



PDP Submission 333
Further Submission 069

to

Independent Hearings Commissioners' Panel
for the Wellington City Proposed District Plan

Hearing Stream 3 – **Heritage**

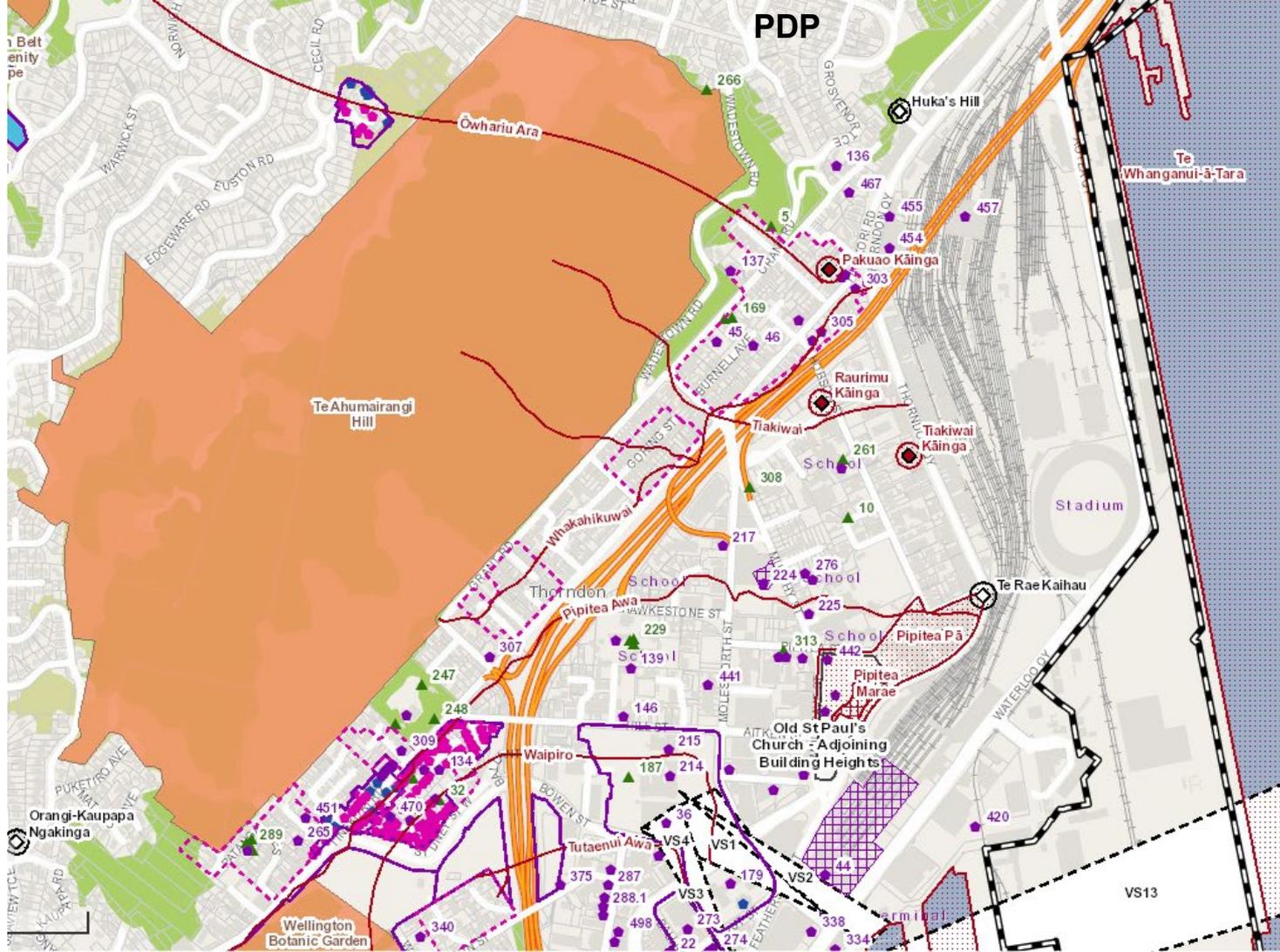
Hearings stream 3 covers these chapters:

- Historic heritage (HH)
- Notable Trees (TREE)
- Viewshafts (VIEW)
- Sites and areas of significance to Māori (SASM)
- Design Guides - Heritage, papakāinga
- Schedules - 1 to 7

Relief Sought

- the protection of historic heritage from inappropriate subdivision, use, and development:
- the management of significant risks from natural hazards

