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# **Mt Victoria Heritage Study Report**

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JUNE 2017

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**Cover:** Mt Victoria, c.1910. Part 3 of a 6 part panorama of Wellington city. Smith, Sydney Charles, 1888-1972: Photographs of New Zealand. (Alexander Turnbull Library, G-019587-1/1)

## Table of contents

1. Introduction	1
2. Acknowledgements	1
3. Purpose	2
4. Scope	2
5. Present planning provisions in Mt Victoria	3
6. Mt Victoria Pre-1930s Demolition Rule Area and the Mt Victoria North Residential Character Area	4
7. Methodology and project timeframes	8
8. Results	11
9. Overview of Mt Victoria heritage	12
10. Conclusion	13
11. Future work	14
Appendix 1: Mt Victoria Heritage Project plan	16
Appendix 2: Mt Victoria heritage audit template	25
Appendix 3: Mapping of Mt Victoria heritage	26

Cover: Mt Victoria, c.1910. Part 3 of a 6 part panorama of Wellington city. Smith, Sydney Charles, 1888-1972: Photographs of New Zealand. (Alexander Turnbull Library, G-019587-1/1)

## 1. Introduction

This project was instigated by the Wellington City Council (WCC) to examine the historic heritage values of Mt Victoria, in particular its stock of predominantly Victorian and Edwardian housing. It was prompted by community concerns that Mt Victoria's heritage of housing was being undermined and lost through demolitions and alterations.

This report was prepared for the Wellington City Council. Work began at the start of 2016 and concluded in June 2017. This report documents the completion of Stages 1 and 2 of the Mt Victoria Heritage Study, which aimed at developing an understanding of the historic heritage values of the suburb. This included assessing the nature and integrity of the building stock, and the research of areas and individual buildings that displayed high levels of physical integrity and / or potential heritage value. Appendix 1 contains the Mt Victoria Heritage Study project plan; the completion of Stages 3 and 4 of that plan are at the discretion of WCC and dependent on securing resources.

## 2. Acknowledgements

This project was managed by Vanessa Tanner, senior heritage adviser, WCC and undertaken on behalf of the council by Michael Kelly, heritage consultant.

Much of the research and writing was undertaken by students on work placement from Victoria University's Museum and Heritage Studies Course, along with researcher Miranda Williamson.

The full list of contributors is as follows:

Michael Kelly	Project delivery, site visits, photography, preparation of individual building entries, Doctors Common heritage area report, editing of other reports.
Vanessa Tanner and Amanda Mulligan, senior heritage advisers, WCC	Site visits and property analysis, mapping, editing of reports and on-going project oversight.
Kate Jordan, Rosie Goldsmith and Jess Aitken (students)	Research for and preparation of Elizabeth Street, Lower Hawker Street, Moir Street and Porritt Avenue heritage area reports.
Miranda Williamson (researcher)	Research for and preparation of Ellice Street and Armour Avenue heritage area reports.
Dr Ben Schrader	Editing of Armour Avenue report.

Joanna Newman, chair of the Mt Victoria Historical Society, generously gave the project team access to the Society's extensive archives, which greatly assisted the preparation of the reports.

This work could not have been undertaken without the contribution of Adrian Humphris, team leader, Wellington City Archives and his staff in gathering information requested by the research team.

Likewise, John Sherborne, land and customer information adviser, WCC, provided certificates of title and other invaluable land records for the project.

Rebecca Fogel, Principal Advisor for Auckland Council's pre-1944 Survey Team, kindly gave the project access to and information on the use of a digital field recording methodology, developed by the Auckland Council, which we then adapted for the Mt Victoria project.

### **3. Purpose**

The objectives of the Mt Victoria Heritage Study are as follows:

- a) Gain an understanding of the historic heritage values of Mt Victoria and whether those values are aligned with identified heritage character.
- b) Gain an understanding of what represents or typifies the historic character Mt Victoria that is not better represented in other suburbs.
- c) Identify buildings and discrete areas / streetscapes within the suburb that have high heritage value.
- d) Appraise the effectiveness of district plan rules and whether they are protecting historic heritage.
- e) Identify mechanisms that might better protect historic heritage.

### **4. Scope**

The study area is defined by the WCC District Plan pre-1930s Demolition Rule area for Mount Victoria. The area is bound at its southern end by Paterson Street and on its eastern side by the town belt, on the west the commercial edge of Te Aro (see below) and on the north by a line from MacFarlane Street to Moeller Street.

The western boundary of the study area is a little less easily defined as there is no strict line of demarcation, but it includes all the houses east of Kent Terrace. The relevant planning map is included as Figure 1. A total of 1090 properties were included in the study area.

## 5. Present planning provisions in Mt Victoria

Within the study area and its immediate vicinity, there are 23 Buildings included in the WCC District Plan List of Heritage Buildings; these are documented in Table 1 below.

Under the Heritage Rules, repairs and maintenance of buildings included in the District Plan is a Permitted Activity under the District Plan, all other modifications to the exterior of a Listed building require resource consent.

<b>District Plan No Map/Symbol</b>	<b>District Plan Name</b>	<b>Street Address</b>
16/18	Ettrick Cottage c1870	19 Paterson Street
16/39	House 1910	105 Brougham Street
16/141	Rehabilitation League 1941	21 Hania Street
16/19	Cottage c1890s	62 Austin Street
16/173	Sir James Elliott's House 1913	43 Kent Terrace
16/218	Friends' Meeting House 1929	7 Moncrieff Street
16/107	Houses 1890s (x3)	68-72 Elizabeth Street
12,16/409	Crossways Community Centre Building Pre-1890	46 Brougham Street
16/57	House 1890s	3 Claremont Grove
16/426	Hazel Court Apartment Buildings and Garages	4 Claremont Grove
16/204	Belvedere 1937	Cnr Majoribanks and Austin
16/207	House 1934-35	62 Majoribanks Street
16/206	House 1896	61 Majoribanks Street
16/205	Houses 1904	45-47 Majoribanks Street
12/272	House 1890s	6 Stafford Street
16/172	Embassy Theatre 1924	9-11 Kent Terrace
12,16/436	Bats Theatre	1923-24
16/234	Wellington Central Fire Station 1935-39	2-38 Oriental Parade
16/262	House 1923	30 Roxburgh Street
16/263	House 1904	46 Roxburgh Street
12/255	Green House c1898	6 Prince Way

12/143	St Gerard's Church 1907-10	75 Hawker Street
12/144	St Gerard's Monastery	75 Hawker Street

Table 1: Items included in the District Plan List of Heritage Buildings (in order south to north)

**6. Mt Victoria Pre-1930s Demolition Rule Area and the Mt Victoria North Residential Character Area**

The Mount Victoria Area is zoned Inner Residential in the WCC District Plan. Parts of Mt Victoria are covered by the Pre 1930s Demolition Rule Area and the Mt Victoria North Residential Character Area.

