



Memorandum

To	Emily Campbell (HCC)
Copy	Chessa Stevens (WSP), Ian Bowman
From	Alex Pirie
Status	FINAL
Date	2 June 2022
File/Ref	4-61060.00/005HC
Subject	HCC Heritage Inventory – Kāinga Ora State Housing Review

1 Background and Summary

WSP provided Heritage Significance Assessments (HSA's) on a number of state housing buildings and areas to Hutt City Council as part of a Heritage Inventory Review undertaken throughout 2020 and 2021. These assessments included recommendations for the scheduling of both individual buildings and areas. Some of these properties are owned by Kāinga Ora, who provided feedback on the items and areas proposed for scheduling and also commissioned an external heritage consultant – DPA Architects – to undertake a peer review of the work.

As of 21 December 2021, the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 came into force amending the existing Resource Management Act 1991 (RMA) to set new medium density residential standards (MDRS) and make other amendments to the RMA that are set to change the future of housing development in New Zealand. The amendments to the RMA mean that by 20 August 2022, Tier 1 councils are required to notify an Intensification Planning Instrument (IPI) that gives effect to relevant policies from the National Policy Statement on Urban Design (NPSUD) and incorporates MDRS for all relevant residential zones in their district or city.

Two of the Heritage Areas that WSP proposed for scheduling, the Petone State Flats Heritage Area and the Moera Railway Heritage Area, would be directly impacted by the proposed IPI. As such, this memorandum addresses only these two areas with the remainder of the items and areas to be addressed when the full District Plan Review is undertaken. A full summary table of WSP's recommendations can be found in Section 4 at the conclusion of this memorandum.

2 Petone State Flats Heritage Area

2.1 Kāinga Ora/DPA Feedback and Proposed Amendments

The general feedback from Kāinga Ora on this particular area, based on the information provided in DPA's assessment, consisted of the following statements:

Kāinga Ora supports in part the proposed Petone State Flats Housing Area, however seeks amendments to the boundary of the identified proposed heritage area – in particular to exclude those landholdings / buildings that:

- *Retain little heritage value due to building modifications over time; and*
- *Are not considered to meaningfully contribute to the heritage values of the proposed heritage area.*

2.1.1 Exclusions of Properties from Proposed Area

By way of summary, Kāinga Ora seeks the exclusion of the following landholdings from the Petone State Flats Housing Area:

- *2-6 East Street;*
- *80 Adelaide Street;*
- *82 Adelaide Street;*
- *81-91 Adelaide Street; and*
- *441-449 Jackson Street;*

2.1.2 Naming Amendment

Consistent with the proposed changes to the heritage area, Kāinga Ora seeks that the name of the proposed heritage area be amended to read “Petone State Housing Area”, noting the proposed area comprises additional housing typologies (beyond just ‘flats’).

2.2 WSP Response

2.2.1 Response to Exclusions of Properties from Proposed Area

2-6 East Street and 80 Adelaide Street



Figure 1: The two-storey flats at 2-6 East Street, Petone.



Figure 2: The two-storey flats at 80 Adelaide Street, Petone.

Kāinga Ora Comment	WSP Response
<i>Lost contextual value due to the demolition of 2 of the 4 original blocks, grouped around open space.</i>	It is acknowledged that while some contextual value has been lost with the demolition of two of the original four blocks, this is not sufficient reason to exclude the flats.
<i>Modifications to the multi-unit flats has affected the heritage values.</i>	While some modifications have been made, these are not significant enough to exclude the structures from the proposed area.
<i>Both multi-unit buildings are not considered to be the best representation of the modernist style multi-unit flats (as compared to 28 Scholefield St., and 1-20 Scholefield St.).</i>	The flats can still be recognised as good examples of their typology, despite some modifications to their exterior.

82 Adelaide Street



Figure 3: The star blocks at 82 Adelaide Street, Petone, with modified roofs.

Kāinga Ora Comment	WSP Response
<p><i>Extensively remodelled, original distinctive architectural forms have been lost. Unsympathetic modifications, particularly to the roof form, significantly affect the architectural and heritage values (most distinctive feature of the star-flat typology is the original butterfly roof)</i></p>	<p>The buildings have been significantly modified, and one of the most iconic features of the star blocks - the 'butterfly roof' - has been removed from both buildings and replaced with hipped and/or gabled roofs.</p>

441-449 Jackson Street



Figure 4: 441 Jackson Street.



