

Richard Murcott

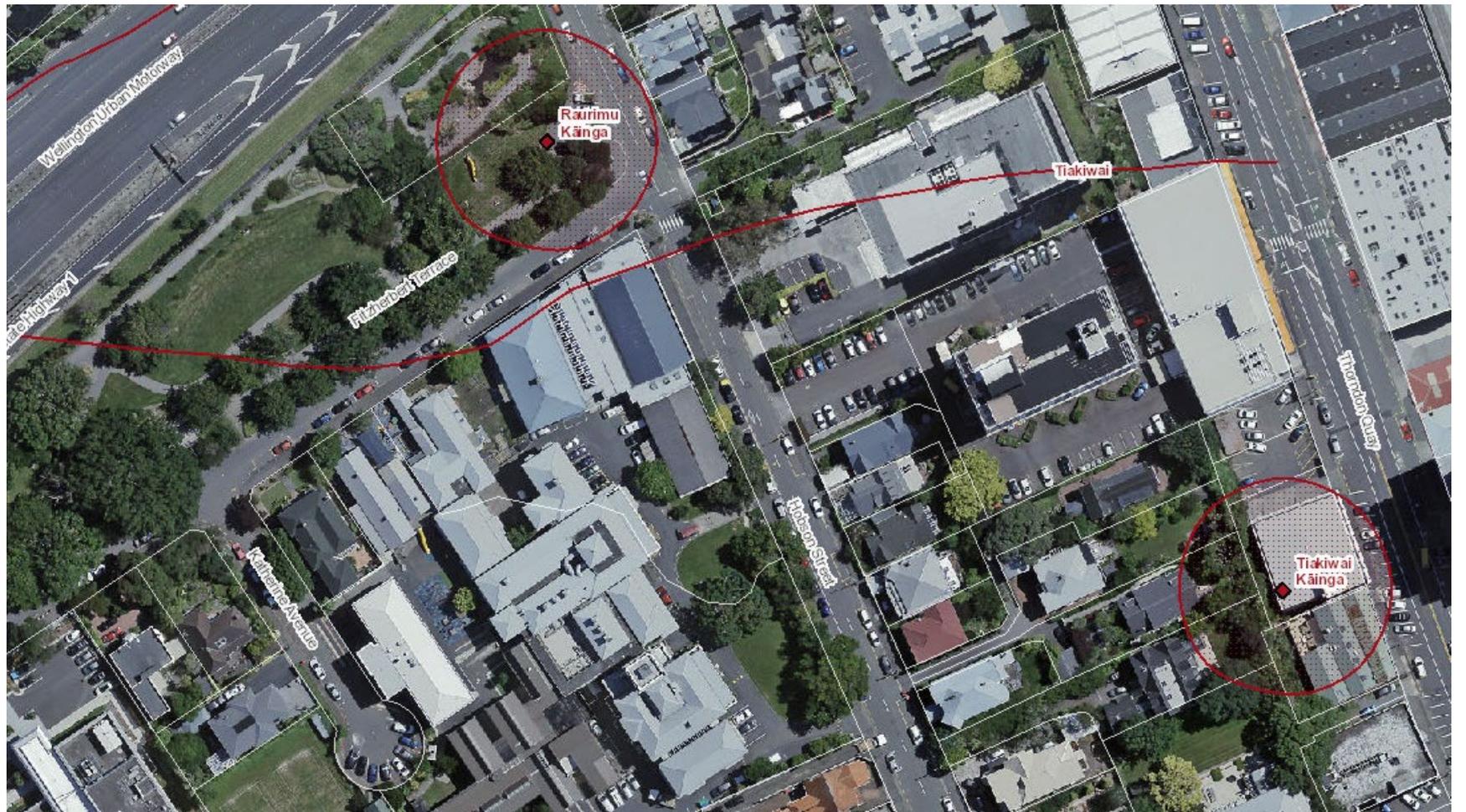
to

Independent Commissioners' Panel  
for the Wellington City Proposed District Plan

Hearing Stream 3 – **Heritage**

## **Principal Submission on the PDP Relief sought**

1. Render the location of the historic **Tiakiwai** stream more correctly across the Thorndon Flat
2. Identify any qualifying matters that arise from knowing the feature's actual location.
3. Consider seismic and any other **vulnerabilities** that arise when building [ **fill** (unnatural terrain), buried streams, etc ]
4. Consider the **Tiakiwai** Stream's significance to Mana Whenua
5. Due to the character attributes of the quality dwellings in this area, as a minimum restore the Character Precinct Area originally recommended by WCC planners in the pre-approval version of the Spatial Plan (published 18 June 2021) i.e. reduce/control up-zoning in this area of residential Thorndon i.e. require community scrutiny via the resource consent process



