a contribution to the wider setting of Johnsonville. It contributes significantly to the sense of place and continuity on Phillip Street. This building has had a typical, albeit uneventful, history for a community hall in Wellington. It is primarily associated with the Johnsonville Freemasons who have owned and occupied the building for over a century.</p>
Former Masonic Lodge	8 Daniell Street	Wellington District Plan SCHED1 item 430		<p>This diminutive timber building at 8 Daniell Street is a good representative example of an early-20th century Masonic Lodge. It was constructed in 1904 and is notable for its well-ordered Classical design that features simplified Doric pilasters, a gable roof and pedimented window and door openings.</p> <p>The hall has had a varied history. It was once the home of a local Masonic Lodge and later the meeting place of the Orange Lodge. The building's fortunes mirror the waxing and waning of Freemasonry in New Zealand. More recently the building has served as both a youth centre and a health centre, thus demonstrating its adaptability and usefulness as a community building.</p> <p>It is similar to the Johnsonville Masonic Hall in that it is a timber hall built in the first decade of the twentieth century.</p>







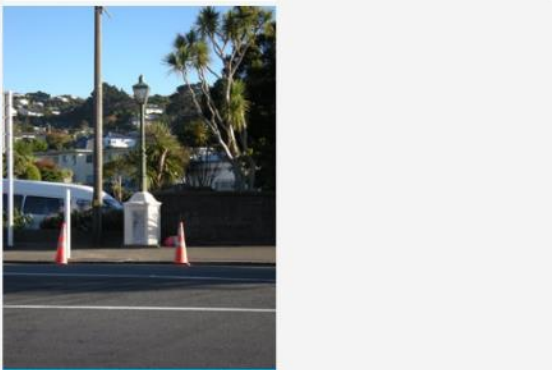
<p>Wellington Chinese Masonic Society Building</p>	<p>23 Frederick Street, Te Aro</p>	<p>Wellington District Plan SCHED1 item 123</p>		<p>The building was constructed in 1925 in the inter-war free-classical style with traditional Hung League (a Chinese political organisation) designs. The building's exterior façade has a large amount of its original materials.</p> <p>The building housed the Chee Kung Tong, a secret society that was originally dedicated to overthrowing China's Qing Dynasty (1644-1912). The building differs from the Johnsonville Masonic Hall in that it is located in a central city location, and is constructed from brick masonry.</p>
<p>Masonic Hall (former)</p>	<p>221 Clyde Street</p>	<p>Wellington District Plan SCHED1 item 367</p>		<p>221 Clyde Street is an unusual, two-storey former Masonic Lodge that was designed in an Arts and Crafts style in 1925.</p> <p>This hall has some local historical significance to the Island Bay community and in particular for members of Masonic Lodge, No.243, now permanently closed.</p> <p>The hall also has historic significance for its association with Lord Jellicoe who was the Master of this lodge when it was first formed (later Grand Master of the Masonic Lodge in New Zealand, and Governor General). The building occupies a prominent corner site and has been a familiar landmark in island Bay since the mid-1920s.</p> <p>The building differs from the Johnsonville Masonic Hall in that the exterior has been somewhat altered, with the loss of Arts and Craft details. While the exterior of the Johnsonville Masonic Hall is substantially intact.</p>

Basis of comparison – Timber halls in Wellington				
Place name	Address/ location/ NZTM	Heritage Listing or recognition of significance	Photographs	Analysis
Ohariu Valley Hall	550 Ohariu Valley Road, Ohariu Valley	Wellington District Plan SCHED1 item 443		<p>The Ohariu Valley Community Hall was constructed in 1905 and is typical of many such halls around New Zealand. The building is representative as a good example of its type, a straightforward design that was built specifically for the purpose.</p> <p>The building has hosted the area's social and official occasions for 100 years, and is known to everyone who has lived in the valley. It has significant social value for the important community function it has served.</p> <p>The hall stands out in this context, a landmark along the Ohariu Valley Road, in much the same way as the Holy Trinity Church further up the valley.</p> <p>It is one of the closest listed timber hall to the Johnsonville Masonic Hall. It differs from the Johnsonville Masonic Hall in that it serves a rural community, and has a simple street façade.</p>
Johnsonville Town Board Offices (Former), Nga Hau E Wha O Paparangi Marae	30 Ladbrooke Drive, Johnsonville, Wellington	Wellington District Plan SCHED1 item 365		<p>This building was constructed in 1912 and is a good representative example of a small, Edwardian civic building. It is notable for its curious asymmetric design, for its well-proportioned external form, and for its restrained palette of timber decorative elements.</p> <p>This building is a focus of community identity and plays an important role for the people who use it. It has become the centre of a number of community revitalisation projects as well as providing a place for local groups to meet.</p>





				<p>This building is associated with the Johnsonville Town Board for the first part of its history and Nga Hau e Wha o Papararangi since it was relocated in 1995.</p> <p>The building differs from the Johnsonville Masonic Hall in that it has been relocated to a new site in Newlands.</p>
First Seatoun Scout Hall	38 Ferry Street, Seatoun	Wellington District Plan SCHED1 item 411		<p>Home to Seatoun’s Scouts for over 60 years, the 1930 Seatoun Scout Hall is likely to be Wellington’s oldest purpose-built scout hall. The hall’s played a lengthy role in the Seatoun Community, mainly as a place where hundreds of children attended scouts and cubs. Many local residents enjoyed the popular weekly movie nights after its opening until cinemas were built in Kilbirnie and Miramar.</p> <p>Unoccupied since the late 1990s, the hall suffered a fire in 2011, which was extinguished before the building was completely destroyed. It differs from the Johnsonville Masonic Hall in that it is smaller, and was built in the inter-war period. The Seatoun scout hall has not been occupied since it was damaged by fire in 2011.</p>
Khandallah Town Hall	11 Ganges Road, Khandallah	Wellington District Plan SCHED1 item 495		<p>The Khandallah Town Hall is historically significant as the oldest public building in the suburb and was constructed in 1912. It is a building the short-lived but influential Onslow Borough Council built and is a reminder of their existence. It is one of the few halls of its age now remaining in the Wellington region, and for this reason holds significant rarity value. The Khandallah Town Hall was the work of a successful and well-respected Wellington architect, Frederick de Jersey Clere. The Town Hall has significant social importance and has been the focus of Khandallah's community life for over a century.</p> <p>The Khandallah Town Hall is of architectural significance for interesting design that elevates it above the most basic hall designs. The Hall is an important local landmark and also has townscape value mainly for its contribution to the large group of historic commercial buildings in the Khandallah shopping precinct.</p>

1. Buildings and structures included in Johnsonville and Glenside

Results: 7 Order results: Best Match

			
<p>Johnsonville Masonic Hall 25-29 Phillip Street Johnsonville Wellington Constructed 1908 - 1930 Unknown</p>	<p>Johnsonville Town Board Offices (Former), Nga Hau e Wha o Paparangi Marae 30 Ladbrooke Drive Johnsonville Wellington Constructed 1912</p>	<p>Lawrence Laboratory 3 Hardy Street Johnsonville Wellington Constructed 1919 - 1965 Unknown / Stanley Fearn</p>	<p>Holy Trinity Church 639 Ohariu Valley Road Johnsonville Wellington Constructed 1870 Unknown</p>
			
<p>Daisy Hill Farmhouse 15 Truscott Avenue Johnsonville Wellington Constructed 1857 Unknown</p>	<p>St John's Church 14 Bassett Road Johnsonville Wellington Constructed 1921 Clere and Williams</p>	<p>Trooper Retter Memorial</p>	

Results: 4 Order results: Best Match

			
<p>Braid Cottage 1 Westchester Drive East Glenside Wellington Constructed 1867 David Braid</p>	<p>Halfway House 246 Middleton Road Glenside Wellington Constructed 1880 - 1880 Unknown</p>	<p>Nott House and milk stand adjacent to Middleton Road 400 Middleton Road Glenside Wellington Constructed 1860 Unknown</p>	<p>Greer House 420 Middleton Road Glenside, Tawa Wellington Constructed 1865 Unknown</p>

APPENDIX 3: SCHED1 ITEM 471, 20 AUSTIN STREET

1193. This appendix responds to the specific comments in submission 465 on the assessment of 20 Austin Street, Mount Victoria.
1194. The assessment below shows the original WCC HHE assessment, comments from submission 465, with each comment followed by my response.
1195. The response and any reassessment have been carried out in accordance with the:
- a. GWRC A guide to historic heritage identification; and
 - b. Methodology and guidance for evaluating Wellington’s historic heritage; and
 - c. Guidance included in the Council’s HHE template.