Figure 5: 445 Jackson Street.



Figure 6: 447 Jackson Street.



Figure 7: 449 Jackson Street.



Figure 8: Aerial of 441-449 Jackson Street, 1969.



Figure 9: Aerial of 441-449 Jackson Street, today.

Kāinga Ora Comment	WSP Response
<p><i>441 Jackson St. (Tower Block) was not constructed at the time of the star flats and therefore does not carry the identified</i></p>	<p>Historic aerials confirm this building was not part of the original 4 building complex,</p>

<i>heritage values in Council's and Kāinga Ora's assessment</i>	therefore it does not have the same heritage significance as the remaining three blocks.
<i>445 and 449 Jackson St. (modified Star-flats) have been remediated and the remediation has affected the architectural and heritage values of the buildings</i>	These two blocks have had significant modification, and most importantly, have lost their original butterfly roofs which were an integral aspect of their architectural form.
<i>447 Jackson St. (star-flat) – as the only remaining block on the site with significant heritage values, it is not considered worthy of protection within the heritage area.</i>	Considering the fact that this building is now the only original star block left on the site, and its distance from the remaining proposed state housing area, this building does not meet the threshold for including in the proposed area.

81-91 Adelaide Street



Figure 10: 81 Adelaide Street.



Figure 11: 83-85 Adelaide Street.



Figure 12: 87 Adelaide Street.



Figure 13: 89-91 Adelaide Street.

Kāinga Ora Comment	WSP Response
<i>Modifications have resulted in the dwellings having little heritage value, specifically changes to the roof form, additions to the primary facades, including awnings, and a lack of Modernist influences that shaped other similar dwellings along Jackson St.</i>	<p>81 Adelaide Street is partially obscured due to a brick garage and high fence to the street edge. However, when viewed from a distance the original dwelling is still visible and can still be read in conjunction with the other contributing buildings. The dwelling itself appears reasonably authentic.</p> <p>The duplex flats at 83-85 and 89-91 Adelaide Street have had some modification, but these alterations are not considered significant enough to exclude them from the area. Their original architectural forms</p>

	<p>can still be easily read and are therefore still contributing elements of the area.</p> <p>87 Adelaide Street has had a modification to its primary façade, however the original dwelling is still otherwise intact and visible.</p>
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2.2.2 Response to Naming Amendment

WSP support the amendment of the naming of the area from ‘Petone State Flats Housing Area’ to ‘Petone State Housing Area’ to better reflect the varied range of building typologies captured.

3 Moera Railway Heritage Area

3.1 Kāinga Ora/DPA Feedback and Proposed Amendments

The general feedback from Kāinga Ora on this particular area, based on the information provided in DPA’s assessment, consisted of the following statements:

Kāinga Ora supports in part the proposed Moera Railway Heritage Area, however seeks amendments to the boundary of the identified proposed heritage area – in particular to exclude the three landholdings on York Street. The findings of the DPA Architects Assessment has noted that the dwellings at 35 and 37 York Street have already been extensively modified and it is considered that the railway houses on Randwick Road and Elizabeth Street retain more of their original form and therefore provide a better representation of the ‘railway houses’.

3.1.1 Exclusions of Properties from Proposed Area

By way of summary, Kāinga Ora seeks the exclusion of the following landholdings from the Moera Railways Housing Area:

- 37 York Street

3.2 WSP Response

3.2.1 Response to Exclusions of Properties from Proposed Area

37 York Street



Figure 14: 35 (left), 37 (centre), and 39 York Street.

Kāinga Ora Comment	WSP Response
<i>Substantial exterior modifications have fundamentally altered the character of the house</i>	The alterations to 37 York Street, and its adjacent neighbours, are significant enough that the dwellings do not meet the threshold for inclusion.
<i>Railway houses on Randwick and Elizabeth St., and examples on Tarikaka St in Ngaio, Wellington, are considered to be more in their original form and better representations</i>	These two areas are more authentic and have greater numbers of buildings, and therefore are better representations of their typology.