The two areas were included in the district plan at different times and have a slightly different purpose. The pre-1930s Demolition Rule is about the contribution of the existing building (and a proposed replacement building or significant alterations to an existing building) to the townscape character, while the Mt Victoria North Residential Character Area is about managing changes to the existing building stock.

The Residential Design Guide for Mt Victoria and the Mt Victoria North Character Design Guide are applicable to the study area.

**Mt Victoria Pre-1930s Demolition Area**

This area was included in the Plan as a variation to the 1994 Proposed Plan (see planning map Figure 1). Rule 5.3.6 of the District Plan applies and a resource consent is required for the demolition of a pre-1930s building (including the replacement structure). The reason for the pre-1930s demolition rule is provided in the explanation to Policy 4.2.2.1 of the District Plan:

The demolition rules are applied to those neighbourhoods where significant concentrations of older buildings contribute to a distinctive townscape character and a wider sense of place [...] the focus of this rule is the contribution of the buildings to townscape character.

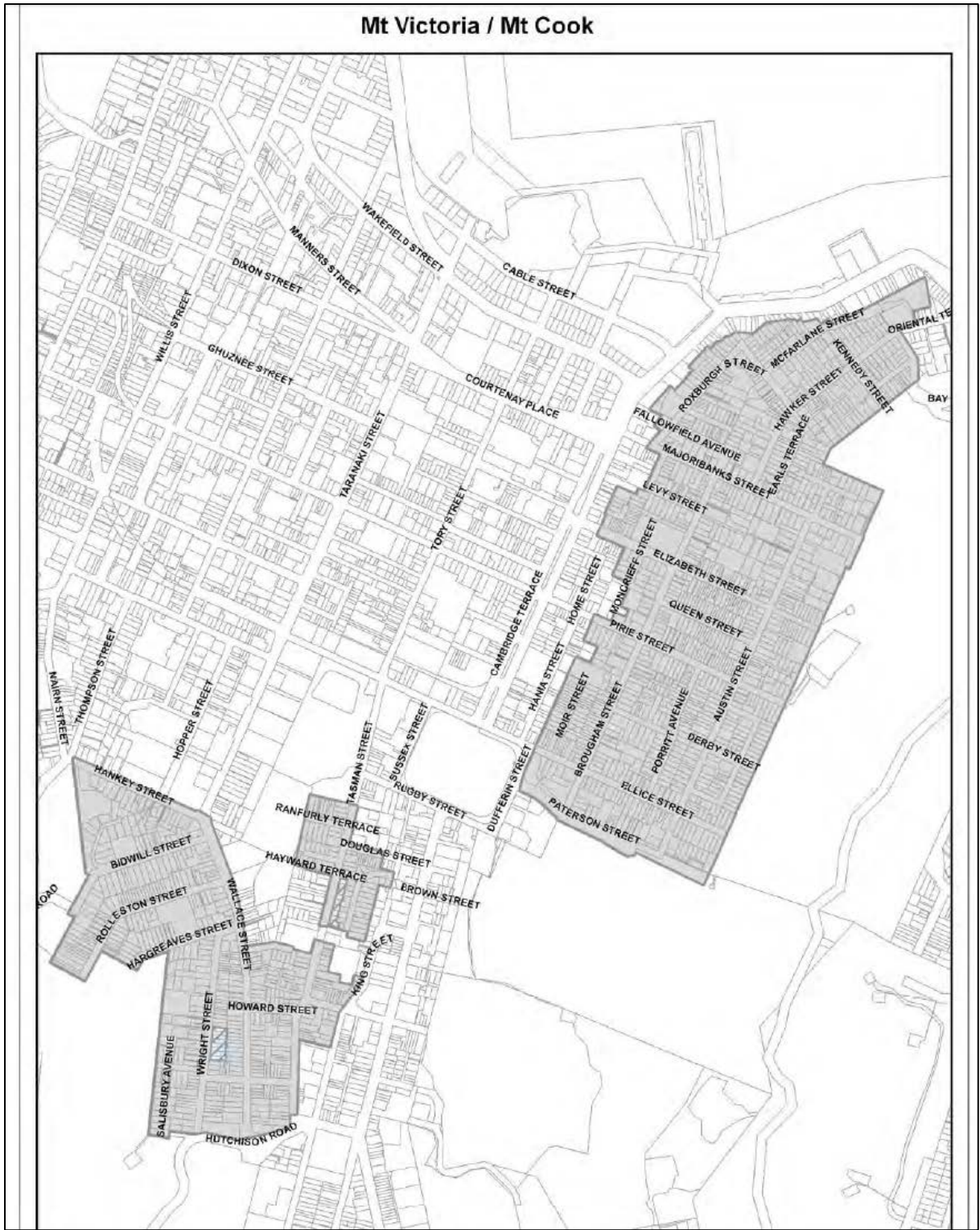


Figure 1: Location and extent of the area of Mt Victoria subject to the pre-1930s demolition rule shaded in grey



The introduction to the Residential Design Guide for Mt Victoria considers the suburb's character to be derived from the following:

### **Historical Continuity**

Being one of the early settlement areas in Wellington, with a high proportion of the original buildings still remaining, Mt Victoria demonstrates historical patterns of development and conveys a sense of continuity and collective memory.

Mt Victoria can justifiably be labelled as a Victorian/Edwardian suburb. Compared to other parts of the city, the concentration of old buildings in Mt Victoria is high. Over 80% of buildings were constructed before 1920. The similarity of building age is directly related to the consistency of building types, styles and patterns typical for Mount Victoria.

### **Heritage significance**

Mt Victoria is significant as a reasonably intact, large area characteristic of the early development of Wellington's residential areas. Many of the remaining older buildings have been substantially modified over time. However, their original primary form generally remains apparent. Despite some in-fill multi-unit housing in recent decades, the area has a visual unity and coherence based on the character of its original buildings. This coherence is derived from general similarity of building type, scale and materials and distinctive patterns of building alignment and orientation.

### **Distinctive character**

Mt Victoria's distinctive character is derived from the collective presence of large numbers of original buildings. Together these buildings create strongly identifiable formal and spatial patterns. In this respect, individual landmark buildings and particular styles are less important than the size, shape, orientation and position of dwellings and open space.

### **Mount Victoria North Residential Character Area**

This Area was included in the 1994 Proposed Plan (see planning map, Figure 2). Within the Mount Victoria North Residential Character Area, Rule 5.3.5 of the District Plan applies and requires a resource consent for the construction, alteration of and addition to residential buildings. This is assessed against the Mount Victoria North Residential Character Area Design Guide.

