Boffa Miskell

Pre-1930 Character Area Review

Prepared for Wellington City Council

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1.0 Introduction

1.1 Background and Scope

Boffa Miskell Ltd (BML) has been commissioned by Wellington City Council (WCC) to undertake a stocktake of the six pre-1930 character areas contained in the Residential chapter of the Wellington City District Plan (the District Plan) – Mt. Cook, Thorndon, Holloway Road, Aro Valley/The Terrace, Newtown/Berhampore and Mt. Victoria – including a review of the 'on the ground' character of these areas that focuses on the following:

- The level of concentration of pre-1930 buildings[1]
- The extent to which these buildings contribute to 'townscape' and/or 'streetscape' character'
- Whether there are any contiguous areas that represent townscape/streetscape values more strongly than others
- Whether there are particular buildings that fall within the 'pre-1930' character overlay that demonstrate particularly outstanding character or potential historic heritage value that may warrant further investigation

1.2 What is 'Character'?

For the purposes of this review the term 'character' has been defined and confirmed by WCC as *'a concentration of common, consistent natural and physical features and characteristics that collectively combine to establish the local distinctiveness and identity of an area, and that contribute to a unique 'sense of place' when viewed by the public at large from the street or other public spaces. These contributory features and characteristics include those in both public and private domains, and are typically comprised of a combination of the following:*

- *Streetscape level development form contributed to by topography, street pattern, public open space, street trees, landuse, lot size and dimension, garage type and location, and the presence (or otherwise) of retaining walls*
- *Site specific built form contributed to by building age, architectural style, primary building type and materials, building siting and boundary setbacks, building height and shape, and site coverage'*

1.3 Methodology

To progress the stocktake and assessment of the six nominated character areas a four stage research methodology was developed and implemented. For consistency the methodology was informed by, and built upon, the approach applied to the Mt Victoria character area in the Heritage Study commissioned by WCC in 2016[2] and is outlined below:

[1] For the purposes of this report the term 'pre-1930' refers to the period up to the end of 1929 while 'post-1930' refers to the period thereafter

[2] Refer https://wellington.govt.nz/services/community-and-culture/heritage/wellingtons-historic-heritage-sites/mount-victoria-heritage-study-report

1. *Document Review and Thematic/Stylistic Overview*

    - Review relevant background documentation including:
        - Wellington Inner City Residential Areas – Urban Design Evaluation 1995
        - Wellington Inner City Residential Areas – Urban Design Evaluation 1999
        - Wellington City Urban Character Assessment 2008
        - Mt Victoria Heritage Study Report 2017
        - Wellington City District Plan Residential Design Guides – Thorndon, Aro Valley, Mt Victoria, Southern Inner Residential Areas
        - Wellington City District Plan Thorndon Character Area Design Guide
        - Wellington City District Plan Mt Victoria North Character Area Design Guide
    - Prepare a map series based on the building dataset supplied by WCC for the six character areas that profiles the age (commencing pre-1880 followed by every subsequent decade to 1930) and location of existing building stock within each area.
    - Develop a thematic framework relevant to the character areas, including high level themes and representative examples, based on an initial familiarisation with each of the character areas and subsequent identification of relevant themes based on the WCC Thematic Heritage Review 2010 – the framework provides a background historical context to the character areas and is included as Appendix 1.
    - Prepare an overview of the styles of domestic architecture in each character area covering the period pre-1880 to 1930 – 16 representative architectural styles spanning this time period were identified, with an overview of each of the styles included as Appendix 2.

2. *Data Fields and Collection*

    - Develop an ArcGIS web-based application utilising the outputs from Stage 1 to enable 'real time' recording and mapping of key streetscape and property specific attributes associated with each of the character areas, as well as the contribution that each property makes to the existing character of these areas.

      Attributes confirmed by WCC for collection include:

        - Streetscape Character
            - Topography
            - Street pattern (e.g. linear, curvilinear, cul-de-sac)
            - Street trees
            - Public open space (e.g. recreation, natural)
            - Landuse (e.g. residential, commercial, educational)
            - Lot size
            - Primary building type (e.g. detached dwelling, semi-detached dwelling, terrace dwelling, apartment)
            - Garage type and location (e.g. front yard, rear yard)

        - Presence of retaining walls
    - Property Specific Character
        - Building age
        - Building architectural style
        - Location of primary building (e.g. built to street boundary, built to side boundary, set back from street boundary)
        - Building height (i.e. number of storeys)
        - Building site coverage
        - Potential historic heritage value (i.e. prospective candidates for further investigative research)

    The following criteria were also confirmed as the basis for assessing the contribution that individual properties made to the character of each of the character areas:

    - Primary (properties with attributes that define the character of the area)
    - Contributory (properties with attributes that support the character of the area)
    - Neutral (properties with attributes that that neither define, support or detract from the character of the area)
    - Detractive (properties with attributes that undermine/detract from the character of the area)

- Progress initial data collection by way of a desktop analysis of each property within the six character areas using the ArcGIS application developed, with attribute fields populated via relevant data supplied by WCC (i.e. building footprints, building age, building style, building height, public open space and street trees) supplemented by manual data entry using Google Maps and Google Street View to address any gaps (e.g. architectural style, building type, garaging and location).

3. *Desktop Analysis and Field Verification*

- Trial the ArcGIS application with three sample streets selected and confirmed in the Aro Valley Character Area (i.e. Aro Street, Epuni Street, Palmer Street), with the trial centred on pre-1930 buildings within each of these streets.
- Collate the results of the trial and meet with WCC to review and confirm/refine the content of the ArcGIS application, including the scope of the attribute fields to be applied to the balance character areas.
- Undertake a desktop analysis of pre-1930 properties within the balance character areas on a street-by-street basis, including random auditing to ensure the accuracy/ reliability of data collected.
- Meet with WCC to discuss the results of the desktop analysis and the spatial extent of the character areas subject to further field verification.
- Transfer/expose the data compiled during the desktop analysis to ArcGIS enabled tablets to facilitate efficient verification in the field.
- Verify in the field the property data compiled for every street in the six character areas during the desktop analysis, assess the contribution that each property (including those

with primary buildings that post-date 1930) makes to the overall character of the street and wider environment and capture geo-referenced digital images of the general character of each street – verification of each property was undertaken by 2-3 person field teams in September, October and December 2018.

4. *Data Analysis and Report Preparation*

- Analyse the attribute data collected and organise and present the results for each of the six character areas in an interactive, web based quantitative (i.e. charts, graphs) and spatial (i.e. maps) format.
- Prepare an accompanying report that outlines the approach adopted to the review along with a description of the following:
    - Instances where character is more predominant than others within a pre-1930 character overlay area
    - Instances where pre-1930 character has been compromised and a brief analysis of the reasons for this
    - Potential buildings or groups of buildings not already listed in the District Plan that demonstrate particularly outstanding character and could warrant further research or investigation regarding their historic heritage value/s
    - Areas contiguous to the six character areas reviewed that could warrant further consideration/investigation as potential contributors to the character of these areas
- Supply WCC with a copy of the report along with the following:
    - An interactive web-based tool that organises and presents the results of the attribute data collected for each of the character areas in a quantitative and spatial format
    - The attribute datasets compiled for each of the character areas in an ArcGIS enabled format

1.4 Character Assessment

To determine the level of integrity and cohesiveness of character within each of the six areas every property was individually assessed in the field and classified as either primary, contributory, neutral or detractive based on the breadth of character exhibited. A description of each of these classifications is set out below.

In order to provide a comparative baseline to gauge the contribution that each property and associated buildings made to the character of the immediate and surrounding environment the common/characteristic patterns contained in the District Plan Design Guide relevant to the particular character area were employed as a guide – a copy of the Character Area Overviews used to inform this assessment are contained in Appendix 3.

Primary

Properties where the attributes referred to section 1.3.2 are largely intact/exhibited and predominantly illustrate the characteristics described in the relevant District Plan Residential Design Guide for the area.

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Contributory

Properties where attributes referred to section 1.3.2 have been modified (e.g. garaging, windows, verandah enclosure) or redeveloped, but where most of the characteristics described in the relevant District Plan Residential Design Guide for the area are illustrated/still visible.

Neutral

Properties where the attributes referred to section 1.3.2 neither exemplify nor detract from the characteristics described in the relevant District Plan Residential Design Guide for that area. This also included properties not clearly visible from the street/public realm.

Detractive

Properties where the attributes referred to section 1.3.2 detract from the characteristics described in the relevant District Plan Residential Design Guide for that area (e.g. building scale and form, relationship to street).

1.5 Review Qualifications/Parameters

Although every effort was made to ensure precision and rigour was exercised in undertaking this review, given the quantity of properties assessed (approximately 5,500) and the overall number of data fields requiring population minor errors or omissions may have occurred in capturing and categorising the data contained in the ArcGIS dataset separately supplied to WCC.

In addition to this qualifier the following should also be noted in considering the findings contained in this report and the accompanying Pre-1930 Character Area Story Map:[3]

- In instances where more than one building (e.g. dwelling and sleep out) was located on a property the assessment of character contribution centred on the primary building form.
- In several instances buildings were identified in the WCC building age dataset supplied as post-1930 when their architectural style suggests they are older in age. Where this was clearly evident a revised date was assigned the building and used for the purposes of establishing an accurate benchmark of pre-1930 building stock. However, in circumstances where it was indeterminate whether a building pre-dated the 1930 cut-off date (e.g. Inter-War bungalows) reliance was placed on the building age data supplied by WCC.
- The confirmed approach adopted to addressing pre and post 1930 properties in the character areas reviewed comprised the following:
    - Pre-1930 – full assessment and field verification against all the agreed street and site specific character attributes, including building age, architectural style, building type, building location/height/coverage, garage type/location, potential heritage value and character contribution
    - Post-1930 – restricted assessment and field verification focussed on the specific attributes of building age and character contribution. Although these properties and associated buildings post-date the 1930 cut-off date they were assessed to understand the collective contribution/impact that pre and post-1930 properties have on the streetscape of each of the character areas.
- Pre-1930 properties that were not clearly visible from the street/public realm (e.g. a rear site or obscured by vegetation) were assigned a neutral classification, as were vacant properties, those solely employed as car parks and buildings/properties used for educational, commercial, religious or recreational purposes. Of the pre-1930 properties identified as neutral 32% (130) are rear sites, with many of these exhibiting several characteristics typical of those categorised as primary/contributory (e.g. architectural style, building type, height and materials) regardless of not having a visible street presence.
- Due to their more impermanent nature elements such as frontage landscaping and fencing were not considered in assessing the character contribution of individual properties. Equally, the character contribution of properties with tertiary built forms such as garages, carports, decks and verandah enclosures was generally assessed as contributory unless these elements clearly detracted from the overall character of the property due to such factors as their scale, form, location and/or materials.

[3] Story maps are a web-based approach to organising and presenting information that combines maps illustrating spatial information with complementary content such as narrative text, images, graphs/charts and multimedia content

- On streets where the rear elevation is the nominated primary elevation identified in the District Plan (e.g. Wright Street, Mt Cook; Kenwyn Terrace, Newtown; Maarama Crescent, Aro Valley) this elevation was assessed for the purposes of determining the contribution made by the relevant properties to the character of the area.
- With the exception of circumstances where properties and/or their associated buildings were in a clearly dilapidated state, the existing physical condition of the properties reviewed was not assessed in determining the extent to which they contributed to the character of an area as condition is a factor that can be altered/improved/reversed over time (e.g. physical improvements due to a change in property ownership).

2.0 Character Area Review – Approach to Reporting Attribute Findings

Based on the attribute data collected during the desktop analysis and field verification stages of the review a comprehensive examination of the dataset was undertaken, the results of which were translated into an interactive quantitative (i.e. charts, graphs) and spatial (i.e. maps) format for each of the six character areas using the proprietary ArcGIS Online application Story Map template.

These results can be viewed in the Story Map application developed and supplied separately to WCC as an addendum to this report.

3.0 Character Contribution

Based on a combination of field observations and analysis of the data collected during the desktop stage of the project, an assessment was undertaken of the contribution that properties made to the character of the six character areas reviewed.

A total of 5492 pre and post 1930 properties were individually assessed to determine their contribution to the character of the area in which they are located. An overall breakdown of their respective contributions across all the character areas is as follows:

Character Contribution ***Number/Percentage of Total Properties***

	Pre-1930	*Post-1930*	*Total*
Primary	2213 (40%)	35 (1%)	2248 (41%)
Contributory	1849 (34%)	156 (3%)	2005 (37%)
Neutral	405 (7%)	488 (9%)	893 (16%)
Detractive	40 (1%)	306 (5%)	346 (6%)

Of the total number of properties assessed 4507 (82%) pre-dated 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 49% (2213) and 41% (1845) of the total respectively.

At an individual character area level the breakdown of properties exhibiting primary, contributory, neutral and detractive qualities reflects more fine-grained variance, with this further illustrating the relative coherence of each area from a character perspective.

Coherence is typically influenced by such factors as the degree of authenticity and/or consistency exhibited by the primary building stock within an area, with this, in turn, further informed by two key spatial considerations:

- The location and extent of concentrations of detractive and/or neutral buildings within an area
- The pattern of detractive and/or neutral buildings distributed throughout an area

In light of this what follows is a description of the key findings and patterns relating to character observed within each of the six areas reviewed.

3.1 Thorndon

3.1.1 Key Findings

The Thorndon Character Area comprises a total of 724 pre and post-1930 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution	***Number/Percentage of Total Properties***		
	Pre-1930	*Post-1930*	*Total*
Primary	316 (44%)	8 (1%)	324 (45%)
Contributory	176 (24%)	38 (5%)	214 (29%)
Neutral	34 (5%)	96 (13%)	130 (18%)
Detractive	5 (1%)	51 (7%)	56 (8%)

Of this total 531 (73%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 60% (316) and 33% (176) of the total respectively (refer to the Story Map separately supplied for further detail).

3.1.2 Character Contribution – Level of Coherence

The properties within the character area are located within six relatively discrete areas to the west and east of the Motorway, including:

1. An area bounded by Tinakori Road, Cottleville Terrace, Grant Road and Patanga Crescent

2. An area centred around Glenbervie Terrace
3. An area that takes in the northern edge of Bolton Street between Wellesley Street and the Motorway, along with Kinross Street and Easdale Street
4. Three areas centred around Hobson Street, Portland Crescent and Selwyn Terrace

Based on the character contribution assigned to the properties within these areas, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 1 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

3.1.2.1 Tinakori Road/Cottleville Terrace/Grant Road/Patanga Crescent

a. This area contains three identifiable sub-areas with a pronounced concentration of properties exhibiting primary and contributory characteristics and which retain a high degree of overall coherence. These sub-areas are:
    - An area extending from the south edge of George Street through to Cottleville Terrace
    - An area broadly clustered around Aorangi Terrace, Poplar Grove, Calgarry Avenue and Torless Crescent
    - An area broadly clustered around Patanga Crescent, St Mary's Street, Lewisville Terrace and the southern end of Lewisville/Barton Terraces
b. Aside from the random distribution of a number of post-1930 properties and associated buildings identified as either neutral or detractive throughout the area, there are three noticeable concentrations of such properties as follows:
    - The northern end of Upper Lewisville/Barton Terraces
    - Malcolm Lane and Little George Street
    - Along the northern edge of Harriet Street and the southern end of Pitarua Street

    The buildings occupying these properties largely comprise townhouse or multi-unit developments, and generally contrast with the predominant character of the area due to such factors as their scale, form, materials and/or siting relative to the common patterns and location specific characteristics identified in the Thorndon Residential Design Guide.

3.1.2.2 Glenbervie Terrace

a. The character of this area largely remains intact and is highly coherent, most noticeably along Glenbervie Terrace, Ascot Street and Parliament Street
b. None of the properties assessed were considered to detract from the character of the area, although the contribution to the character of the area by some of the more recent townhouse development along Hill Street and the northern end of Sydney Street West was considered neutral due to the generally contrasting nature of their scale and/or form relative to the predominant character of the area.

3.1.2.3 Bolton Street/Kinross Street/Easdale Street

a. The character of this area largely remains intact and is highly coherent, particularly along Bolton Street. The sense of coherence is further reinforced by the existence of a number of similar, relatively unaltered pre and post-1930 Arts and Crafts buildings located in the area.

b. Although there are a small number of properties in the area that have either been categorised as neutral or detractive (1), the impact of these on the overall character of the area is negligible.

3.1.2.4 Hobson Street/Portland Crescent/Selwyn Terrace

a. Within the Hobson Street area the overall degree of coherence appears limited, with only three relatively small clusters of properties exhibiting primary or contributory characteristics – a group of properties on the eastern edge of Hobson Street opposite Queen Margaret College, several properties along Hobson Crescent, and a small group of properties on the northern edge of Davis Street.

   The balance of the area is largely comprised of a mix of townhouse, apartment or multi-unit development, along with non-residential activities such as embassies/high commissions (e.g. German Embassy, Australian High Commission) and educational facilities (e.g. Queen Margaret College, Thorndon School). Due to such factors as their scale, form, materials and/or siting relative to the common patterns and location specific characteristics identified in the Thorndon Residential Design Guide these properties generally contrast with the predominant character of the area.

b. Aside from the hotel development on the corner of Hawkestone Street and Portland Crescent the character of the Portland Crescent area is still relatively coherent, particularly along the Crescent itself and the southern edge of Hawkestone Street.

   Although a small number of post-1930 properties within the Portland Crescent area have been categorised as neutral, the impact of these on the overall character of the area is largely negligible.

c. Apart from the majority of the properties fronting Hill Street the character of the Selwyn Terrace area is still largely intact and coherent. However, the more recent British High Commission and multi-unit developments along Hill Street detract from the overall character of the area, particularly given their scale, form and materials relative to the common patterns and location specific characteristics identified in the Thorndon Residential Design Guide.

3.2 The Terrace

3.2.1 Key Findings

The Terrace Character Area comprises a total of 110 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution	*Number/Percentage of Total Properties*		
	Pre-1930	*Post-1930*	*Total*
Primary	37 (34%)	1 (1%)	38 (35%)
Contributory	45 (40%)	N/A	45 (40%)
Neutral	3 (3%)	12 (11%)	15 (14%)
Detractive	N/A	12 (11%)	12 (11%)

Of this total 85 (77%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 44% (37) and 53% (45) of the total respectively (refer to the Story Map separately supplied for further detail).

3.2.2 Character Contribution – Level of Coherence

Based on the character contribution assigned to the properties within this area, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 2 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

a. Although the Terrace area retains a semblance of overall coherence it is punctuated by a number of post-1930 apartment, townhouse and multi-unit developments that, due to their scale, form and development intensity, interrupt the consistency and rhythm of character exhibited, particularly along the Terrace itself.

b. Unlike some of the other character areas reviewed there appears to be no clear concentration of properties that detract from the character of the area, with such properties instead being more randomly distributed.

   These properties typically post-date 1930 and are occupied by apartment, townhouse or multi-unit development, the scale, form, materials and siting of which generally contrast with the predominant character of the area.

3.3 Aro Valley

3.3.1 Key Findings

The Aro Valley Character Area comprises a total of 533 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution	***Number/Percentage of Total Properties***		
	Pre-1930	*Post-1930*	*Total*
Primary	233 (44%)	1 (>1%)	234 (44%)
Contributory	132 (25%)	15 (3%)	147 (28%)
Neutral	57 (11%)	77 (14%)	134 (25%)
Detractive	N/A	18 (3%)	18 (3%)

Of this total 422 (79%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 55% (233) and 31% (132) of the total respectively (refer to the Story Map separately supplied for further detail).

While pre-1930 properties also accounted for 43% (57) of those categorised as neutral, this appears in several instances to be principally due to their visibility from the street as 47% (27) were recorded as rear lots. Aside from this these properties generally reflected various characteristics typical to those categorised as primary/contributory, including similar architectural style, lot size, site coverage and building type, height and materials.

3.3.2 Character Contribution – Level of Coherence

Based on the character contribution assigned to the properties within this area, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 3 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

a. There are seven broad sub-areas within this area that exhibit a noticeably coherent concentration of pre-1930 properties with primary and contributory characteristics. These sub-areas are:

    - An area extending along the southern edge of Aro Street
    - An area clustered around Durham Crescent, Mortimer Terrace and the southern end of Epuni Street
    - An area extending along the north-eastern and north-western edges of Epuni Street
    - An area broadly centred around Maarama Crescent and the southern end of Ohiro Road
    - An area broadly centred around Palmer Street and the adjacent northern edge of Aro Street
    - An area broadly clustered around Devon Street and Essex Street
    - An area centred around Adams Terrace

b. There are four concentrations of neutral or detractive properties apparent in the area, the general location of which are as follows:

    - The eastern and western edges of the northern end of Ohiro Road
    - The western end of Palmer Street, between Abel Smith Street and Aro Street

- The northern edge of Aro Street, mid-block between Adams Terrace and Devon Street
- A mid-block area abutting Epuni Street and Durham Crescent

These properties post-date 1930 and are occupied by either apartment, townhouse or multi-unit development, open space (i.e. Aro Park) or community/educational facilities (i.e. Aro Valley Community Centre, Aro Valley Pre-school). Due to such factors as their scale, form, materials, siting and/or development intensity relative to the common patterns and location specific characteristics identified in the Aro Valley Residential Design Guide these properties generally contrast with the predominant character of the area.

3.4 Holloway Road

3.4.1 Key Findings

The Holloway Rd. Character Area comprises a total of 81 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution	***Number/Percentage of Total Properties***		
	Pre-1930	*Post-1930*	*Total*
Primary	17 (21%)	1 (1%)	18 (22%)
Contributory	27 (33%)	1 (1%)	28 (34%)
Neutral	9 (11%)	16 (12%)	25 (31%)
Detractive	1 (1%)	9 (11%)	10 (12%)

Of this total 54 (67%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 31% (17) and 50% (27) of the total respectively (refer to the Story Map separately supplied for further detail).

3.4.2 Character Contribution – Level of Coherence

Based on the character contribution assigned to the properties within this area, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 4 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

a. Overall coherence within the area is somewhat variable, with two distinct patterns evident:
    - Groups of properties exhibiting primary and contributory characteristics broadly located at the northern and southern periphery of the area and in the vicinity of Carey Street
    - A more random, less coherent mix of pre and post-1930 properties categorised as either contributory, neutral or detractive occupying the balance area, including a

noticeable concentration of neutral/detractive post-1930 properties along the western edge of Holloway Road

b. Although the nature of the development of post-1930 properties comprises detached dwellings of a similar scale, in most instances the form and materials used contrast with the common patterns identified in the Aro Valley Residential Design Guide.