At Hobson St, Tiakiwai is mapped ~70m north of it's actual position

# Wellington CC 1m Contours 2017



WCC WCC

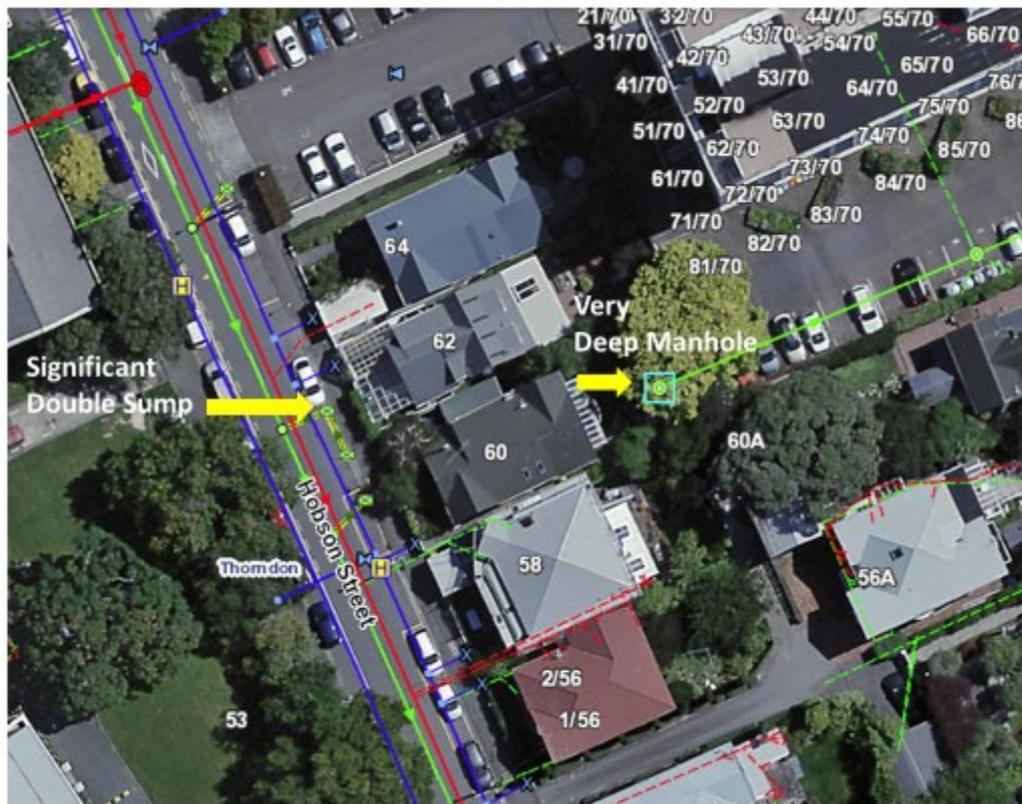
Wellington City Council



Where Tiakiwai has been incorrectly plotted in the PDP it is crossing Hobson St on a contour that is ~3m above the lowest point along this segment of the street.



Nature disclosing Tiakiwai's location in this flood in 1993



## Details

(1 of 2)

[Zoom to](#) [Clear Selected](#)

Stormwater Node: WCC\_SW026488

|                       |                             |
|-----------------------|-----------------------------|
| Asset ID              | WCC_SW026488                |
| Operational Status    | In Use                      |
| System Type           | Stormwater                  |
| Type                  | Manhole                     |
| Valve Type            |                             |
| Owner                 | WCC                         |
| Maintenance           | Wellington Water Alliance   |
| Date Installed        |                             |
| Date Decommissioned   |                             |
| Chamber Material      | Reinforced Concrete In-Situ |
| Chamber Dimension_mm  |                             |
| Chamber Dimension2_mm |                             |
| Invert Level_m        |                             |
| Cover Level_m         |                             |
| Depth to Invert_mm    |                             |
| Cover Material        |                             |



Te Rūnanga o Toa Rangatira on behalf of Ngāti Toa Rangatira

| Submitter Name/<br>Submission<br>Number                           | Submitter Address/ Email  | Support or<br>Oppose | The particular part of the submission<br>we support or oppose are:   | The reason for our support or opposition are:   | Allow or<br>Disallow | We seek that the whole or part of the<br>submission be allowed or disallowed: |
|---|---|----------------------|--|---|----------------------|---|
| Richard Murcott<br>Submission 322.5,<br>322.15, 322.16,<br>322.30 | <a href="mailto:richardmurcott@gmail.com">richardmurcott@gmail.com</a> / 64<br>Hobson Street, Thorndon 6011 | Oppose               | The submitter considers that Tiakiwai Stream's bed is not adequately recorded in the PDP. They request for the Sites and Areas of Significance to Māori overlay to be amended to adequately represent the flow bed of the Tiakiwai Stream. They also seek for the significance of Tiakiwai Stream to mana whenua to be considered. They also seek that the chapter should consider any seismic and other vulnerabilities that will arise when building. They consider that the location of the stream, item 60 of SCHED7 (Sites and Areas of Significance to Māori) is more correctly represented. | We oppose this submission as this site is adequately recorded in the PDP, and its significance to mana whenua is considered as it is recorded in the Sites and Areas of Significance to Māori schedule. | Disallow             | We seek that this part of the submission is disallowed.                       |

s42a

1518. After considering Mr Murcott's submission and the base data used by the Council, I consider that Mr Murcott's detailed information with respect to what is a reasonably small change to the path identified on the map can be supported, but invite Taranaki Whānui and Ngāti Toa Rangatira to comment on whether they think it is appropriate to accept this recommendation.