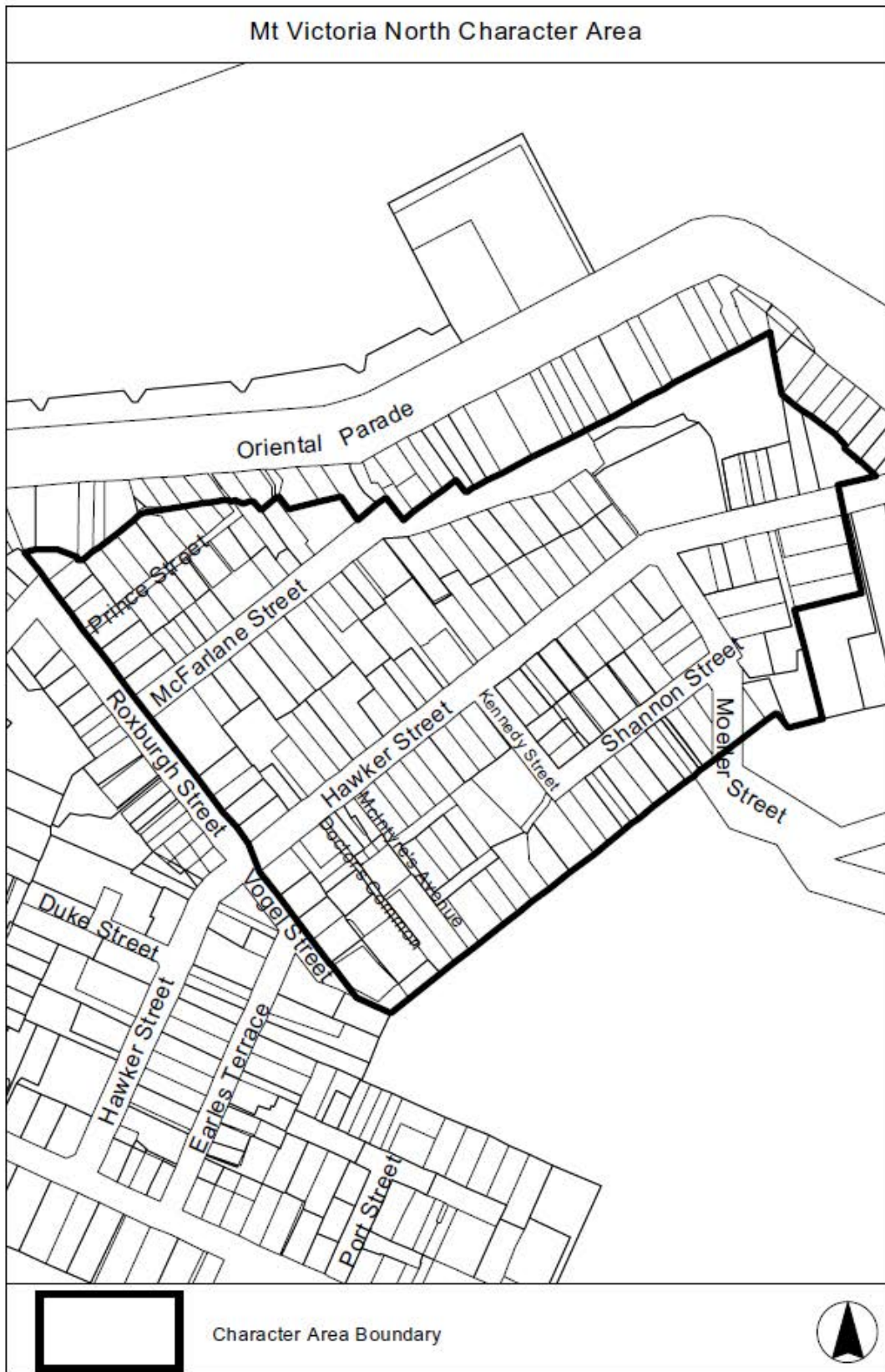


Figure 2: Location and extent of the Mt Victoria North Residential Character Area

The Introduction to the Mt Victoria North Residential Character Design Guide states the following:

The Mount Victoria North Character Area is important to the city because it covers an area of high visual appeal, particularly when viewed from the city and harbour. It is a characteristic Wellington residential environment of closely packed hillside housing, enhanced by the prominence of St Gerard's Monastery. The monastery building, in its setting at the top of the coastal escarpment above Oriental Bay, is the object of many of the central area view shafts identified in the plan. This special composition is one which the Council seeks to protect and enhance.

Because of the area's visual significance, the north or north west face of new building developments fronting the harbour and city has been made a Controlled Activity<sup>1</sup> to ensure that its existing special character is maintained.

## **7. Methodology and project timeframes**

The project was undertaken, broadly, in a sequence that began with information gathering and finished with the completed reports. Notwithstanding the fact that much of the work, by necessity, overlapped, it was carried out in the following chronological fashion.

January 2016

A digital field recording form was designed using Google Forms. The form contained a number of data attribute fields for population these included among others:

- Building style
- Boundary treatment
- Garaging
- Level of physical integrity of original design and materials
- Whether the building contributed to the predominant character of the street

The field recording forms include structured and unstructured fields to capture both quantitative data and qualitative data. A dropdown selection of building styles was developed specifically for Mt Victoria. Building integrity and streetscape values were recorded numerically; building integrity being scored out of a scale of 0-4 and contribution to the streetscape was a positive or zero measure. The purpose of

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<sup>1</sup> Resource consent is required, and must be granted by Council. However, in approving the application, Council can impose conditions on the consent that the applicant must meet or comply with.

generating quantitative data in this manner was to enable it to be mapped using a Geographical Information System (GIS). Maps were generated to illustrate, at a broad scale, general trends in the suburb and indicate where groupings of buildings having high integrity or streetscape value were located in order to focus the research component of the project. A copy of the attribute fields for which data was collected is included in Appendix 2.

The development of the digital field recording methodology was completed by adapting a methodology designed by the Auckland Council for their survey of pre-1944 building demolition control overlay for inclusion in their Unitary Plan.<sup>2</sup>

#### February-March 2016

Over the course of six weeks, every house in Mt Victoria was visually assessed from the street. Before collecting data in the digital field recording form, every street visited was also examined and its predominant character identified and described. This helped determine whether a house contributed to the streetscape character or not. The digital field recording form was filled out using mobile phones or tablets. Photographs were taken of every building. A number of individual buildings were identified by fieldworkers as potential candidates for further research.

#### March-April 2016

Information gathered using the digital field recording form was exported into excel spreadsheets. Attribute data was imported into the GIS and a variety of maps produced, a sample of which are included in Appendix 3. These include house types, levels of integrity and houses that contribute to the streetscape. The maps illustrate, at a broad level, patterns of buildings, integrity and streetscape character. The maps were used to identify areas of the neighbourhood on which to focus research.

#### May 2016-May 2017

Research and report preparation was undertaken on seven of the areas identified during the fieldwork and mapping exercise. The seven areas contained about 200 properties for research and the work was divided among the three post-graduate students and a researcher. Each house was researched individually to varying levels, depending on their age, apparent significance or the available information. The information gathering and report writing continued throughout the rest of 2016; each author completed their work at different times in the first half of 2017. The seven heritage area reports completed are contained within Appendix 4.

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<sup>2</sup> Matthews and Matthews (2015) Draft Field Guide for the pre-1944 Overlay. Report prepared for Auckland Council.