   Additionally, a small proportion of pre-1930 properties were also categorised as neutral or detractive (12%), with this largely attributable to such factors as later additions or external alterations that have noticeably modified the architectural character of the associated primary buildings.

3.5 Mt Cook

3.5.1 Key Findings

The Mt Cook Character Area comprises a total of 582 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution ***Number/Percentage of Total Properties***

	Pre-1930	*Post-1930*	*Total*
Primary	307 (52%)	4 (1%)	311 (53%)
Contributory	149 (26%)	18 (3%)	167 (29%)
Neutral	36 (6%)	36 (6%)	72 (12%)
Detractive	8 (2%)	24 (4%)	32 (6%)

Of this total 500 (86%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 52% (307) and 30% (149) of the total respectively (refer to the Story Map separately supplied for further detail).

While pre-1930 properties also accounted for 50% (36) of those categorised as neutral, for several this appears to be principally due to their visibility from the street as 47% (17) were recorded as rear lots. Aside from this these properties generally reflected various characteristics typical to those categorised as primary/contributory, including similar architectural style, lot size, site coverage and building type, height and materials.

3.5.2 Character Contribution – Level of Coherence

Based on the character contribution assigned to the properties within this area, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 5 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

a. The character of this area is noticeably coherent overall, with notable concentrations of relatively intact pre-1930 properties and associated buildings located in the following sub-areas:

    - An area broadly centred around Bidwell Street, Rolleston Street and Hargreaves Street
    - The eastern and western street edge of Wright Street
    - An area broadly bounded by Salisbury Terrace, Wright Street and Westland Road
    - An area broadly centred on the eastern and western street edge of Wallace Street, between John Street and Finlay Terrace, and the southern end of Tasman Street
    - An area broadly clustered around Yale Road
    - An area broadly clustered around Myrtle Crescent, Tainui Crescent and Ranfurly Crescent

b. There are three noticeable, but spatially limited, concentrations of neutral or detractive post-1930 properties located in the area as follows:

    - An area broadly bounded by Bidwell Street, Anderson Terrace, Hankey Street and Oak Grove
    - A mid-block area between Rolleston Street and Hargreaves Street
    - An area adjacent to the eastern boundary of the character area broadly between Papawai Terrace and Salisbury Terrace

    These properties, along with similarly categorised ones more randomly distributed throughout the area, are primarily occupied by apartment, townhouse or multi-unit developments, the scale, form, materials and/or siting of which generally contrasts with the common patterns and location specific characteristics identified in the Southern Inner Residential Area Design Guide.

3.6 Newtown

3.6.1 Key Findings

The Newtown Character Area comprises a total of 1612 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution	***Number/Percentage of Total Properties***		
	Pre-1930	*Post-1930*	*Total*
Primary	689(43%)	7 (>1%)	696 (43%)
Contributory	529 (33%)	52 (3%)	581 (36%)
Neutral	120 (8%)	118 (7%)	238 (15%)
Detractive	6 (>1%)	91 (6%)	97 (6%)

Of this total 1344 (83%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 51% (689) and 39% (529) of the total respectively (refer to the Story Map separately supplied for further detail).

Although pre-1930 properties also accounted for 50% (120) of those categorised as neutral, in several instances this appears to be principally due to their visibility from the street as 41% (49) were recorded as rear lots. Aside from this these properties generally reflected various characteristics typical to those categorised as primary/contributory, including similar architectural style, lot size, site coverage and building type, height and materials.

3.6.2 Character Contribution – Level of Coherence

The properties within the character area are located within two relatively discrete areas to the west and east of Riddiford Street, including:

1. An area to the east generally bounded by Riddiford Street, Mein Street, Coromandel Street and the southern boundary of the character area
2. An area to the west generally bounded by Riddiford Street, Hanson Street and the northern and southern boundaries of the character area

Based on the character contribution assigned to the properties within these areas, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 6 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

3.6.2.1 Riddiford Street/Mein Street/Coromandel Street/Southern boundary of the character area

a. Overall coherence within this area is variable, with greater diversity evident along portions of Daniell Street and Mansfield Street, the southern end of Owen Street and along Coromandel Street in the vicinity of Colville Street.

b. There are five identifiable sub-areas within this area that contain a noticeably coherent concentration of pre-1930 properties with primary and contributory characteristics. These sub-areas are:

    - An area to the north-east of Constable Street bounded by Constable Street, Owen Street, Mein Street and the eastern boundary of the character area
    - An area to the south of Constable Street bounded by Constable Street, Hiropi Street, Harper Street and the eastern end of Normanby and Donald McLean Streets
    - An area broadly centred around Roy Street
    - The western edge of Owen Street and Balmoral Terrace
    - An area broadly centred around Lawrence Street, between Daniell Street and Owen Street

c. Aside from a number of post-1930 properties and associated buildings identified as either neutral or detractive that are more randomly distributed throughout the area, noticeable concentrations of such properties are particularly apparent in the following six locations:

- South of Harper Street along Owen Street, and mid-block between Owen Street and Daniell Street
- The western edge of Mansfield Street
- A mid-block area bounded by Mansfield Street, Horner Street, Daniell Street and Roy Street
- The southern end of Hiropi Street and Coromandel Street between Constable Street and Colville Street
- The northern and southern edges of Constable Street, broadly between Owen Street and the western boundary of the character area
- An area to the north of Wilson Street, broadly bounded by Wilson Street, Owen Street, Mein Street and the western edge of Daniell Street

These properties, along with similarly categorised ones more randomly distributed throughout the area, are primarily occupied by a mix of apartment, townhouse or multi-unit developments, community/educational/emergency facilities (e.g. Newtown Public Library, Newtown Community Hall, Newtown School and Community Emergency Hub, St Anne's School, Newtown Fire Station), churches (e.g. St Anne's Catholic Church, Pacific Islanders Presbyterian Church, EFKS Ueligitone Congregational Church), retirement facilities (e.g. Te Hopai Home and Hospital, Pōneke House), healthcare facilities (e.g. Mary Potter Hospice, Ewart Building), commercial activities (e.g. Z Energy petrol station) and open space (e.g. Carrara Park, Newtown Bowling Club).

Due to such factors as their scale, form, materials, siting and/or development intensity relative to the common patterns and location specific characteristics identified in the Southern Inner Residential Area Design Guide these properties generally contrast with the predominant character of the area. This is particularly evident along Mansfield Street, the northern end of Daniell Street and the southern end of Coromandel Street where multi-story apartments and/or multi-unit developments predominate.

3.6.2.2 Riddiford Street/Hanson Street/Northern and southern boundaries of the character area

a. By contrast to the area east of Riddiford Street the area to the west exhibits a higher degree of overall coherence, with three identifiable sub-areas exhibiting a noticeable concentration of pre-1930 properties with primary and contributory characteristics. These sub-areas are:
    - An area broadly extending from the southern and northern boundaries of the character area, between the eastern edge of Adelaide Road and Hanson Street (and including Nikau Street and the eastern end of Hall Street)
    - An area that comprises the northern and southern edges of Colombo Street as well as Manley and Kenwyn Terraces
    - An area broadly centred around Trevor Terrace
b. Properties categorised as neutral or detractive predominantly post-date 1930 and are largely concentrated in three sub-areas located to the south of Stoke Street as follows:
    - An area adjacent to the southern boundary of the area between Adelaide Road and Rintoul Street

- An area to the west of Gordon Place
- An area to the north of Waripori Street between Russell Terrace and Rintoul Street

A further concentration is also apparent to the north-west, in an area broadly bounded by Hall Street, Hanson Street and the northern and western boundaries of the character area.

These properties are primarily occupied by a mix of townhouse or multi-unit developments, accommodation facilities (e.g. Capital City Lodge, Adelaide Motel), retirement facilities (e.g. Village at the Park, Alexandra Rest Home), educational facilities (i.e. South Wellington Intermediate School) and healthcare facilities (e.g. TBI Health, Physiotherapy, Sports and Spinal Rehabilitation Clinic), the scale, form, materials and/or siting of which generally contrasts with the common patterns and location specific characteristics identified in the Southern Inner Residential Area Design Guide.

3.7 Berhampore

3.7.1 Key Findings

The Berhampore Character Area comprises a total of 819 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution	***Number/Percentage of Total Properties***		
	Pre-1930	*Post-1930*	*Total*
Primary	281 (34%)	5 (1%)	286 (35%)
Contributory	331 (40%)	15 (2%)	346 (42%)
Neutral	67 (8%)	70 (9%)	137 (17%)
Detractive	9 (1%)	41 (5%)	50 (6%)

Of this total 688 (84%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 41% (281) and 48% (331) of the total respectively (refer to the Story Map separately supplied for further detail).

3.7.2 Character Contribution – Level of Coherence

Based on the character contribution assigned to the properties within this area, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 7 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

a. Like the eastern portion of the Newtown Character Area the overall coherence in this area is somewhat variable, with increased diversity particularly evident along portions of Adelaide Road, Britomart Street and Rintoul Street.

b. The area south of Britomart Street and to the east of Rintoul Street appears to contain the highest concentration of pre-1930 properties displaying primary and contributory

characteristics, with the following seven sub-areas exhibiting a noticeable degree of coherence:

- An area broadly centred around Emerson Street and Morton Street
- An area broadly bounded by Duppa Street/Royal Street, Adelaide Road, Chilka Street and Stanley Street
- An area centred on Edinburgh Terrace and Glendavar Street
- The western edge of Russell Terrace
- An area broadly bounded by the southern edge of Herald Street, Russell Terrace, Angus Avenue and Rintoul Street
- An area broadly centred around Palm Grove and the northern and/or southern edge of Waripori Street
- An area broadly centred around Blythe Street, Chatham Street and Dawson Street

c. Aside from a number of post-1930 properties and associated buildings identified as either neutral or detractive that are more randomly distributed throughout the area, noticeable concentrations of such properties are particularly apparent in the following locations:

- Along Britomart Street between Adelaide Road and the western boundary of the character area
- Adelaide Road, particularly the western street edge and adjacent to the southern boundary of the character area
- An area to the west of Stirling Street, broadly bounded by Adelaide Road, Herald Street and Rintoul Street
- The northern end of Rintoul Street, broadly between Luxford Street/Milton Street and the northern boundary of the character area
- The southern end of Rintoul Street, broadly between Glendavar Street, Edinburgh Terrace and Lavaud Street

These properties, along with similarly categorised ones more randomly distributed throughout the area, are primarily occupied by a mix of apartment, townhouse or multi-unit developments, retirement facilities (i.e. Village at the Park) and educational facilities (i.e. Berhampore Primary School), the scale, form, materials and/or siting of which generally contrasts with the common patterns and location specific characteristics identified in the Southern Inner Residential Area Design Guide. This is particularly evident along parts of Waripori Street, Adelaide Road and Rintoul Street where groups of multi-storey apartment blocks predominate.

Additionally, a small proportion of pre-1930 properties were also categorised as neutral or detractive (9%), with this largely attributable to such factors as later additions or external alterations that have noticeably modified the architectural character of the associated primary buildings.

3.8 Mt Victoria

3.8.1 Key Findings

The Mt Victoria Character Area comprises a total of 1031 properties. A breakdown of the overall contribution of these properties and associated buildings to the character of this area is as follows:

Character Contribution ***Number/Percentage of Total Properties***

	Pre-1930	*Post-1930*	*Total*
Primary	333 (32%)	8 (1%)	341 (33%)
Contributory	460 (44%)	17 (2%)	477 (46%)
Neutral	79 (8%)	63 (6%)	142 (14%)
Detractive	11 (1%)	60 (6%)	71 (7%)

Of this total 883 (85%) properties pre-date 1930. Those categorised as primary and contributory comprised the majority of the properties assessed within this group, accounting for 38% (333) and 52% (460) of the total respectively (refer to the Story Map separately supplied for further detail).

3.8.2 Character Contribution – Level of Coherence

The properties within the character area are located within three relatively discrete areas. These include:

1. An area to the north of Roxburgh Street generally bounded by the northern and southern edge of Roxburgh Street, Prince Street, Moeller Street and the eastern boundary of the character area (Mt Victoria North Character Area)
2. An area to the south of Roxburgh Street generally bounded by Roxburgh Street, Elizabeth Street and the eastern and western boundaries of the character area
3. An area generally bounded by the northern edge of Elizabeth Street, Paterson Street/ Eastern and western boundaries of the character area

Based on the character contribution assigned to the properties within these areas, observable patterns regarding the level of coherence evident from a character perspective are as follows (refer Appendix 4: Figure 8 and the Character Contribution and Building Age Overlay included in the Story Map separately supplied):

3.8.2.1 Roxburgh Street/Prince Street/Moeller Street/Eastern boundary of the character area

a. The character of this area largely remains intact and is highly coherent, most noticeably along upper Hawker Street, Shannon Street, Mcintyre Avenue and Doctors Common.

b. Overall coherence is disrupted by a noticeable concentration of properties and associated buildings identified as either neutral or detractive located along the eastern street edge of lower McFarlane Street and the western street edge of Prince Street.

   A number of the properties along McFarlane Street are post-1930 residential or multi-unit developments that contrast with the predominant character of the area due to such factors as their scale, form, materials, siting and/or development intensity relative to the common patterns and location specific characteristics identified in the Mt Victoria Residential Area Design Guide and Mt Victoria North Character Area Design Guide. The balance comprise pre-1930 properties that were categorised neutral or detractive due to such factors as later additions or external alterations that have noticeably modified the architectural character of the associated primary buildings.

   The western edge of Prince Street is dominated by the rear elevation of the Copthorne Hotel, the form, materials, scale and intensity of which contrasts sharply with the predominant character of the area.

3.8.2.2 Roxburgh Street/Elizabeth Street/Eastern and western boundaries of the character area

a. Overall coherence within this area is variable, with greater diversity particularly evident in the vicinity of Duke Street, the upper end of Roxburgh Street West and the eastern and western ends of Majoribanks Street.

b. There are four identifiable sub-areas within this area that contain a noticeably coherent concentration of pre-1930 properties with primary and contributory characteristics. These sub-areas are:

   - An area broadly centred around Caroline Street
   - An area along Majoribanks Street generally centred around the southern end of Hawker Street
   - An area to the north of Elizabeth Street broadly centred around Pat Lawlor Close and along the eastern edge of Brougham Street
   - An area along Austin Street in the general vicinity of Claremont Grove and Bosworth Terrace

c. There are five concentrations of neutral or detractive properties apparent in the area, the general location of which are as follows:

   - The upper end of Roxburgh Street West in the vicinity of Hood Street
   - The western street edge of Hawker Street between Roxburgh Street and Majoribanks Street and along Duke Street
   - The western end of Majoribanks Street between Roxburgh Street West and Brougham Street
   - The eastern end of Majoribanks Street in the vicinity of Port Street, upper Austin Street and Lawson Place
   - A mid-block area bounded by Claremont Grove, Austin Street, Elizabeth Street, Brougham Street and Pat Lawlor Close

These properties post-date 1930 and are occupied by either apartment, townhouse or multi-unit development, motel accommodation (i.e. Apollo Lodge) or commercial activities (e.g. Tom Boy Café, Genghis Khan Restaurant). Due to such factors as their scale, form, materials, siting and/or development intensity relative to the common patterns and location specific characteristics identified in the Mt Victoria Residential Design Guide these properties generally contrast with the predominant character of the area.

Aside from these specific areas there are also several post-1930 properties and associated buildings identified as either neutral or detractive that are more randomly distributed throughout the area (e.g. Mt Cook School, Elizabeth/Moncrieff Street apartments).

3.8.2.3 Elizabeth Street/Paterson Street/ Eastern and western boundaries of the character area

a. The area generally displays a high degree of coherence.

b. Although the overall character of the area is still largely intact there are ten identifiable sub-areas that contain highly coherent concentrations of pre-1930 properties with primary and contributory characteristics. These sub-areas are:

    - Elizabeth Street between Brougham Street and the eastern boundary of the character area
    - An area centred on Queen Street, particularly the mid-block area between Brougham Street and Austin Street
    - An area centred on Westbourne Grove and Rixon Grove
    - Pirie Street, particularly between Brougham Street and the eastern boundary of the character area
    - Brougham Street between Pirie Street and Moir Street
    - An area centred on Porritt Avenue and Tutchen Avenue
    - An area centred on Armour Avenue and Albany Avenue
    - An area generally bounded by Scarborough Terrace, Derby Street and Austin Street
    - An area centred on Moir Street and the western end of Ellice Street
    - A mid-block area bounded by Ellice Street, Austin Street, Paterson Street and Brougham Street

c. Although there are several, predominantly post-1930 properties and associated buildings with neutral or detractive characteristics randomly distributed throughout the area, a noticeable concentration is evident at the southern end of Brougham Street/eastern end of Ellice Street. These properties are occupied by either apartment, townhouse or multi-unit development, the scale, form, materials and siting of which generally contrast with the predominant character of the area. One of the properties is also occupied by St Joseph's Catholic Church.

4.0 Potential Historic Heritage and Areas of Contiguous Character

In addition to assessing the individual and collective contribution that properties made to the character of the areas reviewed, the following was also undertaken as part of this project:

- Identification of potential buildings or groups of buildings not already listed in the District Plan that demonstrate particularly outstanding character that could warrant further research or investigation regarding their historic heritage value/s[4]
- Identification of contiguous areas that could warrant further consideration/investigation as potential contributors to the character of these areas

Each of these is further discussed below.

4.1 Potential Historic Heritage Buildings/Groups

As a component of the field verification process individual buildings and groups of buildings were identified as prospective candidates for more in-depth investigative research relating to their associated historic heritage value/s. This solely comprised a visual appraisal of potential candidates, with selection based on the following criteria agreed with WCC:

- Architecture
    - Excellence in design
    - Age
    - Unusual/flamboyant exemplar of a particular architectural style
- Technology
    - Use of an unusual/atypical material (e.g. stone, earth)
- Authenticity
    - Original and largely intact
- Context/group
    - Concentration of buildings of consistently similar architectural style/age
    - Authenticity of the group of buildings

On the basis of this initial, high level appraisal individual buildings and groups of buildings identified as potential candidates for further consideration are outlined below (also refer Appendix 5: Figures 1-3):

[4] The Mt Victoria Character Area was excluded from this task as it was the subject of a separate, detailed Heritage Study commissioned by the Council in 2016 that identified and assessed 7 areas and 39 individual buildings displaying high levels of physical integrity and/or potential heritage value https://wellington.govt.nz/services/community-and-culture/heritage/wellingtons-historic-heritage-sites/mount-victoria-heritage-study-report

Thorndon

- Individual Buildings
    - 4 Barton Terrace
    - 5 Torless Terrace
    - 27 Burnell Avenue
    - 4 Murrayfield Drive
    - 42 Murrayfield Drive
    - 48 Hobson St
- Groups of Buildings
    - 7-12 Calgarry Avenue
    - 2-25 Burnell Avenue
    - 32-62 Tinakori Road
    - 5-12 Easdale Street/8 Kinross Street/82-96 Bolton Street

Aro Valley

- Groups of Buildings
    - 29-63 Durham Street

Mt Cook

- Individual Buildings
    - 8 Bidwell Street
    - 61 Hankey Street

Newtown

- Individual Buildings
    - 162 Daniell Street
    - 89/91 Coromandel Street
    - 102 Coromandel Street
    - 9 Hiropi Street
    - 191 Hanson Street

- Groups of Buildings
    - 197-205 Hanson Street/316-318 Adelaide Road

- 9-41 Roy Street

Berhampore

- Individual Buildings
  - 88 Russell Terrace
  - 251 Rintoul Street
  - 253 Rintoul Street
- Groups of Buildings
  - 289-297 Rintoul Street
  - 6-18 Milton Street
  - 2-26 Russell Terrace

4.2 Contiguous Character Areas

In addition to the individual buildings and groups of buildings of potential heritage value identified above, an examination of areas adjacent/in close proximity to the six character areas was undertaken to determine whether they could warrant further consideration/investigation as potential contributors to the character of the existing areas.

Based on an analysis of the building age data supplied by WCC eight discrete, contiguous areas containing a concentration of pre-1930 properties were identified, the location of which is set out below (also refer Appendix 5: Figures 4-5):

Thorndon

- An area to the west of Kinross Street and Clifton Terrace, broadly bounded by San Sebastian Road, Wesley Road and Bolton Street
- An area broadly centred around Clifton Terrace and Talavera Terrace
- An area north of Queens Park, largely bounded by Grosvenor Terrace, Barnard Street, Lennel Road and Sefton Street
- A group of properties centred around Goldies Brae and Frandi Street

Aro Valley

- An area centred around Landcross Street and Adams Terrace
- A small group of properties to the south-west of the character area along Mortimer Terrace
- A small group of properties at the western end of Palmer St

Mt Cook

- An area bounded by Thompson Street, Nairn Street and Webb Street

Appendix 1: Thematic Framework

WCC Pre-1930s Character Area Review

Thematic Framework (based on Thematic Heritage Study of Wellington 2013)

Theme	Sub-theme	Type	Examples
Theme A: People and the Environment			
Migration/Immigration	Early colonists 1840-1869	Houses/cottages	Thorndon cottages
	Vogel-era assisted immigration (1871-1882)	Early speculator housing	Thorndon cottages; Te Aro workers' housing
Settlement Patterns	Colonisation	Housing	Workers housing
	Suburban expansion	Speculator housing	Newtown housing (1880-1900)
		Housing	Workers' dwellings (Liberal govt); Coromandel St and environs, Newtown
People and the Natural Environment	Response to topography	Zig-zags, tracks	Tinakori Rd zig-zag; Newman Tce, Thorndon; Coromandel St, Newtown
		Houses and streets on difficult sites	Hargreaves/Wright St cutting, Mt Cook; Ascot St, Thorndon - formation and house platforms; The Wedge, Glenbervie Tce, Thorndon; retaining walls on Wallace St, Mt Cook
	Street and subdivisional earthworks	Early pick and shovel subdivisional earthworks	Ascot St, Thorndon - formation and house platforms
		Retaining walls	Retaining walls on Wallace St, Mt Cook
		Cuttings	Hargreaves/Wright St cutting, Mt Cook
Resource Use	Quarrying	Quarries	Tinakori Hill (Grant Road Quarry), Thorndon; Newtown (Luxford Quarry)
	Clay extraction (for bricks)	Sites of clay extraction, kilns	Webb St (Tonks), Mt Cook; Rolleston/ Hargreaves Sts (Hutson, Murphy), Mt Cook; John Morrison's kilns (Wallace St), Mt Cook
Theme B: Developing Economies			
Transport	Rail transport links and routes	Tramway alignment / infrastructure	Steam / horse-drawn tramway (Newtown, 1880), altered street building formations for trams and buses

Theme	Sub-theme	Type	Examples
			Electric tramway, alignment, eased corners or modified buildings (Aro Valley, 1904)
	Road transport links and routes	Motor vehicle roads	Various, in current use

Appendix 2: Overview of Architectural Styles

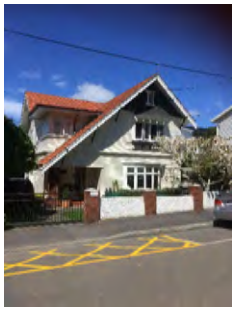
WCC Pre-1930 Character Area Review

Draft overview of styles

Approx. Date	Style	Sub-Style	Typical Characteristics	Examples
1840-1870	Box Cottages	Victorian Georgian Box Cottage	1, 1 ½ storeys, symmetrical, central front door, shallow to medium pitched gabled roof, may have verandah, may have rear lean-to, double hung sash windows, single, double or multi-paned, can have hoods over windows, boxed or no eaves, shiplap weatherboards (early examples), rusticated weatherboards (later examples), usually faces street.	 
		Victorian Georgian Saltbox Cottage	Typically, same criteria as above The pitched gable roof is uneven, with the rear extending to a lower pitch – this differs to a lean-to.	 