Per RMA s6 Matters of national importance



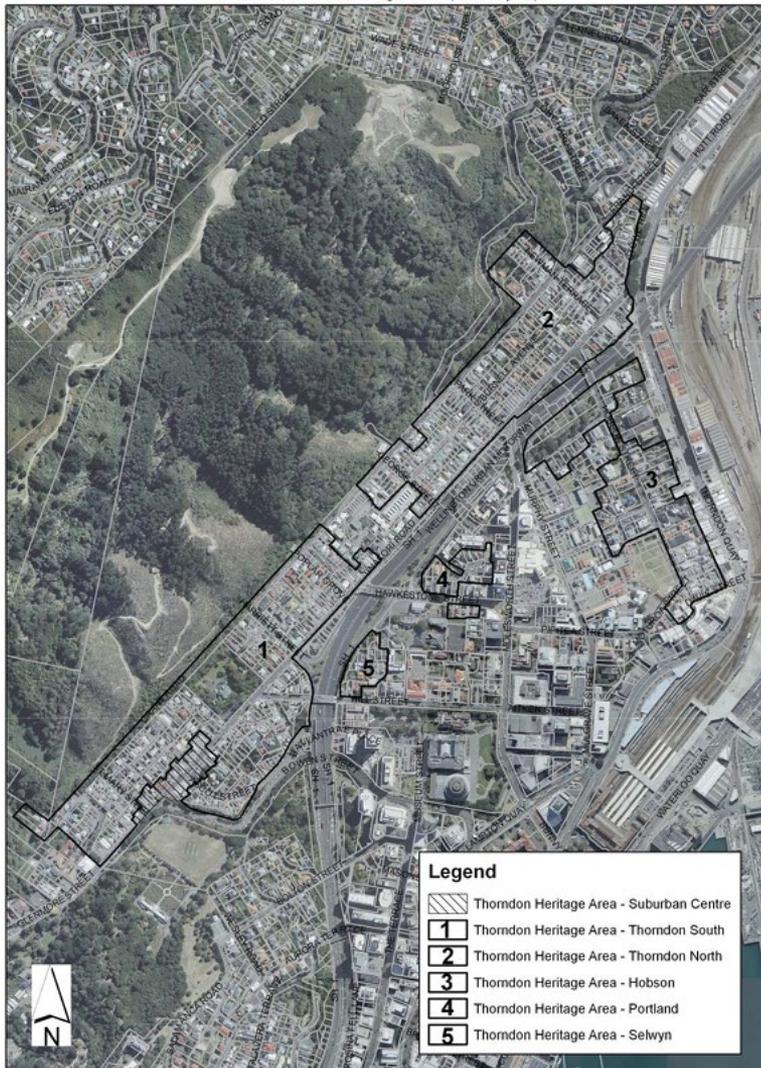
PDP

- Viewshafts (SCHED5)** ^
- Viewshafts
- Notable Trees (SCHED6)**
- ^
- Notable Trees
- Notable Trees - Indicative Root Protection Area
- Sites and Areas of Significance to Maori (SCHED7)** ^
- Sites and Areas of Significance to Māori
- Sites and Areas of Significance to Māori - Lines
- Sites and Areas of Significance to Māori - Extent
- Mana Whenua Statutory Acknowledgements** ^
- Mana Whenua Statutory Acknowledgements
- Natural Environment Values**
- ^
- Ridgelines and Hilltops
- Significant Natural Areas (SCHED8)** ^

Legend

Help

HISTORIC HERITAGE



**APPROACH TO HERITAGE MANAGEMENT IN
 RESIDENTIAL AREAS OF THORNDON**

https://wellington.govt.nz/-/media/your-council/meetings/committees/strategy-and-policy-committee/2010/08/05/files/report_1.pdf

Appendix 2
 Boffa Miskell map 2009

50 years

Thorndon Society

Newsletter of the Thorndon Society Inc.

