



Wesley Precinct: Proposal for Heritage Area Assessment

**Commissioner Stream 3 Oral
Submission for Wellington
Proposed District Plan**

Rosalind McIntosh for 40 Wesley
Precinct Residents, May 15, 2023

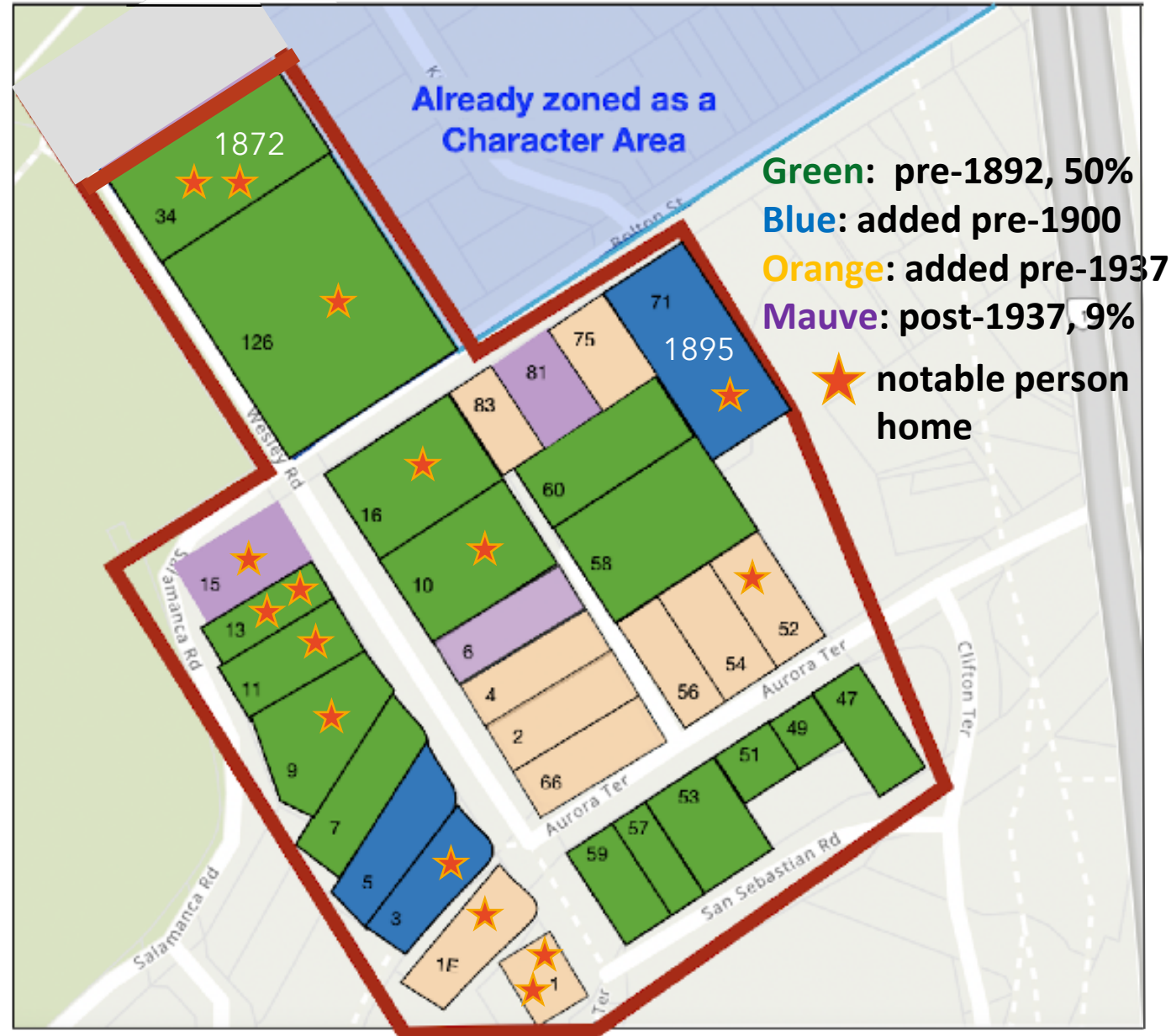
All photographs from Wesley Precinct

PERIODS OF CONSTRUCTION OF HOMES IN WESLEY PRECINCT

Wesley Precinct: Proposal for Heritage Area Assessment

Summary

- This area of 32 old homes has housed many people notable in our history. It needs assessment as a Heritage Area.
(16 houses pre-1892, 19 pre-1900; 3 post-1937)
- We present here a few examples of homes in the Precinct which have housed notable people.