		Victorian Italianate Box Cottage	1 ½ storeys, symmetrical, medium/steeply pitched gable roof with Italianate brackets to the barge, no verandah, double hung sash windows, semi-circular head, no eaves, rusticated and shiplap weatherboards, gable faces street.	
	Victorian Carpenter Gothic		1 – 2 storeys, asymmetrical front elevation, medium/steeply pitched gable roofs, usually gabled wings at right angles, bargeboards highly decorated or plain, verandah, can have lean-to rear, canted or square bay windows, double hung sash windows, rusticated weatherboards, usually faces street.	 
1840-1890	Victorian Georgian/Regency Villa		Single storey, symmetrical, with central front door, single or double window either side of door, shallow to medium pitched pyramidal hipped roof, verandah, can be decorated or plain, double hung sash windows, rusticated weatherboards, usually faces street.	

1870-1900	Victorian Italianate Villa		1 to 2 storeys, asymmetrical elevation, shallow-pitched hipped roof, can have simple gable screen, can have verandah, can have simple Classical and/or Gothic detailing, square or semi-circular-headed double hung windows, can have hoods, canted or square bay window, prominent entry, faces street.	 
1900-1920	Edwardian Bay Villa		Single storey, usually asymmetrical, hipped or gable main roof with gabled projecting bay, gable screen, verandah from side of bay to corner, or wrap around, Classical and Gothic detailing in gable and verandah, double hung sash windows, square or canted bay window to projecting wing, can have hoods, boxed eaves with brackets, rusticated weatherboards, usually faces street.	
		Double or Corner Bay Villa	Similar to Edwardian Bay, but with two symmetrical bays on street front (double bay), or angled bay on corner with bays at right angles on corners opposite the angled bay.	

	Edwardian Queen Anne		1-2 storeys, asymmetrical, medium pitched gabled and hipped roofs, can have towers/turrets, can have dormer windows, can have verandah, Gothic detailing, decorated gables (e.g. flying gables, gable screens), double hung and casement windows, can have hoods, square and canted bay windows, prominent chimneys, decorative entry porches, exposed eaves and rafter ends, rusticated weatherboards, usually faces street.	
		Arts and Crafts	Similar to Edwardian Queen Anne but different details, usually casement windows.	 
		English Domestic Revival	Similar to Edwardian Queen Anne but different details including catslide roof, dormers, different gable treatments, usually casement windows.	

		Edwardian Stick	1- 2 storeys (mostly 2), asymmetrical, low to medium pitched gable roof, usually no verandah, similar to Queen Anne but with applied half timber framing, can have different cladding between ground and first floor, can have shingles in gables and part cladding, can have decorative entry porches, double hung sash windows, can have hoods, boxed eaves usually with brackets, rusticated weatherboards, faces street.	
1920-1929	Inter-war Californian Bungalow	Transitional style (combination of Bay Villa and Bungalow styles and detailing)	1-1 ½ storeys (mostly single), asymmetrical, shallow pitched additive gabled roof, usually with verandah or roofed entry porch, casement windows, can have hoods matching roof details, square, boxed, canted and/or bow windows, bell housing to gable and base, shingles to gables and bay windows, prominent chimneys, exposed rafter ends, rusticated weatherboards, brick or render, usually faces street.	

1910 - 1930	Inter War Neo-Georgian		Georgian Revival, 2 storeys, symmetrical, shallow-pitched hipped roof, can be gabled, no verandah, multi-paned double hung sash windows, simple Classical details, boxed eaves, can have flat modillions, can have dormers and shutters, shiplap weatherboards, usually faces street.	
1910 – 1940	English Bungalow (smaller version of English Domestic Revival)		1 to 1½ storeys, simple asymmetrical elevation, medium pitched hipped roof, can be gabled, no verandah, square or canted bay windows, casement windows, exposed eaves and rafter ends, shiplap weatherboards, usually faces street.	

Appendix 3: Character Area Overviews

WCC Pre-1930s Character Area Review

Thorndon – Character Overview (WCC DP Thorndon Character Area Design Guide + Residential Design Guide: Appendix 1)

Common Patterns

1. Building type/form
    a. Predominantly villas, with the greatest concentration occurring around the north end of Tinakori Rd and along Hobson St
    b. Cottages are another recurring building type, located primarily on the slopes behind the south end of the Tinakori Rd shops and the lanes around Calgarry Ave
    c. Villas characterised by single primary form, few secondary forms and additive tertiary forms such as verandahs, porches or lean-tos
    d. Area interspersed by multi-unit development
2. Building size/coverage
    a. Common building height = 2 storey, particularly along Tinakori Rd
    b. Concentration of single storey dwellings in such areas as Ascot St and Calgarry Ave and surrounds
    c. Either a wide or narrow frontage to the street depending on width of dwelling (ie 'grand villa' vs cottage)
3. Landform and character
    a. Pattern of development changes with topography
    b. Generally flat and relatively gently sloped areas characterised by groups of relatively uniform sized and shaped lots and general uniformity of building type and scale
    c. More steeply sloped areas south of Harriet St contain a wide range of very large and very small sites, generally rectilinear but with a considerable variation in plan proportions
4. Frontage setback/street alignment
    a. Street edges generally strongly defined by building frontages
    b. Strong pattern of consistent setbacks along certain streets and parts of streets (eg. west of Tinakori Rd and north of Harriet St)
    c. Significant diversity of setbacks in the area to the west of Tinakori Rd and south of Harriet St
    d. Trees typically play a secondary role in defining the street edge except in steeply sloping areas
    e. Narrow front yards with private gardens
    f. Buildings uniformly and strongly aligned to the street edge and grid
5. Side/rear yards
    a. Narrow side yards
    b. Larger side yards typically found around the "grand villas" along Hobson St and the north end of Tinakori Rd
    c. Minimal rear yards
6. Vehicle access and parking
    a. Parking at street edges is common
    b. On-site carparking is either non-existent or integrated unobtrusively into, next to or behind dwellings
    c. Parking across the full width of frontages has broken down the pre-existing pattern of front gardens and definition of the footpath edge along parts of Tinakori Rd – not desirable
7. Façade treatment
    a. Strong street orientation with gables, bays and entries facing the street
    b. Single storey dwellings simple in form and modestly articulated (eg. period eaves and brackets)
    c. Villas typically present a single front façade towards the street
8. Materials
    a. Exterior walls = painted, rusticated weatherboard

b. Roofs = corrugated iron

Sub-areas – Characteristic patterns

Tinakori Road North

1. Visual consistency
    a. Significant concentration of buildings of a unified type, form and scale - broken only by a small number of apartment blocks at the margins of the area, and a commercial/ industrial area near its centre
    b. Strong street wall formed by large numbers of late Victorian and Edwardian villas at the edge of Tinakori Rd
    c. Notable concentration of larger buildings including grand two storey villas and large Arts and Crafts style houses at northern end of Tinakori Rd
    d. Predominance of two storey villas along Goring St with similarities in building form and consistency of detail

Calgarry Avenue and Surrounds

1. Visual consistency
    a. Distinctive and unified character based on original single storey pre-1920s dwellings
    b. Narrow street width and prevalence of “lanes” as means of access
    c. Predominance of single storey dwellings
    d. Hipped roof single storey villa = signature building
    e. Significant numbers of very old buildings

Tinakori Road South

1. Visual consistency/diversity
    a. Highly variable lot sizes and shapes that are generally rectilinear, with many small lots and back sections
    b. Diversity of building types, plan shapes, forms and sizes, frontage setbacks, styles and materials
    c. Dispersed small groupings of buildings of consistent character interspersed with a wide range of various other buildings (eg. apartment blocks)
    d. Mix of one and two storey dwellings, many with steeply pitched roofs and small primary roof forms
    e. Presence of a number of pre-1900 and pre-1920’s dwellings

Hobson Street and surrounds

1. Visual consistency/diversity
    a. Large number of large scale “grand villas” from the Victorian era mixed with more recent multi- unit development and some non-residential buildings (eg. embassies, schools)
    b. Architectural individuality in form and detail - many of the dwellings exhibit singular layouts and styles, with individual designs contributing to a variety of forms, materials, details and decorative treatments
    c. Front and side yards are typically large around grand villas

Portland Crescent

1. Visual consistency/diversity
    a. General consistency of building age, type and scale
    b. Notable concentration of two storey villas
    c. Clearly defined front elevations with bay windows, entries and verandahs facing the street
    d. Western side – larger set-backs and garages built to street boundary

Selwyn Terrace

1. Visual consistency/diversity
    a. Steep topography and a diversity of building types

WCC Pre-1930s Character Area Review

Aro Valley – Character Overview (WCC DP Residential Design Guide: Appendix 3)

Common Patterns

1. Building type
    a. Predominantly villas or cottages
    b. Simple rectangular primary forms
2. Building size
    a. 1-2 stories
    b. Relatively narrow frontages
    c. Increased variability in building size on rear sites and steeply sloping topography
3. Frontage setback
    a. Strong street edge definition and spatial enclosure is a feature along the central and lower parts of Aro Street, Epuni, lower Devon and Essex Streets
    b. Increased variability of setback in other streets
    c. Two typical patterns
        i. Shallow (0-2m) on flat sites or when the site slopes steeply down from the street
        ii. Increased (5-10m) on sites that slope up from the street
4. Side yards
    a. Minimal side yards
5. Vehicle access and parking
    a. Limited on-site car parking
    b. Garages at street frontage uncommon and multiple garages rare
6. Façade treatment
    a. Front elevations consistently oriented towards the street
    b. Decorative elements are often used, particularly on villas and larger buildings. Bay windows, porches and verandas are common at frontages.
7. Materials
    a. Exterior walls = painted weatherboard
    b. Roofs = corrugated iron

Sub-areas – Characteristic patterns

Lower Aro, Lower Devon and Essex Streets

1. Visual consistency/diversity
    a. Shallow frontage setbacks, reasonably close alignment of neighbouring dwellings, and highly intensive development with typically narrow side yards give continuous street edge definition and strong street enclosure
    b. Car parking or garages at frontages are uncommon
    c. The predominant building types = villas and cottages
    d. Alignment of a large number of dwellings of relatively similar size and proportion
    e. Concentrations of relatively narrow buildings, 5-6 m wide and others 9-10m
    f. Greater variability of size, type and siting of dwellings on rear sites, although basic building blocks are of similar shape and scale to those elsewhere in this area

Upper Aro St

1. Visual consistency/diversity
    a. Angled frontages and variable contours at the street edge leading to variability in siting
    b. Variation in building type but moderated by a consistency in scale, and materials

Maarama Crescent

1. Visual consistency/diversity
    a. Reasonably strong street edge definition when buildings viewed in plan, but a diversity of street edge treatments, garages, planting and other landscape elements
    b. Concentration of relatively large and often multi-storey villas
    c. Building frontages typically 11-12m wide

Epuni St

1. Visual consistency/diversity
    a. Similar character to central Aro Street but differentiated by:
        i. Relatively large and variable frontage setbacks, as dwellings are built up valley walls that slope steeply up from the street
        ii. Concentrations of garages at the street edge

Upper Devon and Abel Smith Streets

1. Visual consistency/diversity
    a. Characterised by very steep topography in combination with highly variable and generally large frontage setbacks
    b. Planting on steep sites an important character element

Upper Durham Street/Mortimer Terrace

1. Visual consistency/diversity
    a. Variation in building type, orientation and frontage setback, accentuated by the changing topography
    b. General consistency in scale and materials
    c. Wide and steep berms with established vegetation and planting on steep sites is a characteristic element

Adams Terrace

1. Visual consistency/diversity
    a. Variation of frontage setback and building character reflecting the changing topography, with some distinctive groupings/clusters of buildings of similar scale, type and style
    b. Both sides of the street have generally consistent but different characteristics
        i. Buildings on the north/west side = smaller and strongly related to the green backdrop
        ii. Buildings on the opposite side = larger/taller, some with deeper frontage setbacks

Palmer /Abel Smith and St Johns Street

1. Visual consistency/diversity
    a. Variation in building type and scale and a general consistency of siting

Ohiro Road/Brooklyn Road

1. Visual consistency/diversity
    a. Transitional character and is quite diverse
    b. Three distinctive sub-areas:
        i. West of Ohiro Rd = mixture of old and new buildings
        ii. East of Ohiro Rd = distinctly different mix including blocks of multi-storey flats
        iii. West side of Brooklyn Rd = more consistent character with a row of old houses of similar age

Holloway Rd/ Haines Terrace/Carey Street – Character Overview

Characteristic Patterns

1. Visual consistency/diversity
    a. Buildings generally sited towards front of sites
    b. Variety of frontage setbacks and building form, with some clustering of similar layouts
    c. Buildings generally of a modest scale, with a degree of age consistency and a strong connection with the surrounding vegetated valley walls

2. Three distinctive sub-areas:
    a. Entrance to Holloway Road
        i. Buildings largely single storey and there is strong consistency of form and age

   ii. Includes a number of listed heritage buildings, has a strongly defined character that has remained relatively consistent since the late 19th Century
b. Mid-Holloway Road
   i. Increase in diversity of form and scale of built structures, especially on the eastern side where two storey buildings are more common
   ii. Age, form and scale of buildings on the western side consistent with the entrance area
   iii. Elevated section of Haines Tce contains a cluster of buildings of similar age and form
c. End of Holloway Road and Carey Street
   i. Greatest diversity of form and age, with buildings being of a modest or moderate scale and generally aligned with the landscape and the street frontage
   ii. Some clustering of buildings of similar age and form on the western side
   iii. Vegetation coverage is often significant and the vegetated valley walls are a dominant part of the visual experience

WCC Pre-1930s Character Area Review

Mt Cook/Newtown/Berhampore – Character Overview (WCC DP Residential Design Guide: Appendix 4)

Common Patterns

1. Building type/form
    a. Predominantly villas or cottages, although noticeable concentrations of bungalows in Berhampore
    b. Detached dwellings on small, relatively narrow rectangular lots
    c. Simple rectangular primary forms
2. Building size/coverage
    a. Mixture of 1-2 storeys, with a limited number of buildings >2 storey
    b. Relatively narrow frontages in a consistent range of widths
    c. Localities and significant groupings of buildings of similar height
    d. Relatively intensive development, with site coverage in the range of 30-45%
3. Landform and character
    a. Higher sides of streets typically have a stronger visual prominence with larger dwellings and deeper setbacks
    b. Lower sides accommodate smaller dwellings and are less visually pronounced
    c. Primary building form aligned to the lot boundary and street grid
4. Frontage setback/street alignment
    a. Consistent alignment with street edge and a strong street orientation (ie. gables, large windows, etc facing the street
    b. Most buildings have setback of 3m+
    c. Dwellings on sloping sites = deeper frontage setback
5. Side/rear yards
    a. Minimal side yards
    b. Substantial rear yards
6. Vehicle access and parking
    a. Limited on-site car parking, with parking typically on the street
    b. Garages at street frontage uncommon and multiple garages rare
    c. Garages on steep frontages typically built into slope and located in front of and below the dwelling
7. Façade treatment
    a. Front elevations consistently oriented towards the street, with entrances, verandahs and bay windows facing the street
    b. Decorative elements (eg. moulded pediments, timber quoins, fretwork) are typically used, particularly on villas and larger buildings
    c. Verandahs, bay windows and windows with vertical proportions common design features
8. Materials
    a. Exterior walls = painted weatherboard/corrugated iron
    b. Roofs = corrugated iron
    c. Small clusters of brick buildings

Sub-areas – Characteristic patterns

Mt Cook

1. Public space structure/street character
    a. Variation of block shape and size
    b. Some long blocks broken ups by cross links facilitating pedestrian access across the area
    c. Street trees = around Wright St and some of the side streets off Tasman St
2. Visual consistency/diversity
    a. Characterised by visual diversity due to the undulating topography and a mix of building types and scales

b. Some areas of consistent style are fragmented, separated from each other by industrial, commercial and other uses - however, the entire area to the west of Hansen St is fairly homogenous
c. Intactness of the original housing stock increases with distance from Wallace St - most recent development occurs along Tasman St and Hanson St
d. Notable concentrations of original buildings are found around Tasman St, Wright St and lower Bidwell St
e. Elevated areas with visually prominent dwellings surrounded by mature vegetation feature around the southern end of Wallace St and the western end of Rolleston St

Newtown

1. Public space structure/street character
    a. There is a general variation of block size and shape throughout the Newtown area, with some very long blocks. However, cross-block pedestrian links are not typical
    b. Some of the cul-de-sacs are exceptionally wide (e.g. Hiropi St Manley Tce and Kenwyn Tce)
    c. Street trees of substantial size are limited to few locations such as Adelaide Road and Hiropi St
    d. Only one public open space - Carrara Park - located east of Regent St
    e. Mature trees in visually distinguishable groupings are found along Owen St and the eastern side of Coromandel St
2. Visual consistency/diversity
    a. The area has a large number of intact old buildings as well as some more recent developments. Apartment blocks feature along Hanson Street, Adelaide Road, Constable Street and the southern end of Coromandel Street
    b. Multi-unit developments are particularly prominent along Daniell Street and Mansfield Street
    c. In comparison to the other two sub-areas, Newtown has the highest number of non-residential buildings, some of which are of considerable scale
    d. Relative to the north-eastern part of Newtown, the character of the south-western portion is highly variable.
    e. Diversity of character is particularly apparent in the areas close to Mansfield Street/Riddiford Street, and to a lesser extent along Daniell St
    f. Large areas with original housing stock (predominantly constructed during the 1900-1909 period) that have remained almost completely intact are concentrated in the north-east part of Newtown, around Owen Street and along and to the north of Constable Street. There is also an important group of 1880-1900 houses in the vicinity of Normanby Street, Daniell Street and Donald McLean Street
    g. Groupings of buildings and visually distinguishable streets or sections of streets with a strong consistency of character include Roy Street, Hiropi Street, Wilson Street, and the area along and to the south of Colombo Street, including Kenwyn Tce and Manley Tce
    h. There are clusters of old brick houses along Hall Street and Stoke Street.

Berhampore

1. Public space structure/street character
    a. There is general variation of block size and orientation. The area has a rectilinear grid with the exception of Akatea Street which curves around a topographical feature
    b. While similarity of street width is typical for the area, there are a number of very wide streets such as Stirling Street, Luxford Street, Chilka Street and Royal Street
    c. The steep topography prevents vehicle access along some east-west cross streets such as Waripori Street, Herald and Lavaud Street to Adelaide Road
    d. Substantial trees are found along Rintoul Street and Chatham Street, and some smaller trees along Luxford Street, Stirling Street, Chilka Street and Herald Street.
2. Visual consistency/diversity
    a. There is diversity of character determined by a large number of original buildings contrasted by more recent development

b. In comparison to the other two sub-areas, Berahampore contains the highest concentration of bungalows and multistorey apartment blocks. The north-west end of the area is marked by a large-scale retirement-type complex
c. There are few non-residential buildings, limited to corner dairies and small shops. A church and a group of shops along Rintoul Street, opposite the Luxford Street intersection, is a prominent nodal point
d. The portion of the area to the west of Adelaide Road, with the exception of Emerson Street and Morton Street, is stylistically diverse relative to the remaining parts of Berhampore
e. Areas of consistent character include Milton Street, Chatham Street, Edinburgh Tce, Royal Street and Stirling Street (all cul-de-sacs) and groupings of buildings along Herald Street and Waripori Street
f. Clusters of old brick houses are found along Lavaud Street, Rintoul Street and Royal Street
g. Because of the steep topography, the dwellings around Akatea Street have a strong streetscape presence accentuated by substantial visually prominent mature vegetation

WCC Pre-1930s Character Area Review

Mt Victoria – Character Overview (WCC DP Mt Victoria North Character Area Design Guide + Residential Design Guide: Appendix 2)

Common Patterns

1. Building type/form
    a. Limited range of building types (eg. villa, bungalow, cottage, apartment block)
    b. Building character = external appearance of buildings often assumes a 'hybrid' character due to repeated alterations/additions
    c. Majority of roofs moderately pitched
2. Building size/coverage
    a. Typical building height = 1-2½ storeys; contrasts with atypical multi-storey apartment blocks distributed throughout the area
    b. Corner sites = often 2 storey
    c. Frontage widths = common frontage width, or a limited range of widths, sometimes shared by neighbouring properties
3. Landform and character
    a. Ridges = typically display taller, but sometimes also narrower dwellings, set back more deeply from the street frontage
    b. Hollows = frequently have lower and often broader dwellings built closer to the street (eg. Brougham St, Austin St, Porritt Ave)
4. Intensity of development
    a. Perception of high density of development
5. Frontage setback/street alignment
    a. Strong building edge and sense of enclosure = shallow front yards, minimal side yards and limited building height range
    b. Neighbouring dwellings often exhibit uniform setback from the street – may vary from one street to the next/different sides of a street
    c. Front elevations consistently orientated towards the street
    d. Corner dwellings typically face major streets, with side elevations to minor streets
6. Side/rear yards
    a. Minimal side yards, with most street frontages reading as a continuous building wall
    b. Rear yards an important attribute of many properties, but are generally not visible from the street
7. Vehicle access and parking
    a. Limited on-site carparking
    b. Multiple garages along the street frontage unusual
8. Façade treatment
    a. Front elevations = strongly articulated with 3D construction detail/decorative elements - bay windows/porches/verandahs common design features
    b. Street elevations = commonly articulated as window module (major) + entry module (minor); two window modules; two window modules + entry module
9. Materials
    a. Exterior walls = painted weatherboard
    b. Roofs = corrugated iron

Sub-areas – Characteristic patterns

Moir Street

1. Building age
    a. Concentration of original dwellings - only one recent multi-unit development at the north east corner of the street

