

Wellington's Proposed District Plan

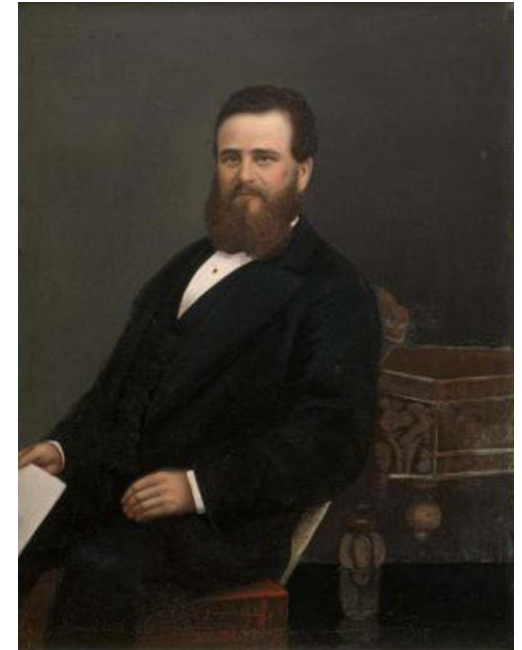


Heritage v Character

- Historic heritage nature of ‘character’ is acknowledged in the methodology of the Boffa Miskell *Pre-1930 Character Area Review*
- Heritage involves the historical layers of people, events and social movements
- We know many of these for houses not even included in Character Precincts
- Therefore most of Mount Victoria should be considered Heritage Area

Heritage Examples

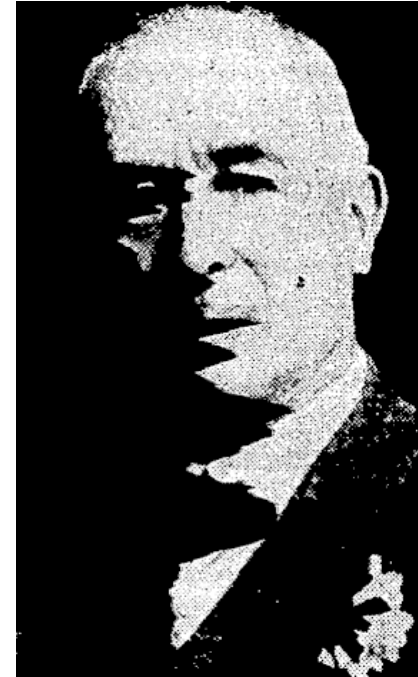
(not even in Character Precincts)



23 Stafford Street, built by and home to Harbour Pilot Holmes and his wife for 31 years

Heritage Examples

(not even in Character Precincts)



4 Hawker Street, home to Arthur Dixon from at least 1895 until 1929, two-storey frontage added 1898, designed by well-known architect William Crichton.
Dixon in woollen goods trade, top sailor of racing yachts, member of Victoria Bowling Club .

...

Mount Victoria North Townscape



Tutchen Avenue/Porritt Avenue Heritage Area



Tutchen Avenue/Porritt Avenue Heritage Area



Pilot boat crew at Worser Bay, c.1883, including Bob Shilling. Alexander Turnbull Library 1/2-140314-G

New Claremont Grove Heritage Area



Legal Precedent

- Basin Bridge and High Court appeal decisions
- Historic heritage status of lower Ellice Street and Paterson Street