Significance criteria
A. <i>Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.</i>
(i) <i>Themes: the place is associated with important themes in history or patterns of development.</i>
<p>Matāirangi Mount Victoria has significant historical value in the Te Whānganui-a-Tara Wellington Region for its association with the theme of migration and European settlement in the mid-19th century. The suburb is also strongly associated with changes to settlement patterns in the 20th century, including suburban expansion and a ‘flight’ from the inner-city after WWII. This was followed by a return to city living and the gentrification of inner-city suburbs in the late 20th century.</p> <p>20 Austin Street is one of the oldest in Matāirangi Mount Victoria. It has a strong association with the early development of Matāirangi Mount Victoria, and clearly demonstrates each of these important themes.</p>

1196. Submission 465
These themes are applicable to all the older houses in Mt. Victoria and not specifically applicable to 20 Austin Street. The theme of 20th-century development patterns would be more applicable to the group of character buildings which surround 20 Austin Street as these feature well-preserved early “in-fill” development (early 1900’s) buildings alongside 20 Austin St which has been significantly altered while still preserving its character.
1197. My response is that the HHE report correctly identifies the themes and patterns of development for Mount Victoria. It also identifies the significant association – which is that 20 Austin Street is one of the oldest houses in Mount Victoria, and that each of these historic themes of Mount Victoria apply to the house.

B. Physical values: these values relate to the physical evidence present.

(ii) Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values

This house has significant architectural value as an excellent example of an early Italianate villa. The west elevation is particularly fine, and the detailing on the gable a notable feature, as is the use of nine-pane sashes that lift the appearance of many of the windows beyond the typical. The unusual arrangement of the roof is also of considerable interest.

1198. Submission 465

20 Austin Street has been significantly altered over its lifetime having been converted into flats (5 flats from physical evidence) before being converted back to a single dwelling in the 1980s with significant additions being made to the main elevations of the house. The rear of the house now faces the street, and this elevation is completely dominated by the various additions (first-floor bathroom over new "front" entrance porch, attached double garage, conservatory kitchen). The additions have been well designed though rely on the surrounding buildings for scale and context.

The "unusual arrangement of the roof" is only visible because the house can now only be viewed from the street, the original rear of the building. This feature of the roof was clearly intended to be hidden to hide the internal valleys providing a continuous roof appearance from the original front (now rear) of the house. The roof's internal gutters are a problematic design which would benefit from re-configuration. They have resulted in damaging leaks twice while I have lived in the house. I request protection of the roof design is removed from the schedule.

1199. My response is that I agree with the HHE assessment, but note that the assessment that this is an excellent example of an early Italianate villa is difficult to prove as the principal elevation is not visible from either Austin Street or Claremont Grove, and there are no known publicly available images. The assessment is based on the extent of the house that is visible from the street, and on building consent drawings that show a two-storey verandah and projecting bay window to the west (principal elevation).

1200. I agree with submission 465 that the additions to the rear (Austin Street) façade are well designed, and do not detract from the architectural values of the house.

1201. I note the comments in submission 465 that the configuration of the roof, and the internal gutters are problematic, and agree that (should the house be retained in SCHED1) that the HHE report should be updated to note the practical issues for internal gutters.

- (iii) *Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.*

The house demonstrates the typical development patterns of Matāirangi Mount Victoria where the grand houses of the rich were often built on large sections and set back from the street. These sites were later subdivided when the housing density in the suburb increased in the late 19th and early 20th century, with later houses constructed along the street-edge. 20 Austin Street has **some townscape value** within the wider context of Matāirangi Mount Victoria for its association with this older pattern of development.

1202. Submission 465

Apart from the view from the street (original rear of the building), the house is obscured by the surrounding buildings thus I don't believe it is reasonable to say it makes any significant contribution in isolation to the townscape. When viewed in context with the surrounding buildings there is, as the report notes, "make a pleasant group". The Proposed District Plan, unfortunately, doesn't propose protecting the group of buildings. I believe they should be included in a character precinct.

1203. My response is that I agree with the HHE assessment, that that house has **some** townscape values.

- (iv) *Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.*

There is a small group of two-storey houses on the west side of Austin Street, centred around No.20 that share some common features, especially scale and detailing, that give them **some** collective coherence.

1204. Submission 465

I agree with this statement though the proposed heritage listing of 20 Austin Street will not provide protection for the group of buildings which I believe should be included in a character precinct.

1205. My response is that I agree with the HHE report and submission 465 on this point.

- (viii) *Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.*

The house has been altered, renovated and restored, yet retains much from the time of the building's construction to give it **significant integrity**. Externally, it is not far removed from the original 1875 house, with the exception of additions to the front elevation, including the garage.

1206. Submission 465
The elevations of the house have been completely altered by the 1980s additions. The view of the house from the street (original rear) is completely dominated by the additions which include the first-floor bathroom over the new “front” entrance porch, attached double garage, conservatory kitchen and boundary fence enclosing a rear courtyard. All these additions are of sympathetic character and of high-quality design which adds to the building character rely on the surrounding buildings for context and scale?

1207. My response is that I agree with the HHE report that the building consent drawings indicate few changes to the roofs, and north, south and west elevations.

1208. I also agree with the HHE report/ submission 465 that the rear (Austin Street) elevations have been altered by the 1980s additions.

(ix) <i>Age: the place is particularly old in the context of human occupation of the Wellington region.</i>
The house is one of the oldest in Matāirangi Mount Victoria and has significant age value as a well-preserved and reasonably intact 1870s Italianate villa.

1209. Submission 465
The house is old in the context of European occupation of Mount Victoria

1210. My response is that I agree with the HHE report / submission 465 on this point.

C. <i>Social values: these values relate to the meanings that a place has for a particular community or communities.</i>
(ii) <i>Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i>
The Mount Victoria Heritage Study was prompted by community concerns that Matāirangi Mount Victoria’s heritage of housing was being undermined and lost through demolitions and alterations. The suburb is held in high public esteem by the local community to the extent that if it was damaged or destroyed it would cause a sense of loss.

1211. Submission 465
These are generalised comments about Mount Victoria. The house is completely obscured from view apart from the street elevation which is the original rear of the house obscured by modern additions. In view of this, I do not think the house in isolation is “held in high public esteem by the local community”. The group of buildings in the area are notable and deserve protection within a character precinct.

1212. In response I agree with the HHE report, and that the sense of recognition is substantially based on the values of Mount Victoria.

E. Rarity: the place is unique or rare within the district or region.

The house has **significant rarity** value in a Te Whānganui-a-Tara Wellington context, both for being a well-preserved and reasonably intact 1870s dwelling, that demonstrates an era of development, and for its intriguing roof design. It also demonstrates a quality of architectural detailing and workmanship that lifts it out of the ordinary.

1213. Submission 465

The house is well maintained, and its character has been restored. The “intriguing roof design” is only visible because the house can now only be viewed from the street, the original rear of the building. This feature of the roof was clearly intended to be hidden to hide the internal valleys providing a continuous roof appearance from the original front (now rear) of the house. The roof’s internal gutters are a problematic design which would benefit from re-configuration. They have resulted in damaging leaks twice while I have lived in the house. I request protection of the roof design is removed from the schedule.

1214. In response I agree with the HHE report that the house is rare in Mount Victoria and in Wellington.

1215. I note the comments in submission 465 that the configuration of the roof, and the internal gutters are problematic, and agree that (should the house be retained in SCHED1) that the HHE report should be updated to note the practical issues for internal gutters.

F. Representativeness: the place is a good example of its type, era or class it represents.

This is a fine and **significant example** of an Italianate villa, with sufficient integrity to demonstrate its quality.

1216. Submission 465

As outlined above the house is highly modified and dominated by modern additions. Many of the features, particularly as visible from the street, have been added in recent times and rely on the adjacent buildings for scale and context. I request 20 Austin Street and the surrounding buildings are included within a Character Precinct

1217. In response I agree with the HHE report that this is a significant example of an Italianate villa, but note that the assessment has been based on building consent drawings from the 1980s.

1218. The following table shows the significant values for SCHED1 item 471, 20 Austin Street. It has following significant heritage values: A, B, E, F.

A: Historic values	Significant
Themes	Y
Events	
People	Y
Social	
B: Physical values	Significant
Archaeological	
Architectural	Y
Townscape	
Group	
Surroundings	
Scientific	
Technological	
Integrity	Y
Age	Y
C: Social values	
Sentiment	
Recognition	
Sense of place	
D: Tangata whenua values	
E: Rarity	significant
F: Representativeness	significant

APPENDIX 4: SCHED1 ITEM 514, TOOMATH HOUSE (FORMER)

1219. This appendix responds to specific comments in submission 141 that assessment B(ii) architecture, and E (rarity) refer to interior fittings of the house. I have therefore reviewed the assessment to omit reference to these internal fittings or features.
1220. I have also made some changes to the text, which express my understanding of the significance of the architect and the place.
1221. The response and any reassessment have been carried out in accordance with the:
- a. GWRC A guide to historic heritage identification; and
 - b. Methodology and guidance for evaluating Wellington’s historic heritage; and
 - c. Guidance included in the Council’s HHE template.