*N 10200 35 FROM MS COOK*

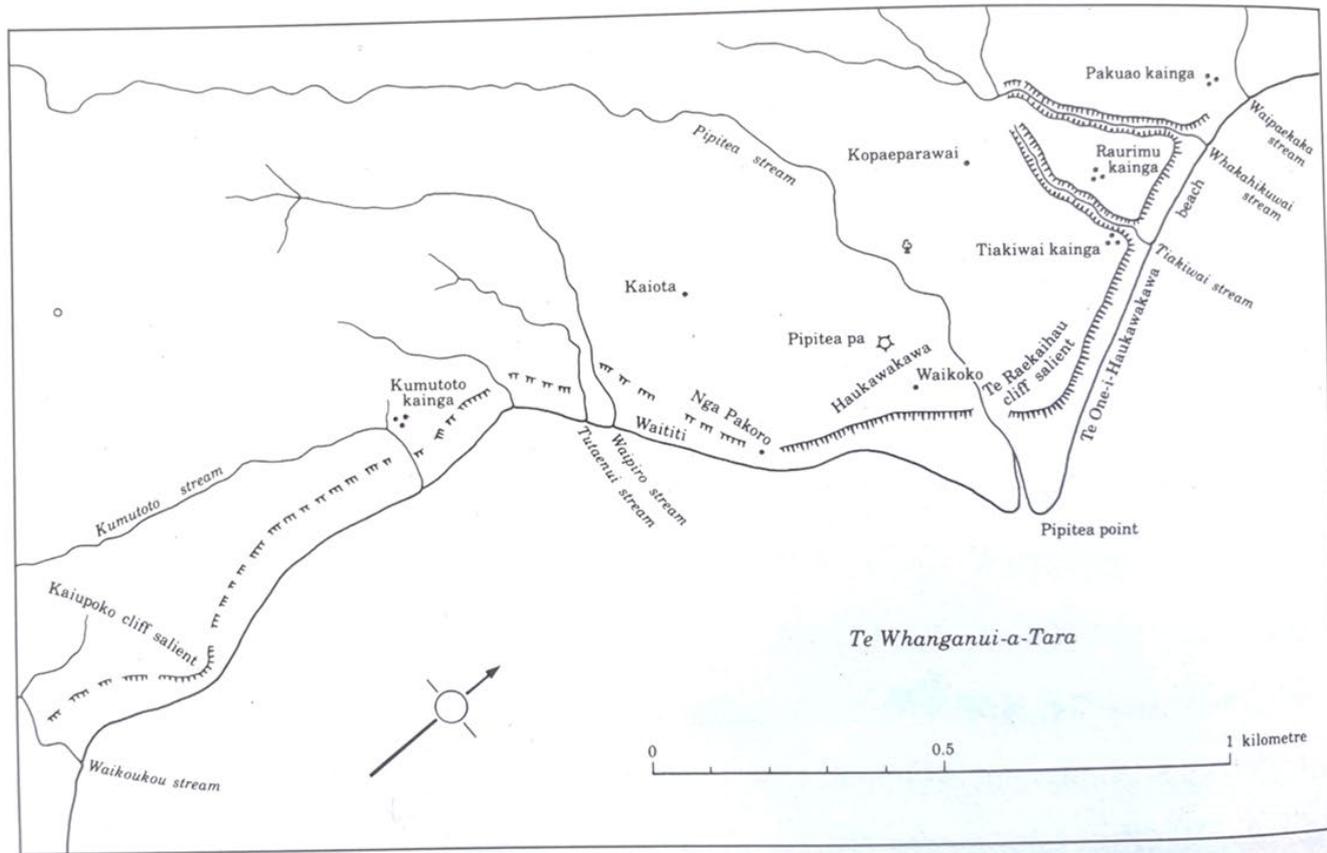
*A History of  
Town Acre 614  
For the  
Plan of the Town of Wellington  
Port Nicholson  
1840  
New Zealand Company, London  
By  
Christine McIlwaine Murcott*

## WELLINGTON: THE FIRST YEARS OF EUROPEAN SETTLEMENT 1840-1850

Maori Thorndon about the time that William Wakefield decided to move the settlement from Petone to the Lambton Harbour side of the harbour.

— from *Pioneers of Port Nicholson,*

*A.W. & A.W. Reed, 1984*



# SUBSOIL SURVEY OF CENTRAL WELLINGTON CITY

PREPARED  
FROM INFORMATION COLLECTED FROM THE RECORDS  
OF THE CITY COUNCIL, THE PUBLIC WORKS DEPT, THE HARBOUR BOARD,  
THE TURNBULL LIBRARY, OR SUPPLIED BY ARCHITECTS,  
BUILDERS, CONTRACTORS, ETC.  
ADAPTED FROM THE 5CHAIN MAP OF N.Z. LANDS & SURVEY DEPARTMENT.