Wesley Precinct

Address		Built	Sample of History	Address		Built	Sample of History
Wesley Rd				Bolton Street			
1E		1935	Constructed by the British High Commission to house diplomats and employees. 1970s home of Mary Ronnie , QSO, first woman National Librarian in the world.	126		Pre-1892	Home of Charles Todd , Founder of Todd Corporation, 1920s to 1942
3		Pre-1900	Home of Sir George Laking , Secretary of External Affairs and Head of Prime Minister's Dept 1966-1971, Ombudsman	71		1895	Designed by, and home of, Fredrick de Jersey Clere , Architect of many Heritage Buildings (eg St Mary's of the Angels)
5		Pre-1900		75		Pre-1937	
7		Pre-1892		81			New home with period design under construction.
9		Pre-1892	Home of David Beatson .influential journalist, broadcaster, Chairman of NZ on Air 1980s	83		Pre-1937	
11		Pre-1892	1930s to 1978 Home of Sir Alister McIntosh , Secretary of External Affairs 1935-1965, Head of Prime Minister's Dept 1945-1965, Secretary to the War Cabinet	Aurora Terrace			
13		Pre-1900	Home of Dr Frank Hall , first Dean of Wellington Medical School. Then home of Edith Campion, MBE, acclaimed actor, Founder of one of first NZ theatre companies, The NZ Players.	52		Pre-1937	1970s - '80s Home of Sir Keith Holyoake PM and Governor-General
15			Previously the original 1860s farm house in the area, then architect Gordon Moller's Architect Award winning home. Now a new home in a similar style in construction.	54		Pre-1937	
2		1930		56		Pre-1937	
4		1930		58		Pre-1892	
6		1930		60		Pre-1937	
10		Pre-1892	Home of Sir John McGrath , Solicitor General and Supreme Court Judge	66		Pre-1937	
16		Pre-1892	Home of Sir Ron Trotter , leading bussinessperson	47		Pre-1892	
34		1872	Powles House, Historic Place, Category 1. Home of Sir Guy Powles , 1st Ombudsman. Only surviving building designed by early Wellington architect C Julius Toxward .	49		Pre-1892	
				51		Pre-1892	
San Sebastian Rd				53		Pre-1892	
1		1935	Built by British High Commission for diplomats and employees, 1930s to '60s. Later home of Sir Hugh Rennie , QC as student and Sir Robert Muldoon , PM, when a back bencher.	57		Pre-1892	
				59		Pre-1892	



11 Wesley Rd

Pre-1892

Home of Sir Alister McIntosh



13 Wesley Rd

Pre-1900

Home of Dr Frank Hall, then Edith Champion



10 Wesley Rd

Pre-1892

Home of Sir John McGrath



16 Wesley Rd

Pre-1892

Home of Sir Ron Trotter



34 Wesley Rd

1872

Historic Place, Category 1. Built for Charles Powles. Home of Sir Guy Powles. Architect: C Julius Toxward.



1E Wesley Rd

1935

Part of British High Commission, later home of Mary Ronnie QSO



126 Bolton St

Pre-1892

Home of Charles Todd



52 Aurora Tce

Pre-1937

Home of Sir Keith Holyoake



71 Bolton St

1895

Designed by, and home of, Patrick de Jersey Clere

Painting of 75, 81 and 83 Bolton St
1940's?, by Patrick de Jersey Clere



SUMMARY: Our Request for Zoning of Wesley Precinct

Either—

1. Character Area status, or

2. Heritage Area status, or

3. Medium Intensity Residential Zone because of unsuitable HR topology, “unwalkable” streets, etc.
and

Demolition of houses is withheld until assessment of the above is completed.



49 and 51 Aurora Tce



57 and 59 Aurora Tce

Summary of some of the additional advantages of our Proposals for Wesley Precinct

- The **Viewshaft** protected in 1972 that connects the upper Botanic Gardens to Poneke Harbour over Wesley Road, is not removed.



View over Wesley Rd from the Lookout on Remembrance Path.



Typical view over Wesley Rd from Norwood and Eastern Paths.

- Climate adaptation – Preservation of shade from mature trees and wooded areas, also home to diverse native flora and fauna. Spongeable very steep surfaces protected by such vegetation from heavy rain. Less landfill and carbon from demolition and from use of new construction materials.
- Irreplaceable ancient timbers and vanished craftsmanship remain in living homes. Old homes that have long been earthquake and weather resilient will not deteriorate if their sunlight is retained.
- Heavily intensified building in one way streets without pavements and lack of parking is not feasible.
- Expensive new builds are unlikely to provide housing for long term residents of any income – certainly not medium and low earners.
- The lives of owners and tenants in a high functioning neighborhood are not severely and needlessly disrupted.