

PART 3 – AREA-SPECIFIC MATTERS

Zones Commercial and mixed use, Mixed Use Zone (MUZ)

Submission District Plan - Heritage

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1. Part I Overview

1.1 Purpose of submission

The submission concerns the following:

- MUZ-R16.1 and MUZ-R161.2 Height control Area 5.
- The interactive maps for 236 and 238 Middleton Road and 246 Middleton Road.
- Recognising Scheduled Historic Reserve for 246 Middleton Road.
- Property report 1071659 236 Middleton Road.
- Property report 1071644 238 Middleton Road.
- Property report 1906890 246 Middleton Road.
- The MUZ Design Guide.

This submission

- Rejects the proposed 15m height controls on properties 236 and 238 Middleton Road and asks that they be retained at 8m.
- Seeks to remove Glenside from the MUZ-R16.2 Height Control Area 5, maximum height of 22.5m.
- Seeks a recession plane of 3 m height and 45 degree angle on the boundary of Historic Reserves, or alternatively, on the boundary of 238 Middleton Road.
- Seeks a reference on the District Plan, the interactive map and the Property report for 246 Middleton Road, that this is scheduled Historic Reserve so that the whole site (not just the Historic House) is recognised in MUZ decision making.
- Supports references to heritage, vegetation and water in the MUZ Design Guide, but seeks an increase to three dot rating for *Designing with Water* section.

The intent of these submission points is to

- Protect the Wellington City Council owned public asset at 246 Middleton Road, which is a scheduled Historic House, and a scheduled and gazetted Historic Reserve on which there is a heritage garden managed by community volunteers.
- Ensure that the heritage garden and open space on the reserve is not destroyed by overbearing buildings and shade and remains a beneficial public space.

This submission supports the Heritage Gardeners oral submission of 11 March 2022 and written submission of 12 September 2022, and should be read in conjunction with them.

1.2 Introduction

My name is Claire Bibby. I am a graduate of the Master of International Security programme at the Centre for Defence and Security Studies at Massey University, achieving a Masters in International Security, Intelligence endorsement.

In 2019 I was a finalist in the policy section for the NZ Women of Influence Awards. In 2018, I received the Australasian Council of Women and Policing Award for Excellence in Research.

I was on a team that developed New Zealand's first National Action Plan for Women, Peace and Security, which was taken to the United Nations Security Council in 2015. At the invitation of United Nations Women, I addressed conferences in Thailand and Jordan, on enabling the community voice to be heard by governing agencies and decision making authorities.

1.3 Statement of acknowledgement

Local Government and Central Government agencies are largely funded by the community, and I value the opportunity to participate in the democratic process that enables me to be heard in the decisioning making of this District Plan.

1.4 Background

I have been a resident of Glenside since 1998 (25 years). I was present at a community meeting in 2001 in which the local residents met to seek the retention of the Glenside suburb name and sought the protection of Glenside's heritage sites and streams, and traffic safety enhancements.

As a result of the community meeting, in 2002 I organised a blessing of the streams, in which Ngati Toa, mana whenua, were invited to participate. Since then, I have actively researched the history of the area and engaged with community, Wellington City Council and Heritage NZ to protect the heritage sites and bring the stories of the past to life through publications, community events and community activities.

I led the community to motivate the Wellington City Council to restore the historic Halfway House on the Glenside Reserve at 246 Middleton Road. I now lead the development of its heritage gardens and a team of volunteer gardeners.

2. Part II The significant Historic Halfway House, Historic Reserve and the Heritage Garden



2.1 Overview

This section explains the significance of the historic Halfway House, Historic Reserve and heritage garden on 246 Middleton Road and its relationship to the MUZ which is on the adjacent boundary properties of 236 and 238 Middleton Road.

The land on which the Halfway House and heritage garden is located is gazetted as a Scheduled Historic Reserve.¹ It forms part of the larger Glenside Reserve and was purchased by Wellington City Council in 1951. Its scheduled Historic Reserve status is not recognised on the District Plan and should be or it will be not taken into consideration in MUZ decision making.