Working with the community for Thorndon's heritage since 1973

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Drawing – Allan Morse Architect -1974

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1968

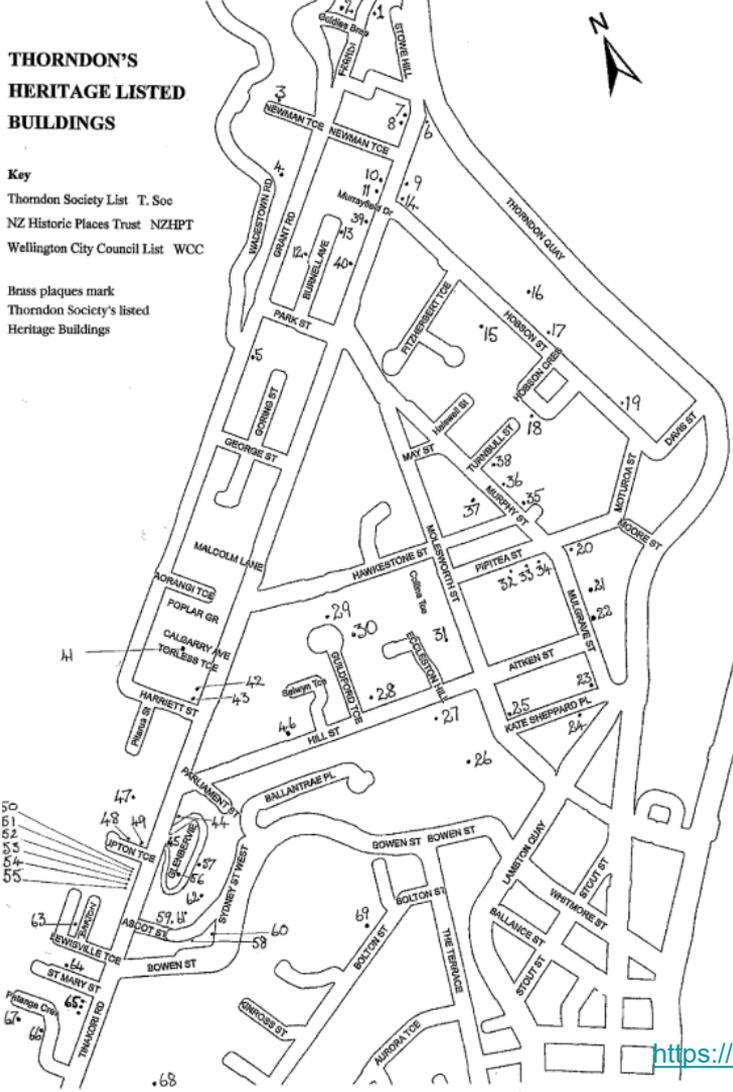


**THORNDON'S
HERITAGE LISTED
BUILDINGS**

Key

- Thorndon Society List T. Soc
- NZ Historic Places Trust NZHPT
- Wellington City Council List WCC

- Brass plaques mark
Thorndon Society's listed
Heritage Buildings



Index for Thorndon Heritage List Buildings

T.Soc	1	6 Frandi St. Tiakiwai	1870
NZHPT	2	4 Goldies Brae. "The Banana House"	1875
T.Soc	3	34 Newman Terrace	1914
T.Soc	4	38 Grant Rd Italian Embassy	1877
T.Soc	5	113 Grant Rd	1901
WCC	6	9 Tinakori Rd. Res.	1895
NZHPT.	7	10 Tinakori Rd. Res	1902
NZHPT.	8	12 Tinakori Rd. Res	1902
NZHPT.	9	25 Tinakori Rd K Mansfield Birthplace	1887
T.Soc.	10	30 Tinakori Rd. Res.	1879
NZHPT.	11	32 Tinakori Beere House	1902
T.Soc.	12	15 Burnell Ave Pendennis Arch. Petre	1875
T.Soc.	13	22 Burnell Ave Arch. Chapman Taylor	1910
T.Soc	14	100 Hobson St. Res.	1883
NZHPT.	15	53 Hobson St Queen Margaret's Tower	1876
T.Soc.	16	52 Hobson St	1861
T.Soc	17	48 Hobson St.	1906
T.Soc.	18	23 Hobson Crescent	1900
T.Soc.	19	20 Hobson Street	1906
WCC.	20	56. Mulgrave St	1875
NZHPT.	21	34 Mulgrave St Old St Paul's	1865
NZHPT.	22	32 Mulgrave St Bishop's Court	1879
NZHPT.	23	3 Mulgrave St Thistle Inn	1866
WCC.	24	19 Kate Sheppard Pl Sub Station Building	1925
NZHPT	25	34 Molesworth St Backbencher Hotel	1912 (1905?)
NZHPT.	26	Parliament Molesworth St	1912
NZHPT.	27	Molesworth St General Assembly Library	1899
NZHPT.	28	40 Hill St. Basilica.	1900
NZHPT.	29	21 Guilford Tce St Mary's College	1931
NZHPT	30	St Josephs Porch	1852
WCC.	31	Cathedral of St Paul cnr Molesworth and Hill	1954
T.Soc.	32	41 Pipitea St PM's residence 1957-76	1927
NZHPT.	33	39 Pipitea	1880
NZHPT	34	31 Pipitea VSA.	1924
NZHPT.	35	12 Murphy St Old Fire Station.	1898

