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**REPORT 4**  
*(1215/52/IM)*

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**ADDITIONAL ITEM FOR INCLUSION IN PROPOSED  
DISTRICT PLAN CHANGE 71: GENERAL  
AMENDMENT TO DISTRICT PLAN  
HERITAGE LIST AND MAP**

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**1. Purpose of Report**

To seek approval from the Committee to publicly notify inclusion of a further item in Proposed District Plan Change 71 (DPC 71), in order to make a minor amendment to the Heritage List, map and notations to assist the proper functioning of the District Plan.

**2. Executive Summary**

This item is a further item to be included in the list of issues addressed in DPC 71, as a change to the District Plan. The change proposes deleting the listing of 70 Barnard Street, Wadestown from the District Plan Heritage List and Map 15 (Item 381). The change proposed is considered minor in nature.

The item was listed in 1994. Recently it has been confirmed that the building information is inaccurate and that the building should be removed from the District Plan Heritage List. The change is necessary to ensure that the integrity of the Heritage List is maintained and not undermined by an inappropriate listing, and to ensure the efficient operation of the District Plan.

**3. Recommendations**

Officers recommend that the Committee:

- 1. Receive the information.*
- 2. Agree to the removal of 70 Barnard Street, Wadestown from the Heritage List (Item 381) and Map 15, and to include this as a part of District Plan Change 71 which was resolved to be approved for notification at the SPC meeting of 6 August 2009.*

3. *Note that officers will advise the owners of 70 Barnard Street, Wadestown of the Committee's decision and the District Plan Change 71 process.*

## **4. Background**

District Plan Change 71 was considered by SPC on 6 August 2009. It is awaiting notification, pending a decision on the Reserves agreement for Stebbings Valley which is to be reported to SPC on 10 September 2009.

The house at 70 Barnard Street was listed in the Proposed District Plan 1994 (it has essentially been recognised as listed since this time). The research report prepared for listing in 1994, has been found to have substantial inaccuracies.

### **4.1. Background to Heritage Listing at 70 Barnard Street, Wadestown**

The reasons for listing the building on the District Plan in 1994 were based on the reputation and significance of who at that time was thought to be the building's architect, identified as James Chapman-Taylor, NZ's most significant Arts and Crafts architect.

The Heritage Building Inventory 1994 states the following about 70 Barnard Street: *"This Arts and Crafts home is an important building by a leading NZ architect who essentially began this particular stylistic movement here during the early decades of this century."* (20<sup>th</sup> century) The Summary of Heritage Value in the Inventory considers the building against criteria which include the following values: Emotional; Historical; Design; Use; Contextual; Level of Authenticity; Statement of Significance. All these evaluations are predicated in terms of it being a work by the architect Chapman-Taylor.

Since the initial listing in the District Plan in 1994, it has come to the Council's attention that the building has been mistakenly identified as a Chapman-Taylor house. Council's records on the building include correspondence from Judy Siers in 1998, which establishes that the building was not designed by Chapman-Taylor. Judy Siers is the leading NZ expert on the work of Chapman-Taylor and has researched and written up the major work on the architect in her publication entitled *'The Life and Times of James Walter Chapman-Taylor'*, Millwood Heritage Productions, 2007

In July 2009, the building was researched by Michael Kelly, Historian, and Russell Murray, Conservation Architect (see attached report). This research has confirmed that the building was not designed by Chapman-Taylor. The architectural plans for the building clearly identify that the architects responsible for design in 1914 were the Wellington firm of Atkins and Bacon.

### **4.2 Effect of Heritage Listing**

Wellington City Council files show that since 1998, both the current owner and the immediate past owner have discussed with Council officers, the inaccuracies

of research and the effect of the listing of the building in the District Plan Heritage List.

The current owners wish to undertake alterations to the building. These include the removal of an addition to the building which is structurally in poor condition and has significant leaking problems. They also wish to make additions to the building to improve the family's living conditions.

As the building is currently listed on the District Plan Heritage List, before additions can be undertaken, an application for resource consent is necessary. Resource consent will require an assessment of the impact of additions and alterations on the heritage values of the building as listed in the Heritage Inventory, which contains research carried out prior to listing in the District Plan. As the building is listed primarily for its design by the architect Chapman-Taylor the assessment will provide problems and unnecessary challenges.

The current owner has requested that the error of District Plan listing be rectified by removal from the Heritage List.

Although there has been doubt for some years as to whether the building was indeed designed by Chapman-Taylor, it is only more recently that a thorough architectural assessment and historical analysis has established that the building is not a Chapman-Taylor. Officers consider that it is important to correct this inaccuracy to ensure that the Heritage List is robust and maintains its integrity. In addition, this proposed amendment to the Heritage List will ensure that the current owner, or any subsequent owner is not unduly restricted by mistakenly listed items in the District Plan.

A recent desk-top audit undertaken by heritage officers has revealed that this error appears to be an anomaly. Officers are confident that the Heritage List is robust and accurate.

## **5. Conclusion**

Since the research was completed for the District Plan listing in 1994, significant inaccuracies have been found in the research which provided the information on the basis of which the building was listed.

The above proposal to remove 70 Barnard Street from the District Plan Heritage List is considered to be minor in nature. If approved for notification it will ensure that the integrity of the Heritage List is not compromised by the inclusion of this building. It will enable the error to be corrected.

Contact Officer: *Vivien Rickard, Principal Heritage Advisor*

## **Supporting Information**

### **1) Strategic Fit / Strategic Outcome**

*The District Plan supports the outcomes of the Urban Development Strategy.*

### **2) LTCCP/Annual Plan reference and long term financial impact**

*Project C533 – District Plan*

### **3) Treaty of Waitangi considerations**

*All District Plan work is required to take into account the principles of the Treaty of Waitangi (refer to section 8 of the Resource Management Act 1991).*

### **4) Decision-Making**

*This is not a significant decision. The plan change is to make minor amendments and corrections.*

### **5) Consultation**

*The required statutory consultation has been undertaken.*

### **6) Legal Implications**

*There are no direct legal implications.*

### **7) Consistency with existing policy**

*The proposed amendments and corrections accord with Council policy.*

### **8) Heritage Assessment:**

*Heritage Assessment, House, 70 Barnard Street, Wadestown. Authors (July 2009): Michael Kelly, Historian; Russell Murray, Conservation Architect.*