



(1) Aro



(2) Riddiford



(3) Motorway



(4) Motorway



(5) Demolition  
Wgtn Hospital



(6) Kelburn - Shops  
& Added Value.



(7) 23 Riddiford  
Driveway view



(8) 19, 21, 23, Riddiford  
Exterior Cleanup



(9) Rear Child Cancer



(10) Driveway -> facing  
NORTH



(11) Salvation Army  
far left - Riddiford



(12) Riddiford - Adelaide  
Rd's  
Looking South



(13) Verandah Roof -  
Gutter Repairs



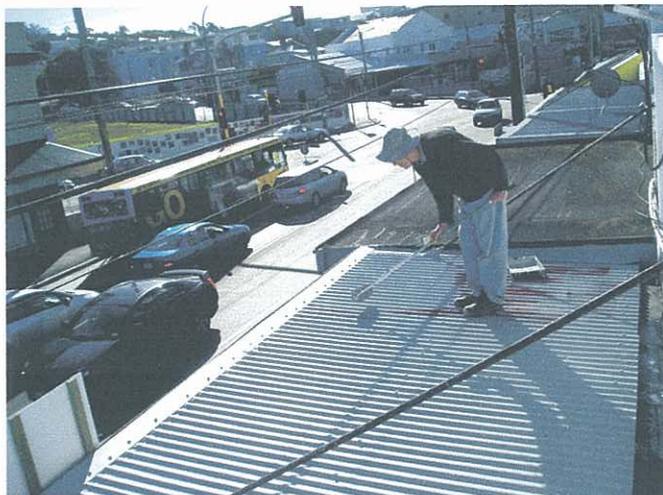
(14) Holes in Verandah  
Roof



(15) Gutter Repairs



(16) Verandah Roof  
looking South



(17) Painting Verandah  
looking North



(18) Finished Verandah  
looking South.

## RIDDIFORD STREET, NORTH END

### CHARACTER ZONING

### VERSUS

### HERITAGE ZONING

#### Introduction:

Wellington City Council are proposing for a zone change, for buildings from North of the Child Cancer Society Building, ( Next to Wellington Hospital ) on Riddiford Street, and around the corner and along Adelaide Road to Street. Currently these properties are zoned as " Suburban Centres, Character Zoning." From discussions with three property owners, it appears that we all would object to a changed zoning since we are fairly restricted already, by " character zoning" at present.

#### PROPERTY HISTORY

A) 19,21,23 Riddiford Street built circa 1925, as a reinforced concrete structure 12.2m wide X 14.3m long divided into three shops, each about 4.07m wide and 14.3 long. Later additions include a unit directly behind 23 Riddiford St, 10m long X 4.07m wide.

B) My company Antony Cook Resources Ltd, has owned 19,21,23 Riddiford Street, since August 1993. The property being purchased from Capital Coast Health.

C) About 1994, I got together with other property owners to put a petition objecting to street widening of Riddiford Street. Evidently this would have removed 3 metres of frontage from each shop, and essentially would have destroyed most buildings, and our financial investments. To make matters worse I noticed that Capital Coast Health objected to our objection!!! What clever subterfuge, originally they bought the buildings for demolition puposes, changed their mind, then sold to private purchasers ie US !!. Capital Coast Health then wanted to build an ambulance lane from the 3 metres they would have gained from the street widening.

D) Come 1996, after problems with a TakeAway tenancy, we had an Engineer redesign the shops from 3 units to 2 shop units. This involved a major opening in one structural wall , plus one minor wall door opening.

E) In recent times due to tenancy vacancies, it was decided that the building could be redesigned with the future in mind. Come March 2009, an engineer and architect were contracted to look at ways of futureproofing the building. I asked that we design steel and concrete reinforcing into the two empty shops so that later townhouses could be built above the current units, and the carparking area.

F) Design and Business problems, caused by lackluster performance by the engineering company. Yes effectively what should have taken only 3 months has stretched out to over one year. Currently there is a building permit over the property and at present finance is required to proceed to the next stage.

#### DESIGNS ON THE FUTURE

Design flexibility is required in this location, because property owners have to meet the market to survive. Under the present " CHARACTER ZONING " we already have restrictions. Windows must be a certain shape , the street frontage must be inline with other buildings in the area etc. Where applicable recessed shop frontages must remain.

The advantage of the current situation is that **we can remove derelict structures, without a resource consent.**

Does this mean that under the present zoning that we intend to demolish the main building. Of course not, otherwise why would we spend large sums of money on architects, engineers, and in the near future builders.

The current approved plan is to reinforce an already sound structure, I want a future design everyone can be proud of.

Future design includes carparking for at least four townhouse units, the rear site is very tight, so creative designing will be required.

Yours Sincerely,

Howard . A . Eastment  
NZCS, BSc, BA