T.Soc.	36	24 Murphy St Argyle House. Staples Brewer	1871
NZHPT.	37	Brewery Tower	1915
WCC	38	4 Turnbull St. Old St Paul's Schoolroom	1897
T.Soc.	39	50 Tinakori Rd Ach. F. de Jersey Clere	1897
T.Soc.	40	60 Tinakori Rd Arch. Thos Turnbull + son	1910
T.Soc.	41	5 Torless Terrace Pre 1860s cottage	1858
T.Soc.	42	222 Tinakori Rd Italianate Cottage.	1875
NZHPT.	43	224 Tinakori Rd. Shamrock Tavern.	1893
T.Soc.	44	251 Tinakori Rd. Unique Wgtn Georgian.	1853
T.Soc.	45	253 Tinakori. Hilda Holland house.	1890
T.Soc.	46	64 Hill St. Bay Villa.	1890
T.Soc.	47	260 Tinakori Rd. Premier's House	1862
T.Soc.	48	8 Upton Tce	1890
T.Soc.	49	292 Tinakori.	1890
WCC.	50	296 Tinakori Rd	1903
WCC.	51	298 Tinakori Rd.	1903
WCC.	52	300 Tinakori Rd.	1903
WCC.	53	302 Tinakori Rd	1903
WCC.	54	304 Tinakori Rd	1903
WCC.	55	306 Tinakori Rd	1903
NZHPT	56	20 Glenbervie Tce The Wedge	1906
NZHPT.	57	31 Glenbervie Tce The Moorings	1905
T.Soc.	58	17 Ascot St.	1870
T.Soc.	59	30 Ascot St. Granny Cooper's	1867
T.Soc.	60	204 Sydney St West	1870
WCC.	61	22 Ascot St Lilburn House	1951
NZHPT	62	194 A Sydney St. W. Rita Angus Cottage	1877
T.Soc.	63	5 Barton Tce	1900
T.Soc.	64	14 St Mary Street Randell Cottage	1867
WCC.	65	5 a b and c, all	1870
T.Soc.	66	23 Patanga Cres.	1899
WCC.	67	31 Patanga Cres. The Anchorage	1883
WCC	68	Botanic Garden Overseers House	1876
NZHPT.	69	Bolton St Cemetery Sexton's cottage	1857

VIEWSHAFTS

TRA's Principal Submission

Submission:

1. With evidence-based submissions in the past the Association has consistently opposed the approach by WCC to re-zoning parts of residential Thorndon situated on the eastern side of the urban motorway.
2. The Association re-submits it's [December 2021 submission](#) on the **Draft** DP so that the concerns that are not addressed by the **Proposed** District Plan can be reconsidered.
3. With its position neighbouring the Parliamentary Precinct, the Thorndon Flat and the **Hobson St residential precinct** in particular, has a unique residential character and **heritage** context in NZ. This area has it's own distinctive character, and it is a valued part of the **heritage** trail.
4. The **Hobson Precinct**, in particular, warrants application of a qualifying matter such as the Character Precinct Area designation, as applied to other parts of residential Thorndon.
5. The community has comprehensively catalogued what it believes are qualifying properties within the Hobson Precinct of inner residential Thorndon:
<https://1drv.ms/x/s!Agf-EcpyPPY8xyUWo4dEmlazjabQ?e=ZyXRZT>