BY  
**L. BASTINGS.**  
OCTOBER 1936

DRAWN BY: M. Smyth.

## LEGEND

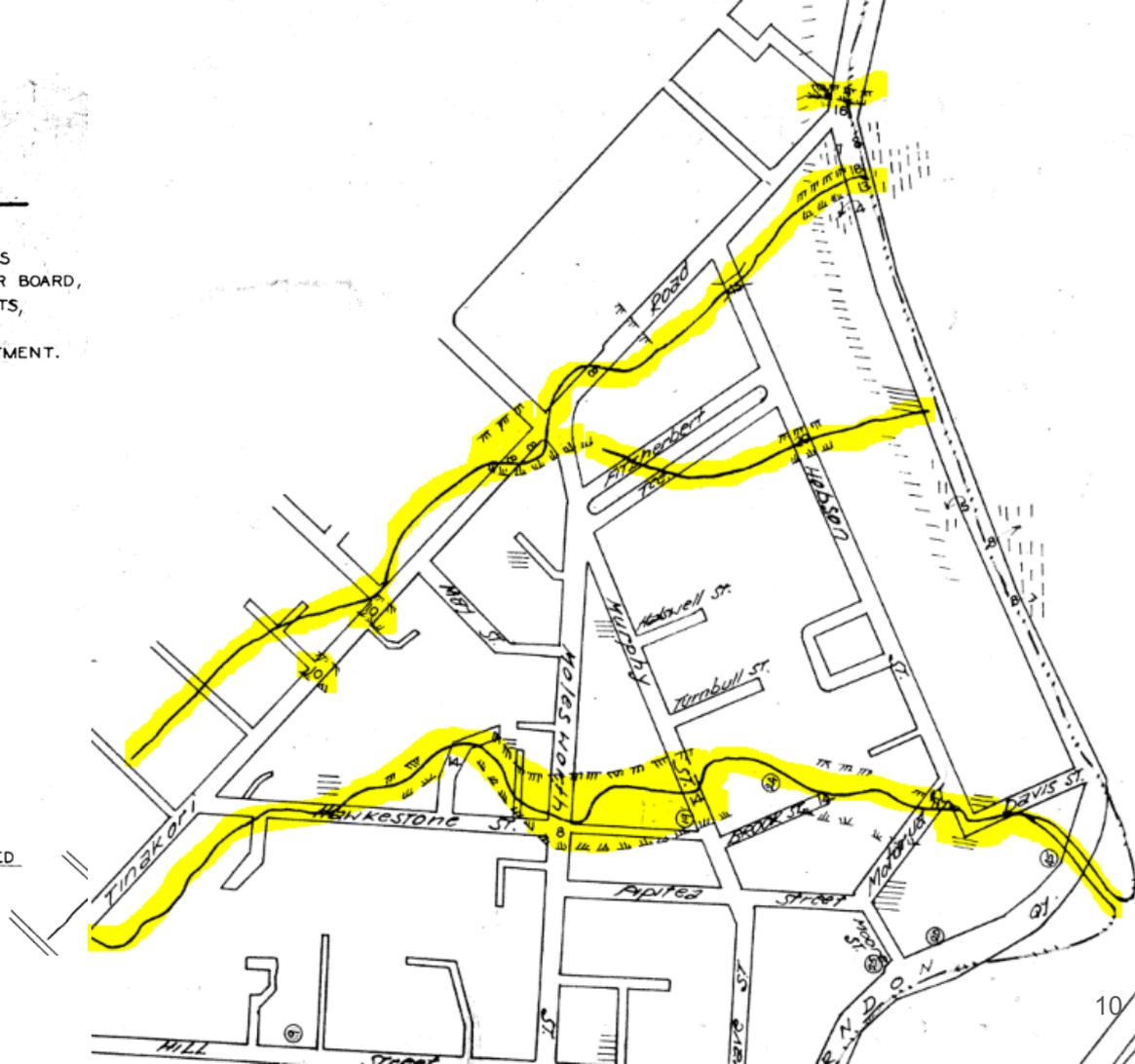
-  AUTHENTICATED OLD & PRESENT STREAM BEDS
-  SUSPECTED OLD STREAM BEDS
-  HYPOTHETICAL BOUNDARY OF SHINGLE AREA
-  ORIGINAL WATERFRONT
-  FILLING BOUNDARIES
-  SUSPECTED FAULTS
-  CLAY OR ROCK NEAR SURFACE
-  BEACH UNDER FILLING
-  ROCK UNDER FILLING
-  SWAMP MUD NEAR SURFACE
-  SHINGLE NEAR SURFACE