Significance criteria	
A.	<i>Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.</i>
(i)	<i>Themes: the place is associated with important themes in history or patterns of development.</i>
The former Toomath House is associated with the development of a mid-century Aotearoa New Zealand response to the international Modern Movement. The house was designed by an architect and educator Bill Toomath and demonstrates many of the principles of Modernist architecture, while responding to a unique Aotearoa New Zealand site, climate and environment. The Toomath House has a significant association with the important historical theme of the development of Modernism nationally .	
(ii)	<i>Events: the place has an association with an important event or events in local, regional or national history.</i>
NA	
(iii)	<i>People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation</i>
Bill Toomath is widely regarded as one of the country’s leading post-war architects and a key figure in Aotearoa New Zealand Modernist architecture, as an architect, writer and educator. Toomath produced an impressive body of work that has influenced many contemporary Aotearoa New Zealand architects and was an influential member of ‘The Group’ in Auckland and the Architectural Centre in Wellington. Bill Toomath made a significant contribution nationally as one of our most important Modernist architects.	

<p>The former Toomath House has a strong association with Bill Toomath. It was the family home for 50 years, and was the place where Toomath could innovate and study the implications of using innovative techniques and technologies. The house appeared in books, magazine articles, a film documentary of the architect during Toomath’s lifetime, and again posthumously after his death in 2014.</p>
<p>(iv) <i>Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.</i></p>
<p>NA</p>
<p><i>B. Physical values: these values relate to the physical evidence present.</i></p>
<p>(i) <i>Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.</i></p>
<p>NA</p>
<p>(ii) <i>Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values</i></p>
<p>As Toomath’s own home, the house is a testament to the architect’s skills and philosophies. It is an elegant timber-clad two-storey building, designed with high-quality materials, and set on a bush-clad section overlooking Te Whānganui-a-Tara Wellington Harbour. It is a significant example of Modernist architecture by Bill Toomath. The Toomath House has significant architectural value and is a notable as a fine, highly intact, and pivotal example of Modernist architectural style.</p>
<p>(iii) <i>Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.</i></p>
<p>The property is not particularly visible from Robieson Street but holds a subtle position on the landscape when viewed from below. Toomath House has some townscape value in the local Roseneath area.</p>
<p>(iv) <i>Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.</i></p>
<p>Situated along the steep bushy hillside, and centred on Toomath House, is an enclave of four houses designed by the same architect over a 20-year period. There are no visible boundaries between the residences, which are all clad in natural materials. When considered together these houses have some group value, locally.</p>
<p>(v) <i>Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.</i></p>
<p>The architecture of Toomath House is a Modernist response to the topography and landscape, as well as the surrounding bush. The House was designed to merge with the bush setting, to sit high on the hill and make the most of panoramic views. The setting is integral to Toomath’s design. The steeply sloping hillsides, native trees and other</p>

<p>planting, and the lack of visible divisions between the group of houses designed by Toomath, make a significant contribution to our understanding of the architecture of the place at a local level.</p>
<p>(vi) <i>Scientific: The area or place has the potential to provide scientific information about the history of the district or region</i></p>
<p>NA</p>
<p>(vii) <i>Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.</i></p>
<p>Toomath experimented with a structural technique he called “ribbon beam construction,” where beams ran the full length of the house at the front and back. The beams were notched into the top plates of the walls, tying the house together. To combat the glare of sun from the harbour’s surface Toomath, used a very dark tinted glass from Belgium. The use of these innovative and unusual methods adds some technological value at local level.</p>
<p>(viii) <i>Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.</i></p>
<p>The exterior of the Toomath House remains largely unmodified since the house was sold in 2014. Overall, the Toomath House, including the 2007 study addition designed by the original architect, has significant integrity.</p>
<p>(ix) <i>Age: the place is particularly old in the context of human occupation of the Wellington region.</i></p>
<p>NA</p>
<p>C. <i>Social values: these values relate to the meanings that a place has for a particular community or communities.</i></p>
<p>(iii) <i>Sentiment: the place has strong or special associations with a particular cultural group or community for spiritual, political, social, religious, ethnic, national, symbolic or commemorative reasons.</i></p>
<p>NA</p>
<p>(iv) <i>Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.</i></p>
<p>Toomath house has been recognised by the New Zealand Institute of Architects with a National Enduring Architecture Award in 2007. The house is the subject of several articles, and Toomath’s architecture in general has been studied and described in several books on Modernism in New Zealand. This national recognition means that if the house was damaged or destroyed it would cause a sense of loss, particularly among the architectural communities of New Zealand.</p>

(v) <i>Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community</i>
NA
D. <i>Tangata whenua values: the place is sacred or important to Māori for spiritual, cultural or historical reasons.</i>
NA
E. <i>Rarity: the place is unique or rare within the district or region.</i>
<p>Bill Toomath designed many houses from the 1950s onwards, including the local group of four houses in Robieson Street.</p> <p>Although three houses designed by the architect received NZIA awards, the former Toomath House is the only one to have received a National Award for Enduring Architecture – awarded at a national level for buildings whose design has stood the test of time.</p> <p>The former Toomath house is recognised as among the very best examples of domestic architecture by Bill Toomath, and has rarity value for this reason.</p>
F. <i>Representativeness: the place is a good example of its type, era or class it represents.</i>
<p>Toomath House is an outstanding example of a 1960s Modernist house, many of which have been altered as domestic trends evolve. As the architect’s home, there were few constraints on Toomath’s vision. Its enduring design represents the early movement towards an Aotearoa New Zealand style of Modernism, with open plan living and an emphasis on the climate, landscape and untreated timber cladding. Comparative analysis reveals, Toomath House has significant representative value on a national level.</p>

1222. The following table shows the significant values for SCHED1 item 514 Toomath House, 28 Robieson Street. These are A, B, C, E, F.

Value	
A: Historic values	Significant
Themes	Y
Events	
People	Y
Social	
B: Physical values	Significant
Archaeological	
Architectural	Y
Townscape	
Group	
Surroundings	Y
Scientific	
Technological	
Integrity	Y

Age	
C: Social values	Significant
Sentiment	
Recognition	Y
Sense of place	
D: Tangata whenua values	
E: Rarity	Y
F: Representativeness	Y

APPENDIX 5: SCHED 1 ITEM 521, FIRTH HOUSE, 18 VERA STREET

1223. This appendix responds to specific comments in submission 79 on the assessment of Firth House (former) at 18 Vera Street.
1224. The response and any reassessment have been carried out in accordance with the:
- a. GWRC A guide to historic heritage identification; and
 - b. Methodology and guidance for evaluating Wellington’s historic heritage; and
 - c. Guidance included in the Council’s HHE template.

Significance criteria	
A	<i>Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.</i>
	<i>(i) Themes: the place is associated with important themes in history or patterns of development.</i>
<p>Firth House is a highly influential and significant example of the Modernist style nationally and was designed by one of New Zealand’s prominent modernist architects who was also influential in the development of national social housing. Firth House is associated with post-WWII suburban housing development. Firth used his philosophies on state housing and modernism to shape Government policies while he worked at the Department of Housing Construction from 1939 to 1949.</p>	

1225. Submission 79
- I find little evidence in the Council’s document substantiating that the house were ‘highly influential’. Scheduling the Firth House on the District Plan because of his state housing work is an irrelevant intersection – it was his private home. Scheduling private homes in the District Plan implies that any future buyers of a home belonging to an individual in the Capital with a noteworthy career (quite possibly unknowingly), might have their home retrospectively constrained from future development because of who lived there previously. Does Council propose that any contemporary architectural award-winning private home should be immediately scheduled on the Plan to preserve architectural history?*
1226. My response is that I agree with submission 79, to the extent that there is no evidence to suggest that the house is highly influential. My view is that the theme is important, and the connection between the theme and place is established because of Cedric Firth’s architecture and writing. This is addressed in criterion A (iii) people.

(iii) *People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation*

Cedric Firth designed Firth House for himself based on his philosophies of Modernist construction design and as the potential epitome of New Zealand state housing. He had a strong social concern for accessible, standardised and good quality public housing, to be realised through urban planning on modern lines, and influenced Government policies on these matters. He was passionate about promoting the International Style in New Zealand architecture, introducing New Zealand to this style and demonstrating how it could work within the New Zealand context. Firth House has significant historic values at a national level for its association with Cedric Firth.

1227. Submission 79

This statement celebrates the man and his professional life. It doesn't illuminate that the house as originally designed did have some design-related issues from the outset – some of which Firth chose to later address despite contradicting some of his 'philosophies'. By 1995 those philosophies were to be challenged – the house was no longer compatible with contemporary lifestyles and living standards. After Firth's death, his descendants had no desire to retain and preserve the house or Firth's legacy. They recognised that society and housing needs had changed and that the Modernist principles that had dictated the design had 'lost their currency'.

Remarkably for one so committed to social change, Firth's rigid commitment to his philosophical beliefs, suggests he appears to have had little regard or empathy for the sweeping societal changes that were coming; that his housing designs were quite incompatible with the Wellington climate; that he didn't foresee the arrival of showers and the need for two bathrooms; of television and home refrigeration; of microwaves and coffee machines; that he seemed happy to see women confined to cooking in small isolated kitchens; and that his beliefs were not shared or embraced by more than a very small minority. He added so much storage one 'couldn't swing a cat'. Anecdotally, I understand that if owners subsequently altered his designs, Firth shunned them. Put quite simply, what existed by 1995 was unsuitable for the age and needed to be markedly adapted. Locking up and preserving a housing concept without critical appraisal and evaluation ignores the changes, both societal and in housing, that were so vitally necessary.