2. Building height
    a. Large number of single storey dwellings
    b. Eastern edge = small number of two storey dwellings
3. Building type
    a. Cottage the predominant building type – also bungalows and villas
4. Front elevation
    a. Facades oriented to the street - bay windows and/or entries, verandahs
5. Frontage setback/street alignment
    a. Variable, but generally small frontage setbacks
6. Parking
    a. Garages atypical
    b. Carpads on properties with larger setbacks
7. Materials
    a. Corrugated iron roofs; rusticated/bevel back weatherboard exteriors

Armour Avenue

1. Building age
    a. Predominantly original dwellings, except for a three storey block of flats
2. Building height
    a. High proportion of two storey dwellings
    b. Southern edge = several large three storey dwellings
3. Building type
    a. Northern edge = predominantly 2 storey villas
    b. Southern edge = variety of types and styles, including Arts and Crafts
4. Front elevation
    a. Facades oriented to the street - bay windows and/or entries, verandahs
5. Frontage setback/street alignment
    a. Northern edge = shallow setbacks
    b. Southern edge = generally larger frontage setbacks
6. Parking
    a. Northern edge = garages atypical
    b. Southern edge = some larger dwellings have garages set back from the street boundary
7. Materials
    a. Villas = corrugated iron roofs; rusticated weatherboard exteriors
    b. Arts & Crafts = bevel back weatherboards, plaster finish and roof tiles

Porritt Avenue

1. Building age
    a. Predominantly original dwellings
2. Building height
    a. High proportion of single storey dwellings
    b. Eastern edge = single storey, many built over a raised terrace
    c. Western edge (south of Armour Ave) = predominantly two storey
    d. Western edge (north of Armour Ave) = approximate even number of single and double storey
3. Building type
    a. Eastern edge = predominantly single storey villas
    b. Western edge (south) = typically 2 storey villas
    c. Western edge (north) = large number of cottages
4. Front elevation
    a. Facades oriented to the street - bay windows and/or entries, verandahs
5. Frontage setback/street alignment
    a. Variable setback
6. Parking
    a. Eastern edge (between Armour Avenue and Ellice Street) = most single storey dwellings; some 2 storey dwellings also have garages built to the street edge

7. Materials
    a. Predominantly corrugated iron roofs; rusticated weatherboard exteriors

Scarborough Terrace

1. Building age
    a. Most buildings original dwellings
2. Building height
    a. Eastern edge = mixture of one and two storey dwellings, many built over raised platforms
    b. Western edge = dominated by single storey dwellings6
3. Building type
    a. Eastern edge = cottages, villas and bungalows of variable styles
    b. Western edge = dominated by cottages and bungalows
4. Front elevation
    a. Facades oriented to the street - bay windows and/or entries, verandahs
5. Frontage setback/street alignment
    a. Eastern edge = relatively large
    b. Western edge = generally shallow
6. Parking
    a. Limited on-site parking, primarily on eastern street edge
7. Materials
    a. Corrugated iron roofs; rusticated weatherboard exteriors
    b. Eastern edge = some bevel back weatherboard exteriors

Queen Street

1. Building age
    a. Majority of buildings original dwellings
2. Building height
    a. Northern edge = 2 storey dwellings
    b. Southern edge = single storey dwellings
3. Building type
    a. Northern edge = villas
    b. Southern edge = cottages
4. Front elevation
    a. Facades oriented to the street - bay windows and/or entries, verandahs
5. Frontage setback/street alignment
    a. Northern edge = general consistency of setback
    b. Southern edge = variable setback
6. Parking
    a. Limited garages
7. Materials
    a. Predominantly corrugated iron roofs; rusticated weatherboard exteriors

Elizabeth Street

1. Building age
    a. Majority of buildings original dwellings
2. Building height
    a. Large number of single storey buildings
3. Building type
    a. Cottages and villas predominant building types
4. Front elevation
    a. Facades oriented to the street - bay windows and/or entries, verandahs
    b. Southern edge = some side entrances due to narrow building frontage
5. Frontage setback/street alignment
    a. Variable, generally shallow frontage setbacks
6. Materials
    a. Corrugated iron roofs; rusticated weatherboard exteriors

Mt Victoria North / St Gerards

1. Building age
    a. Large number of original dwellings
2. Building height
    a. High proportion of 2 storey dwellings
    b. Single storey dwellings = predominantly located along the pedestrian lanes, running perpendicular to Hawker Street (Kennedy St, Doctors Common, McIntyre St) + lower, western side of Hawker St
3. Building type
    a. General consistency of building type and scale – particularly along Hawker and McFarlane Sts
    b. Predominant type = 2 storey villa
4. Front elevation
    a. Windows typically discrete elements set within a much larger façade - large expanses of sheet glass atypical,
5. Frontage setback/street alignment
    a. Setbacks/building scale = both sides of McFarlane and Hawker Sts + Roxburgh St exhibit different patterns
6. Subdivision pattern
    a. Long narrow sections orientated to the north or north-west
    b. Minimal distance between buildings and boundaries

a. McFarlane Street

- Eastern edge
    - Larger and more variable setbacks
    - Consistent pattern of 2 storey dwellings above raised gardens, with high retaining walls, steps and garages at street edge – particularly northern end of street
- Western edge
    - Shallow setbacks and predominantly 2 storey dwellings, many of which extend to 3 storeys at the rear – notable grouping of similar in type, siting and scale buildings at southern end of street

b. Hawker Street

- Eastern edge
    - Strong visual presence of buildings
    - Deeper setbacks
    - Larger 2 storey dwellings built above raised terraces, with high retaining walls at street edge - particularly northern end of street
- Western edge
    - Single and 2 storey dwellings with variable frontage setbacks

c. Roxburgh Street

- Northern edge
    - North-east = variable form, type, style and scale of building – also some more recent developments
    - North-west = frontage setbacks generally deeper + scale of the individual buildings larger
- Southern edge
    - Shallower setbacks + narrower frontages
- Front elevation
    - Facades oriented to the street - bay windows and/or entries, verandahs
    - Eastern end = some side entrances
- Materials
    - Corrugated iron roofs; rusticated weatherboard exteriors

- Parking
    - On-street = along pedestrian lanes and most properties on south-eastern edge of Roxburgh St
    - Off-street = majority of the remaining dwellings

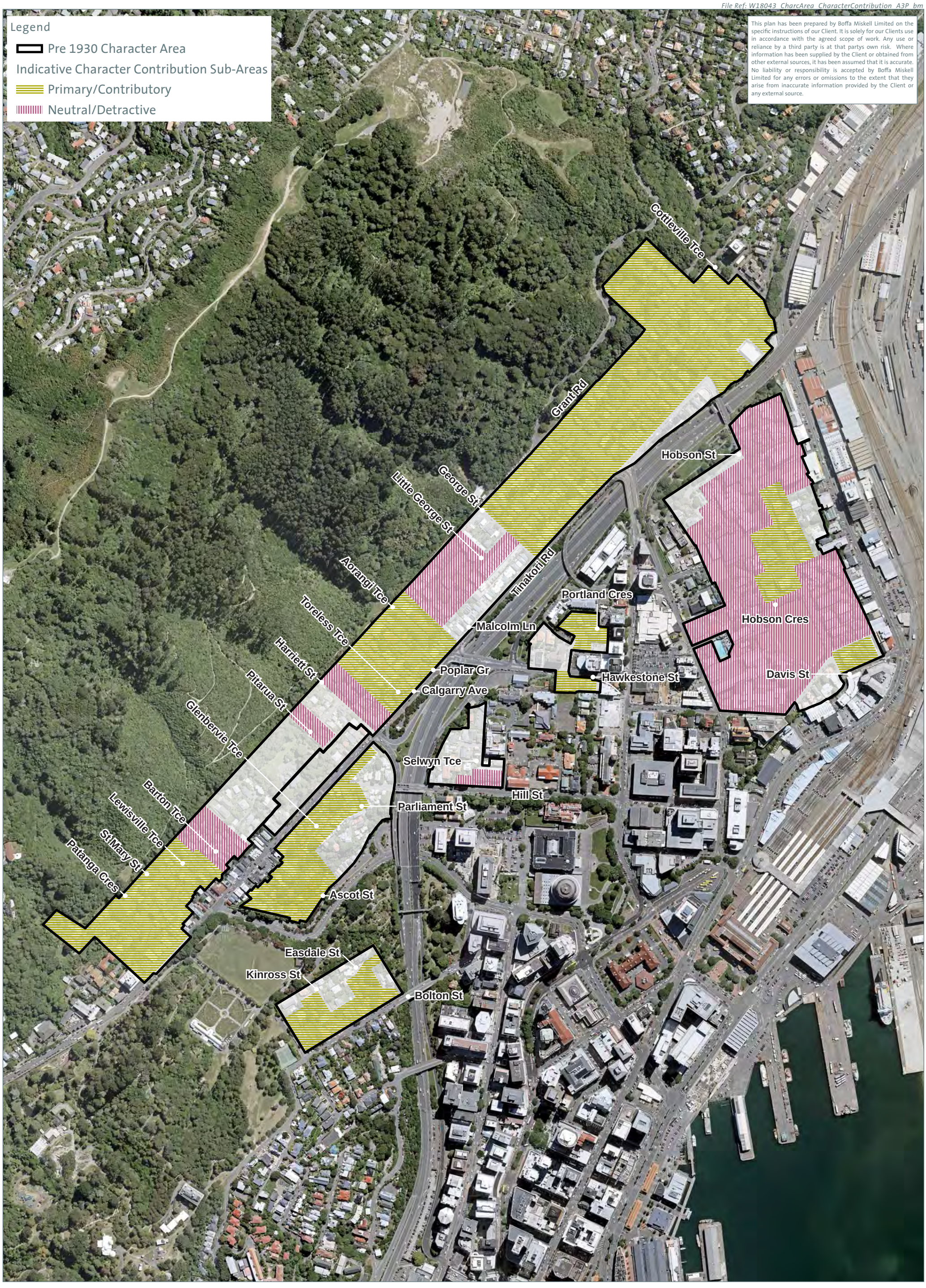
Appendix 4: Indicative Character Contribution Sub-Areas

Legend

- Pre 1930 Character Area

Indicative Character Contribution Sub-Areas

- Primary/Contributory
- Neutral/Detractive



Boffa Miskell
www.boffamiskell.co.nz

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Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Indicative Character Contribution Sub-Areas: Thorndon

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 4
Figure 1

Boffa Miskell
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Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

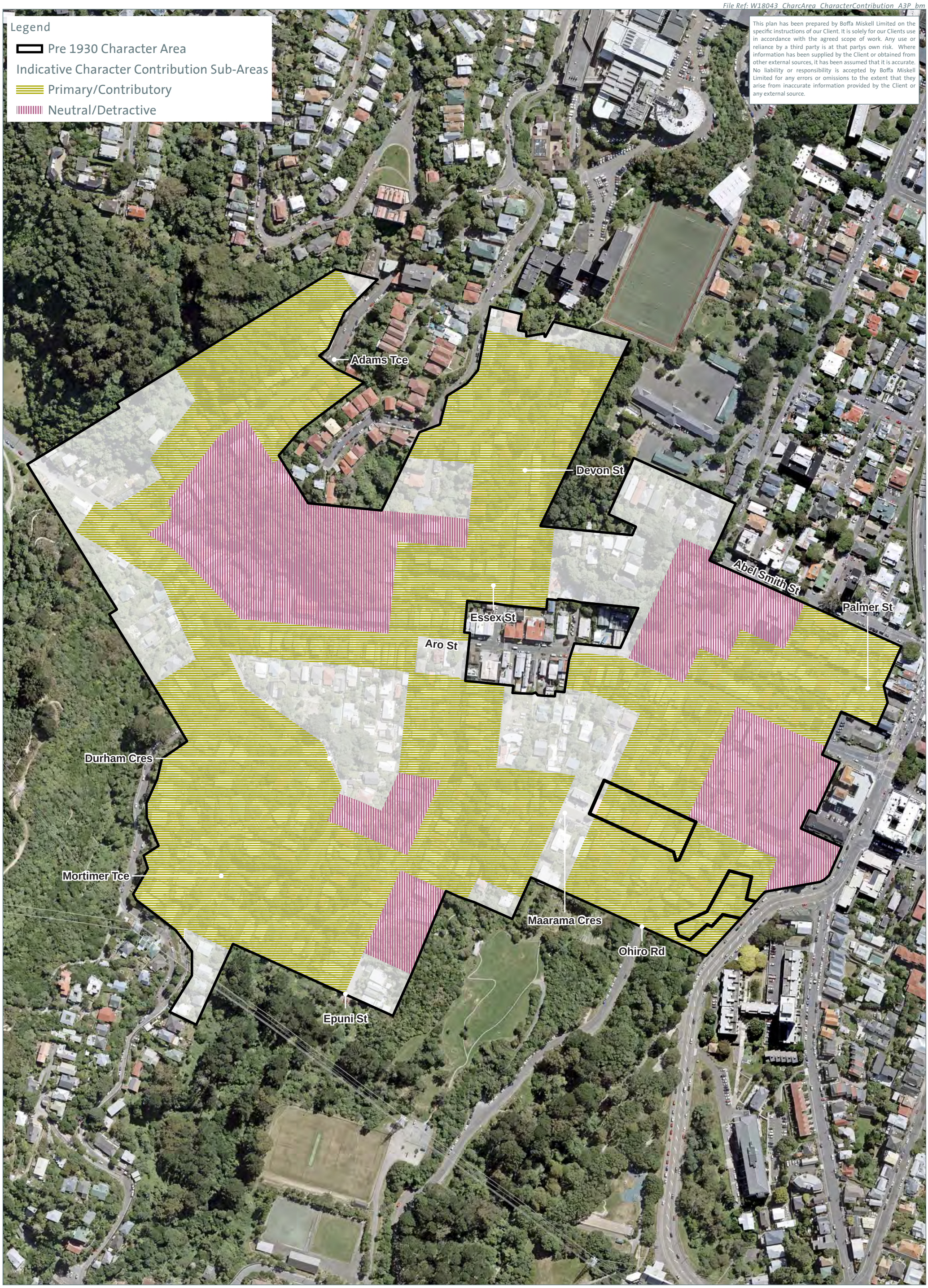
Indicative Character Contribution Sub-Areas: The Terrace

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 4
Figure 2



Boffa Miskell
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Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Indicative Character Contribution Sub-Areas: Aro Valley

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 4
Figure 3

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Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Indicative Character Contribution Sub-Areas: Holloway Road

Date: 17 January 2019 | Revision: 0

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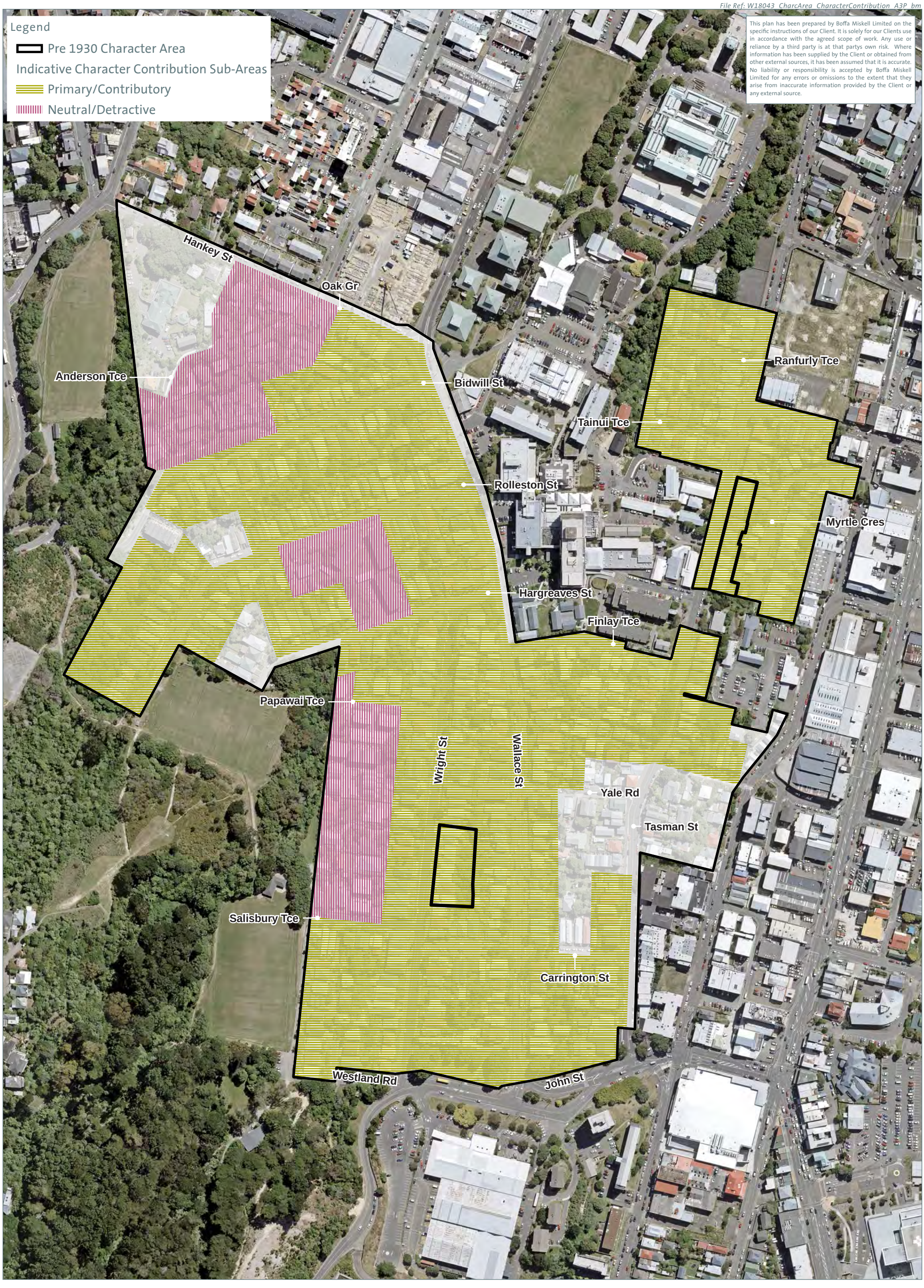
Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 4
Figure 4



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Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Indicative Character Contribution Sub-Areas: Mt Cook

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 4
Figure 5

Legend

- Pre 1930 Character Area

Indicative Character Contribution Sub-Areas

- Primary/Contributory
- Neutral/Detractive

Adelaide Rd
Riddiford St
Hall St
Hanson St
Emmett St
Mein St
Colombo St
Wilson St
Manley St
Rintoul St
Constable St
Hiropi St
Kenwyn Tce
Normanby St
Harper St
Colville St
Gordon Pl
Donald Mclean St
Balmoral Tce
Lawrence St
Mansfield St
Russell Tce
Horner St
Waripori St
Owen St
Daniell St
Roy St

0 100 m
1:5,000 @ A3

Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

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W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Indicative Character Contribution Sub-Areas: Newtown

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

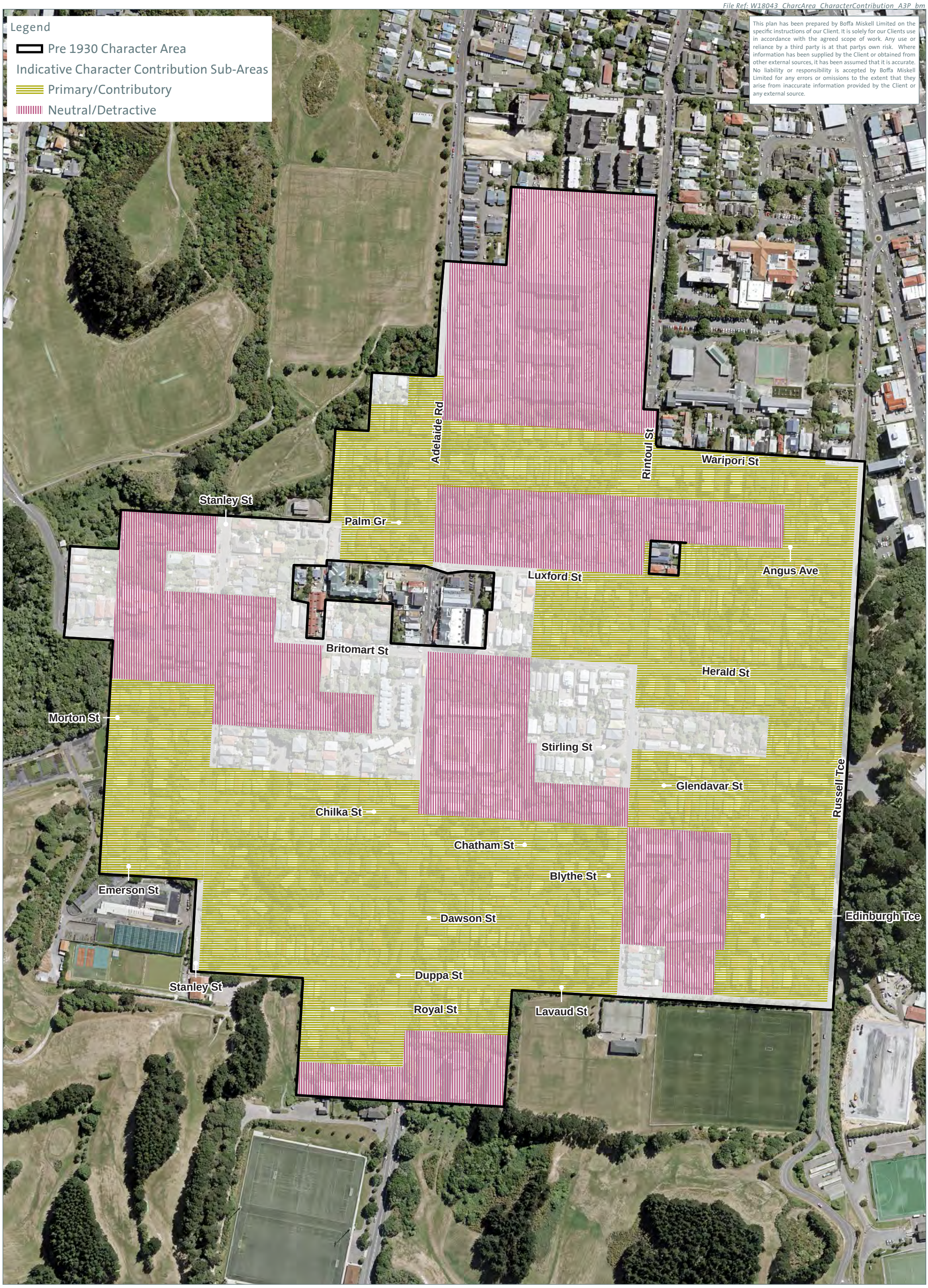
Appendix 4
Figure 6

Legend

- Pre 1930 Character Area

Indicative Character Contribution Sub-Areas

- Primary/Contributory
- Neutral/Detractive



Boffa Miskell
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Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Indicative Character Contribution Sub-Areas: Berhampore