October 2016-April 2017

This part of the project required the preparation of reports on 42 individual houses using the WCC's heritage inventory template and assessing heritage values using the District Plan criteria:

**Aesthetic Value**

Architectural  
Townscape/Landscape/Landmark  
Group

**Historic Value**

Association

**Scientific Value**

Archaeological  
Educational  
Technological

**Social Value**

Public Esteem  
Symbolic, commemorative, traditional, spiritual  
Identity/Sense of Place/Continuity  
Sentiment/Connection

Three of these houses were not taken to a full report because it became apparent that, for various reasons (e.g. insufficient integrity, too many alterations and additions etc.), they did not have sufficient heritage significance. No individual reports were prepared for any house already listed on the District Plan (Table 1). A total of 39 reports were completed for individual buildings and these are included in Appendix 5.

May-June 2017

Preparation of the Doctors Common heritage area report (Appendix 4), editing of other heritage area reports and individual house reports; preparation of covering report.

**Opportunities and constraints**

*Opportunities*

The use of students enabled the undertaking of a large amount of researching and writing for a fraction of the cost of using paid professionals.

The material already gathered by the Mt Victoria Historical Society and made available to the project by Joanna Newman was a major boon.

The resources of the Wellington City Archives were a huge advantage for the project. This could not have been realised though without the co-operation of Adrian Humphris and his team, who provided historical permit information in a timely and thorough fashion. Much more information on the suburb awaits future research. This project barely scratched the surface of its potential.

Having WCC's heritage staff undertake a large part of the survey work also freed up resources for other activities.

### *Limitations*

Not all of the project objectives were able to be met due to resource constraints; this was identified at the project outset and the project staged to achieve a manageable portion of its objectives.

Resource limitations have had the following implications for the project to date:

- A reasonable proportion of the work undertaken by professionals and students ended up being *pro bono*.
- The use of students had an inevitable trade-off in that their draft reports required considerable editing, embellishment and in some cases rewriting. This was no reflection on them but was simply the reality of producing work to the professional standards required by the WCC.
- The limited budget meant that no specialist architectural advice was able to be utilised.

## **8. Results**

Stages 1 and 2 of the Mt Victoria Heritage Study resulted in the following:

- Baseline data collected and stored using a digital recording form and GIS
- Maps illustrating high level analysis of style / physical integrity / contribution to the streetscape etc.
- A photograph of every house in Mt Victoria (1090).

- Photographs of streets, heritage areas and general views.
- Thirty-nine reports on individual houses fieldworkers identified as having potential historic heritage interest.
- Seven heritage area reports for areas of Mt Victoria considered to have high heritage value.
- Thousands of pages of historic documents in electronic form that can be made available to future researchers.

## 9. Overview of Mt Victoria heritage

Mt Victoria is a suburb of great importance to the history of Wellington. Established within the first few decades of Wellington's founding, the suburb is home to places and areas of architectural and historical value. Most of the suburb's first houses have gone but research undertaken for this project has found a number of houses built in the 1870s; further research on the suburb is likely to reveal more houses of this age.

Overall, the suburb is dominated by late Victorian and Edwardian houses, many of which were, and still are, associated with people of status and influence. Likewise, there are areas of working class housing that have remained relatively intact and have been identified for their value.

Mt Victoria has a network of major streets, most of which were provided for as part of the initial plan of Wellington in 1840. It also has side streets, one way streets, lanes, paths, steps and rights of way that were either formed as part of subdivisions or evolved through regular use. Some of the suburb's heritage value is derived from this arrangement and the juxtaposition of large and small access ways and houses.

Another key influence on the suburb's heritage value is its topography. The houses and mature vegetation mask, to some extent, the nature of the hillside terrain. It ranges from moderately undulating on the lower slopes at the southern end to very steep at its northern end. The way houses were built to take advantage of a certain aspect or to negotiate a difficult site provides more technical and visual interest.

The area has been subject to a lot of change, which came in two main periods. The first of these was the inter-war period, when Mt Victoria was seen as a less desirable place to live, established families began to leave the suburb and houses began to be converted into flats and boarding houses. This led to infilling of verandahs, extensions to front and rear elevations, and the internal subdivision of houses. At the same time, the arrival of the motor car saw construction of garages in place of front gardens.

The second period of change is more recent and still on-going. The return of families to Mt Victoria and the general gentrification of the suburb have led to external and internal modernisation of houses. These include basement garages, high fences and additions and alterations in modern materials. The demolition of houses as well as the more intensive use of larger sections has allowed the construction of multi-unit housing on land that was previously only occupied by one house. On the other hand, the surge in single family use has led to the renovation and restoration of a number of old houses, particularly large houses on major avenues.

Today, Mt Victoria retains its predominantly Victorian and Edwardian character, but it also shows much of its 20<sup>th</sup> century overlay in alterations and additions, new and infill housing, apartments blocks (some very large), commercial and industrial buildings on its western edge, the proliferation of garages, and boundary walls and fences.

## **10. Conclusion**

This report compiles the results of Stages 1 and 2 of the Mt Victoria Heritage Study. The information gathered is primarily contained within research reports for seven areas (Appendix 4) and individual building reports (Appendix 5). The reports have been structured according to District Plan heritage reporting standards using District Plan criteria for assessment.

The digital methodology developed for the purpose of creating a high level picture of building types, physical integrity and contribution to the streetscape character proved useful for the purposes of narrowing the focus of research into areas exhibiting higher levels of integrity for buildings of Victorian and Edwardian origin. This method had some limitations because it was not apparent at the time the project began that much of the housing stock was altered during the 1920s. In fact, the widespread renovation of houses in Mt Victoria during the 1920s is one of the most important characteristics of the suburb and a key source of historic heritage value. Despite this, the method has generated useful baseline data which can be used to document change in physical form of Mt Victoria over time. The method could be used to record and assess other suburbs of the city for a purpose similar to that undertaken at Mt Victoria.

The project identified seven areas within Mt Victoria that displayed relatively high levels of physical integrity in terms of the Victorian/Edwardian character for which the suburb is recognised. In addition research found that when assessed against district plan criteria 39 of the 42 houses researched also had heritage value. Although some of the houses proved to be less significant than they might first have appeared, most of these places and areas have high heritage value and would be strong



candidates for listing in the District Plan. The decision to pursue listing lies with the WCC and requires a District Plan change under the Resource Management Act 1991.

The research undertaken for this project and the heritage area and individual building reports presented here provide a valuable insight into the history of the suburb of Mt Victoria and will make an important contribution to raising awareness of its historic heritage value.

## **11. Future work**

The work undertaken thus far has completed Stages 1 and 2 of the Mt Victoria Heritage Study project.

