

MT COOK! MOBILISED

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mtcookmobilised@gmail.com

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Autumn
2023

Welcome to Mt Cook Mobilised, your resident community group. We thank Inhabit of 23 Adelaide Road for their incredibly generous sponsorship. We invite your input (via the email above) on any Mt Cook issue - old or new. Please look out for your neighbours and sort your recycling. Or help Keep Mt Cook Clean at our next 1-hour litter-pickup on the first Saturday of August, October or December 2023. Bags and gloves at 10.30am at 75 Wallace St.

Peter Cooke



ONE TASMAN TOO MUCH

A developer is planning to winkle 220 units and 80 carparks into the 1 Tasman Street site, on the Buckle Street corner. Two of its planned buildings are to be 9 and 10 storeys high (*above*). This is not affordable infill, but condos for the down-sizing rich. A sight-line to the war memorial campanile has been preserved – for cars exiting the Mt Victoria tunnel! Completion is expected in 2026. Is this the future of inner-city infill?

being adjacent to a sports field which it drained (until the bund was built in 2013), by maintenance having been deferred, and by not initially being within the remit of the main reservoir contractor.

This small local stream is one of many in Wellington and part of our vital ecology of freshwater systems. It shows the need for urgent reform of the system managing water, an essential resource for our very livelihood.

PAPAWAI FRUSTRATION

Our article outlining issues at Papawai Stream in October last year, finished with the phrase “*This is a useful example of the difficulties managing waterways in our communities. We believe they need careful management over time, using local knowledge and experience, and keeping all stakeholders much better involved. We see little evidence that there is commitment to doing this.*” In six months we have seen no progress.

A meeting with Wellington Water on the Papawai Stream integrated Catchment Plan was postponed “... to allow more information to be collected, to allow other key people to attend, and to allow the different agencies involved to co-ordinate”.

Several weeks later there is still nothing. There is considerable disappointment for residents who have been very committed to getting some action. Instead, they have seen a worsening of the situation with the impacts of nearby reservoir work, and no clear responsibility from any of the agencies to manage the issues.

Managing the stream has been compounded by it



HERITAGE GROWS IN MT COOK

It looks as if the City Council is recommending more of Mt Cook gets character protection, expanding on earlier council decisions (the map above showing the new proposals in purple). The area proposed now includes Myrtle Cres, more of Tasman St, and Wallace St around Finlay Tce and near John St. Previously only Wright, Bidwill and parts of Tasman St were included.

Nairn and Thompson St are due for mega-towers. These are only recommendations to independent District Plan commissioners who have the final say, based on submissions put to them. Heritage recognition will make 6-storey infill developments harder to consent, with their potential for dooming by shading the old low villas that characterise the suburb.



A KNOCK OUT FOR KAINGA ORA

KO has achieved a knock-out with the imminent completion of the large government housing complex at Rolleston St. Interestingly Kainga Ora has applied for resource consent to create an individual unit title for each apartment on this site. The application says that having unit titles assists Kainga Ora's general financial position, enabling it to borrow more, and more cheaply, as potential lenders see its large property portfolio.

In the Rolleston St situation, unit titles also provide a mechanism for Kainga Ora to allocate individual car parks (which would also have a form

of unit title) to specific tenants, for example those with mobility needs. There are 21 parks on site, for 80 apartments. At this site Kainga Ora has no intention of selling any of the units for affordable housing, but the existence of unit titles would facilitate such sales if policy should change in future. Unit titles are not envisaged for the larger Arlington site, on Hopper St, as Kainga Ora does not own the land there but leases it long-term (125 years) from WCC. The first residents are hoping to move in to Rolleston St mid-year, with its pilot trial including a 24-hour on-site security concierge.



MYRTLE'S TREE

Local legend says the magnificent Myrtle tree on Myrtle Crescent was planted by the family of Harry Crump to honour his daughter named, yes, Myrtle. Harry Crump was the pakeha developer of this area of Mt Cook. He bought and subdivided land from the estate of Robert Douglas Wallace behind the Adelaide Road tramsheds, where the tramway horses were once grazed. According to the longest-term resident of the crescent, Myrtle was still living in the Crump house, beside the tree, until the early 1970s. This resident remembers having a conversation with Myrtle, who talked about the tree and the settlement of the area. The fragrant Myrtle flower is said to represent community and symbolise peace. Long may our magnificent Myrtle tree guard this peaceful street.