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 4
Figure 7

Legend

- Pre 1930 Character Area

Indicative Character Contribution Sub-Areas

- Primary/Contributory
- Neutral/Detractive

Prince St
Moeller St
Hood St
McFarlane St
Roxburgh St (West)
Roxburgh St
Hawker St
Shannon St
Mcintyres Ave
Doctors Common
Caroline St
Duke St
Cambridge Tce
Kent Tce
Majoribanks St
Port St
Pat Lawlor Cl
Lawson Pl
Claremont Gr
Elizabeth St
Bosworth Tce
Brougham St
Queen St
Westbourne Gr
Pirie St
Rixon Gr
Tutchen Ave
Porritt Ave
Austin St
Moir St
Albany Ave
Armour Ave
Ellice St
Paterson St
State Highway 1

Boffa Miskell
www.boffamiskell.co.nz

0 50 m
1:3,500 @ A3

Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Indicative Character Contribution Sub-Areas: Mt Victoria

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 4
Figure 8

Appendix 5: Potential Historic Heritage and Areas of Contiguous Character

Legend

- Pre 1930 Character Area
- Potential Historic Heritage
- Heritage Area
- Individual Building

Rose St
Rangimarie Way
Wade St
Pitt St
Roscoe Tce
Moorhouse St
Oban St
Lennel Rd
Sefton St
Upper Watt St
Hosking Lane
Lower Watt St
Barnard St
Orchard St
Baker St
Grosvenor Tce
Frandi St
Goldies Brae
Stowe Hl
Hutt Rd
Aotea Qy
Wilton Rd
Weld St
Warwick St
Mairangi Rd
Euston Rd
Edgeware Rd
Cecil Rd
Pembroke Rd
Wadestown Rd
Wellington Urban Mwy
Fitzherbert Tce
Molesworth St
SH 1
Murphy St
Hobson St
Davis St
Hawkestone St
Pipitea St
Thorndon Qy
Ecc Jeston Hl
Hill St
Aitken St
Mulgrave St
Ballantrae Pl
Kate Sheppard Pl
Hinemoa St
Grant Rd
Pukeitiro Ave
Matairoa Ave
Tinakori Rd
Europe Lane
Bowen St
Lambton Qy
Waterloo Qy
Pipitea Qy
Bolton St
Featherston St
Bunny St
Collins Tce
Glenmore St
Garden Rd
Wesley Rd
Aurora Tce
Stout St
Whitmore St
Ballance St
Waring Taylor St
Lady Elizabeth Lane
Salamanca Rd
Clermont Tce
Talavera Tce
Clifton Tce
Tokyo Lane
Rosina Fell Lane
Johnston St
Brandon St
Panama St
Customhouse Qy
Ara Moana
Grey St
Jervois Qy
Queens Whrf
Hunter St
Rawhiti Tce
Everton Tce
Boulcott St
The Terrace
Glen Rd
North Tce
Upland Rd
Ngaio Rd

0 100 m
1:7,000 @ A3

Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

Boffa Miskell
www.boffamiskell.co.nz

W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Heritage Value: Thorndon

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 5
Figure 1

0 100 m
1:7,000 @ A3

Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

Boffa Miskell
www.boffamiskell.co.nz

W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Heritage Value: Aro Valley & Mt Cook

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 5
Figure 2

Legend

- Pre 1930 Character Area
- Potential Historic Heritage
- Heritage Area
- Individual Building

Wallace St
Tasman St
King St
Bell Rd
Drummond St
Dorking Rd
Coolidge St
Asquith Tce
Hanson St
Adelaide Rd
John St
Alexandra Rd
Hutchison Rd
Connaught Tce
Pearce St
Moffitt St
Hall St
Mein St
Picton Ave
Whauri St
Dransfield St
Finnimore Tce
Krull St
Colombo St
Rintoul St
Riddiford St
Wilson St
Constable St
Wellington Rd
Coromandel St
Daniell St
Newtown Ave
Stoke St
Crawford Rd
Colville St
McColl St
Travers St
Fergusson St
Rhodes St
Lawrence St
Balfour St
Liardet St
Mansfield St
Owen St
Kotinga St
Duncan Tce
Farnham St
Britomart St
Luxford St
Manchester St
Herald St
Antico St
Rodrigo Rd
Emerson St
Stanley St
Chilka St
Russell Tce
Melrose Cr
Sutherland Rd
Sutherland Cres
Buckingham St
Hornsey Rd
Auckland Tce
Mt Albert Rd
Duppa St
Tavistock Rd

0 100 m
1:7,000 @ A3

Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

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W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Heritage Value: Newton & Berhampore

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 5
Figure 3

Legend

- Pre 1930 Character Area
- Contiguous Area (Proposed)

0 100 m

1:7,000 @ A3

Data Sources: WCC, Boffa Miskell

Projection: NZGD 2000 New Zealand Transverse Mercator

Boffa Miskell
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W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Contiguous Area: Thorndon

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 5
Figure 4

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W18043 WCC REVIEW OF PRE 1930 CHARACTER AREAS

Contiguous Area: Aro Valley & Mt Cook

Date: 17 January 2019 | Revision: 0

Plan prepared for WCC by Boffa Miskell Limited

Project Manager: **Greg.Vossler@boffamiskell.co.nz** | *Drawn:* HHu | *Checked:* GVo

Appendix 5
Figure 5

About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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Auckland	**Hamilton**	**Tauranga**	**Wellington**	**Christchurch**	**Queenstown**	**Dunedin**
+64 9 358 2526	+64 7 960 0006	+65 7 571 5511	+64 4 385 9315	+64 3 366 8891	+64 3 441 1670	+64 3 470 0460

PROPERTY ECONOMICS

WCC CAPACITY MODELLING CHARACTER AREAS AND KILIBIRNE HDRZ MEMO

Client: Wellington City Council

Project No: 52144

Date: February 2023

W: www.propertyeconomics.co.nz E: tim@propertyeconomics.co.nz P: 09 479 9311 PO: Box 315596, Silverdale 0944

22 February 2023

ECONOMIC MEMORANDUM

To: Joshua Patterson

Principal Advisor

District Planning Team

Wellington City Council

RE: Adjustments to Wellington City Capacity Modelling on Officer Recommended Character Areas and HDRZ around Kilbirnie Commercial Centre.

INTRODUCTION

Property Economics was engaged by Wellington City Council (**WCC**) to assess feasible residential and business capacity within Wellington City. This included an assessment of the economic impacts of Qualifying Matters (QFM).

Following this report, the Council's S42A report has recommended an extension of the Character Areas QFM. Additionally, the Kilbirnie centre is identified as a Metropolitan Centre Zone and as such would typically require a High-Density Residential Zone around the Centre. However, the Council has identified the area as having significant natural hazards and have therefore tempered the level of intensification that is permitted in the area.

This report outlines the impact on capacity of the increase in Character Areas and the impact on capacity on having the surrounding residential area around the Kilbirnie Centre as a High Density Residential Zone.

CHARACTER AREAS

Figure 1 below outlines the changes recommended by the planning officer on Character Areas within Wellington City. In the Proposed District Plan, the Council's character precinct's totalled 85ha. The officer's recommendations will add an additional circa 50ha to this total area leading to a new total extent of 135ha. Most of these areas are an extension on the existing character overlay defined in the PDP.

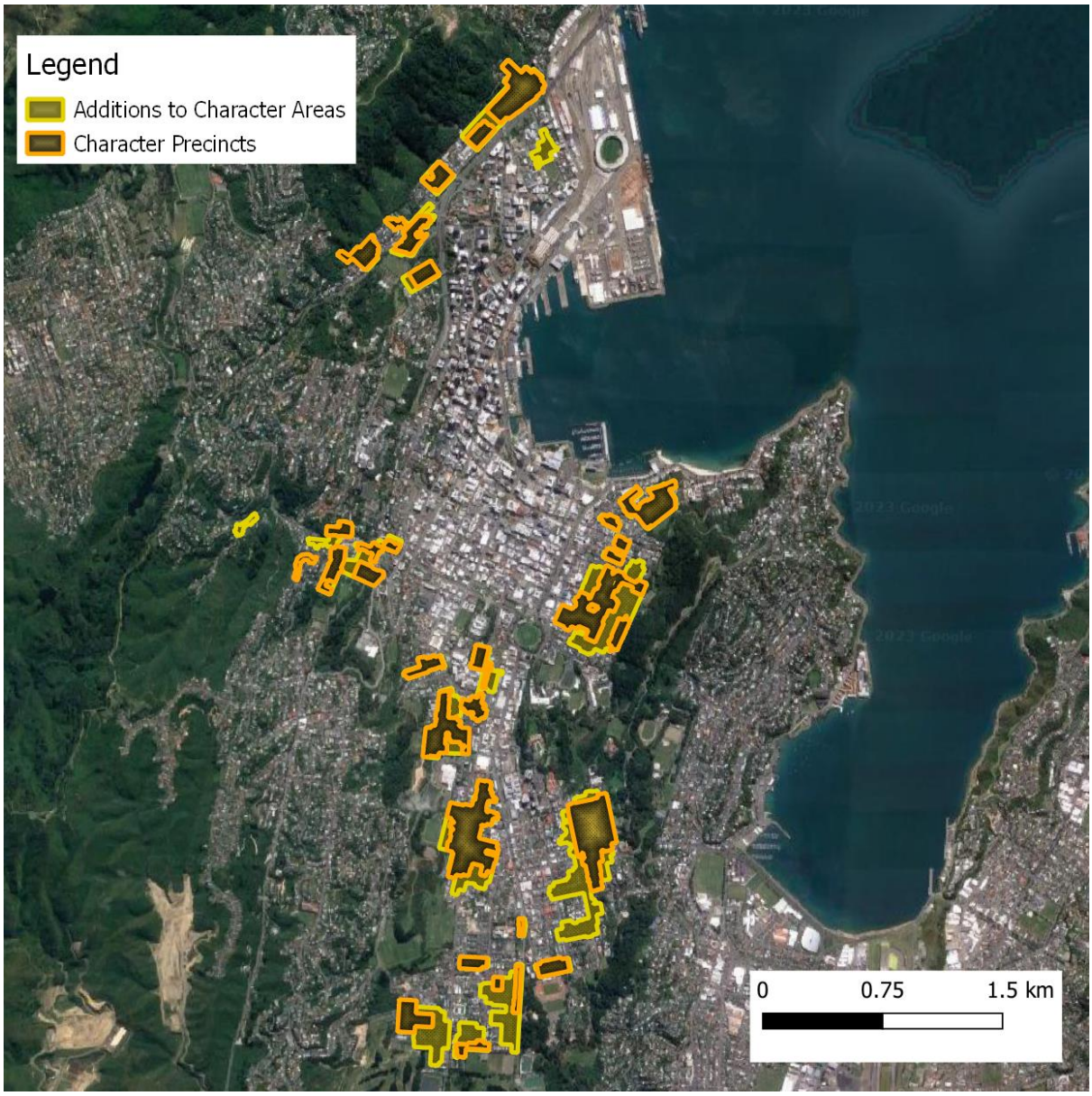
TABLE 1: CHANGE IN CHARACTER AREAS COMPARISON

Character Area/Precinct	ODP Area (ha)	PDP Area (ha)	% change ODP to PDP	S42A Recommendation Area (ha)	% change ODP to s42A
Thorndon	44.0	17.5	-60%	23.1	-48%
Mt Victoria	49.8	18.2	-64%	27.6	-45%
Mt Cook	26.4	11.1	-58%	14.4	-45%
Newtown	93.9	24.7	-74%	38.9	-59%
Berhampore	47.6	6.7	-86%	20.1	-58%
Aro Valley	27.6	7.3	-74%	10.4	-62%
Holloway Road	12.3	0.0	-100%	0.6	-95%
The Terrace	5.6	0.0	-100%	0.0	-100%
Kelburn	0.0	0.0	N/A	0.0	N/A
Total	307.2	85.4	-72%	135.0	-56%

Source: WCC

Figure 1 shows a map of the existing character precincts under the PDP and the additional areas recommended by the S42A.

FIGURE 1: S42A RECOMMENDATIONS ON CHARACTER AREAS



Source: Property Economics, WCC, Google Maps

These new character areas were then applied to the Residential and Business capacity model.

Table 2 below shows the comparison on total impact for the character areas. That is, the impact the Character Area QFM has on total capacity in absence of any other QFM. This shows that the impact on Feasible capacity moves from 1,637 dwellings to 2,531, an additional 894 lost dwellings.

It also shows that the additional lost Realisable Capacity of 797 is greater than the original impacts on Realisable Capacity of 685 for the PDP defined character areas. This indicates that the realisation

rate of capacity in the additional character areas is relatively higher than the existing PDP Character Areas.

Table 3 shows the comparison of total capacity after taking into account all of the QFM. This shows a slightly smaller impact of the additional character areas due to overlaps (i.e. sites that are affected by multiple QFM) with a total impact of 685 dwellings on the Realisable Capacity.

TABLE 2: COMPARISON OF IMPACT ON TOTAL CAPACITY OF THE PDP AND S42A RECOMMENDED CHARACTER AREAS

Impact Comparison		Theoretical	Apartment	Standalone	Terraced	Total
Feasible	PDP	-7,551	-761	-31	-845	-1,637
	S42A	-9,059	-1,274	-35	-1,222	-2,531
	Difference	-1,508	- 513	- 4	- 377	- 894
Realisable	PDP	-7,551	68	-32	-721	-685
	S42A	-9,059	-357	-67	-1,058	-1,482
	Difference	-1,508	- 425	- 35	- 337	- 797

TABLE 3: COMPARISON OF TOTAL CAPACITY AFTER TAKING INTO ACCOUNT ALL QFM.

All QFM	New Character Areas	Theoretical	Apartment	Standalone	Terraced	Total
Feasible	PDP	226,232	22,749	16,072	40,349	79,170
	S42A	225,003	22,285	16,068	39,998	78,351
	Difference	-1,229	- 464	- 4	- 351	- 819
Realisable	PDP	226,232	15,639	19,350	26,761	61,750
	S42A	225,003	15,273	19,325	26,476	61,074
	Difference	-1,229	- 366	- 25	- 285	- 676

Source: Property Economics, WCC

Tables 4 and 5 following show the new cumulative impact of all QFM's with the updated Character Areas. Table 4 shows the net positions with and without the Commercial Adjustments.

The Commercial Adjustments the proportional split of total developable capacity that is expected to be residential within the commercial zones. The proportions used are included in Appendix 1. Both positions are shown below as in the case of insufficient residential supply, the demand for residential

dwellings in the commercial areas will be higher, resulting in a greater proportion of commercial capacity being utilised. This would push the total capacity potential closer to the total scenario.

Table 4 and 5 below shows that the additional Character Precincts do not materially decrease the level of capacity sufficiency. Compared to the previous QFM impacts table, the required uptake of the with all QFM's scenario is still only 51%, meaning capacity is almost double that of the expected demand for the next 30 years.

TABLE 4: TOTAL QFM IMPACTS WITH NEW S42A RECOMMENDED CHARACTER AREAS

	Capacity Overview	Theoretical	Feasible (Max Profit)	Realisable
Total	Capacity without QFM's	271,794	102,012	81,096
	Capacity with All QFM	226,232	78,351	61,074
	Total QFM Impact on Capacity	45,562	23,661	20,022
Commercial Adjusted	Capacity without QFM's	239,025	77,478	62,979
	Capacity with All QFM	207,170	64,070	50,382
	Total QFM Impact on Capacity	31,855	13,408	12,597

Source: Property Economics, WCC

TABLE 5: COMPARISON OF CAPACITY SUFFICIENCY WITH AND WITHOUT

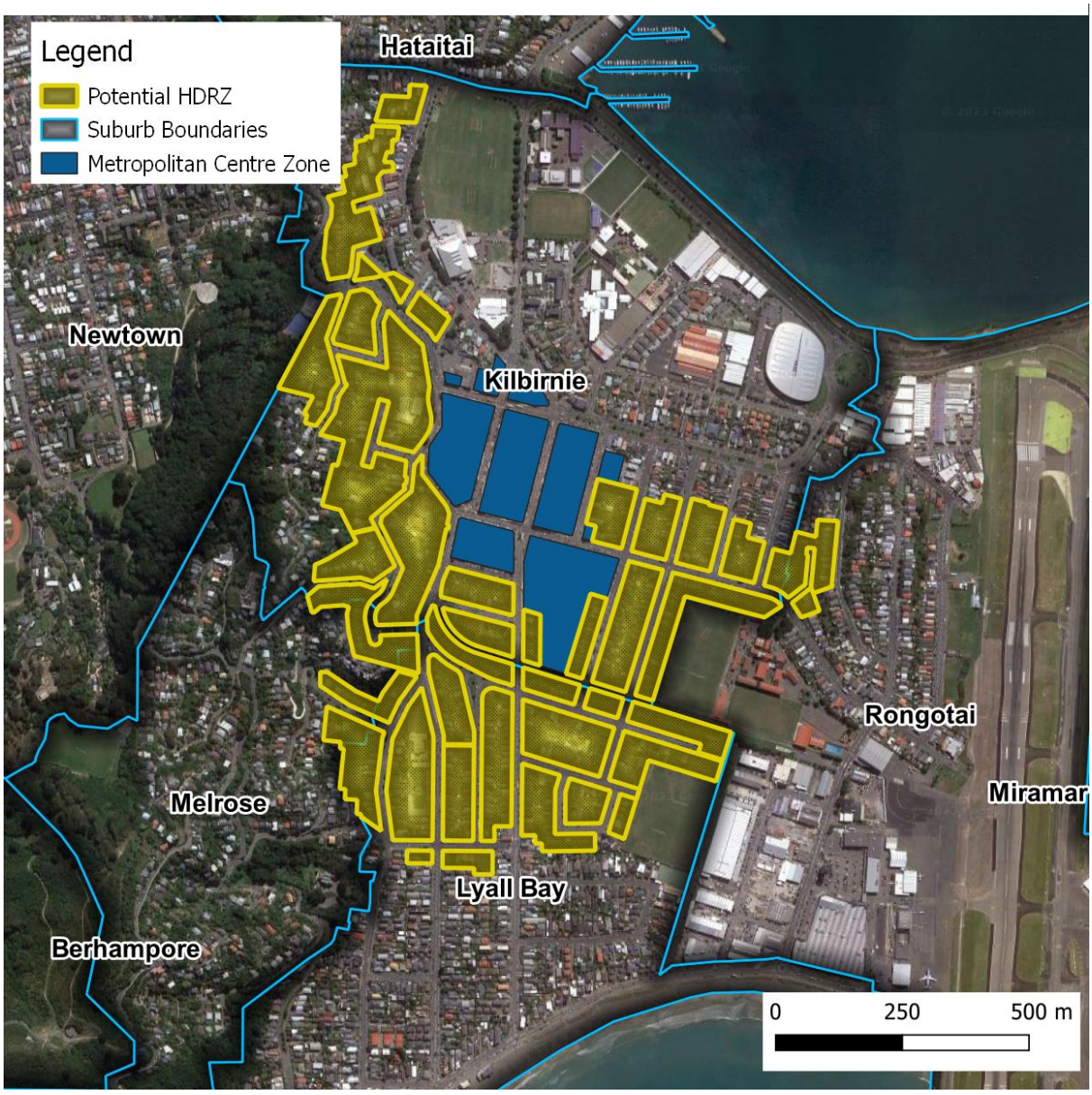
Wellington City Residential Sufficiency		Dwelling Demand	Realisable Dwellings	Required Uptake
Total	Without any QFM's	31,242	81,096	39%
	With All QFM's	31,242	61,074	51%
Commercial Adjusted	Without any QFM's	31,242	62,979	50%
	With All QFM's	31,242	50,382	62%

Source: Property Economics, WCC

KILBIRNIE HIGH DENSITY RESIDENTIAL ZONE

Figure 2 shows the potential High Density Residential Zone around the Kilbirnie Metropolitan Centre (which is highlighted in blue on the below figure). Notes on the methodology used in assessing the change in theoretical capacity on the sites is outlined in Appendix 2

FIGURE 2: POTENTIAL HIGH DENSITY RESIDENTIAL ZONE AROUND KILBIRNIE



Source: Property Economics, WCC, Google Maps

The two tables below show the impact of the Kilbirnie HDRZ on both the No QFM scenario and the all QFM scenario. Although the QFM (mainly Hazard) does reduce the theoretical capacity potential

of the area from almost 4,000 dwellings to around 3,400 dwellings, the number of feasible and realisable apartments in the area increases under the All QFM scenario. This is indicative of the apartments in Kilbirnie being worth slightly more in the model when other apartment sites are removed (due to the QFM's). It also indicates that the QFM affected sites were predominately not the sites that were feasible or realisable.

Appendix 3 shows a map of the hazard areas within the High Density Residential Zone.

TABLE 6: IMPACT OF THE KILBIRNIE HIGH DENSITY RESIDENTIAL ZONE ON CAPACITY FOR THE WITHOUT QFM SCENARIO – COMMERCIAL ADJUSTED RESULTS

No QFM	Kilbirnie HDRZ	Theoretical	Apartment	Standalone	Terraced	Total
Feasible	Without	239,111	13,299	17,870	46,309	77,478
	With	243,108	14,654	17,876	46,364	78,894
	Difference	+ 3,997	+ 1,355	+ 6	+ 55	+ 1,416
Realisable	Without	239,111	8,191	22,153	32,635	62,979
	With	243,108	8,346	22,172	32,630	63,148
	Difference	+ 3,997	+ 155	+ 19	- 5	+ 169

TABLE 7: IMPACT OF THE KILBIRNIE HIGH DENSITY RESIDENTIAL ZONE ON CAPACITY AFTER ACCOUNTING FOR ALL QFM SCENARIO COMMERCIAL ADJUSTED RESULTS

All QFM	Kilbirnie HDRZ	Theoretical	Apartment	Standalone	Terraced	Total
Feasible	Without	208,399	8,468	16,072	40,349	64,889
	With	211,788	10,163	16,046	40,389	66,598
	Difference	+ 3,389	+ 1,695	- 26	+ 40	+ 1,709
Realisable	Without	208,399	4,956	19,350	26,761	51,067
	With	211,788	5,243	19,350	26,756	51,349
	Difference	+ 3,389	+ 287	+ 0	- 5	+ 282

Source: Property Economics, WCC

If you have any queries, please give me a call.