¹ New Zealand Gazette. (2014, November 11). *Change of Classification of Reserve*. <https://gazette.govt.nz/notice/id/2014-In7138>

Between 2001-2011, I led the community submissions to get Council commitment for funding to restore the historic Halfway House. The House is a scheduled heritage building on the District Plan WCC Reference 439.

I lead a group of community volunteers developing a public heritage garden around the house which only uses plants that were in New Zealand before 1900. We began this project in 2015.

The significance and importance of gardens and green space to community and environmental health and well-being is discussed further on under heading 2.6.

2.2 The Halfway House

The Halfway House is an old name for a travellers rest, accommodation house or inn. There has been a Halfway House at Glenside since 1841. Letters dating from 1842 written from the Halfway House are held in Alexander Turnbull library.²

In 1849 the Halfway House was sketched on this site by Martha King, New Zealand's first commissioned botanical artist.^{3 4}

In 1846-1849 the Halfway House on this site was drawn on a map by surveyor Thomas Henry Fitzgerald (1824-1888) who was overseeing the construction of the Porirua Road.⁵

² Wall, S. (1805-1873). Letter, written from Parrurua [ie Porirua] Road, describes the voyage to New Zealand, their arrival in Wellington, setting up their accommodation house and life in Wellington. Bishop Selwyn's visit is also described in the letter. <https://tiaki.natlib.govt.nz/#details=ecatalogue.44338>

³ King, M. (1849). Shows Anthony & Susannah Wall's Accommodation House, known as the Halfway House, at Glenside, near Johnsonville. <https://natlib.govt.nz/records/23075603?search%5Bpath%5D=items&search%5Btext%5D=halfway+house>

⁴ Long, MM. (1990). King, Martha, Dictionary of New Zealand Biography. *Te Ara - the Encyclopedia of New Zealand*. Retrieved on 9 June 2023. <https://teara.govt.nz/en/biographies/1k12/king-martha>

⁵ Fitzgerald, TH. Fitzgerald. (1849). Thomas Henry, 1824-1888: North Road [ms map]. [Johnsonville to near Paekakariki] (signed) A.H. Russell, Captn 58th Regt, Supt of Military Roads [1849]. Ref: MapColl-832.47gmbd/[1849]/Acc.460. Alexander Turnbull Library, Wellington, New Zealand <https://natlib.govt.nz/records/22334880>

In c1880 the current Halfway House was built.⁶ In 1891 the old Halfway House burned down.⁷

In 2017 the current Halfway House was restored by the Wellington City Council and the two front rooms were furnished with antiques by the community and made available for public use. The remainder of the house is tenanted.

2.3 Significance of the heritage garden on the Historic Reserve



The historic Halfway House and garden are unique to Wellington. The heritage garden is the only public flower garden in the Northern suburbs.

The house and garden attract local and international visitors for recreation, for guided Walks & Talks, and feature in Wellington's annual heritage festival.

⁶ Bowman, I. (2004). *Halfway House, Johnsonville. Conservation Plan.*

⁷Untitled. (1891, 28 July). *Evening Post*, Volume XLII, Issue 24. <https://paperspast.natlib.govt.nz/newspapers/EP18910728.2.11> ; Untitled. (1891, July 28). *New Zealand Times*, Volume LII, Issue 9357. <https://paperspast.natlib.govt.nz/newspapers/NZTIM18910728.2.10>

The garden is a certified Butterfly Habitat Garden. This accreditation was awarded in 2021 by the Moths & Butterflies of New Zealand Trust.

In 2021 the Heritage Gardeners become an Accredited Award Provider for the Duke of Edinburgh's International Award, for teaching gardening skills.

A timeline of the history of the house, with references, is on the Glenside website under the heading House History on the Halfway House webpage <https://www.glenside.org.nz/halfway-house.html>

2.4 The Heritage Gardeners.

In 2015 I led the formation of the Halfway House Heritage Gardeners. Our purpose is to develop a garden of heritage plants in keeping with the 1840-1880 era of the Halfway House.