With heavy hearts our aroha goes out to the friends and whānau of those taken and hurt by the fire at Loafers Lodge on 16 May 2023. Kei te tino pōuri i a mātou. Mt Cook Mobilised.

ARLINGTON SITE FOUNDATIONS

A number of the deep foundation piles on Kainga Ora's 300-unit housing site in Arlington are undergoing significant repairs. This is resulting in some very visible extra groundworks at the site. It appears

that the wrong concrete specification was used for these piles, meaning that major re-working on the site has been needed. It is not known how much delay in completion of the project, or extra cost, will result.



OUR LOCAL WARD COUNCILLORS



IONA PANNETT
(04) 384 3382/ 021 227 8509 iona.pannett
@wcc.govt.nz



NICOLA YOUNG
021 654 844
nicola.young
@wcc.govt.nz



TAMATHA PAUL
027 961 270
tamatha.paul
@wcc.govt.nz



DRYPNING WITH HISTORY

Wallace St is one of several local canvases for the prolific artist, drypnz, particularly the wall of No.16. The large abstract figures are variants of his 'running man' figure. This photo essay by Mary Hutchinson shows the evolution of drypnz's art in Pukeahu/Mt Cook over the last 15 years.

CHRONOLOGY

2008 – We first profiled drypnz in 2010 in *MCM Newsletter* No.5, an artwork painted in 2008.

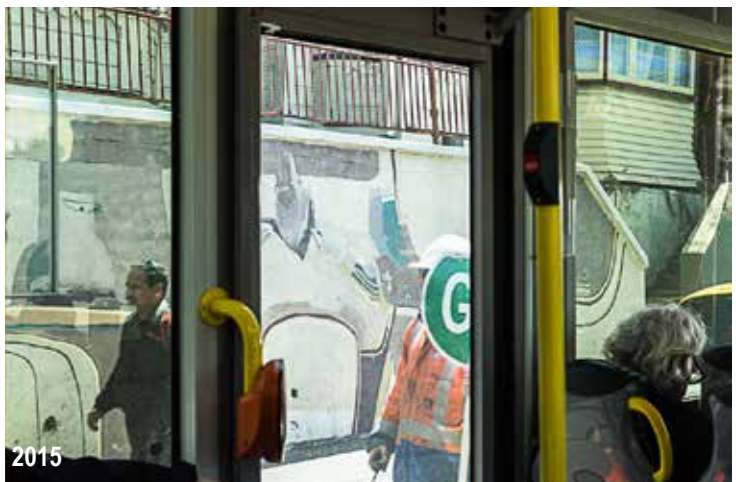
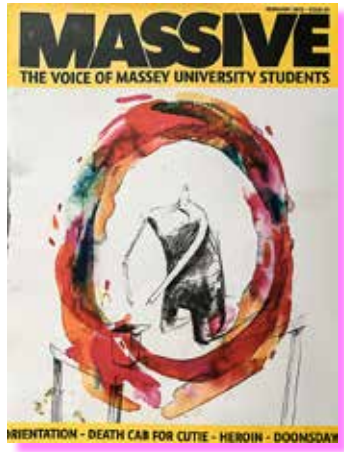
2012 – drypnz on the cover of *Massive*, the Massey University at Wellington Student Association (MAWSA) student magazine.

2015 – Glimpse out of bus window of his latest mural just before it was painted over.

2015 – Jon drypnz in action painting his new mural.

2022 – Painted December over the previous mural, which was starting to flake off; detail shown.

MARY HUTCHINSON





'IAN CURTIS' CULTURAL FABRIC



The 'Ian Curtis' tag has four decades of history in Mt Cook (not three as we said in NL27), making it part of our cultural fabric. It first appeared at 36 Wallace St (not 34) a year or so after the Joy Division singer died in 1980. Friends had to tell the owner who he was. A year later, around the anniversary of his death, the police knocked on the owner's door early one morning, asking "Does this belong to you?". They had a stuffed fabric dummy, dressed in a black boiler suit with 'Ian Curtis' written all over it in white. It had been hung from the wall overnight; the rope

was still around its neck and fake blood ran down its neck. Fast-forward to around 1995 and home renovations, when Brian the house-painter also re-coated the wall. Accusations of "gentrification" made it into the media until Brian was goaded by friends to repaint the tag one night. Council painted it out but rabid Joy Division fans kept tagging 'Ian Curtis Lives'. Early in the 2000s it reappeared further south in Wallace St at its current site. RIP Ian Curtis and long live our cultural fabric.



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