Kind Regards

Tim Heath / Phil Osborne

APPENDIX 1– COMMERCIAL ADJUSTMENTS

The proportions used for this Commercial and Residential Split were provided by Urban Edge and are as follows:

- Metropolitan Centre Zone: 80% Commercial and 20% Residential
- Mixed Urban Zone: 60% Commercial and 40% Residential
- Central City Zone (Wellington Central): 90% Commercial and 10% Residential
- Central City Zone (Te Aro): 70% Commercial and 30% Residential
- Local Centre Zone: 70% Commercial and 30% Residential
- Neighbourhood Centre Zone: 70% Commercial and 30% Residential.

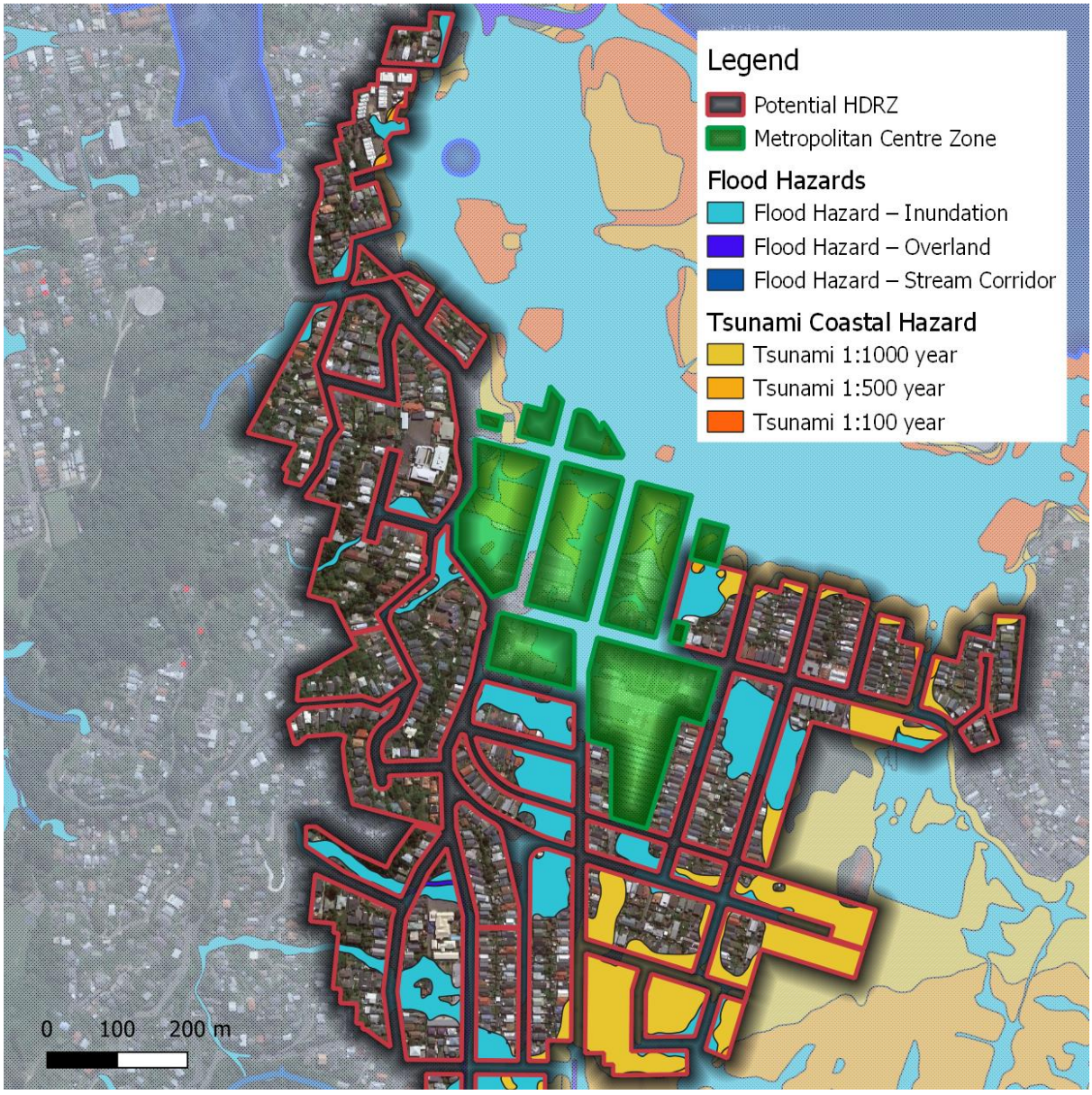
APPENDIX 2 – MODELLING METHODOLOGY

The provisions in the PDP that enable up to six storey apartments in the HDRS only apply to multi-unit development (more than three dwellings on a site) which requires a Restricted Discretionary Consent. Otherwise, the permitted development baseline has the same standards as the Medium Density Residential Standards.

For the purpose of assessing the theoretical potential of the upzoned sites, only the Comprehensive Redevelopment options have been assessed as HDRZ with the existing infill options under the Urban Edge Modelling being retained. On inspection, few sites in the proposed HDRZ had sufficient backyard space that would feasibly enable multi-storey apartments being built without the removal of the existing dwelling.

In both cases, the potential apartment comprehensive redevelopment capacity has been assessed in accordance with the 8m60^{0} height in relation to boundary standards for all non-road boundaries up to the 21m height limit. Additionally, the lower 5m60^{0} recession plane has been modelled on boundaries adjacent to the MDRZ, Schools, Heritage sites and Wellington Town Belt Zone.

APPENDIX 3 – MAP OF HAZARDS AROUND KILBIRNIE



EVALUATION OF THE IMPACT IN CAI

Property Economics was engaged by WCC to assess the impact on cap
Refer attached 2) WCC Capacity Modelling Character Areas & Kil

PDP

S42A

Request a decision to be made to increase the protection of Mt Vi
- based on the outcome of the Boffa Miskell Pre-1930s Character Area

The Council's recent s42A report has recommended an exten

Refer Figure 1 under
- In the PDP the Council's character precinct totalled 85ha
- The Officer's recommendations added an additional circa 50ha
- New total of 135ha

Change in Character Areas Comparison

ODP Area (ha)	307.2	
PDP Area (ha)	85.4	28%
s42A area (ha)	135.0	16%
Boffa Miskell	233.5	32%
% change ODP to s42A	-56%	

Realisable Capacity

PDP	-	685
s42A	-	1,482
Difference	-	797

All Character Areas

		% of ODP
ODP Area (ha)	307.2	
PDP Area (ha)	85.4	28%
s42A area (ha)	135.0	16%
Boffa Miskell	233.5	32%
Further loss of Dwellings		

Realisable Capacity under Boffa Miskell

Realisable Dwellings (all QFM)	61,074
Further loss of Dwellings	1,594

% Further loss of Dwellings	2.6%

Mt Victoria

		% of ODP
ODP Area (ha)	49.8	
PDP Area (ha)	18.2	37%
s42A area (ha)	27.6	19%
Boffa Miskell Further loss of Dwellings	37.8	21%

In the case of Mt Victoria see under

ODP	49.8
PDP	18.2
s42A	27.6
% change ODP to s42A	-45%

200
247
447

Mt Victoria - Realisable Capacity under Boffa Miskell

Further Loss of Dwellings	-165
ADDITIONS	
*Character Zone - Dwellings	200
Kent Terrace Precinct - Dwellings	247
Total	447
Surplus Dwellings	**282**

CHARACTER AREAS

Figure 1 below outlines the changes recommended by the planning officer on Character
Wellington City. In the Proposed District Plan, the Council's character precinct's totalled 8

officer's recommendations will add an additional circa 50ha to this total area leading to a extent of 135ha. Most of these areas are an extension on the existing character overlay de PDP.

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Mt Cook	26.4	11.1	-58%	14.4
Newtown	93.9	24.7	-74%	38.9
Berhampore	47.6	6.7	-86%	20.1
Aro Valley	27.6	7.3	-74%	10.4
Holloway Road	12.3	0.0	-100%	0.6
The Terrace	5.6	0.0	-100%	0.0
Kelburn	0.0	0.0	N/A	0.0
Total	307.2	85.4	-72%	135.0

Source: WCC

Figure 1 shows a map of the existing character precincts under the PDP and the addition recommended by the S42A.

Suburb	Officer Recommended Spatial Plan		Adopted Spatial (with Councillor decisi	
	Estimated Dwellings	Estimated People	Estimated Dwellings	Esti
Aro Valley*	95 to 215	240 to 540	180 to 270	
Berhampore	120 to 275	285 to 650	175 to 300	
Kelburn	305 to 550	760 to 1,380	370 to 605	9
Mount Cook*	110 to 200	270 to 505	120 to 220	
Mount Victoria*	120 to 200	290 to 475	150 to 250	
Newtown	340 to 650	900 to 1,725	460 to 750	1,
Oriental Bay**	20	45 to 50	25 to 30	
Thorndon*	95 to 290	200 to 440	40 to 130	
Inner suburbs total	1,200 to 2,300	3,000 to 5,800	1,500 to 2,500	3,

* Does not include Central City Area dwellings
** Does not include Central City Area dwellings or Oriental Bay Height Area

PACITY OF THE INCREASE IN CHARACTER ARE

acity of the increase in Character Areas.
birnie HDRZ Memo, Feb23

ictoria's Pre-1930s Character Precincts to 76% rather than the 38% proposed in the D
Review expert report in 2019.

sion of the Character Areas QFMs, refer table under

-	685	28%	-	685
-	797	44%	-	1,482
-	1,594	76%	-	2,391

No. of Dwellings Lost		% of ODP Cumulative	No. of Dwellings Lost Cumulative	
-	685	28%	-	685
-	797	44%	-	1,482
-	1,594	76%	-	3,076
-	1,594			

No. of Dwellings Lost		% of ODP Cumulative	No. of Dwellings Lost Cumulative	
-	146	37%	-	146
-	151	55%	-	297
-	165	76%	-	462
-	165			

Areas within

35ha. The

ı new total

ɛfined in the

% change ODP to s42A
-48%
-45%
-45%
-59%
-58%
-62%
-95%
-100%
N/A
-56%

ıal areas

l Plan ons applied)	Estimated dwelling and population increase/decrease	
imated People	Estimated Dwellings	Estimated People
445 to 675	+50 to +80	+130 to +210
410 to 705	+25 to +55	+55 to +120
920 to 1,510	+55 to +65	+30 to +160
300 to 545	+10 to +20	+25 to +40
360 to 600	+30 to +50	+75 to +120
,215 to 1,945	+80 to +120	+220 to +315
55 to 70	+5 to +10	+10 to +20
80 to 265	-85 to -60	-125 to -175
,800 to 6300	**+200 to +300**	**+500 to +800**

:AS & MT VICTORIA

istrict Plan

ha		Dwelling per ha
85.4	-	8.02
49.6	-	16.07
98.5	-	16.07

18.2	-	8.02
9.4	-	16.07
10.2	-	16.07

An alternative plan for Mt Victoria

How to achieve a win-win for Mt Victoria and Wellington

Public meeting 24 May 2021

Hutia te rito o te harakeke, kei hea te komako e ko?

If you pull the heart out of the flaxbush, where will the bellbird sing?

Remember the spatial plan …?

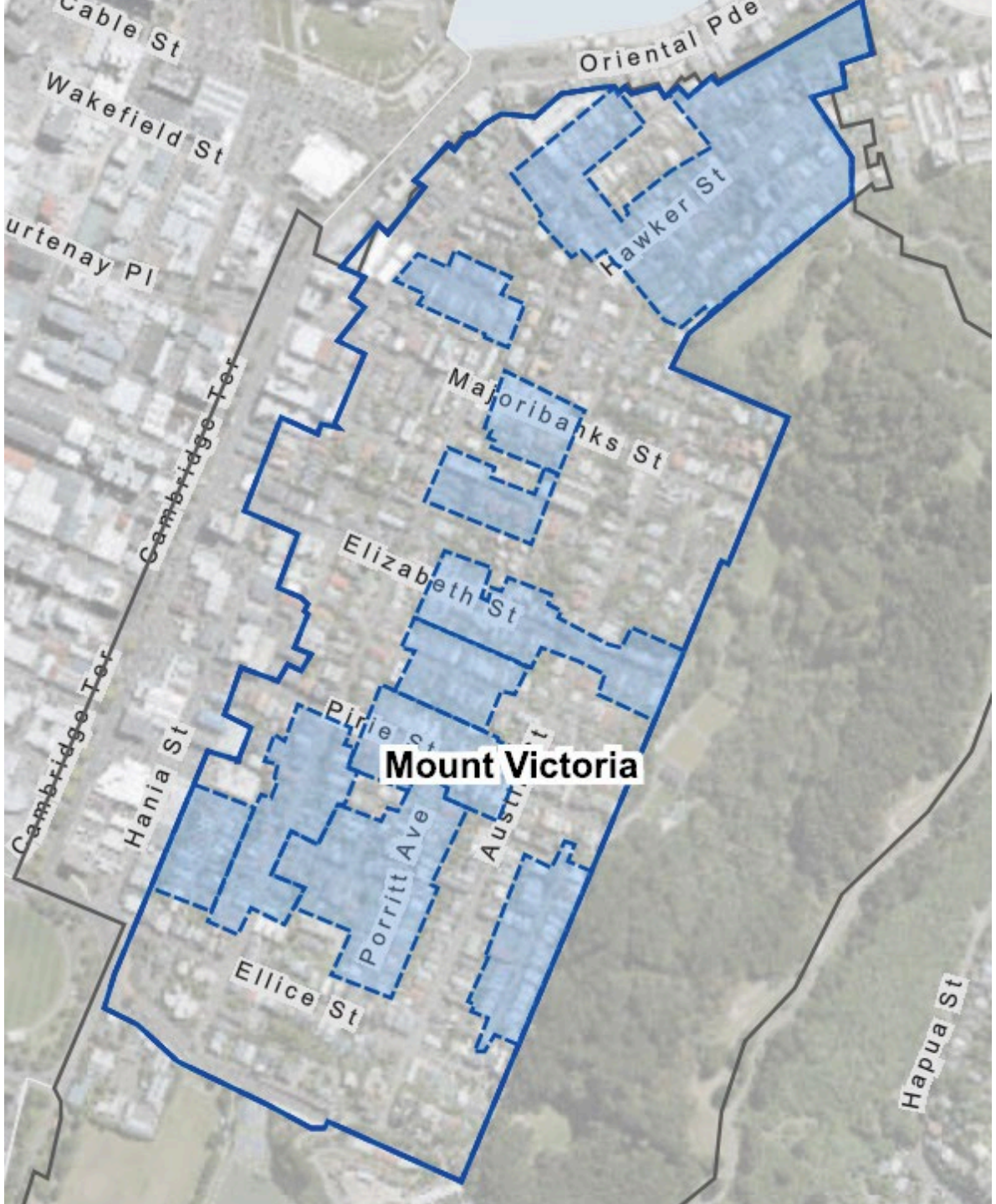
NPS-UD → Spatial plan → District plan

Government directive: Density expected in zones close to PT and central city UNLESS there are particular reasons why not

A plan to accommodate 50,000 – 80,000 additional people over the next 30 years in Wellington

Draft will be released in June. Where the specific rules are set.

63% of Mt Victoria exposed to demolition and development without a consent

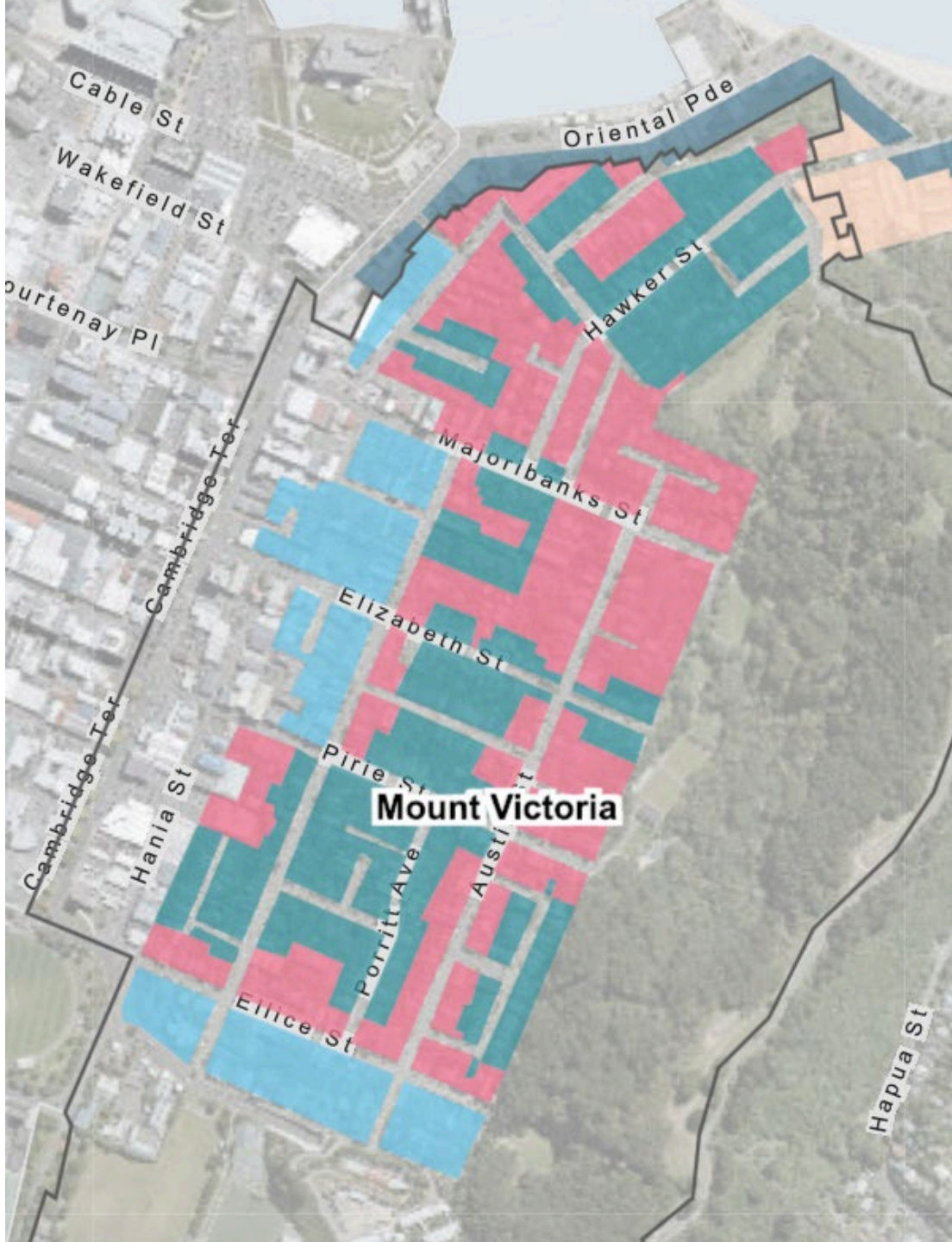


Large increase in density

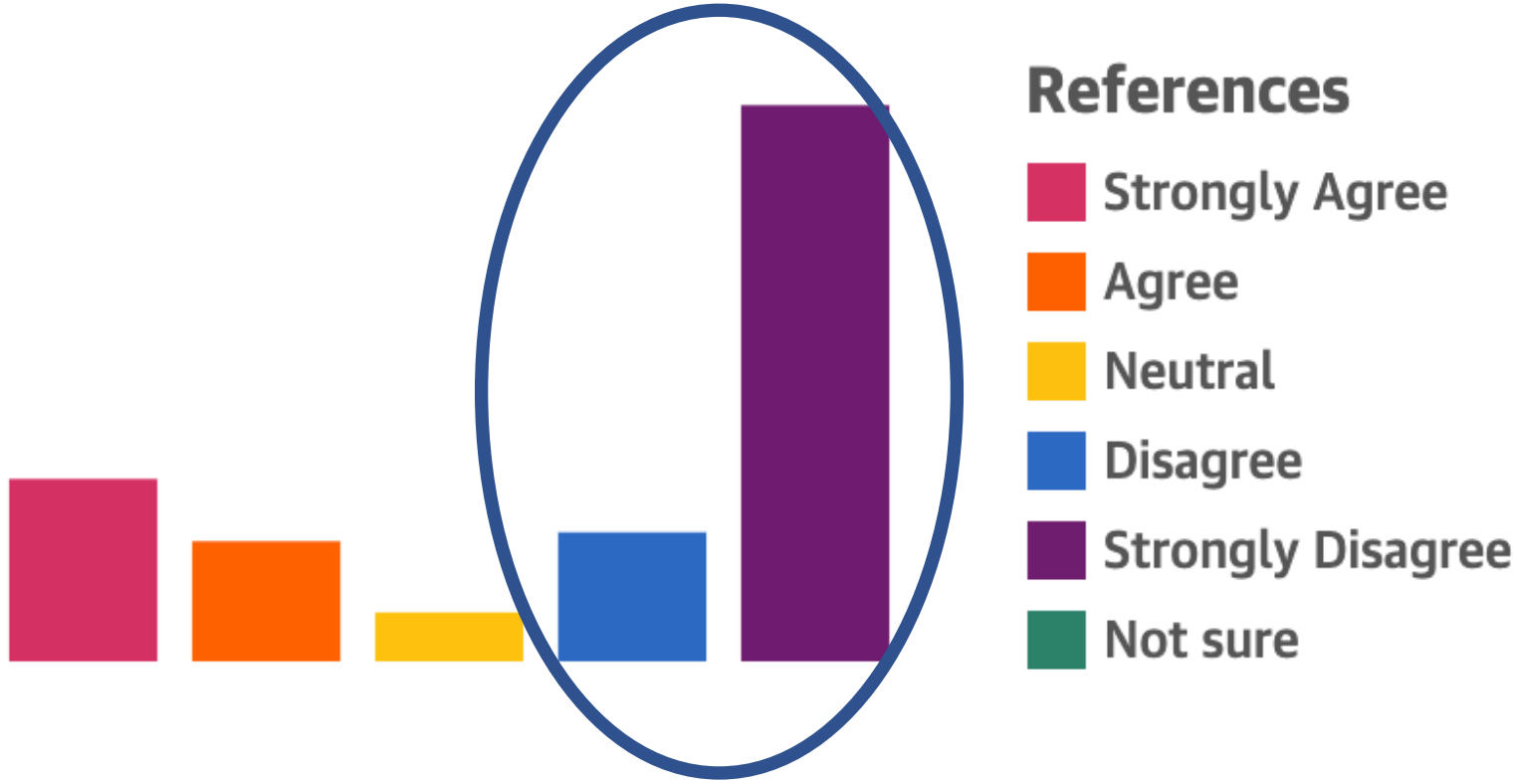
Increased height:

