

District Plan verbal submission – Hearing Stream 3 (Heritage, Schedule 3)

241 Tinakori Road

Hi. My name is Ngaire Isaacs and I am a director and shareholder of E W Limited, along with my husband Stephen. E W Limited is the owner of 241 Tinakori Road.

The “Historic Heritage Area Evaluation for the Ascot Street Heritage Area” describes 241 Tinakori Road as a “heavily modified ... example of an 1870s retail building” and considers it to be an “important addition to the Heritage Area” (page 227).

We are here to speak in support of our submission that 241 Tinakori Road:

- is not an 1870s retail building,
- should not be assigned a heritage status of 3, and
- should not be added to the District Plan as a heritage building or object.

Today we wish to speak to several points, including the fact that Wellington City Council themselves consider the building to be of 1920s construction.

We think that 241 Tinakori Road should be excluded from the heritage area or, at most, assigned a heritage status of 1.

1. 241 Tinakori Road is not an 1870s building

In 1920 and in 1927, Wellington City Council approved plans for alterations and additions to 241 Tinakori Road. Some of the drawings and details of those permits were included in our original submission. The changes included:

- removing the steep gabled roof to build a full height second floor and a new gently sloping roof;
- replacing exterior timber walls with brick walls, being the front part of the current building;
- changing the building footprint, with a rear extension angled on the north-eastern boundary;
- constructing the extension with concrete walls; and
- altering the internal layout.

The changes were so extensive that nothing of the building was left untouched and there was no longer any resemblance to the original 1870s building. This was a complete rebuild and recognised as such by Wellington City Council. In their own records, they show the Year First Constructed as 1920-1929 and this can be seen on the Code Compliance Certificate for the recent seismic strengthening (attached).

The evaluation report, while noting some of these changes to the building, fails to mention the Council’s own record of the construction date of the building.

The current building may be at the same address as the original 1870s building, include the original footprint and have both a commercial and a residential element. However, the current building is not a heavily modified version of the 1870s building but is a 1920s building.

2. Prior buildings on a site do not determine the heritage status of current buildings

Some buildings within the Ascot Street Heritage Area have been specifically excluded from the heritage listings on the basis that they are of “modern construction” (pages 276-277), a term which has not been defined in the report. By excluding those buildings, Council has obviously accepted that any buildings that may have originally existed on those sites do not determine the heritage status of the current buildings.

While 241 Tinakori Rd was not constructed as recently as these other excluded buildings, the same principle should apply so the fact that an 1870s building previously existed on the same site does not in itself confer any heritage status on the current 1920s building.

3. Seismic strengthening is not heritage status

241 Tinakori Road was strengthened in accordance with Wellington City Council’s requirements for seismic strengthening. This was an obligation imposed on us by Wellington City Council as part of their plan for Building Earthquake Resilience.

It was not strengthened to ensure “the building’s long term viability”, as referenced in the evaluation report (page 226), nor was it strengthened for the purposes of preserving the heritage of the area.

The fact that the building has been seismically strengthened does not, and should not, confer any heritage status.

4. Art Deco

The rebuild of 241 Tinakori Road in the 1920s puts it inside the Art Deco period. However, Art Deco is determined by more than just the date of construction.

121 Hill Street shares a boundary with 241 Tinakori Road and was deemed in the evaluation report to be “the only Art Deco building included within the Ascot Street Area” (page 182). It was incorrectly described as curving from Tinakori Road to Hill Street when in fact it has a distinct angle.

The owner of 121 Hill Street does not consider his building meets the main tenets of Art Deco, these being bold geometric forms, sleek and elongated figures, classical influences, modern materials, and high-quality craftsmanship. He is strongly opposed to the proposed heritage assessment of 2 on his building, believing that both his building and our building are not in keeping with the considerably older architecture of the proposed Ascot Street Heritage Area. He believes that both of our buildings should be considered as neutral to the area, a heritage assessment of 1. His comments are attached.

We are in agreement that 241 Tinakori Road also does not meet the main tenets of Art Deco.