We use plants that were in New Zealand before 1900 to give visitors a the experience of the sights, touch, taste and colour that our forebears experienced.

There is riparian planting along the stream, a flower bank, an orchard with 19 fruit trees, a kitchen garden growing rare Maori vegetables such as the purple urenika potato and yellow taputini kumara, and a fernery.

Some trees have been planted by people important to the history and heritage of the site, for example, the Governor General's husband Dr Richard Davies and former Mayor's Celia Wade-Brown and Justin Lester.

The plants are listed on the Glenside website with photographs their provenance and history, refer <https://www.glenside.org.nz/heritage-gardeners.html> and I regularly receive inquires from gardeners and researchers about the plants in the garden.

The plants in the garden and research associated with their history have an important role in answering national and international research questions.

Example 1

Clive Groves of the famous Groves Nurseries of England, founded in 1866, identified that a Halfway House violet is unknown to him, that it is special, and to give it a name and look after it. Groves Nursery holds the British national collection of *Viola ordorata* and Parma violets.

Example 2

A heritage gardener discovered a previously unknown and rare New Zealand sweet pea catalogue of Charles Trevethick (1854-1928) which was passed onto Dr Keith Hammett, eminent plant breeder of New Zealand and Roger Parsons, renowned sweet pea breeder of the UK. As a result, the forgotten history of early New Zealand sweet pea breeder Charles Trevethick was written and published in the UK National Sweet Pea Society Annual (2018, pp 91-98.).

The garden is influential. For example, Bernice Dingwall, head gardener for the Waitangi Treaty Grounds visited the historic Halfway House garden on Waitangi Day 2023 and came away inspired saying:

“It changed my thinking and I want to go back to the Waitangi Treaty Grounds and revisit what we are doing in the garden and bring back heritage into the garden.”⁸

2.5 Educational Walks and Talks and visitors

The Heritage Gardeners host heritage garden educational Walks & Talks in the garden for all ages, such as guiding groups and school children, garden groups, walking groups and church groups.

I am a regular guest speaker for volunteer groups, speaking at community meetings about the house and garden.

The garden is a popular attraction in the annual Wellington Heritage Festival.

⁸ *Halfway House inspires Waitangi gardener.* (2023, February 9). *Independent Herald*, p. 12.

It has featured in many publications including the journals of Heritage Roses NZ and the Moths & Butterflies of NZ Trust.

2.6 Relationship between gardening, open space and health and wellbeing

The Historic Reserve and Open Space at 246 Middleton Road provides a unique garden and green space for the well-being of the community.

International research published by the Royal College of Physicians, London, UK (2018) shows that gardening and exposure to plants and green space is beneficial to mental and physical health and that local authorities should increase open spaces and the number of trees, which also helps to counteract air pollution and climate change.⁹

The author found that “Many studies in the UK and other countries concur that higher proportions of green space, especially biodiverse habitats are associated with less depression, anxiety and stress...”¹⁰

Trees, hedges, and other plants counter climate change by trapping carbon and emitting oxygen; and improve the environment by reducing noise, heat, glare, wind, water run-off, erosion and dust.¹¹

New Zealanders have contributed to the international body of research, such as Auckland University of Technology PHD student and lecturer, Gayle Souter-Brown who found a relationship between ecologically rich green space, reduced stress levels and improved wellbeing and published a book, *Landscape and Urban Design for Health and Well-Being Using Healing, Sensory and Therapeutic Gardens* (2015).¹²

⁹ Thompson, R. Gardening for health: a regular dose of gardening. (2018). *Clinical Medical Journal*, 18 (3), 201-205. <https://doi.org/10.7861/clinmedicine.18-3-201>

¹⁰ Ibid. (2018. Para 5).

¹¹ Ibid. (2018. Para 16).