1228. In response I have read Greg Bowron's DNZB biography of Cedric Firth that considers that:

Firth was greatly influenced by the Department of Housing Construction, and his book represented the department's views as well as his own. In 1941 he was able to put these philosophies into practice when he built his own house in Vera Street, Karori. A year later Firth produced a more refined design for his next-door neighbour, Arthur Ward, who was later general

*manager of the New Zealand Dairy Board. Ward's house was photographed for the 1946 Year Book of the Arts in New Zealand.*¹⁷¹

1229. My assessment under criterion A(iii) people is that Cedric Firth was an influential New Zealand writer and architect in 1940s New Zealand. The house at 18 Vera Street has **significant historic values** as the place where Firth put his Modernist ideals into practice, at a time when he was writing about social concerns and social housing.

(iv) *Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.*

Firth House is associated with new everyday post-war way to live, think and work, which is demonstrated by this new style of architecture.

1230. Submission 79

Correct if you say 'was' associated with "new everyday"... For some and perhaps a rather privileged minority. But by 1994 things had markedly changed and the design of the house no longer reflected the needs of a new generation of owners. What is Council seeking to preserve in the District Plan – a house design from 1941 that now only partly exists, or the changes that were made in 1995 and later?

1231. In response I agree with submission 79, that the significance of the social history of the place has not been established in the HHE.

B Physical values: these values relate to the physical evidence present.

(ii) *Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values.*

Firth House is **notable** for its form and style, with two storeys on a basement exhibiting a compactness and verticality generally associated with European Modern houses. Firth House is a highly **influential example** of modernist architecture reflected by Firth himself in adjacent properties and other period structures, and as a formative example of future two-storeyed state housing design. One of the earliest Modernist houses in Wellington and New Zealand, Firth House has architectural significance at a regional and national level.

1232. Submission 79

To be accurate, there is only one adjacent property (the Ward House). Its design origins are now indiscernible because it has been so extensively altered and modified by several owners over the past thirty years.

1233. In response I agree with submission 79, that there is no evidence that the design of Firth House was highly influential.

¹⁷¹ Greg Bowron. 'Firth, Cedric Harold', Dictionary of New Zealand Biography, first published in 2000. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/5f6/firth-cedric-harold> (accessed 20 February 2023)

1234. Greg Bowron was perhaps the person who best understood the significance of the house as he wrote the dictionary of NZ biography entry for Cedric Firth, wrote the entry for the building in *Long Live the Modern*,¹⁷² and wrote an essay on the place in *Zeal and Crusade*.¹⁷³
1235. I also note that Greg Bowron considers that Firth House is:
*...not the best example of Firth's work and is no more remarkable than any other architect's home that has stood the test of time with little change. What it does provide, however, is an understanding of social concerns facing designers in the 1940s and what it does display are the aspirations held for an ideal New Zealand home of this period.*¹⁷⁴
1236. But Bowron also notes that:
*... it is in his design, and particularly in his own house, built in 1941, that the ideas expressed in his writing were demonstrated.*¹⁷⁵
1237. Bowron goes on to conclude that:
*Firth was able to achieve at Vera Street a house that represented European thinking and rationale. It was based on a clear conception of programme, orientation and topography. These, too, were the ideas in [Firth's book] "State Housing in New Zealand". Wholesome living as a reflection of house design was the philosophy introduced by Firth under the Housing Department. It's text, as Firth demonstrated in his own house, provided a prescriptive method which acknowledged a clear approach to the local environment and scientific living.*¹⁷⁶
1238. And so, my assessment under B(ii) architectural values is that:
 Firth House has **significant architectural values** and is **notable** as a pivotal¹⁷⁷ example of a Modernist house. The place illustrates Cedric Firth's writing, and demonstrates the innovative use of European Modernist architectural theories for the design of an affordable and compact house for a Wellington site.

(vii) Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.

Firth House demonstrates innovation of design in bringing Modernist and International architectural styles to New Zealand. Designing houses and state houses in these new styles created a New Zealand-modernist vernacular.

¹⁷² Julia Gatley (ed), *Long Live the Modern: New Zealand's New Architecture 1904-1984*, Auckland University Press, 2008

¹⁷³ John Wilson (ed), *Zeal and Crusade: The Modern Movement in Wellington*, Te Waihora Press: Christchurch, 1996.

¹⁷⁴ John Wilson (ed), *Zeal and Crusade: The Modern Movement in Wellington*, Te Waihora Press: Christchurch, 1996, page 99.

¹⁷⁵ Wilson, *Zeal and Crusade*, page 98

¹⁷⁶ Wilson, *Zeal and Crusade*, page 101-102

¹⁷⁷ **A pivotal example** - the place/object encapsulates a key evolutionary stage in the development of the class. See WCC *Methodology and guidance for evaluating Wellington's historic heritage* which uses the following guidance to establish architectural values - Victoria Heritage Council, *The Victorian Heritage Register Criteria and Thresholds Guidance* 2019 http://heritagecouncil.vic.gov.au/wp-content/uploads/2019/05/VHRCriteriaandThresholdsGuidelines_2019Final.pdf

1239. Submission 79

It wasn't design innovation. It was interpreting and sometimes copying. From journals. Where is the evidence of statehouses in these 'new' styles that echo the Firth House and why aren't they scheduled for inclusion in the Plan? Firth did not create much of a New Zealand-based modernist vernacular. He was not part of that movement. His orientation was towards Europe. Public awareness of modernism was minimal; the style wasn't popular; and indeed, those architects had to bend to contemporary tastes if they were to win commissions and satisfy their clients. Any 'unusual' construction or materials is highly problematical as owners can testify to. By 1995 the Firth House was rotting in parts, water damaged, and of very poor quality mainly related to design decisions and materials choices. The poorly considered and highly problematical exterior lining of the Ward House has created many issues for multiple owners for more than seventy years and continues today.

1240. In response, I agree with submission 79 that the technological values are not proven to be significant.

(viii) Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.

The interior of Firth House has been extensively altered in the last twenty years. From the desktop study of the building permit plans it appears that there have been few major changes to the exterior (addition under Firth in 1965 and deck extended in 1995). The exterior of Firth House contains a high degree of integrity and is largely unmodified.

The interior has been substantially modified and **little** of the interior remains intact. Firth House has **some** integrity value in its form and fabric, and the house has a strong association with Firth, who designed and lived in the house for his professional life.

1241. Submission 79

It is most important to recognise that the changes and alterations are in fact significant. They are changes in the way the house is lived in and how it functions, and the construction technologies that facilitated that. They materially now reflect societal changes and technological advances that Modernism did not seemingly anticipate. I believe Firth was committed to addressing how a family 'lived' in the house, and not (just) the 'exterior fabric'. The house's association with Firth before 1994 is not disputed. But to now propose, thirty years later, to retrospectively impose development constraints on owners seeking to modernise and adapt their (already altered) homes and the anticipated reduction in capital value is very regrettable and demonstrates a lack of understanding and appreciation of societal changes and the impacts on private housing.

I doubt Council's heritage intentions means our houses should remain 'ice boxes' (sans double-glazing, insulation and heating) so that the reality of post-war modernist architecture can be experienced with fidelity. But what

if owners need an additional bathroom, bedroom, or study? Our homes are not artifacts or museum pieces – they are living homes that reflect societal changes. This is ‘heritage’ -they are not ‘fixed in time’ but ever changing. The District Plan does not recognise or accommodate the need for change to be negotiated or accommodated. As realtors have commented, prospective buyers need the assurance that their aspirations might be realised.

1242. In response, I agree with submission 79 to the extent that the interior of the building appears to have been substantially altered.
1243. I also agree with the HHE report, to the extent that the exterior of the building - that was designed, built for, and altered by Cedric Firth - is substantially intact from the time when the house was sold in the mid-1990s.

A. *Social values: these values relate to the meanings that a place has for a particular community or communities.*

(ii) *Recognition: the place is held in high public esteem for its historic heritage values, or its contribution to the sense of identity of a community, to the extent that if it was damaged or destroyed it would cause a sense of loss.*

Firth House was awarded second place in the A sections for a 1943 House Building Competition.

1244. Submission 79
Only one award? Not a particularly distinguished one it seems, and not for architectural merit? Certainly not comparable to the 2021 Wellington Architecture Awards Enduring Architecture Winner, the McKenzie House (1959) Designed by Cedric Firth of Plischke and Firth Architects and completed in 1959. “The McKenzie House is a rare example of an unaltered Modernist home in Wellington. Firth’s design expertise is evident, from the siting of the home to its most intimate details.” The McKenzie House is not scheduled for inclusion on the District Plan.
1245. In response, I agree with submission 79, to the extent that the 1943 award is not compelling evidence of “recognition”.
1246. My view differs from submission 79 in that I consider that, until recently, 18 Vera Street was the best known of Cedric Firth’s houses. This is due to the writing of heritage expert Greg Bowron who contributed a chapter on the house in *Zeal and Crusade* in 1995, wrote the entry for Cedric Firth in the *Dictionary of New Zealand Biography* in 2000¹⁷⁸, and contributed a chapter on the house for *Long Live the Modern* in 2008.

