

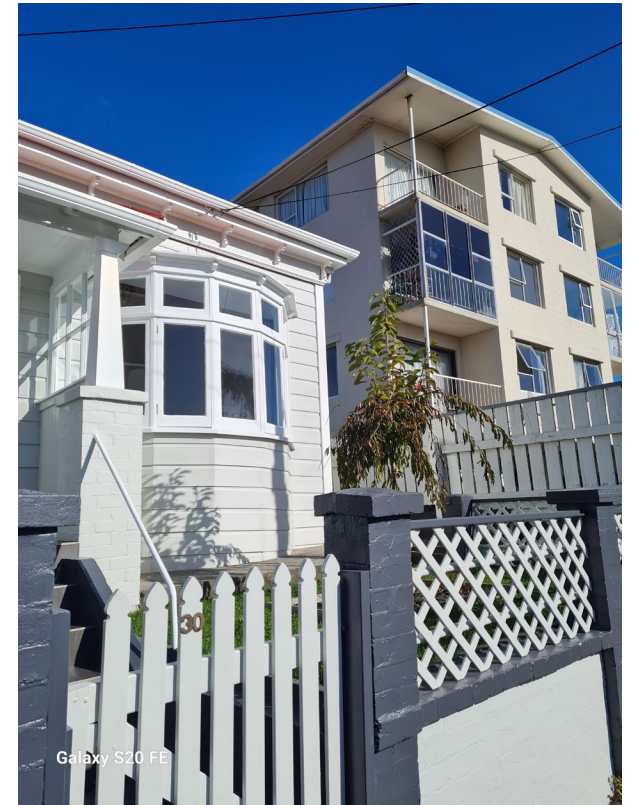
Presentation by Margaret Franken and James Fraser on
behalf of:

Claire Nolan, James Fraser, Biddy Bunzl, Margaret
Franken, Michelle Wolland, and Lee Muir

Submission #275

The outcomes we want for Newtown:

- Density done well, with preservation of green spaces and addition of notable trees.
- Adoption of officers' recommended character areas (42A Stream 2).
- Buildings and precincts of significant heritage value be identified and added to the schedule.
- Heritage buildings and precincts protected by the clear demolition rules which address “demolition by neglect”.
- Heritage buildings and precincts to be protected whilst at the same time having in place processes that allow for and incentivise sustainable long-term use and restoration. For example, this is urgently needed in the Newtown Shopping Centre Heritage Precinct where owners are disincentivised from engaging in such projects. (See Hilary Watson’s oral submission, Stream 1, #2, & Appendix p. 2 – Peter Noble’s Plan for Riddiford and Emmett Street corner).
- Good design facilitated by architecture/urban design informed guides used to guide restoration of buildings and prevent incursion of randomly placed poorly-designed high rise.



We've previously submitted that:

- the character precincts should be reinstated as per the officers' recommendation, with consideration for inclusion of houses on four streets: Normanby, Donald McLean, Green, and Emmett Streets
- UGOS (urban gardens and outdoor spaces) is part of the character or particular nature of the pre-1930s character.

We're now submitting that:

- if the four streets are not to be included in a character precinct (as we submitted in Stream 2), given their special nature, they could potentially be considered to have heritage precinct status.
- Emmett and Green Streets could potentially be added to Newtown Shopping Centre Heritage Area (Ms Smith, #1040, as cited in HPW's written submission for Stream 3, #23.2, p. 19).
- the Newtown Shopping Precinct should retain its status, but options should be considered that allow for the re/development of sites that are "detractive".
- height limits should not be increased in the Newtown Shopping Heritage Precinct.
- if current height limits in the Newtown Shopping Heritage Precinct are to be increased, this should only be permitted when buildings are set back behind the original heritage buildings, as suggested by Anne Kemble Welch #434. (Also see Red Design plan: <https://drive.google.com/file/d/1jU40G0vg0Dmu1dKIwZTlvDaGNKy1PuNN>).