The project plan's Stage 3 and 4 outline work that would complement that completed to date includes:

1. Assessment of the effectiveness of current District Plan Pre-1930s Demolition Area and Mt Victoria North Residential Character Area protection of historic heritage character:
  - How much has changed since a previous audit and has this diminished the character of the suburb?
  - Is the pre-1930s rule protecting the character values sufficiently?
  - Are greater District Plan controls warranted?
  - Should areas of historic heritage value and additional individual buildings also be recognised in the District Plan?
2. Recommendation of mechanisms that may achieve greater protection of places and areas identified for their heritage value (i.e. design guide, rules etc)
3. Identification of other mechanisms (other than the District Plan rules) that may be more appropriate for protecting identified heritage values.
4. Identification of areas of the suburb that may warrant less District Plan protection given the lack, or loss, of heritage/character values.
5. A history of Mt Victoria (5,000-10,000 words)

An essay charting the suburb's history from its pre-European history, through early occupation, late 19th/early 20th century suburban growth, commercial and industrial use, post-World War II changes (suburban flight, boarding houses, apartment buildings), late 20th century regeneration and renovations.

In addition to those aspects of the project listed for Stages 3 and 4 of the project the present project identified further work that can be undertaken to build on what has been done. That could include:

- A set of 1990s photographs of every building in Mt Victoria held by WCC Archives could be catalogued alongside the photographs taken for the present project. This would assist with identifying modifications to buildings over the time period in which the District Plan pre-1930s demolition rule has been in place.
- Researching further areas identified (through the field survey and mapping exercise), as having high levels of physical integrity and streetscape value such as Pat Lawlor Close.
- As a result of the research, other areas and individual buildings that were not identified as initially having high heritage value but that were subsequently found to be of historic heritage interest e.g. upper Pirie Street.

The completion of further stages of the Mt Victoria Heritage Study Project or undertaking additionally recommended research is at the discretion of WCC and dependant on securing resourcing.

## Appendix 1: Mt Victoria Heritage Project plan

### Mt Victoria Heritage Study Project Plan

The heritage study /audit is being undertaken to collect information on the heritage values of the suburb of Mt Victoria. Information will be systematically collated and assessed using District Plan criteria and report format. The information collected will be able to inform potential future enquiry into heritage protection mechanisms and development in the suburb. Information should be robust and legally defensible. The data collected as a result of the field survey will provide baseline information for any future audit of heritage in the suburb.

The proposed project fits with Wellington City Council's Wellington Heritage Policy (2010) Objectives:

- ❖ **Objective 1 - Recognition.** To continue to recognise heritage places as essential elements of a vibrant and evolving city
- ❖ **Objective 2 – Protection.** To protect the city's heritage from adverse effects that may compromise the heritage values of a place, including physical deterioration, earthquake risk and inappropriate subdivision, development and use.

### Introduction

#### 1. Objectives

- ❖ An understanding of the historic heritage values of Mt Victoria and whether those values are aligned with identified heritage character.
- ❖ An understanding of what represents or typifies the historic character Mt Victoria that is not better represented in other suburbs.
- ❖ An identification of discrete areas / streetscapes within the suburb that have high heritage value and those areas that may not warrant heritage or character controls.
- ❖ An appraisal of the effectiveness of the DP rules and whether they are protecting historic heritage.
- ❖ An identification of mechanisms that might better protect historic heritage where relevant.

#### 2. Background

The Mount Victoria Area is zoned Inner Residential in the WCC District Plan. Parts of Mt Victoria are covered by the Pre 1930's Demolition Rule Area and the Mt Victoria North Residential Character Area.

The two areas were included in the district plan at different times and have a slightly different purpose. The pre-1930's Demolition Rule is about the contribution of the existing building (and a proposed replacement building or significant alterations to an existing building) to the townscape character, while the Mt Victoria North Residential Character Area is about managing changes to the existing building stock.

The Residential Design Guide for Mt Victoria and the Mt Victoria North Character Design Guide are applicable to the study area.

### **Mt Victoria Pre-1930's Demolition Area**

This area was included in the Plan as a variation to the 1994 Proposed Plan. Rule 5.3.6 of the District Plan applies and a resource consent is required for the demolition of a pre-1930's building (including the replacement structure). The reason for the pre-1930's demolition rule is provided in the explanation to Policy 4.2.2.1 of the District Plan:

*The demolition rules are applied to those neighbourhoods where significant concentrations of older buildings contribute to a distinctive townscape character and a wider sense of place... the focus of this rule is the contribution of the buildings to townscape character.*

## Mt Victoria / Mt Cook



Figure 1: Location and extent of the area of Mt Victoria subject to the pre-1930s demolition rule

The introduction to the Residential Design Guide for Mt Victoria considers the suburb's character to be derived from the following:

### Historical Continuity

Being one of the early settlement areas in Wellington, with a high proportion of the original buildings still remaining, Mt Victoria demonstrates historical patterns of development and conveys a sense of continuity and collective memory.

Mt Victoria can justifiably be labelled a Victorian/Edwardian suburb. Compared to other parts of the city, the concentration of old buildings in Mt Victoria is high. Over 80% of buildings were constructed before 1920. The similarity of building age is directly related to the consistency of building types, styles and patterns typical for Mount Victoria.

### **Heritage significance**

Mt Victoria is significant as a reasonably intact, large area characteristic of the early development of Wellington's residential areas. Many of the remaining older buildings have been substantially modified over time. However, their original primary form generally remains apparent. Despite some in-fill multi-unit housing in recent decades, the area has a visual unity and coherence based on the character of its original buildings. This coherence is derived from general similarity of building type, scale and materials and distinctive patterns of building alignment and orientation.

### **Distinctive character**

Mt Victoria's distinctive character is derived from the collective presence of large numbers of original buildings. Together these buildings create strongly identifiable formal and spatial patterns. In this respect, individual landmark buildings and particular styles are less important than the size, shape, orientation and position of dwellings and open space.

### **Mount Victoria North Residential Character Area**

This Area was included in the 1994 Proposed Plan. Within the Mount Victoria North Residential Character Area Rule 5.3.5 of the District Plan applies and requires a resource consent for (restricted discretionary activity) for the construction, alteration of and addition to residential buildings (and assessment against the Mount Victoria North Residential Character Area Design Guide).