¹⁷⁸ Greg Bowron. 'Firth, Cedric Harold', *Dictionary of New Zealand Biography*, first published in 2000. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/5f6/firth-cedric-harold> (accessed 20 February 2023)

I also agree that the 2021 Wellington NZIA branch for enduring architecture award has raised the profile of the McKenzie House, which was designed by Plishcke and Firth in 1959.¹⁷⁹

<i>F Representativeness: the place is a good example of its type, era or class it represents.</i>	
1. HHE report	Firth House is considered to have some representative value as a relatively early example of a Modernist house designed as the ideal solution to social housing. Accordingly, it is an influential example of a house to be built in the Modernist style in New Zealand, however, there are other more intact examples in the region.

1247. Submission 79

I find the Document's language perplexing. What does 'some' imply'. Valuable 'enough' to heritage? Not enough? The Firth House was not an 'ideal solution' to social housing. It was a private home. The original owners were in a very different (financially, educationally, class and occupation) position to those needing social housing. To suggest otherwise is historically inaccurate and dismissive of social needs and deprivation at the time post-war. If the Council are intent on accurately and authentically preserving heritage, why aren't those 'more intact examples' scheduled?

1248. In response, I note that "some" means that the value for the place is not significant under criterion F.

1249. The following table shows the significant values for SCHED1 item 21 Firth House, 18 Vera Street. The place is significant for values A & B.

A: Historic values	Significant
Themes	Y
Events	
People	Y
Social	
B: Physical values	Significant
Archaeological	
Architectural	Y
Townscape	
Group	
Surroundings	
Scientific	
Technological	
Integrity	Y
Age	
C: Social values	
Sentiment	
Recognition	
Sense of place	

¹⁷⁹ "McKenzie House (1959) 2021 Wellington Architecture Awards Winner", NZIA website accessed March 2023, <https://www.nzia.co.nz/awards/local/award-detail/9955>

D: Tangata whenua values	
E: Rarity	
F: Representativeness	

APPENDIX 6: SCHED1, ITEM 522, 154 VICTORIA STREET

1250. Appendix 6 responds to the detailed information provided in submission 129 on the heritage values of 154 Victoria Street.
1251. The response and any reassessment have been carried out in accordance with the:
- a. GWRC A guide to historic heritage identification; and
 - b. Methodology and guidance for evaluating Wellington’s historic heritage; and
 - c. Guidance included in the Council’s HHE template.
1252. I note that there are 3 x heritage assessments of this building. The first is the 2007 report by heritage expert, Michael Kelly; the second is a review of that document by heritage expert and architect, David Kernohan; and the third is the HHE report by NZ Heritage Properties. I have summarised the comments in submission 129, but they are detailed, and I suggest that they are read in full. The responses below are a comparison of the three assessments, followed by my views.

Significance criteria
<i>A Historic values: these relate to the history of a place and how it demonstrates important historical themes, events, people or experiences.</i>
<i>(i) Themes: the place is associated with important themes in history or patterns of development.</i>
154 Victoria Street aligns with the theme of Trade and Commerce, as the warehouse was designed as a factory and workshop during a period of economic prosperity from the late 1890s to 1920s. It was also a response to an increase in the development of land and sea trade routes. It is a rare example of a Victorian commercial building in the area.

1253. Submission 129 considers that the assessment has been carried out against the wrong theme, and that the connection between the theme and the place is weak and vague.
1254. The WCC 2007 report was written before the Council’s thematic heritage study¹⁸⁰ was completed, and does not assess the place against any historic themes.

¹⁸⁰ WCC & Boffa Miskell, *Thematic Heritage Study of Wellington: January 2013*, WCC report <https://wellington.recollect.co.nz/nodes/view/5995?keywords=>

1255. In response I note that 154 Victoria Street was a warehouse, factory and workshop that was constructed for E.H. Crease and Son who imported, packed, and manufactured products for the food wholesale and retail trade.
1256. My view is that the place has **some** significance within the general theme of trade and commerce for Wellington, at a time when Wellington was developing its economies. But the association is with an “every-day” aspect of history, and is better considered under (iv) social.

(iii) People: the place is associated with the life or works of an individual, group or organisation that has made a significant contribution to the district, region or nation

154 Victoria Street was built for E.H. Crease & Son, for their expanding business. They were a successful long standing Wellington importers and manufacturing business, mainly of tea and coffee. It is also associated with McKay and McGregor, architects, who formed a short-term partnership from 1898 to 1900.

1257. Submission 129 considers that the place is not connected with significant events or people.
1258. The WCC 2007 report does not find a significant historic association (people).
1259. In response I consider that the place has **some historical value** for its association with E.H. Crease & Son.
1260. It was designed by McKay and MacGregor, who formed a short-term architectural partnership from 1898 to 1900. James McKay went onto found Crichton and McKay, which was one of Wellington’s longest established architecture practices. SCHED1 includes more than 20 buildings designed by the practice. Robert Roy MacGregor was less prolific, and some of his best-known work in Wellington are the four houses from 296-298 and 304-306 Tinakori Road.
1261. My view is that although McKay and MacGregor were important Wellington architects. But that the connection with building does not extend beyond the design phase, and the building is not one of the most significant examples of their work. For example – it’s not listed by HNZPT, it doesn’t appear in architecture history books, it hasn’t won any awards that I know of. This is why I consider the place to have **some historic value** under A(iii) people.

(iv) Social: the place is associated with everyday experiences from the past and contributes to our understanding of the culture and life of the district, region or nation.

154 Victoria Street is one of a few remaining industrial buildings on the original Town Acre 172 and has significant historic value. It was once part of a group of buildings that

included residences, commercial, hotels, and pubs as a response to an increase in the development of land and sea trade routes. It represents a working-class area that become gentrified and is now with few surviving remnants amongst the subsequent development of high-rise apartment buildings. It has significant social values as a contributor to the area's social history and is representative of the area's original industrial streetscape and buildings as others have been demolished.

1262. Submission 129 considers that the place does not contribute to an understanding or the culture and life of the district.
1263. The WCC 2007 report does not comment on this assessment criterion.
1264. Response, my view is that the social history of 154 Victoria Street is typical of the warehouses and commercial premises that once lined Victoria Street. But agree with submission 129 that the significance of the connection has not been established.

B. Physical values: these values relate to the physical evidence present.

- (i) Archaeological: there is potential for archaeological investigation to contribute new or important information about the human history of the district, region or nation.**

Unknown. The site is part of the NZAA Central City Archaeological Area R27/270, which represents the Thomas Ward survey maps of 1891. These survey maps show earlier structures on the site. The building at 154 Victoria Street was constructed in 1899, so it is a built archaeological site itself.

1265. Submission 129 considers that the place is not a scheduled archaeological site, and the archaeological values are not significant.
1266. The WCC 2007 report does not find significant archaeological values.
1267. In response, my view is that the HHE report assessment correctly identifies that the building may be considered an archaeological site under HNZPT Act 2014. The HHE report does not assess the place against criterion A(i) as the values are unknown. I agree with submission 129 that the place has not been identified as having significant archaeological values.

- (ii) Architectural: the place is notable for its style, design, form, scale, materials, ornamentation, period, craftsmanship or other architectural values**

Although it is simple brick warehouse and office building, 154 Victoria Street is notable for the original design of its principal façades. Although many of its decorative elements have been removed because of earthquakes, it remains a fine example for its scale, period, and craftsmanship.

1268. Submission 129 considers that the architecture is not notable or significant. The submission also identifies that the assessment includes information about the interior which has not been verified.
1269. The WCC 2007 report finds that:
*154 – 156 Victoria Street is a relatively interesting piece of architecture due to the quirky pseudo-Italianate design of its principal facades, and has **some aesthetic** value for that. It has some **modest historical and technical value** as a typical surviving original warehouse building of the era of heavy brick and timber construction.*
1270. My response is that 154 Victoria Street is that, within the context of Wellington/ Te Aro, the building is a good example of a late nineteenth century warehouse and the decorative elements on the primary street-facing elevation make it finer than an ordinary warehouse. The loss of the parapets has affected the aesthetic values of the building to a small degree.
1271. Overall, my view is that I agree with the WCC 2007 report that finds the place has **some** architectural values. My view is that the place does not meet the test for significant architectural values from the *Methodology and guidance for evaluating Wellington’s historic heritage* which is as follows:

GWRC guidance:

- What is the architectural style?
- Is there anything unique about the way it is made or the materials it is made from?
- Is it a remarkable design achievement?

GWRC examples include:

- Otaki Railway Station, Otaki
- Massey House, Lambton Quay & The Terrace, Wellington

WCC inclusion indicators:

- The place is notable for its architectural qualities.

WCC guidance

- The term **notable example**¹⁸¹ can be used to describe any of the following:
 - **A fine example** – the place/ object displays a large number or range of characteristics that is typical of the class; the place/object displays characteristics that are of a higher quality or historical relevance than are typical of places/ objects in the class; or the

¹⁸¹ Victoria Heritage Council, *The Victorian Heritage Register Criteria and Thresholds Guidance* 2019
http://heritagecouncil.vic.gov.au/wp-content/uploads/2019/05/VHRCriteriaandThresholdsGuidelines_2019Final.pdf

place/object displays the principal characteristics of the class in a way that allows the class to be easily understood/ appreciated.