**FIGURES DENOTE DEPTH OF FILLING IN FEET**

FILLED GROUND UNSHADED : NATURE OF BOTTOM NOT SPECIFIED

*Note:-*

*The information on this map is not necessarily complete or exhaustive and the correctness is not guaranteed.*

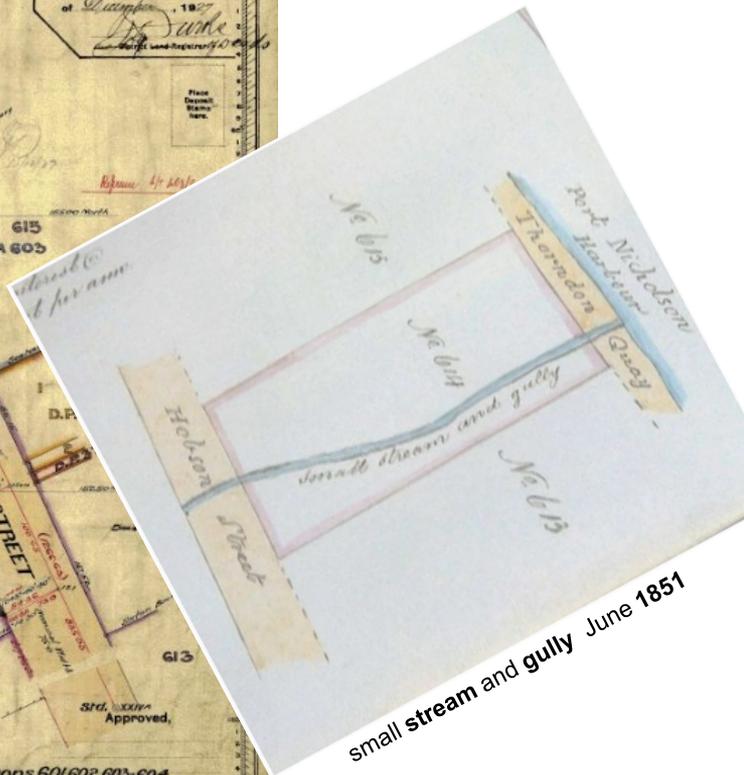
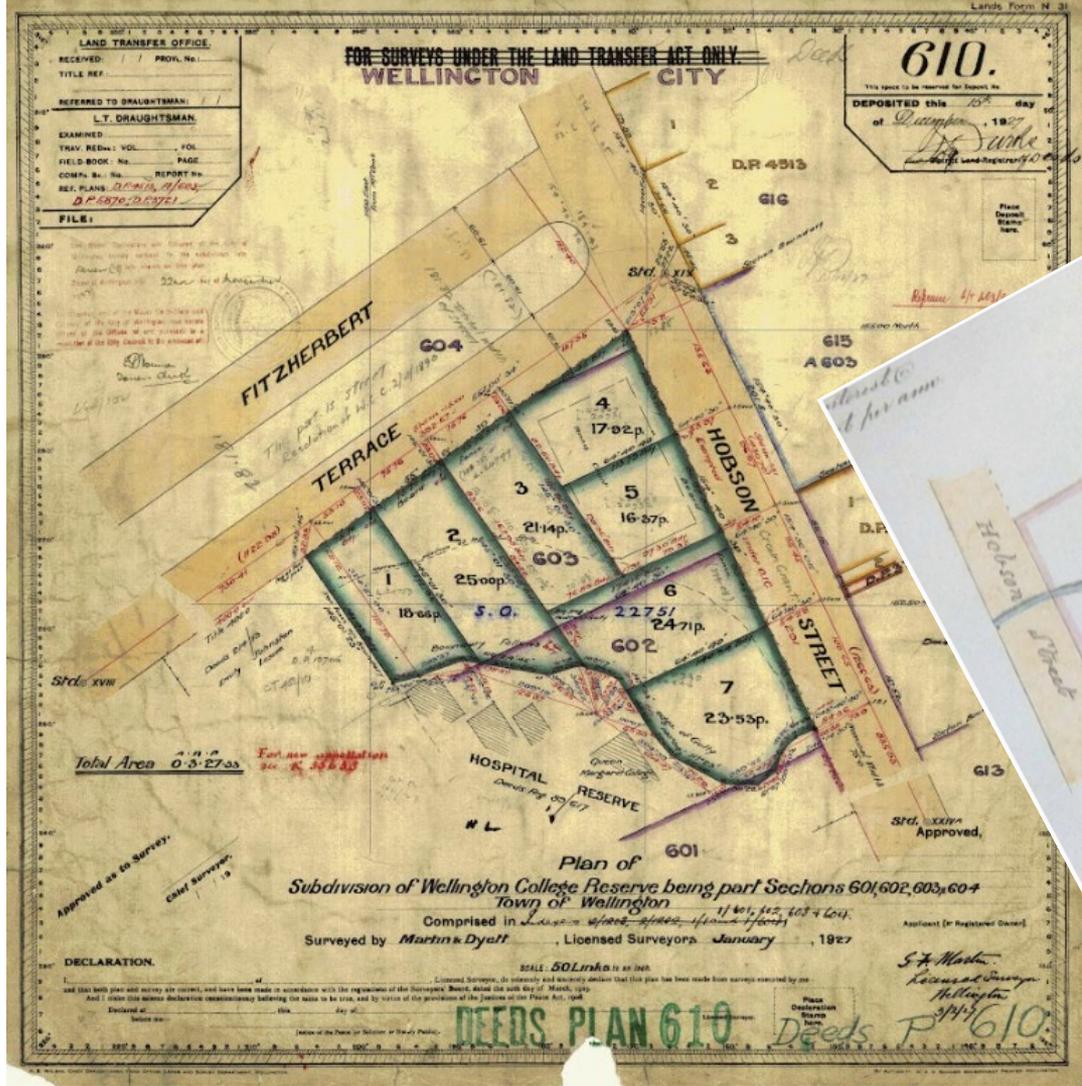