- Up to **6 storeys** (blue)
- Up **to 3-4 storeys** (pink) areas
- Up to **3 storeys** (green)

Boundary to boundary coverage

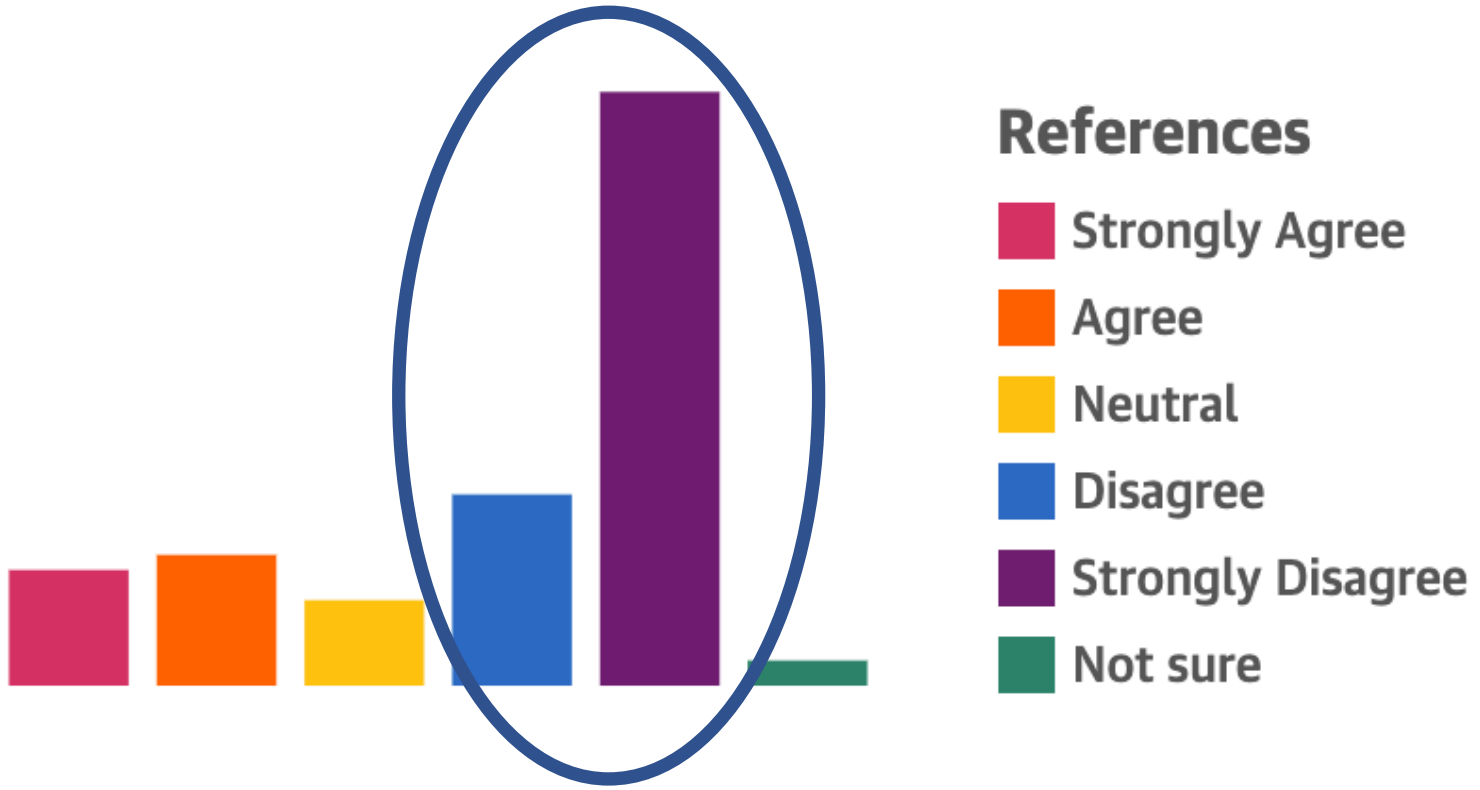


60% of Mt Vic submitters did not support the spatial plan proposals for the inner suburbs

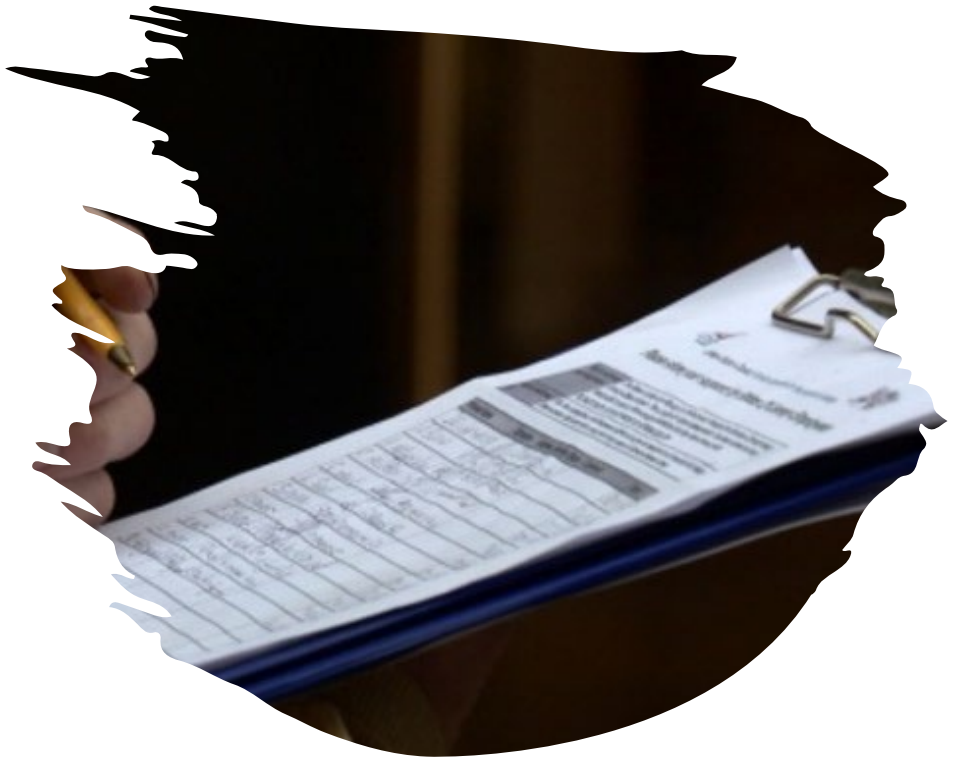


Spatial plan feedback

69% disagreed that the approach to the 1930s character areas was a ‘good balance’ between protecting special character and providing new housing



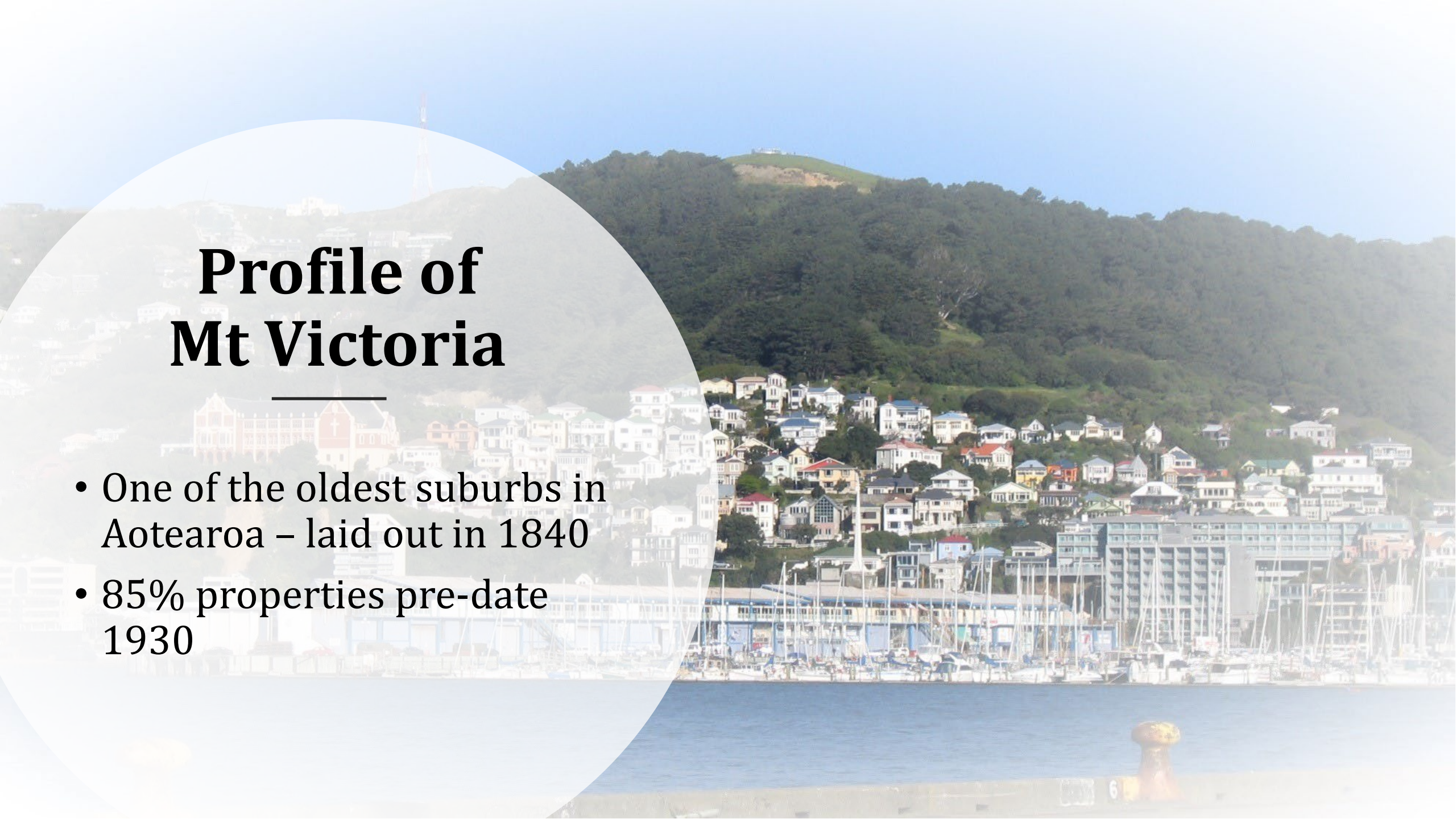
Mt Victorians strongly opposed



- **Strong opposition**: Two-thirds of Mt Victoria submitters disagreed with the spatial plan proposals. Just over half strongly disagreed.
- **754 residents signed a petition** opposed to the spatial plan.

Profile of Mt Victoria

- One of the oldest suburbs in Aotearoa – laid out in 1840
- 85% properties pre-date 1930



We could lose all these

And these…

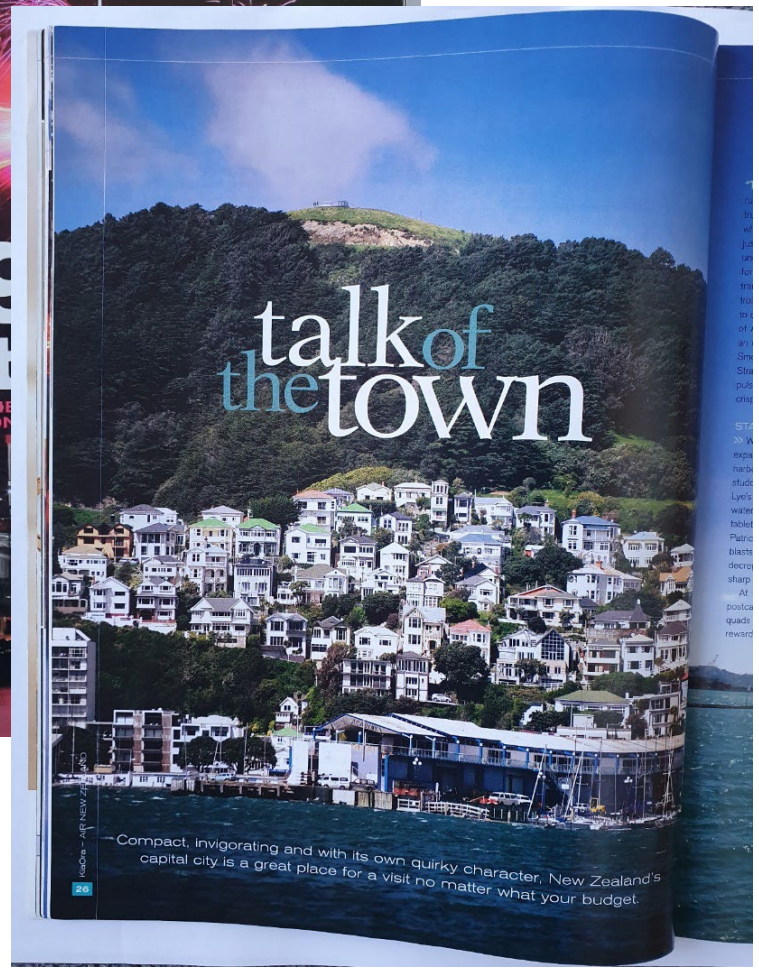
Replaced with a row of this

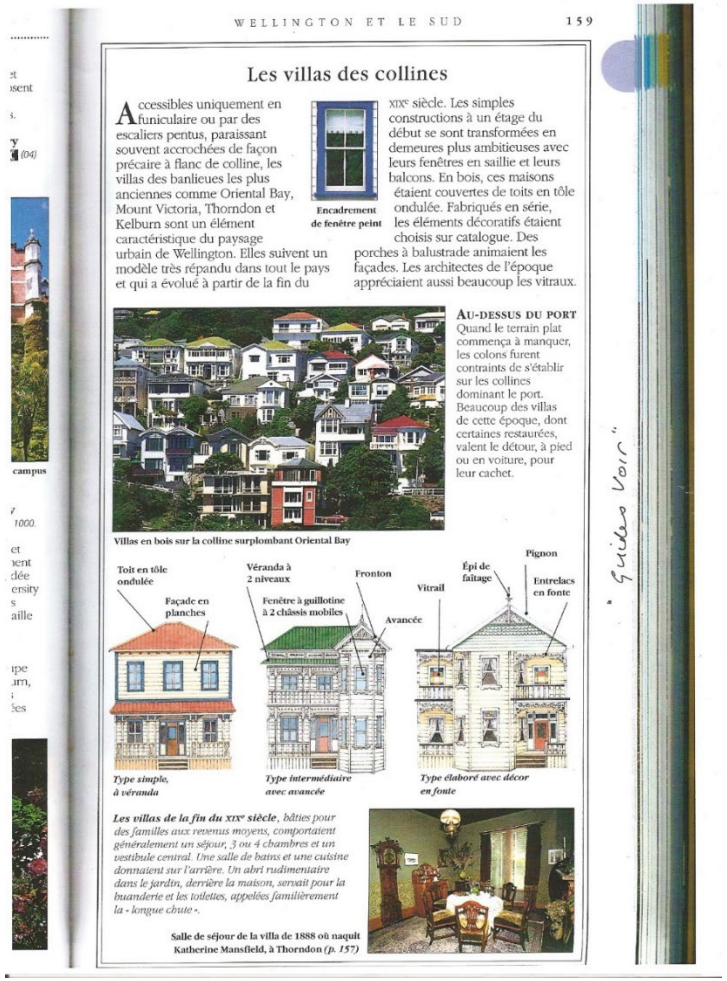
Loss of collective memory & stories of our city

- Layers of stories and experiences
- Baker → Cabinetmaker → Art Attack → Mt Vic Café

Loss of identity, unique heritage

nationally and internationally recognised & valued



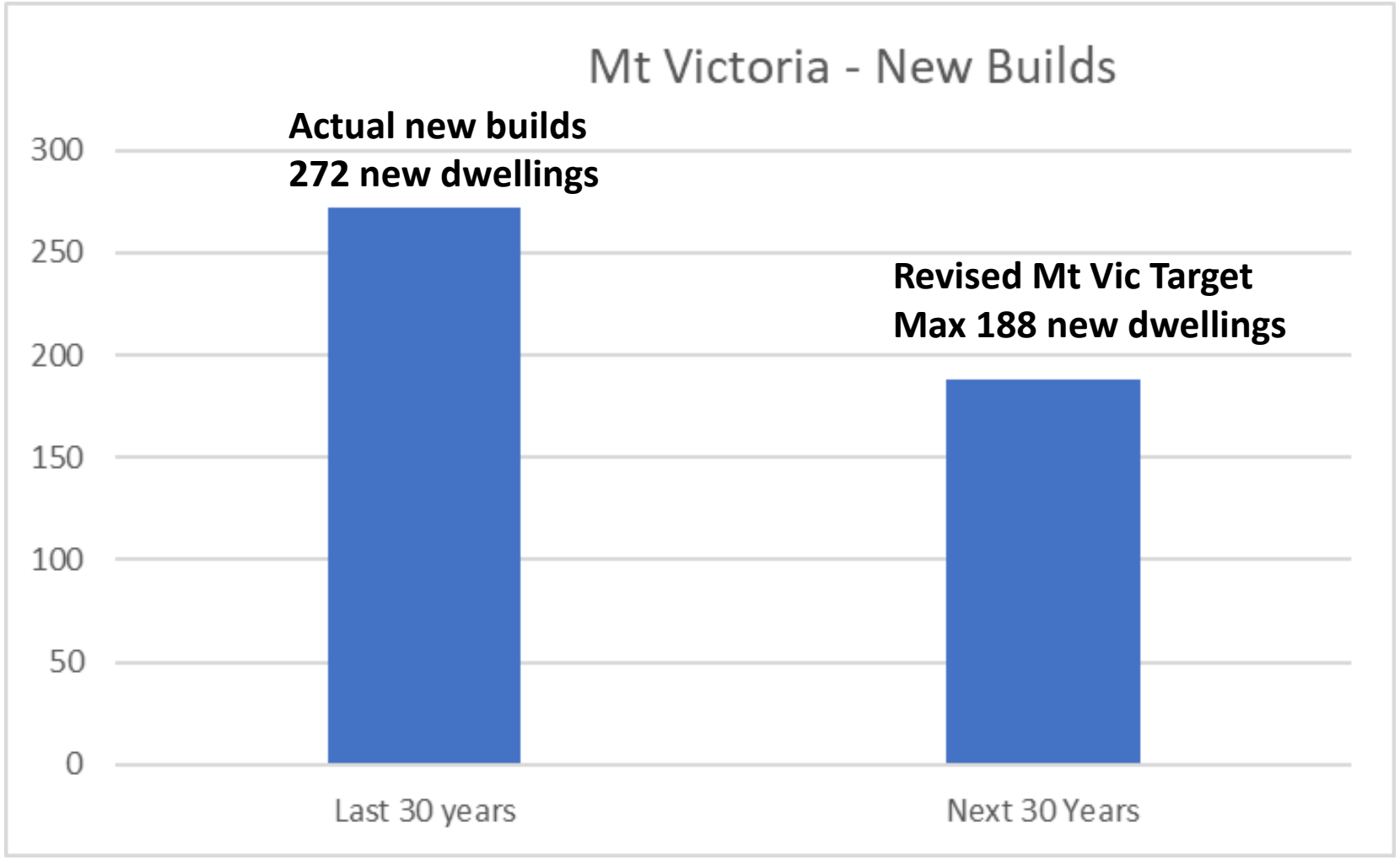


French *Guide Bleu* tourist guide

Spatial plan concerns

1. The population numbers were over-stated
2. New development is already occurring
3. Mt Victoria is already a very dense suburb
4. Necessary new housing can be accommodated without radical change
5. Renters will be displaced; a decrease in diversity

Development is already happening: at least 272 new builds in Mt Vic over the last 30 years



Example of development occurring under pre-1930s rules

76 Brougham St – 7 Townhouses built 2015

96 Austin Street **– 5 Townhouses built 1998**

Existing renters will lose out – spatial plan unlikely to deliver affordable rentals

- 60% of current Mt Victoria residents rent
- Older multi-flat properties likely to be targeted by developers, to turn into multi-storey apartment units
- Most of the new apartments will attract higher income earners

Alternative Mt Victoria plan - a two-pronged approach

1. **Character zone** (Brougham/Moir to Town Belt)
   Density 4,474/km2 - 30 year growth + 200 dwellings (+ 400 residents)

2. **Kent Terrace Precinct** (Kent Terrace/Home/Hania)
   Density 745/km2 – 30 year growth + 1,300 dwellings or 247 feasible dwellings(+ 2,500 residents)

Mt Victoria Character zone – continue to protect the character of the area, including heritage, look and feel

Kent Tce precinct: ripe for development

- Currently home to car yards, panel beaters, KFC, bar
- Low density - under 1,000 km2 compared to 4,474 km2 in character zone
- Walking distance of the city
- Close to mass transit routes
- Capacity for **1300** additional dwellings or **2,500** people