We concede:











- that age alone (pre-1935) is not a defining criterion for heritage (#1266);
- that further research is needed to demonstrate that Green, Emmett, Donald McLean, and Normanby Streets meet the criteria for listing (#1265);
- that a detailed information base and justification is required to identify places as having wider heritage or character values (#1266);
- consultation with owners would need to be carried out (#1267).

We are pleased to see:

- a s32AA evaluation with amendments suggested to “assist to reduce the attractiveness of intentionally neglecting or deferring maintenance on a heritage building with a view to using any increased remediated costs as a reason why demolition is a reasonable outcome” (Section 42A Report, p.48).
- reference is made in the Section 42A Report Hearing 3 to “the recommendation in the Stream 2 s42A Report that the spatial extent of these [character] areas could be extended if the Panel reaches a view that this is a reasonable and justifiable response in response to heritage demolition control” (#179 p.46).
- The addition of two sites to Schedule 1 (the former Primitive Methodist Church on Donald Maclean St and the former Teahouse and Bakery on Mansfield St).












Normanby St (western, Riddiford St end)

The majority of the houses are likely to pre-date 1890 (Kelly, based on Ward Map, 1891).

						
				19	21	23/25
12	14	16	18	20	22	24
						








Normanby St (eastern, Daniell St end)

The majority of the houses are likely to pre-date 1890 (Kelly, based on Ward Map, 1891).

1870s (Kelly)							1870s (Kelly)
							
27	29	31	33	35	37	39	41
	30	32	34				
							
			1870s (Kelly)				



Donald McLean St (western, Riddiford St end)

The majority of the houses are likely to pre-date 1890 (Kelly, based on Ward Map, 1891).

					
15 (NL)	17 (NL)	19	21	23	25
16 (NL)				24	26
					
				1905 (Kelly, WCC)	

Donald Mclean St (eastern, Daniell St end)

The majority of the houses are likely to pre-date 1890 (Kelly, based on Ward Map, 1891).

1870s (Kelly)				1870s (Kelly)	
					
27	29	31	33	35	37
28	30	32	34	36	38
					

Green St








The majority of the houses are likely to pre-date 1890 (Kelly, based on Ward Map, 1981)

	c.1906	1875				1890	1900	c.1906
								
	5	7	7A			15	17	19
4	6		10	12	14		18	
								
Pre 1900	Pre 1900		c.1906	c.1906	c.1906		c.1906	

Emmett St

The majority of the houses are likely to have been built by 1897 (Kelly).

Houses below include only even numbers as the odd numbers (5, 7, 9, 13 and 15) were all purchased off the owners in June 1937 to make way for the expansion of Newtown school.

1906	c.1910			c. 1910	c.1910	c.1910
						
6/8	10	12	14	16	18	20

- The variability in the streets is consistent with the fact that “the Council’s Heritage Area Assessments identify that contributing buildings each make varied levels of contribution to the area overall, some to a high degree, others less so” (Section 42A Report, Hearing 3, #146.g, p. 39).
- “Heritage areas do not always have a ‘continuity’ of buildings and structures and are interspersed with non-heritage and buildings and structures that do not contribute to the values of the areas” (Section 42A, #146b, p.38).

Heritage listed areas or buildings that contribute to the salience and connectedness of heritage near the four streets:



Significance of the four streets:

Newtown has a rich history stretching from pre-European days when mana whenua used the area as gardens, and then subsequent European settlement; Newtown was arguably one of Wellington's first suburbs;

“... the inclusion of four streets that join Riddiford Street (Green, Emmett, Normanby and Donald McLean) is also entirely reasonable. In particular, the exclusion of Green Street from both the Boffa Miskell report and the PDP is, to my mind, inexplicable. **The houses in that street and the others named are likely to be among the oldest in Newtown.** . . . [A]t least some of what are deemed character areas in Newtown might well qualify as heritage areas” (Kelly, Evidence to PDP, Stream 2, p.4).