¹² Go Gardening for Health. (2018, October 17). *Go Gardening Helping New Zealand Grow*. <https://www.gogardening.co.nz/in-the-garden/2-0-1545/go-gardening-for-health>

Dr Danielle Shanahan, our current Zealandia Chief Executive has also contributed to international research on the valuable relationship between urban green spaces and healthy communities.^{13 14 15}

The Halfway House heritage garden with its nectar sources for birds, bees and butterflies will not survive if it is shaded by the height controls permitted in the Proposed District Plan.

3. Part III What needs to change

This submissions seeks changes to the following:

- MUZ-R16.1 and MUZ-R161.2 Height control Area 5; fix anomalies and retain 8m heights.
- Amend interactive map for 236 and 238 Middleton Road to reflect above.
- Record Historic Reserve as a scheduled site on 246 Middleton Road.
- Update property report 1071659 236 Middleton Road, property report 1071644, 238 Middleton Road, and property report 1906890 246 Middleton Road to reflect above changes.
- Increase *Designing with Water* from one dot to three dots in MUZ Guide.

¹³ Cox D T C, Shanahan D F, Hudson H L, Fuller R A, Anderson K, Hancock S, & Gaston K J. (2017). Doses of Nearby Nature Simultaneously Associated with Multiple Health Benefits. *International Journal of Environmental Research and Public Health*, 14(2):172. <https://doi.org/10.3390/ijerph14020172>

¹⁴ Sushinsky J R, Rhodes J R, Shanahan D F, Possingham H P, & Fuller, R A. (2017). Maintaining experiences of nature as a city grows. *Ecology and Society*, 22(3):22. <https://doi.org/10.5751/ES-09454-220322>

¹⁵ Shanahan D F, Astell–Burt T, Barber E A, Brymer E, Cox D T C, Dean J, Depledge M, Fuller R A, Hartig T, Irvine K N, Jones A, Kikillus H, Lovell R, Mitchell R, Niemelä J, Nieuwenhuijsen M, Pretty J, Townsend M, van Heezik Y, Warber S, & Gaston K J. (2019). Nature–Based Interventions for Improving Health and Wellbeing: The Purpose, the People and the Outcomes. *Sports*, 7 (6):141. <https://doi.org/10.3390/sports7060141>

3.1 Height controls

Council wish to increase the height control for 2376 and 238 Middleton Road from **8m** to **15m**.

The height controls for these properties in Glenside appear incorrect on the Proposed District Plan as the interactive maps, property reports and Mixed Use zones do not match.

The interactive e-map and property reports show the sites of 236 Middleton Road (Property report 1071659) and 238 Middleton Road (Property report 1071644) have a height control of **15m**.

Instead, Glenside has been included in the MUZ-R16.2 Height Control Area 5, with a maximum height of **22.5m**.

Regardless, we seek to retain the existing **8m** height control.

Sought:

Remove Glenside from the MUZ-R16.2 Height Control Area 5, with a maximum height of **22.5m**.

Remove the proposed height controls for 236 and 238 Middleton Road and leave them at the original **8m**.

3.2 Recession planes

The property 238 Middleton Road is adjacent to the Halfway House on 246 Middleton Road. The Halfway House address is scheduled Historic Reserve on Open Space. The Council propose that a recession plane for a boundary adjacent to Open Space is 60% measured from a height of 5 m. (see Table 1). This does not take into account that the adjacent site is also scheduled Historic Reserve.

Table 1 Proposed recession planes

| MUZ-S3 | Height in relation to boundary |
|--|--|
| 1. No part of any <u>building</u> or <u>structure</u> may project beyond the relevant recession plane shown below: | |
| Location | Recession plane |
| Boundary adjoining any <u>site</u> within the MRZ with a <u>height</u> limit of 11m identified on the District Plan Maps | 60° measured from a <u>height</u> of 4m vertically above <u>ground level</u> |
| Boundary adjoining any <u>site</u> within the MRZ with a <u>height</u> limit of 14m identified on the District Plan Maps | 60° measured from a <u>height</u> of 5m vertically above <u>ground level</u> |
| Boundary adjoining any <u>site</u> within the HRZ | 60° measured from a <u>height</u> of 8m vertically above <u>ground level</u> |
| Boundary adjoining any <u>site</u> within an Open Space Zone | 60° measured from a <u>height</u> of 5m vertically above <u>ground level</u> |

Sought:

Include a reference on the interactive map and the Property report for 246 Middleton Road, that this is scheduled Historic Reserve.