Apartment living mixes with vibrant community spaces, offices, cafes, retail

View north along Home St

View from Kent Tce of new & old

Green Space

Elliot House | Historically Significant

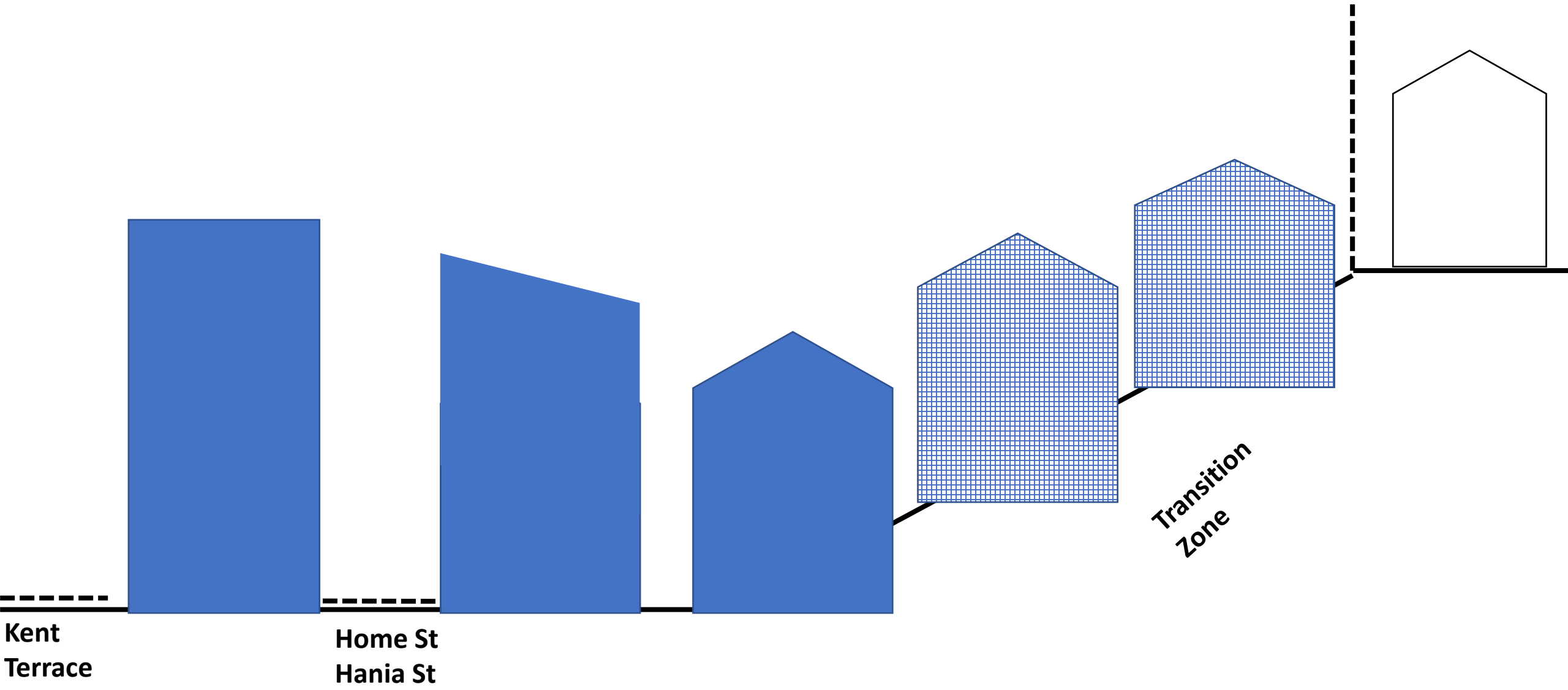
Circulation

Type 2 | 2-3 Storeys

Type 3 | 3-4 Storeys

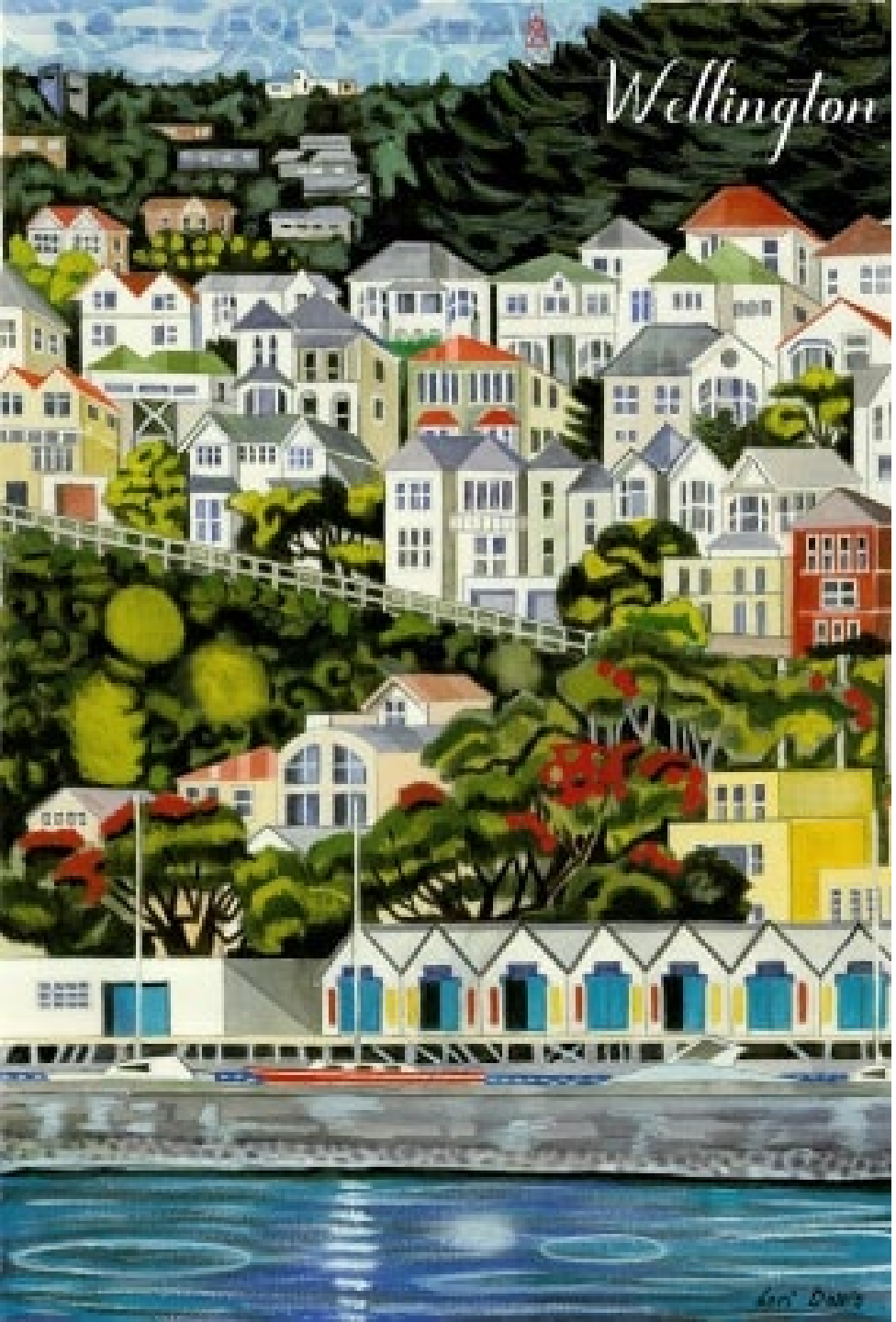
Type 4 | Up to 6 Storeys

Kent Terrace Precinct zone



Why is the alternative plan for Mt Victoria better?

- Allows for staged development
- Protects what the community values while providing for a fair share of the new dwellings required
- Vibrant mixed-use development in appropriate areas
- Older, multi-flat units more likely to remain = diversity
- Aligned to wishes of Mt Vic residents
- Good for Wellington



What do you think?

- Questions
- Support?

Hutia te rito o te harakeke, kei hea te komako e ko?
If you pull the heart out of the flaxbush, where will the bellbird sing?

Next steps

- Finalise the alternative plan
- Present to WCC
- Use plan to influence draft district plan
- Action needed to strengthen character rules and design guides for Mt Vic; retain amenity values
- Opportunity to work with council for a good result

livewellington*
a liveable city by design

MEDIA RELEASE: 13 June 2022

WELLINGTONIANS SUPPORT RETENTION OF MORE CHARACTER AREAS

EMBARGOED: 1AM TUESDAY 14 JUNE

A survey of Wellingtonians has found that while there is support for increasing density in the inner city suburbs, it must be done with care, and there is considerable unease about the Wellington City Council's plans to remove protections for pre-1930s houses in the inner city suburbs.

The survey was commissioned by LIVE WELLington ahead of a council meeting on 23 June where councillors will vote to notify a District Plan that may see around two-thirds of demolition protections for pre-1930s homes in the inner city suburbs removed, to allow six storey apartment blocks to be built.

"We don't yet know what is in the next iteration of the District Plan, however to date the elected councillors have not heeded submissions from the public on this subject, nor have they listened to the advice of their own staff. This poll helps them understand the views of Wellingtonians and hopefully make changes to the District Plan while they still can," says LIVE WELLington convenor Jane O'Loughlin.

"People do want increased density and more housing but not at the expense of risking great swathes of our character suburbs, or by losing sunlight and privacy in their own homes.

"Both home owners and renters are of a similar view; that character has value, and we need to strike a careful balance between making room for more development and the effect on the communities and character areas we have now.

"In fact, this should not be a polarised debate. There is sufficient room for the new housing demand we expect to see over the next 30 years in the inner city suburbs. We can have the housing we need and keep the character we love."

Roughly three-quarters of respondents said they did not support the draft District Plan's proposals to remove two-thirds or more of the pre-1930s protection, preferring the loss of protection to be less extreme or for the status quo level of protection to remain.

There was strong support for character and heritage. Most people either said character added a lot to Wellington's identity and should be protected as much as

possible (43%) or said they wanted a careful balance between freeing up more room for intensification and protecting character suburbs from destruction (43%).

Support for good design and planning rules was also very strong. 75% of people said they supported greater housing density as long as it is subject to rules that supports good urban design and allows some protection for the amenity of neighbours. Only 4% said developers should be allowed to do what they want.

Given a choice of where new housing should go, the most popular option among respondents was making use of under-utilised land such as car parks and commercial buildings in the central city and inner city suburbs (47%), with in-fill housing in the outer suburbs the next most popular choice (20%). Demolishing heritage houses in the inner city suburbs had the least support (8%).

The survey also asked about the respondents' views on the performance of the mayor and councillors. A total of 71% had a negative view, with 25% saying they had performed 'very poorly' over the last three years, and 46% saying 'not that well'.

"This survey should serve as a wakeup call for the council, particularly with an election around the corner. This poll shows their views are out of touch with the population's on the issue of character protection and the care we need to take to design our new housing."

The survey was conducted by Research New Zealand. The online opinion survey was completed with a random sample of 406 Wellington residents between 24 May and 5 June 2022. The survey has a margin of error of plus or minus 4.9%. Quotas were set so that roughly 50% of the sample were home owners and 50% renters.

ENDS

LIVE Wellington https://www.livewellington.org/

Media queries: Jane O'Loughlin 0272300100

800 residents sign petition to save Wellington's Mt Victoria heritage

10 Dec, 2020 10:45 AM3 minutes to read

Wellington's population is expected to grow by up to 80,000 people over the next 30 years. Photo / Ross Setford; NZPA

By: **Georgina Campbell**

Wellington issues reporter, NZ Herald
georgina.campbell@nzme.co.nz

Almost 800 Mt Victoria residents have signed a petition to "save" the Wellington suburb's heritage buildings.

Wellington City Council is currently consulting on its draft spatial plan, which will decide how the capital accommodates an increased population of up to 80,000 people over the next 30 years.

The plan includes densification in the central city and fringe suburbs, primarily by lifting the lid on building heights.

It has created tension between those who want to build high density accommodation for affordable housing and those who want to protect heritage.

At the moment there are parts of Wellington identified as character areas, like Thorndon and Mt Victoria.

A resource consent is required to demolish any pre-1930s buildings in these areas.

Anything outside of the designated sub-areas would no longer be subject to the demolition controls, because they're considered areas that don't exhibit a cohesive streetscape character, or are where character has been compromised.

Basically, protection would become smaller and more targeted to enable denser development within the broader character area, including 4-6 storey buildings.

The petition presented to council today calls on councillors and the mayor to reject the draft Spatial Plan and keep pre-1930s demolitions rules for all of Mt Victoria.

"This rule was established to help protect the character of the suburb because it was seen as important to the heritage of Wellington. Mt Victoria demonstrates historical patterns of development and conveys a sense of community and collective memory for the whole city."

The petition said a key part of the identity of Wellington would be lost if the unique character of Mt Victoria was not protected.

Mt Victoria Historical Society co-convenor Joanna Newman said signatures were gathered at a community meeting and from volunteers and members going door to door in the suburb.

Nine people "tramped the streets for hours in rain, wind, and shine", she said.

Newman said about 50 per cent of the residents who signed the petition were tenants.

Lambton Ward councillor Nicola Young officially presented the petition on residents' behalf saying she loved the sense of history and diverse community in Mt Victoria, where she also lives.

Young said it was one of the most densely populated parts of Wellington as well as a tourist destination.

"The residents don't want to have a jackboot of planning put across it. Owners and renters want to make sure that the suburb's charm is kept intact."

KENT TCE PRECINCT - Summary New Dwellings

	Total No.	Levels (less GF)	Apartments per Level	Apart M2	Sub-Area	Site Coverage	Total Area M2	
Kent Tce	942	5	188	80	15,069	75%	20,091	Type 4 (up to 6 storeys)
Hania St - West	101	3	34	80	2,690	75%	3,587	Type 3 (3-4 storeys; MVHS Draft Spatial Plan submission)
Hania St - East	125	2	62	80	4,997	75%	6,662	Type 2 (2-3 storeys, because of Moir Street character sub-area; MVHS & MVRA Spatial Plan submission)
								15-19 Ellice St...Type 2 (2-3 storeys; 45 Hania Street is high 3 storeys.)
Home St - West	34	3	11	80	912	75%	1,216	Type 3 (3-4 storeys; MVHS and MVRA Spatial Plan submission; height of apartments being built)
Home St - East	46	2	23	80	1,845	75%	2,460	Type 2 (2-3 storeys)
Lipman	8	2	4	80	332.25	75%	443	Type 2 (2-3 storeys)
								No 6 owned by WCC/WRC, No. 4 owned by same as 12/13 Kent Tce
Pirie	33	2	17	80	1323	75%	1764	Pirie Street Pirie Street, 25
								Type 2 (2-3 Type 2 (2-3 storeys)
Ellice	12	2	6	80	472.5	75%	630	Hania Street/cnr Ellice Street (Regional Wines & Spirits, 15-19 Ellice St)
								Type 2 (2-3 storeys; 45 Hania Street is high 3 storeys.)
TOTAL	**1,301**							
26%	**338**	Feasible to Develop						
73%	**247**	Realisation Capacity		247 CHECK				

2) Housing Development Capacity (Existing Capacity for New Build)		
- Plan Enabled Capacity: 106,411		106,411
- Adj. Economically Feasible to Develop (26%) 106,411 -78,457 = 27,954		27,954
- Adj. Realisation Capacity: 27,954 -7,660 =	**20,294**	20,294

27,666.86 -37%
20,196.81

Just before consultation on the draft spatial plan closed in October the Council released revised figures forecasting a dramatically lower population growth for Wellington's inner-city suburbs over the next 30 years.
The draft spatial plan and the consultation on it was based on an extra 14,000 people for the city's inner suburbs by 2050 and this was scaled down to 4,731 extra people. The Council revised their estimates of the number of additional dwellings that will be required in Mt. Victoria over the next 30 years down to between 92 and 188. This would mean three to six more dwellings each year.

KENT TCE, Mt Victoria

Street Address	Building Name/Type	Lots	DP	Title	Area (m2)		
80	Existing multi-storey aprtment building, parking Hania St				1099.4	Excluded	All of Kent Ter
(46) 38 Hania (legal address) & (79) 7	2 story building - ex Repco	1	6598		1922	Excluded	
(70), 71,72,73,74	Auto Select Building (single storey) & Car Yard	Various			900		Type 4 (up to 6 st
61, 62,63,68,69 thru to 28 Hania	Main Honda Building - x2 storys	1	70272		3917		
60	Beaurepairs - x3 storeys	2	9534		304		
59	Beaurepairs - x3 storeys	1	9534		303		
58	Sweet Ax - x3 storeys	Part Section 291			280		
57 thru to 14 Hania	Toyota - Parking	Part Section 291			278		
(48), 54 plus Hania	Amuri Motors - Building & Car Yards	Various			3569		
44	KFC - Building & Car park	1	88309		1058		
43	Elliots House - Historially Significant	1	5609		412	Excluded	
42	Gazley - Car Yard	Part Section 301			341		
41	Gazley - Car Yard	Part Section 301			233		
40	Gazley - Car Yard	Part Section 301			314		
(35),36,37,38 thru to 4-14 Home	Gazley - Building & Car Yard	Various			2532		
(32) 34	Quinovic	3-Apr	968		559		
30	New Alpha Apartment Build (cnr Eliz)		529164		385	Excluded	
(27) incl. 1&3 Eliz	LK - Bottle Store & Carpark - single storey	2	1470	WN137/78	973		
25 & 5 Edge Hill	E Morris Building - Historically Significant		90597				
24	Parking	1	10822		319		
24,23	Veg Tacos - 2 storey	1	422		324		
21	Halswell lodge - 2 storey	2A	533		320		
20	Anytime fitness - 3/4 storeys plus parking	1A	533		1645		
16, 16A	Kent Apartments - 8 storeys	1	19930			Excluded	
15	Peking House - 2 storey	1	5806		228		
14	HK BBQ - 3 storey	30	240 & 5199		362		
(12), thru to 4 Lipman St	Ex Wgtn Motorcycles - 3 storey		11045	WN452/26	1332		
10-Jan	Embassy	Various	240		617	Excluded	

TOTAL	20,091.47	m2
Site Coverage	75%	Say
Sub Area	###### ##########	m2
Average Apartment Size	80	m2
Footprint - Number of Apartmrents	188	No.
6 - Stories (x5 - Ground floor retail)	942	No.

Enabled Capacity		### #####	
Econonically Feasible to Develop	26%	245	Feasible to Develop
Realisation Capacity	73%	179	Realisation Capacity

Hania St - Analaysis

Hania St

Type 3 (3-

Street Address	Building Name/Type	Lots	DP	TITLE	Area (m2)

HANIA - West Type 3 (3-4 storeys)

11 Ellice St	Wilson Parking	18	Deeds 15		228
46A	Wellington Electricity - single storey	1	9657		150
(46) 38 Hania (legal address) & (79) 75B, 75 Kent Tce	Ex Repcom - 2 storeys	1	6598		1922
36 ???	Parking	Dec-13	15		183
32, A,B,C	Croatian Cultural Society - 2 storeys	12	15		341
30	Shackel - Parking	11	15		372
18	Parking	Part Section 290 TN of Wgtn			312
16	Parking	Part Section 290 TN of Wgtn			307

			3587	
Site Coverage			75%	
Sub Area			##### #######	m2
Average Apartment Size			80	m2
Footprint - Number of Apartments			34	No.
3-4 - Stories (x3)		3	101	No.

DONE

East Side Hania Type 2 (2-3 storeys)

Hania St

Type 2 (2-

Ellice 15 incl. 17, 19	Regional Wines & Sprits - Single storey	27	6041		630	incl Ellice St
49	Single storey	1	21444		333	
45	3 Storeys	1	24595		336	
43	Mako Gym Fitness Centre - 2 Storeys	1	50109		337	
39	Body Lab	1 2	7174		334	
37	House - Multi flats	22	15		329	
33	Robert Inwood Filloring & 2 floors Lexing	1	85484	WN53B/396	675	
29	Juice Rescue - single storey	1 2 3	6515	WN309/185	336	
27	Honda Cars Body Shop - single storey	3	70272	WN39C/610	1110	
21	Life Centre - Car park & Single storey bui	1	77128		3697	
(17E) 17A,17B, 17C, 19A	Dance Academy	3	77129		179	
9	Greek Church	Various		WN 3325/84	1684	
5	Greek Church	Commercial Portion			329	
3	Greek Church	1 & 2	7598	WN10B/149	858	

TOTAL			6662	
Site Coverage			75%	
Sub Area			##### #######	m2
Average Apartment Size			80	m2
Footprint - Number of Apartments			62	No.
2-3 - Stories (x3)		2	125	No.

DONE

Enabled Capacity		###	###
Econonically Feasible to Develop	26%	59	Feasible to Develop
Realisation Capacity	73%	43	Realisation Capacity

Home St - Analaysis

Street Address	Building Name/Type	Lots	DP	TITLE	Area (m2)
West Side - Home St					
15 Pirie & 22 Home	New Apartments	1	59259	WN30D/185	657
16	Colonial Car Groomers - sii	1	34009	WN28D/816	559

Home Stre

Type 3 (3-

			1216	
Site Coverage			75%	
Sub Area			### ########	m2
Average Apartment Size			80	m2
Footprint - Number of Apartmrents			11	No.
3-4 - Stories (x3)		3	34	No.

DONE

East Side - Home St					
41	Existing Apartments - 3 stc	2	7731	357868	195
39, 39A	Absolute Upholstery	2	60800	357867	473
37	Spot On Paint & Panel	8	1298	WN128/109	263
35	Commercial under & 2 sto	Variolus	3777145	309995	264
33	Commercial building - 2 Stor	6	1298	WN23A/11	276
27 & 25	Page European - 2 storeys	6	435009	531632	600
21,23	RAOB	1	63164	WN31D/392	389

Home St

Type 2 (2-

say

			2460	
Site Coverage			75%	
Sub Area			##### ######	m2
Average Apartment Size			80	m2
Footprint - Number of Apartmrents			23	No.
2-3- Stories (x2)		2	46	No.

DONE

Enabled Capacity		## ###	
Econonically Feasible to Develop	26%	21	Feasible to Develop
Realisation Capacity	73%	15	Realisation Capacity

Lipman Street

Type 2 (2-3 storeys)
No 6 owned by WCC/WRC, No. 4 owned by same as 12/13 K

Street Address	Building Name/Type
Lipman St	
6	Car parking

Site Coverage
Sub Area
Average Apartment Size
Footprint - Number of Apartmrents
2-3 - Stories (x3)

Enabled Capacity

Econonically Feasible to Develop

Realisation Capacity

Kent Tce

Lots	DP	TITLE	Area (m2)
19	240	WN29/159	443

	443		
	75%		
	332	m2	
	80	m2	
	4	No.	
2	8	No.	DONE

8

26%	2	Feasible to Develop
73%	2	Realisation Capacity

Pirie Street, 30-36
Type 2 (2-3 storeys)

Pirie Street, 25
Type 2 (2-3 storeys)

Street Address	Building Name/Type
Pirie St	
30	Dilapidated multi-unit flats
32	Dilapidated multi-unit flats
36	Dilapidated multi-unit flats
25	Architects - Two storey commercial buidi

Site Coverage
Sub Area
Average Apartment Size
Footprint - Number of Apartmrents
2-3 - Stories (x3)

Enabled Capacity

Econonically Feasible to Develop

Realisation Capacity

Lots	DP	TITLE	Area (m2)
1	1883	WN169/36	468
2	1883	WN168/133	481
3	1883	WNC2/212	480
3	60800	WN31A/851	335

	1764		
	75%		
	1,323	m2	
	80	m2	
	17	No.	
2	33	No.	DONE

33

26%	**9**	Feasible to Develop
73%	**6**	Realisation Capacity

Hania Street/cnr Ellice Street (Regional Wines & Spi
Type 2 (2-3 storeys; 45 Hania Street is high 3 storeys.

Street Address	Building Name/Type
Pirie St	
Ellice 15 incl. 17, 19	Regional Wines & Sprits - Single storey

Site Coverage
Sub Area
Average Apartment Size
Footprint - Number of Apartmrents
2-3 - Stories (x3)

Enabled Capacity

Econonically Feasible to Develop

Realisation Capacity

rits, 15-19 Ellice St)
)

Lots	DP	TITLE	Area (m2)
27	6041		630

	630		
	75%		
	473	m2	
	80	m2	
	6	No.	
2	12	No.	DONE

12

26%	3	Feasible to Develop
73%	2	Realisation Capacity