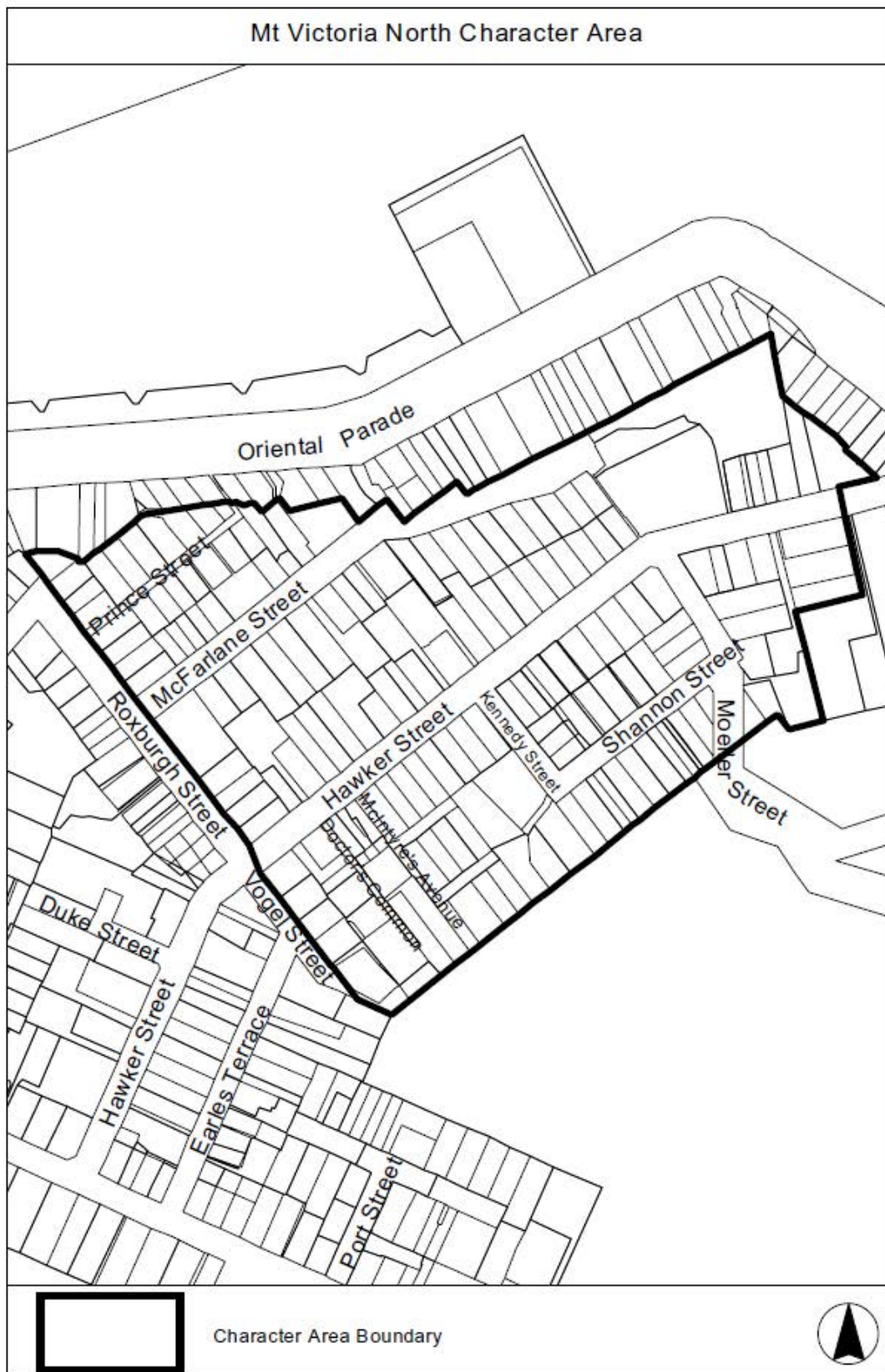


Figure 2: Location and extent of the Mt Victoria North Residential Character Area

The Introduction to the Mt Victoria North Residential Character Design Guide states the following:

The Mount Victoria North Character Area is important to the city because it covers an area of high visual appeal, particularly when viewed from the city and harbour. It is a characteristic Wellington residential environment of closely packed hillside housing, enhanced by the prominence of St Gerard's Monastery. The monastery building, in its setting at the top of the coastal escarpment above Oriental Bay, is the object of many of the central area view shafts identified in the plan. This special composition is one which the Council seeks to protect and enhance.

Because of the area's visual significance, the north or north west face of new building developments fronting the harbour and city has been made a Controlled Activity to ensure that its existing special character is maintained.

### **3. Methodology for an audit of historic heritage**

Stages are dependent on previous stage having been completed

#### **Stage 1 – January - March 2016**

1. Generate maps showing the profile of housing stock age.
2. Identify high level themes and exemplars of themes (i.e. residential changes that are expressed in the buildings/streetscape/landscape)

For example:

Theme: People in the Environment

Sub-theme: Settlement Patterns

Early suburban expansion

Suburban development

Post-WWII flight to outer suburbs and changing desirability of inner-city suburbs

Gentrification / protection of heritage housing

Return to city living / apartment dwelling

3. Style analysis: Prepare an overview of the styles of domestic architecture in Mt Victoria covering periods with good representative examples of the different periods and contrasting examples within periods. The eras, broadly, cover early occupation (1850s-early 1870s), late Victorian, Edwardian / early 20<sup>th</sup> century, inter-war (early apartments), post-World War II modernism and post-modernism.
4. Incorporate themes/styles into a methodology for field survey street identification including but not limited to, age, integrity, setting, contribution to group, contribution to street (adapt Auckland Councils pre-1944 survey methodology). Include other features i.e. paths/plantings/fences that contribute to heritage value and should be recognised.
5. Adapt a digital survey methodology designed by Auckland Council for their pre-1944 survey to incorporate points 3 and 4 above.



6. Survey, on foot, every house and building in Mt Victoria, including a photographic record of every street and structure.
7. Identify contributors and non-contributors.
8. Collect attribute data using online forms and tablets using adapted digital survey methodology
9. Map attribute data to identify priority areas for research into historic heritage

**Stage 2 – March - September 2016**

10. Undertake research to identify historic heritage values of areas identified as a result of the field survey. Information to be provided will include, where possible, dates of subdivisions, dates of house construction, original owner, architect, and subsequent building permits and consents. Research reports to be formatted using the District Plan Heritage Report templates for Buildings and Areas.
11. Mt Victoria Historical Society to identify any individual historic heritage buildings/places existing outside of areas identified as having heritage character. Reports to be formatted using District Plan Heritage Report templates for Buildings.
12. Establish heritage values of areas/streets / individual buildings where applicable using District Plan Criteria:

**Aesthetic Value**

Architectural  
 Townscape/Landscape/Landmark  
 Group

**Historic Value**

Association

**Scientific Value**

Archaeological  
 Educational  
 Technological

**Social Value**

Public Esteem  
 Symbolic, commemorative, traditional, spiritual  
 Identity/Sense of Place/Continuity  
 Sentiment/Connection

**Stage 3 – To be established - resource permitting**

13. Assessment on the effectiveness of current District Plan Pre-1930s Demolition Area and Mt Victoria North Residential Character Area protection of historic heritage character
  - How much has changed since a previous audit, has this diminished the heritage character.
  - Is the pre-1930s rule protecting the heritage character values sufficiently

- Are greater DP controls warranted
14. Identify areas of the suburb that may warrant a greater level of heritage protection and recommend mechanisms that may achieve this (i.e. design guide, rules etc)
  15. Identify other mechanisms (other than the District Plan rules) that may be more appropriate for protecting identified heritage values.
  16. Identify areas of the suburb that may warrant less District Plan protection given the lack, or loss, of heritage/character values.