Include a new section:

***Location** Boundary adjoining any Historic Reserve*

***Recession plane** 45 degrees measured from a height of 3 metres vertically above ground level.*

3.3 Issues with proposed height controls and enjoyment of open space

The height controls for 236 and 238 Middleton Road do not meet the National Policy Standard for housing as this location is not a city centre or on a railway line and there are no neighbourhood shops.

Currently 238 Middleton Road is a café and garden centre. The properties bound onto the adjacent public reserve which is a gazetted scheduled Historic Reserve, with a scheduled heritage building (the historic Halfway House), and a heritage garden.

The proposed District Plan height and recession plane will create the atmosphere of an enclosed alleyway down the driveway to the reserve and the 15m height will shade the nationally and internationally recognised heritage garden and certified butterfly garden from afternoon sun and plants will die.

It will enclose the heritage site on two sides, intruding on the heritage values of rural space and isolation.

The recreational asset which Council and community has invested in for wider public enjoyment and health benefit will become an undesirable destination for recreation and education.

3.4 Height controls and recession planes ignore Heritage Design Guide

The Wellington City Council Heritage Design Guide states its purpose is to provide guidance for the enjoyment of scheduled sites:

“The Heritage Design Guide provides guidance so that sites and areas of significance to Māori, and scheduled historic heritage sites, areas, buildings and structures can be sustained, to be enjoyed today and by future generations” (p.5).

The Guide also states that

“New development respects and responds to nearby scheduled sites and areas of significance to Māori, heritage areas, buildings, structures and trees.” (p.7).

The proposed heights and recession planes breach the principles of the Wellington City Council Heritage Design Guide by imposing on the site and should not be in the plan.

3.5 Height controls impact on stream

There is a major stream that runs through all three properties. It is recognised in the Proposed District Plan and in the Property Report associated with 236, 238 and 246 Middleton Road as a site an area of significance to Maori - Reference DP171.

The streams are also significant to our community, who live beside the streams and have been undertaking riparian planting in partnership with Greater Wellington Regional Council and Wellington City Council for 20 years.^{16 17}

The Heritage Design Guide recognises the importance of “Wai or water is an important part of Aotearoa’s sense of place identity” (p.12) and has the following provisions:

“G3 Ensure new development celebrates and maintains the significance of wai for Sites and Areas of Significance to Māori .” (p. 12).

“G4. Consider the connection between heritage buildings, heritage structures and heritage areas with water, where water has been identified as contributing to the values of the place.” (p. 12).

The proposed height controls for 236 and 238 Middleton Road go against the Council’s own principles to celebrate and maintain the significance of water by permitting the stream to be enclosed in a narrow dark corridor surrounded by tall buildings.

There are not many “daylighted” streams in Wellington as they have been enclosed in pipes. We should be celebrating the remaining streams that we have in the open, for their ecology and for the amenity values they provide for residents, not making them inaccessible and hidden between tall buildings.

3.6 The Bowman report – retaining the isolated rural wilderness setting

In 2004, Ian Bowman, Architect and Conservator, prepared a conservation plan for the Halfway House and its site. The report was commissioned by the Heritage Adviser to the Wellington City Council.¹⁸

¹⁶ Glenside – The Halfway. (2023). *Glenside Streamcare Group* <https://www.glenside.org.nz/streamcare-welcome-80.html>

¹⁷ Glenside – The Halfway. (2023). *Glenside Restoration Group* <https://www.glenside.org.nz/glenside-restoration-group.html>

¹⁸ Bowman, I. (2004). *Half Way House, Johnsonville Conservation Plan*.