# Surveying the Tiakiwai stream

Boundary follows edge of Gully  
January 1927

Another translation of Tiakiwai is directly related to the use of the stream to sooth wahine as they laboured and gave birth.



Tiaki means cared for. It would be in this small, fresh water stream where wahine would rest after giving birth.

## Summary

My primary motivation was to ask that the DP better represent the real world i.e. improve the mapping of the location of part of the **Tiakiwai** streambed

Consideration then moved to the values associated with this **culturally significant feature**

- how it spatially aligns with a character & **heritage** area
- and the benefit of recognising **all these values** cumulatively

*Per matters of national importance RMA s6(f) the protection of historic heritage from inappropriate subdivision, use, and development*

Consider the benefit of understanding the original terrain; what's fill vs original floodplain.

*Per matters of national importance RMA s6(h) the management of significant risks from natural hazards*

## **NOTE**

The slides from hereon are Annexures in case they could be informative in discussion.

## Hobson Street - Heritage Trail

### The value of character

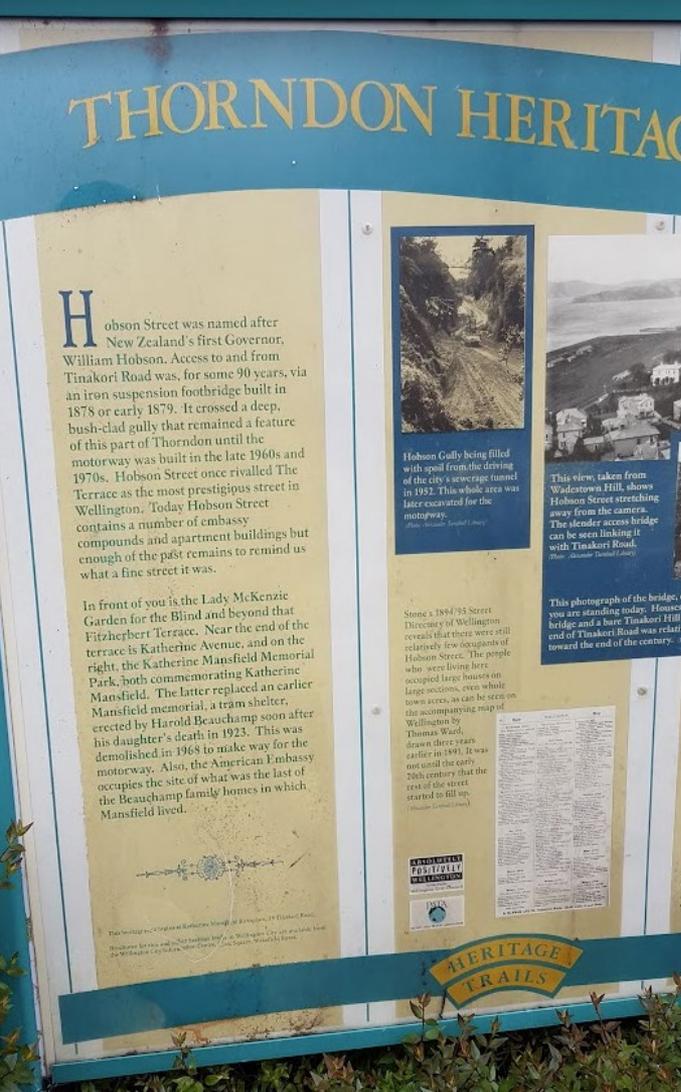
In summary, Wellington's character suburbs are well-loved and an important part of the city's identity. Their value is more than just an attractive streetscape but because they tell stories, and they sustain a way of life that supports low carbon living and an interactive community.

