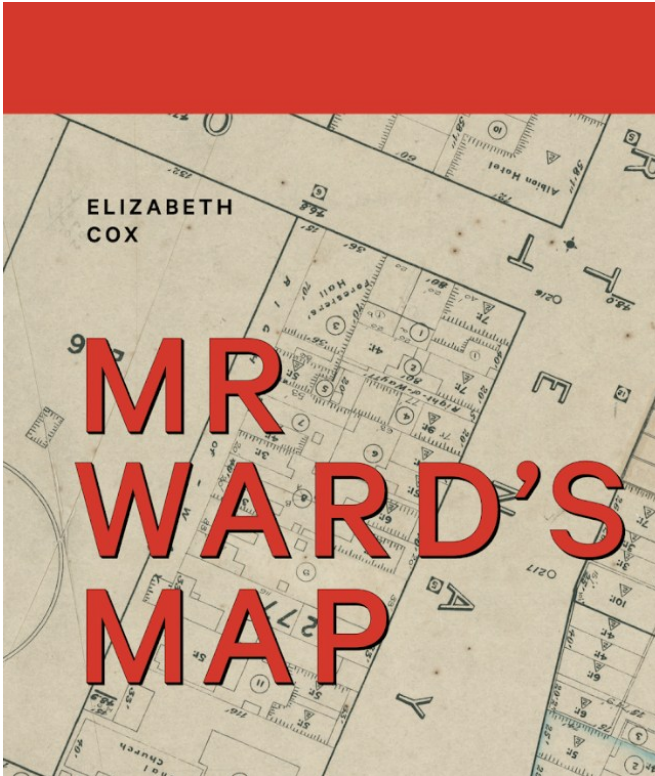


## Thorndon Tribute

Thorndon Residents' Association & Tommy's Real Estate

**SPRING 2025**

### MR WARD'S MAP



Elizabeth Cox's new book *Mr Ward's Map: Victorian Wellington Street by Street* will be published mid November. It is about the Ward Map, a map of Wellington City first completed in 1891 drawn by Thomas Ward, an engineer and surveyor, for the city council. The map is enormous, made up of 88 sheets, roughly A1 paperin size, and extended from Thorndon in the north, to Berhampore to south.

The extremely detailed map recorded the footprint and data for every building in the city — every commercial building, house, garden shed, stable and outdoor toilet. He also recorded many other details about the city, including the location of the new electric street lights and the 'fire plugs' for the hoses of the city's fire brigade.

The Wellington City Council Archives care for a set of these maps, plus a set of the maps updated by Ward and others for the next ten years. These updated maps charted the changes to the city's buildings and streets in the 1890s. The book includes each of these later 88 map sheets, to show the whole city as it was at the turn of the century, as well as hundreds of images of the city from the 1890s and 1900s.

The book isn't just about the map itself, but also the Wellington of the 1890s which Ward drew. Elizabeth's challenge was to pull social history stories out of each map, covering a range of topics and themes.

For Thorndon, she told stories of floods, mourning a Premier, train stations, kāinga, illicit boxing matches, teachers, servants, breweries, swimming competitions, pubs and children's experiences of the suburb.

\*\*\*

In addition, if you are interested in the maps, Elizabeth is selling framed copies of individual sheets from the map. She's happy to research which is the best map sheet for you, and if you live in a pre-1900 house in Wellington, she'll be able to help you locate it on the maps. For more information and to order, see here: <https://bayheritage.co.nz/mr-wards-maps/>

### THORNDON FAIR DECEMBER 2025



**Sunday 7th of December 2025**

10.00am to 15.00pm

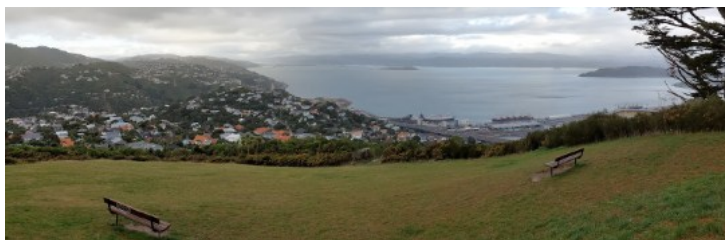
Tinakori Road, Thorndon, Wellington

The Thorndon Fair is a huge street fair that highlights the charms of historic Thorndon, and it is Thorndon Primary School's main annual fundraiser.

The Thorndon Fair has run since 1977. It was set up by the Thorndon Society and then gifted to Thorndon School in 1983. The School has been involved since 1977.

As in previous years over 20,000 people and 250 stall-holders will be present for this fun day out.