5. Heritage Status and Values

The Summary Statement of Significance in the evaluation report states: “The Ascot Street Heritage Area has extremely significant heritage values as an enclave of early workers’ dwellings, which date from the 1860s and maintain a high degree of authenticity” (page 12). Particular values identified include the Victorian architecture, as well as the age and density of the area (page 13).

241 Tinakori Road (and 121 Hill Street):

- do not represent early workers’ dwellings,
- do not date from the 1860s or the Victorian era, and
- have no authenticity in preserving the heritage values that were identified for the Ascot Street Heritage Area.

We note that some of the buildings excluded from the evaluation report are more visually in keeping with the stated values than is 241 Tinakori Rd.

While 241 Tinakori Road falls within the proposed heritage area, the recommended heritage status of 3 far exceeds the heritage value of 241 Tinakori Road. It is not an 1870s building as described in the evaluation report, it retains none of the characteristics of an earlier building on the site, and it does not meet the heritage values identified in the evaluation report.

We therefore think that excluding 241 Tinakori Road (and 121 Hill Street) from the Ascot Street Heritage Area is appropriate or, failing that, assigning a maximum heritage rating of 1, neutral impact.

Code Compliance Certificate (Form 7)
Section 96, Building Act 2004

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Service Request No. 477698

The Building			
Street address of building:	241 Tinakori Road	Building name:	-
Current, Lawfully established, use:	Multi-unit Dwelling	Location of building within site/block number:	-
	Commercial	Intended life of the building if 50 years or less:	50.0
Level/unit number:	-	Year first constructed:	1920-29
Legal description of land where building is located:	PT LOT 5 DEEDS 208		
The Owner			
Name of owner:	E W Ltd	Street address /registered office:	-
Contact person:	Ngairé Isaacs	Phone numbers:	
Mailing address:	38 Eskdale Road	Landline:	04 233 8286
	Papakowhai	Mobile:	027 457 9009
	Porirua 5024	Daytime:	-
Email address:	ngaire@xirtech.co.nz	After hours:	-
First point of contact for communications with the Wellington City Council:			
Name:	Mike Rudolph	Phone numbers:	
Mailing address:	136 Totara Road	Landline:	04 380 8778
	Miramar	Mobile:	027 687 2044
	Wellington 6022	Daytime:	-
Email address:	addl@xtra.co.nz	After hours:	-
Building Work			
Building Consent No:	477698	Issued by:	Wellington City Council
Project Description:	Seismic strengthening of the building.		

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- (a) the building work complies with the building consent; and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachment

- Compliance schedule
- Compliance schedule statement

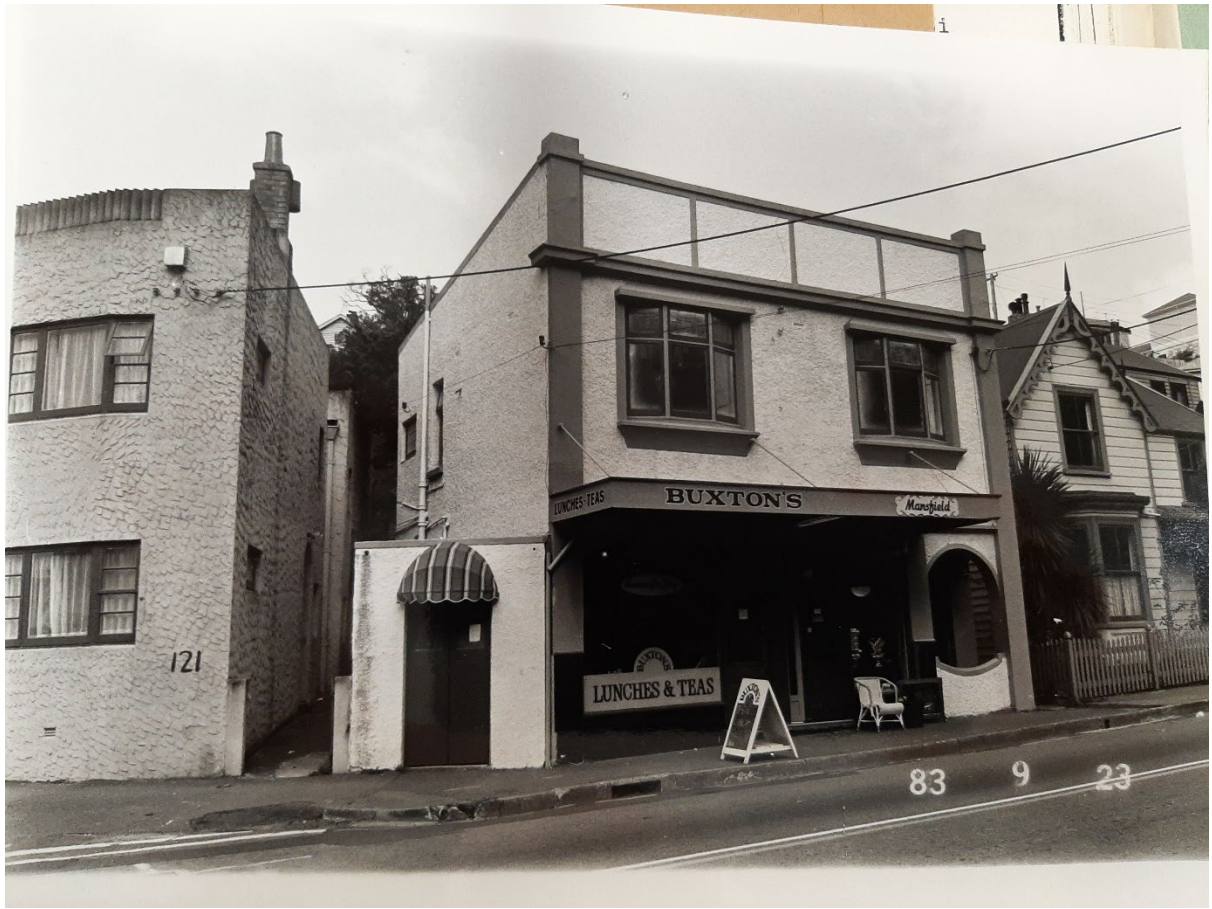
Steve Kallahar
Building Officer – 13th October 2022

On behalf of Wellington City Council

Wellington City Council

101 Wakefield Street
PO Box 2199, Wellington 6140,
New Zealand

Phone +64 4 499 4444
Fax +64 4 801 3138
Wellington.govt.nz



Statement from Howard Symmes, owner of 121 Hill Street

From an email to Ngaire Isaacs, dated 26 April 2023

With regards to the proposed DP classification of 121 Hill Street and 241 Tinakori Road

1. I spoke to a woman at Wellington City Council last year about June/July, about the proposed classification. This proposal was based on "some nice detailing on the front of the building" and that it *could be* called "Art Deco".

I consider both these statements are subjective and hinge on ideology.

2. Definition of Art Deco [Objective]

Bold geometric forms, sleek and elongated figures, classical influences, modern materials, and high-quality craftsmanship are all hallmarks of the Art Deco style.

3. When I queried the reasoning behind the proposed classification statement, adding that the building is basically a squat unfriendly looking solid concrete "thunder box" with pebbled texture with little redeeming features that could be called "Art Deco", I was met with stoney silence.
4. To call it "Art Deco-ish", (based on a small amount of detailing, when taking into account the overall squatness of the building and the definition of Art Deco), struggles with any objectivity...
5. I didn't bother to put a submission in at the time, because having experienced Wellington City Council "consultation" previously on the Brooklyn cycleway, the Cobham Drive pedestrian crossing saga from afar, and the stoney reaction, I saw little point as it appeared that there was no desire to listen.
6. With my building (121 Hill Street), of the 5 points that define Art Deco, only one [Modern (concrete) materials] applies.

My building is currently recommended Classification 2 (contributes to the values of the heritage area)

To maintain some objectivity, given the balance of the proposed heritage area is considerably older and not architecturally in keeping with either of these properties, and based on my paragraphs 2-6 above, I think that 121 Hill Street and 241 Tinakori Road *should be excluded from the heritage area* or have a Classification 1 (Neutral Impact on heritage area)

Howard Symmes

wanderinggnome54@gmail.com