**Stage 4 – To be established - resource permitting**

17. A history of Mt Victoria (5,000-10,000 words)

An essay charting the suburb's history from its pre-European history, through early occupation, late 19<sup>th</sup>/early 20<sup>th</sup> century suburban growth, commercial and industrial use, post-World War II changes (suburban flight, boarding houses, apartment buildings), late 20<sup>th</sup> century regeneration and renovations.

**4. Information and assistance provided by Council Officers**

Council will provide the following:

- GIS maps showing the profile of housing stock age
- Digital data collection methodology and equipment
- Field assistance for data collection
- GIS analysis of attribute data

**5. Skills to be engaged**

Researchers - post-graduate students and, if required, professional researcher (for building, street and area research)

Heritage professionals with broad skills (for fieldwork)

Historians (for preparation of area reports, histories)

Conservation architect or architectural historian (for style analysis and building description)

**6. Stakeholder outcomes**

<b>Key Stakeholders</b>	<b>Desired outcomes</b>
Mt Victoria Historical Society	<ul style="list-style-type: none"> <li>• Identification of historic heritage</li> </ul>
Cr Pannett	<ul style="list-style-type: none"> <li>• Identification of areas/items that may warrant increased levels of protection</li> <li>• Mechanisms by which historic heritage values may be recognised and provided for</li> </ul>

	where relevant (i.e. rules, design guide etc)
District Plan Team	<ul style="list-style-type: none"> <li>• Adequacy of current DP provisions to protect heritage character</li> </ul>
VUW Museum and Heritage Studies Students	<ul style="list-style-type: none"> <li>• Placement experience</li> </ul>
Heritage Team	<ul style="list-style-type: none"> <li>• Historic Heritage information that provides a legally defensible basis for decision making</li> <li>• Mechanisms by which historic heritage values may be recognised and provided for where relevant</li> </ul>

## Appendix 2: Mt Victoria heritage audit template

### Mt Victoria Heritage Audit template

**\*Required**

**StreetNumber:**

Your answer

**ROADNAME \***

Your answer

**REARLOT**

Is the building street facing (blank), a rear lot (R), a secondary building (S), or part of a duplex (D)? Default will be blank. Use REAR for rear lots, use SECONDARY for an additional record where two buildings on one parcel both face the street (i.e. cross-leased corner sites); use DUPLEX for a semi-detached building that straddles two parcels

Rear

Secondary

Duplex

Other: \_\_\_\_\_

**BLDGSTYLE \***

Mark building style based on field guide

Pre-1880 cottage or villa

Cg - Cottage

Vi - Villa

TV - Transitional Villa

BC - Bungalow - Californian

BE - Bungalow - English

AD - Art Deco / Style Moderne

SM - Spanish Mission

EC - English Cottage

TR - Tudor Revival

SH - State House

SHm - State House (Multi Family)

Ms - Post-World War II (Single Family)

Mm - Post-World War II (Multi Family)

Ch - Commercial (Historic)

Cm - Commercial (Post-World War II)

R - Religious

Com - Community / Hall

Ed - Educational

O - Other

NV - Not Visible

Vacant

**INTEGRITY \***

3 = very high, 2 = high, 1 = moderate, 0 = low / post-1944 modern, nv = integrity not visible

3

2

1

0

nv

**SSBONUS**

Streetscape bonus. Mark "1" only if bonus point is assigned. All others will remain blank by default.

1

**SUM\_INTEG\_SS**

(Leave blank for now - will be automatically populated in Excel)

Your answer

**NOTES**

Enter any miscellaneous notes

Your answer

**HHFLAG**

Is this an individual property with potential historic heritage interest? If so, mark YES. All others will remain blank by default.

Y

**BDRYTREATMT**

Note boundary treatment

Choose

**PHOTO**

Was a photo taken by the survey team?

Y

N

**GARAGE**

Note if there is a garage in the front yard

Choose

**DATESURVEYED**

Enter date field work was undertaken

DD MM YYYY

\_\_ / \_\_ / 2017

**SURVEYOR \***

Select name of surveyor

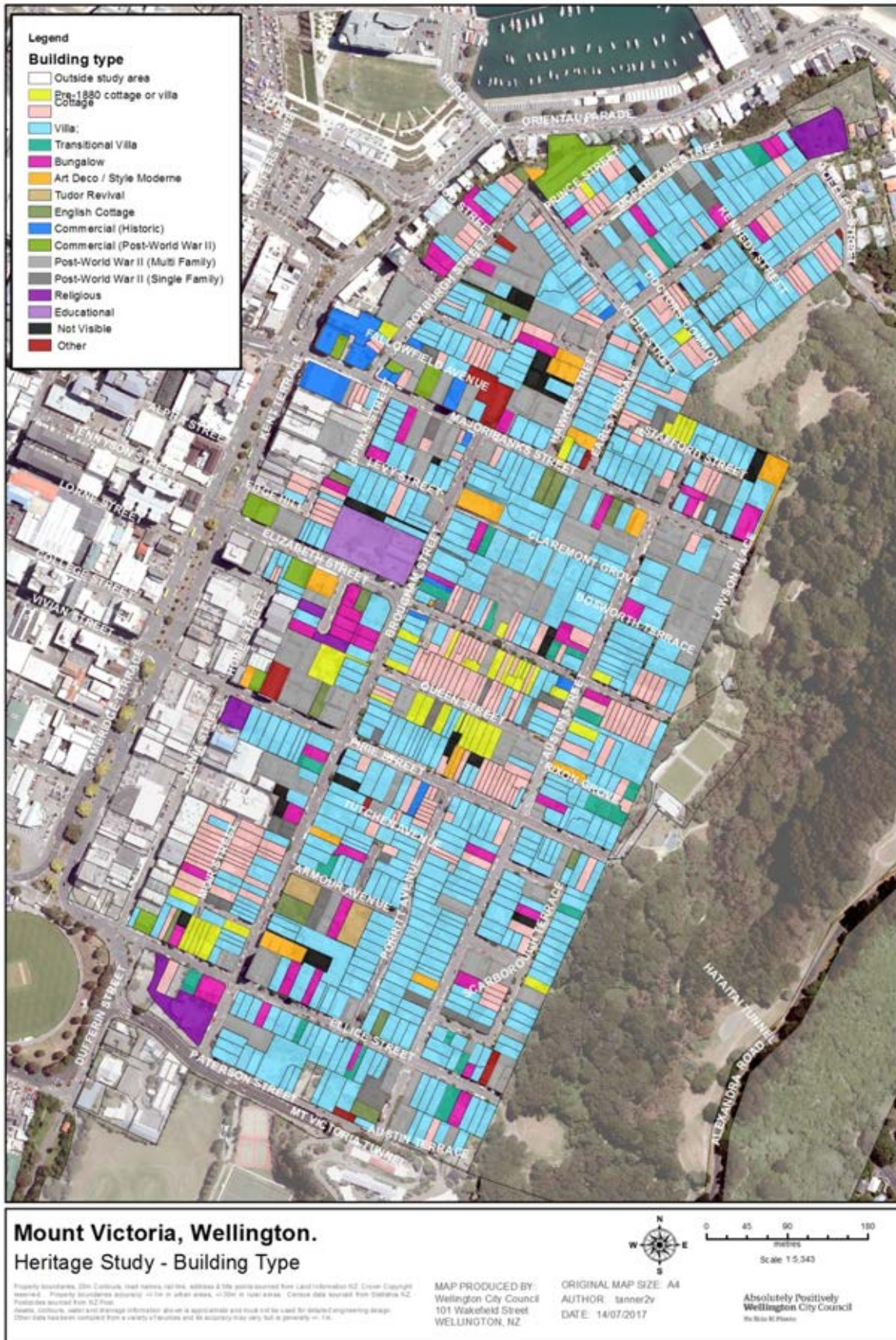
Choose

**SCA**

(Leave blank for now - will be populated only as part of an official SCA evaluation)