- **A highly intact example** – the place/ object displays characteristics of the class that remain mostly unchanged from the historically important period of development or use of the place/ object.
- **An influential example** – the place/ object contains physical characteristics of design, technology or materials that were copied in subsequent places/objects of the class (direct physical influence), or other places/ objects were created, altered or used in response to the characteristics of this place/ object.
- **A pivotal example** - the place/object encapsulates a key evolutionary stage in the development of the class.

(iii) *Townscape: the place is strongly associated with other natural or cultural features in the landscape or townscape, and/or contributes to the heritage values of a wider townscape or landscape setting, and/or it is a landmark.*

154 Victoria Street has high group and townscape values with the nearby brick warehouse at 95 Dixon Street. As it sits within a landscaped public forecourt, this increases the building's prominence within an area of new high-rise development, making it a unique structure within the area and a key reminder of the area's previous commercial/industrial use.

1272. Submission 129 does not consider that the buildings at 154 Victoria Street, 91-93 Dixon Street (prior to its demolition) and 95 Dixon Street have (or had) significant townscape values.

1273. The WCC 2007 report found that:
*The **townscape value** of the building and group is **very high**; the overall heritage value of this group is also very high as it illustrates the original scale and type of development in this area of Te Aro.*

1274. In response, my view is that the three buildings together had significant townscape (and group) values at the time of the 2007 report. But that the townscape values were substantially diminished by the demolition of 91 Dixon Street. My assessment is that the building now has **some** townscape values.

(iv) *Groups: The place is part of a group of buildings, structures, or sites that taken together have coherence because of their age, history, style, scale, materials, or use.*

154 Victoria Street has **significant group value** with the proximal 95 Dixon Street. The overall heritage value of this group is significant as early development in this area of Te Aro was low scale, this warehouse would have made an architectural statement in its size and design.

1275. Submission 129 does not consider that the buildings at 154 Victoria Street, 91-93 Dixon Street (prior to its demolition) and 95 Dixon Street have (or had) significant group values.
1276. The WCC 2007 report found that:
*However, its principal values lie in the **group** of adjacent surviving industrial buildings on the old Town Acre 172, including 91 – 93 and 95 – 97 Dixon Street. Together with the other buildings in the group it is **representative** of the areas original industrial streetscape and buildings and has **historic** value for that.*
1277. In response, my view is that the building at 154 Victoria Street has **some** group values with the surviving Victorian and Edwardian buildings that were constructed on section 172, but the **significant group values were substantially diminished by the demolition of 91 Dixon Street.**

(v) Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.

The overall heritage value of 154 Victoria Street and the group of buildings is significant as it illustrates the original scale and type of development in this area of Te Aro. The group is representative of the area's original industrial streetscape and buildings. 154 Victoria Street is significant as it illustrates the original scale and type of industrial development in this area of Te Aro between the late 1890s and 1910s, the result of improved economy and transport links.

1278. Submission 129 considers that, because Sturdee Street has been widened to form Victoria Street, that the original surroundings for the building have been lost.
1279. The WCC 2007 heritage report does not consider surroundings.
1280. In response, my view is that the nearby Volunteer's Corner, and Victoria Street landscaping are a pleasant intervention that adds to the streetscape values of Victoria Street and contribute to the heritage values of the building.

(vii) Technological: the place provides evidence of the history of technological development; and/or demonstrates innovation or important methods of construction or design; and/or contains unusual construction materials.

The new warehouse when first opened was fitted with the latest machinery for processing practices. There was a separate area for an engine and boner for generating steam for drying and bottle-cleaning and there were coffee and spice mills run on motor power operated by a gas engine.

1281. Submission 129 considers that the assessment relies on items that have been removed from the building.

1282. In response, I agree with submission 129.

(viii) *Integrity: the significant physical values of the place have been largely unmodified. This includes the retention of important modifications and/or additions from later periods.*

154 Victoria Street has a high level of integrity with only minor ~~interior~~ [exterior] alterations over the decades. Although many of its decorative elements have been removed because of earthquakes, it remains a fine example for its scale, period, and craftsmanship.

1283. Submission 129 notes that the assessment for integrity is focussed on the interior of the building.

1284. The WCC 2007 report considers that the exterior of the place has relatively high authenticity.

1285. Overall, I agree with the HHE assessment, if the word “interior” is replaced by “exterior” – as I consider that this corrects an error.

1286. I also note the WCC 2007 heritage assessment report considered the principal values of the place lay in the group values. I agree with that assessment and consider that the loss of 91 Dixon Street has significantly reduced the integrity of the group (to the point where the integrity of the group has been erased).

(ix) *Age: the place is particularly old in the context of human occupation of the Wellington region.*

154 Victoria Street was built in 1899 and is one of the few remaining Victorian buildings in the area.

1287. Submission 129 does not consider that the place has heritage value for its age.

1288. In response, I agree with submission 129 that the building is not particularly old, for a brick warehouse in Te Aro. I have carried out some comparative analysis to establish this point – see following section of this appendix.

C. Social values: these values relate to the meanings that a place has for a particular community or communities.

(iii) *Sense of place/ continuity: the place provides evidence of cultural or historical continuity, or contributes to a sense of place for a community*

154 Victoria Street is a surviving original industrial and commercial warehouse building from the late 1890s which was at one time common place in Te Aro with high integrity.

1289. Submission 129 does not consider that the social values of the place have been established.
1290. The WCC 2007 report considers that there are “representative” social values, but does not consider sense of place.
1291. In response, my view is that the building at 154 Victoria Street contributes to the sense of place at the corner of Victoria and Dixon streets.

D. Rarity: the place is unique or rare within the district or region.

154 Victoria Street is rare as one of the few remaining Victorian buildings in the area. Originally part of a group of 4 industrial buildings in the vicinity, it is one of two that remain, the other being 95 Dixon Street.

1292. Submission 129 notes that many Edwardian buildings are located on Cuba Street, and that warehouses of a similar age are not rare in Wellington.
1293. The WCC 2007 report considered that the place was rare (or unique) for its age, architectural values, townscape values and setting.
1294. In response, my view is that rarity should be established by comparative analysis. Although analysis is included in the HHE report, it does not consider other nearby warehouses on Victoria Street, Ghuznee Street, and the warehouse precinct at Courtenay Place. When these buildings are taken into consideration, then my view is that 154 Victoria Street is not particularly rare.

E. Representativeness: the place is a good example of its type, era or class it represents.

154 Victoria Street is a representative example of an 1890s commercial warehouse in the Te Aro area.


1295. Submission 129 considers that the place may be representative of an era, but is not significant.
1296. In response, my view is that 154 Victoria Street is a good representative example of a Victorian Warehouse.



Overall

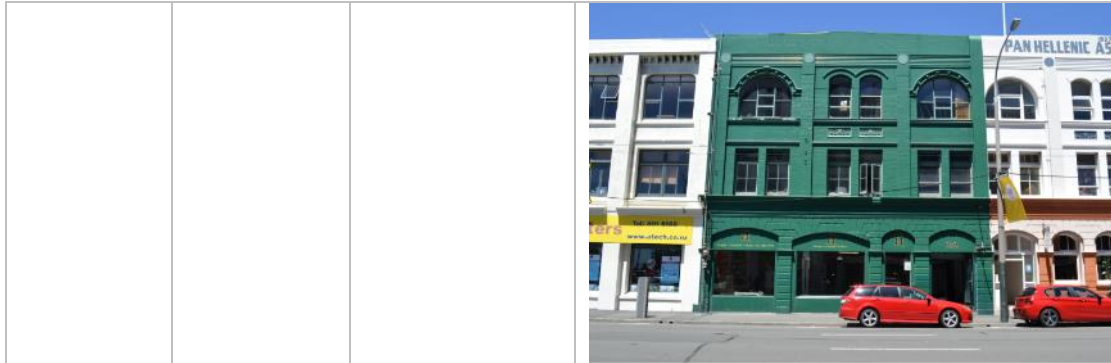
1297. My view is that 154 Victoria Street is a good representative example of a Victorian warehouse, designed by prominent Wellington architects, with a

representative history of warehouses in Te Aro, and with a relatively high degree of integrity.

1298. Similar buildings are included in SCHED1 & 3 – particularly in the Courtenay Place Heritage Area. But I consider that many of these buildings gain significance from being part of a distinct warehouse precinct centred on Blair and Allen streets.
1299. My view is that the WCC 2007 heritage assessment was correct, and the significance of 154 Victoria Street was mainly based on collective group and townscape values. Following the demolition of 91 Dixon Street, 154 Victoria Street (on its own) does not meet the criteria or thresholds for listing in SCHED1. Furthermore, and particularly without 91 Dixon Street, there is no coherent group that would meet the criteria for listing in SCHED3 as a heritage area.