Paterson Street



151 Brougham (cnr Paterson)



3 Paterson



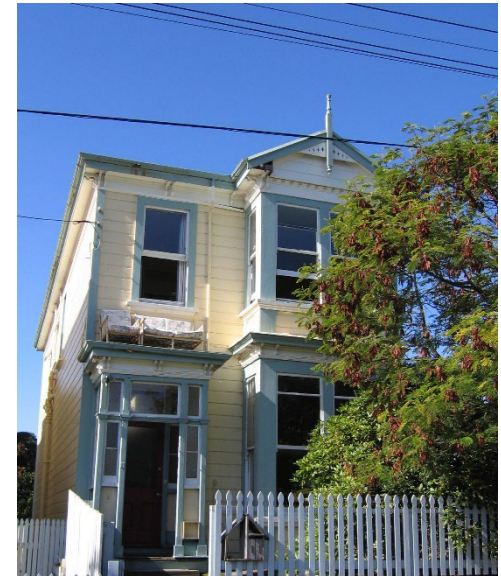
5 Paterson



7 Paterson



9 Paterson



11 Paterson

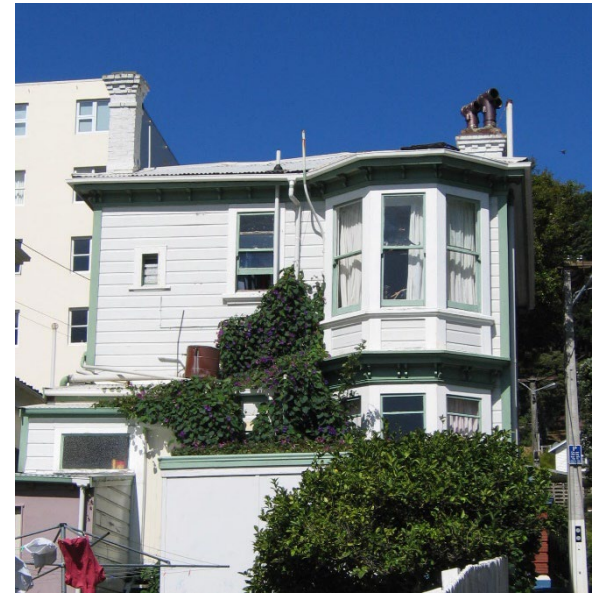
Paterson Street



17 Paterson



19 Paterson



142 Austin (cnr Paterson)

Lower Ellice Street



Transition zone

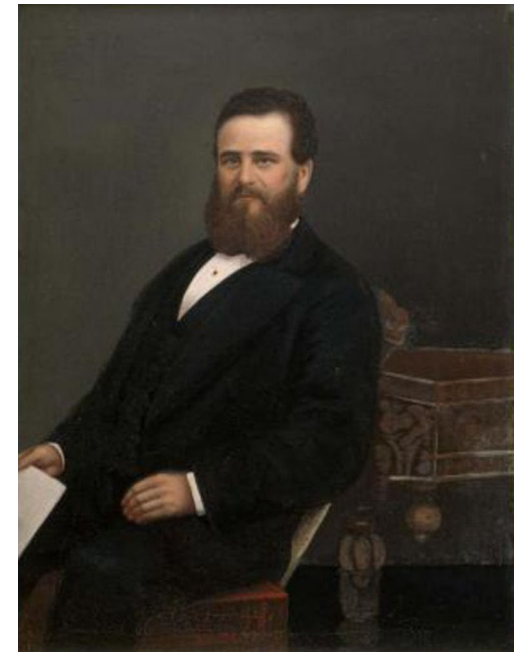
- 'Buffer' required between Character Precincts/Northern Mt Victoria Townscape Precinct and 21m or 28.5m
- Not doing so will de-value these and even risk ultimate destruction

Moir Street



Heritage building additions

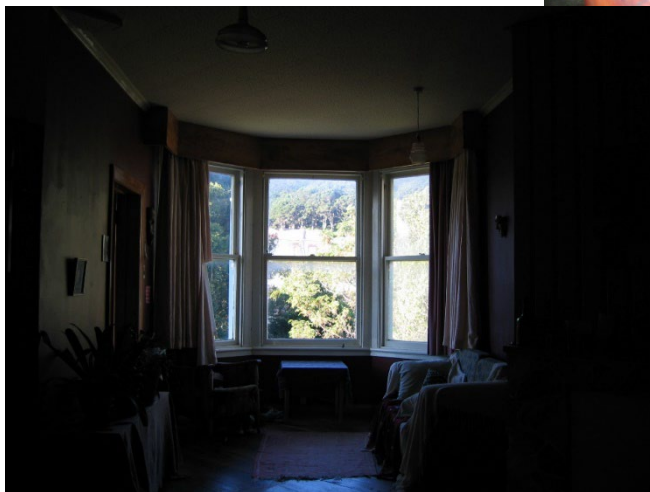
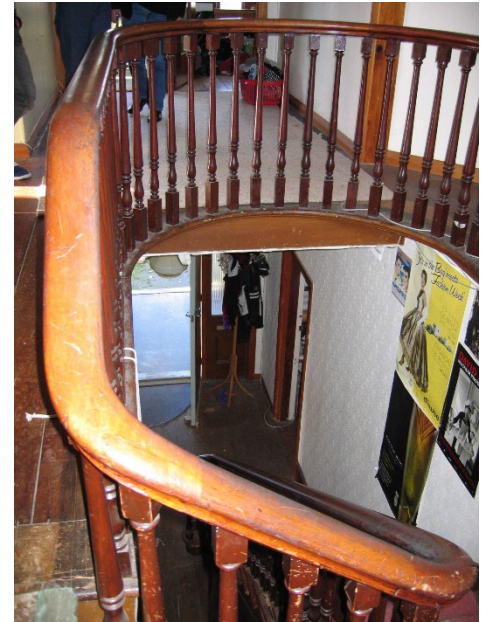
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Heritage building additions

(not even in Character Precincts)



7 Paterson Street, Waring Taylor's house, built 1869

Heritage structures – Mt Vic Tunnel



Demolition-by-neglect Case Study – 71 Hawker Street



Paterson (l), Martin & Hunter on Town Hall site,
with Clerk of Works, c.1903

2011



2023