Your answer

## Appendix 3: Mapping of Mt Victoria heritage



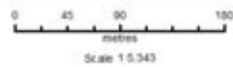


**Mount Victoria, Wellington.**  
Heritage Study - Level of Integrity

Property boundaries, 25m contours, road names, lot size, address & site points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy +/-1m in urban areas, +/-20m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

MAP PRODUCED BY:  
Wellington City Council  
101 Wakefield Street  
WELLINGTON, NZ

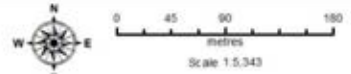
ORIGINAL MAP SIZE: A4  
AUTHOR: tanner2v  
DATE: 14/07/2017



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Wellington City Council  
We Make It Possible



**Mount Victoria, Wellington.**  
 Heritage Study - Streetscape bonus and level of integrity

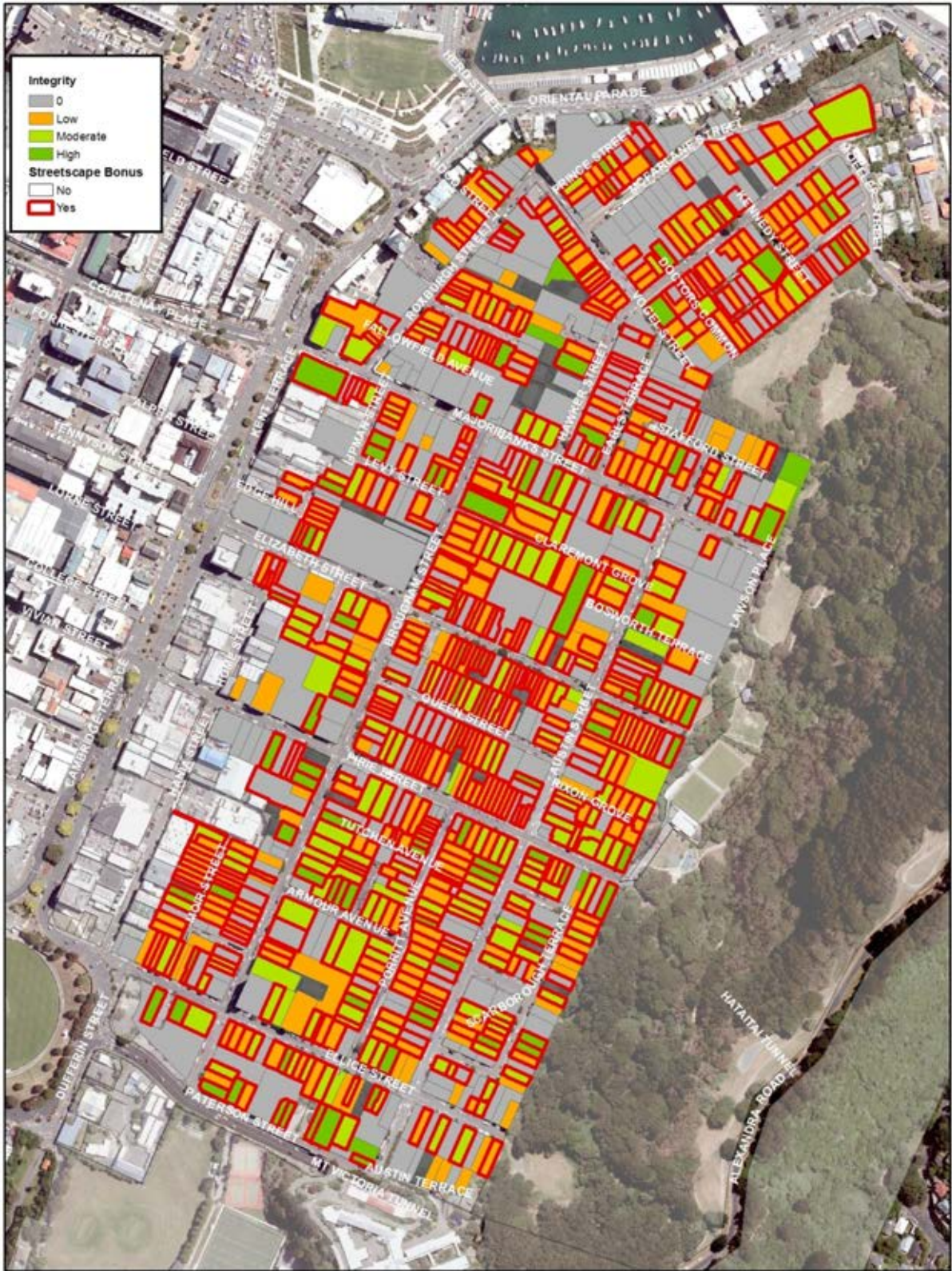


Property boundaries, 22m Contours, road layout, rail lines, address & lot centre sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy <math>\pm 1.7m</math> in urban areas, <math>\pm 2.2m</math> in rural areas. Contour data sourced from Statistics NZ. Footcubes sourced from NZ Post. Heights, contours, water and drainage information derived by approximation and must not be used for detailed engineering design. Other data has been collected from a variety of sources and its accuracy may vary but is generally <math>\pm 1.7m</math>.

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 Wellington City Council  
 101 Wakefield Street  
 WELLINGTON, NZ

ORIGINAL MAP SIZE: A4  
 AUTHOR: Ianner2v  
 DATE: 14/07/2017

Absolutely Positively  
 Wellington City Council  
 No. 806 81 0000



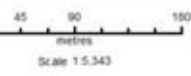
## Mount Victoria, Wellington.

### Heritage Study - Streetscape bonus and level of integrity

Property boundaries, 25m contours, road names, lot line, address & the points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries, 25m contours, road names, lot line, address & the points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries, 25m contours, road names, lot line, address & the points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries, 25m contours, road names, lot line, address & the points sourced from Land Information NZ. Crown Copyright reserved.

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Wellington City Council  
Heritage Unit