Basis of comparison – Victorian and Edwardian warehouses				
Place name	Address/ location/ NZTM	Heritage Listing or recognition of significance	Photographs	Analysis
Ballinger's Building	58-60 Victoria Street, Wellington	District plan SCHED1 #316		<p>58-60 Victoria Street was constructed in 1903 as a factory and warehouse for Thomas Ballinger and Co. Ltd, who were plumbers, gas fitters, and electrical engineers. The façade of the Ballingers' Building is representative of the Classical Victorian and Edwardian commercial warehouses that once lined Victoria Street. The remainder of the original building has been demolished and only the Victoria Street elevation survives.</p> <p>Both the Ballinger's Building and 154 Victoria Street are surviving examples of the warehouses and factories that were once common to this part of Te Aro. Ballinger's Building is a relatively grand neo-Classical or neo-Romanesque five-storey street façade, attached to a modern building.</p> <p>154 Victoria Street is a smaller and simpler three-storey building that was originally designed to face a narrow thoroughfare - Sturdee Street.</p> <p>As a complete building, 154 Victoria Street has more integrity than the retained façade at the Ballinger's Building.</p>

<p>Cadbury Brothers Building (former)</p>	<p>60 Ghuznee Street</p>	<p>District plan SCHED1 #131</p>		<p>60 Ghuznee Street was designed by architects Hoggard and Prouse in 1908 and is an early example of reinforced concrete/steel framed construction. The building has historic value for its association with the confectionary giant, Cadbury. It is a distinctive building with high townscape and group values.</p> <p>The facade of the Cadbury warehouse building has been boldly and skilfully designed and has a distinctive Venetian influence in its design. An important element, characteristic of warehouse design, is the use of ‘Romanesque’ arches and windows on the second floor which are supported on frank brick piers rising from the first floor. This was a popular device to ensure good lighting of interiors, particularly in combination with slender window joinery in metal. The third floor is quite exuberant, with a rare use of heavy belted or ‘candy-stripe’ columns to give striking visual interest to the top of the building. The structure is capped with an arched parapet with ‘Cadbury Bros. Ltd.’ moulded into the centre.</p> <p>154 Victoria Street was similarly designed by notable Wellington architect – McKay and MacGregor – but is smaller, simpler in design, and the façade is less complete (in that it has lost its original parapets).</p>
<p>Warehouse (former)</p>	<p>1 – 5 Allen Street and 270-274 Wakefield Street</p>	<p>District Plan SCHED1 # 10.1 & 328.1</p>		<p>Designed in 1907, by Penty and Blake, this building is a good example of a double warehouse. It has architectural value for its well-articulated facades, despite the loss of some original decorative elements in the 1940s including the original parapets.</p> <p>The building is historically significant for its association with Laery and Co., one of Wellington’s most successful and long-standing produce sellers and auctioneers, and with Wellington’s first society for immigrant Greeks, the Pan Hellenic Association, which has occupied 270-272 Wakefield Street since 1927.</p> <p>The building is a key part of the Blair/Allen historic warehouse precinct as it occupies a crucial corner site, it maintains the area’s largely three-storey form and it sits well with its neighbours.</p>



154 Victoria Street was similarly designed by notable Wellington architect – McKay and MacGregor – but is smaller, simpler in design. Like 1-5 Allen Street, the former warehouse has lost its original parapets.

Although 154 Victoria Street was once part of a precinct that had some similarities to Blair and Allen Street, and to Egmont Street, the neighbouring buildings have been demolished and collective values have been lost.

APPENDIX 7: SCHED1 ITEM 219 SCOTS COLLEGE MAIN BUILDING, 1 MONORGAN ROAD – CURTILAGE

1300. This appendix includes the background information to establish the proposed curtilage for Scots College main building.

1301. In preparing the proposal for a curtilage for Scots College I have considered:

- The COUNCIL curtilage report from 2008.
- The decision report for DPC 43¹⁸² which established curtilages in the PDP.



Figure 23: Scots College proposed curtilage.¹⁸³

¹⁸² Wellington City Council, *Report of the District Plan Hearings Committee, Proposed District Plan Change No.43: Heritage Provisions*, Appendix 1, Pages 49- 50 [Plans, policies and bylaws - Plan Change 43: Heritage Provisions - Wellington City Council](#)

¹⁸³ This is based on an aerial photograph from submission 117.

1302. The curtilage in figure 23 was established using the factors included in the Council’s curtilage report. This report notes that defining an appropriate curtilage depends on a number of factors. These are as follows:

1. *Clearly defining the place itself within its context i.e. what are its component parts and how do they relate to the structures and features around it, both historically and physically?*
2. *[Following on from 1.] Ensuring the inclusion of any structures or features that are intrinsically and / or physically connected to the main place e.g. forecourt, steps and driveways, annexes, grounds (landscaping and vegetation), fences, gates etc.*
3. *Ensuring that the curtilage retains a sufficient margin on its exterior to protect the place itself.*
4. *Ensuring, as far as practicably possible, that the curtilage retains a sufficient margin on its exterior to protect, in the case of buildings, views of all key façades from obvious vantage points. In the case of iconic buildings, views from greater distances should be protected (this might be catered for somewhere else in the DP).*
5. *The existing legal boundary can be utilised where the land parcel is not too large and the heritage place is the overwhelmingly significant feature of that parcel.*

Note: No margin should be established that encroaches on adjacent private property.

1303. In setting out the curtilage I have considered the extent proposed for Scots College in the 2008 report¹⁸⁴ (see figure 24 below) which includes the listed main building, the two modern (c.1990s-2008) Neo-Georgian wings, the entrance gates, driveway, and all of the playing fields to the north of the listed heritage building.

1304. The report notes that:
The immediate legal boundary of the Scots College Main Building is smaller than the overall college land area (see map below). The importance of views of the building from Broadway is reflected in the size of the proposed curtilage.

1305. My assessment is that the views to the main building from the street are important; but that the view from the Broadway is at a relatively long distance (over 300m), and that the building is mostly obscured by trees in this view.

1306. The more significant view is, in my opinion, from the main gates from Monorgan Street. Although the gates and brick fence are relatively modern¹⁸⁵ the location of the main entrance appears to date from at least the 1950s.

¹⁸⁴ WCC *Curtilage of heritage places: A report on defining the curtilage of listed heritage places on large land areas June 2008*. Page 17

¹⁸⁵ The brick gates date from after the 1970s – see Scots College website, “Our Heritage” <https://www.scotscollege.school.nz/about-us/our->

1307. Therefore, I do not consider that the curtilage needs necessarily to include the full extent of the playing fields (as shown in figure 24).



1308. I have also considered the curtilage established in the HNZPT report which is the extent of the listing in the New Zealand Heritage List Rārāngi Kōrero under the Historic Place Trust Act – see diagram 25 below.

1309. From discussion with HNZPT I understand that the curtilage for Scots College was established by HNZPT under the previous Historic Places Act 1993. At the time that the college was registered in 1981 the historic places trust was limited as to the extent of the curtilage included in a listing. This has since changed, and that, if HNZPT were to consider the extents of Scots College under the HNZPT 2014 Act, that they wouldn't be as constrained.¹⁸⁶

1310. My view is that the Council is required to have regard to the curtilage for the HNZPT entry for Scots College in the New Zealand Heritage List Rārāngi Kōrero from 1981, but is not limited to this extent. This is because:

- a. The curtilage has been established by HNZPT for a different reason than the extent proposed by the Council. The HNZPT curtilage was intended as the extent of the historic place, as identified in 1981. SCHED1 generally includes all of the site of a heritage building, and the curtilage is intended to restrict the application of the rules related to non-heritage buildings and new buildings – these are 21A.2.2 (operative) and HH-R5 (proposed).

[heritage/#:~:text=Scots%20College%20was%20founded%20as%20a%20Presbyterian%20Boys%E2%80%99,%28Vice%20Chairman%20of%20the%20Board%20of%20Governors%201916-1921%29.](#)

¹⁸⁶ Telephone conversation with Blyss Wagstaff at HNZPT, 03/03/2023.

- b. If the HNZPT were to list the place today, they would not be constrained to this curtilage.