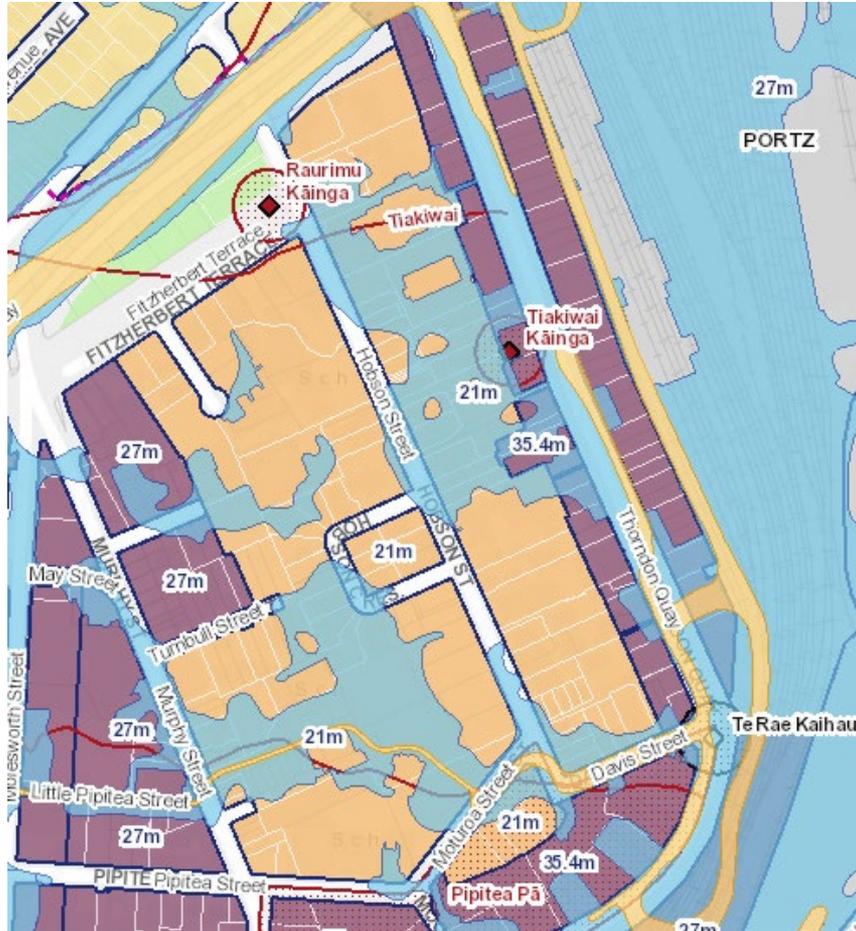
They are also finite in the sense that dwellings made from native timber, built in a particular style and workmanship of the age, cannot be fully recreated.

For this reason, we need to be careful about changes that will affect their future.

Strong communities care deeply about the places they live. In communities like mine have people with years of heritage expertise and knowledge about their communities, the houses, and the fascinating stories related to the buildings and people past. This binds us, and this contributes to resilience. In a city like ours, and where we're located in this city, this is particularly important.

Hobson St has a coherence that works as a whole and the quality character and heritage is evident to the many who enjoy the heritage trail. Our buildings warrant existing or similar Operative District Plan protections.





## Vulnerabilities

Flooding

Two streams; fill

Absence of adequate infrastructure  
e.g. crumbling water systems

20230517 Richard Murcott Hearing Stream 3 Heritage - Presentation Notes

|  |   |
|--|---|
| <p>2</p>    | <p>Recalling my principal submission about Tiakiwai.</p> <p>Coming from my viewpoint as a geographic information scientist I'm motivated to see geographic information communicated well as possible, especially in public land information systems or any <b>regulatory register</b> such as the <b>cadastre</b>, or <b>planning information systems</b>, etc. When I encounter irregularities I feel compelled to alert the custodian.</p> <p>But this is also a story about heritage and features valued by our communities; in particular a feature of significance to Māori.</p> |
| <p>3</p>    | <p>An image from the PDP</p> <p>The line of the stream is currently plotted across <b>Katherine Mansfield Memorial Park</b>, then generally running parallel to <b>Fitzherbert Tce</b> and across the intersection with Hobson St, then through the property of the <b>Australian High Commission to Thorndon Quay</b>.</p> <p>Note where it crosses Hobson St.</p>   |
| <p>4</p>  | <p>Here's an extract from WCC's Open Data Portal.</p> <p>The contour near where the line of the stream crossed Hobson St is 3m higher than the lower point in the street, being the likely position for a stream, which is 70m down the road.</p> <p>But we don't need contour maps to alert us where the gully and historic stream used to be. <b>Papatūānuku</b> (mother earth) has her own way of speaking to us.</p>  |
| <p>5</p>  | <p>Here's Tiakiwai attempting to daylight itself after a downpour in 1993. Clearly, the stormwater system failed.</p> <p>Not the first time it'd failed. 40 years earlier, in 1953 the property <i>opposite the white car in the photo</i> suffered flooding and stormwater damage originating from the street. There have been other examples in living memory.</p> <p>On all these occasion's WCC has paid <b>compensation</b> for the damage caused and various mitigations.<br/>Ref. Wellington City Archives</p>   |
| <p>6</p>  | <p>An example mitigation</p> <p>A significant double sump was installed.<br/>Wellington Water knows it needs regular cleaning.<br/>'Solutions' like these in our suburb will be tested when Wellington is visited by an atmospheric river.</p>  |