Bowman lists its cultural values stating “Whilst the urban setting has changed somewhat, it nevertheless, retains some of the feeling of rural isolation.” (p. 17). In General Policy 10 he writes:

“That the setting of Halfway House is retained and, where possible, enhanced to maintain or enhance heritage values.” (p. 44).

“The setting of Halfway House is a key element of its heritage value, given its association with the Old Porirua Road and early settlement. An atmosphere of isolation and wilderness is important to be retained in any landscape development, as this is an identified emotional value associated with the house. The current extensive residential developments to the south west of the house should be screened so that they cannot be seen from the house.” (p. 44).

The Heritage Gardeners have followed his advice by planting to screen the buildings at 230 Middleton Road. We could do this, as the houses are situated across the stream and there is space for screening planting using deciduous trees and small leaved native trees which will not heavily shade.

The garden centre canopy at 238 Middleton Road is an unsightly intrusion on the boundary. We have not planted trees on this boundary as the garden centre needs light for their plants to flourish and to prevent disease. This is the same reason we reject the proposed height controls on the boundary – it will kill our plants by reducing afternoon light and airflow, causing disease. It will also reduce the sunshine hours for the butterfly habitat.

3.7 District Plan to recognise scheduled Historic Reserve

This submission seeks that the District Plan recognises that 246 Middleton Road as a scheduled Historic Reserve.

The address 246 Middleton Road is Open Space, Glenside Reserve. It was scheduled as Historic Reserve as of November 2014.¹⁹ There is no reference in the District Plan to its scheduled

¹⁹ New Zealand Gazette. (2014, November 11). *Change of Classification of Reserve*. <https://gazette.govt.nz/notice/id/2014-In7138>

heritage status and there should be so that public and council officials are aware for decision making, particularly decisions relating to the adjacent MUZ for 238 Middleton Road. i.e. It is not just about protecting the Historic House, it is also about protecting the Historic Reserve and the heritage garden and open space on it.

3.8 The Mixed Use Zone Design Guide

The Design Guide for Centres and Mixed Use does not require the Heritage Design Guide to be considered and applied unless the MUZ properties themselves are -

- located within a heritage area or are a listed heritage building (p.7).

As 236 and 238 Middleton Road are not in a heritage area or listed heritage building, this means that there is no incentive or requirement to consider the the scheduled heritage on the adjacent property, 246 Middleton Road.

The Design Guide for Centres and Mixed Use does however, reference heritage in in the surrounding area under G1 (p. 11) and it G2 (p. 12) and gives these guidelines a rating of “essential” and “must be applied”.

Therefore, it is even more essential that the Historic Reserve status of 246 Middleton Road is included in the District Plan. It is not sufficient for just the house to be on the District Plan as scheduled heritage – the whole Historic Reserve must be, so that the correct decision making takes place.

The relevent page of the guide is inserted overleaf.

Figure 2 G1 Design outcomes to be considered for contextual analysis

Note: The blue dots are inserted to highlight the heritage and parks references in the MUZ guidelines.

Guidelines

Responding to the natural environment

Responding to whakapapa of place

The site's natural form, the history of its development, key environmental attributes and any significant cultural values associated with it play a significant role in successful design outcomes.

The landscape context contributes to a neighbourhood's unique sense of place and identity.

G1. ... Prepare a contextual analysis that depicts how the development proposal positively contributes to the surrounding area. Contextual analysis should include the following:

- » Natural environment
- » Cultural context
- » Te Ao Māori
- Heritage context
- » Streetscape
- » Movement
- » Site characteristics
- » Built form
- » Land use
- » Urban structure
- » Opportunities and constraints

Such analysis needs to contain an assessment of:

- Block sizes/grain
- Frontage widths
- Spaces between buildings (side yards)
- Connections to parks, reserves and public spaces
- Alignment of key elevation lines (including roofs, cornices, parapets, verandahs and floor lines)
- Orientation to the street
- Landform
- Existing and local vegetation scale and type
- Materials, finishes and textures

| Rating System | |
|---------------|---|
| ... | Guidelines rated with three dots are considered essential and must be applied to all proposed development. |
| .. | Guidelines rated with two dots will apply to most proposals; if a proposal does not meet a design guide rated 2, the applicant may be required to justify or revise the design. |
| . | Guidelines rated with one dot can support a proposal to meet the outcomes of the Design Guide. However, they may not apply to all developments. |

Figure 3 G2 Design outcomes to be considered for contextual analysis

Note: The blue dots are inserted to highlight the heritage and parks references.