- 1311. The Council is required to consider the definitions of heritage in the RMA which includes: 2(iv) *surroundings associated with the natural and physical resources.*
- 1312. The Council is required to consider matters of national importance in the RMA including: 6 (f) *the protection of historic heritage from inappropriate subdivision, use, and development.*
- 1313. The Council is required to consider GWRC RPS policy 21, including: (e) *Surroundings: the setting or context of the place contributes to an appreciation and understanding of its character, history and/or development.*

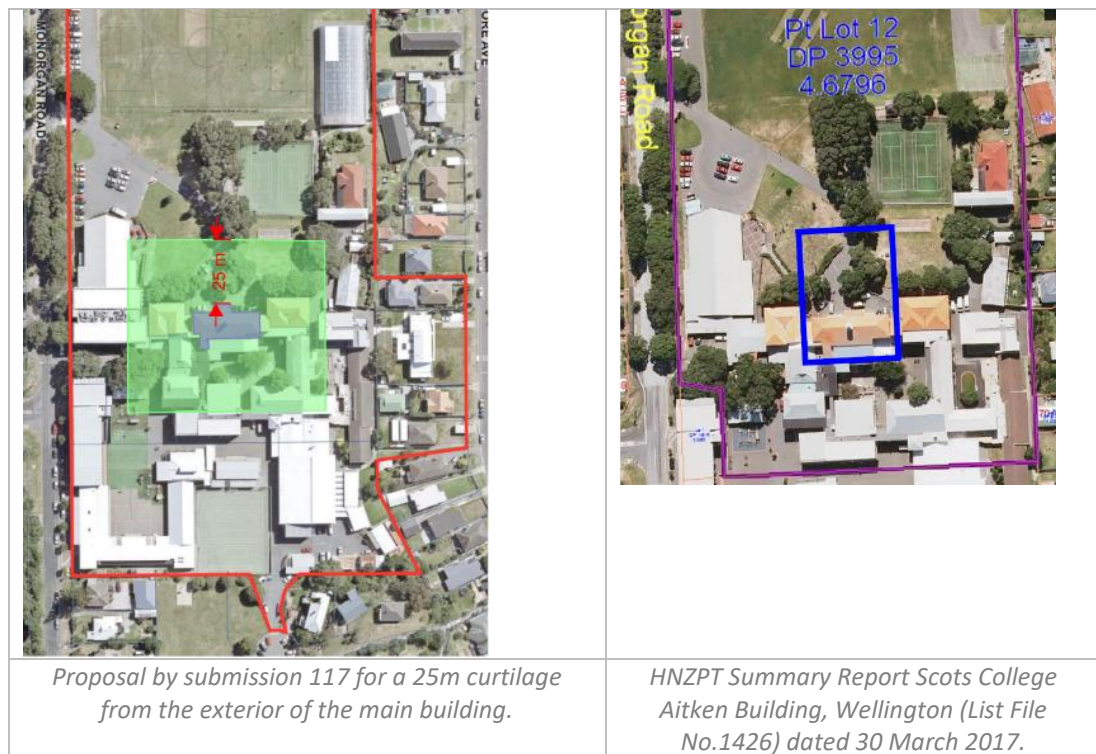


Figure 25: Scots College - curtilages proposed in submission 117 and by HNZPT.

- 1314. I have also considered the curtilage suggested in submission 117, but note that it includes more of the buildings to the south, east and west of the main building than the HNZPT or 2008 proposed curtilage. My view is that this is unnecessary for the purpose of rule HH-R5.
- 1315. The proposed curtilage suggested in submission 117 also does not include the key items necessary to understand the heritage values of the place – these are in my view:
 - a. The extent of the heritage building.

- b. The view from Monorgan Street to the main building.
- c. The two (non-heritage) brick neo-Georgian buildings which are part of the setting of the main building when viewed from the north.¹⁸⁷
- d. The (non-heritage) entrance gates, driveway, and landscaped gardens immediately to the north of the main building – which provide the context and setting.

¹⁸⁷ These were constructed between 1990 and 2008, and are a modern interpretation of the original scheme proposed by Gray Young in 1917, but which was not fully implemented. HNZPT *Summary Report Scots College Aitken Building, Wellington (List File No.1426)* dated 30 March 2017.

APPENDIX 8: 134 BROUGHAM STREET: EXTENT OF NON-HERITAGE BUILDINGS OR ELEMENTS

1316. This appendix considers the extent of non-heritage buildings or elements of buildings proposed for 134 Brougham Street which is located in the Moir Street Heritage Area. Figure 26 shows the items that were identified as having low historic or streetscape values, these are the proposed non-heritage items.

1317. Diagrams 27,28,29 & 30 show the background research that was used to establish the history of development for the site. The photographs at the end of the appendix show the alterations and additions to the rear of the building.

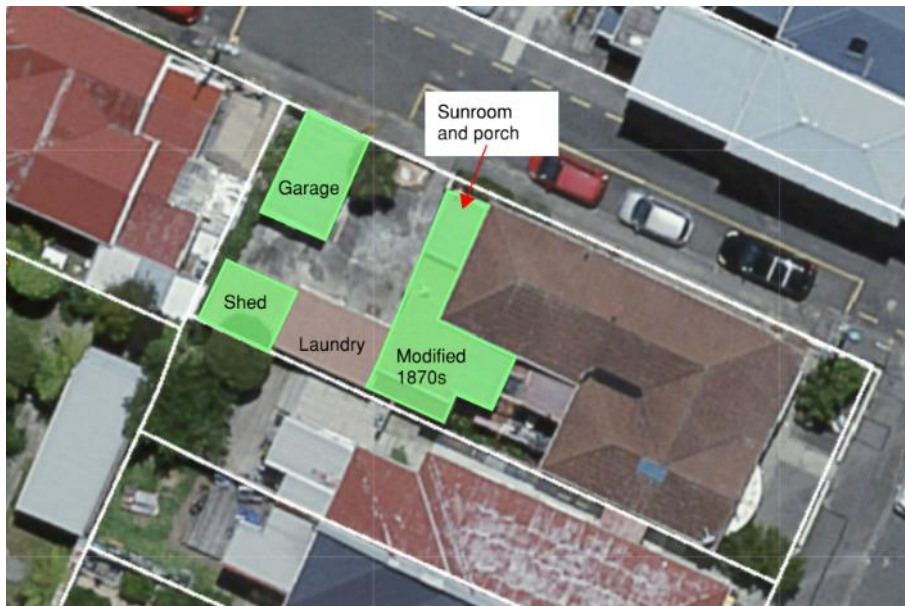


Figure 26 134 Brougham Street – proposed exclusions.

1318. Items shaded in green in figure 26 were identified at the site visit of 15th August 2022 as having relatively low historic and streetscape values for the Moir Street Heritage Area. This is based on a visual inspection of the exterior (see photographs) and analysis of the alterations and additions (see figure 27, 28, 29 & 30 below).



Figure 27: 134 Brougham Street approximate dates of alterations and additions.



Figure 28: 134 Brougham Street c.1892 Thomas Ward Map.

The dashed lines show timber shingle roofs, and are indicative of the earlier buildings on the site.

APPENDIX 8: 134 BROUGHAM STREET: EXTENT OF NON-HERITAGE BUILDINGS OR ELEMENTS

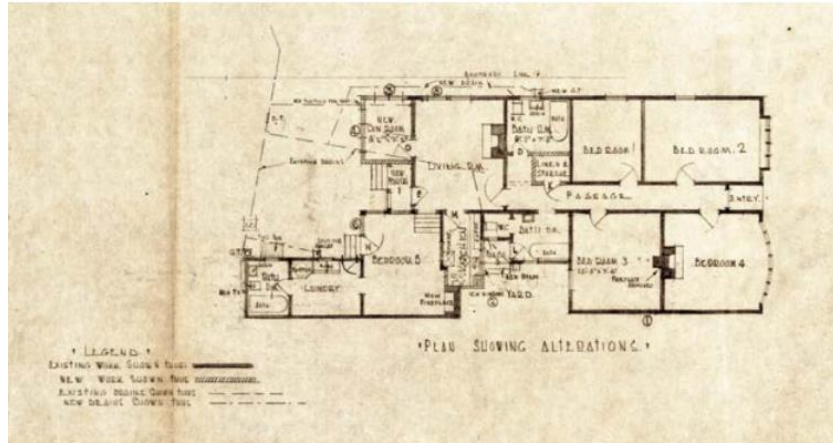


Figure 29: 134 Brougham Street - alterations from 1934.

(B13215; 134 Brougham Street, alterations to dwelling - 07 Jul 1934, Wellington City Archives)



Figure 30: 134 Brougham Street - 1937 Housing Survey Map.

Photos from the site visit 15 August 2022



Photo 1: View to the sunroom from the rear courtyard.



Photo 2: Laundry



Photo 3: Laundry, shed and garage.



Photo 4: Shed interior.



Photo 5: View from inner (south) courtyard looking west.

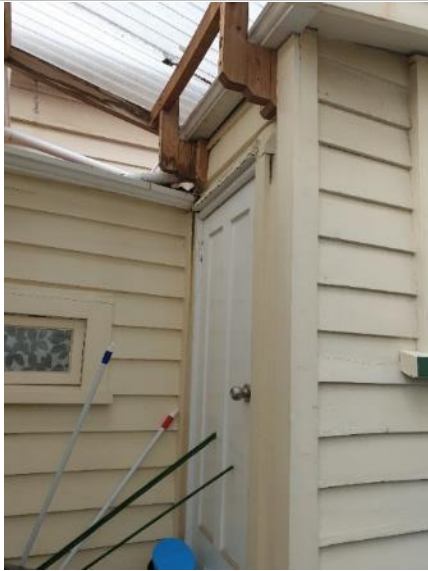


Photo 6 (left) and 7 (right): View from inner (south) courtyard looking north.



Photo 8: View from inner (south) courtyard looking east.



Photo 9: View from inner (south) courtyard looking west.

Photos from 20 January 2023



Photo 10: view from Brougham Street.



Photo 11: view from Brougham Street.



Photo 12: view from Moir Street.



Photo 13: view from Moir Street