|   |   |
|---|---|
| <p>7</p>     | <p>I admit that I didn't anticipate that my submission on a map positional correction, for an acknowledged feature, might be contentious. I was surprised when I caught up with the s42 report that the submission was opposed <b>on the grounds that the site is <u>adequately</u> recorded in the PDP.</b></p> <p>I appreciate that WCC would seem to support amending its records, <b>however</b> this is <b>conditional</b> on other parties <b>feeling</b> that it is <b>appropriate</b> for WCC to do so.</p> <p>Which did surprise me. We're dealing with natural features, a fact on the surface of the earth, and documented evidence i.e. it is where it is !<br/>Should correcting the base data be considered <i>optional</i>?</p> <p>I do appreciate that what is '<i>adequate</i>' information for some purposes, may not be '<i>adequate</i>' for other purposes. I am suggesting that knowing the location of the old stream network more precisely, and parts of Tiakiwai in particular, might be useful in some instances, including planning purposes, drainage purposes or other civil engineering purposes ... <b>and that, in its true position, it has a spatial connection to heritage and character that the PDP does not currently communicate.</b></p> |
| <p>8</p>    | <p>My primary source for this submission has been this book. A history of Town Acre 614. It is lodged in the Alexander Turnbull Library – home of course to New Zealand's national documentary <b>heritage</b> collections. ( I have a copy with me )</p> <p>This records that Tiakiwai flowed through Town Acre 614.</p>   |
| <p>9</p>   | <p>This illustrates the lay of the land nearer 200yrs ago.</p>  |
| <p>10</p>  | <p>More base data; a City Council subsoil survey from <b>1936</b>. (<i>highlighting added by me</i>).</p> <p>Tiakiwai is the small stream in the middle.</p> <p>Of interest are the extra insights we obtain from such records e.g. the <b>depth of fill</b> under Hobson St; <b>20 feet ( +6m )</b> – <i>that's about two storeys high</i></p>   |

|   |   |
|---|---|
| <p>11</p>  | <p>This slide is my attempt to crudely orientate the previous maps side-by-side for a quick comparison and looking for consistency. Scaling is 'approximate'.</p> <p>Please note how the lower reaches of the historic streambeds of Tiakiwai and Pipitea effectively flank the extent of residential heritage and character through the Hobson St area.</p> <p>Significance of this?</p> <ol style="list-style-type: none"> <li>1. Firstly, it's now possible to reasonably assert that this feature of significance is situated within the proposed character precinct. It becomes more integrated with a part of the story of this place, the heritage of the precinct.</li> <li>2. For engineering purposes, perhaps it's also useful to know the location of the footprint of these features</li> </ol>  |
| <p>12</p>  | <p>To nail down the location even more precisely this cadastral survey from 1927 fixes the edge of the right bank of the gully.</p> <p>On this slide I've attempted an illustrative overlay of a <b>1851</b> sketch (not to scale), which was contained in a letter sent by Charles Von Alzdorf (land agent) to Robert Wainhouse in England, being the owner of Town Acre 614 at the time.</p> <p>Something else from the archives:<br/> On <b>31 May 1879</b> the then owner of Town Acre 614 sent a letter to the <b>Wellington City Engineer</b> complaining about a culvert and stream that traversed under Hobson Street carrying the Tiakiwai stream towards Town Acre 614 and to the beach. It was causing erosion every time there was heavy rain.</p> <p>Part of this gully remains evident under the residences at No's 60 and 62 Hobson St. These houses were constructed in 1915 and 1916.</p> <p>Re the translations on this slide are summarised from a Stuff article written by Rachel Buchanan published 15 September 2012.</p> |

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|--|---|
| <p>13</p>   | <p>My primary motivation was to correct the planning map. As much as reasonably possible plot these features where they actually are i.e. where we have evidence.</p> <p>And also note how culturally significant features, like Tiakiwai and Pipitea, align with other values placed on built heritage and character by the community.</p> <p>I see an alignment between these features and the need to protect such <b>heritage</b> in the round, from inappropriate subdivision, use, and development, and exercise provisions to do so in the RMA.</p> <p>We also benefit from better understanding the original terrain i.e. in this example, from delineating what's natural and what's not, and exactly where these features occurred. I note that the RMA expects risks from natural hazards (flooding, fill and the like) to be managed.</p> <p>I hope that all parties can acknowledge the benefits of more accurately plotting part of the line of Tiakiwai in WCC's records, and in the PDP in particular.</p> <p><b>Personally, I feel we're privileged to know the cultural significance of these features, that as a community we're richer for this, and need to record them properly, when we're gifted with information to make it possible to do so.</b></p> |
| <p>16</p>  | <p><b>Extra</b></p> <p>We'll see a new spatial relationship within the inundation overlay of the PDP, and of course with the heritage/character precinct.</p>   |