## DISCOVER TE AHUMAIRANGI HILL THIS SUMMER



*Looking north from Te Ahumairangi Hill  
over Wadestown to the harbour*

Te Ahumairangi Hill runs for over 100 hectares through the Town Belt of Wellington. It was renamed Te Ahumairangi Hill (previously known as Tinakori Hill) as part of the Port Nicholson Block (Taranaki Whanui ki Te Upoko o te Ika) Claims Settlement Act 2009. *Ahumairangi literally means 'originating from Rangi', indicating the source of water.*

The critically endangered [freshwater snail](#) species, [Potamopyrgus oppidanus](#), is found only on Te Ahumairangi Hill.

Locals and visitors often go to Mt Victoria, which is 196 meters high, for views over the harbour. Interestingly, Te Ahumairangi Hill is 302.4 meters high with stunning views over the city, Mt Victoria and the harbour. Walking tracks, picnics spots, bike trails (only the designated trails) and wonderful views await you.

Te Ahumairangi is packed with a network of trails. To get more detail about the tracks and terrain go to: <https://wellington.govt.nz/recreation/outdoors/walks-and-walkways/across-the-city/te-ahumairangi-hill-loop>

The most popular trail is the Ridgeline Track which runs from the corner of Orangi Kaupapa Road and Bedford Street in Northland, up and over to Weld Street in Wadestown.

The Northern Walkway also climbs up from St Marys Street near Wellington Botanic Gardens in Thorndon to join the Ridgeline Track.



*Looking over the city to Miramar Peninsula from  
Te Ahumairangi Hill*

## QUEENS PARK

For a number of years Thorndon, Wadestown and Inner City residents have been working with the Wellington City Council towards rejuvenating Queens Park. Working Bees include planting, weeding and other maintenance.

Everyone's welcome!

Meet at the top of the Park Street steps between 10am and 12 noon—weather permitting. No need to RSVP, just turn up! For updates or email notifications, contact Peter Steel: [peter@steelfamily.nz](mailto:peter@steelfamily.nz) M: 021 244 1850.

In the event of bad weather, the gathering is rescheduled. If this becomes necessary, participants are notified. The event will then shift to either the following day or the next available weekend.

**NOTE: There is no Working Bee in January 2026.**

|                      |                     |
|----------------------|---------------------|
| Saturday 21 February | Sunday 22 March     |
| Saturday 18 April    | Sunday 24 May       |
| Saturday 20 June     | Sunday 27 July      |
| Saturday 29 August   | Sunday 27 September |
| Saturday 31 October  | Sunday 22 November  |
| Saturday 12 December |                     |

## THORNDON POOL

Support your local pool. Thorndon Pool opened for its Summer season on 25 October 2025. A lovely place to have a swim and maybe an after-swim picnic. Although an outdoor pool, the water is heated. There are changing rooms and showers available as well as a barbecue that can be booked at the office.

The pool offers a venue for birthday parties and after hours bookings for children aged 8 - 14 years old, large groups and functions for workplaces and families.

After hours bookings are offered on Friday, Saturday and Sunday from 7pm - 9pm, and provide exclusive use of the pool. This includes pool entry, support from qualified staff, and access to the spa and barbecue.

Bookings are subject to availability, and require at least 10 days notice. To enquire or request a booking, email [recreation@wcc.govt.nz](mailto:recreation@wcc.govt.nz)

## 61 MOLESWORTH STREET

LT McGuinness report 'that all is going well with the building project.' They state: 'The base build works for Precinct Properties are expected to be completed by February next year (2026). This will include reinstatement of the footpath in Molesworth Street, directly outside the new building. The make-good works are looking to start next month, subject to final approvals and design confirmation. We also understand that Wellington City Council are planning to re-asphalt Molesworth Street early next year, although we don't yet have confirmed dates for that stage of work.'

We appreciate the community's patience while we complete these final stages, and we'll continue to work closely with the relevant parties to minimise disruption where possible.'

## MURPHY STREET WASTEWATER INTERCEPTOR - UPDATE FROM WELLINGTON WATER

Wellington Water, on behalf of Wellington City Council, is developing a concept design to address overflows from the wastewater interceptor, located on Murphy Street near Thorndon New World. The aim of this work is to ensure wastewater doesn't flow into the stormwater network and onto the road, which has historically occurred during heavy rainfall.

Hydraulic modelling is underway to gauge the impacts of any alterations to the interceptor, which might affect the downstream stormwater network.