Relief sought

1. Add a Character Precinct Area across the Hobson Precinct of Thorndon.

TRA Further Submission

<p>287 Eldin Family Trust Duncan Ballinger (Duncan Ballinger Stout Street Chambers), The Hon Sir Douglas White KC, John Meads and Dan Williams</p>	<p>287.9 287.10 287.11</p>	<p>Support Support Support</p>	<p>Viewshafts</p>	<p>The concept of viewshafts is important for anchoring people in place and identity.</p> <p>Te Ahumairangi Hill is the significant feature of Thorndon which flanks the western side of the suburb. This visual backdrop is particularly striking from residential properties situated on the eastern side of the urban motorway. It's part of the experience of being in historic Thorndon and connects the community (in spite of the chasm (motorway) that fractured the suburb in the 1960's).</p> <p>The Hill is part of the <i>experience</i> of being in residential Thorndon. The mood of the day in Thorndon can be marked by the mood of the weather on and around Te Ahumairangi Hill (wind, fog, etc).</p>	<p>We seek that the whole submission be allowed.</p> <p>Seek that the concept of viewshafts to Te Ahumairangi Hill also be considered from both the Hobson and Portland residential areas (which we have submitted to be Character Precincts).</p>
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Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Wellington's Character Charitable Trust	233.13	Historical and Cultural Values / Viewshafts / General VIEW	Support	<p>Considers that the provisions in the VIEW chapter (Viewshafts) identify and maintain significant views that contribute to Wellingtons sense of place and identity.</p> <p>They are an important part of Wellingtons Character and should be preserved.</p>	Retain VIEW (Viewshafts) chapter as notified.	Accept.	No.
Thorndon Residents' Association Inc	FS69.91	Part 2 / Historical and Cultural Values / Viewshafts / General VIEW	Support	<p>Appropriate protection of pre-1930s buildings 10min walkable catchment Specific heritage identification and assessment Views contributing to sense of place and identity Extend Character Precincts per Boffa Miskell Boffa Miskell streetscapes Appropriate protection of pre-1930s buildings CCZ encroachment on residential zones Old St Pauls height controls Preserve viewshafts</p>	Allow	Accept.	No



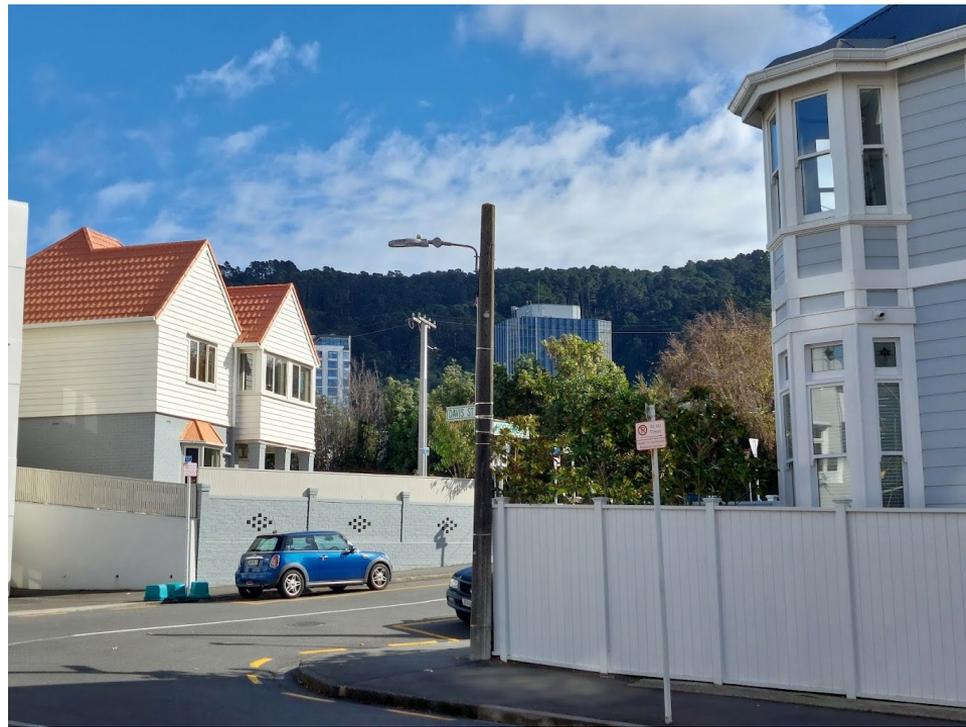
Site visit



Davis St - Thorndon Quay intersection









Hobson St









TREES



In 2009 residents invested with the Council in 9 x Oriental Plane trees (*platanus orientalis*) to enhance the western side of the street between Hobson Cres and Moturoa St.



The *ribbons of green* around Thorndon's residential character areas add important dimensions to these inner city residential spaces. They contribute much to the character & heritage. This is density done well. This is liveability, by design.

On ANZAC Day a few weeks ago we were reminded, as a nation, how important our past is.

These thoughts may be pertinent to the heritage stream:

If you don't know where you're coming from you don't know where you're going.

and

We are what we remember.

There's no need for the PDP to risk character and heritage that communities highly value and that have significance nationally.

The stakes are high; it's a one-way path.

NOTE

The slides from hereon are supplied at this stage in case they contain any evidence or contextual information that might inform discussion on the PDP and Heritage.

Otherwise, they are indicative for the Commissioners as to material that may be used in subsequent Hearing Streams.

Hobson Street - Thorndon 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.