Early timeline

- 1840s Settlements in Newtown were laid out by William Mein Smith in his plan for the New Zealand Company, but remained largely farmland until the 1870s, when the flat land attracted new housing development (Te Ara).
- 1876 **Normanby Street and Donald Mclean Street formed**
- 1878 **Green St formed**
- 1878 Wellington Hospital moved from Thorndon to Newtown (Te Ara).
- 1879 Newtown school was opened.
- 1880 The first suburban tram service was instigated - to Newtown (Wellington City Council 2013, p. 19). The service was changed from steam to horse-drawn in 1882.
- The route ran from Government Buildings in Lambton Quay to the Newtown depot at the corner of Adelaide Road and King St (Wellington Tramway Museum, n.d.).
- 1895 **Emmett St formed**
- 1904 A new service using electric trams began, with a new depot having been built at the intersection of Russell, Mansfield and Riddiford Streets.

What we have lost; what's at stake

- Wellington has struggled to retain its historic heritage (Section 42A, Stream 3, #64)
- Newtown's listed heritage is limited primarily to the Newtown shopping area on Riddiford St, though individual buildings are on the schedule (as above).
- Newtown's four streets tell us much of the early predominantly working class settler history.
- A number of Newtown's older streets branching from Riddiford Street have lost large swathes of heritage/character houses (e.g., Newtown Ave, Horner, Arney, Rhodes Streets and Gordon Place).
- Newtown has many "notable" trees which are not listed.

Newtown Ave





Arney St

Gordon Place



Horner St



Rhodes St

Lower Mein St., hospital car park



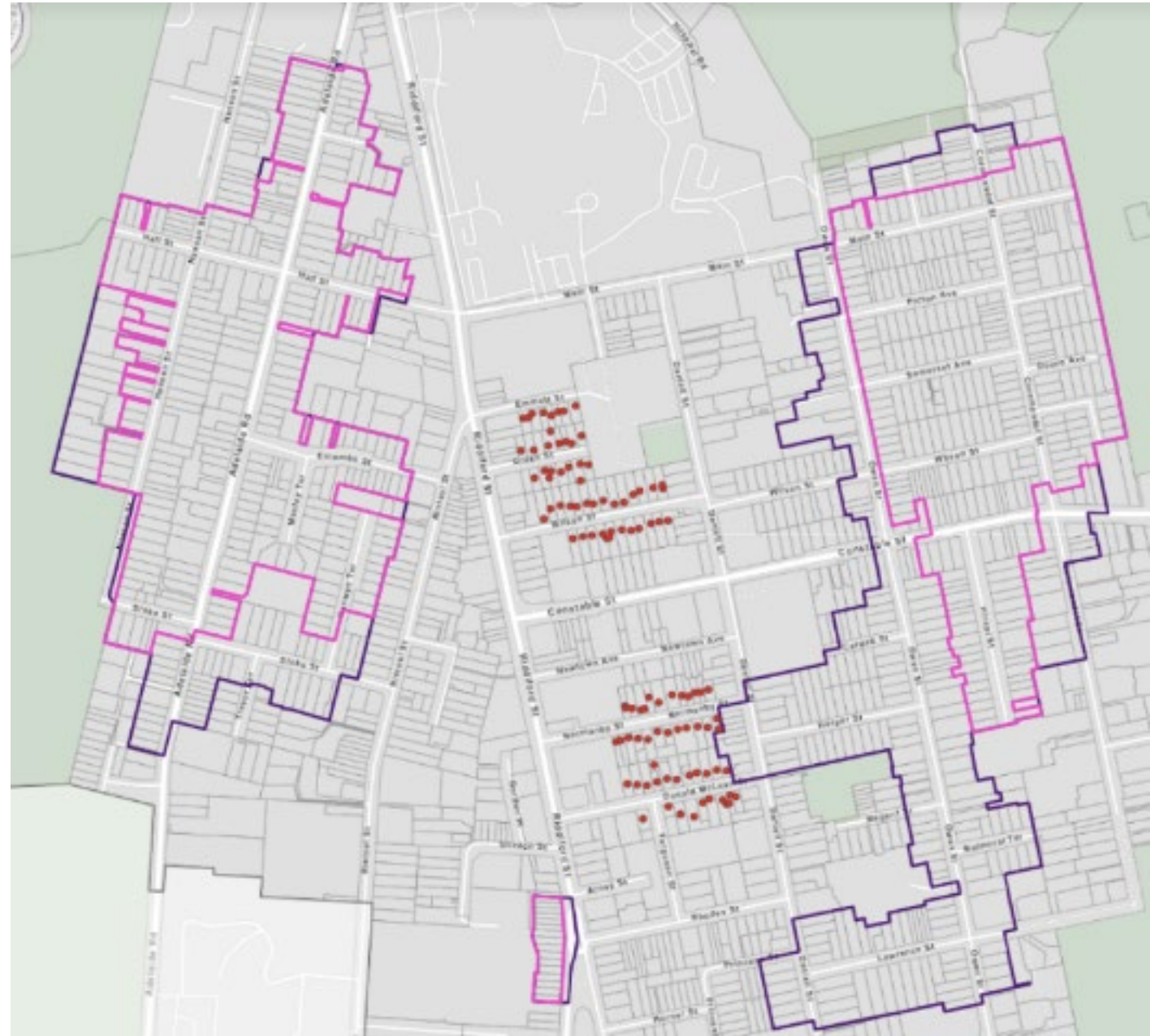
Submitter Statement by Historic Places Wellington (HPW):