Due to the location and potential scale of works required to address the issue, such upgrades require careful planning, and can be disruptive. The Association will get further updates as information becomes available.

### What is an interceptor?

An interceptor is a large wastewater pipe that collects flows from smaller local trunk lines, then directs the wastewater to the treatment plant at Moa Point - which treats an average 850 litres of wastewater every second.

The wastewater network includes around 16 km of large, tunnelled sections, with some dating back to 1898. Over time, it has been extended and duplicated to form the current network.

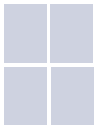
Absolutely Positively  
Wellington City Council  
Me Hiko Ki Poneke

**Puka Tuihono FIXiT**  
FIXiT

If you come across a problem with graffiti, parking, street lights, water & drainage, street cleaning, issues on a road or footpath, noise, or something else, you can report the details using WCC's FIXiT app. on your phone or by using the form at

<https://services.wellington.govt.nz/report/>

The app allows photos, pinning the location on a map, and room for a meaningful description of the problem. We encourage all residents to download and use this app.

  
**THORNDON**  
RESIDENTS' ASSOCIATION  
BECOME A MEMBER AT [WWW.THORNDON.ORG.NZ](http://WWW.THORNDON.ORG.NZ)

## HOME INSURANCE

Insurance premiums have been taking up an increasing slice of the household budget for some years now. There are signs of increases flattening out, and there have even been reductions for some (though rare in Wellington), possibly because insurance companies have replenished their reserves to Reserve Bank requirements after several big hits on them. But premiums are not going to return to levels of a decade or so ago. The government is signalling a probable increase in Natural Hazard Commission (previously EQC) levies.

So it is time to take another look at insurance cover on homes. Insurance companies annually increase the sum insured (the maximum they will pay out) on homes and contents policies to cover the effects of inflation. Current sums insured suggested by the company should be checked out to make sure they still seem realistic. There are several tools on the internet for making an assessment and insurance company websites will point to one of these.

While it is important to maintain sufficient cover on the home to enable full replacement, contents could be considered in light of what could be gone without if a disaster destroyed a home. If fewer possessions could be tolerated, the policy sum insured could be reduced.

Lowering the sums insured on policies does not save as much premium as accepting a higher excess. Setting aside funds to cope with small claims and payments of the excess in larger ones is prudent, if households can afford to do so. Without claims, there is no depletion of such a fund but a lower excess attracts a higher premium year after year.

The larger insurance companies employ "risk rating" these days. This means that, instead of applying a premium reflecting the overall risk of a community or region (with tweaks for construction standards or presence of burglar alarms etc.), a company is assessing the particular risk of each individual home. Assessments by companies may differ and it is worth getting several quotes, including from a company or two that is not risk rating but still assessing homes on a more general basis.

## ERRATUM

Apologies. Winter Newsletter. The Nathan Memorial Fountain sits within Lady **Macalister** Garden which is within Queens Park in Thorndon. It is not the Lady McKenzie Garden as written.

### Joining the TRA helps support our community work

<https://www.thorndon.org.nz/join-us/>

Published quarterly by Thorndon Residents' Association & distributed throughout Thorndon and Pipitea.

Proudly supported by Tommy's Real Estate.

Email [contact@thorndon.org.nz](mailto:contact@thorndon.org.nz) with comments, suggestions or advertising.



## RECENT THORNDON SALES BY TOMMY'S



18-20 Poplar Grove, Thorndon



18D Hill Street, Thorndon



35 and 35a Grant Road, Thorndon



5 Torless Terrace, Thorndon



3/12 Little George Street, Thorndon



6E/42 Molesworth Street, Thorndon

### Wellington Market Update - November 2025

As summer approaches and interest rates ease, Wellington's property market is gaining momentum. Agents are seeing higher attendance at open homes, more offers, and strong interest from cash-ready first-home buyers. Vendors have adjusted their expectations, and with market corrections behind us, prices appear stable. Well-presented homes in good locations are attracting multiple offers, reflecting growing buyer confidence.

More listings are expected as the season progresses, with buyers eager to secure homes before Christmas. The government's relaxation of earthquake strengthening rules and a lower Official Cash Rate are expected to further lift activity, particularly in the apartment market. Overall, Wellington's property sector is showing steady signs of recovery heading into summer.

Thank you for your positive feedback and support for me at Tommy's Real Estate. I've truly enjoyed helping those who have been in contact. Just a reminder—I'm more than happy to provide free market appraisals with absolutely no obligations, especially after the recent RV changes. If you're interested, feel free to give me a call on 021 969 808!

**Barry O'Brien**  
The Peoples Agent