- G2. ...** Identify and respond to the natural and cultural landscape within and surrounding the site, including but not limited to:
- Māori sites of significance and their traditional uses.
 - » Identified view shafts to maunga and awa/moana of significance to mana whenua.
 - Native vegetation and planting.
 - Scheduled heritage places.

We support the wording of G1 and G2 and ask that it remain in the Design Guide, along with Vegetation and Planting (G3 to G7) and Designing with Water (G16-G19).

Designing with water only has one dot, however with climate change and severe weather events, it should have higher priority i.e. three dots.

Figure 4 Designing with Water

Designing with water

Designing to restore the mauri of our environment ensures our neighbourhoods are resilient for future generations and our city is a healthy place for nature as well as people.

Stormwater

- G16. •** Where possible, new development should improve the quality and reduce the quantity of stormwater runoff. This could be through:
- » Minimising the area of impervious surfaces.
 - » Providing filtration and attenuation around car parks and other large impervious surfaces.
 - » Providing roof gardens and vegetation on surfaces that would typically be covered by cladding or exterior building materials.
 - » Capturing roof runoff in stormwater detention tanks for management.
 - » Soakage/ground-water recharge.
 - » Implementing best practice water sensitive design that is appropriate for the site

Figure 4 Designing with Water cont.

Water conservation

- G17.** • Water conservation methods and retention are recommended to be integrated into the landscape and building design.

This could be through:

- *Reducing demand on mains by recycling captured stormwater as greywater.*
- *Utilising plant and tree species that do not require regular irrigation*

Ecology

- G18.** • Where possible, regenerate waterways and enhance the stream ecology where waterways exist above or below ground.
- G19.** • Where possible, protect and enhance existing native bush and significant trees on-site.

4. Part III Significance of 246 Middleton Road to wider heritage sites in the locality

This part explains the importance of the context and connection of the historic Halfway House, the Historic Reserve and the heritage garden at 246 Middleton Road to the wider Glenside area and references the heritage advisors who recognise its value and preservation.

4.1 Book – role of Wellington City Council

I have written a book, *The History and Heritage of Glenside* (2003, 2008) published by the Onslow Historical Society Inc.²⁰ The book notes that protection of Glenside’s history relies on Wellington City Council and Heritage New Zealand (formerly NZ Historic Places Trust).

Despite the increasing pressure of development, a surprising amount of heritage exists, Whether it remains depends on the value it is given by the people of Wellington and the legal protection it is given by the Wellington City Council and New Zealand Historic Places Trust. (2003, p. 45).

²⁰ Bibby, C. (2003). *The History and Heritage of Glenside*. The Onslow Historian, 32 (1-4), 1-48.

4.2 Website – Heritage advisors say avoid development in Middleton road corridor

In 2007 myself and another resident created the Glenside website www.glenside.org.nz. On the website is a tab for Heritage <https://www.glenside.org.nz/heritage-topmenu-98.html> and for Halfway House <https://www.glenside.org.nz/halfway-house.html> which list the stories of the people and historic places that have shaped the Glenside community.

The Heritage webpage references a letter to the City Council in June 2002 about planning growth in Wellington’s Northern suburbs, in which the Historic Places Trust stated:

“Many significant heritage features are clustered within the Glenside-Middleton Road corridor. The Trust supports a development approach that avoids this corridor.”

The historic Halfway House, Historic Reserve and Heritage Garden is in this corridor.