- that a qualifying matter be recognised for the four streets
- that they be considered as an extension to either the character precincts and/or the Newtown Shopping Centre Heritage precinct (Emmett and Green Streets).

See also:

Inclusion of Primitive Methodist Church on Donald Maclean Street

Stream 3 Appendix 2b: further historical information.



**Two additional heritage sites
recommended for listing in Schedule 1
(s42A Report):**

HS3-Rec163: That
SCHD1 includes
item 490 – 24
Donald McLean
Street, Former
**Primitive
Methodist Church.**



HS3-Rec223: That **Tea Rooms and
Bakery** (former) at 249-261
Mansfield Street, Newtown is
added to SCHED1.



We support:

- the statement that “the balance that needs to be found is one of achieving the strategic direction of the plan which supports moves to increase sustainability and respond to climate change while at the same time ensuring a sustainable long term use and protecting the values of heritage buildings” (Section 42A, #j, p.33).
- Michel Kelly’s Supplementary Evidence, Hearing 3 which identifies the houses on the four streets, presents evidence of their ages and also comments on their features and significance.
- Historic Places Wellington (HPW) regarding the retention of the Newtown Shopping Centre heritage listing, and the inclusion of the four streets in a heritage precinct – particularly Green and Emmett which could be included in the Newtown Shopping Centre precinct. (Submitter statement, Stream 3, #22)
- Anna Kemble Welch’s [434.6] claim that that the Newtown Shopping Centre includes a small number of Historic Buildings of significance and that these should be retained as closely as feasible to their historic presence.
- the identification of additional houses/streets that should be treated in the same way as the four streets (the lower section of Wilson St. and Minerva St) (Kelly’s Statement of Evidence, Stream 3, point #16).

We oppose:

- the request to delist the former Primitive Methodist Church at 24 Donald Maclean Street.
- Kainga Ora’s request to increase heights limits impacting the Newtown Shopping Centre Heritage Precinct; and their [391.182-391.184] seeking of an amendment to remove the size and height limits for accessory buildings in order to not restrict development on heritage sites.
- Kainga Ora’s submission [391.34] to remove the definition of “demolition”.