4 Summary and Recommendations

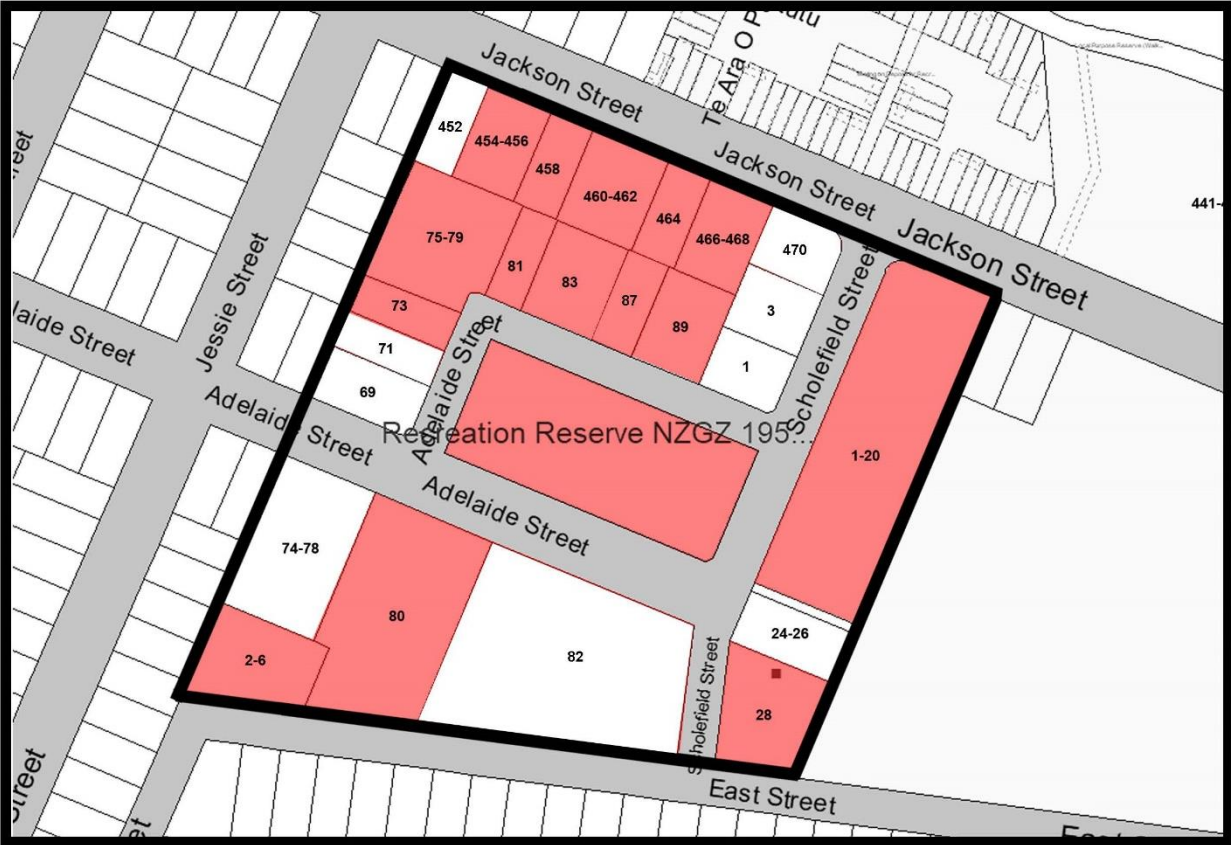
4.1 Summary Table




The following table provides a summary of the recommendations provided by both Kāinga Ora in their feedback to HCC, and WSP's response. Where the two recommendations differ in opinion, the text has been bolded.

Table 1: Summary Table of Recommendations for Individual Properties

Property	Kāinga Ora Recommendation	WSP Recommendation
2-6 East Street	Remove from proposed area	Retain in proposed area
80 Adelaide Street	Remove from proposed area	Retain in proposed area
82 Adelaide Street	Remove from proposed area	Remove from proposed area
81 Adelaide Street	Remove from proposed area	Retain in proposed area
83-85 Adelaide Street	Remove from proposed area	Retain in proposed area
87 Adelaide Street	Remove from proposed area	Retain in proposed area
89-91 Adelaide Street	Remove from proposed area	Retain in proposed area
441-449 Jackson Street	Remove from proposed area	Remove from proposed area
37 York Street	Remove from proposed area	Remove from proposed area, and delete proposed 'York Street' section from the proposed Moera Heritage Area

4.2 Amended Map – 'Petone State Housing Heritage Area'



-  **Scheduled Building/s**
-  **Contributing Buildings/Areas
Not Currently Scheduled**
-  **Boundary of Area**