The Heritage webpage informs that during a visit to Glenside, Mr Robert McClean, Historic Places Trust, discussed the significance of Glenside heritage values to the Wellington Region.

These included:

- Best preserved examples of technical heritage.
- Significant heritage landscape value.
- Heritage combined in a compact area close to the city.

Mr McClean said that Pauatahanui and Makara were often upheld as historic areas, whereas Glenside was a better example, as much of its landscape and heritage sites are undisturbed and could therefore be seen in context to each other.

Elizabeth Cox reaffirms this, in her Council funded Heritage report:²¹

The wider Glenside-Middleton Road corridor has a number of heritage features, a number of which still sit within their rural context, despite the growth of housing and transport links in the wider area. There are historic houses, abandoned farm gardens,

²¹ Cox, E. (2018). *Historic Heritage Study for the Upper Stebbings and Marshall Ridge Structure Plan.* <https://www.glenside.org.nz/images/stories/heritage/2018-historic-upper-stebbings.pdf>

collections of trees, farm fences and boundaries, walking tracks, and heritage items related to the roads and rail corridors that transverse the area. Furthermore, despite the clearing of much of the hills for farming, the even older history of the area can still be seen in the landscape – in the streams, the original form of hills, and small patches of native bush (2018, p. 6).

4.3 Website – Archaeology reference material

On the Glenside website, the archaeology page <https://www.glenside.org.nz/heritage-archaeology.html> verifies Mr McClean’s comments about significant heritage along the Middleton road corridor with the following evidence:

- An historic heritage evaluation of the Glenside millstand (2023).
- Four District Plan listed heritage sites in Glenside.
- The New Zealand Archaeological Association lists six Glenside sites and two adjacent sites.
- There are six archaeological reports, three funded by Wellington City Council and three funded by landowners.

The archaeology page also includes the Wellington City Council funded *Historic Heritage Study for the Upper Stebbings and Marshall Ridge Structure Plan* by Eizabeth Cox (2018).²²

4.4 Wellington City Council heritage successes in Glenside

The Wellington City Council has supported some heritage sites in Glenside (examples listed below) and we would ask that the Council continue to protect its public asset at 246 Middleton Road by protecting it from adverse adjacent development.

Examples of Wellington City Council support for heritage in Glenside

- The Halfway House and Ivy Bank farm (Nott House) listed as heritage sites in the Wellington City Council District Plan (2007).
- Archaeology investigation on Westchester Drive road extension to ensure burial site not damaged (2008-2009).
- Construction of a memorial for early settler buried in about 1842 (2013).

²² Ibid.

- Scheduled Historic Reserve for Halfway House land (2014).
- Parks & Gardens support for development of heritage garden at Halfway House (2015 ongoing).
- Restoration of historic Halfway House (2017).
- Wellington City Council support for heritage listing of the Glenside milkstand (2023).

4.5 Conclusion

The address of 236 and 238 Middleton Road is not suitable for the proposed height controls and recession planes as future development would shade the stream and adjacent open space on 246 Middleton Road, making it an unhealthy green space. The address of 236 and 238 Middleton Road is very close to the stream and bound by a significant Historic House (scheduled site) Historic Reserve (scheduled but not yet recognized as such in Proposed District Plan) and heritage garden.

Future development on 236 and 238 Middleton Road must enable sunshine for growing riparian plants along the stream, enhanced storm water management and the continuation of a healthy garden with heritage planting on the adjacent Historic Reserve.

The Council has a social and moral responsibility to continue its investment partnership with community for a unique heritage educational recreational experience for the public in a natural growing environment, which has proven benefits for community and environmental well-being.

To that end, we seek a reduction in the height controls, a change to the height in relation to boundary recession planes and recognition of 246 Middleton Road as Historic Reserve. We also ask that Water Management be given a three-dot priority in the MUZ.

Claire Bibby *for*

Heritage Gardeners

9 June 2023

Attached – Property reports for 236, 238 and 246 Middleton Road.